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## Part 2: Conditions Assessment

# Workshops

## O+M Workshop

### Purpose

The park staff have extensive knowledge based on firsthand observations of park visitors and uses. The team conducted a workshop with BDPR staff who are responsible for maintaining both the built and natural features of Lake Padden Park. The intent of the workshop was to gather information about current maintenance practices, identify opportunities and challenges to maintaining the site, and explore options for enhancing future maintenance practices to best address future conditions at the park. The outcomes of this workshop helped inform the condition assessment and the preliminary design workshop, as well as the list of future improvements and enhancements for Lake Padden Park.

### Summary of Staff Input

1. Dog Park
  - Improved storm water controls needed to address runoff from dog park
  - Intent is to request a water quality grant to address runoff from dog park.
2. Playground
  - Needs to be upgraded.
  - Engineered wood fiber preferred to poured-in-place safety surface- easier to maintain and in keeping with the natural character of the park.
3. Character of the park
  - Natural.
  - “Not an urban park, feels like a mountain lake.”
  - Access to water is critical.
  - Architecture needs to complement the surroundings- needs to “belong”.
4. Bathhouse
  - Current showers are too large.
  - Recommends that the interior showers be replaced with an exterior feature.
  - Difficult to access storage room with a vehicle.
  - Poor visibility on the trail around the building.
5. The Swimming Beach
  - If beach was to be relocated a new beach house/ bathroom should be co-located with it.
  - Sand used to be used to replenish beaches annually.
  - Swimming off of boat launch creates conflicts.
6. Fishing
  - Replace current fishing area with more gradual, natural access to water; ADA access should be improved.
  - Fishing docks and/or platforms may offer better opportunities.
7. Maintenance Operations
  - Park is understaffed- seasonal help is needed in summer.
  - Currently 2 maintenance techs assigned.
  - No place to store equipment and materials on site.
  - Having a dedicated maintenance facility on-site would be helpful.
  - Room to store mower, other equipment, area to do admin tasks and have breaks.
8. Special Events
  - Area to park an electric service vehicle plus a charging station would be preferred.
  - Potential opportunity to co-locate/operate an O&M building with the golf course.
  - New maintenance building at Cordata Park may be a good example/reference for Lake Padden Park.
8. Special Events
  - Most effort is dedicated to supporting park shelter activities.
  - Shelters are too few and too small.
  - New shelters should have the following:
    - Larger
    - Water/ sinks/ power
    - ADA access paths
  - Insufficient pathways to allow maintenance vehicles to circulate between the shelters.
9. Sewer Capacity
  - Lift station maintenance takes up a large amount of maintenance effort.
10. Trails
  - Update mile marker signage.
  - Two-tiered trail system works well- maintenance is focused on improved path around lake.
  - Connect Padden Park to golf course using paths- connects golf course services to park (restaurant).
  - There may be an opportunity to create a shorter path loop from the Galbraith parking lot.
  - Look at connecting the new parking lot to the dog accessible trails- Freeland Associates has a draft trail layout.
11. Park Entrances and Vehicular Circulation
  - East entrance is dangerous- excessive speed.
  - Road dead-ends at dog park- look at turn-around for large vehicles.
12. Horses
  - Do we allow them in the future?
13. Lighting
  - Generally inadequate, lighting on roads and parkway (away from lake).
  - Should be Dark Skies compliant (need to explore requirements).
  - Ball field lights were upgraded recently.
14. Final Comments
  - The current park amenities and uses are good and appropriate.
  - The facilities that support these activities need to be upgraded – they are generally old and while they still function, they are difficult and time-consuming to maintain.
  - Enhance the facilities and opportunities that are already there.
  - There is a safety issue on the lake with electric hydro-foils traveling at high rates of speed. We need to update our BMS to restrict them similar to gas boat motors.

# Preliminary Design Workshop

## Purpose

The project team conducted a design workshop BPRD and other city staff to generate a preliminary framework and corresponding list of potential high level conceptual improvements and enhancements at Lake Padden Park. The workshop reviewed input from site visits, the O+M workshop, and survey results, then cooperatively identified preliminary conceptual enhancement areas and preliminary improvement/enhancement options in these areas. The project team will use the outcomes of the design workshop to develop potential future improvements that would enhance the recreation and environmental setting at Lake Padden Park.

## Summary of Staff Input

1. Lake Water Quality
  - Lots of stream improvements are happening downstream of the lake.
  - The lake outlet is considered a fish passage barrier.
  - Whatcom county does periodic water quality testing.
2. Analysis Criteria will be used to communicate priorities and rank options in their ability to meet the requirements of the analysis criteria.
  - Criteria are functionally based.
  - Analysis criteria are the following:
    - Incorporate public desired outcomes
    - Equity
    - Programming support/ expansion
    - Environmental considerations
    - Operations and Maintenance considerations
    - 2020 PROS Plan level of service requirements
    - Staffing
    - Capital costs
3. Opportunity Zones
  - The park is organized into opportunity zones, which are geographic-based areas with similar programmatic and physical characteristics.
  - See map to the right.
4. Improvement Categories are functionally-based strategies to organize and link improvements to ensure that improvements provide multiple benefits and are mutually supportive.  
Categories:
  - Connectivity
  - Active community
  - Utilities and infrastructure
  - Operations and maintenance
5. Environmental Considerations
  - Improvements should mitigate other effects, not just NZMS, such as water quality and habitat.
  - Look to combine recreational improvements with stormwater/ water quality improvements strategies.  
Eg. -new beach at Bloedel Donovan Park
6. Other items
  - Put fishing docks where the fish are.
  - Swimming docks could be useful.
  - Maintenance facility needs to be outside of the Shoreline Jurisdiction.

# Staff Site Walk-through

The project team walked Lake Padden to gather on-the-ground observations from City staff. Representatives from Bellingham Parks and Recreation planning, operations and programming were present.

## Summary of Staff Input

1. Current programming “fits” the park
  - There is room to expand programming, but must be carefully managed in order to not overwhelm the park and reduce the quality of visitor’s experience
2. Beach access and infrastructure are linked
  - If another beach was opened, it should be supported with close-by bathrooms/ bathhouse like at main beach
3. User conflicts
  - Inadequate water access for boaters, swimmers and fishers leads to conflict amongst the three as they vie for the same space on docks
4. It would be good provide a pedestrian route from the main entrance down to the main parking areas at the beach and multi-use field
5. ADA access needs to be addressed and improved park wide
6. Shelter capacity is currently inadequate
  - Picnic shelters are very popular
  - Current ones are too few, too small with inadequate amenities (power, sink)



# Existing Environmental Conditions Summary

## Trail Erosion and Accessibility Issues:

- During the site inspection, specific trail locations were observed that had issues with poor drainage. Several sections on the improved trails commonly have shallow ponding or drainage over the limestone trail during the wet season. Improved trail consist of hard-packed gravel; unimproved trials generally consist of pathways on existing earthen material.
- Sections of the trails located on the southwest side of the lake (Zone 15) are frequently muddy and very difficult to cross in the wet season without cutting around the trail through higher ground in the forest.
- A section of the horse trails southeast of the lake within Zone 14 contains very muddy sections, steep switchbacks, and erosion near seasonal streams and wetlands. These specific locations are noted in Figure 16.
- The off-leash dog trails located in Zones 13 and 14 and the western half of Zone 13 have numerous steep, muddy sections with standing water in the wet season and are difficult to cross.
- The Multipurpose Field was saturated and muddy with standing water in some areas on the day of the field visit. Poor surface drainage, compaction, and historical cutting/leveling of this area have altered soils and hydrology in the field. Additionally, runoff from the slope above the field and stormwater from developed surfaces flow onto the field, increasing runoff volumes during storm events.

## Shoreline Erosion:

- Erosion of the shoreline and swim beach areas was observed on the north and southeast portions of the lake. The cause of erosion could be due to multiple factors, which occur in combination, including:
  - Wind waves
  - Recreational access impacts (humans, dogs, boats, etc.)
  - Presence of lawn/lack of native riparian vegetation that would naturally retard shoreline erosion, increase evapotranspiration, and improve soil structure
  - Fluctuating water levels (which are controlled by a dam at the north end of the lake)
  - Saturated conditions (magnitude and frequency of heavy precipitation events)
- Historically the Parks Department replenished the “swimming beach” with sand, located at the north end of lake. But this beach nourishment has not been conducted for multiple years/decades. As a result, over the years the beach sand has eroded.

## Treated Piling Bulkhead:

A treated wood piling bulkhead is located adjacent to the fishing area and parking lot in Zone 4 (northwest end of the lake). These pilings help retain an asphalt fishing and picnic area. Treated pilings leach toxic compounds into the water, which can pose health risks to humans, fish, and invertebrates (EPA 2024).



Figure 27. Main loop trail segment with drainage issues in Zone 4.



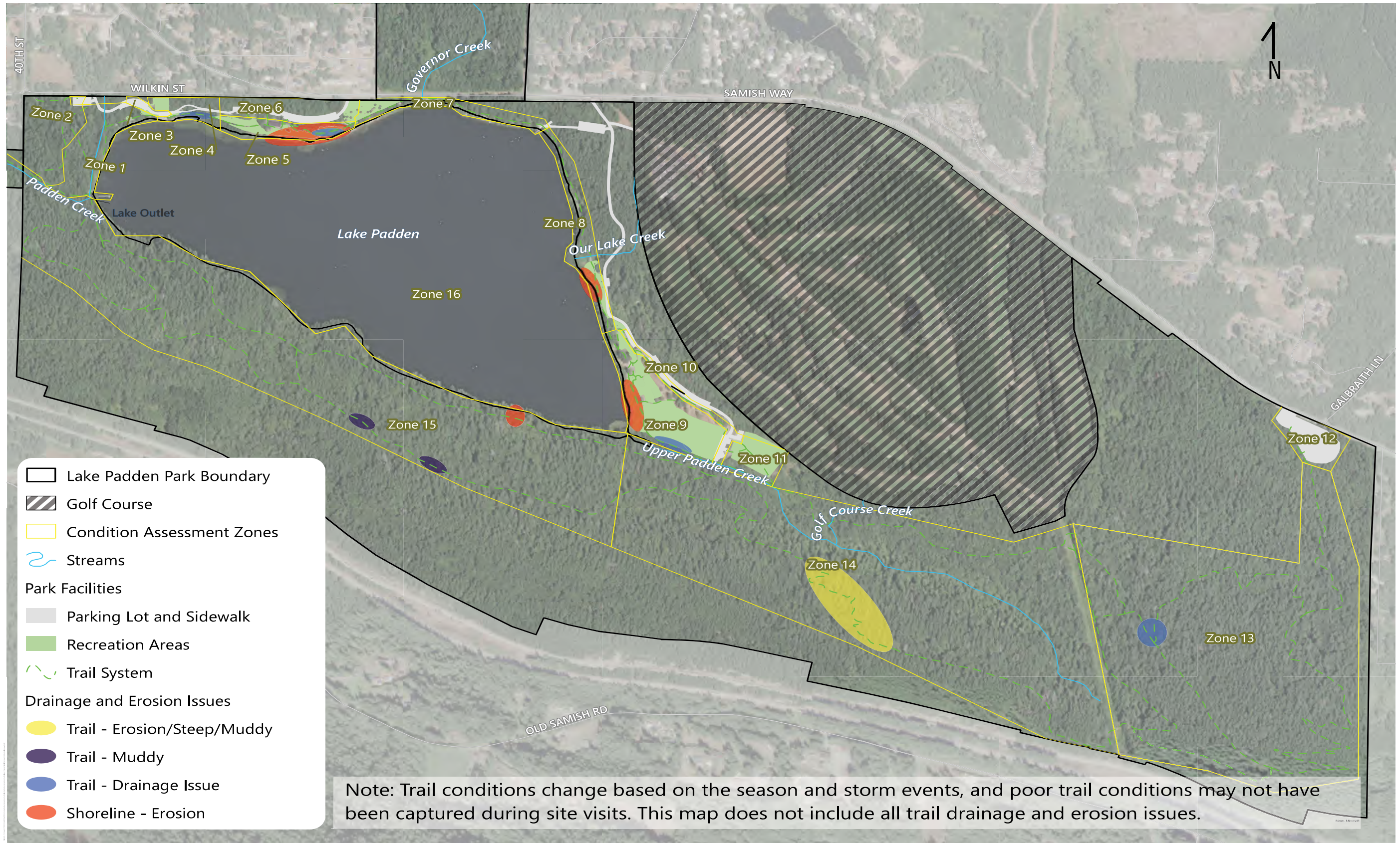
Figure 29. Muddy section of trail south of the lake in the horse trail section (Zone 15).



Figure 28. Eroded shoreline at the “swim beach” area at the north end of the lake in Zone 5.



Figure 30. Eroded shoreline at the south end of the lake in Zone 9.



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

0 125 250 500 Feet

Figure 31. Trail Drainage and Erosion Issues at Lake Padden

# Park Opportunity Zones

For the purposes of this report, Lake Padden Park is organized by Opportunity Zones. These geographic sub-areas share similar programmatic and physical characteristics. The opportunity zones are organized as such:



## Park West

Park West includes the western entrance to the park, including the horse trailer parking lot, parking, fishing area and tennis court.

## Western Shore

Includes improved and unimproved trails at the far western end of Lake Padden, including the outflow structure that feeds Padden Creek, and the dock.

## Padden Gorge

The main features are improved and unimproved trails that run next to Padden Creek. The topography consists of steeper slopes on either side of the creek. Marked trailheads in the Samish neighborhood allow access to the gorge trail.

## Southern Woods

Encompasses the majority of the woods south of Lake Padden. Consists of improved and unimproved trails, rolling topography next to the shore and a parallel-running ridge to the south. There are limited improvements, outside of some rustic benches and signage.

## Eastern Woods

Unimproved trails connect the Galbraith Parking Lot to the rest of the park. This area may have potential for enhanced trail connectivity to the main park.

## Northern Reach

Encompasses the western entrance into the park, as well as the main vehicular circulation into the park, as well as into the Lake Padden Golf Course. Includes the boat launch parking lot.

## Community Activity Hub

The hub includes parking, bathrooms (2), the dog park, multi-use sports field, picnic shelters, lake access and basketball courts. This, along with the Beach, are the centers for programmed activities within the park.

## Picnic Area

The lakefront area consists of the improved path at the lake perimeter, multiple picnic tables and the sewer lift station.

## Shore Walks East and West

The improved lake loop path runs parallel to the shore. Numerous small access points to the water exist along the shoreline; many of them unfortunately are areas of shoreline erosion.

## Boat Launch

A dock provides boat user's access to the water, as well as a concrete boat ramp. The boat launch is connected to the boat trailer parking lot in the Northern Reach.

## The Beach

The beach front consists of sand and grassy areas at the north end of the lake. A boathouse provides bathroom, shower and storage facilities. Picnic benches as well as boat storage for a local boating club are located to the east of the boathouse. Parking is located north of the boathouse.



Figure 32. Lake Padden Opportunity Zones Map

# Conditions Ratings

## Purpose

The consultant team conducted a field-based assessment of the condition and usability of the trails, play fields, beaches, dog facilities, and other recreation facilities and general ADA access at Lake Padden Park. During the field assessment, visual inspections were conducted of the parking lots, pedestrian pathways, playing fields and courts, playgrounds, and other site amenities (e.g., picnic tables, benches, bike racks, drinking fountains, etc.) as well as a general assessment of function and condition of civil infrastructure for vehicular circulation and parking, and utilities. The visual inspections focused on identifying any maintenance issues or concerns that affect the functionality, safety, and/or longevity (i.e., reduce the useful life cycle) of each facility or amenity. The visual inspections relied on a 5-point condition assessment scale and corresponding qualitative assessment parameters.

## Conditions Ratings Standards

Table 4. Condition Ratings Standards

The condition descriptions below are general guidelines for assigning numeric condition ratings to the facilities and amenities in the park.

Facility/Amenity	Condition Rating		
	1-----3-----5 Good Condition	Moderate Condition	Poor Condition
Playgrounds	no noticeable drainage issues; less than 10% material deterioration; intact safety surfacing and border	minor drainage issues; 10-25% material deterioration; minor issues with safety surfacing and/or border; equipment may show normal wear and tear but is still usable	drainage issues; more than 25% material deterioration; safety surfacing and border in need of repair or replacement; equipment needs repair or replacement
Paved Courts	no substantial cracks (>1/4" width), holes, and/or protrusions (e.g., root heave) in surfacing; painting/stripping is clear and not faded or flaking; nets are functional and free of holes; fencing (if present) is functional and free of damage	some small cracks (~1/4" 1/2" width), holes, and/or protrusions in surface but court is still usable; painting/stripping faded and/or flaking; nets are functional but have small holes/tears; fencing is slightly damaged but still functional	multiple cracks (>1/2" width), holes, and/or protrusions in surface that affect safe use of the court (in need of resurfacing); painting/stripping is heavily faded and/or flaked (in need of re-stripping); nets are torn and/or have large holes that limit their use; fencing has areas of substantial damage (e.g., holes, protrusions, missing sections) that affect its functionality

Facility/Amenity	Condition Rating		
	1-----3-----5 Good Condition	Moderate Condition	Poor Condition
Sports Fields	infield is level and free of substantial wear areas/holes; thick grass with few to no bare spots; few depressions; no noticeable drainage issues; fencing (if present) is functional and free of damage	infield is mostly level but has some shallow wear areas/holes; mostly grass with bare turf in high use areas only; some slight depressions; some noticeable drainage issues; fencing is damaged but still functional	infield is uneven and has deep wear areas/holes; grass is patchy with bare turf in multiple areas (not only high use areas); several noticeable depressions and/or uneven slopes; noticeable drainage issues; fencing has areas of substantial damage (e.g., holes, protrusions, missing sections) that affect its functionality
Pathways/Trails	surface is generally smooth and even over most (>95%) of the pathway; few to no substantial cracks,	surface is uneven in some places but generally still usable; some cracks, potholes/depressions, and/or protrusions that	surface is uneven with multiple cracks, potholes/depressions, and/or protrusions that affect use; edge transition
	potholes/depressions, and/or protrusions (e.g., root heave); edge transition is well maintained and free of large vegetation that may impede travel; no apparent drainage issues	may affect use; edge transition is uneven and has vegetation overhanging the pathway that impedes travel in some places; some noticeable drainage issues	is uneven and has vegetation overhanging the trail that impedes travel in multiple places; noticeable drainage issues that impact the structural integrity of the pathway and/or create undesirable use conditions
Park Structures (restrooms/picnic shelters)	exterior is free of noticeable damage; exterior paint is even and not faded or chipped/flaked; interior has all components and appears to function as designed; interior paint and finishes are vibrant/fresh	exterior has small areas of wear/damage; exterior paint is uneven, faded, and/or chipped/flaked in small areas; interior has all components but show some signs of wear; interior paint and finishes are faded and/or blemished in spots	exterior has substantial damage is in need of repair; exterior paint is uneven, faded, and/or chipped/flaked over large areas; interior missing one or more components; interior components show substantial signs of wear and may be in need of repair; interior paint and finishes are dull and/or discolored



Facility/Amenity	Condition Rating		
	1-----3-----5		
	Good Condition	Moderate Condition	Poor Condition
Parking Areas	pavement is generally even and in good condition (no substantial cracks, potholes/depressions, and/or protrusions); paint/pavement markings are fresh and clear; wheel stops and/or curbs are not damaged; no noticeable drainage issues	pavement intact and usable, but has small cracks, potholes/depressions, and/or protrusions (needs patching); paint/pavement markings faded and chipped/flaked in areas; wheel stops and/or curbs have small areas of damage; some noticeable drainage issues	pavement is in need of resurfacing (multiple substantial cracks, potholes/depressions, and/or protrusions); paint/pavement markings are heavily faded and no longer clearly visible; wheel stops and/or curbs are heavily damaged; noticeable drainage issues
Beaches	beach is clear of debris and trash, swimming area water is free of invasive species (e.g., algae blooms, New Zealand mud snails), beach provides appropriate access into the water (no severe dropoff), no visible signs of erosion or sand loss from stormwater	some debris and trash, swimming area has evidence of invasive species but not pervasive throughout, beach to water transition is variable with some areas that provide easy access to the water, some signs of erosion and sand loss from stormwater	substantial amounts of debris and/or trash, swimming area is infested with invasive species, beach to water transition is steep, severe erosion or sand loss from stormwater
Boat Ramps	ramp provides safe access to the water, surface is in good condition (no substantial cracks or potholes) and generally free of debris, bank protection in place to armor against erosion/undercutting	ramp provides safe access to the water, surface is in moderate condition (some cracks or potholes), some debris on surface or adjacent, bank protection is mostly in place	Boat ramp is poorly maintained and generally not usable
Docks	generally damage free and in good/usable condition, structure and anchorage appears sound, no issues with floatation, edge protection is in place and maintained, free of debris (both on dock and in water)	shows moderate levels of use but is still safe, structure and anchorage may show slight damage but still usable, floatation uneven, edge protection is in place but may be slightly damaged, some debris (on dock or in water)	Dock is poorly maintained and generally not usable

Facility/Amenity	Condition Rating		
	1-----3-----5		
	Good Condition	Moderate Condition	Poor Condition
Dog Parks/Areas	generally in good condition, most ground cover (vegetation) is intact with only some areas of bare ground, fence and other amenities function as designed	moderate levels of wear-and-tear (ground cover is patchy and there may be large areas of bare ground), minor drainage or erosion issues, fence and other amenities are worn but usable	No ground cover, visible drainage and/or erosion issues, fence and/or other amenities are damaged or unusable
Site Amenities (picnic tables, benches, trash receptacles)	generally damage free; no peeling and/or chipped paint; same typology throughout zone	some damage that requires repair; some peeling and/or chipped paint; different styles but all non-damaged amenities are functional/usable	damage to multiple amenities that require replacement; substantial peeling and/or chipped paint; multiple styles of amenities (no consistent typology)
Signs	signs are appropriately placed and legible; no damage to signs and sign posts/structures	signs are mostly placed in appropriate locations and legible; some signs and/or sign structures (<10%) are slightly damaged and/or deteriorating (in need of maintenance or repair)	multiple signs in inappropriate locations (or missing signs from appropriate locations) and/or illegible from a reasonable distance; multiple signs and/or sign structures (>10%) damaged and/or deteriorated (in need of replacement)
Turf Areas	lush and full with no substantial bare spots; few weeds; no noticeable drainage issues	mostly lush grass with some bare spots; noticeable areas of weeds; some noticeable drainage issues	grass is patchy with multiple bare spots and/or areas of weeds; soil is compacted in bare spots; noticeable drainage issues
Tree (outside of natural areas, landscape beds)	appear to be in good health with no visible disease and/or pest infestation; good form and spacing; no	appear to be in good health though may show signs of stress, disease, and/or a pest infestation (in need of arborist	health issues (e.g., stress, disease, pests) evident and pronounced (in need of corrective action); form is impacted by improper

# Conditions Assessment Results

Facility/Amenity	Condition Rating		
	1-----3-----5		
	Good Condition	Moderate Condition	Poor Condition
	topping/improper pruning; no hazard trees or limbs; mulch (if present) is properly placed	review); generally good form though some trees/limbs may be improperly pruned; no hazard trees but some individual limbs may need pruning; mulch is properly placed but needs refresh	pruning; some hazard trees or trees in danger of becoming hazard trees; mulch needs to be refreshed and/or is improperly mounded against trunk
Landscape Beds	few weeds; no bare or worn areas; plants appear healthy with no signs of stress, pests, and/or disease	some weeds; some bare or worn spots; plants are generally healthy with few signs of stress, pests, and/or disease	many weeds; large bare or worn areas; plants show signs of stress, pests, and/or disease
Natural Areas (plants)	no or barely noticeable invasive plant species; high species diversity; plants appear healthy	some invasives but still some native plant diversity; less species diversity; plants mostly appear healthy	Invasive infestation (few to no native species); low species diversity; native plants appear stressed and/or unhealthy

## Condition Assessment Summary

- Overall, the park is well-maintained. Outdoor areas are clean and free of garbage. Facilities are generally clean and well-maintained.
- The built elements of the park are, however, dated, and are in need of updating. Some elements, described below, are in more immediate need of capital replacement than others.
- Current maintenance staffing consists of two full-time maintenance technicians. Staff feedback indicates that this staffing level allows for routine maintenance to be accomplished, but little else. Deferred maintenance, and improvements that could be executed at the park staff level are not able to be accomplished.

## Specific Observations

- **Furnishings:** Generally good condition, though dated. Multiple models and replacement slat types were observed throughout the park. Recommend as they are replaced determine a single standard model. Ensure updates are ADA-compliant, as current tables and seating pads do not accommodate for disabled access.
- **Improved Trails:** This type of trail includes Lake Padden loop, with compacted crushed gravel surface. Generally good to excellent condition. Only one area of erosion was observed. Transitions between improved paths and concrete paths should be maintained to ease transitions between materials.
- **Unimproved Trails:** These paths generally consist of the non-primary paths with a surface of existing soil or mulch. Range from good to poor condition. There are numerous areas with steep, eroded stretches of path, and hazards such as exposed roots. Stormwater drainage improvements can contribute to better path conditions and reduce the amount of standing water in areas. Consider the use of volunteers to patrol, identify, and install more simple repairs. More complicated ones could be given to Parks personnel or contractors.
- **Turf:** Most turf surfaces are rough and irregular. The multi-use field has rough and uneven areas of turf that could

Scale 1-5

## Opportunity Zone

Opportunity Zone	Rating (lower the better)
Park West	4
Western Shore	3
Padden Gorge	2
Southern Woods	4
Eastern Woods	3
Northern Reach	3
Boat Launch	3
Shore Walks East and West	3
Picnic Area	3
Community Activity Hub	3
The Beach	3

result in injuries. Many of the turf areas in the eastern portion of the park, and especially on the multi-purpose field have poor drainage, leading to standing water and soggy, muddy conditions, which in turn lead to soil compaction and poor turf health.

- **Signage:** Generally good condition. There is not enough way-finding signage that help make users aware of other amenities in the park.
- **Pavements:** Generally good to fair condition. Roadways are generally in good condition. Parking areas tend to be in poorer condition. Recommend initiating a capital improvement program to resurface and repaint parking areas.
- **Trash containers:** Generally good condition but dated. Recommend as they are replaced determine a single standard model.
- **Dog Park:** Generally good condition, however drainage off the southern edge of the park where it borders trails needs to be improved. Considering the number of off-leash hiking trails opportunities, the dog park areas could be reduced without compromising the user (both human and canine) experience. Recommend adding more seating.
- **Bathrooms:** Generally good condition given their age. Storage areas in the bathrooms are not being used to

- their full potential.
- **Bath House:** The bath house is in generally good condition, with the exception that the showers are not operating, though this is due to a sewer issue. Maintenance staff believe that the showers are too large and poorly designed, as the layout does not offer the maximum number of shower stall, and there are no private stalls. There is a fear that operable interior showers will entice non-park specific use. As the main purpose of the showers is to rinse off after a lake swim, recommend looking at installing exterior showers that could be easier to maintain and police.
- **Lighting:** Generally inadequate. Balancing the needs of users, habitat protection and maintaining a more natural character will require careful choices as to lighting intent and areas. Lighting used should be Dark Skies compliant, and should not deter from the more natural areas on the north, west and south areas of the park.
- **Docks:** Docks are generally in fair/ poor condition . Flotation structures are dated and should be modernized. Railings, transfer ramps and toe-kicks are universally required to make them ADA accessible.

## Park West

Overall Rating: 4

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Surface of tennis courts should showing wear and should be repainted and re-stripped in 2-3 years.
- Tennis court fence is in generally good condition.
- Parking lot surface is cracked and needs to be resurfaced.
- Horse trailer parking lot is unpaved; surface is irregular and potholed.
- A creosote piling bulkhead is located adjacent to the fishing area and parking lot in Zone 4 (northwest end of the lake). These pilings help retain an asphalt fishing and picnic area.

### Accessibility Needs

- Accessible parking at fishing area is not ADA-compliant. Recommend upgrading to current ADA standards.

### Capital Replacements/ Enhancements

- Entrance sign and entrance is difficult to see from Wilkin Street. Recommend more signage before entrance (this applies to all) to allow drivers time to adjust speed and prepare to entire park.
- Park entrance drive and parking lot asphalt surface is cracked and worn- recommend grinding and repaving
- Horsetrailer parking area is unpaved. Look to opportunities to convert to regular parking based on future equestrian access.
- Consider adding a fishing dock and removing treated timber pilings in the lake.
- Replace wood retaining wall at base of tennis court with a more durable material.
- Replace wood curbing with more durable materials.



Fishing area parking lot- condition rating 4.



Horse trailer parking lot- condition rating 3.



Tennis court- surface condition rating 3. Fence rating condition 2.



Fishing area bulkhead- condition rating 4.



Tennis court as seen from parking lot. Condition rating 2.



Fishing area accessible parking- condition rating 5.



Fishing area bulkhead- looking south.



Entrance sign- condition rating 3.

## Western Shore Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Improved trail surface is in good condition.
- Shoreline shows erosion at numerous areas.
- Unimproved trails on steeper terrain show signs of erosion.
- Bridge is in moderate condition.
- Signage is generally in good condition.
- Various bench slat materials are being used- standardize benches.

### Accessibility Needs

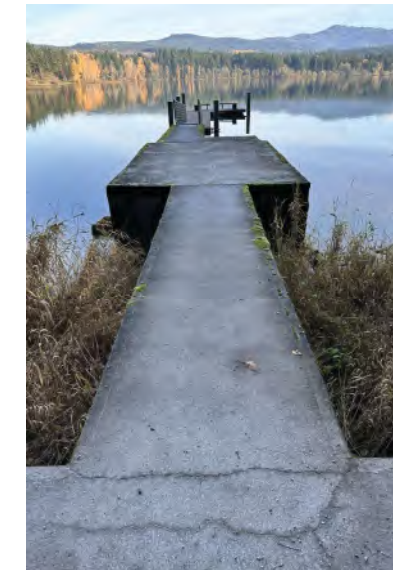
- Fishing dock needs to be upgraded to meet ADA accessibility guidelines, including handrails, wheel stops, and ramp transitions.
- Bridge at lake outfall needs to have surface upgraded for ADA access.
- Extend bench concrete pads to allow wheelchair space.

### Capital Replacements/ Enhancements

- ADA upgrades to fishing dock.
- Enhance shoreline erosion protection.
- Improve erosion control structures on unimproved trails or consider restricting access/ closing trails on steeper slopes.
- Address fish barrier at lake outlet.



Bridge over lake outfall- condition rating 3.



Shoreline edge erosion and historic debris- condition rating 4.



Unimproved trails showing erosion- condition rating 4.



Fishing dock- condition rating 4.

**Padden Gorge** Overall Rating: 2  
**Maintenance Needs**

- Area is generally well maintained as far as litter/ debris cleanup.
- Crushed stone trail surface is in good condition.
- Signage is generally in good condition

**Capital Replacements/ Enhancements**

- Enhance trail head signage at trailhead and way-finding from the neighborhood to the trailhead.
- Enhance parking opportunities at the 36th Street trailhead with community buy-in.
- Improve fish barrier.



36th Street trail head.



Trail- condition rating 2.

**Southern Woods** Overall Rating: 4  
**Maintenance Needs**

- Area is generally well maintained as far as litter/ debris cleanup.
- Improved trail surface (Lake Padden Loop) is generally in good shape. Only one area of cross-trail storm water erosion was noted.
- Unimproved trails in variable condition. Muddy and uneven surfaces are present in numerous areas. Areas of erosion should be addressed. See environmental assessment.
- Signage is generally in good condition.
- Rustic seating along trail should be repositioned for better

**Capital Replacements/ Enhancements**

- Enhance signage to provide more information on other park amenities.
- Improve erosion control structures on unimproved trails. In areas that this is problematic consider rerouting trails/ installing switchbacks or closing off steepest trails.



Improved trail- condition rating 2.



One area indicating erosion on trail- suggests users (mostly dogs) are accessing lake shore in this area.



Rustic benches should be repositioned for easier access- provide ADA seating area adjacent.



Standing water in unimproved trails- condition rating 4.



Unimproved trail with steep, muddy conditions with exposed roots- condition rating 5.



Unimproved trail with steep, muddy conditions with exposed roots- condition rating 5.

## Eastern Woods Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Galbraith parking lot is like-new and in excellent condition.
- Unimproved trails are in moderate to fair condition with isolated erosion and drainage issues.

### Capital Replacements/ Enhancements

- Balance user needs with habitat protection.
- Improve trail drainage to prevent muddy/ slippery conditions in numerous areas.
- Potential opportunities to create shorter trail loop from Galbraith parking lot could enhance usage.
- Look for opportunity to upgrade of toilet facilities at Galbraith parking lot to more permanent facility.



Galbraith parking lot trail head condition rating 1.



Galbraith parking lot signage and porta-toilets- condition rating 1.



Erosion on unimproved trail- condition rating 4.

## Northern Reach Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Access road is in generally good condition, with wear and cracking visible in numerous areas. Eventual resurfacing will be needed in next 5-8 years.

### Accessibility Needs

- Increase and improve accessible parking opportunities at satellite parking areas.
- Improve access to trails from accessible parking.
- There are no walking paths parallel to the entry road- possible pedestrian/ vehicular conflicts.
- Boat launch parking lot does not offer ADA parking spots. Surface is unpaved and has potholes.

### Capital Replacements/ Enhancements

- East Entrance sign could be enhanced to be more visible. Recommend more signage before entrance (this applies to all) to allow drivers time to adjust speed and prepare to enter park.
- Enhance signage to Lake Padden Golf Course (which is on shared road) could be enhanced to indicate services available at golf course that may be attractive to park users (eg. restaurant).
- Boat dock parking lot is unpaved- potential upgrade could be paving the lot and steeper road down to the boat launch.



Lake Padden Golf Course Road intersection- signage condition rating 3.



East park entrance signage- condition rating 3.



Boat launch parking lot- condition rating 4.



Satellite parking areas- improve accessible paths to adjacent amenities.

## Boat Launch

Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Concrete boat ramp is dated but in moderate condition. Transition from ramp to dock is abrupt.
- Signage at boat ramp access road and pedestrian trail is inadequate to warn of risks of vehicles backing up.

### Accessibility Needs

- Transition ramp for boat dock is not ADA compliant.
- Dock is not ADA compliant- lack of toe kicks and transfer railings (among others) should be rectified.

### Capital Replacements/ Enhancements

- Upgrade/ replace dock. Add ADA-compliant features such as railings and toe-kicks, and a smoother ramp transition.
- Update submerged portion of ramp to be less steep



Boat launch ramp and dock- transition is not ADA accessible. Dock lacks toe kick rails.



Boat launch ramp and dock- condition rating 3.



Boat launch ramp and dock.

## Shore Walks East and West

Overall Rating: 3

### Maintenance Needs

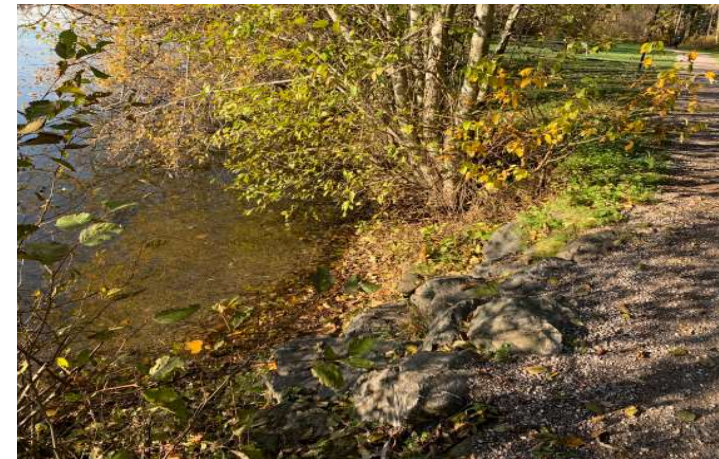
- Area is generally well maintained as far as litter/ debris cleanup.
- Numerous areas along banks show signs of erosion from both lake wave action and storm water, plus soil compaction from foot traffic.
- Improved trail is in generally good condition.
- Informal access path to Samish Way encourages potential dangerous pedestrian traffic along the roadway.

### Capital Replacements/ Enhancements

- Shoreline protection upgrades could prevent/ mitigate shoreline degradation.
- Develop accessible trail from pedestrian crossing at Samish Way to beach.



Bank erosion on east shoreline.



Bank and trail erosion on west shoreline.



Informal pedestrian access from trail to Samish Way.



Informal pedestrian access from trail to Samish Way ties into pedestrian crossing. There is inadequate space for pedestrians to wait at crossing at the top of the trail.

## Picnic Area

Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Turf is well-maintained.
- Pedestrian bridge transition from adjacent path is not ADA compliant.
- There is intermittent standing water in path.

### Accessibility Needs

- Picnic tables are not ADA compliant.
- Picnic table concrete pads are not large enough to accommodate wheelchairs.
- Pedestrian bridge transition from adjacent path is not ADA compliant.
- There is a lack of accessible paths from the parking area to picnic bench areas.

### Capital Replacements/ Enhancements

- ADA access improvements would greatly enhance this area.
- Targeted shoreline protection/ access points could reduce/mitigate shoreline erosion as well as improve water access opportunities.
- Improve trail drainage at problem areas.



Picnic tables and concrete pads are not ADA compliant. Adjacent improved path is in good condition.



Pedestrian bridge transition is not ADA compliant.



Bank erosion and compaction.



Bank erosion adjacent to picnic spot.



Turf is well-maintained. There is a lack of accessible paths from parking area to the picnic table spots.

## Community Activity Hub Overall Rating: 3

### Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Access road is in generally good condition, with wear and cracking visible in numerous areas. Eventual resurfacing will be needed in next 5-8 years.
- Parking area above main activity area is in fair condition- requires resurfacing and re-striping.
- Bathroom is in good condition with the exception of visible rot in front of one roof beam.
- Sewer lift station requires intensive maintenance due to user misuse of bathrooms.
- Multi-use field suffers from poor drainage and standing water. This condition has led to soil compaction, producing patchy and uneven turf growth that could present injury risks.
- The slope between the northern parking area and the multi-use field is poorly vegetated and is contributing to area drainage issues as it sheds water to the field. Worn trails down the slope are contributing to erosion of the slope. There is no direct access from the highest portion of the parking area to the field and play activity area below. Slope is unsightly and does not contribute to the overall character of the site.

### Accessibility Needs

- There is no direct ADA-compliant access from the parking area at the top of the ridge down into the activity/ picnic shelter areas.
- Accessible routes do not connect all the park shelters and play area.
- Steep drop-off at shoreline does not allow for water access for mobility-challenged individuals.

### Capital Replacements/ Enhancements

- Update play area.
- Update/ enlarge picnic shelters.
- Update bathroom facilities.
- Resurface and re-stripe parking areas.
- Provide ADA accessible connection from parking to activity areas below.
- Revegetate slope with native plants to provide slope stabilization and improve character of area.
- Develop site features that restrict vehicle access down to picnic shelter area.
- Upgrade multi-use field to either high-use turf system or artificial turf. Look for opportunities to combine field improvements with erosion and drainage improvements

strategies.

- Reassess which sports are to be supported at the periphery of the field (basketball, pickleball, volleyball and construct facilities accordingly).
- Install water quality retrofits at dog park.



Typical picnic shelter- condition rating 3.



Slope separating parking and activity area.



Play area equipment- condition rating 3.



# Community Activity Hub- continued



Shoreline erosion limiting water access.



Eastern bathroom facility.



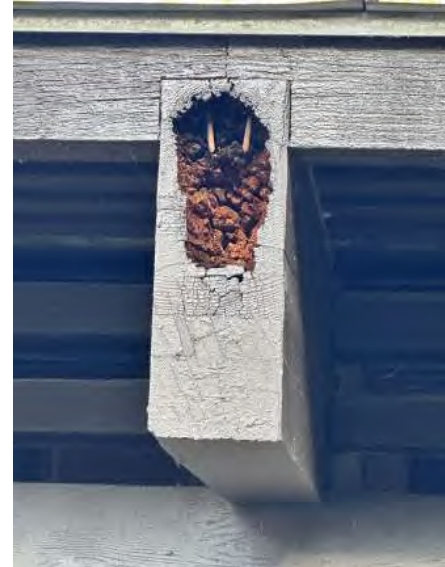
Pavement and sidewalk in poor condition rating 4.



Wood handrails in poor repair on parking lot stairs- condition rating 4.



Shoreline erosion limiting water access.



Decay in roof beam.



Wood edging presents barrier to movement between parking and sidewalk.



Access path to activity area often used by patron vehicles for access- barrier to unauthorized access should be installed.



Multi-use field.



Footpaths contribute to slope erosion above basketball courts.



Dog park parking and fencing- condition rating 3.



Basketball court- striping is very faded and concrete has numerous cracks- condition rating 4.

# The Beach

Overall Rating: 3

## Maintenance Needs

- Area is generally well maintained as far as litter/ debris cleanup.
- Access road and parking areas is in generally good condition with wear and cracking visible in numerous areas. Eventual resurfacing will be needed in next 5-8 years.
- Bath house is well maintained but dated. Showers are inoperative.
- Poor path circulation creates pedestrian/ cyclist conflicts and numerous blind corners vicinity the boat house.
- Severe beach erosion limits access to the waterfront.
- Picnic tables are in good condition overall.
- Several bench pads are positioned below adjacent grade resulting in drainage issues.

## Accessibility Needs

- Improve access to waterfront.
- Improve visibility and circulation for pedestrians and cyclists vicinity the bath house.
- Picnic tables are not ADA compliant nor are picnic table concrete pads.
- Storage area in boat house is difficult to access by vehicle to transfer/ load materials.

## Capital Replacements/ Enhancements

- Bath house is over-sized for current use- consider decreasing footprint to better accommodate circulation around it.
- Sewer service must be fixed before showers can be repaired/ building upgraded.
- Improve beach access by regrading/ improving beach front that will also protect shoreline.
- Resurface and repaint parking area.
- Consider expanded picnic opportunities south of bath house.



Bath house- condition rating 3.



Improved trail- condition rating 3.



Transition between improved trail and concrete pathways not-ADA compliant.



Bath house interior- condition rating 3.



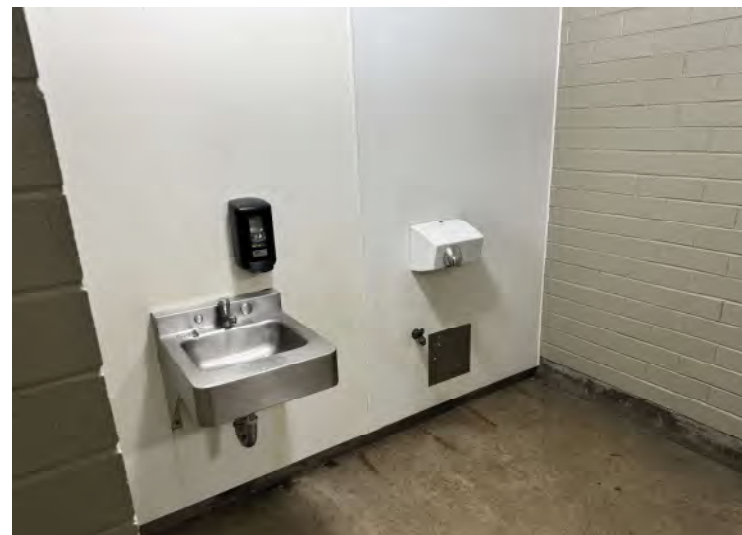
Pronounced bank erosion at shoreline.



Bench pads do not allow for ADA seating adjacent.



Bath house- condition rating 3.



Bath house interior- condition rating 3.



Pronounced bank erosion at shoreline.



Picnic tables are not ADA compliant nor are the concrete pads.