

# Crescent Creek Park Master Plan

January 26, 2026





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# Acknowledgments

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# Executive Summary

Crescent Creek Park is located at the eastern edge of Gig Harbor's city limits. It is the city's oldest park and has been a part of the community for generations. The primary goals for this master plan are to provide connectivity across all topographic levels of the park, increase capacity and variety of uses, and address Americans with Disabilities Act (ADA) noncompliance.



The city's master plan process was conducted from November 2022 – January 2026. Community input was obtained through five community advisory committee (CAC) meetings, three web-based surveys, and three public open houses. Meetings were also held with the Parks Commission and the City Council to review the planning progress at each stage.

The project was put on hold in 2023 for one year to allow a group of local residents (Museum Group), affiliated with the Harbor History Museum, to come up with a plan for remodeling the existing vacant lodge building on the site. They entered into a memorandum of understanding (MOU) with the city, met over the course of a year, held monthly meetings, and conducted two public surveys. Their final recommendation was to remodel the existing vacant building, add an addition containing a

commercial kitchen and park restrooms, convert the basement to museum storage, and manage the building as a community event space.

The final master plan is designed to reinforce the natural environment of the existing park while increasing volleyball and playground capacity and allowing flexible uses for all ages and abilities. The proposed improvements include enhancing the existing play area and adding a new play area for older kids and a nature play area; additional restrooms; gathering and plaza areas; paved and soft surface trails; a new parking lot; and an improved multi-use sports field. Interpretive signage would be included in key areas along the trail to add to current signage on the stream overlooks, and/or in other gathering areas to highlight the natural environment and/or history of the site. Interpretive signage would be included in key areas along the trail to add to current signage on the stream overlooks, and/or in other gathering areas to highlight the natural environment and/or history of the site.

The master plan includes two options for the existing vacant building: a remodel as proposed by the Museum Group or demolition, with an open pavilion/picnic shelter built in the footprint of the existing building to include interpretive signage on the history of the site. Any remodel of the existing building will require additional studies and investigations. As such, the decision about which option to pursue will be made at a later date after more information is gathered.

# Final Master Plan

## Additional Considerations:

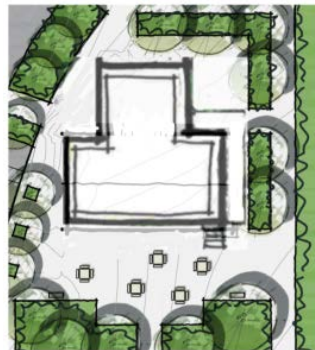
- Minimize disturbance to the existing native garden to the extent feasible.
- Additional right-of-way improvements and potential traffic calming to be determined in final design.
- New vegetation to be designed to support wildlife habitat.



**Large Picnic Shelter Option**  
(footprint of original building)



**Adaptive Reuse of Lodge Option**  
(for small community events)







## Project Background

[Introduction](#)

[Site History](#)

[Site Context](#)



## Introduction

Crescent Creek Park consists of six parcels totaling 10.89 acres of parkland acquired by the city in multiple phases. The park is located in the northeast of the city at the corner of Crescent Valley Road and Vernhardson Street/96<sup>th</sup> Street. Crescent Creek Park was formerly known as, and still called by many, City Park, and for decades was the only park in Gig Harbor. For this master plan, the western 1.1 acre was excluded, due to the two parcels being located across Crescent Creek from the main park area. These will remain undeveloped habitat parcels.



The master planning process was begun in 2019, with a Request for Qualifications (RFQ) published and consultant interviews in August of 2020. A total of twelve firms responded. Staff evaluated the statements of qualifications received, based on criteria outlined in the RFQ and invited firms to interview. HBB Landscape Architecture was selected for the project.

A contract with HBB Landscape Architecture was approved in March of 2020, but was put on hold due to the Covid pandemic.

A new contract with the consultant was executed in November of 2022, and the project kicked off in January of 2023.

## Project Goals

The Crescent Creek Park Master Plan is the result of a multi-step process led by the Consultant team and City staff. With input and direction from the public, a project-specific community advisory committee, the City Council and the Parks Commission, the goals of this master plan were developed and are as follows:

1. Create accessibility to all areas of the park in accordance with Americans with Disabilities Act (ADA).
2. Perform a structural analysis on the Masonic Lodge building and provide a concept and cost estimate for opening building to the public.
3. Provide multiple opportunities for public input, via open houses and surveys, to determine park amenities.

## 2022 Parks, Recreation & Open Space (PROS) Plan

The 2022 Park, Recreation & Open Space Plan is a long-term planning document used to guide the development of the City's overall park system, including Crescent Creek Park. The Crescent Creek Park master planning process builds on this plan and furthers the vision and goals outlined in this document. The overall vision is to establish a path forward for providing high quality community-driven parks, trails and open spaces and recreational opportunities for residents of Gig Harbor. The goals set forth in the PROS Plan include development of recreational facilities, open space preservation, trail and corridor access, park design standards, and historic preservation. The master plan for Crescent Creek Park meets these goals with the conservation and enhancement of stream buffers, increasing forested areas within the park; the enhanced recreation opportunities and programming proposed; the balance of passive activities that reinforce the unique character of the site; and the gathering places where residents can come together as a community.

Other relevant planning documents reviewed in the context of the master plan process include the following:

- Gig Harbor Municipal Code
- Gig Harbor Shoreline Master Program (2022)
- Gig Harbor Active Transportation Plan (2018)
- Crescent Valley Biodiversity Management Area (2010)



## Site History

Until European settlers arrived in the areas, the site of what is now Crescent Creek Park was inhabited by the sx̣wəbabč band of the Puyallup Tribe of Indians. After European settlers arrived, the area was logged, and included a railroad built by the Wilson Loggin Company that ran from Crescent Lake to the Harbor for hauling logs. As the area was settled, homes were built on large parcels used for farming. As more people moved to the Crescent Valley areas, the park was used as school grounds starting in 1915, with associated baseball field and playground. It was the city's only park for many years, hosting a wide variety of community events, such as an annual children's fair, ice cream socials and other gatherings. The Crescent Valley School was built in 1915 as a two-story schoolhouse with a basement, belonging to the Crescent Valley School District. In 1941, the Peninsula School District was formed, and they closed the Crescent Valley School. The school was converted to its current state as a Masonic Lodge in 1946. That same year, the Peninsula School District donated most of the school grounds, but not the building, to the newly incorporated Town of Gig Harbor. It became the city's first, and for many years, only park, known simply as City Park. The Rohwer property and the Masonic Lodge property were annexed into city limits, along with adjacent right-of-way, in 2025.

The current park is made up of six parcels acquired between 1946 and 2017, totaling 10.89 acres:



1. Main park parcel (0222323018). Acquired in 1946, this 4.79-acre park parcel is the heart of Crescent Creek Park. It contains a portion of Crescent Creek on the west side, the existing playground, parking lot, two viewing platforms overlooking the creek, tennis and basketball courts and baseball field. It also contains the historic picnic shelter, built for the school district in 1936-1937 by the Works Progress Administration (WPA). The shelter was placed on the city's Register of Historic Places in 2015. A bathroom built in a similar style is also on the site, as well as pillars near a pedestrian park entrance that were built by the WPA. The playground development was a community effort in 2014 funded by community donations, grants and city funds. It contains a custom maritime-themed playground with accessible surfacing, and was built with a rubberized surface to provide access for kids of all abilities, including those confined to wheelchairs. A wastewater lift station is onsite, and is planned to be rebuilt in 2026.

2. BMX / volleyball parcel (0222323033). This 1.6-acre site contains a volunteer-built BMX course, two sand volleyball courts, and a small gravel parking area. This area is at a higher elevation than the rest of the park and is not easily accessible to the rest of the park for pedestrians.
3. Rohwer property 0222323031). This 2.33-acre parcel was purchased from the Rohwer family in 2008, and was not annexed into the city until 2025. The property contains an 840 square-foot storage/garage building that is utilized by parks maintenance crews for equipment storage. There was a single-family residence on the property that was demolished in 2012. It also contains meadow areas, some trees and a well.
4. Masonic Lodge parcel (0222323032). This 1.1-acre parcel was purchased by the city in 2017. As stated above, it was formerly the Crescent Valley School, and became a Masonic Lodge in 1946. The building has 2272 square feet on the main floor, and a basement that housed the Gig Harbor Cooperative Preschool until 2024. The building is currently vacant and would require remodeling to meet code to allow it to be open to the public. The site contains an informal parking area and a native plant garden planted by the Crescent Valley Alliance. There are no formal routes connecting this parcel to other parcels in the park.
5. Jacobsen Lane parcel (0222323130). This parcel, containing 0.58 acres, accessible from Jacobsen Lane on the west side of Crescent Creek, was acquired in 2008. It is not accessible from the main park. Due to its location, it will be conserved in a natural state and was not included in this master plan.
6. Creek parcel (0222323019). This 0.49-acre parcel is located entirely in Crescent Creek or its buffer. It was acquired in 2008, and is not accessible from the main park. It will be conserved as habitat and was not included in this master plan.



## Site Context

Crescent Creek Park is a 10.89-acre site located on the east side of Gig Harbor. The majority of the site contains grass, including both maintained lawn and meadow areas. The area closest to Crescent Creek contains mature trees. There is a gravel trail parallel to Crescent Creek that provides access to two creek overlook platforms. The park is surrounded by residences. To the north and east, parcels lie within unincorporated Pierce County and have a land use designation of Rural Sensitive Resource and a minimum lot size of 10 acres. The unincorporated areas north and east of the park are also a part of the Crescent Valley Biodiversity Management Area, which extends from the park north through Crescent Valley to Crescent Lake. South of Crescent Creek Park and east of Randall Drive is an unincorporated neighborhood that contains different types of housing, including an eight-unit condominium complex, denser single-family housing, and some large lot rural development. South of the park and west of Randall Drive there are more dense single-family waterfront homes within city limits, and west of the park there are more single-family homes on medium-sized lots. The main parking area and amenities are accessed from Vernhardson Street, which changes names to 96<sup>th</sup> Street. The Masonic Lodge parcel is accessed via 96<sup>th</sup> St. NW. Volleyball, the BMX track and the Rohwer property are all accessed via Crescent Valley Drive.









## Planning Process

### Planning Phases

#### Public Outreach Overview

#### PHASE 1 | Background and Analysis

#### PHASE 2 | Visioning

#### Master Planning Pause | Masonic Lodge

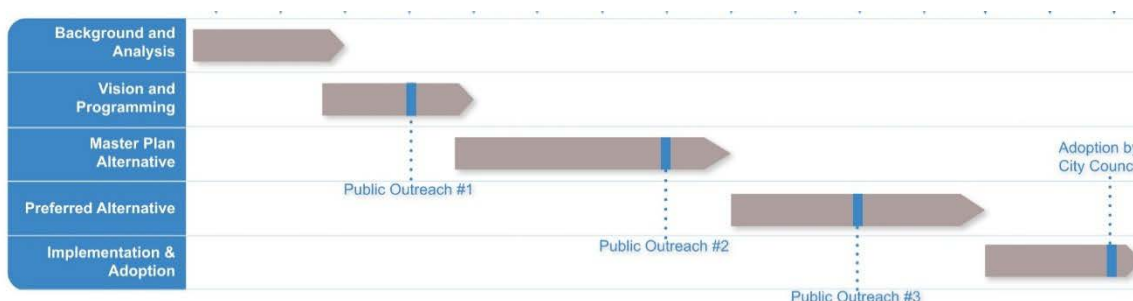
#### PHASE 3 | Master Plan Alternatives

#### PHASE 4 | Preferred Master Plan

#### PHASE 5 | Final Master Plan and Report

## Planning Phases

The park master planning process began with a detailed analysis of existing site conditions. This included a review of critical areas, including Crescent Creek and its buffers, steep slopes, shoreline jurisdiction, and approximate wetland limits. An analysis of stormwater, accessibility, and available utilities for the property was conducted. The existing vacant building received a structural and architectural analysis. Relevant planning documents for the neighborhood, transportation system, municipal code, and other city requirements were also identified. Recreation and programming needs within the city were identified based on previous community outreach and planning projects, including any existing programming already developed or being developed nearby. Existing trails were documented and the overall condition of the property assessed for potential future improvements. This analysis formed the basis of the master planning process.



An extensive public outreach plan and process was developed to further inform the master planning process. Public meetings and were held at each phase of the master planning process, in addition to regular meetings with the Community Advisory Council (CAC), the Parks Commission, updates to City Council, and a presentation to the Historic Preservation Commission. The phases for public outreach used for this project followed the process outlined below:

### PHASE 1 | Background and Analysis (January 2023 - May 2023)

This phase began with a detailed analysis of existing site conditions, park programming, and establishing overall project goals for the park to determine the hopes, dreams, and concerns of the community related to the park.

### PHASE 2 | Visioning (May 2023 – June 2023)

The results of Phase 1 were used to develop an overall vision and programming goals for the park. A series of guiding principles were also developed, based on community input, to help evaluate potential alternatives and inform the decision-making process as we progress through the master planning phases below.

### Master Planning Pause | Masonic Lodge (July 2023 – July 2024)

At the request of several local residents, the project was placed on hold for one year to allow a group of volunteers (Museum Group), led by the Executive Director of the Harbor History Museum, to come up with a plan for the existing vacant building on the site, formerly the Masonic Lodge. They entered into a memorandum of understanding (MOU) with the city, met over the course of a year, held monthly meetings, and conducted two public surveys. Their final



recommendation provided to the city was to remodel the existing vacant building, add an addition containing a commercial kitchen and park restrooms, convert the basement to museum storage, and manage the building as a community event space. A summary of the Museum Group's recommendation is included in Appendix L.

### PHASE 3 | Master Plan Alternatives (October 2024 – May 2025)

Based on the results of previous phases of the master planning process and the Museum Group's recommendation to the city, three master plan alternatives were developed for the park and presented back to the Community Advisory Council, the Parks Commission, the City Council, and the larger community to voice their preferences, likes, and dislikes for each alternative presented.

### PHASE 4 | Preferred Master Plan (June 2025 - July 2025)

Comments from Phase 3 were reviewed and a preferred master plan developed, keeping what people liked most about the concepts presented, and changing what they didn't like to create a single preferred master plan concept. The preferred master plan was presented back to the general community, the Community Advisory Council, the Parks Commission, and the City Council with direction provided by the Council for the final Crescent Creek Park Master Plan.

### PHASE 5 | Final Master Plan and Report (August 2025 – January 2026)

The final phase of the project incorporated feedback received on the preferred master plan and direction from City Council, as well as all other comments received throughout the park master planning process. The final master plan, including an implementation plan and a summary of the planning process, was documented in this report and presented for final adoption by the City Council.

## Public Outreach Overview

An extensive public outreach process was implemented to ensure the park master plan represented community hopes, desires, and concerns for the park. The outreach process included opportunities for public comment and feedback in every phase of the project and through a variety of formats. This section describes each outreach event with a summary of the comments and feedback heard for each phase of the outreach process.

The public outreach process included the following meetings or events for each phase of work:

### PHASE 1 | Background and Analysis (January 2023 - April 2023)

- Parks Commission Meeting #1: February 1, 2023
- CAC Meeting #1: March 21, 2023
- Public Open House #1: April 14, 2023
- Community Survey #1: April 14, 2023 - May 8, 2023
- City Council Study Session: April 20, 2023

### PHASE 2 | Visioning (May 2023 – June 2023)

- City Council Study Session: May 11, 2023
- City Council Meeting: May 29, 2023

### Master Planning Pause | Masonic Lodge (June 2023 – July 2024)

- Parks Commission: June 7, 2023
- City Council Study Session: July 13, 2023
- Parks Commission: August 2, 2023
- City Council Study Session: September 21, 2023
- Museum Group Meeting: October 9, 2023
- City Council Meeting: October 23, 2023
- Museum Group Meeting: November 15, 2023
- Museum Group Meeting: December 20, 2023
- Museum Group Meeting: January 17, 2024
- Museum Group Survey #1: February 2024
- Museum Group Meeting: February 21, 2024
- Museum Group Meeting: March 20, 2024
- Museum Group Meeting: April 17, 2024
- Washington Patriot Construction Estimate: April 29, 2024
- Parks Commission: May 1, 2024
- Museum Group Meeting: May 15, 2024
- Museum Group Survey #2: June, 2024
- Museum Group Meeting: June 19, 2024
- Museum Group Meeting: July 7, 2024
- City Council Study Session: July 11, 2024

### PHASE 3 | Master Plan Alternatives (October 2024 – June 2025)

- City Council Meeting (Consultant Contract Amendment): October 28, 2024
- CAC Meeting #2: January 30, 2025
- CAC Meeting #3: March 3, 2025

- Public Open House #2: April 9, 2025
- Community Survey #2: April 9, 2025 – May 8, 2025
- Parks Commission: May 7, 2025
- City Council Study Session: May 29, 2025

#### PHASE 4 | Preferred Master Plan (June 2025 - July 2025)

- Parks Commission Meeting: June 4, 2025
- CAC Meeting #4: July 23, 2025
- City Council Study Session: July 31, 2021

#### PHASE 5 | Final Master Plan and Report (August 2025 – January 2026)

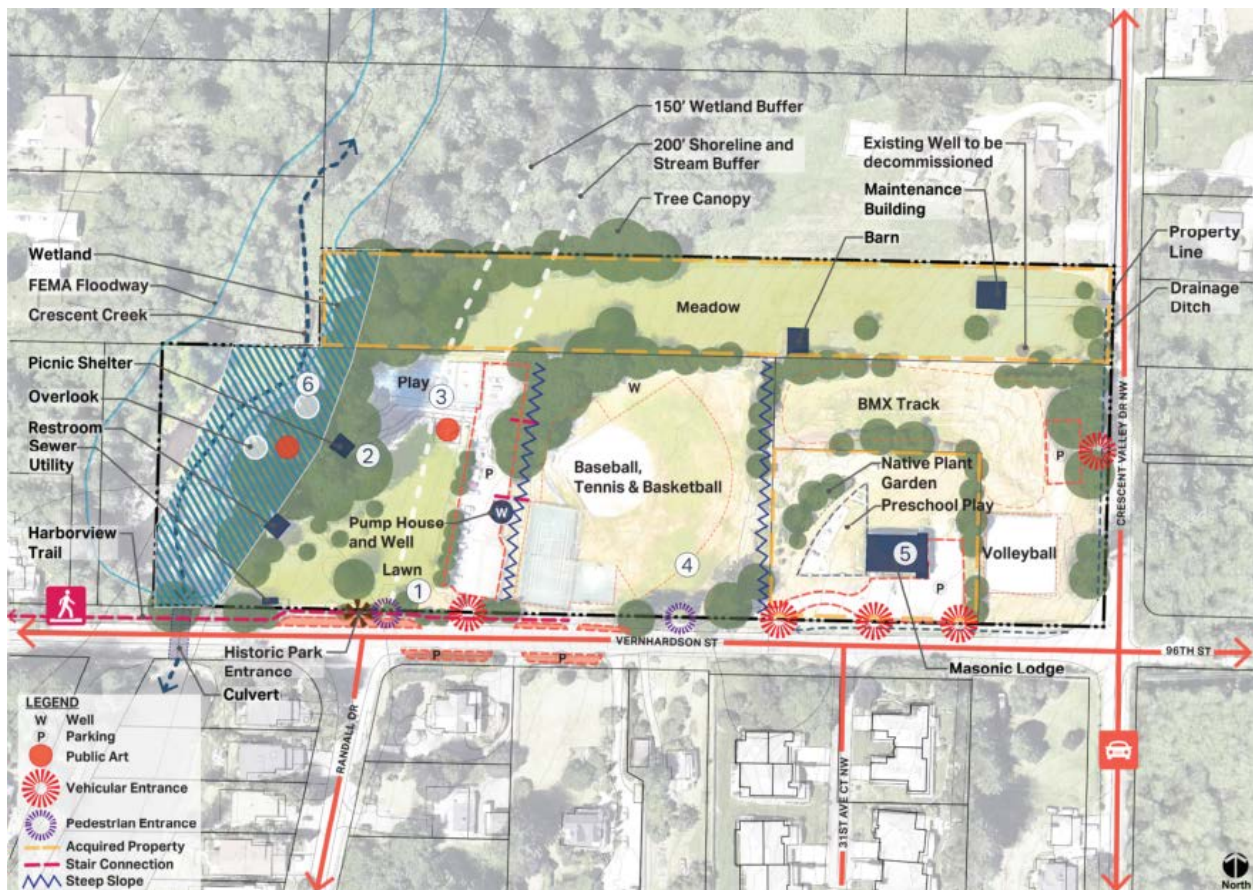
- Parks Commission: August 6, 2025
- Parks Commission: September 3, 2025
- City Council Study Session (Vacant Building Recommendation): September 11, 2025
- Youth Council Meeting: September 17, 2025
- Public Open House #3: September 18, 2025
- Community Survey #3: September 18 – October 6, 2025
- City Council (Report from Youth Council):
- CAC Meeting #5: November 3, 2025 (Recommendation to City Council)
- Parks Commission: November 5, 2025  
(Recommendation to City Council)
- Historic Preservation Commission: November 10, 2025
- City Council Study Session: November 13, 2025
- City Council Meeting: January 26, 2025

## PHASE 1 Background and Analysis

This first phase of the planning process analyzed existing conditions to identify opportunities and constraints, understand the site's context, and identify potential programming needs for the park.

Crescent Creek Park consists of open meadows, lawn, orchards, and gardens surrounded by a natural forest that provides a buffer between the park and Crescent Creek. Entering the park off Vernhardson St. leads to the central improved area of the property with the existing WPA picnic shelter and restroom. The bathroom and shelter are surrounded by open lawn. The playground is also located next to the parking area. Up some stairs to the east of the parking lot is the existing baseball field, tennis court and basketball half court. A forested area creates a buffer between the grassy area and Crescent Creek. The only formalized trails on the property run between the play area and the picnic shelter. There is a small trail within the native plant garden between the vacant building and the baseball field.

A summary of the site analysis is shown below. This analysis was presented to the community an open house, along with an online survey to help identify community interests, needs and other potential improvements for the park. It was also presented to the Community Advisory Committee, the Parks Commission, and at a City Council study session. Similar information was available at each event. Participants at the open house could see example park elements, the site analysis map, and provide input on what they wanted to see at the park. The on-line community survey was also available for residents and others interested in the park to review the materials presented at the public events and offer additional feedback. The outreach materials and community survey are included Appendices H and I.





## Critical Areas

### Wetlands

Areas adjacent to Crescent Creek are identified as wetlands in the city's critical areas mapping. There is currently an assumed 150-foot buffer applied to the currently mapped wetlands. A complete wetland study was not included in this master planning effort, but there are other areas of the park that may be wetlands. A full critical areas analysis, including wetland delineation and classification, will need to be provided prior to the final design of any new improvements on the site.

### Streams

Crescent Creek is identified on the city's critical areas mapping with an assumed 200' stream buffer applied for the purposes of this master planning process. Further evaluation of the stream will be needed prior to the final design of any new improvements in the vicinity of the creek or its buffer.

### Shorelines

There is a 200' shoreline buffer applied from the ordinary high water line of Gig Harbor Bay that extends into the project boundary.

### Structures

There are seven existing structures within the park, and two wells. The numbers highlighted in the plan correspond to the structures described below.



### WPA Picnic Shelter (1)

The WPA picnic shelter was built in 1936-1937 when the property was still owned by the Crescent Valley School District. It is an open-air shelter measuring approximately 27 feet by 17 feet. It is a popular park amenity for reunions, birthday parties, team parties, etc. It is reservable



and has been popular for events of different sizes since it was built. There is an old kitchen, including a wood stove and stone chimney in the shelter. These have been disabled, but an alternative design has been proposed that would remove the undesired kitchen amenities and create a flat surface that would make the shelter more usable. Any modifications to the shelter will need to be reviewed by the city's Historic Preservation Commission and issued a certificate of appropriateness.



### Restroom Building (2)

There is conflicting information on when the restroom building was constructed, but it is built in the same style, with thick rock walls, as the WPA shelter. It contains 308 square feet, and has a small storage room built on the exterior. The restrooms are not ADA compliant, and working on plumbing issues is challenging for crews, due to the location of the plumbing. A separate improvement project for this restroom is in the works, which will involve creating two all-gender ADA accessible restrooms with one stall each.



### Water Pumphouse and Well (3)

The city's water utility maintains a pumphouse and well in the parking lot of Crescent Creek Park, just below the tennis court. There are no plans to change this small pumphouse building.



### Wastewater Lift Station (4)

Lift Station 1A is located in the southwest corner of the park close to the Vernhardson Street sidewalk. The existing lift station is being rebuilt in 2026, and will include a larger equipment building, a fenced driveway and turnaround area. The new building will be approximately 22 by 28 feet.



## Garage (5)

The garage is on the Rohwer property includes an enclosed workshop space and an area used for storage for parks maintenance tools and equipment. The garage is 840 square-feet, and has two garage doors and one man-door. It was built in approximately 1990. The garage sits on a slab foundation and appears to be in good condition. City staff requested that this building be maintained with the redevelopment of the site.

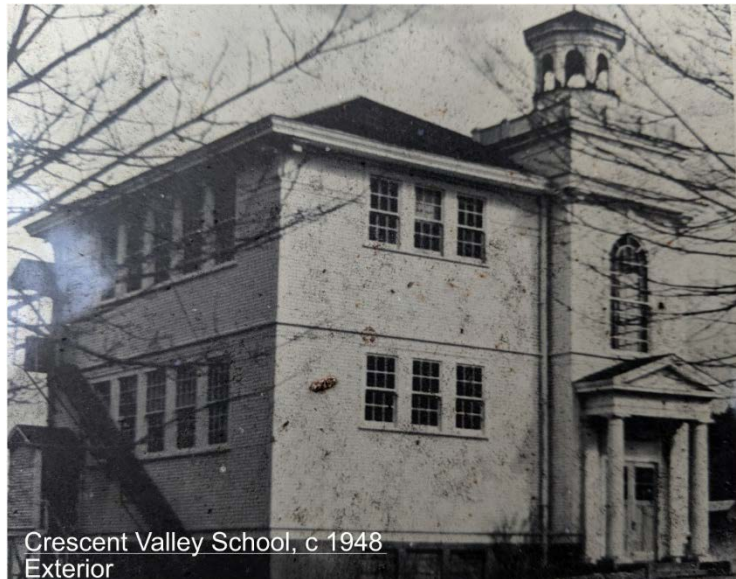


## Vacant Building (previously Masonic Lodge) (6)

The largest structure on the site is a vacant building that was originally the Crescent Valley School, built in 1915. The schoolhouse was sold in 1949 and remodeled to serve as a Masonic Lodge.

After the city purchased the building in 2017, the upper level was used primarily for storage, and the lower level was leased as a preschool facility until 2024. The building currently sits vacant with

on-going flooding issues in the lower level. An analysis of the existing structure was conducted as part of the master planning process, see Appendices C and D.



## Vacant Building (previously storage shed) (7)

There is a second vacant building on the site, assumed to be used as a storage area or small barn before the property was purchased by the city and included in the park boundary. This small building, currently in a state of disrepair, will be demolished.





## Monitoring Well (8)

There are two well access points on the property. The well by the ballfield is actively monitored and will remain in place with an offset around the well site to facilitate ongoing access and maintenance. The second well near the garage building will be removed.

## Trails

The site has approximately 300 feet of established gravel trails leading from the play area and parking lot to the stream overlooks. The only paved trail connects the north end of the parking lot to the existing play area and continues to the picnic shelter. Currently, aside from this paved trail, there are no other accessible paths that connect amenities throughout the park. There is an existing sidewalk along Vernhardson St. for a portion of the street frontage. There is also a paved sidewalk around the restroom, but it does not connect to any other park feature. The two overlooks above Crescent Creek are generally accessible boardwalks, but they are not currently connected to any other paved trail. There is also a mulch trail through the existing native plant garden near the Masonic Lodge building.





## Stormwater

Existing site conditions were evaluated for their effect on potential stormwater improvements across the site. Major constraints of the site include existing wetlands and natural watercourses, and steep slopes. There is also assumed groundwater challenges in some areas of the park, natural underground springs that may increase drainage problems throughout the site, and potentially limited infiltration capacity of existing soils. Additional geotechnical analysis will be needed to evaluate slope stability, erosion potential, landslide hazard and feasibility of any infiltration-based stormwater strategies. See the Appendix G for more detail.

## Accessibility

A summary and analysis of ADA accessibility challenges at the exiting site was conducted, along with proposed improvements to meet current ADA requirements for the park. Proposed accessibility improvements include paved walkways along all street frontages, connecting the street frontage to all parking areas, and connections from the parking areas to all programming elements within the park. Providing a second restroom in the top terrace of the park (near Crecent Valley Dr) is not required by ADA but will improve the overall function and general accessibility of the park to a wider audience. Parking lot improvements to meet current accessibility standards are also proposed, along with significant grading across the site to meet accessible slope requirements. See the Appendix H for more detail.

## Opportunities and Constraints

Following the site inventory and analysis phase of the master plan, several opportunities and constraints were identified and are noted below. These items were further explored with stakeholders and the community during the visioning phase.

### Opportunities

- Connections
- Site history
- Public art
- Re-use of existing buildings
- Existing native garden
- Playgrounds

### Constraints

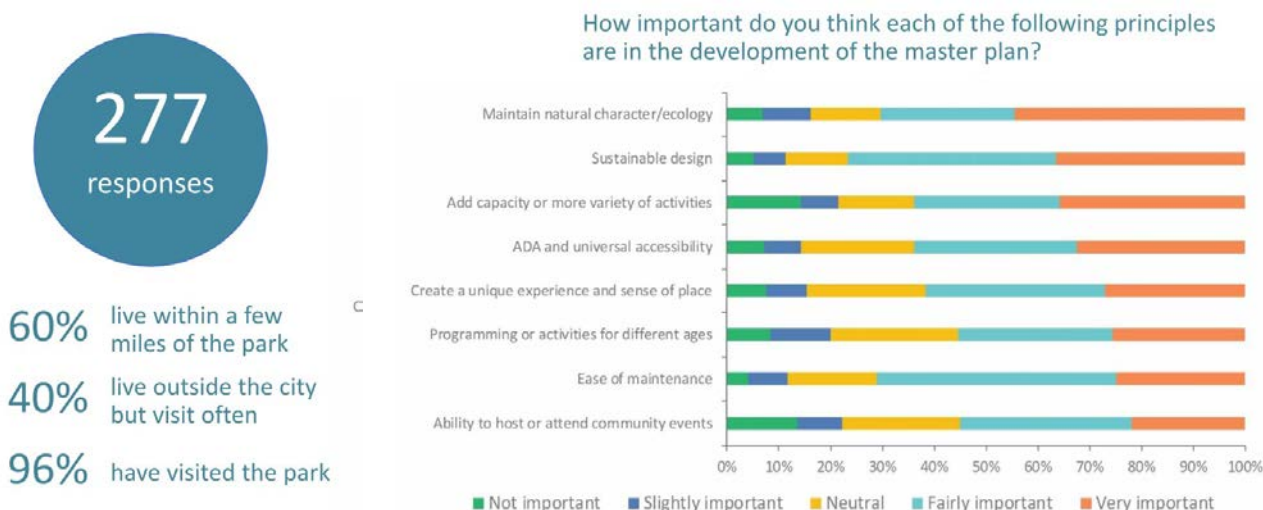
- Creek buffers
- Steep slopes – park is located on three distinct levels
- Lack of connection between park amenities
- Existing buildings
- Site hydrology/seeps
- Lack of parking

## PHASE 2 Visioning

The second phase of the master planning process establishes the overall vision for the park, focusing on the hopes, desires, and concerns of the community as they consider proposed improvements for Big Rock Park South. This process was based on the analysis of existing conditions completed in Phase 1 to identify potential park programming needs, and asked the community about their ideas for future park improvements. The results of the park visioning also included overall goals of the park and a set of guiding principles to help evaluate different alternatives for park improvements. The overall vision, goals, programming ideas, and guiding principles were conveyed back to City Council for direction on the types of improvements to include in the development of concept alternatives for the park.

### WHAT WE HEARD

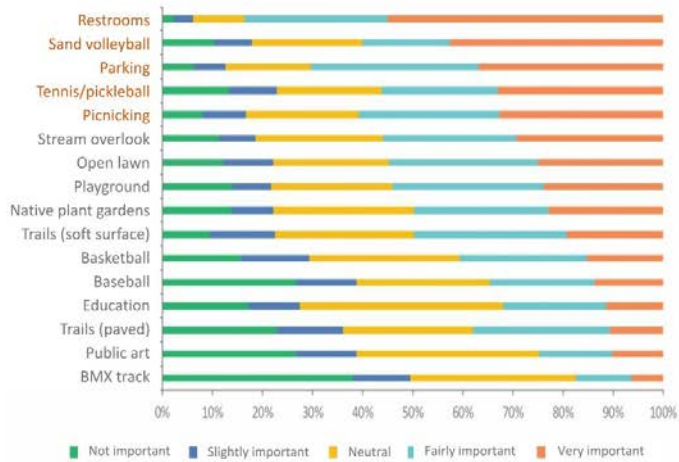
Based on the community input shared at the April 14, 2023 Open House and survey comments, the **highest priorities** for the design of Crescent Creek Park were preserving the natural character, sustainable design, adding capacity or more variety of activities, ADA and universal accessibility, and creating a unique sense of place. These became our guiding principles for the on-going development of the park master plan. The results of the outreach during this phase is summarized below and in Appendix J.



Existing park programming elements mentioned the most for **expansion** included sand volleyball courts, trails, restrooms, parking and pickleball. Some of the least popular existing programming elements to improve or expand included BMX, public art, educational opportunities, and baseball. While pickleball was noted as an important program to improve and expand, there was a separate project being developed in the city after this survey was taken that will provide six dedicated pickleball courts for community use. There are also neighbor complaints resulting from the noise of the pickleball court at Crescent Creek Park. As a result, preserving the existing multi-sport court remained an important element in all of the proposed park concepts, but expansion of pickleball or tennis was not included.

Potential **future programming** elements that received the most support included natural play elements, playgrounds for a larger variety of ages, and multi-purpose sports fields.

#### How important is it to improve existing programs and activities in the park?



#### Should any of these existing programs and activities be expanded?

- #1 Sand volleyball (37.3%)
- #2 Trails – soft surface (35.7%)
- #3 Tennis / pickleball courts (35.4%)
- Restrooms (35.4%)
- #5 Parking (29.3%)
- #6 Stream overlook (26.2%)
- #7 Picnic area / shelter (23.2%)
- #8 Native plant gardens (22.1%)
- #9 Playground (20.2%)
- #10 Open lawn (16%)

The community survey also asked questions about what people liked about Crescent Creek Park and what concerns they had:

#### Likes:

- Nature and the creek
- Small town feel
- Playground and sandbox
- Pickleball
- Art pieces
- Restrooms
- Family-friendly
- Open spaces
- Peaceful setting
- Nostalgic

#### Concerns:

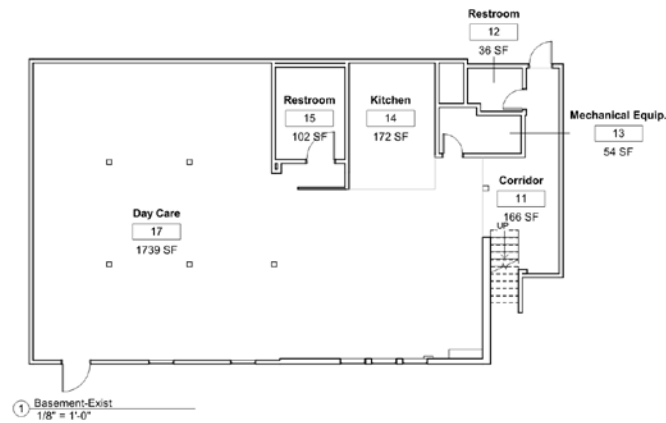
- Dated
- Needs updates
- Inadequate parking
- Traffic impacts
- Disconnected
- No play structures for older kids



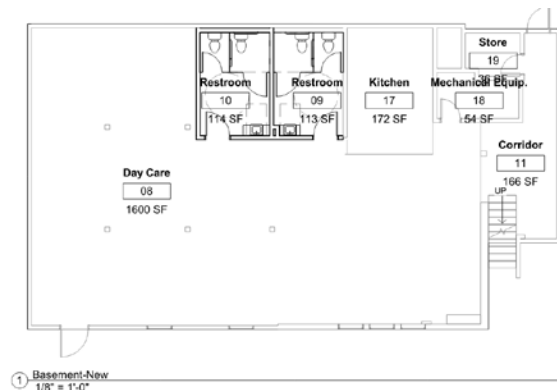
## Master Planning Pause – Masonic Lodge

At the direction of department management, the future of the now vacant Masonic Lodge would be determined by City Council. Since the Lodge was not specifically mentioned in the initial community survey for the park visioning and programming, the city directed its consultants to prepare a report analyzing the existing structure and providing a recommendation on the minimal level of improvements needed for use of the structure for small community events. The master planning consultants, including the architectural and engineering subconsultants, prepared an initial condition assessment, recommended conceptual plan for adaptive reuse, and an estimated cost of construction to bring the building into code compliance as a public assembly space, see Appendices D and E. A Hazardous Materials Assessment was also conducted by the city in March 2023, see Appendix F. Upon reviewing the materials at the May 11, 2023 study session, City Council directed staff to prepare a resolution to demolish the building.

**Existing Structure**



**Minimal Renovation for Public Use**



As a result of Council's direction, several community members began sending emails to City Council expressing their desire to keep the building and repurpose it as a community center. At the May 29, 2023 regular Council meeting, staff presented resolution 1278 stating the Council's determination to demolish the vacant building that was previously the Masonic Lodge and include the property in the master planning process for Crescent Creek Park. Six community members gave public comment opposed to demolishing the building. No action was taken on the resolution.

At the July 13, 2023 Council study session, staff presented additional options for consideration of the vacant Lodge building, which included amending the HBB contract to consider programming and design improvements to the building, letting a group of local residents (Museum Group) develop a plan for the building, and engaging the public on a future plan for the building. Council chose the option to let a group of residents, led by the Harbor History Museum, develop a plan and engage the residents in its planning efforts. Council consensus was to put the master planning process on hold for one year and to enter a memorandum of understanding (MOU) with the Museum Group to develop a design with a financial and management plan.

## HARBOR HISTORY MUSEUM MEMORANDUM OF UNDERSTANDING

After the July Council study session consensus, staff worked with the Harbor History Museum and city attorney on an MOU that was considered at a Council study session on September 21, 2023 and formally approved at a regular Council meeting on October 23, 2023.

For the next year, the Museum Group held meetings where they developed two surveys about the Lodge building, developed conceptual site plans, management plans, and had a cost estimate prepared by a contractor. They presented their concepts to Council at a study session on July 11, 2024. Council was supportive of the concept and directed the master planning process to continue with the Lodge to remain and the concept recommended through the Harbor History Museum MOU process to be incorporated into concepts for the park.

The final proposal prepared under the MOU added a two-story addition onto the back of the existing building, with bathrooms on the ground level for park use and a commercial kitchen on the top floor of the expansion area. The basement would be used for Harbor History Museum storage, and the main floor would be renovated into a community event space that could be rented out by individuals or groups for meetings, events, classes, parties, art shows, theater productions and other such events.

The construction cost estimate for the proposal came in at approximately \$4.2 million, which does not include soft costs such as design, permitting, utility connections and frontage improvements. Some costs are not known at this time and may not be fully included in the current estimate, such as seismic improvements and upgrades to existing utility services that may still be needed.

### Proposed 2-Story Renovation - Exterior

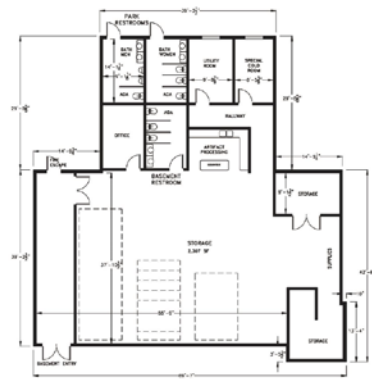


(before renovation)



(after renovation)

## Proposed 2-Story Renovation - Floor Plan



BASEMENT: PLAN VIEW

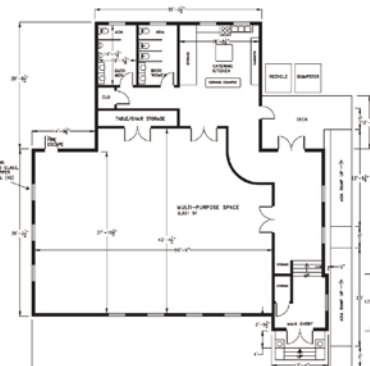
Schoolhouse v.7

CRESCENT LODGE

CONCEPTUAL FLOOR PLAN

GIG HARBOR, WA

Conceptual Basement Floorplan



FIRST FLOOR: PLAN VIEW

Schoolhouse v.7

CRESCENT LODGE

CONCEPTUAL FLOOR PLAN

GIG HARBOR, WA

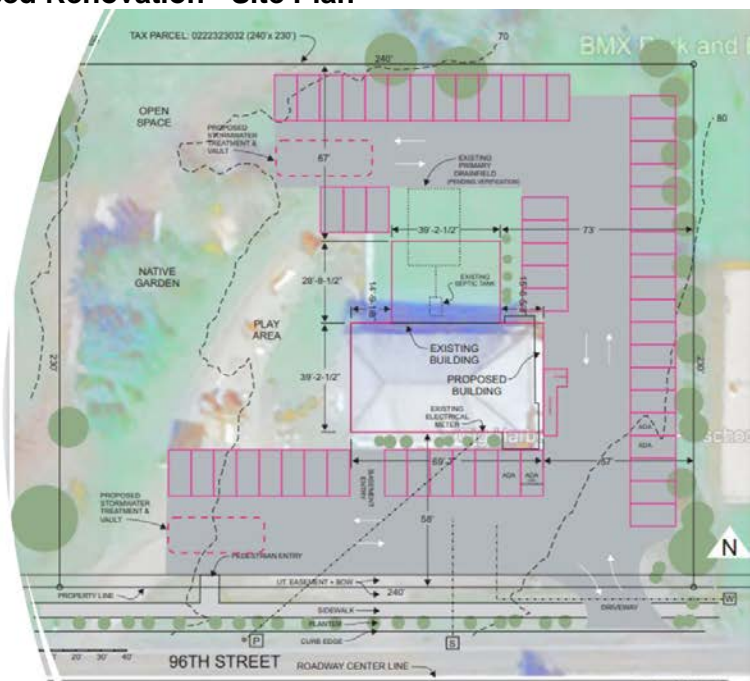
Conceptual Main Floor Floorplan

## Proposed Renovation - Site Plan

Site Plan – Parcel Only

53 Parking Spaces

Building Occupancy:  
217





## Phase 3 - Master Plan Alternatives

Three master plan alternatives were developed for Crescent Creek Park based on the site analysis, CAC, open house comments and survey results. The alternatives developed during this phase of the design are shown below and included in Appendix K.

All the concepts developed for the park include the following:

- An expansion of sand volleyball courts
- Additional parking
- An additional restroom
- Expanded play area
- Nature play area
- Minimal changes to area near stream and west of the parking lot
- Refurbished multipurpose/baseball field
- Retention of garage/storage building in northeast corner
- Retention of sculptures

The concepts do not differ much in the type of activities and recreation programming included in each concept. The main differences between the three concepts include the extent and layout of parking, the amount of plaza / gathering space, and the locations of existing and expanded programming elements. As directed by Council, all the concepts retain the vacant building and include the addition to the building as proposed by the Museum Group.

The master plan alternatives were first presented to the CAC and then refined based on CAC comments and presented to the community at a public open house at Crescent Creek Park on April 9, 2025. An on-line community survey was available for additional feedback on the concepts presented. This survey also included an open-ended question specific to the proposed improvements to the vacant building.

The concepts, along with the results of the community feedback from the open house and community survey were also presented at a Parks Commission meeting and then a City Council study session on May 29, 2025.

## Concept 1: Enhance Existing



The Enhance Existing concept establishes an interconnected ADA pathway between proposed parking areas, adds walking trails, two volleyball courts, a soft surface nature trail, playground for ages 5-12 and a nature play area, but generally keeps the park amenities where they are. The volleyball courts will double in size, the field will be enhanced, and the tennis/pickleball court will stay where it is. This concept will add parking off Crescent Valley Road that connects to 96<sup>th</sup> Street via a curved parking lot.

Capacity for volleyball, children's play, gathering and walking in the park are enhanced while not significantly changing the overall nature of the park.

## Concept 2: Partial Relocation





This concept balances the need for additional parking and ADA accessibility while centralizing sports and athletic facilities in the center of the park.

Volleyball is relocated toward the tennis and basketball court, while parking is added in the former volleyball location.

The basketball court is expanded to a full court, and parking is decreased in the lower parking lot, while a majority of the parking is added in the southeast part of the park.

### Concept 3: Fully Redeveloped

This concept explores opportunities to majorly redesign the park and optimize layout of the park. Parking is added to the east side of the property as well as the south side, where the existing tennis/pickleball and basketball courts are.

Volleyball and tennis/pickleball are relocated to the center of the park, and full court basketball is provided in the southeast corner where volleyball is currently located.



## WHAT WE HEARD

Based on the community input shared at the April 29, 2025 Open House and survey comments, the elements common to all concepts that were **supported** by the community included the playground expansion and nature play elements, keeping the existing sandbox, maintaining the natural character of the park, increasing soft surface and paved trails, expanding the volleyball courts, and expanding parking and restrooms. Providing a cost-efficient design was also highly supported by the community.

Elements of **concern** in the comments included the amount of parking versus open space shown in the comments. This received mixed reactions from the community, some indicating not enough additional parking was provided while others indicated a preference for less parking in order to increase open space. The comments also indicated a concern for the Environmental impacts and the amount of paved areas, impacts to trail (or loss of trails), and pedestrian safety crossing Vernhardson St.





78% live within a few miles of the park

22% live outside the city but visit often

97% have visited the park

**Moving the field** was recognized by many as a positive improvement to the park, but also came at a high cost and reduced the overall cost efficiency of proposed improvements.

The comments on how to treat the **vacant building** were also mixed, with slightly more respondents to the survey indicating a preference to demolish the lodge rather than spend the additional cost to renovate the Lodge into a community space.

The survey also asked community members to indicate what they liked and disliked about each alternative. The responses are summarized below.

### Concept Alternative 1:

#### Likes:

- Preservation of nature
- Wildlife corridors
- Open space
- Parking layout
- Most cost-effective
- Playground not separated by age

#### Dislikes:

- Native plant garden elimination
- No basketball
- Volleyball disconnected from the rest of the

### Concept Alternative 2:

#### Likes:

- Expanded basketball
- Centralized courts
- Better connectivity within the park
- Playground not separated by age

#### Dislikes:

- No parking at vacant building
- Least amount of new parking
- Ballfield Orientation

### Concept Alternative 3:

#### Likes:

- Most trails
- Full court/possible covered basketball court
- Accessible parking adjacent to all park uses/terraces

#### Dislikes:

- Minimal informal open space
- Too much hardscape
- Basketball separated from other courts

## Masonic Lodge Comments (open-ended question on Museum Group proposal)

- 11% generally supported concept
- 27% generally supported, but concerned about costs
- 62% generally did not support
- Example comments from the community includes:



### Positive

*"I support the remodel and look forward to seeing it used as a community events space. The Lodge should be preserved."*

*"Keep it! We need community space. And history should be preserved."*



### Neutral

*"A little pricey. How would this venue bring in funding, would like to see proposed financials."*

*"Would be nice to have an event space if it is affordable and versatile"*



### Negative

*"This cost is too high and would be a waste of public funds. The building should be torn down."*

*"I rather see it removed and a new structure designed for community use using NW architecture."*

## Phase 4 - Preferred Master Plan

A preferred master plan concept was developed based on the feedback received during the previous public outreach process, including comments received from the CAC. The preferred master plan, along with supporting graphics and potential phasing, was presented at a CAC meeting, and then revised based on comments received before sharing the preferred plan at a public open house and online community survey.

The preferred master plan, along with the results of the community feedback from the open house and community survey, were then presented to the CAC and the Parks Commission to solicit input and reach consensus on a recommendation to Council for the final master plan. Input from the Historic Preservation Commission specifically to the proposed treatment of the vacant Lodge building was also received.

The preferred plan, along with the CAC's and the Commission's recommendations were presented at a City Council study session for final direction on the proposed master plan.

### Concept Overview

The preferred master plan for Crescent Creek Park is designed to reinforce the passive, natural environment of the existing property while continuing to allow activities that already exist on the site. The proposed improvements include:

- New parking lot (83 stalls total)
- Universal play areas (accessible and inclusive play elements and nature play area)
- ADA path connection all park levels and elements
- Nature trail
- Existing native plant garden
- Additional picnic shelters and tables
- Seating and gathering areas
- Open lawn area
- Enhanced tree canopy





Interpretive signage would be included in key areas along the trail and/or in gathering areas to highlight the natural environment, gardens, and/or history of the site. A nature play area is added to allow a natural play experience for kids, including relocation of the popular sandbox.

The area nearest to the existing WPA structures would remain largely as-is open lawn, but ADA paths will be constructed to connect the picnic shelter, creek overlooks and restroom facility. Native planting would buffer the north and west sides of the park, creating a buffer between neighboring properties as well as Crescent Creek.

## Trails

The addition of a path connecting the park elements will bring the park into compliance with ADA. There will also be a nature trail constructed through the forested area on the northwest side of the park. Non-ADA paths will also provide safe walking routes from the upper parking area to the lower park elements.

## Structures

Of the existing structures, only an old shed on the Rowher property is removed. The Masonic Lodge's future will be determined through a separate process (see below). The remaining utility buildings will remain. The WPA picnic shelter will remain. If desired, it can be refigured to eliminate the kitchen features. The restroom is in need of remodeling and will be improved as soon as 2026 or 2027.

A restroom will be added to the upper terrace of the park and a smaller picnic shelter is added near the playground.

## Masonic Lodge

As of plan adoption, the future of the Masonic Lodge has yet to be determined. A historic structures report will be commissioned in 2026 and presented to the Historic Preservation Commission for a recommendation. Since the Museum Group proposal in 2024, a new proposal for a one-story remodel of the building has been proposed.

Once a decision is made, the building will either be expanded, adapted and remodeled for a public event space, pending funding, or will be demolished and replaced with a large picnic shelter that will provide a tribute to the former school on the site.

### **Recommendations:**

CAC – Split on vote to refurbish or demolish building. Most members were neutral and would support a remodel if financially feasible.

Parks Commission – Voted unanimously to demolish the vacant building in a memo approved at the September 3, 2025 meeting. Recommendation presented to Council on September 11, 2025.

Youth Council – Voted unanimously to demolish the vacant building and replace it with a shelter that honors the former school on the site.

## Universal Play Areas

Universal play includes a combination of natural elements in a separate area, site furnishings and play features to appeal to all ages and abilities. Elements are accessible and fully integrated seamlessly into the play space. The existing custom boat play structure remains. The overall character and design of a fully inclusive universal play area often includes a combination of plazas, play features, nature, and tactile elements focusing on the full spectrum of senses. They include more active areas, as well as passive and imaginative areas.

## WHAT WE HEARD

Based on the community input shared at the September 18, 2025 open house and survey comments, the elements common to all concepts that were **supported** by the community included:

- Keeping natural character
- Parking expansion
- Playground expansion
- Nature play, sandbox and boat play structure
- Trails and accessibility
- Expanded parking
- Restrooms and picnic shelters
- Athletic fields and courts
- Open lawn

Community members continued to express **concerns** about the overall cost of construction and ongoing maintenance that would be needed to support the park. Making sure the natural character was not only maintained but enhanced with additional native forested environments and native, or adaptive, plants that would support wildlife habitat.

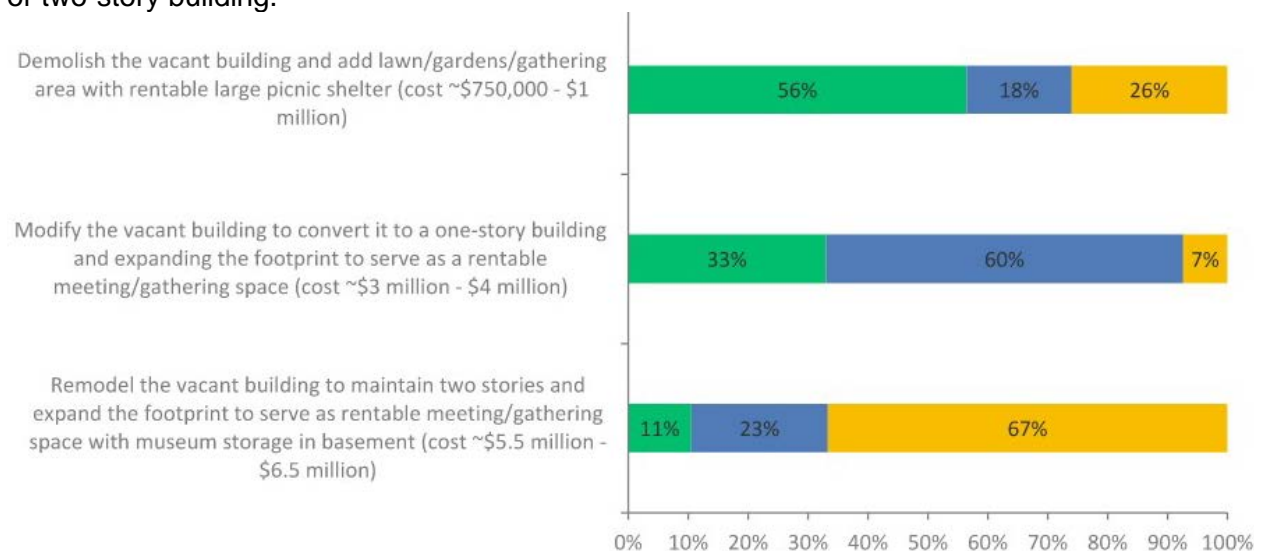
There were also a number of comments expressing concern that the BMX track was being eliminated. Though the final master plan continues to show the BMX track eliminated, it is recognized that it may continue to be need in the community and future study may be needed to identify an alternative site in the city for this use. A summary of comments received is shown below.



Program Element	# Comments Supported	# Comments Opposed
Parking (expanded)	70	16
Beach Volleyball (expanded)	32	18
Tennis/Pickleball (keep)	11	3
Basketball (keep)	15	1
Multipurpose Field (keep)	22	1
Open Lawn (keep/expanded)	23	1
Native plant garden (keep)	9	
Masonic Lodge (demolish)	60	26
Masonic Lodge (shelter)	17	8
Masonic Lodge (remodel)	41	3
Masonic Lodge Plaza (proposed)		5
Nature Trail (proposed)	66	
Accessible Trail (expanded)	73	
Existing Restroom (renovated)	13	
Restroom (additional)	22	
Existing Shelter (renovated)	20	
Picnic Shelter (additional)	18	1
Play Areas (expanded)	64	

## Masonic Lodge Comments

During the open house event held at the park, 29 individuals submitted written comments to oppose demolition, while 9 individuals commented specifically to support the demolition of the vacant Lodge building. However, in the on-line community survey, 56% supported demolishing the Lodge building and 44% supported renovation as either a one-story or two-story building.







## Final Master Plan

[Plan Overview](#)

[Phasing Plan](#)

[Cost Estimates](#)

[Permitting](#)

[Grant Funding](#)



## Final Master Plan

The final master plan was developed based on feedback received during the public outreach process. The estimated cost of construction was refined, and the implementation plan updated to reflect the final Master Plan. A draft of the Master Plan, with implementation phases and cost estimates, was presented to the Parks Commission on November 5, 2025, and at a City Council study session on November 20, 2025. Comments were incorporated and the final master plan adopted by City Council by resolution, see Appendix O.

Parks Commission recommended approval of the preferred concept, with the lodge building demolished and replaced with a large shelter. Council recommended approval of the preferred concept at their study session, while leaving both demolition and repurposing of the vacant lodge building as options.

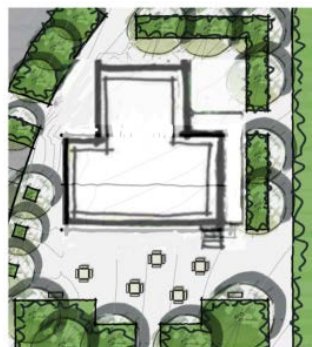


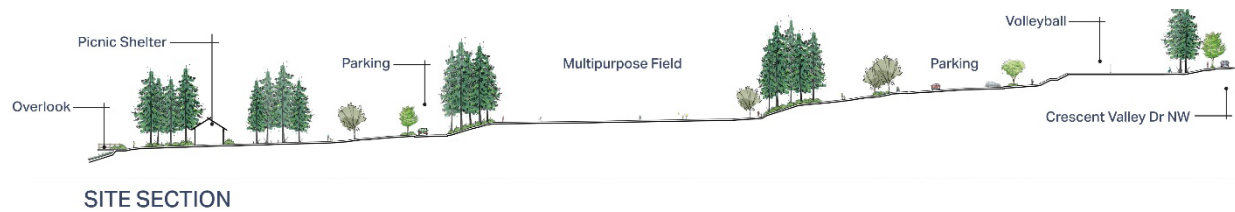
### Large Picnic Shelter Option

*(footprint of original building)*



### Adaptive Reuse of Lodge Option (for small community events)





## Plan Elements (Existing, to Remain)

1. **Stream overlooks.** These two platforms have interpretive information about the salmon in Crescent Creek and are utilized for observing the stream and estuary as well as wildlife.
2. **Art Features.** There is a clam structure that doubles as a climbing toy near the stream overlooks, as well as a wildlife carving/totem near the playground that was carved from a tree onsite.
3. **WPA Shelter.** This structure is on the city's historic register and will remain. It could potentially be remodeled to remove obsolete kitchen features to make the space more usable, but will require review from the city's Historic Preservation Commission for any changes..
4. **Restroom Building.** This structure will remain, but will be remodeled to create two all-gender stalls that are fully ADA compliant. ADA paths will extend to the building.
5. **Maintenance Garage.** This building on the Rohwer property will remain available for park maintenance storage. Plantings around the building will screen it from view and it will retain its own separate driveway.
6. **Open lawn.** The part of the park west of the existing parking lot will see minimal changes. The lawn will remain, with some addition of ADA accessible paths to the restroom building.
7. **Boat Playground.** The age 2-5 playground will be refurbished and enhanced in some ways, but the boat structure will remain.
8. **Creek & Wetland Buffers.** All existing wetlands will remain and be enhanced where needed to support wildlife habitat and ecological systems already in place. Any additional impervious surfaces from ADA paths will be mitigated.
9. **Native Forest.** Forested areas near the creek will be enhanced.
10. **Native Plant Garden.** This amenity was planted and is maintained by community groups. The parking lot location was altered to go around it so that it can be retained. A short path runs through it that can be connected to new nature trails.
11. **Courts.** The tennis/pickleball court and the half-court basketball will remain. Accessible paths will connect these courts to the right-of-way improvements and other park features.
12. **Utility buildings.** The well building will remain. The wastewater lift station will be replaced as a project separate from this master plan.

## Plan Elements (New or Enhanced)

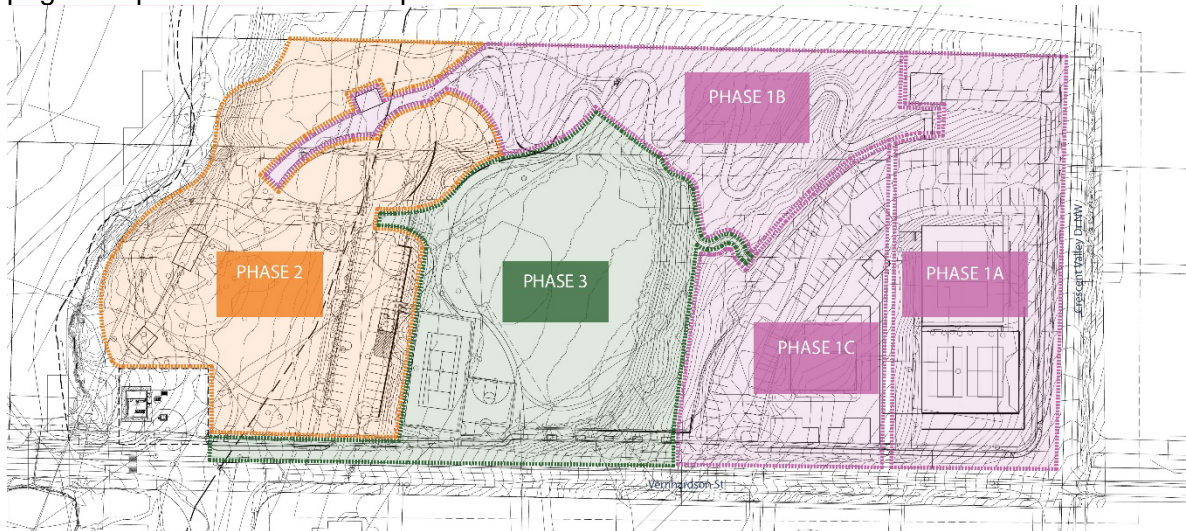
13. **Volleyball.** Two additional sand volleyball courts will be added in the vicinity of the existing courts. A seat wall will be added for observers. An underdrainage system, fencing and other supporting elements is anticipated as part of any future improvements.
14. **Nature Trail.** A soft surface nature trail will be added through the forest, as well as connections to park elements in the three terraces. A fence may be placed around wetland buffer areas where pedestrian access is not intended.
15. **Open Lawn.** The sloped open meadow will remain in place with minor improvements to facilitate community use for family gatherings and informal recreation.



16. **Athletic Field.** The field will remain in its current location. The master plan assumes a full reconstruction of the natural turf with improved underdrainage and subsurface materials. New player benches, fencing and other supporting features are also included.
17. **Paved Trails.** Accessible trails will be provided throughout the park, connecting the parking to all the major programmatic spaces and buildings on the site. Street frontage improvements will include a new sidewalk and a planter strip along SE 20th Street. See Accessibility Memorandum in Appendix H for additional detail.
18. **Picnic Shelter.** In addition to the existing WPA shelter, a new open picnic shelter will be added, large enough for two picnic tables. They are intended to allow greater flexibility for use by smaller groups, such as birthday parties or other similar gatherings of family and friends. There is a possibility to add shelters in other locations during the design process, if desired.
19. **Parking Lot** (83 stalls total). The proposed parking on the site includes 83 total parking stalls, 6 of which are accessible, including van stalls. There are also on-street stalls that will be added when frontage improvements are completed. The upper parking lot, containing 54 stalls, can be driven through for emergency vehicle access, while the lower lot, with 29 stalls, remains a dead-end.
20. **Plaza** (accent paving). Plazas reinforce the sense of entry into the park and create a place for gathering and community engagement. These would be enhanced with seating, picnic tables, and special paving to support the overall character of the site near the play area and field.
21. **Universal Play Areas.** Universal play includes a combination of natural elements, site furnishings, and play features to appeal to all ages and abilities. Elements are accessible and fully integrated seamlessly into the play space. The overall character and design of a fully inclusive universal play area often includes a combination of plazas, play features, nature, and tactile elements focusing on the full spectrum of senses. They include more active areas as well as passive and imaginative areas, and will include a hillside play component utilizing existing topography, as well as sandbox feature in the nature play area.
22. **Stormwater.** Stormwater will include a combination of low-impact development and natural drainage techniques to direct and infiltrate stormwater to the extent practical. Where natural drainage is not sufficient and infiltration rates are limited, stormwater will be treated and/or detained by a variety of alternative methods before discharging into the city's system. See Appendix G for additional detail on proposed stormwater strategies for the site.
23. **Existing Vacant Building/Masonic Lodge.** At the time of master plan adoption, two options remain for the footprint of the existing vacant building onsite, or Masonic Lodge. A historic building report will be conducted and reviewed by the Historic Preservation Commission and City Council. If it is determined that the building should be saved, and there is adequate funding to do so, it will be renovated and used as a community gathering space. If not, it could be demolished and be replaced with a large shelter for gathering space and play built in the existing footprint.

## Phasing Plan

This diagram shows the overall phased development plan with five different phases of construction. The cost estimate for each phase of construction is included in the following pages. Improvements in each phase are also summarized below.



### Phase 1 – Upper Terrace

#### Phase 1A

- Partial parking lot connecting to Crescent Valley Dr. and stormwater
- Crescent Valley Drive frontage improvements
- Portion of 96<sup>th</sup> Street frontage improvements
- Sand Volleyball expansion

#### Phase 1B

- Grading and ADA path connecting upper, middle and lower terraces
- Tree and buffer plantings

#### Phase 1C

- Remainder of upper parking lot connecting to 96<sup>th</sup> St. and stormwater
- Vacant building remodel or demolition\* (after additional studies completed)
- Plaza and landscaping

### Phase 2 – Lower Terrace

- Nature Trail
- ADA path to existing park amenities
- Playground expansion
- Gathering areas

### Phase 3 – Middle Terrace

- Multipurpose field renovation
- Expanded stairs to lower level
- Nature trail connection to upper terrace
- Remaining Vernhardson St./96<sup>th</sup> St. frontage improvements

*\* Phase 1C may be shifted to a later phase to allow additional time for community fundraising and any additional studies needed prior to any renovation of the existing vacant Lodge structure, if that option is ultimately pursued further.*

## Cost Estimates

### Estimated Cost of Construction

The estimated cost of construction for each phase is shown below. Costs are presented as a range recognizing there are a number of ways a master plan can be implemented and a large degree of variability in costs depending on materiality, design, and construction details, all determined during a final design phase. The cost range is intended to account for these, and other conditions, that are unknown at the time of the master planning process.

All costs are shown in 2025 dollars without any escalation included. Detailed documentation of estimated costs for construction is included in Appendix N.

Phase	Construction Cost***	Construction Mark-Up (60%)*	Soft Costs (20%)**	Total Project Cost
Phase 1A	\$1.2 - \$1.5	\$0.7 - \$0.9	\$0.1 - \$0.2	<b>\$2.0 - \$2.6</b>
Phase 1B	\$0.6 - \$0.8	\$0.2 - \$0.5	\$0.01 - \$0.01	<b>\$1.0 - \$1.4</b>
Phase 1C	\$2.4 - \$3.5	\$1.4 - \$2.1	\$0.3 - \$0.4	<b>\$4.1 - \$6.0</b>
Phase 2	\$2.4 - \$2.9	\$1.4 - \$1.7	\$0.3 - \$0.4	<b>\$4.1 - \$5.0</b>
Phase 3	\$1.7 - \$2.1	\$1.0 - \$1.3	\$0.2 - \$0.3	<b>\$2.9 - \$3.7</b>
Total				<b>\$14.1 - \$18.7</b>

\* Construction mark-up includes contractor mobilization and overhead (20%), contingency (30%) and sales tax (9.1%), rounded up to account for potential adjustments in phasing and changing market conditions to a 60% total mark-up.

\*\* Soft costs include permitting fees, administration costs, and design fees.

\*\*\* All costs are in millions.



## Permitting

The following matrix summarizes potential permits needed for project development including permitting agencies, requirements, and triggers for the master plan including state, federal and local permitting requirements.

Crescent Creek Master Plan Permitting Matrix		
Permit Required	Department	Notes
Major Site Plan Review	Planning	For review of site improvements, buffers and alterations
Alternative Landscape Plan	Planning	If the project deviates from the prescriptive landscaping standards
Sign Permit	Planning	If signage visible from the public street is proposed on site
Boundary Line Adjustment	Planning	If deemed necessary to address grant conditions or other site development considerations.
Shoreline Permit	Planning	If any development within the Shoreline designation is proposed
Critical Area Review	Planning	Included in site plan review assessing consistency with critical area regulations (e.g. streams and wetlands). May include mitigation plans.
Historic Preservation	Planning	For decisions related to the Masonic Lodge or WPA picnic shelter
Tree Removal Permit	Planning	If any significant trees are to be removed within protected areas.
SEPA	Planning	Checklist required as part of site plan review to detail environmental impacts.
Building Permits	Building	Construction of bathrooms, shelters, vacant building remodel, retaining walls, etc.
Electric, Mechanical and Plumbing Permits	Building	For restrooms and any other building construction or renovation
Encroachment Permit	Public Works	For any improvements required within the rights of way
Land Clearing and Grading Permit	Public Works	Grading for development of amenities such as the primary trail and parking areas.
Civil Permit	Public Works	For civil improvement work such as interior roadways, parking areas, stormwater and other facilities.

## Grant Funding

Below is a matrix listing a selection of grant opportunities available for this park development. This is not a list of all the options, as there are many grants for smaller items such as the playground equipment, but this shows some of the larger grants that could help fund the major components of the park improvements.

Grant / Agency	Funding	Eligibility	Project Element
Land & Water Conservation Fund / Washington State Recreation & Conservation Office	Grant Limit: \$2 million (state projects) Match: 50%	Develop or renovate recreation areas and support facilities	Play area, picnic shelters, ADA improvements, open lawn <i>(challenge to be competitive with a renovation project)</i>
Local Parks / Washington State Recreation and Conservation Office (WWRP)	Grant Limit: \$500,000 (development) Match: 50%	Develop or renovate recreation areas and support facilities	Not very competitive with renovation, though possible for “addition” of new play age groups and abilities
Land & Water Conservation Fund / Washington State Recreation & Conservation Office / Legacy Program	Grant Limit: \$9,580,000 Match: 50%	Develop recreation areas in urban areas with over 50,000 population	Play area, picnic shelters, ADA improvements, open lawn <i>(may only be applicable for new recreation features)</i>
No Child Left Inside / Washington State Recreation & Conservation Office	Grant Limit: \$150,000 Match: 25%	Funding for outdoor environmental-based education and recreation programs serving youth	ADA improvements, nature play, interpretive education
Outdoor Learning Grant / Washington State Recreation & Conservation Office	Grant Limit: \$175,000 Match: None <i>Note: not currently funded</i>	Educational experiences for public school students who are traditionally underserved in science and outdoor learning opportunities	Interpretive education <i>(may not fit eligibility for project type)</i>
Community Outdoor Athletic Fields / Washington State Recreation & Conservation Office	Grant Limit: \$1.2 million Match: None <i>Note: New program in 2024, not funded in 2025</i>	Build, expand, or renovate outdoor athletic facilities in communities that lack recreational opportunities, have underserved populations, and possess limited financial capacity.	Field improvements