

TURNING OVER A NEW LEAF



FALLEN LEAF LAKE MASTER PLAN

The project includes improved vehicle access, increased day-use parking, upgrades to existing trails, elevated boardwalks, and a new overwater lookout with a boat launch for hand-carried boats.



**TURNING OVER A NEW LEAF
AT FALLEN LEAF LAKE PARK**

Consisting of shoreline, forest, and wetlands, the serenity of Fallen Leaf Lake Park is treasured by local residents and area visitors alike. One of three interconnected lakes known as the Lacamas Corridor, the park is natural habitat to many forms of wildlife, including bald eagles, geese, herons, ducks, and other waterfowl. Aside from observing the wildlife, park visitors also use this recreational area for hiking, kayaking/canoeing, and mountain biking.

Purpose

The City intends to improve Fallen Leaf Lake while preserving the serenity that is its special attribute. Master planning is underway to improve pedestrian access and vehicular circulation to, and throughout, the park. Design concepts include upgrades to the existing park facilities that incorporate new opportunities for recreation and waterfront access for everyone. In addition to improved pedestrian and vehicular access, the project will upgrade existing trails, install elevated boardwalks and a new overwater lookout with a boat launch for hand-carried boats, and increase day-use parking. The master plan will identify a lake loop trail system to help separate day-use activities from private rentals, including improving the access between adjacent neighborhoods and park trails.



Connections

The proposed trail will help connect the community with some of the region's most loved recreational areas. The adjacent parks and lakes in Camas are stitched together with a network of multimodal trails. The site improvements at Fallen Leaf Lake will tie directly into the Lacamas and Round lake trails and from there, into a regional trail network. The plan provides a much-needed pedestrian crossing over NW Lake Road just north of the lake. This new crossing will give walkers and bicyclists direct access to the Lacamas Heritage Trail running along the west side of Lacamas Lake. This connection also will provide access west to South Falls and Washougal. The trail improvements at Fallen Leaf Lake Park will tie into neighborhoods both north and south of the site; the proximity of the park and the lake to Camas elementary and high schools make them an attractive opportunity for ecological, biological, and physical education.

A lake loop trail system will help separate day-use activities from private rentals and improve access between trails.

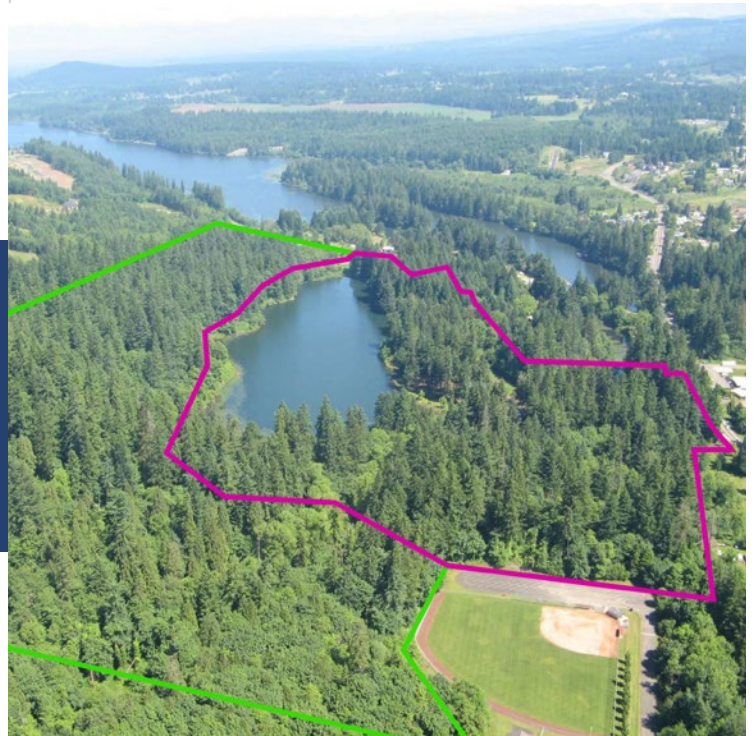
THE MASTER PLAN

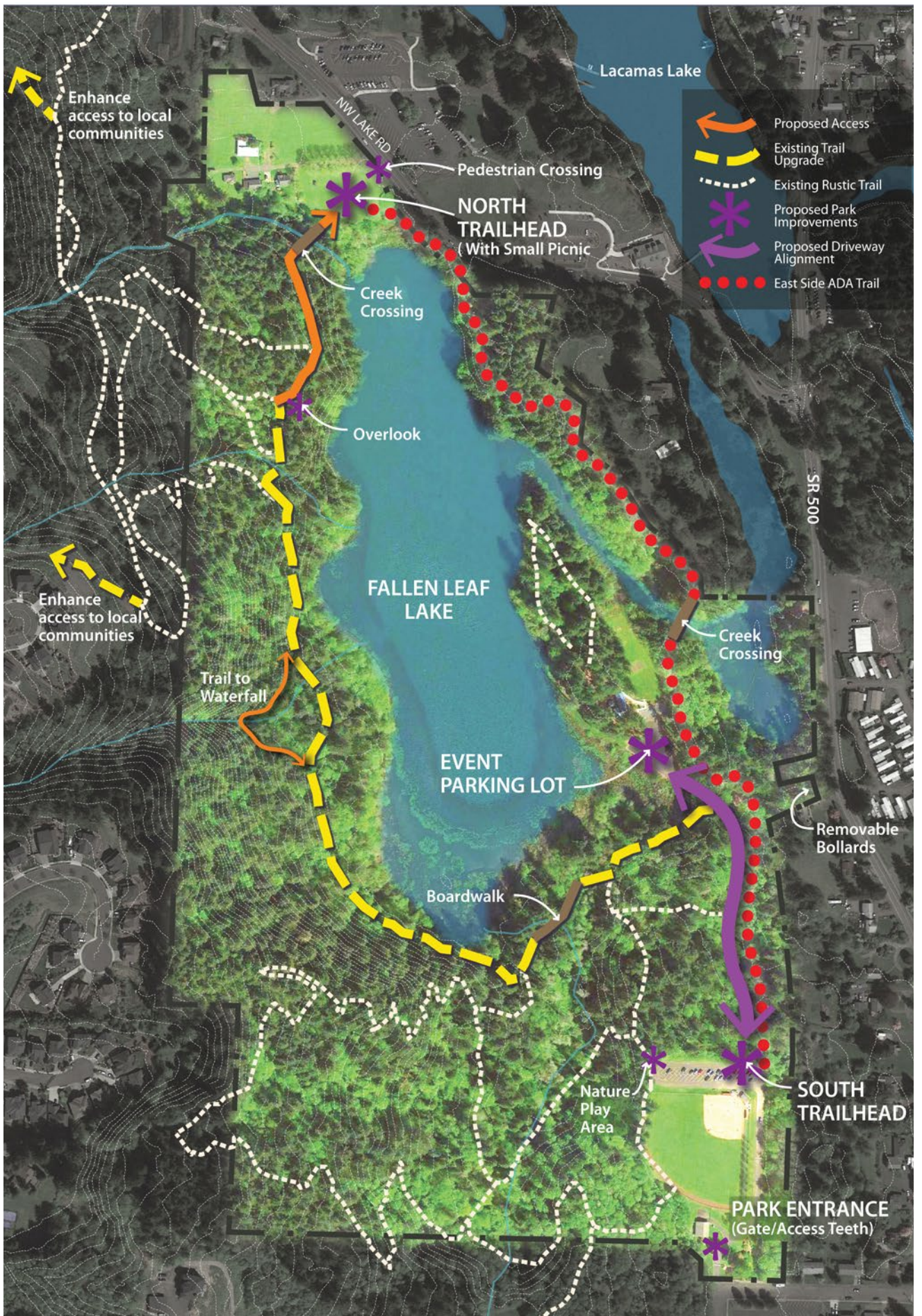
The City of Camas is preparing the master plan with assistance from local firm BergerABAM. The project team used previous studies and surveys, GIS data, and information gathered during site visits to analyze the visible features of the site and conditions on the ground such as shoreline elements, significant vegetation, topographic elements, structures, view corridors, etc. The planning process confirmed the site improvements, alignment, and trail structures proposed by the City.

The City's Parks and Recreation Commission, the public, and City staff reviewed the design concepts for the park. These included two different layouts of site features like parking areas, entry drives, water access, and fully accessible trails. The public was invited to an open house to discuss and comment on the proposed concepts, the design, and its elements. Based on public comments, the Parks & Recreation Commission and the City decided on an approach that is a hybrid of design combining elements from each of the concepts. The preferred alternative preserves the site's tranquility and rustic character and adds improved site features.

The master plan and project graphics are intended to promote improvements at Fallen Leaf Lake. They will be used in grant applications and as the City seeks additional funding. The project has been split into four phased tasks. Phase one – the most crucial improvements – are being incorporated in next year's City budget, and additional improvements will be made as additional funding is acquired. A summary of the project phases is provided on the following pages.

Site improvements will connect the community to Lacamas and Round Lake trails – and from there, into a regional trail network.





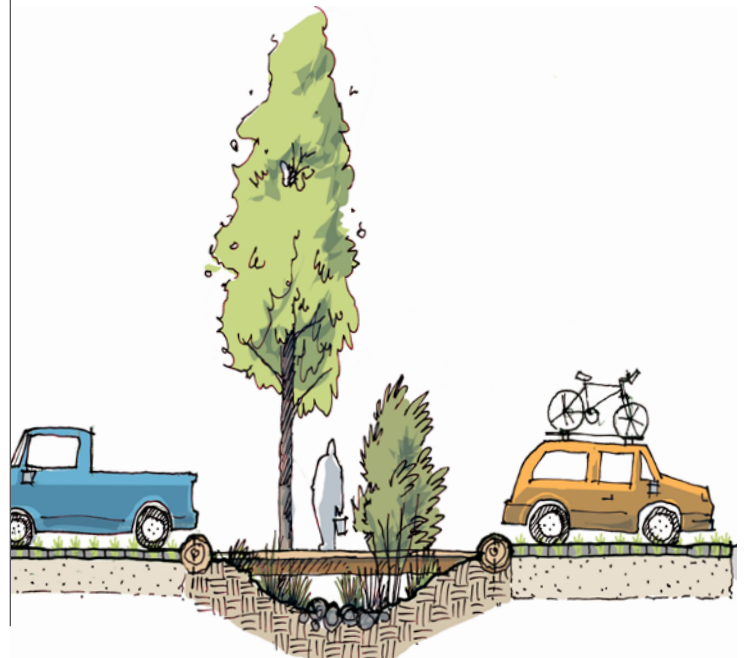


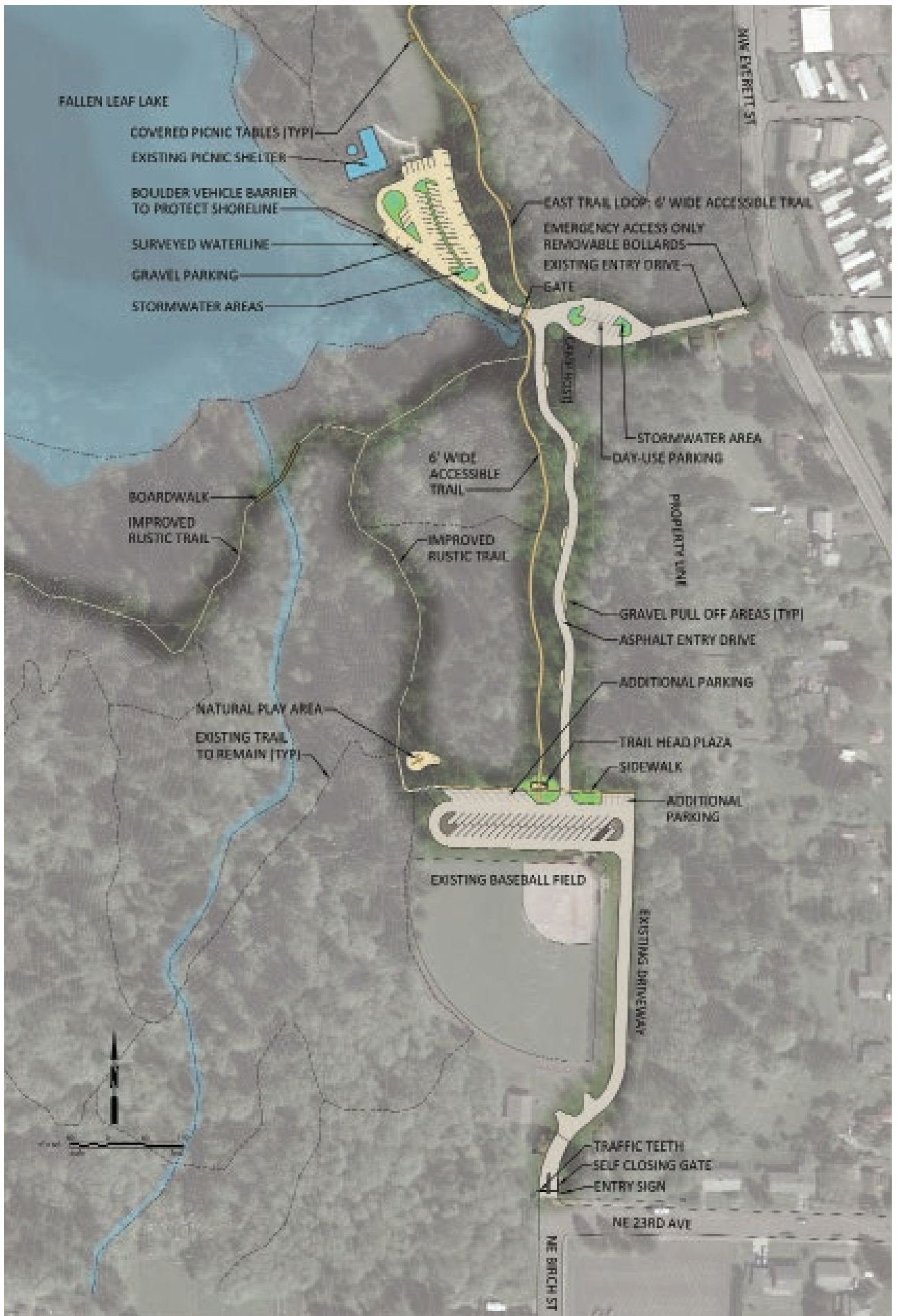
Phase 1 includes a new park entry, driveway, and improved day-use area.

The existing access to Fallen Leaf Lake is off Everett Road (SR 500), and the City intends to relocate it to NE 23rd Avenue for safer access and to eliminate the turns from SR 500 that slow traffic. Visitors coming from NE 23rd Avenue to the lake use the entrance to the Fallen Leaf Lake ballfield, which is upgraded with a self-closing gate, traffic teeth, and an entry sign. Parking is expanded to include 17 new spaces for day-use activities and overflow for rental users. Trailhead improvements include a trailhead plaza with seating, an informational kiosk, and a natural play area.

A disused roadbed is developed as a new driveway to the picnic shelter and day-use parking area. The driveway, which meanders to encourage drivers to slow down, is aligned to minimize tree removal. At its narrowest, the driveway is 16 feet wide with gravel pull-offs so vehicles can pass each other more comfortably. Improvements to the existing parking area include boulder barriers to protect the shoreline and bioswales that define parking spaces as well as treating stormwater.

This phase also includes reconfiguring and paving the existing day-use parking as a loop with 13 parking spaces. The entrance off NW Lake Road will be closed to vehicular traffic except for emergency/maintenance use.





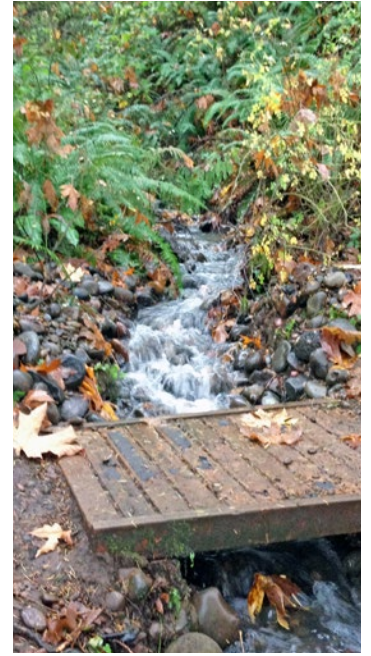


Maintaining the rustic character of the park while improving accessibility are important to us and our community.

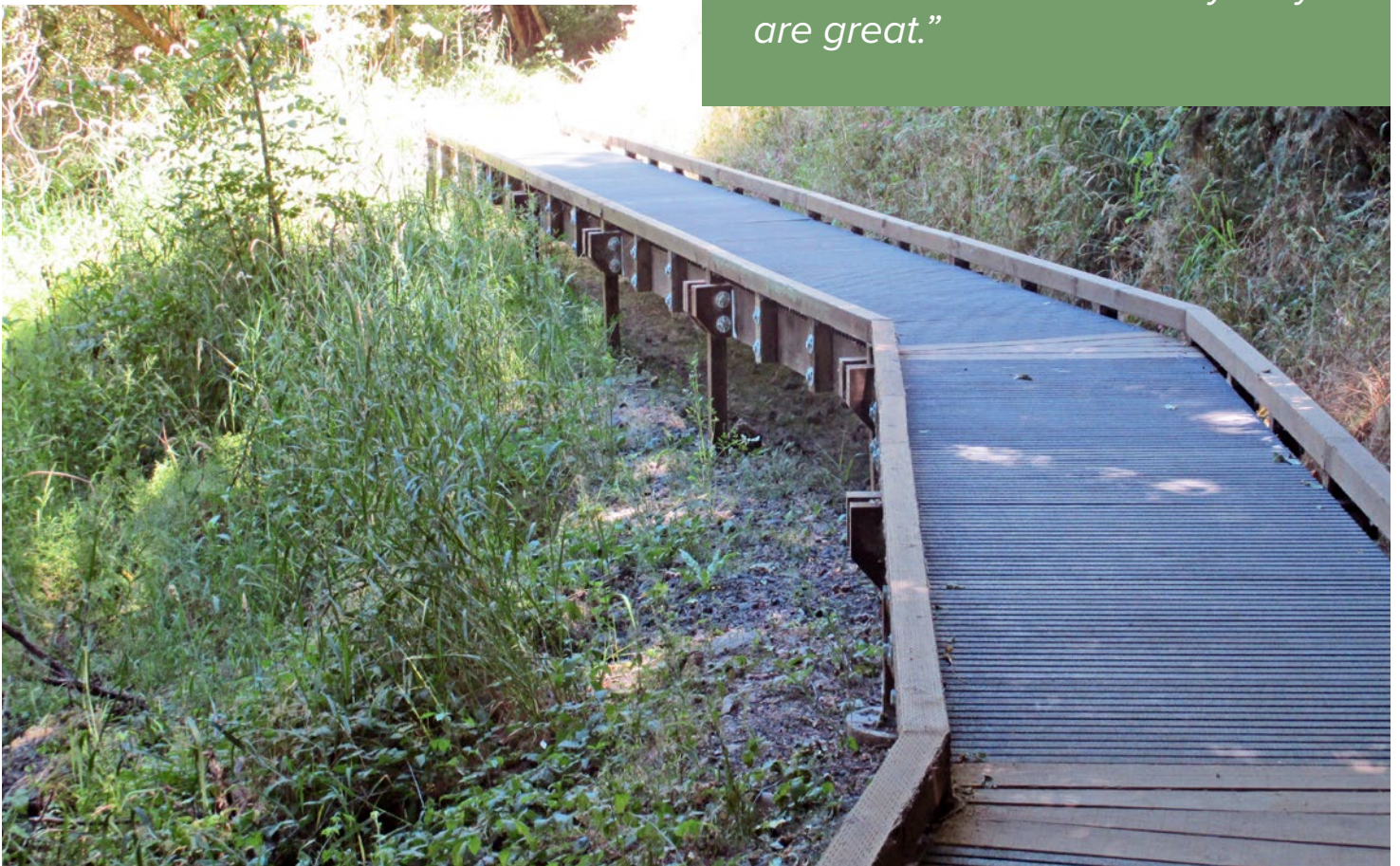
Phase 2 is the west trail with minor creek crossings and boardwalk area.

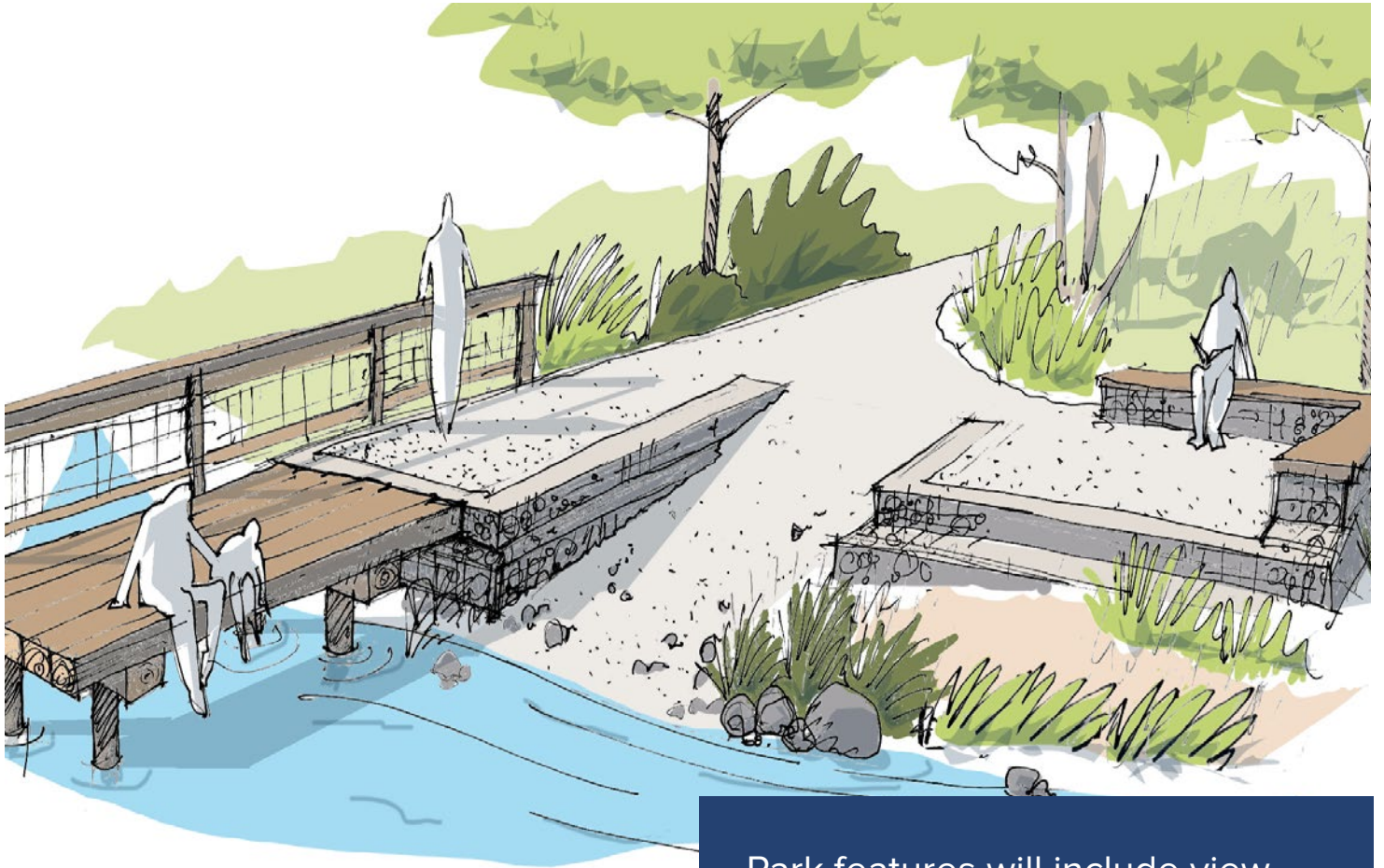
Existing trails along the west side of the lake are enhanced but their rustic quality is maintained. In some places, the trails are widened/stabilized and improved with the additions of timber stairs, retaining walls, and minor creek crossings. The existing boardwalk along the south side of the lake through the wetlands is replaced and realigned to minimize impacts to the wetlands and shorten the length of boardwalk required.

A new soft surface trail will be constructed to provide access to a currently unseen waterfall. A new section of trail will be created to connect to the north side of the lake; this trail section will include a small overlook with seating and a pre-engineered bridge that crosses the creek. This phase of the trail also includes a connection to Lacamas Park with pedestrian-activated signals, crosswalk, and a connection to the existing trail system.

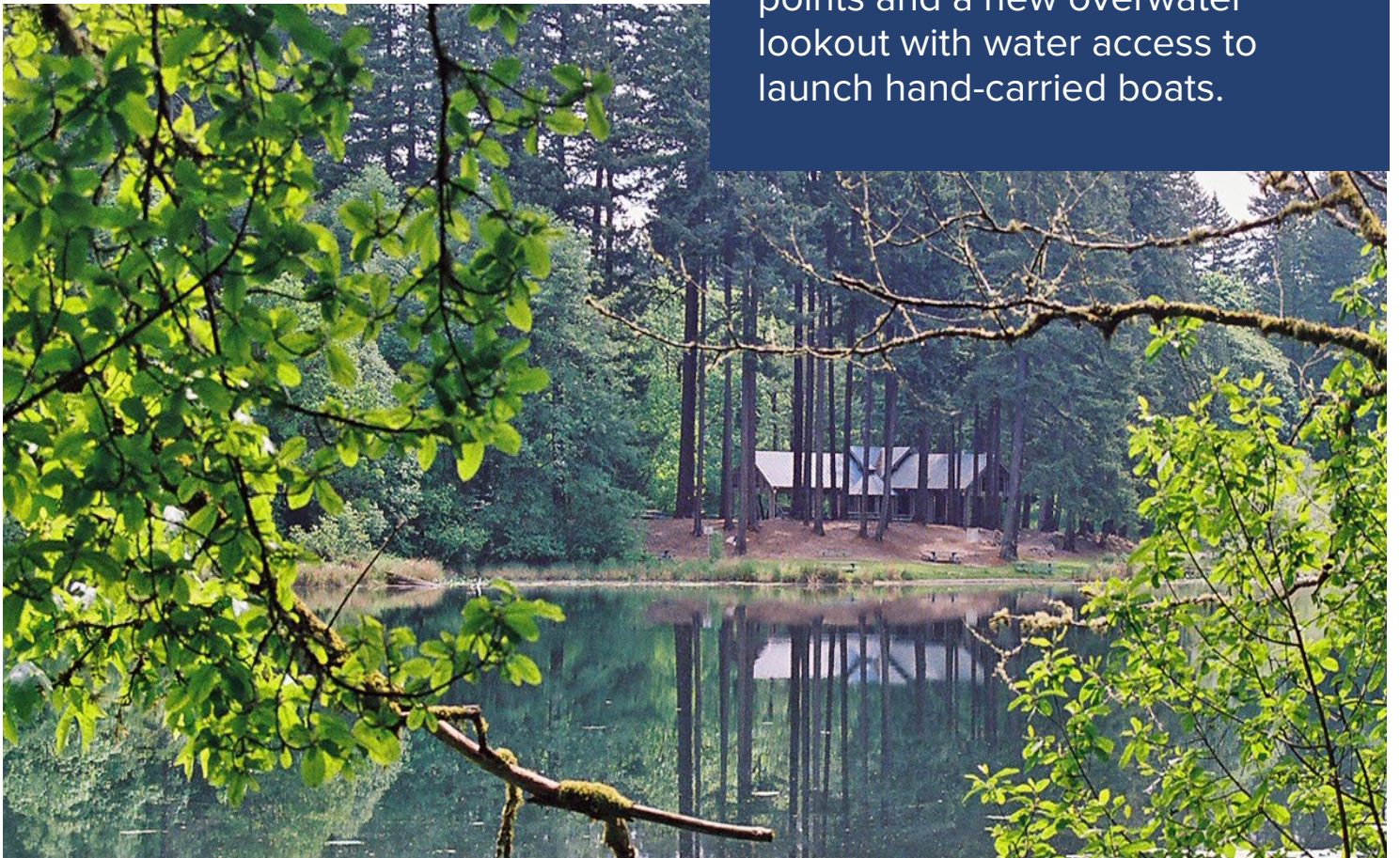


“Please keep the character of Fallen Leaf Lake close to its current character. The diversity of the various areas is why they are great.”





Park features will include view points and a new overwater lookout with water access to launch hand-carried boats.



Phase 3 includes the northern trailhead parking and dock.

Improvements will provide water access, covered picnic tables, park map, dog waste disposal station, and vehicular access north of the lake with a seven-space parking area. A dock will provide views of the lake, with a ramp into the water for hand carried boats. Phase 3 also completes a junction between the new trail and the bridge completed in Phase 1, the pedestrian crossing at NW Lake Road, and an accessible trail to be constructed on the east side of the lake in Phase 4.



"I would like to see the park used for conservation and wildlife education and photography with bird blinds to view and photo."



*“Wonderful concept!
Our beautiful trails and hiking
make people want to live here.”*

Phase 4 includes the east side trail and pedestrian bridge.

Users of the fully accessible trail will be able to travel from the day-use parking area near the picnic shelter along the east side of the lake and connect to the northern trailhead. Site improvements in this phase include additional covered picnic areas and a second pre-engineered bridge over the creek and wetlands, creating a trail that completes a loop around Fallen Leaf Lake. The east side trail helps create the new lake loop system that helps separate day use activities from private rentals.



“This little lake offers a chance to get back to serenity and enjoy the birds, ducks, frogs, and all the wildlife. It’s a habitat that should be enjoyed with all and appreciated .”

ENVIRONMENTAL AND LAND USE PERMITTING

The first steps involve holding a pre-application conference with the City to identify issues and expectations and then examining the site, reviewing existing documentation, analyzing the extent of jurisdictional wetlands and habitat conservation areas, and evaluating local, state, and federal permitting requirements for the development of this complex and treasured site.

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Actually developing the master plan requires working with the City to obtain shoreline substantial development (SSDP) and critical areas permits and to complete site plan review, a State Environmental Policy Act (SEPA) checklist, and final engineering. These City regulations are among those that govern the protection of critical areas in Camas.

- Three wetlands on the project site are protected by Camas Municipal Code (CMC) 16.53.
- Fallen Leaf Lake and other streams within the study area are protected by CMC 16.61 as waters of the state.
- A biodiversity area is mapped over the entire site and is protected by CMC 16.61 as a priority habitat area.
- A small, naturally occurring pond on the site is protected by CMC 16.61 as a pond less than 20 acres.
- The City shoreline management program gives Fallen Leaf Lake both Urban Conservancy and Natural environmental designations.

In addition, the project requires obtaining various state and federal permits and authorizations. Previous studies identified the presence of wetlands, fish and wildlife habitat conservation areas, priority habitat areas, ponds less than 20 acres, and waters of the state on the site. The wetlands on the site were delineated more than five years ago, so the state requires a new delineation.



“Please consider our wildlife and their access to the park and adjacent areas as you move forward with this plan.”



Any direct impacts to wetlands or waterbodies require authorizations not only from the City, but from the Washington State Department of Ecology and the U.S. Army Corps of Engineers. In addition, the Washington Department of Fish and Wildlife mapped a high-quality ecosystem on the site, and its presence was verified through the habitat assessment.

Site plan review consists of a preliminary review of the project by the City planning, engineering, fire, and building departments to ensure that the proposal complies with the relevant City development regulations, or can comply with conditions. The City most likely would examine the site plan review and

SSDP concurrently, subject to review by the Hearings Examiner with approval following a public hearing.

The City will require that a SEPA checklist accompany the site plan review and SSDP applications. The City will be the SEPA lead agency and make the SEPA threshold determination of whether the impacts of the proposed project are significant.

Engineering review ensures that the proposed development meets City requirements for the construction of site improvements. The objective would be to obtain the City civil and grading approvals and permits necessary for the construction of the proposed site improvements.

Permit Matrix

	USACE Section 404 Permit	Ecology Section 401 WQC	WDFW HPA	City Site Plan Review	SEPA	Substantial Development	Critical or Sensitive Areas	Engineering Review	City Grading Permit	City Building Permits
South Trailhead - Phase 1										
Main Park Entry Gate					X					
Parking Area Extension					X		X			
South Trailhead Plaza					X		X			
Nature Play Area					X		X			
Entry drive & ADA accessible pathway to Picnic Shelter					X		X			
Event and Day-use Parking Improvements					X	X	X			
West Side Trail Improvements and Pedestrian Crossing - Phase 2										
Trail Improvements					X	X	X			
4-foot Wetland Boardwalk (Wood Structure w/ Fiberglass Decking)	X	X	X		X	X	X			
Soft Surface Trail - Waterfall Access	X	X	X		X		X			
Stream drainage culverts	X	X	X		X		X			
Pedestrian Road Crossing Signal					X					
Pedestrian Bridge (8'x30')	X	X	X		X	X	X			
Overlook					X	X	X			
Soft Surface Trail - North Connection					X	X	X			
North Trailhead & Parking - Phase 3										
North Trailhead & Parking					X	X	X			
Canoe Kayak Hand Launch - 12' Gravel Access Trail	X	X	X		X	X	X			
Covered picnic tables					X	X	X			
Viewing Platform/Dock	X	X	X		X	X	X			
East Lake Accessible Trail - Phase 4										
6-Foot Asphalt ADA Accessible Trail	X	X	X		X	X	X			
Prefab Pedestrian Bridge (8'x60')	X	X	X		X	X	X			
Covered picnic tables					X	X	X			
Property Line Fence					X	X	X			

PUBLIC OUTREACH

The City held an open house to gather citizen input on the Fallen Leaf Lake master plan and to affirm public expectations and desires for the park. The open house was held at Lacamas Lake Lodge on Wednesday, January 20, 2016. The public was notified by an article in the Camas Post Record, information on the City’s website, Facebook page, and mobile app.

In addition, announcements were posted in City facilities and more than 7,700 mailers were sent to residents in the 98607 zip code. Approximately 94 members of the community attended, including members of the City Council and the Parks and Recreation Commission. Ten display boards illustrated the design elements of the proposed master plan and showed existing site conditions, photographs, and amenities. Information about regional trails and parks explained how Fallen Leaf Lake fits in the overall park plan for Camas. Proposed improvements presented at the open house included conceptual design documentation to confirm site improvements, trail structures, waterfront access, and recreation features. Based on public input and staff comments, the team created renderings and presentation graphics for the preliminary trail plan.

At the open house, the public could ask questions and comment about the project, either orally or in writing. While most attendees support the Fallen Leaf Lake Park master plan, they want to keep the park in a natural, simple state while making it accessible to all.



“I’d like to see a natural playscape to show our children other options from the other neighboring parks.”

PLANNING LEVEL COST ESTIMATE

The design team developed planning-level cost estimates for constructing the master plan. The cost estimates include the trail, trailheads, and other open space improvements. The project budget is organized into four phased tasks.

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Phase 1. New park entry, driveway, and improved day-use area

The first task includes the costs of constructing the south trailhead to relocate the main park entry, expand the parking area, and construct the trailhead plaza, nature play area, new driveway and accessible pathway to the event facility, and to improve existing parking areas.

Task 1 Construction Costs - \$797,587



Phase 2. West trail with minor creek crossings and boardwalk

The second task includes the costs of constructing the west side trail improvements and providing a connection to the north with a pedestrian bridge across the creek and a pedestrian road crossing to Lacamas Park. Most of the trails are existing and would need only minor improvements to protect slopes, mitigate for springs, and upgrade the existing boardwalk through wetlands.

Task 2 Construction Costs - \$311,957

Phase 3. Northern trailhead parking and dock

The third task includes the costs of constructing the north trailhead and parking and the covered picnic tables, kayak launch, plaza area with kiosk, and platform pier.

Task 3 Construction Costs - \$417,569

Phase 4. East side trail and pedestrian bridge

The fourth task includes the costs of constructing the east side accessible trail from the day-use parking area to the north trailhead. Improvements include a 6-foot-wide asphalt trail and a pedestrian bridge.

Task 4 Construction Costs - \$433,367

Total project construction costs - \$1,960,479

These cost estimates are preliminary and for project budgeting purposes. In addition to construction costs, the project budget includes allowances for mobilization (10 percent), A&E Design (15 percent), permitting (8 percent), construction inspection (3 percent), an estimating contingency (20 percent), and sales tax (8.4 percent). The estimates do not include inflation per annual delay for phases.

Next Steps

The City continues to seek partners and support as the master planning effort moves forward. Once funding is secured, the City continues to develop the plan into construction documents and applies for land use and environmental permits.