

- Major Contour 5'
- Minor Contour 1'
- Easement Boundary
- Wetland Boundary
- 50' Wetland Buffer
- Pond Edge
- Overhead Lines
- Fence
- Coniferous Tree
- Deciduous Tree
- Wetland
- Pond
- Gravel Area
- Existing Buildings

- Garage
- House
- Barn
- Shed
- Deck

Soil:

- 100% of property is Tokul gravel medial loam
- 0 to 8 percent slopes
- Hillslopes, till plains
- All areas are prime farmland
- Moderately well drained

Vegetation:

Existing forest is extraordinary. The western red cedar grove, with one unusually large sitka spruce, is beautiful and unique.

Open areas are predominantly pasture grass with some invasive weeds.

There are mature fruit and other deciduous trees west and south of the residence.

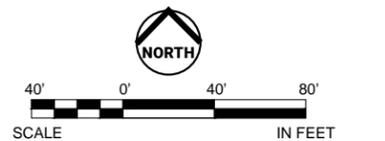
The pond in the center of the property contains cattails and invasive yellow flag iris on the edges.

Wetlands:

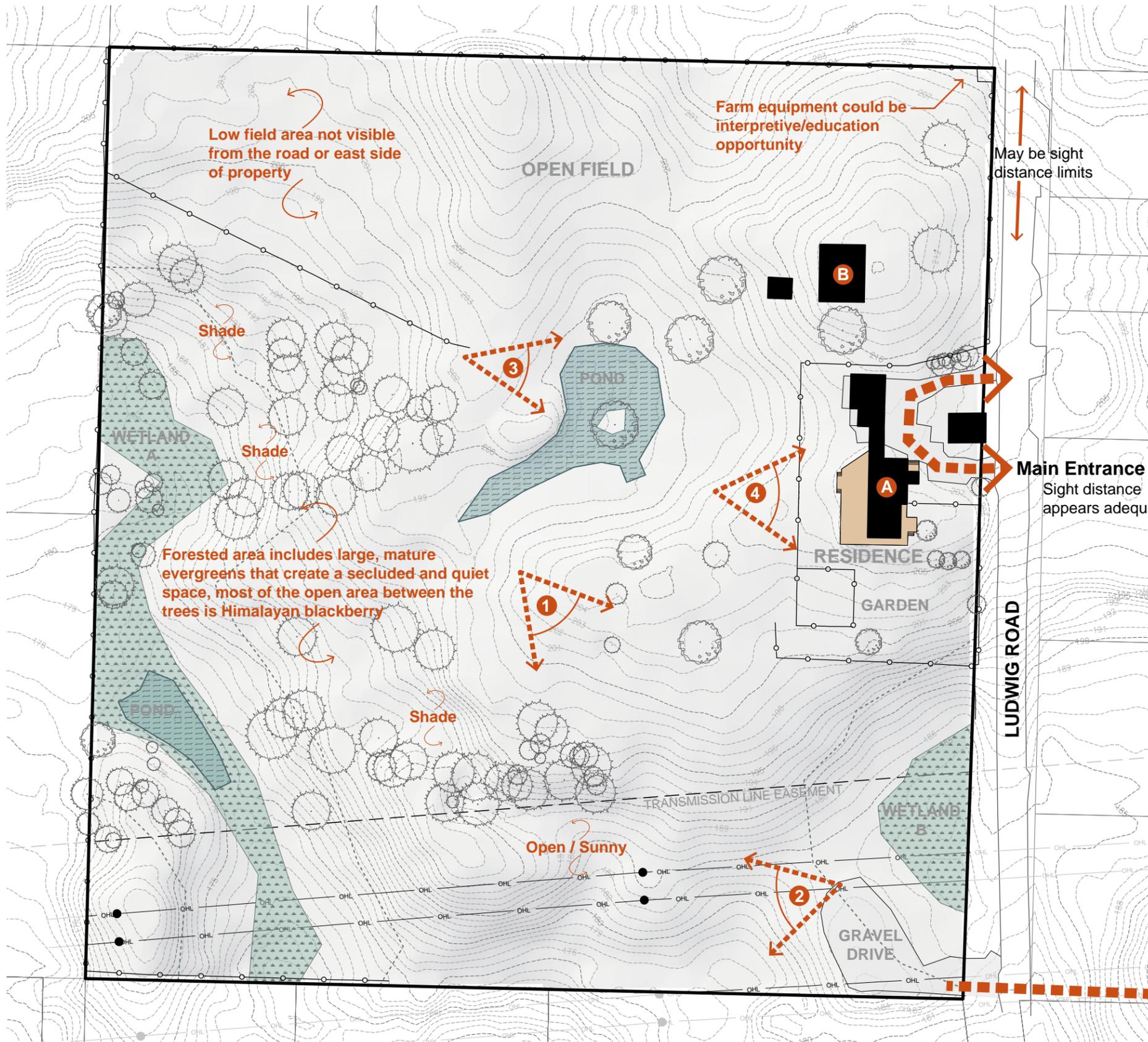
Wetland A is a Category III wetland. The wetland has moderate water quality functions as its vegetation and ponding provide improvements to water that eventually exits down drainages to the south. It provides low to moderate hydrologic functions. It also provides moderate habitat functions; it contains several wetland habitat types, contains a permanent pond with emergent and aquatic bed vegetation, contains habitat features such as snags, and is primarily vegetated with native vegetation.

Wetland B is a Category IV wetland. It provides moderate water quality functions, as it retains and improves water quality from stormwater from Ludwig Road. It provides low to moderate hydrologic functions, as it has the potential to retain some down-gradient flow. Wetland B provides low to moderate habitat functions; its vegetation is one layer of herbaceous, mowed vegetation with several native species present.

(Wetland descriptions from wetland delineation report by Northwest Environmental Consulting, LLC in December, 2017)



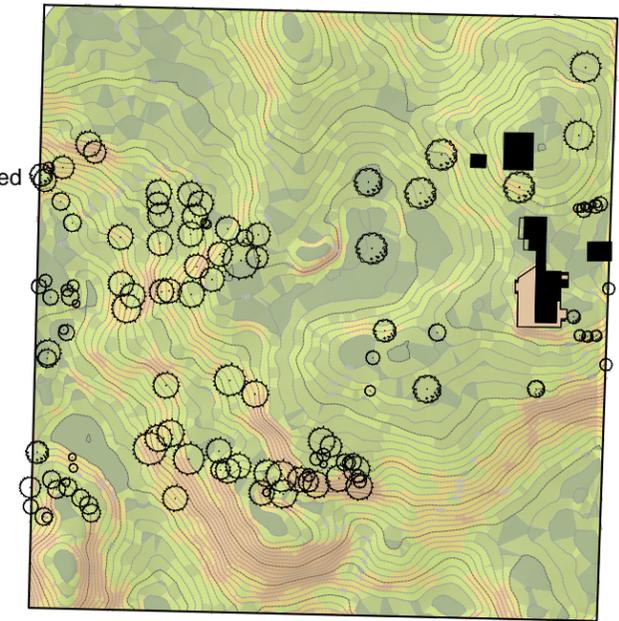
*Showing 1' contours created from Snohomish County DEM



Slope Percentage:

- 0% - 5% Okay for most uses
- 5% - 10% Some grading required
- 10% - 15% Significant grading required
- 15% - 20% Limited use
- 20% - 50% Very limited use

Existing, rolling topography creates interesting experience for passive recreation such as nature trails, wildlife viewing, etc. Existing topography is more of a constraint for facilities that need low slopes such as sport courts or fields.



Existing Buildings

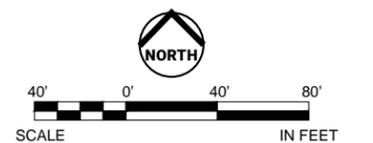
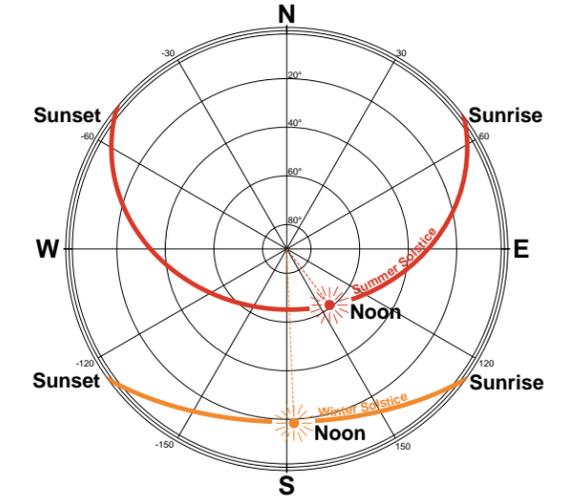
- A Residence:** Appears to be in good condition for administrative or community use
- B Barn:** Appears to be in fair condition for rehabilitation to community use

Views

- 1 Views to Mountains:** Nice views to the mountains on a clear day but not completely unimpeded views due to the overhead utility lines
- 2 View Down Easement Corridor:** Long view down of rolling topography and lower vegetation
- 3 View to Residence:** Framed view from highpoint on backside of pond to the house, deck, and garden
- 4 View to Residence:** Views from back area to residence

Future Trail Connection: Planned trail connecting to Casino Royale / Powerline Trail to the east with a connection to another planned trail running north-south along Cemetery Creek

Sun Path



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Programming by Level of Intensity: Low

Natural Resource Enhancement:

- Remove invasive weeds
- Plant native trees and shrubs
- Establish bi-annual mow natural area in open field, potential for future use

Low-Impact Outdoor Recreation:

- Demo house, retain garage for park ops/maintenance
- Utilize level demo / previously developed areas for parking, and nature play playground
- Open picnic area on high-ground overlooking pond turned marsh
- Incorporate interpretive elements on site history around play and picnic areas

Circulation:

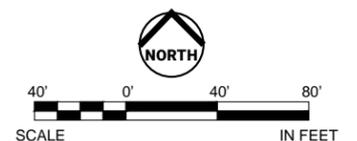
- Natural surface loop trail with connection to future connector trail

Pond:

- Allow pond to become shallow marsh

Future Trail Connection:

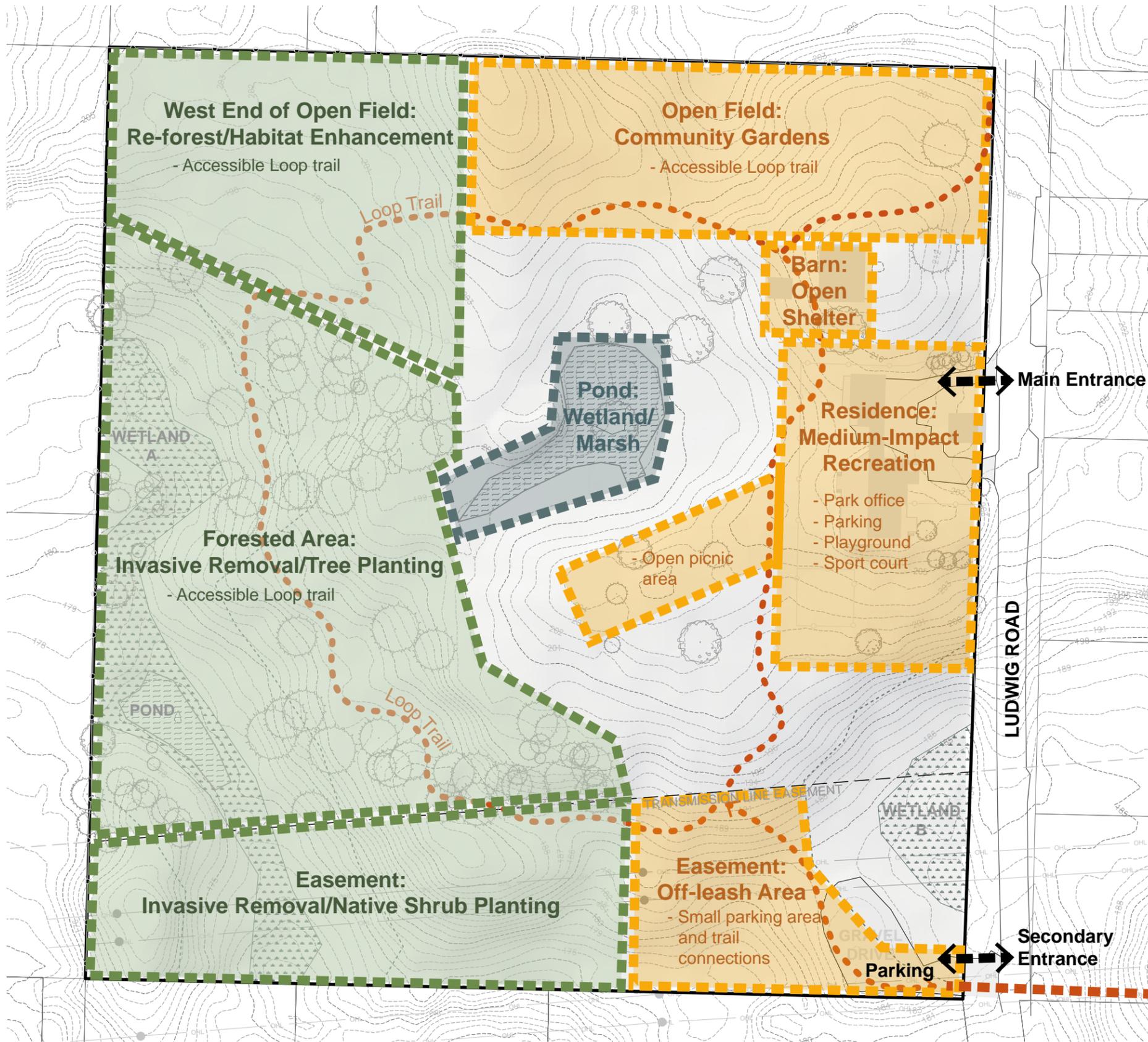
Planned trail connecting to Casino Royale / Powerline Trail to the east with a connection to another planned trail running north-south along Cemetery Creek



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Programming by Level of Intensity: Medium

Natural Resource Enhancement:

- Remove invasive weeds
- Plant native trees and shrubs
- Manage forest for long term succession

Low-Impact Outdoor Recreation:

- Parking and nature play playground next to residence
- Open picnic area on high-ground overlooking enhanced pond
- Incorporate interpretive elements on site history around play and picnic areas

Medium-Impact Outdoor Recreation:

- Repurpose barn as open-air shelter incorporating interpretive elements, use shed for community garden storage or park storage
- Demo west garage and use area for sport court
- Use house for park office/administrative use
- Develop east section of easement as small off-leash area

Circulation:

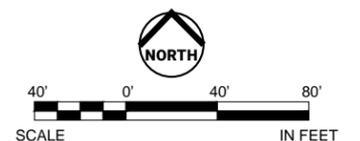
- Loop trail with connection to off-leash parking and future connector trail

Pond:

- Maintain pond and enhance with native plants

Future Trail Connection:

Planned trail connecting to Casino Royale / Powerline Trail to the east with a connection to another planned trail running north-south along Cemetery Creek



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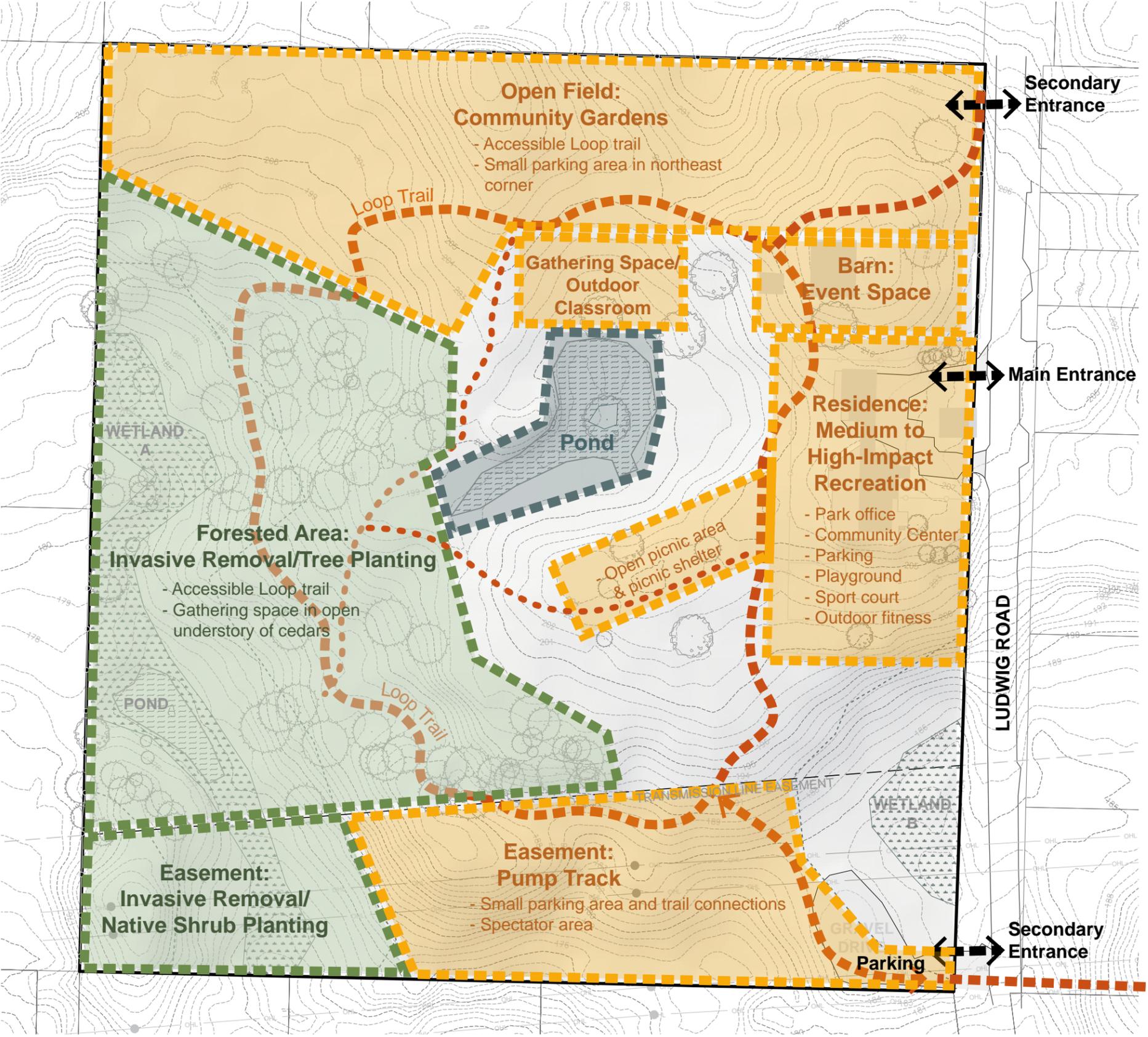


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HOMESTEAD PARK - SITE PROGRAM ANALYSIS

CITY OF SNOHOMISH PARKS MASTER PLANNING & DESIGN

Programming by Level of Intensity: Medium-High



Natural Resource Enhancement:

- Remove invasive weeds
- Plant native trees and shrubs
- Manage forest for long term succession

Low-Impact Outdoor Recreation:

- Parking and small playground next to residence
- Incorporate interpretive elements on site history around play and picnic areas

Medium to High-Impact Recreation:

- Rehabilitate barn as event space incorporating outdoor interpretive elements, use shed for community garden storage or park storage
- Use garden area of residence for sport court and outdoor fitness
- Use house for park office and community space (nature center, classrooms or other programs)
- Open picnic area & picnic shelter on high-ground overlooking pond
- Develop east section of easement as pump track

Circulation:

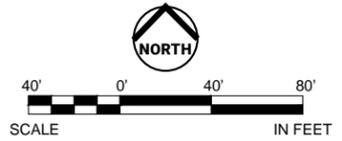
- Paved loop trail with connections to 3 entrances
- Natural and cultural interpretive elements along trail
- Periodic nature play elements along trail

Pond:

- Create gathering space/outdoor classroom on north end of pond
- Enhance pond as landscape focal point

Future Trail Connection:

Planned trail connecting to Casino Royale / Powerline Trail to the east with a connection to another planned trail running north-south along Cemetery Creek



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