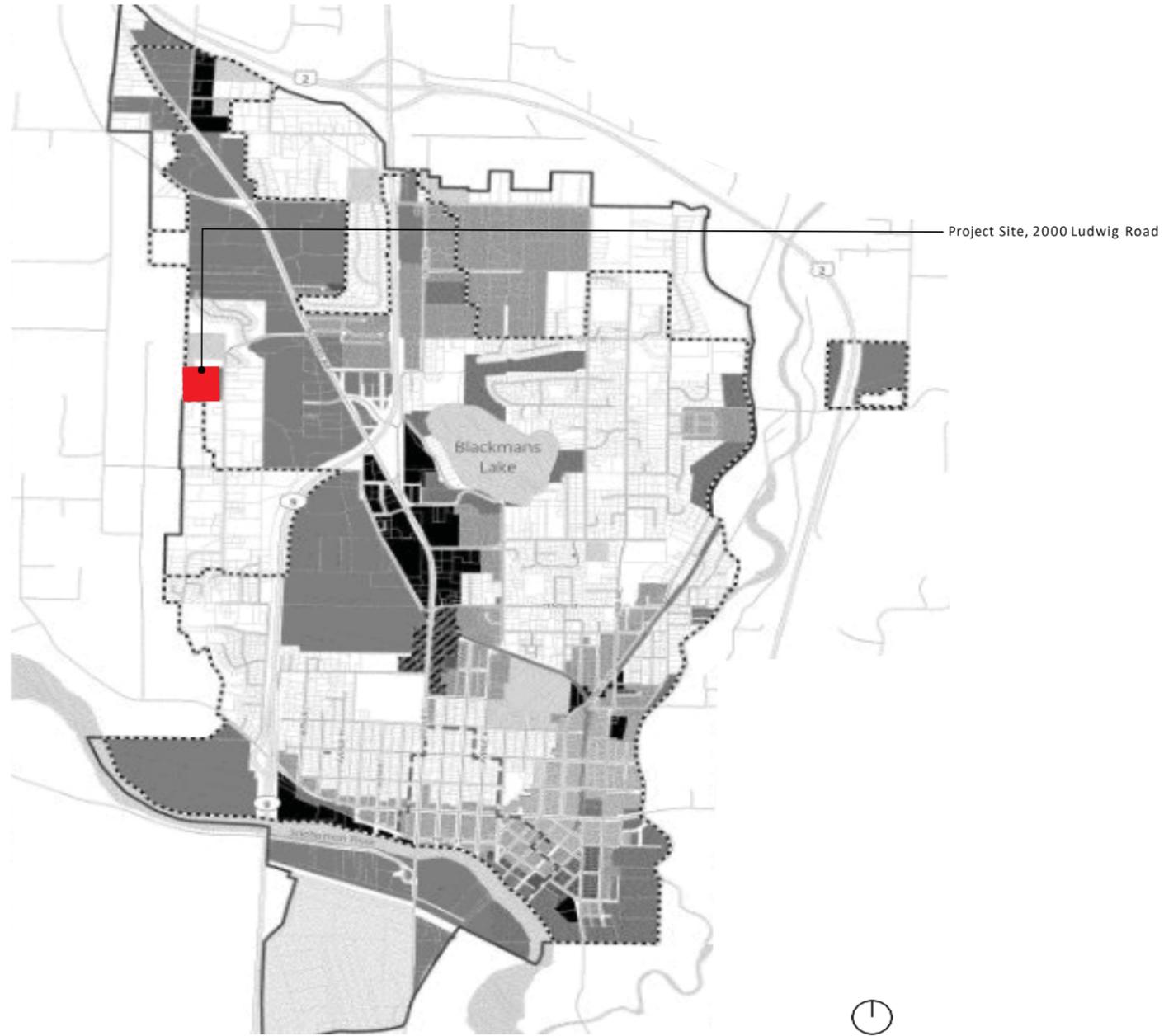


HOMESTEAD PARK  
Snohomish, WA

**GGLO**  
City of Snohomish  
City Council Presentation  
April 15, 2025





Project Site, 2000 Ludwig Road

CITY OF SNOHOMISH, WA  
 NOT TO SCALE

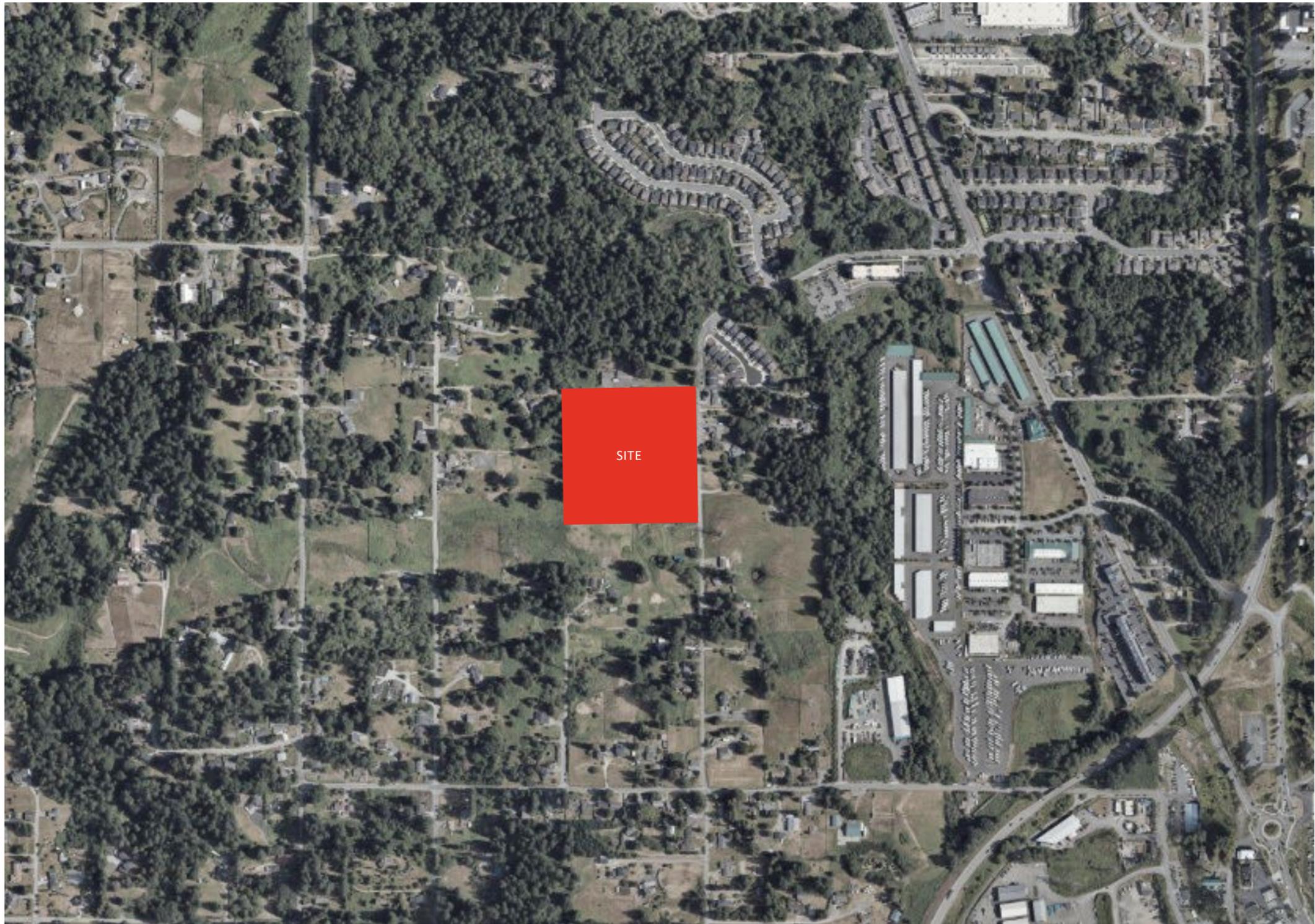
**PROJECT LOCATION & DESCRIPTION**

Located northwest of downtown Snohomish, the site sits on the west side of Ludwig Road, west of Bickford Avenue and SR-9.

The Existing site is a ten-acre parcel located at 2000 Ludwig Road. A property survey and critical areas report were completed in 2017 and in 2024-2025. The site includes an existing farmhouse and garages (currently occupied by a resident), a barn, outbuildings, a man-made pond, wetlands, a mature cedar grove, and a primitive gravel access.

In 2013, the City of Snohomish purchased this property to fill a gap in their park system. The site has since been rezoned to Parks, Open Space & Public.

The City of Snohomish has engaged the community to hear their thoughts about the park - at many outreach events throughout the years and most intensely in the past 24 months.



## CONTENTS

- 01 VISION
- 2. EXISTING CONDITIONS
- 3. SITE CHARACTER
- 4. PROGRAM DIAGRAM
- 5. CHARACTER IMAGES
- 6. PROPOSED MASTER PLAN
- 7. APPENDIX



## VISION

Snohomish's Homestead Park will be a new ten-acre park added to the City's parks system. Situated in the picturesque Upper Snohomish River Valley, Homestead Park features stunning natural landscapes. The western part of the site is home to a large stand of Western Red Cedars and mature fruit trees, whilst the vegetation across the area varies according to the local topography and soil composition. The park's untamed beauty and pastoral elements make it an ideal location for creating a culturally relevant landscape embracing its existing natural features that honors the past, meets the needs of the present, and will endure for future generations.

Development of this new park will be funded through Park Impact Fees paid for by development within the city. Park Impact Fees, per state law must fund development of new park amenities and cannot be used for maintenance of existing parks. Creating a master plan for this new park will create an opportunity for the City to spend the funds towards smaller projects that continue to build towards an overall vision that best meets the needs of the community.

The park's design presents an opportunity to provide essential green space in a neighborhood currently underserved by public open areas. The site is encumbered by wetlands and critical area buffers, a power line easement, and sloping topography, creating design challenges for some recreational uses.

The park will welcome people of all abilities, ensuring everyone can fully engage in its immersive experience. New pathways will be designed to comply with universal access standards and will bring comparable experiences to all users. Intuitive wayfinding will be provided, ensuring equal access from the main parking lot to event and recreation spaces.

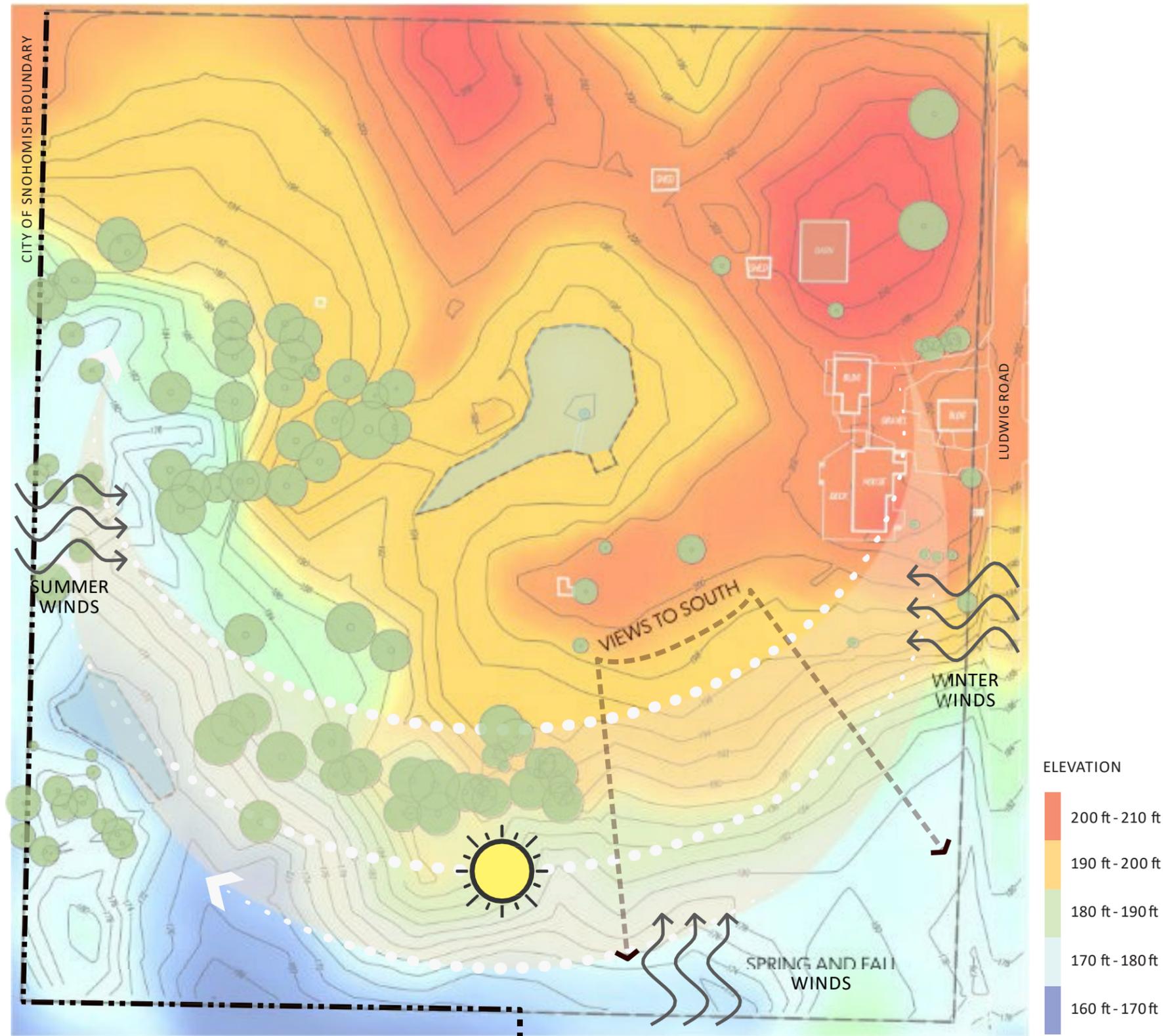
A diverse range of recreational opportunities will cater to various interests and abilities, incorporating elements of physical, imaginative, sensory, and creative play. The design will integrate agrarian principles that celebrate the community's history and promote environmental education.

The design should capture the essence of the location and incorporate local references related to ecology, history, and culture. It will use vestiges of history, agriculture design principles, and cultural references to promote environmental education and stewardship.

Vegetation on the site will highlight local native plant communities found in the Snohomish River, Harkins Fork, and surrounding wetlands, while reinforcing the plant communities of the Cascade foothills. This will help to increase Snohomish's urban canopy, promote native wildlife habitat, and increase carbon sequestration. Preserving as many existing mature trees as possible will be crucial to maintaining the character of the new park and introducing new understory planting while removing invasive species will be essential for the park's long-term viability. Enhancing underused areas with native plants and wildflowers will create immersive settings for photographs and memories.

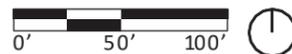
A 9-hole disc golf course for intermediate players will allow visitors to traverse the undulating terrain. Concrete pathways will provide just over an eighth of a mile of trail length, with crushed rock paths adding another half-mile of trail distance to explore. Safety and visibility will be considered.





SITE ANALYSIS

SCALE: 1" = 100'



TOPOGRAPHY

There is a fair amount of grade change on this site. The low point of the site sits in the south power line easement at 166.0', and the high point where the barn is located at 210.0', for a height difference of approximately 44'. Ludwig Road crests at the existing garage location and slopes down to the north and south. The rolling hills on the northern part of the property add character, while steep slopes to the west are partially obscured by a grove of Western Red Cedars. Additionally, a wetland on the west side reduces the available recreational space but increases the native habitat and natural aesthetic this site offers.

VEGETATION AND SOILS

Located in the Puget Lowlands Moist Forest Eco-region, the site features rolling hills underlain by sedimentary rocks. The on-site soil consists of Tokul gravelly medial loam, typically found on hill slopes and considered moderately well-drained to a depth of 18-36 inches. The vegetation is primarily composed of dense coniferous forests, including Coast Douglas-fir, Western Hemlock, and Western Red Cedar. The site also hosts wetlands with palustrine scrub/shrub vegetation, such as soft rush, skunk cabbage, and velvetgrass. Around the existing residential structure, there are small fruiting trees, while the rolling hills are generally planted with prairie-like species.

STRUCTURES

According to the cultural resource report, the primary structure lacks historical or cultural value for preservation, having undergone several modifications and additions over the years. The team proposes to remove all structures including the barn.

WETLAND/POND

Wetland A is a forested and shrub wetland with areas of emergent vegetation and open water. This wetland is on the west side of the property, extending south into the power line corridor and appears to extend west into the neighboring property and south as a palustrine scrub/shrub wetland. The wetland drains to the south. The man-made pond in the center of the property contains cattails and invasive yellow flag iris on the pond boundaries. It drains west, towards Wetland A via pipes and overflows. Wetland B is located adjacent to the gravel parking area. Wetland B vegetation is dominated by soft rush and reed canary grass. The wetland is in a topographic depression and is adjacent to Ludwig Road.

SUN EXPOSURE AND VIEWS

The site enjoys excellent sun exposure in the morning and midday, particularly on the eastern half. In the afternoon, shade is provided by a grove of conifers, which can be inviting during the summer months. Winds typically come from the south in spring and fall, from the east in winter, and from the west in summer. The 200-foot topographical line ridge, located in the middle of the site above the man-made pond, offers territorial views to the southeast. Thanks to the power line corridor, there are minimal obstructions in the foreground.



EXISTING TREE STAND AND UNDERSTORY



UTILITY EASEMENT CORRIDOR



EXISTING TREE STAND



EXISTING BARN STRUCTURE



FENCING AT EXISTING HOMESITE



NORTH SIDE TOPOGRAPHY



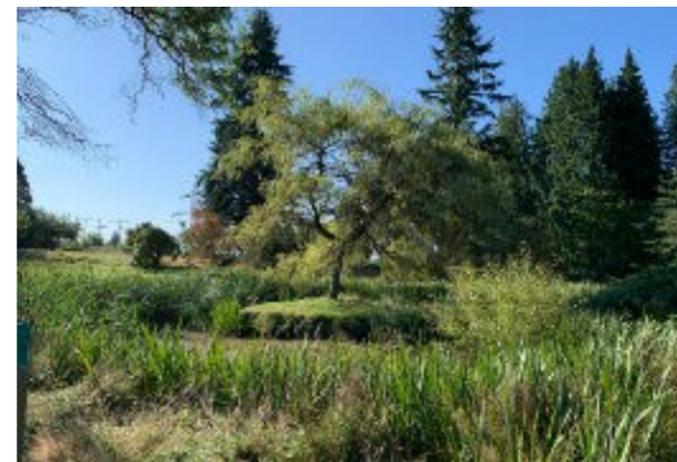
MARKER STONE TO BE PRESERVED



UNDERSTORY PLANTING



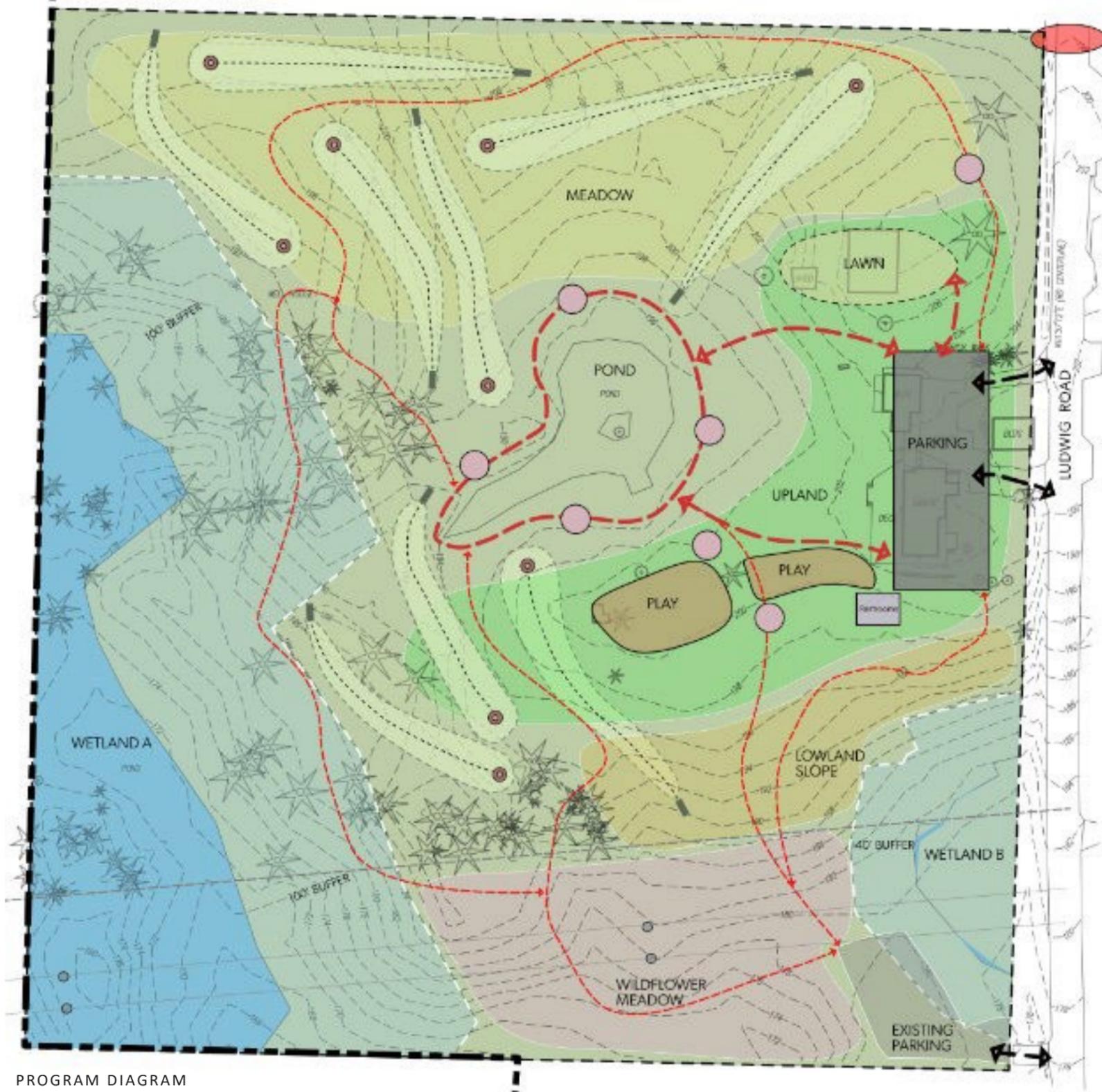
MAN- MADEPOND



MAN- MADEPOND



LUDWIG ROAD



LEGEND

-  Seating Node / Viewpoint
-  Disc Golf Course
-  Restroom
-  Pavilion
-  Play Area
-  Parking Area
-  Wetland
-  Wetland Buffer
-  Green/Re-vegetated Area
-  Vehicular Access
-  ADA Accessible Path
-  Trail
-  Disc Golf Launch Pad and Basket
-  Pedestrian Crossing

PROGRAM DIAGRAM

SCALE: 1" = 100'





DISC GOLF



PICNIC SEATING AND GATHERING



ACCESSIBLE PATHWAYS



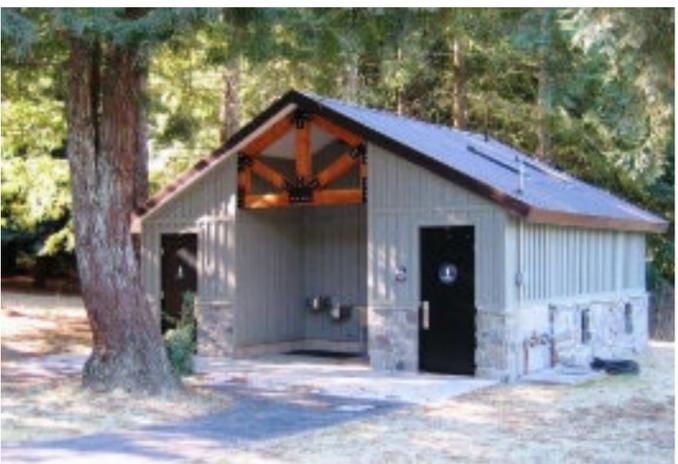
WOODED EXPLORATION TRAILS



INCLUSIVE PLAY STRUCTURE



OPEN SPACE -LAWN



RESTROOM STRUCTURES



ENHANCED POND AREA PLANTING



SLOPE STABILIZATION PLANTING



FEATURE MEADOW PLANTING



NATIVE PNW PLANT PALETTE



LEGEND

- 1 Seating Node / Viewpoint
- 2 Disc Golf Course
- 3 Restroom
- 4 Open Space - Lawn
- 5 Open Space Access Pathways
- 6 Play Area
- 7 Parking Area (38 stalls total, 2 Accessible)
- 8 Main Parking Entry
- 9 Secondary Parking Area
- 10 Wetland Buffer
- 11 Primary Pathway
- 12 Secondary Pathway
- 13 Disc Golf Course
- 14 Planting Buffer
- 15 Streetscape Improvements
- 16 Wildflower Meadow
- 17 Split Rail Fence
- 18 Existing Trees to be preserved
- 19 Existing Fruit Trees to be preserved where possible
- 20 Pedestrian Crossing and Traffic Calming Measures

Enlarged area

MASTER PLAN

SCALE: 1" = 100'





LEGEND

- 1 Open Space -Lawn
- 2 Open Space Access Paths
- 3 Seating Nodes
- 4 Split Rail Fence
- 5 Four Stall Restroom
- 6 Bump-out at Entry Drive
- 7 Asphalt Parking Lot (38 Stalls, 2 Accessible)
- 8 Parking Lot Landscape per Code
- 9 Primary Walkways (Concrete)
- 10 Play Structure
- 11 Swings
- 12 Pond Walking Loop (Accessible)
- 13 Seat walls

ENLARGED PLAN

SCALE: 1" = 50'



# APPENDIX

**DEFINITIONS**

- 1. View: number of times content was played or displayed
- 2.Reach: from organic or paid distribution of post, including if it was boosted. Reach is only counted once if it occurs from both organic and paid distribution. This also includes reach from when your post was reshared. This metric is estimated
- 3.Interactions: The number of post likes, reactions, saves, comments and shares minus the number of deleted or removed interactions
- 4. Link Clicks: The number of clicks on links within posts.
- 5.NOTE: To answer the question: each metric (reach, click, etc.) in META only "counts" an account once. So, if I happened to see the ad for the post 5 times, it would still only count once. However, it is very likely that each metric has duplicates: I may have seen the post AND liked it AND clicked on the link, accounting for 3 of those "counts" in the three different metrics.
- 6.Social Media: Websites and applications that enable users to create and share content or to participate in social networking.
- 7.Quarterly: Done, produced, or occurring once every quarter of the year.
- 8. Web page: A hypertext document on the world wide web.
- 9. Facebook: Social media website.
- 10. Nextdoor: Social media website.
- 11.Geotechnical report: A detailed document that assesses subsurface conditions, focusing on soil and rock properties, and their implications for construction and engineering projects.
- 12.Cultural Resources report: A document that summarizes the findings of studies, like historical and archaeological surveys, to identify, evaluate, and document cultural resources, which are tangible evidence of past human activity, and assess potential impacts on them.
- 13.Wetland delineation report: The process of identifying, characterizing, and mapping the boundaries of wetlands for purposes of federal, state, and local regulations, often involving fieldwork, data analysis, and consultation with regulatory agencies.
- 14.Critical Areas report: a study or report prepared by a qualified professional or consultant, based on best available science, to define the limits of critical areas on or near a project site, establish buffers, and address related site issues.

- 15. RCO – Recreation and Conservation Office
- 16. PRA Grant – Planning for recreational access.

**POLCO SURVEY LIMITATIONS**

The POLCO survey system the city is currently implementing is a powerful tool that has significantly helped gather input from a much broader section of the community than it would have historically been able to reach. It also allows flexibility for respondents to participate who would otherwise not be able to make it to a public meeting at a certain place and time.

However, this system does have its limitations. On an online survey there is no opportunity for staff to clarify questions or probe for deeper insights. There is also the issue of survey fatigue. With other outreach and survey’s the city is offering respondents may become tired or disengaged leading to less participation, incomplete answers, inaccurate responses. There are also accessibility issues where online surveys will not reach people who don’t have internet access or are not fluent in English.

The survey also has the inability to separate out city residents from non-city residents for cross tabulation of results.

# Homestead Park Master Plan Survey Marketing Campaign Results

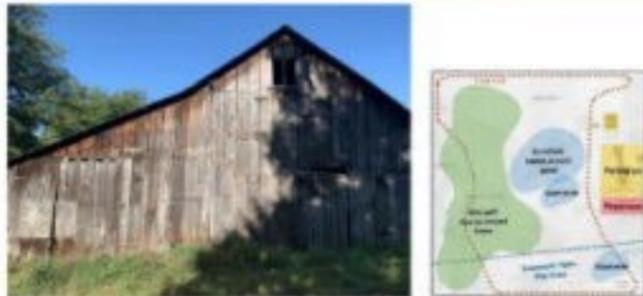
October 2024 – January 2025

## Homestead Master Plan Webpage



- 2,363 Pageviews
- 424 Clicks

## Snohomish Quarterly brief & postcard



### A New Park is Coming to Snohomish

In 2013, the City acquired the 10-acre site at the 2000 block of Ludwig Road with Park Impact Fee funds to develop Homestead Park. Community input and concepts were gathered while updating the Snohomish Parks, Recreation and Open Space (PROS) Long Range Plan and the Parks Element of the City's Comprehensive Plan. Learn more: [www.snohomishwa.gov/HomesteadPark](http://www.snohomishwa.gov/HomesteadPark)



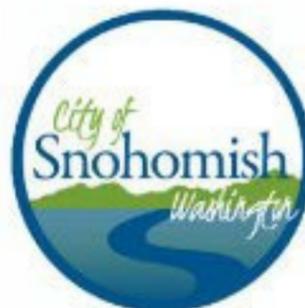
- 11,278 magazines mailed to all residents (10/30/2024)
- 336 postcards mailed to adjacent property owners (1/14/2025)

## Social Media



### Facebook & Nextdoor

- 36,352 Views
- 22,592 Reach
- 270 Interactions
- 416 Link Clicks



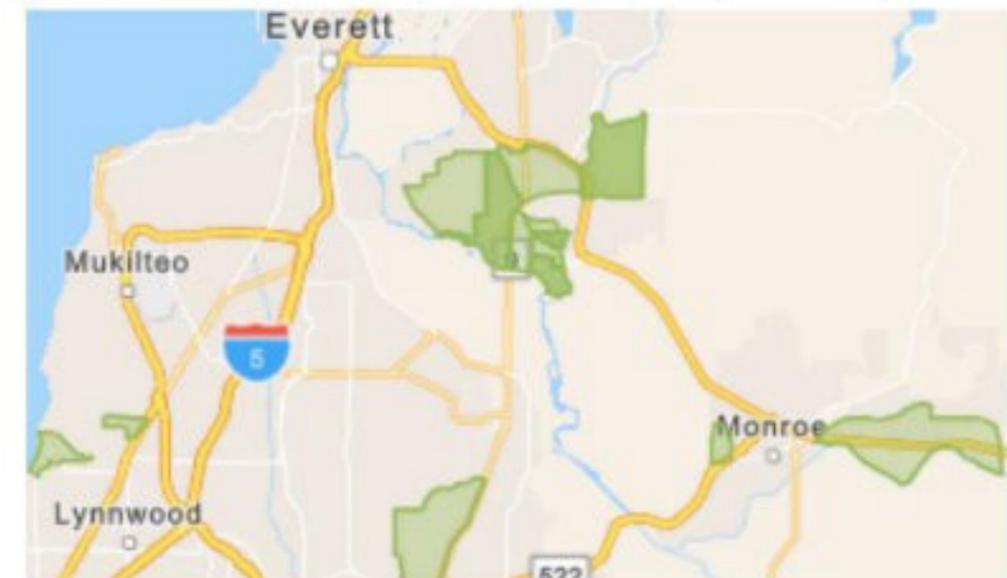
## Homestead Park Survey Background & Analysis

The Parks Board requested background on the Homestead Park community survey, as well as further analysis of its responses, given the similar results for two questions. The survey questions were designed based on a culmination of extensive community input received over previous years of engagement through various mediums (as discussed in the October 2024 Parks Board Agenda), and the narrow timeline to turn around substantive results for the master planning consultant, given the late awarding of the grant.

At the request of the Park & Forestry Board, the City postponed closing the survey while the process of selecting, awarding, and contracting with the master planning consultant occurred. The survey results confirm previous engagement efforts and input, as presented at the January Parks Board meeting, in that the nearly 500 results show staff used the previous input correctly. No element received a "don't like", or "really don't like" vote higher than 10%, except *community garden* (14%) which has since been pulled from the initial draft. Staff's analysis of this result is that while *community garden* was an amenity that scored highly in previous surveys, the intention was for Neighborhood Parks, rather than one that would be more typically accessed by vehicle.

The map below, extracted from Polco's analytics, shows the wide reach of the survey and confirms the first question—that park users will come from outside the City—and the associated need for parking. As discussed in previous Board meetings, this future park location is not located within a walkshed, therefore City residents will also likely drive to the park until such time as future adjacent development provides sidewalks and complete streets that support the nonmotorized connection into the park system.

It is not surprising that nearly all of the 56% who voted "love it" for *disc golf* also selected it as one of three ways they would use the park (55% overall). *Playground* scored 43% and 49%, respectively, as well as *Exercise* scoring 50% with *perimeter walking trail* scoring 61%. In the question allowing up to three choices, 1,187 results were received. Since 460 people participated in the survey, this supports the statement that most future park visitors would use the park in more ways than one.



Metric	%	25th	Median	75th
<b>Agency Summary Effectiveness Ratios</b>				
Operating expenditures per capita		\$384	\$580	\$778
Revenue per capita		\$42	\$54	\$68
Total revenue to total operating expenditures		10.0%	11.9%	13.8%
Total tax expenditures per capita		\$342	\$526	\$709
Park operating expenditures per acre of parkland		\$6,853	\$12,195	\$17,538
Operating expenditures per acre of parkland		\$9,854	\$14,748	\$19,642
Operating expenditures per acres of parks and non-park sites		\$9,365	\$13,984	\$18,604
Operating expenditures per FTE		\$123,413	\$124,851	\$126,290
FTEs per 10,000 population		30.5	45.7	60.8
Acres of parks per 1,000 residents		38.3	39.7	39.2
Number of residents per park		508.0	560.0	630.0
Number of acres per park		19.8	21.9	24.0
Number of participants per program		173.5	273.7	373.8
Ratio of fee programs to all programs		42.5%	61.7%	80.8%
Ratio of building attendance to park attendance		24.4%	47.1%	69.8%
<b>Jurisdiction Information</b>				
What was your jurisdiction's total annual operating and capital budget?				
a. Current Year Jurisdiction total operating budget		\$1,351,647	\$1,703,293	\$13,436,381
b. Current Year Jurisdiction annual capital budget		\$427,615	\$650,000	\$3,747,954
Please estimate the square mileage and population of the incorporated jurisdiction your agency serves.				
a. Square mileage of incorporated jurisdiction		21.1	35.3	36.1
b. Population of jurisdiction		5185.0	5900.0	8477.5
In what country is your agency located?				
<b>Agency Responsibilities</b>				
Responsibilities can vary greatly by agency. Does your agency...				
a. Operate and maintain park sites	66.7%			
b. Operate and maintain indoor facilities	66.7%			
c. Operate, maintain, or contract golf courses	33.3%			
d. Operate, maintain, or contract campgrounds	66.7%			
e. Operate, maintain, or contract indoor swim facilities/water parks	33.3%			
f. Operate, maintain, or contract outdoor swim facilities/water parks	33.3%			
g. Operate, maintain, or contract racquet sport activities/courts/facilities	66.7%			
h. Operate, maintain, or contract tourism attractions	33.3%			
i. Provide recreation programming and services	66.7%			
j. Operate and maintain non-park sites	33.3%			
k. Operate, maintain, or manage trails, greenways, and/or blueways (TGB)	66.7%			
l. Operate, maintain, or manage special purpose parks and open spaces	66.7%			
m. Manage or maintain fairgrounds	0.0%			
n. Maintain, manage or lease indoor performing arts center	0.0%			
o. Administer or manage farmers markets	33.3%			
p. Administer community gardens	0.0%			
q. Manage large performance outdoor amphitheaters	33.3%			
r. Administer or manage professional or college-type stadium/arena/racetrack	0.0%			
s. Administer or manage tournament/event quality indoor sports complexes	0.0%			
t. Administer or manage tournament/event quality outdoor sports complexes	33.3%			
u. Conduct major jurisdiction wide special events	33.3%			
v. Have budgetary responsibility for its administrative staff	66.7%			
w. Include in its operating budget the funding for planning and development functions	33.3%			
x. Operate, maintain or contract marinas	33.3%			
y. Maintain or manage beaches (inclusive of all waterbody types)	66.7%			
<b>Facilities</b>				
Median jurisdiction population per facility or amenity,				
a. Recreation centers		2763.8	2763.8	2763.8
b. Community centers				
c. Senior centers				
d. Teen centers				
e. Stadiums		3685.0	3685.0	3685.0
f. Indoor ice rink				
g. Arena		5527.5	5527.5	5527.5
h. Performance amphitheater		11055.0	11055.0	11055.0
i. Nature centers				
j. Permanent and semi-permanent restrooms		317.9	387.4	456.9
k. Facilities with restrooms available free of use to public, not included above				
Median jurisdiction population per facility or amenity,				

a. Playgrounds or play structures	3881.3	6272.5	8663.8
Playgrounds primarily dedicated for kids aged 5-12	11055.0	11055.0	11055.0
Tot lots primarily dedicated for kids aged 2-5	6116.3	7762.5	9408.8
Playgrounds with inclusive plays structures	11055.0	11055.0	11055.0
<b>b. Community gardens</b>			
c. Basketball courts, standalone (outdoor)	3881.3	6272.5	8663.8
d. Basketball courts, standalone (indoor)			
e. Multiuse courts -basketball, volleyball, etc. (outdoor)	2499.4	3508.8	4518.1
f. Multiuse courts -basketball, volleyball, etc. (indoor)	3685.0	3685.0	3685.0
g. Volleyball, standalone (outdoor)	3434.3	5974.5	8514.8
h. Diamond fields: total	2038.8	2587.5	3136.3
i. Skateboard Parks	6116.3	7762.5	9408.8
j. Dog park			
k. Ice rink (outdoor only)			
<b>l. Rectangular fields: total</b>			
Synthetic rectangular fields	3685.0	3685.0	3685.0
m. Overlay field	11055.0	11055.0	11055.0
n. Walking loops / running tracks (outdoor)	4734.4	4998.8	5263.1
o. Walking loops / running tracks (indoor)			
p. Splashpads, spraygrounds or spray showers			
q. Fitness zones / exercise stations (Outdoor)	11055.0	11055.0	11055.0
<b>Median jurisdiction population per golf facility.</b>			
a. Driving range stations	4470.0	4470.0	4470.0
b. Regulation 18-hole courses	4470.0	4470.0	4470.0
c. Regulation 9-hole courses			
d. Disc golf courses	11055.0	11055.0	11055.0
<b>Median jurisdiction population per swimming/aquatics facility.</b>			
a. Aquatics centers			
b. Swimming pools (outdoor only)			
c. Total indoor competitive swimming pools	11055.0	11055.0	11055.0
d. Indoor pool designated exclusively for leisure (i.e. non-competitive)			
e. Therapeutic pool			
f. Water park			
<b>Median jurisdiction population per racquet sports facility.</b>			
a. Tennis courts (outdoor only)			
b. Tennis courts (indoor)			
c. Pickleball (outdoor)			
d. Pickleball (indoor)			
e. Multiuse courts- Tennis, Pickleball (outdoor)	3058.1	3881.3	4704.4
f. Multiuse courts- Tennis, Pickleball (indoor)			
g. Racquetball/handball/squash courts (outdoor)			
h. Racquetball/handball/squash courts (indoor)			
<b>Activities</b>			
Does your agency offer activities in the following categories?			
a. Health and wellness education	0.0%		
b. Safety training	33.3%		
c. Fitness enhancement classes	33.3%		
d. Team sports	66.7%		
e. Individual sports	66.7%		
f. Running/cycling races	33.3%		
g. Racquet sports	66.7%		
h. Martial arts	33.3%		
i. Aquatics	33.3%		
j. Golf	33.3%		
k. Social recreation events	33.3%		
l. Cultural crafts	0.0%		
m. Performing arts	33.3%		
n. Visual arts	0.0%		
o. Natural and cultural history activities	33.3%		
p. Themed special events	33.3%		
q. Trips and tours	0.0%		
r. eSports/eGaming	0.0%		

Does your agency offer the following Out of School Time (OST)				
<b>a. Summer camp</b>				
Yes		0.0%		
No		100.0%		
<b>b. Before school programs</b>				
Yes		0.0%		
No		100.0%		
<b>c. After school programs</b>				
Yes		0.0%		
No		100.0%		
<b>d. Preschool</b>				
Yes		0.0%		
No		100.0%		
<b>e. Full daycare</b>				
Yes		0.0%		
No		100.0%		
<b>f. Specific teen programs</b>				
Yes		50.0%		
No		50.0%		
<b>g. Specific senior programs</b>				
Yes		50.0%		
No		50.0%		
<b>h. Programs for people with disabilities</b>				
Yes		0.0%		
No		100.0%		
<b>i. STEM Programs</b>				
Yes		0.0%		
No		100.0%		

### SHAPING HOMESTEAD PARK: HOW COMMUNITY ENGAGEMENT GUIDED THE MASTER PLAN

The Homestead Park Master Plan project officially began in 2021, but due to shifting demands and funding challenges, the project was temporarily placed on hold. In 2024, the City of Snohomish was awarded a Recreation and Conservation Office (RCO) Planning for Recreation Access (PRA) grant, which allowed the project to move forward and breathe new life into the vision for the park.

When the project was brought off the shelf in 2024, three levels of service designs had already been completed by a previous firm. Additionally, city staff had compiled and reviewed input from previous engagement efforts and used this information to develop a high-level site plan. This preliminary plan served as a foundation to guide the new design team, GGLO, providing them with insights into the community's vision for Homestead Park's future.

Community engagement played a pivotal role in shaping the direction of the Homestead Park Master Plan, underscoring the significance of listening to residents' needs and desires. By actively involving the community at every step, the project ensured that the park would be a true reflection of what the people of Snohomish wanted in a public space. The power of community input was undeniable, as it allowed residents to influence decisions that directly affected their lives, fostering a deeper connection to the space being developed. In this case, their voices helped create a space that wasn't just designed for them, but by them.

Starting in 2022, efforts focused on updating the city's Comprehensive Plan and Parks PROS Plan, which included feedback from the community regarding Homestead Park. These plans helped refine the park's future by gathering input from a range of engagement activities designed to reach a diverse cross-section of the community. This process allowed residents to actively contribute to the future of the park and other city-wide projects.

In 2022 and 2023, numerous in-person and online events provided opportunities for residents to share their thoughts. City staff participated in events such as the Farmers Market tabling, the Future Snohomish Carnival, Earth Day, Groundfrog Day, Zombie Walk, and National Night Out. These events were more than just fun community gatherings—they were essential forums where people could voice their opinions on park amenities, suggest features they'd like to see, and offer feedback on the park's development.

In addition to these events, two online surveys were distributed to ensure broader participation, with one specifically focusing on park amenities. These surveys helped pinpoint the key features that residents wanted in all city parks, including Homestead Park.

This step was crucial for ensuring that the park would meet the practical needs and preferences of the community.

As the engagement process continued in 2024, new opportunities to gather input were created with dedicated Farmers Market dates, which focused on the park's master plan and highlighted the important PRA grant from the RCO. Staff also engaged with Pilchuck District residents during the Averill Field Event, taking the opportunity to connect with the community, discuss the park's development, and hear concerns firsthand.

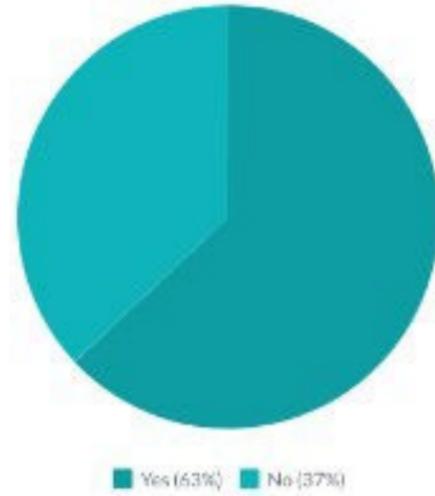
A major milestone occurred in August 2024 when the City received the PRA grant of \$147,324 to complete the Homestead Park Master Plan and design. This funding, along with the continuous input from the community, allowed the project to continue moving forward. In collaboration with the Park and Forestry Board and the City Council, city staff reviewed the community's feedback and made key adjustments to the plan. Notably, input on park accessibility—such as adding a condition to extend sidewalks along a neighbor's frontage to improve access for residents and ensure that newly developed homes will have a safe walking route to the park—was considered and will be integrated into the final design.

The community's active participation was vital in ensuring that the Homestead Park Master Plan was truly reflective of Snohomish's values and priorities. From the feedback gathered during the early stages of the project to ongoing engagement throughout the planning process, the voices of the residents helped shape every phase of the park's development. As the project progressed, this ongoing collaboration ensured that Homestead Park became a vibrant, accessible, and community-oriented space.

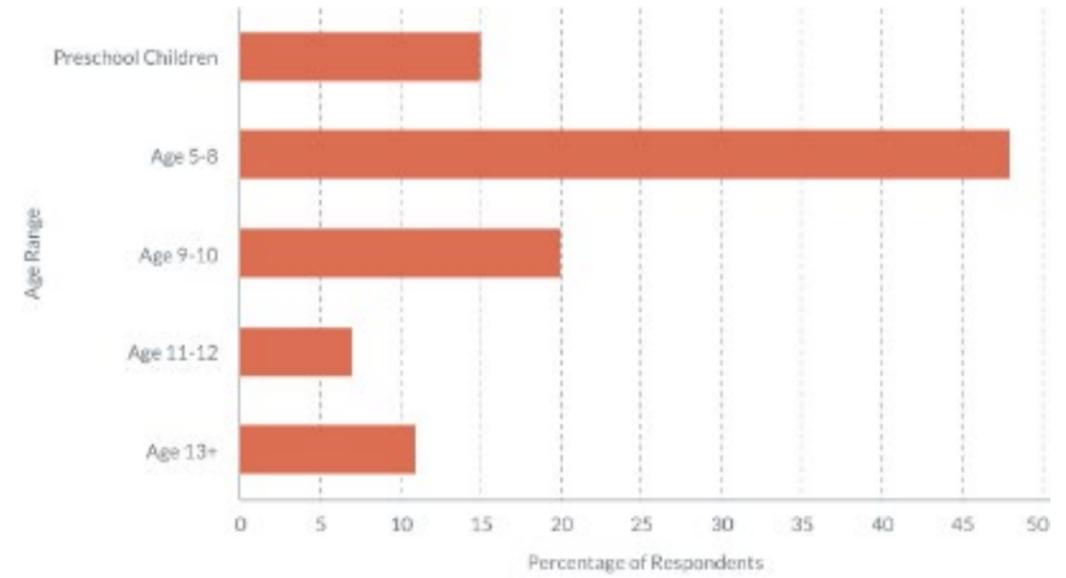
HOMESTEAD PARK COMMUNITY SURVEY

City Staff conducted a survey of residents in the fall and winter of 2024-2025, and these are the final results. There were 460 respondents.

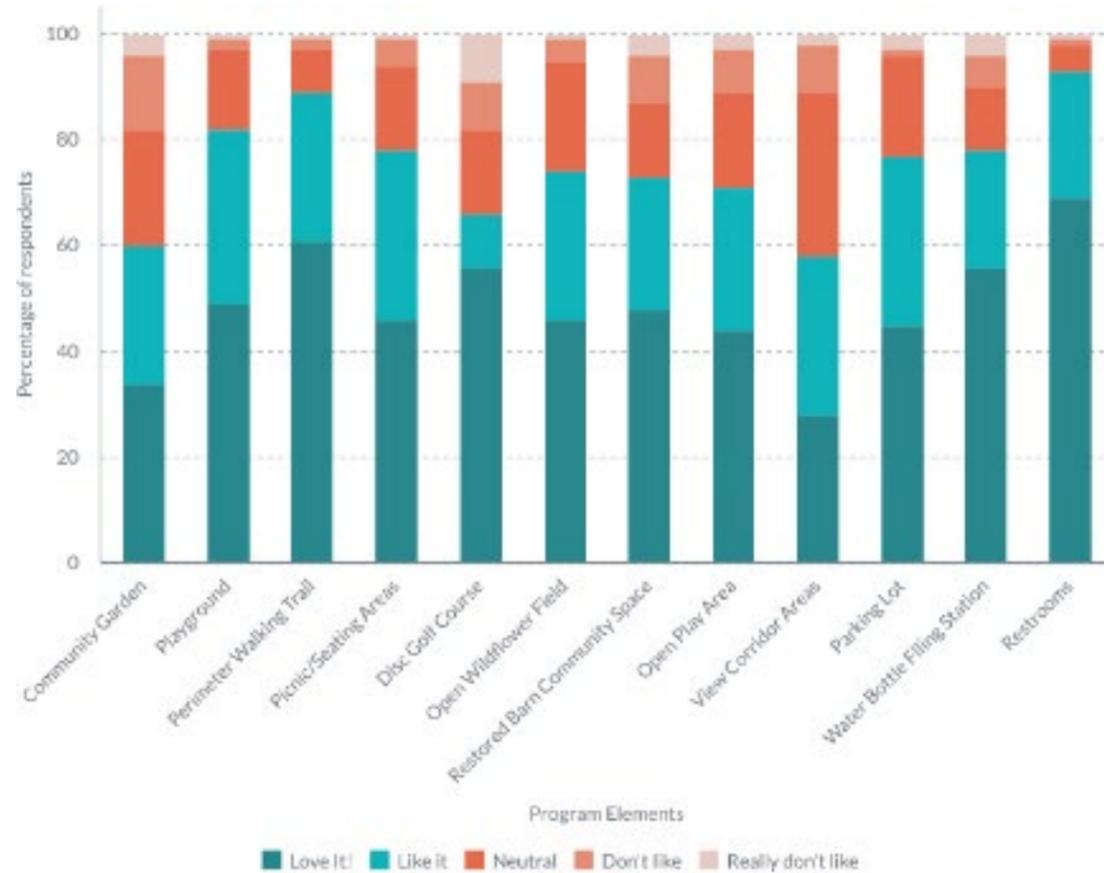
ARE YOU A CITY OF SNOHOMISH RESIDENT?



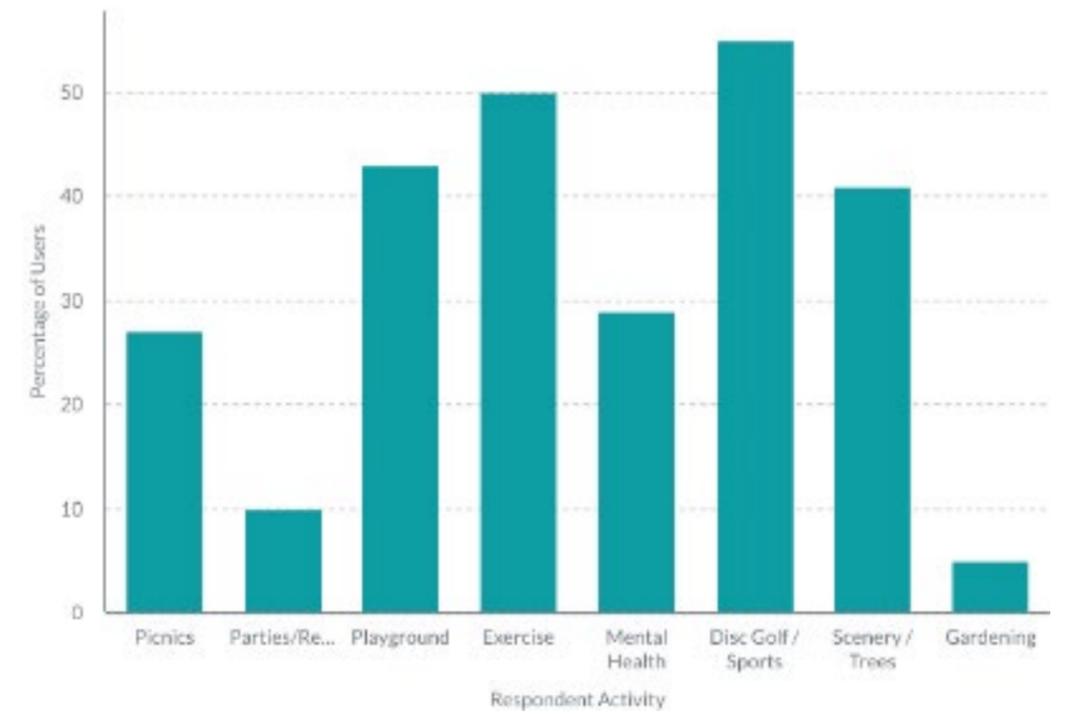
WHAT AGE RANGE SHOULD THE PLAYGROUND EQUIPMENT BE DESIGNED FOR?



HOW DO YOU FEEL ABOUT THE ELEMENTS OF THE DRAFT SITE PLAN?



WHAT WAYS WOULD YOU USE THE PARK? (SELECT UP TO 3)



THIS PAGE WAS INTENTIONALLY LEFT BLANK



VIEW LOOKING WEST TOWARDS POND LOOP TRAIL



VIEW LOOKING EAST APPROACHING PLAY AREA AND PARKING



VIEW LOOKING SOUTH FROM POND WALKING LOOP



VIEW LOOKING SOUTHWEST FROM PRIMARY PARKING AREA INTO PLAYGROUND



AERIAL VIEW LOOKING WEST



AERIAL VIEW LOOKING NORTH

## DISC GOLF GUIDING PRINCIPLES

The Professional Disc Golf Association (PDGA) provides detailed spacing and layout guidelines to ensure safety, playability, and proper flow of a disc golf course. Here are the key guidelines:

### General Spacing & Safety Guidelines

- Fairways should not cross – Ensure that no two fairways overlap or create dangerous intersections.
- Minimum fairway width:
  - Open areas: 30–50 feet wide.
  - Heavily wooded areas: At least 15–20 feet wide.
- Buffer zones:
  - Between fairways: At least 50 feet to avoid interference.
  - Between tees and greens: Maintain at least 150 feet from the previous hole's basket.
  - Between fairways and pedestrian paths: A minimum of 50 feet, with signage if closer.

### Hole Length & Difficulty

- Recreational Courses: 150–300 feet per hole.
- Intermediate/Advanced Courses: 250–450 feet per hole.
- Championship-Level Courses: 350–600+ feet per hole.
- Total Course Length:
  - Recreational Courses: ~4,500 feet.
  - Advanced/Pro-Level Courses: ~7,000+ feet.

### Tee Pad Guidelines

- Minimum Size: 5 feet wide by 12 feet long.
- Surface Options: Concrete, turf, rubber mats, or compacted gravel.
- Orientation: Angled slightly toward the ideal fairway line to guide players.

### Basket Placement & Green Design

- Safe Clearance: Avoid placing baskets near cliffs, roads, or hazardous areas.
- Protected Greens: Use natural obstacles like trees or hills to add challenge.
- Slope Considerations: Avoid excessive slopes to prevent rollaways; slight inclines ( $\leq 5\%$ ) are ideal.

### Flow & Course Navigation

- Distance Between Holes: 100–300 feet (not too far to slow play, but enough for safety).
- Loop Design: Many courses aim for a 9-hole or 18-hole loop that returns to the start.
- Signage: Clear tee signs, directional arrows, and course maps help with navigation.





LEGEND

- ① Seating Node / Viewpoint
- ② Disc Golf Course
- ③ Restroom
- ④ Pavilion Structure
- ⑤ Event Plaza
- ⑥ Play Area
- ⑦ Parking Area (38 stalls total, 2 Accessible)
- ⑧ Main Parking Entry
- ⑨ Secondary Parking Area
- ⑩ Wetland Buffer
- ⑪ Primary Pathway
- ⑫ Secondary Pathway
- ⑬ Disc Golf Course
- ⑭ Planting Buffer
- ⑮ Streetscape Improvements

Enlarged area

MASTER PLAN

SCALE: 1" = 100'





LEGEND

- ① Pavilion Structure
- ② Event Plaza
- ③ Seatwalls
- ④ Two Stall Restroom
- ⑤ Four Stall Restroom
- ⑥ Bump-out at Entry Drive
- ⑦ Asphalt Parking Lot (38 Stalls, 2 Accessible)
- ⑧ Parking Lot Landscape per Code
- ⑨ Primary Walkways (Concrete)
- ⑩ Play Structure
- ⑪ Swings
- ⑫ Pond Walking Loop (Accessible)
- ⑬ Split Rail Fence

ENLARGED PLAN

SCALE: 1" = 50'





AERIAL VIEW LOOKING WEST

Activity	Users	AVO <sup>1</sup>	% of Peak Activity	Demand	Users	AVO	% of Peak Activity	Demand
<u>Weekday PM Peak Hour Typical Operation</u>					<u>Larger Event Operation</u>			
Disc Golf	15	1.5	75%	8	15	1.5	75%	8
Play Area	10	2.5	90%	4	25	2.5	90%	9
Event Area	10	2.0	20%	1	30	2.0	20%	3
Trails/Other	5	1.5	90%	3	5	1.5	90%	3
<b>Total</b>	<b>40</b>			<b>16</b>	<b>105</b>			<b>23</b>
<u>Saturday Typical Operation (Midday)</u>					<u>Larger Event Operation (Evening)</u>			
Disc Golf	15	1.5	100%	10	15	1.5	10%	1
Play Area	25	2.5	100%	10	25	2.5	10%	1
Event Area	30	2.0	90%	14	50	2.0	100%	25
Trails/Other	5	1.5	100%	3	5	1.5	10%	0
<b>Total</b>	<b>75</b>			<b>37</b>	<b>145</b>			<b>27</b>

PARKING DEMAND SUMMARY

Based on the preferred land use alternative, the proposed park would include the following:

- 9-hole disc golf course
- 6,000 square foot children’s play area
- A barn/open air event space (1,285 square feet covered, 2,400 square feet uncovered)
- Trails, picnic, and passive area

Note that this analysis is intended to support the master planning effort for the proposed park. As such, the information presented considers several operations and time-of-day scenarios to help understand parking demand variation during peak activity periods.

PARKING DEMAND ANALYSIS

This analysis utilizes park activity and travel behavior information provided by the development team. The parking demand rates for a Public Park use (ITE #411) were considered but not utilized in this analysis as the park activity information provided allows for a custom approach tailored to the specific proposed on-site uses. The information provided included a range of park users, average vehicle occupancy, and time-of-day park activity distribution.

Table 1 shows both a low range (during a weekday PM peak

hour) and high range (during a Saturday midday or evening) parking demand with varying peak numbers of park user assumptions. For the event space, typical day events are assumed to start after the PM peak hour on weekdays and during the afternoon on Saturdays. Larger events are assumed to start after the PM peak hour on weekdays and in the evening on Saturdays after most other park activity has ended for the day. Depending on the size of these events, parking management plans could be implemented to accommodate higher demand events.

As shown in Table 1, utilizing these assumptions the low range parking demand for the proposed Homestead Park is estimated to be between 16 and 26 parked vehicles and the high range is estimated to be between 37 and 52 parked vehicles.

CONNECTIVITY AND CROSSING

As plans develop for the Right-of -Way (ROW) improvements, the design must take into consideration the safety of access and crossing into the park from neighboring residential areas. Incorporating city standard road profiles and ROW improvements will ensure that there is adequate separation and safety for pedestrians within the Ludwig Road corridor. A crossing at the north end of the site at Ludwig Road will also be studied to determine the safest layout for pedestrians, taking into account the road slopes, drainage, roadway design speeds, and future developments on neighboring properties.

TRAFFIC STUDY

Transpo conducted traffic counts and a vehicle speed study along Ludwig Road, at the north property line of the park property from March 7, 2025 to March 13, 2025. The purpose of this study was to assess the current speeds and volumes in order to inform the crossing treatments at the mid-block pedestrian crossing located at the north property line. During the survey period, the average daily traffic volumes were approximately 1,100 (two way volumes) with mid-week volumes peaking at approximately 1,500 vehicles.

The posted speed limit along Ludwig Road is 25 mph. Travel speeds were also recorded concurrent with the traffic counts. The results of the survey show that during the survey period, the 85th percentile speed was calculated at approximately 34 mph and the 85th percentile speed for the northbound direction was 33 mph.

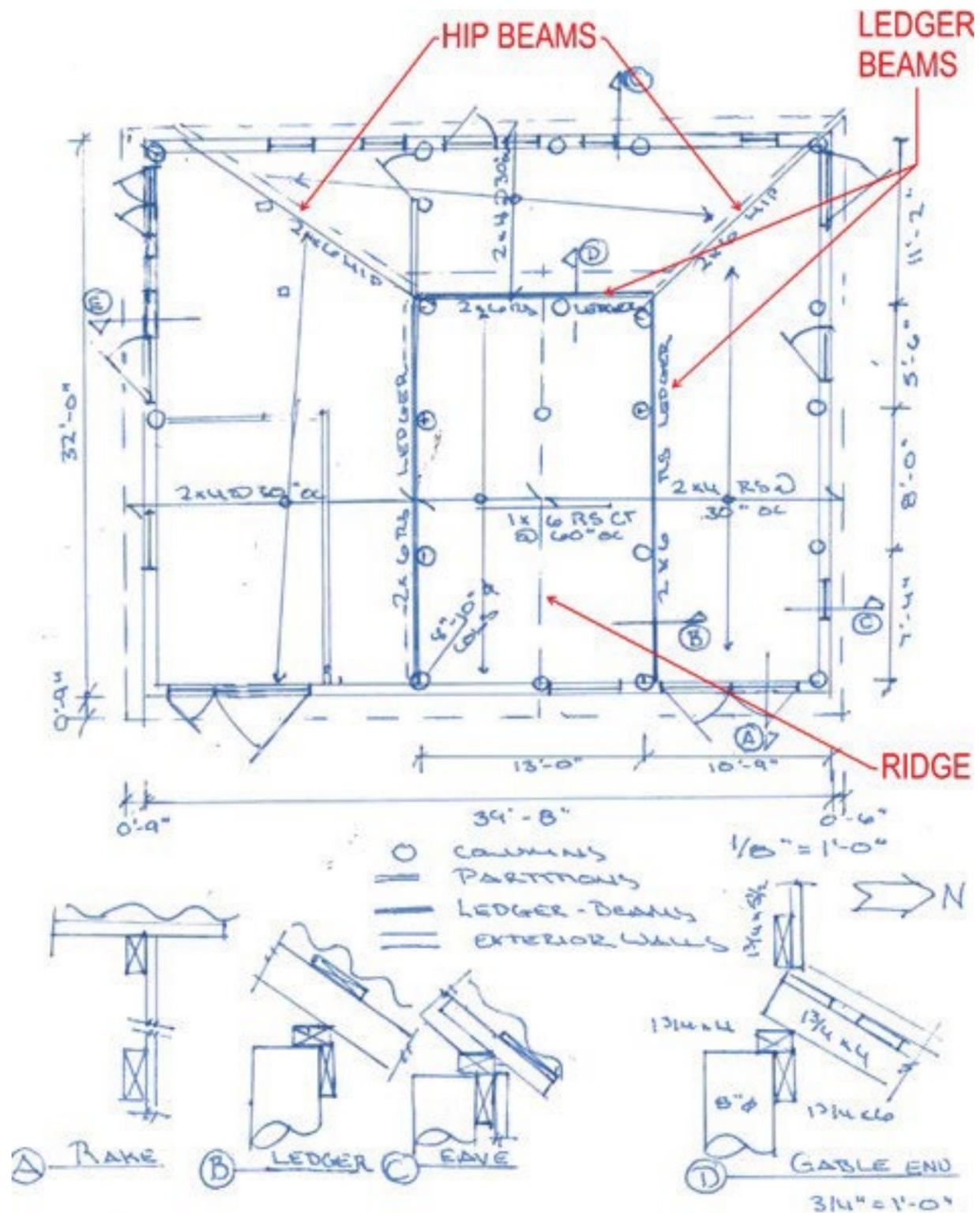


Figure 3: North End-West Wall

BUILDING DESCRIPTION

The Homestead Park Barn is a one-story rectangular structure with a footprint of approximately 1200 square feet'. The building has a gable roof that runs from east to west for two-thirds of the building width, then transitioning to a hip roof to the west. Roof framing consists of rough sawn 1x6 board spaced at 12" to 30" on-center supported by rough sawn 2x4 rafters also spaced at 30" on-center. The rafters are supported on lines of timber columns and ledger beams, with two column lines at the interior, and column lines at the exterior walls. See Figure 1 for an illustration of the existing roof framing. The roofing is corrugated metal attached to the 1x6 boards. See Figure 2 for typical wall and roof construction. Walls are board and batten with rough sawn 1x12 boards and 1x3 or 1x4 battens. Boards and battens are nailed to ledgers at the top of the wall, and to a log foundation at the bottom. See Figure 3 for wall and foundation construction. A small loft occupies the north-west corner of the building, with floors consisting of rough sawn 1x and 2x material over 2x6 joists spaced at 24" to 30" on-center. Joists are bearing on ledger beams fastened to the timber columns. The original floors are wood boards framed over log foundations, which run around the perimeter of the building and across the interior of the building. Log foundations are 8" to 12" diameter laid flat on the ground with the wood floors and walls built on top.

CONDITION

**Roof framing:** The metal roof and roof framing appear to be in good condition for the building's age. There is evidence of excessive deflection at the two hip beams and three rafters at the north-west and south-west corners of the building. These elements appear to have a long span for their size. The south hip beam has added support columns which appear to have been added to reduce the deflection, but the columns are located to support adjacent rafters, rather than to support the hip beam. See Figure 4.

**Wall Framing:** The interior wall framing is in generally good condition at the top of the walls, but the condition significantly deteriorates near the bottom due to wood decay and weathering. Board and battens show a similar pattern with the upper sections in weathered but in generally good structural condition, while the lower sections have significant wood decay. In addition to decay, the north end of the west wall has lost bearing due to foundation settlement and is out of plumb at the north-west corner. See Figure 3 for the condition at the north-west corner. A significant number of battens are missing across all elevations, with almost all

missing from the east elevation. In some areas studs are missing or were omitted from the original construction, primarily in the south-west corner. See Figure 4.

**Loft framing:** Loft framing appears to be in generally good condition for the age of the building, but the joists appear spaced too far apart for the intended use.

**Foundations and wood floors:** The log foundations and wood floors are in very poor condition. Significant decay and settlement has taken place across much of the west half of the building and most of the floor is missing. As noted above, the log foundation at the north-west corner and along the north end of the west wall have settled and displaced outward creating an out of plumb condition. Repairs were made to stabilize the building by supporting the log foundation at that corner on poured concrete piers. See Figure 3 for the concrete piers and Figure 5 for floor elevations. The sudden drops in elevation are often a result of missing floor boards.



Figure 3: North End-West Wall

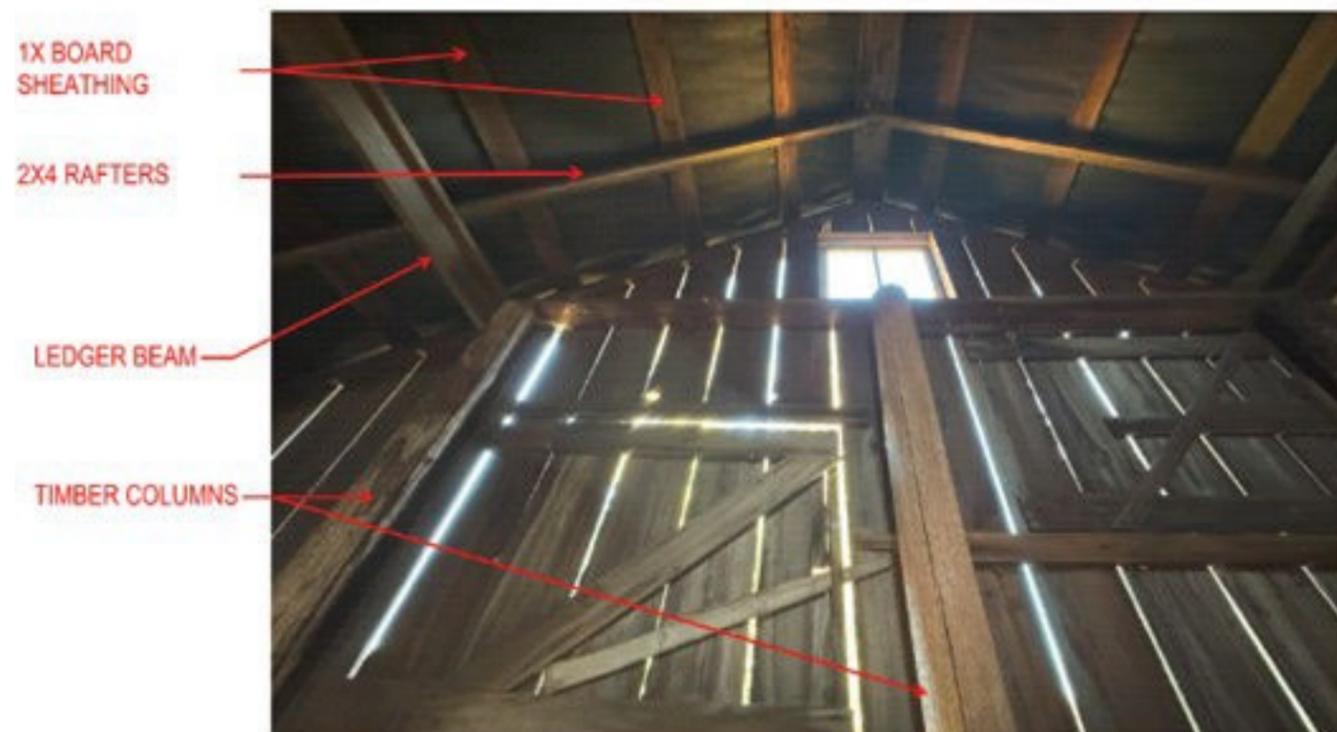


Figure 2: East Wall and Roof Framing



Figure 4: Roof Framing at South-West Corner

FINDINGS AND RECOMMENDATIONS

Roof: According to our calculations, the existing roof will meet Washington State Existing Building Code requirements for a change in use to an assembly occupancy, provided the following:

- The two hip beams and rafters showing evidence of excessive deflection are provided with additional support. We recommend adding posts under the hip beams. Posts could bear on either to a new footing on grade, or to a transfer beam at the ceiling.
- The three rafters showing excessive deflection are provided with additional support. Support would likely be a beam aligned with the existing partition wall.
- Ledger beam-to-timber column connections are strengthened. We recommend providing new fasteners from the existing ledger beams to the existing timber columns. Fasteners could be lag screws, or equivalent.
- Blocking is added between rafters at the exterior walls to transmit wind and seismic forces from the roof, into the walls, and to the foundation.
- Although not structural, we recommend protecting the rafter ends at the eaves and sheathing board ends at the rakes, with new eave and rake boards, flashing, and gutters.

Loft: We found that the loft framing is not adequate to support any allowed occupancy, or storage. We recommend removing the loft framing and/or flooring. The loft may be suitable for light mechanical equipment

Walls: We found that the lower sections of the exterior walls had significant wood decay. We also found that studs are missing in some areas and that the building needs additional shear capacity to resist wind and seismic loads due to the change of use. See the following for recommendations.

- Remove the bottom decayed 12" to 18" of boards, battens, studs and timber columns. Provide new pressure treated sill, or equivalent, with sill anchors embedded in a new concrete stem wall.
- Provide steel angles or pre-manufactured connection hardware at the bottom of all timber columns. Connection hardware should anchor the existing columns to the new concrete foundation.

- Provide 2x4 studs at 24" on-center minimum spacing where studs are missing.
- Replace battens.
- Provide sections of new plywood sheathed shear walls at each corner of the building for a total of 4'-6" each elevation. Shear walls are to be nailed at 4" on-center and framed with double studs on each end. Provide holdowns on each end of each wall. Sheathing may be either on the interior or exterior face of the wall.

Floor and Foundation: The lower sections of exterior walls, remaining floors, and foundation are suffering from significant wood decay. We recommend lifting the building, removing the lower 12" to 18" of wood framing, and building a new concrete foundation under the existing building. The new foundation can consist of conventional concrete footings and stem wall on grade. The building may be leveled and plumbed at this time with floor elevations modified to fit park accessibility requirements. Interior columns can remain at their original height. If the building elevations are modified, or the bottom of the interior columns are found to be decayed, we recommend setting them on new concrete plinths.

Summary:

In summary, we found the Homestead Park Barn to be suitable for a change from agricultural use to assembly occupancy, Stabilization is feasible, with the primary deficiency being wood decay in the heavy timber foundation and lower walls. Repairs will require new foundations and stem walls. Some additional minor strengthening will be required at some roof and wall elements, as well as the addition of short sections of wood shear wall on each elevation.

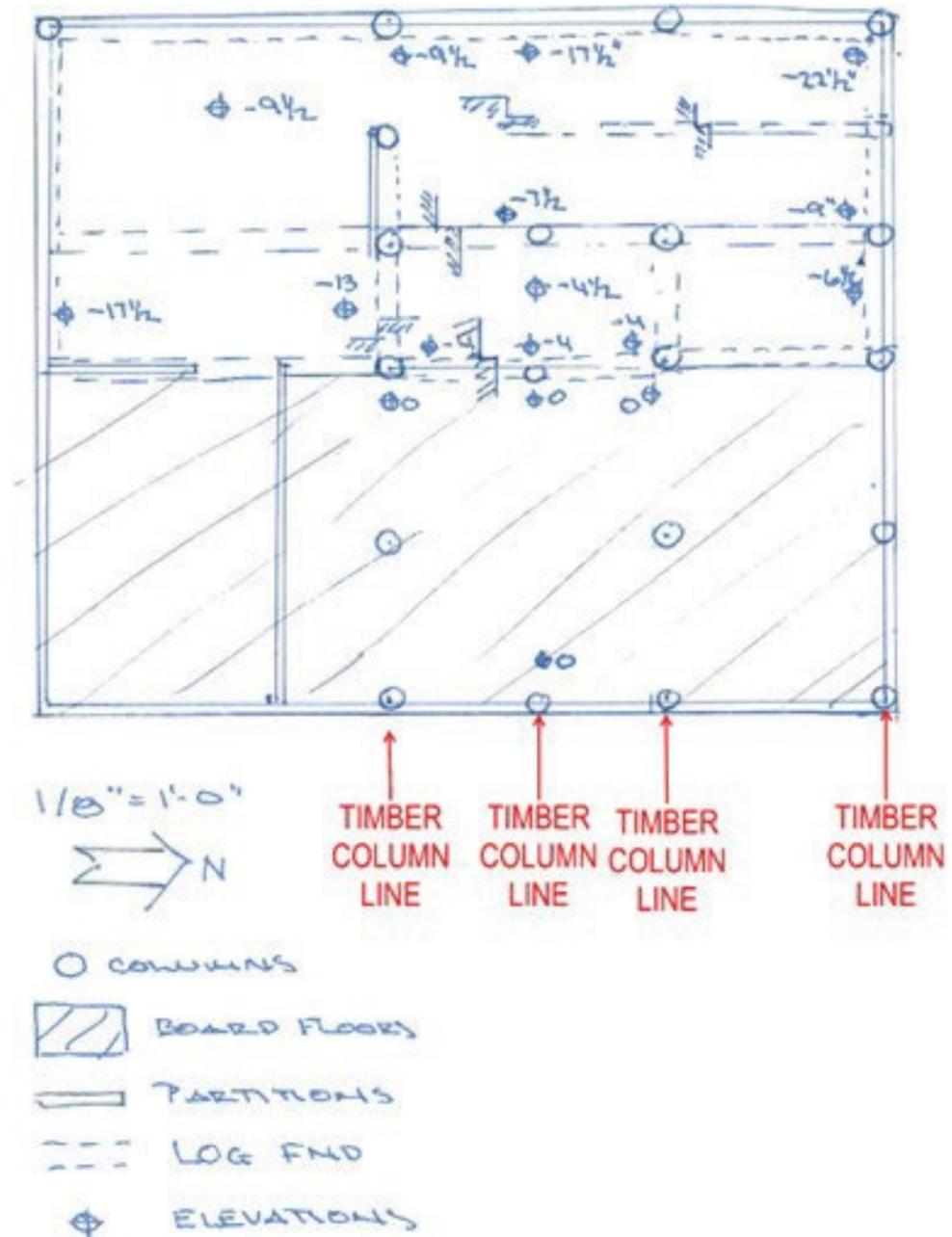
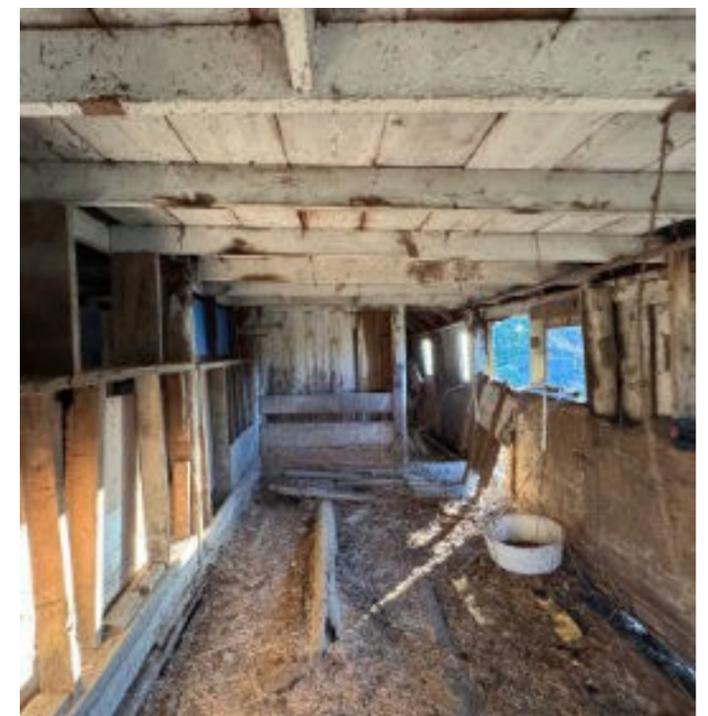
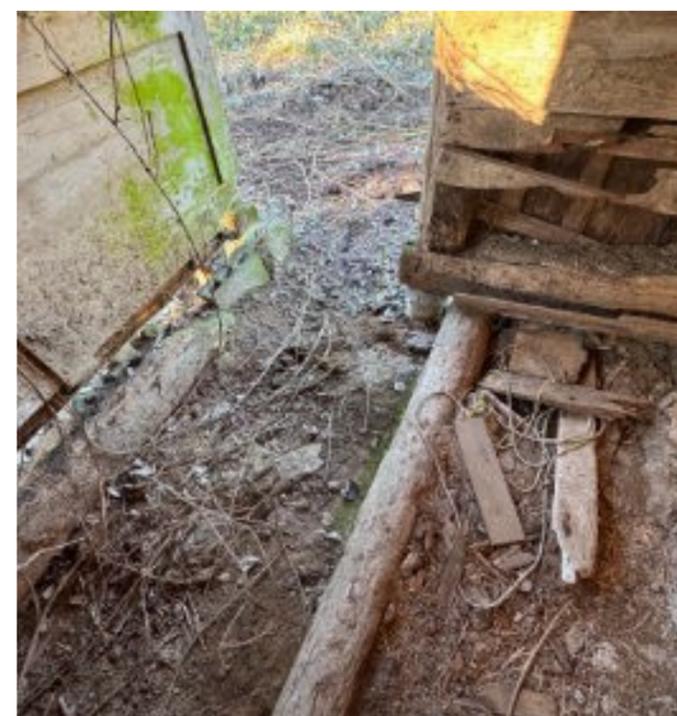
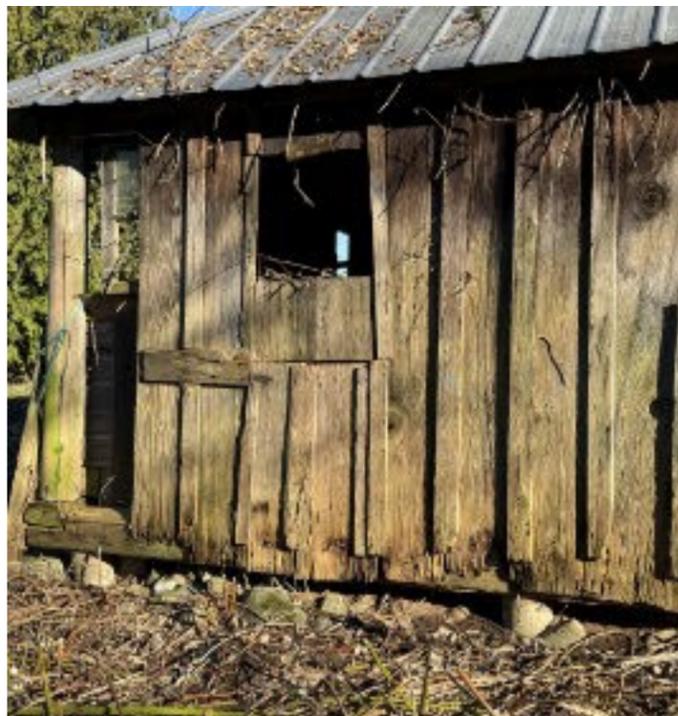
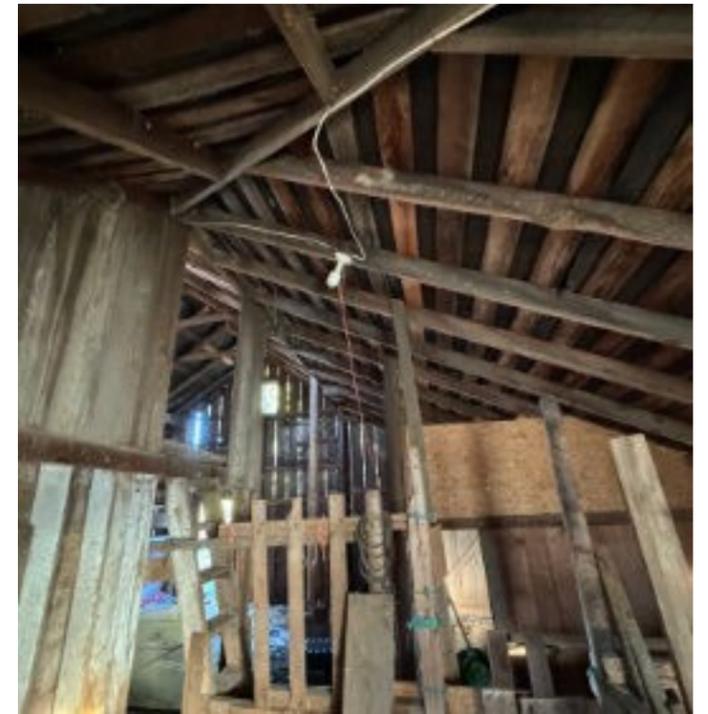


Figure 5: Foundation & Floor Elevations





LEGEND

- 1 Seating Node / Viewpoint
- 2 Disc Golf Course
- 3 Restroom
- 4 Open Space - Lawn
- 5 Open Space Access Pathways
- 6 Play Area
- 7 Parking Area (38 stalls total, 2 Accessible)
- 8 Main Parking Entry
- 9 Secondary Parking Area
- 10 Wetland Buffer
- 11 Primary Pathway
- 12 Secondary Pathway
- 13 Disc Golf Course
- 14 Planting Buffer
- 15 Streetscape Improvements
- 16 Wildflower Meadow
- 17 Split Rail Fence
- 18 Existing Trees to be preserved
- 19 Existing Fruit Trees to be preserved where possible
- 20 Pedestrian Crossing and Traffic Calming Measures

Enlarged area

MASTER PLAN

SCALE: 1" = 100'

