

Internal Use Only

Ref:
Review:
Action:
Status:



ADOP Consideration: Mirrmont Park Advanced Proposal

The purpose of this document is to initiate the ADOP consideration process. This is not an agreement. This is an informational tool that will identify the necessary components of a potential agreement. Although typically not a competitive process, ADOP proposals will be reviewed by a panel represented by user groups and agency staff. The panel will use specific criteria (attached) and overall judgement to determine the proposal's potential for long term success. There will be opportunity to correct the proposal to address any concerns raised by the panel. Once the panel approves the proposal's overall concept, a draft agreement will be prepared and may require additional technical, administrative, and legal details. The draft agreement will be subject to further review and approval prior to implementation.

SECTION 1: BASIC INFORMATION

Proposal Name:

Mirrmont Park

Organization / Association Name:

Mirrmont Community Association

Proposed Site: (Include location, scope, what section(s), total acreage, etc.)

The proposed project will involve restoring a meadow area and surrounding trails. The meadow was historically used for low impact recreation. Trails have been used for walking and bike riding. Both the meadow area and trails have not been actively maintained over the last 20 years. As a result, non-native plants such as Himalayan black berries have encroached on the meadow. A number of pits have been dug throughout the meadow. Debris has accumulated within the meadow and along the trails. To a limited extent, bike riding has impacted the root structure of a number of trees and destroyed native shrub vegetation. This proposed project will restore the meadow to a condition that will facilitate low impact community recreation, control invasive plant growth, and clear and repair trails. A number of additional enhancements complimenting the restoration efforts are also proposed including a parking area, a picnic shelter with seating, a portable sanitation station, and a play structure.

Key features of the proposed restoration project are as follows:

- Location: Corner of Mirrmont Way and 256th Ave. SE; Tract A (originally tracts 11 & 12 Mirrmont Division No 3-replated).
- Parcel Area: 11 acres (approximately 481,500 sq. feet).
- Restoration Area: 1.2 acres for meadow restoration (57,250 square feet) and approximately 750 linear feet of trails.
- Extent of Clearing: 0.5 acres for meadow restoration (21,780 square feet) and less than 0.1 acre (1500 square feet) for vehicle parking.
- Extent of Grading: 0.5 acres for meadow restoration (21,780 square feet) and less than 0.1 acre (1500 square feet) for vehicle parking.
- Vehicle Parking: 1500 square feet of street side parking for up to six vehicles.
- Proposed Irrigation: None.
- Anticipated Permits: King County grading permit.
- Sponsor Insurance: \$1,000,000 general liability and association officers insurance.

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A detailed design depicting all proposed park features including those associated with the initial restoration effort and additional enhancements are depicted on a map provided in Attachment A. Photographs of the site, individual project areas, and example project structures are provided in Attachment B.

Proposed facility / program: (Basic information only, details in later section)

A modest park that respects the integrity of the natural setting where it resides. The park will include walking trails and a restored meadow area to provide multi-generational use both as a gathering place and a place for low impact recreation.

Organization Contact Information:

Principal Contact: Stephen F. Clark

Organization Address: P.O. Box 476

City: Issaquah Zip: 98027

Phone: 425-392-8757 Cell: Fax:

Email: president@mirrmont.org

Web Page: www.mirrmont.org

Project Contact Information: (If different)

Project Contact: Bob Duffner

Organization Address: P.O. Box 476

City: Issaquah Zip: 98027-0467

Phone: 425-391-2785 Cell: Fax:

Email: vppark@mirrmont.org

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SECTION 2: PROJECT/FACILITY AND IMPLEMENTATION PLAN

2(a). Regional Scope:

Describe the proposed project's regional scope. Demonstrate that the planned user base, location, and/or other components have regional implications.

The proposed project will provide a valuable link to the region's park system by providing a multi-use outdoor park to over 500 residences located within a one mile radius of the site. Located off the Issaquah-Hobart Road, the park provides easy access to other users as well via I-90 and State Highway 18.

The proposed park will provide a unique combination of open space surrounded by a native fir and cedar forest. This multi-use park will provide ample space for family picnics, a variety of sport activities, and walking trails. No other regional facility in the southeast King County area provides this ideal setting for a low-cost facility, ideal for multi-use open space activities and natural trails for walking.

2(b). Regional Recreation and/or Programming Need:

Describe the proposed project's regional programmatic scope. Demonstrate that the planned user base, location, and/or other components have regional implications. Discuss the public use and overall programming strategy for the proposed facility(s), including any potential public limitations.

As noted above, the proposed park is surrounded by a large community base that lacks available park facilities in the area. The nearest park facilities are located over 6 miles to the north in Issaquah or 10 miles to the south along the Cedar River. The distance to these other facilities and increasingly heavy traffic along the Issaquah-Hobart Road essentially eliminates the opportunity for neighborhood gatherings. Currently, children within the area do not have access to a local facility that allows participation in informal group sports activities such as a pick-up baseball or soccer. This project will allow children from the west Tiger Mountain area to walk or ride bicycles to a regional park, choose sides, play a game and have some fun!

The project will be completed through an initial site restoration effort, followed by additional enhancement projects and annual maintenance efforts. Each phase is discussed separately below.

2(c). Project Plan and Budget:

Describe the proposed project's implementation plan and budget. Provide detailed information about the costs, timelines, and all other aspects pertaining to the project's overall implementation. Attach supporting materials, if necessary.

The Mirrmont Park project has included initial planning and design work as well as a more detailed planning and design effort associated with development of this advanced proposal. Future project elements include three primary efforts:

- Initial Site Restoration;
- Additional Enhancements;
- Project Management; and
- Long-term maintenance.

These future project elements are described below along with costing information. A detailed project design is also provided in Attachment A. Photographs of the site and of example structures are provided in Attachment B.

A project budget is provided in Table 1. This budget lists all past and future project costs and identifies funding mechanism [project match (volunteer, donated materials, or cash) or requested ADOP grant]. Table 2 summarizes contractor services and material bid estimates associated with the initial meadow restoration effort.

INITIAL SITE RESTORATION

Initial project efforts will focus on restoring the historic meadow to its original configuration and condition. Existing trails running throughout the park will also be restored. Neither the meadow or trail system will be expanded beyond their original boundaries.

Detailed descriptions of the proposed meadow and trail restoration activities along with their associated costs are described below.

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Meadow Restoration

The proposed approach for site restoration was formulated based on discussions with a number of landscape, site excavation, and tree service experts. Technical input and bid estimates were obtained from the following:

- In- Harmony Services
- JJW Excavating
- Clayton Littlejohn Excavation Services
- Mike's Hauling and Tractor Work
- Saylor Landscaping

Although a variety of methods were identified by the contractors, the following primary meadow restoration tasks identified were:

- Site Clearing,
- Stump Removal,
- Debris Management,
- Leveling, and
- Hydroseeding

Each of these tasks are described below.

Site Clearing – Alders and invasive blackberries have encroached approximately 0.5 acres of the original 1.2 acres of open space. During the site clearing task, encroaching alder and blackberries will be removed. Clearing methods identified included tree cutting using power saws and direct whole tree removal (including stumps and roots) using a bulldozer (see Appendix A, Photographs DSC-0013, -0014, -0015, and -0016)

Stump Removal – All stumps and roots will be removed to a depth of approximately 10 inches below grade. Stump removal activities will be limited to those areas where alders and invasive blackberries have encroached. Activities within other open space areas will be minimized to protect the existing soil cover and rye grass stand to the greatest extent possible.

Debris Management - A significant amount of woody debris will be generated. To the greatest extent possible these materials will be utilized on-site. A number of methods were identified by the contractors including grinding into chips, burning on-site, and disposing off-site. Grinding followed by chip distribution on the existing trails is identified as the preferred method since it maximizes available resources, minimizes overall environmental impacts and was the most economical alternative. In addition to grinding, a number of manageable logs will be retained whole for use as trail borders as needed to discourage off-trail activities. The most economical grinding method identified (Clayton Little-John) uses a large "hog-fuel" type grinder which is capable of grinding logs, brush and stumps.

Leveling – Following clearing, stump removal and debris management, impacted areas of the site will be leveled. As noted above, the existing soil cover and rye grass stand would be protected to the greatest extent possible. It is anticipated that a number of holes or depressions will require filling. In addition, clearing efforts are likely to damaged the existing stand such that it becomes necessary to till portions of the existing grass under and import top soil. Therefore, provisions will be made to import 350 cubic yards of topsoil. Leveling would be performed using a bulldozer or tractor with box scrapper attachment.

Hydroseeding – After leveling is complete, all bare earth will be hydroseeded. A meadow grass mix is preferred due its relatively slower growth after it becomes established. However a rye mix may be use to match the existing stand depending on the existing stands final condition. For cost estimation purposes it is assumed that the entire 1.2 acres (57,250 sq. ft.) will need to be hydroseeded.

Costs - The range of bid costs and the estimated project costs for these tasks are summarized in Table 2. As shown, estimated cost based on contractor bids ranged from \$51,540 to \$15,140. The total meadow restoration cost is estimated to be \$31,580 based on average of bid costs provided.

Trail Restoration

Over the years park trails have become overgrown, clogged with falled timber and damaged through localized overuse. In order to restore the trails the following tasks will be competed:

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- Trail Clearing and Chip Distribution
- Bike Trail Area Restoration; and
- Boardwalk Construction

Trail Clearing and Chip Distribution – Fallen trees and branches will be collected and brought to the meadow area for chipping by project volunteers. Project volunteers will then distribute the wood chips generated from the meadow and trail restoration efforts along the trails. As noted above, a number of manageable logs will be retained whole for use a borders as needed to discourage off-trail activities (see Appendix A, Photographs DSC-0009, 0010, 0011, 0014, 0020, and 0022)

Costs: As noted above, these efforts will be completed by volunteers (80 hours). Some limb and branch grinding is expected, however these outside contractor costs are considered to be incidental to the debris management costs associated with the meadow restoration effort.

Bike Trail Area Restoration – The southwest corner of the park in and around the area impacted by historical bike riding will be restored. The impacted area is shown in Attachment A (Photographs DSC-0012, -0013, -0014, -0016, -0017, and -0018). The restoration effort will focus on protection of tree root systems and restoration of vegetation. Eroded depressions around the bases of approximately 10 fir trees will be filled. Native shrub vegetation (ferns, salal, and Oregon grape) will be planted throughout the area. Approximately 50 yards of soil will be imported.

Costs: Soil will be imported at an estimated cost of approximately \$750. Plant costs are estimated at \$500. Volunteer labor will be used for plantings and to distribute the imported soil (80 hours). Small tractor service will assist in distributing the fill at a cost of approximately \$750. Total bike trail area restoration costs are estimated to be \$2,000.

Boardwalk Construction – A 30-foot boardwalk will be constructed from the northern edge of the park to improve access, especially in mud season. The proposed boardwalk area is identified Attachment A (Photographs DSC-0023, -0024, and -0025). There is available street parking on this edge of the park and visitors who take advantage of that would be well served. The remainder of the trail will be restored and chipped as part of the primary meadow clearing and trail effort described above. King County staff will be consulted for locating the boardwalk.

Costs: Volunteers will complete the design and installation (80 hours). Costs would be incurred for the consultation and boardwalk materials. A total cost estimate of \$1,500 is based on a 32 x 4-foot walkway of synthetic or composite decking 2x4s over a frame of treated 4x4s resting on concrete pier blocks (priced at BMC).

ADDITIONAL SITE ENHANCEMENTS

Parking Area – A graveled strip for parking along the southern edge of the park will be created to minimize street parking in the area and enhance visitor access. A 25 feet by 60 feet area will provide head in parking for six vehicles and a well-defined entry to the area. Concrete posts set into the ground will separate the trailhead from the parking area to prevent vehicle access to the park interior. The site will be initially cleared of alders and shrubs by contractor services in conjunction with the meadow restoration efforts. No cedar or fir trees will be removed. If necessary, the parking area will be contoured around such trees.

Costs: Twelve yards of 1 ¼" minus fractured rock will be imported and installed by volunteers (20 hours). Parking area cost based on quotes for gravel delivery and clearing services is estimated to be \$3,500.

Picnic Shelter – A covered picnic shelter will provide a focal point for park visitors. A concrete footprint, 25 x 45 feet, roofed, with low concrete or stone walls doubling as counters and extra seating will provide shelter to six picnic tables. Professional design and construction services will be secured. The conceptual design and cost estimate are based on the City of Issaquah's Gibson Park Picnic Shelter (see Attachment A, Photographs DSC-0104) as well as current structural price lists from Litchfield Industries.

Costs: City contract documents indicate that the Gibson Park Picnic Shelter was designed and constructed at a cost of approximately \$27,000 in 1992. Based on cost inflation and estimates from Litchfield Industries, the total costs for the picnic shelter design and construction is estimated to be \$35,000.

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Picnic Tables and Benches – Picnic tables (8) and benches (2) constructed of durable, weather resistant, low maintenance materials will be situated at the shelter (6), play structures (2) and field (2). Benches will require permanent installation, which could be done in conjunction with the play structure.

Costs: Catalog pricing for individual tables is \$600 and up, benches are \$300. The total estimated cost based on current price lists from Northwest Playground Equipment and Pacific Outdoor Products is \$7,500.

Sanitation Station Surround– A portable sanitation unit with tasteful surround will be situated near the parking area on the south side of the park. Grading and clearing for this should occur in conjunction with that for the parking area and the site should provide access to the unit for disposal and maintenance. An example of the surround structure is shown in Attachment A (Photograph DSC-0101).

Costs: The surround will require purchase of materials and would be designed and constructed by volunteer labor (60 hours). A cost estimate of \$1,500 covers materials and assumes the ground preparation costs to be covered in the parking area development.

Play Structure – A commercial play structure for toddlers and adolescents will be built in combination or independently. An example of proposed play structure is shown in Attachment A. Located within viewing distance of the picnic shelter, the facility should challenge gross motor development and coordination, while providing a gathering area and focal point for children. Site preparation should be taken into consideration, again, in clearing the meadow area, as it will require some professional equipment and grading. A safety zone of 40 x 40 feet will be developed around the structure.

Costs: Costs will include \$12,000 for a combined commercial play structure, \$3000 for professional installation and \$1000 for ground cover. The total play structure cost estimate based on current list prices Pacific Outdoor Products is \$20,000

Other Miscellaneous Improvements – Other improvements will include a horseshoe pit, dog waste bags and stands (2) and signage (perimeter notification, park hours, entryway) and refuse cans.

Costs: Volunteers will complete the installation (40 hours). Materials for the horseshoe pit (sand and wood edged boxes) are estimated to cost \$200. Materials and stands for the dog waste bags will cost approximately \$500. Materials for signs and refuse will cost approximately \$2,500. The total estimated cost for miscellaneous improvements is \$3,200.

OTHER PROJECT REQUIREMENTS AND ASSOCIATED COSTS

Additional costs are included for permit fees, the purchase of a tractor, and a ten percent contingency. It is anticipated that King County grading permit will be required due to the extent of clearing and leveling as well as the amount of soil to be imported. Actual ground disturbing activities will be less than 1 acre in total. Therefore a coverage under the states construction storm water general permit will not be required. Cost are also to purchase a small tractor that will dedicated to the future park maintenance efforts. A 10 percent cost contingency is also included. The contingency is only applied to contractor services and materials cost estimates.

PROJECT MANAGEMENT AND SCHEDULE

Assuming grant funding is received in 2003, the project will be completed in 2004. Initial Site Restoration tasks will be prioritized and completed before other tasks are initiated. Due to grant funding timing and in order to avoid the need for irrigation, it is assumed that Initial Site Restoration work will take place in March/April 2004. No work will be performed during the winter season. Following completion of the Initial Site Restoration, Additional Enhancement efforts will be competed in consultation with King County staff.

All site work will be performed under the supervision of Bob Duffner. Bob is a Washington State licensed professional engineer with over 20 years experience managing civil and environmental projects. He has significant experience managing projects with multiple subcontractors for private and governmental agencies. In addition, Bob has significant experience in construction stormwater management. Volunteer efforts will be managed by Lauren Braunston. Lauren is a longstanding member of the Mirrmont community and has directed a number of labor intensive volunteer efforts in the community. Project funding and costs will be managed by Steve Clark. Steve is the current president of the Mirrmont Community Association and has significant professional cost management experience.

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LONG TERM MAINTENANCE ACTIVITIES, REQUIREMENTS AND COSTS

Annual maintenance activities will include:

- Trail clearing once each year
- Reseeding impacted areas twice each year (spring and fall)
- Bi-weekly mowing between May 1 and September 30
- Routine Port-a-Potty service (assume monthly until frequency of use is verified)

Annual operations and maintenance costs associated with these activities are estimated at \$1,000.

Long-term general liability and association officers insurance will also be carried. Based on a recently obtained quote, a \$1,000,000 policy will be maintained at an annual cost of approximately \$1,300.

2(d). Revenue Plan: (if applicable)

Describe the proposed project's revenue plan, if applicable. Include user fees, rentals, or any other revenue generation components of the project. Describe how the revenue will be calculated and how it will be used.

Not applicable.

2(e). Neighborhood Relations & Stewardship: (if applicable)

Describe the proposed project's potential impact on neighborhood relations and the environment. Demonstrate that the proposal has adequately considered any perceived or actual impacts and has appropriate mitigation measures.

- The park will positively impact the environment by maintaining the site in a natural setting.
- The park will positively impact neighborhood relations by creating a central gathering place for the community; youth, adults and seniors alike.
- A community survey was conducted in the Spring of 1999 with a 36% overall response.
- 63% were in favor of a park in our neighborhood.
- A community-wide meeting was held in June of 1999 to kick off the formation of a Park Committee.
- Careful consideration to respect the privacy of adjacent neighbors is always in the forefront of our plans and designs. For example, in the design we have established a natural buffer (untouched) between their property and the areas for public use.
- The proposed park respects the integrity of the neighborhood as voiced in the surveys. People moved here primarily for its natural beauty and peace and quiet.
- People with concerns are invited to come to the Mirrmont Community Association Board meetings which are held monthly. These meetings are public and the subject of the Park is a permanent agenda item. Many questions and concerns have already been addressed and resolved at these meetings.
- Our quarterly newsletter offers updates about the park committee and their progress.
- Our website offers email addresses for the committee vice president, as well as association officers and chairpersons.

**Table 1
Proposal Cost Summary**

Table 1 Proposal Cost Summary								
A B C			D E F G				H	
Item Description (Includes all assumptions, rates, and square footage estimates used)	Project Costs			Project Funding				
	Unit*	Quantity	Cost	Project Match Budget			ADOP Grant	
				Volunteers ³	Donated Materials	Professional Service ³	Cash ⁵	Request Amount
Initial Planning and Design								
Wetland survey	hrs	4	\$400			\$400		
Project Planning (see Note 1)	hrs	960	\$9,600	\$9,600				
Initial Designs and Drawings	hrs	20	\$200	\$200				
Printing (fliers,proposal, survey)	cash	1	\$350		\$350			
Proposal Development and Advanced Planning and Designs								
Proposal Project Management and Development	hrs	40	\$400	\$400				
Cost Estimation and Contractor Bid Process	hrs	30	\$300	\$300				
Advanced Proposal Design Drawing	hrs	30	\$3,000			\$3,000		
Survey (See Note 2)								
Project Construction Costs								
Initial Site Restoration								
Meadow Resoration								
Contractor Labor, Equipment, and Materials (See Table 2 for Cost Estimate Details)			\$31,580				\$3,100	\$28,480
Volunteer Labor (See Note 3)	hrs	80	\$800	\$800				
Trail Resoration								
Trail Clearing and Chip Distribution								
Volunteer Labor	hrs	80	\$800	\$800				
Bike Trail Area Restoration								
Import Soil and Plants			\$2,000				\$200	\$1,800
Volunteer Labor	hrs	80	\$800	\$800				

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Proposal Cost Summary**

Table 1 Proposal Cost Summary								
	A	B	C	D	E	F	G	H
Item Description (Includes all assumptions, rates, and square footage estimates used)	Project Costs			Project Funding				ADOP Grant Request Amount
	Unit*	Quantity	Cost	Project Match Budget				
				Volunteers ³	Donated Materials	Professional Service ³	Cash ⁵	
Boardwalk Construction								
Materials			\$1,500				\$100	\$1,400
Volunteer Labor	hrs	80	\$800	\$800				
Additional Enhancements								
Parking Area								
Contractor Labor, Equipment, and Materials			\$3,500				\$300	\$3,200
Volunteer Labor	hrs	20	\$200	\$200				
Picnic Shelter								
Contractor Labor, Equipment, and Materials			\$35,000				\$3,000	\$32,000
Picnic Table and Benches								
Contractor Labor, Equipment, and Materials			\$7,500				\$700	\$6,800
Sanitation Surround								
Contractor Labor, Equipment, and Materials			\$1,500				\$100	\$1,400
Volunteer Labor	hrs	60	\$600	\$600				
Play Structure								
Contractor Labor, Equipment, and Materials			\$20,000				\$2,000	\$18,000
Other Miscellaneous Improvements (Horseshoe Pit, Dogs Waste bags and Stands, and Other Signage)								
Equipment, and Materials			\$3,200				\$300	\$2,900
Volunteer Labor	hrs	40	\$400	\$400				

Table 1 Proposal Cost Summary																							
A			B			C			D			E			F			G			H		
Item Description (Includes all assumptions, rates, and square footage estimates used)	Project Costs			Project Funding					ADOP Grant Request Amount														
	Unit*	Quantity	Cost	Project Match Budget																			
				Volunteers ³	Donated Materials	Professional Service ³	Cash ⁵																
Other Costs																							
Small Tractor (Purchase, One Time Cost for Mowing and Dedication to Park Maintenance)	ea	1	\$2,600				\$200	\$2,400															
Permits - Land Clearing & Grading Permit	ea	1	\$1,500					\$1,500															
Construction Contingency (10% of Contractor Labor, Materials and Equipment, see Note 4)			\$10,578					\$10,578															
Project Management	hrs	150	\$15,000			\$15,000																	
Subtotals			\$154,108	\$14,900	\$350	\$18,400	\$10,000	\$110,458															
	TOTAL PROJECT COSTS (Total of column C)		\$154,108	TOTAL PROJECT MATCH (Total of columns D-G)		\$43,650	TOTAL ADOP FUNDS REQUESTED (Total column H)	\$110,458															

Notes:

1. This is based on meetings since June 1999 once a month for 8 people for an average of 2.5 hrs. (12 months X 4 years X 8 people X 2.5 hrs/meeting X \$10.00/hr = \$9600.00)
2. The survey of the property was performed as part of the transisioning and sale of the proprerty from the school disctrict to King County.
3. Volunteer costs based on rate of \$10.00/hr. Professional services including those provided by Weashington State licensed achitech, engineer and wetland biologists.
4. Contingency costs include 10% of contractor labor, equipment, and materials associated with
5. Project Match Cash represents those matching funds to be provided directly to the project by the Mirrormont Community Association as identified in Section 49c) of the proposal.

Table 2
Meadow Restoration Contractor Labor, Equipment, and Materials Bid Summary

<i>Task Description</i>	<i>In- Harmony Services (see Note 1)</i>	<i>JJW Excavating</i>	<i>Clayton LittleJohn Excavation</i>	<i>Mike's Hauling/ Tractor Work</i>	<i>Saylor Landscaping</i>	<i>Average Bid Price</i>
<i>Clearing</i>	\$8,024	\$12,500		\$4,500		
<i>Stump Removal</i>	\$9,999	\$3,000	\$6,500	\$2,500	\$7,978	
<i>Debris Management</i>	\$12,651	\$8,000		\$18,500		
<i>Leveling</i>	\$16,690	\$2,500	\$1,100	\$5,000	\$3,228	
<i>Import Top Soil (see note 2)</i>	<i>Included above</i>	\$5,250	\$5,250	\$5,250	\$5,250	
<i>Hydroseeding (see note 3)</i>	\$4,176	\$2,290	\$2,290	\$3,500	\$1,976	
Total	\$51,540	\$33,540	\$15,140	\$39,250	\$18,432	\$31,580

Notes:

1. Contractor costs higher for debris management and leveling due to processes which involved composting existing grass cover and specialized activities.

2. This number is based off of internet prices in June 2003 for Cedar Grove Top Soil at \$15.00/cubic yard for 350 yards.

3. This number is based off of current prices in June 2003 for Hydroseeding at \$0.04/sq feet for 57,250 sq feet.

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Section 3: Organization Details

3(a). Organizational Standing

Describe your organization's overall structure and legal/financial standing. Indicate the organization's history and its overall leadership.

- The Mirrmont Community Association was incorporated as a 501 3(c) organization in the State of Washington on September 18, 1990, and has operated continuously from that date under its own Articles of Incorporation and By-laws
- The Association represents nearly 600 residences in the community, and voluntary dues from all members are collected to support the activities of the Association.
- The Association's Board of Directors consists of 6 Officers and 8 Directors, elected by the membership, who meet monthly in a public forum. Actions of the Board, including annual election of Officers and Directors, are administered under the By-laws.
- The membership dues are \$30.00 per household annually. The Association currently has in excess of \$35,000 in assets, available to fund programs and events the Association offers its membership.
- The Board is protected by a professional liability policy with a \$1,000,000 limit.

3(b). Organizational Mission

Describe your organization's mission. Demonstrate that is community-based and closely matches the primary purpose of the proposed ADOP project.

The Articles of Incorporation of the Mirrmont Community Association sets out our key purposes: to "aid, promote and provide civic betterments and social improvements"; "to promote the general welfare of Mirrmont residents with regard to health, safety, education, culture, recreation, comfort and convenience"; to "aid, promote and provide for maintenance of public services and facilities"; and to "promote the social welfare of Mirrmont residents to reduce burdens of government, lessen neighborhood tensions and combat community deterioration".

The Association has long considered the park property as a key element in fulfilling these purposes, and aspires now, with the opportunity we have been given, to develop the property in a way in which the community can be brought together to achieve these purposes. We continue to use communication and discussion to get clear views of the community's input on the nature and uses of the park property, with the goal in mind that we meet the community's expectation of how the park will meet these purposes.

3(c). Community Outreach

Describe your organization's community outreach plan. Demonstrate how it will support the mission and philosophies of the regional park system and, specifically, the King County Department of Natural Resources and Parks.

- The Mirrmont Community Association Board meets monthly. These meetings are open to the public and the park project is always on the agenda, where we continue to share information about the progress of the park.
- The Association publishes a quarterly newsletter that has offered updates about the efforts of the Park Committee since its inception, as well as continuing status of the park project. The newsletter also offers a forum for community input, and is distributed to the membership.
- The Association has had a website for the last several years, and we plan to continue providing updates to inform the community about the proposed park's history, progress and availability.
- As the project moves forward, these three established methods of communication will be used to communicate new opportunities for community input and involvement, including soliciting volunteers for work parties, fundraisers and events utilizing the park site.

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Section 4: County Capital or Other County Financial Assistance

4(a). No County Needed

Check here if no County capital funding or other County financial assistance is needed (ongoing O & M funding is not available)

4(b). County Capital Funding or Other County Financial Assistance Request

If the proposed project needs initial capital funding or initial start-up money please indicate the amount. Please indicate what the funds would be used for and demonstrate how the funds will be leveraged into long term success.

Amount: The grant amount requested for this project is \$110,458. This amount represents approximately 72 percent of the total estimated project costs. As shown in Table 1, the Mirrmont Community Association has or will provide an estimated \$43,650 towards the total project cost of \$154,108. The association has committed to providing \$10,000 in direct cash matching funds. The remaining \$33, 650 have been or will be provided to the project as volunteer in-kind services.

The requested funds will support the elements of the project plan as described in Section 2(c).

4(c). County Capital Funding or Other County Financial Assistance Funding Match

Discuss your organization's funding match for the requested amount. Matches can include additional grants, donations, or other funds, as well as, materials, equipment, or other capital donations, but for the purposes of this criteria does not include in-kind services (i.e. volunteer labor).

On June 12, 2003, the Mirrmont Community Association Board of Directors approved this proposal to the King County ADOP and obligated \$10,000 from the Association's General Fund to be used for park development. These funds can be expended immediately.

In addition to the availability of site development matching funds as required under this application, the Park Committee has also requested and received approval to have park property maintenance funding added to the annual budget of the Mirrmont Community Association. The initial approval is for \$1,000 annually beginning in January 2004.

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Section 5: Other Information

5(a). Organization Materials (if applicable)

Please indicate the availability of the following materials by checking the box and attaching a copy.

- Organization Brochure
- Organization Newsletter (attach recent issue)
- Organization's membership rules and/or code of conduct

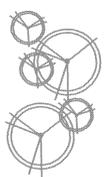
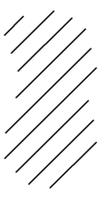
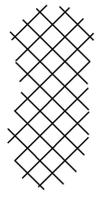
5(a). Technical Documents (if applicable)

Please indicate the availability of the following materials by checking the box and attaching a copy.

- Proof of 501 3(c) Status
- Proof of Organizational Liability Insurance
- Any technical documents (ESA, permits, blueprints, etc.), already available, that are related to the proposed site and/or the project's implementation. The County understands that many technical documents and required processes will not be pursued until after an agreement is in place.

Attachment A
Project Design

LEGEND

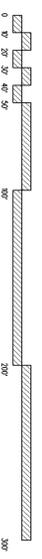
- LIMITS OF CLEARING, STUMP REMOVAL, LEVELING, AND HYDRO-SEEDING
-  EXISTING TREES TO REMAIN
-  ALDER TREES TO REMOVE
-  ROOT RESTORATION



MIRRORMONT PARK KEY PLAN



SCALE: 1" = 40 FEET



Attachment B
Project Photographs