THE COMMUNITY TERRACE
is the formal entry to the park
- a transition from urban everyday life to the park's ecological immersion
- community gardens and orchard
- gathering terrace and clubhouse

THE WEST SIDE
is the contemplative side
- rolling topography
- sculptural snags and walls
- wild ponds
- mown paths
- viewing platform
- boardwalk

THE EAST SIDE
is the active side
- meadow swings
- fishing pier
- beach, boat dock, and showers
- hillside gathering area
- play area
- picnic shelter
- mown lawn for unprogrammed games

THE ATHLETIC FIELDS
is the organized game area
- athletic fields
- splash pad playground
- picnic area and seating

OPPORTUNITY
The City of Mountlake Terrace has a treasure in Ballinger Park, an exceptional site situated in and accessible to a vibrant, growing community.

The opportunity of this park is not only what it can become, but also the richness of the site as it exists today! This park is already loved by the public and holds the potential to welcome and serve so many more people. It is a site with great natural riches that can be enhanced and enriched.

The opportunity of Ballinger Park is an enhanced human experience and enhanced ecological function that can coexist and thrive together.

ECOLOGY + EXPERIENCE
Water is at the heart of the ecology of this park. Exploration, discovery, and contemplation are at the heart of the experience of the park. These are inextricably woven in intangible and innate ways.

The creek, the ponds, and the lake create a unique chance for hyper-ecology. The ponds have evolved into fledgling wetlands to be enhanced. A reimagined Hall Creek is one of the exceptional opportunities of the site. Lake Ballinger is given an enhanced edge experience and heightened ecological function.

People are part of their urban ecology. Paths create a framework for a varied experience, leading to views and discoveries while providing the ability to observe the site as it changes throughout the seasons and throughout the years. Ballinger Park is a place for those that cherish a break from our daily routine. It is a place where our future stewards can learn to love our environment!

EXISTING SITE
The park currently sits among valuable existing community assets – the playfields, boat ramp, Interurban Trail, the clubhouse, the in-progress Lakeview Trail. Ballinger Park unifies these elements into a cohesive whole and becomes a destination experience for the city and the region. Underutilized parking, the former clubhouse community space, and existing utilities provide the infrastructure needed to support a thriving park.
A crucial part to any successful project is phasing. There are easy wins that can be done now, as well as short-term projects that fit within current budgets and volunteer efforts. These can be achieved through small grants or partnerships with organizations.

A master plan is tasked with multiple goals:

- **establish a vision** rooted in the realities of the site
- **excite and inspire** the public about the project
- **guide decision makers** in phasing and funding the project
- **evolve with new realities** and emerging opportunities affecting the project

**A PHASED APPROACH**

A crucial part to any successful project is phasing. There are easy wins that can be done now, as well as short-term projects that fit within current budgets and volunteer efforts. These can be achieved through small grants or partnerships with organizations.

**Seize opportunities as they come!**

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**BALLINGER PARK MASTER PLAN EXECUTIVE SUMMARY**

**THE ROLE OF A MASTER PLAN**

**MASTER PLAN COSTS**

This cost estimate reflects full implementation of all recommendations of the Ballinger Park Master Plan. True costs and phases of implementation may vary from the figures below. Most master plans are phased with small-scale investments over a long period of time. Many plans are never fully implemented due to decisions on priorities and efficiencies.

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Costs</th>
<th>Design Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trails</strong></td>
<td>$727,000 - $836,000</td>
<td>$102,800 - $117,000</td>
</tr>
<tr>
<td><strong>Meadow Seeding</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Entry Signage and Fencing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Creek Restoration</strong></td>
<td>$2,435,500 - $2,801,000</td>
<td>$341,000 - $392,000</td>
</tr>
<tr>
<td><strong>The Community Terrace</strong></td>
<td>$766,500 - $881,500</td>
<td>$107,000 - $123,500</td>
</tr>
<tr>
<td><strong>The Athletic Fields</strong></td>
<td>$983,000 - $1,130,000</td>
<td>$137,500 - $158,000</td>
</tr>
<tr>
<td><strong>The West Side</strong></td>
<td>$1,269,000 - $1,459,500</td>
<td>$177,500 - $204,000</td>
</tr>
<tr>
<td><strong>The East Side</strong></td>
<td>$5,251,000 - $6,039,000</td>
<td>$735,000 - $845,500</td>
</tr>
<tr>
<td><strong>TOTAL</strong> (including overheads)</td>
<td>$11,433,000 - $13,148,000</td>
<td>$1,600,500 - $1,840,500</td>
</tr>
</tbody>
</table>

Escalation (3%/year):

$394,500