

# MOORLANDS PARK MASTER PLAN SUMMARY REPORT



City of Kenmore  
March 2006



# **Moorlands Park Master Plan Summary Report**

Prepared for  
City of Kenmore

Prepared by  
MacLeod Reckord

March 2006



## ACKNOWLEDGEMENTS

### **Kenmore City Council**

Randy Eastwood, Mayor  
David Baker, Deputy Mayor  
John Hendrickson  
Bob Hensel  
Glen Rogers  
Laurie Sperry  
Allan Van Ness

### **City of Kenmore**

Bill Evans, Park Planner

### **Northshore School District**

Nancy Josephson, Planning Director Capital Projects  
Steve Bloomberg, Supervisor of Grounds Department  
Bethel Santos, Principal Moorlands Elementary School

### **Romanian Pentecostal Church**

Vasile Antemie, Pastor

### **Consultant**

MacLeod Reckord  
Ed MacLeod, Principal-in-Charge  
Lauren Perry, Landscape Architect



# TABLE OF CONTENTS

	Page
<b>Introduction</b> .....	1
<b>Existing Conditions</b> .....	2
<b>Programming</b> .....	5
<b>Alternative Concepts</b> .....	6
Concept "A"	
Concept "B"	
Community Response	
<b>Preferred Plan</b> .....	12
Proposed Master Plan	
Alternative Restroom Location Master Plan	
Community Response	
Cost Estimate Summary	
<b>Appendix</b>	
Meeting Minutes	
Cost Estimate	



## INTRODUCTION

The Kenmore City Council adopted the City's first parks and recreation master plan in April 2003. The plan included "conceptual master plans" for five existing park facilities including Moorlands Park. The written description of proposed Moorlands improvements are included in the Program section of this report. In October 2005 the landscape architecture consulting firm of MacLeod Reckord was hired to assist the City's park planner to provide a final master plan for the development of Moorlands Park. The final master plan is based on the conceptual plan included in the 2003 master plan and updated to include local community and user group input, as well as input from the administration of the abutting school and church properties.

The 3.5 acre Moorlands Park was inherited from King County shortly after the City of Kenmore's incorporation. Along with the land and improvements, the City also assumed an inter-local agreement with the Northshore School District that allows school use of the park in return for site maintenance. The park includes one 180-foot outfield softball/baseball field; a small backstop (no infield) and room for a 130-foot practice field; a non-regulatory size youth soccer field which overlaps the outfields; a school constructed children's play area; sloping open grass areas with mature trees; a small gravel parking area and a narrow (15-foot wide) paved access road from 81<sup>st</sup> Avenue NE.

The park is well-used and appreciated. The continued cooperation between the City, School District and church are important to the continued success of park and school programs. The City recognized the importance of this facility to the community and the need to include stakeholders in the master planning effort for this park. The purpose of this report is to summarize that process and provide recommendations and cost estimates for future improvements for adoption by the Kenmore City Council.

## EXISTING CONDITIONS

### Location

Moorlands Park is a 3.5 acre facility located in the Inglewood neighborhood just south of NE 155<sup>th</sup> Street on 84<sup>th</sup> Avenue NE. The park is located in an R-4 residential zone bordered on the north by the First Romanian Pentecostal Church; on the south by Moorlands Elementary School; on the east by 84<sup>th</sup> Avenue NE and single-family residences on the west.

### Circulation and Access

Vehicular access is limited to a 12-foot wide asphalt roadway located in a 15-foot wide right-of-way from 81<sup>st</sup> Avenue NE. The driveway is located between single-family properties and leads to a small (+/- 18 car) gravel parking lot in the south corner of the site. The southern end of the lot is located on school property 30-feet south of the school/park property line (+/- 6 cars). The lot is used by the school for staff and daycare van parking and by the community for limited ballfield and play area parking. Pedestrian access is provided at fence openings at the north and south corners of the park along 84<sup>th</sup> Avenue NE and along the access drive from 81<sup>st</sup> Avenue NE described above. The south edge of the park is open to pedestrians from the school site and a soft surface pathway leads from the school site across the center of the site to an opening in the fence at the church property line. A letter of agreement between the School District and the church allows parents to pickup students by using the church parking lot to queue up cars for pickup of students at the end of the school day.



*81<sup>st</sup> Ave. NE entrance*



*Mature existing trees*



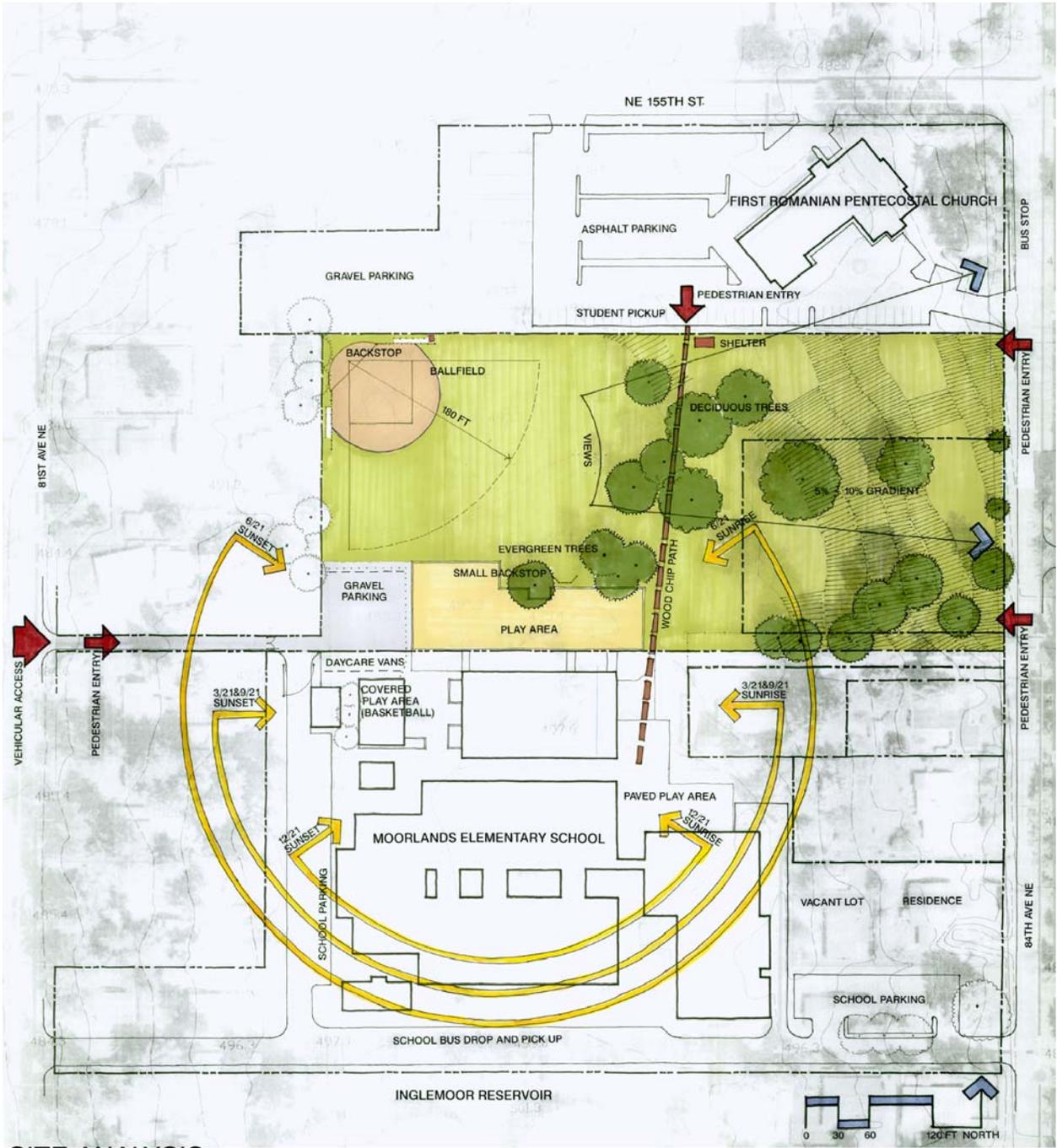
*View from 84<sup>th</sup> Ave. NE*

### Vegetation

Lawn covers most of the site. Mature evergreen and deciduous trees occupy the center and west sides of the site. The deciduous trees are native big leaf maples with a typical amount of dead-wood present in the branching. A stump marks the recent removal of one large maple. There is an obvious absence of ornamental screen or buffer planting within the park. Only a chain link fence separates the church parking lot from the park.

### Topography

The west two-thirds of the park is relatively flat (less than 5% grades) with the east third sloping to the east at 5-10% grades. This has resulted in the “developed” portion of the site (ballfields, play area, parking) to be located in the western half of the site.



**SITE ANALYSIS**  
 MOORLANDS PARK CITY OF KENMORE

MACLE  
 O'DRISCOLL  
 ARCHITECTS

## Sun Exposure

The open turf area in the west half of the site receives the most sun. The high branched large trees in the centralized east half of the site provide welcome shade in summer months while allowing enough light to maintain turf under their crowns. The single-story school buildings south of the park are low enough and far enough south to not create significant shade on park property.

## Views

Positive views include territorial and mountain views to the east, and views into the park from 84<sup>th</sup> Avenue NE. Views into abutting single-family residences are controlled by planting on private property. The school campus is well maintained and provides a positive character along the south property line. The church parking lot to the north is visible from the park.



*Ballfield*



*View of mountains to east*



*Pathway to student pickup area*

## Utilities

Basic utilities are available in both 81<sup>st</sup> Avenue NE and 84<sup>th</sup> Avenue NE. In addition, a water main is located in the 15-foot wide right-of-way from 81<sup>st</sup> Avenue NE to the southwest corner of the park site.

## Park Uses and Existing Improvements

**Play Area:** A large woodchip surfaced play area with timber edging and recently installed play equipment is located east of the gravel parking lot along the south property line, on park property. The equipment, including swings, is used extensively by elementary school children at recess and neighborhood children after school and on weekends.

**Softball/Baseball Field:** The primary ballfield is old and in marginal condition. In an effort to maximize the size of the outfield the backstop and dugouts are pushed into the northwest corner of the site with barely enough room to squeeze behind the dugouts to reach the back of the backstop. Right field is still only 180-feet deep. The infield is poorly drained and the outfield turf is uneven. The field is heavily used by the Kenmore Little League and Northshore Youth Soccer Association (NYSA).

**Small Backstop:** A small chain link backstop is located just north of the center of the play area. There is no defined infield and even a small outfield would overlap with the larger field described above. The field is used for T-ball and informal practice.

Soccer Field: A small soccer field is laid out in the outfield of the baseball fields. It is under regulation size, but works for younger age kids and for practice. This field shares the rough and patchy turf of the baseball field.

Open Space: The turf area under and around the big existing trees is a popular place for informal recreation and passive park use. The community highly values views into the park.

Covered Basketball: Adjacent to the south property line, on School District property, is an outdoor covered play area, which includes a basketball court. While this amenity is owned by the School District it nicely compliments the available amenities at Moorlands Park.

Possible Encroachments: Available data, including park and school legal descriptions, suggest that a 30-foot wide right-of-way, 15 feet of which is City owned and 15 feet is School District owned, is located in the southeast corner of the park site and the northeast corner of the school site. The property is currently fenced off from school and park property and is being used by abutting private property owners. A title search is recommended to verify ownership of this right-of-way.

## **PROGRAMMING**

The initial program for park improvements was based upon the description of Moorlands Park contained in the 2003 citywide park and master plan.

1. Ballfields – Improve existing ballfields to and add an additional field if possible, including a paved area to accommodate a small set of bleachers.
2. Restroom/Shelter – Add a small restroom and a picnic shelter, including a small plaza with picnic tables.
3. Formalize onsite parking and continue the School District partnership to allow for shared facilities.
4. Enhance pedestrian entrances and create a formalized, surfaced trail system throughout the park.

This program was used to create the two alternative concepts described below. It was the intent of both the park planner and consultant to modify the program as necessary based on community, user group and School District input.

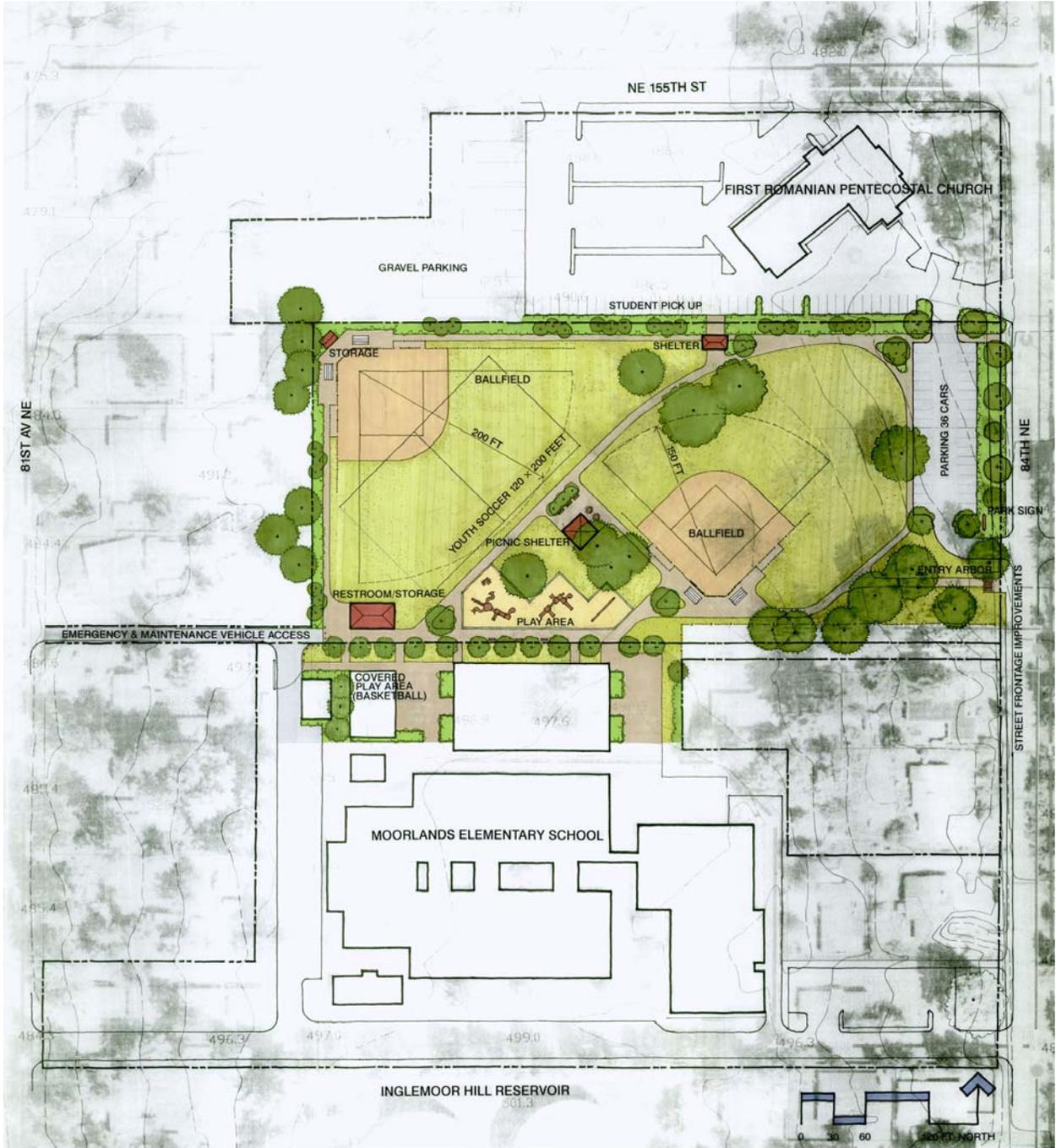
## ALTERNATIVE CONCEPTS

### Concept “A”

Concept “A” accomplishes all of the proposed program while significantly improving vehicular access and parking:

1. A small parking lot for 36 cars is provided in the NE corner of the site. To reduce traffic impacts on 84<sup>th</sup> Avenue NE the north access to the lot is through the church parking lot. This allows the church and park to share the same access drive. Access to the south end of the proposed lot is aligned with a new housing development access on the east side of the street. Agreements with the school and church would allow for joint use of the new parking lot. The existing gravel parking lot in the southwest corner of the park is eliminated and vehicular access from 81<sup>st</sup> Avenue NE is limited to emergency and maintenance vehicle access only.
2. A new softball/baseball field is located in the northeast corner of the site. The backstop location is far enough away from the north and east property lines to allow room for pedestrian access to a small concrete apron and bleachers located behind the backstop. The field is regraded to improve drainage, a new infield is installed and new turf established. The nearest obstruction is distant enough to allow for a recommend regulation 200-foot outfield depth.
3. A 120 x 200 feet youth soccer field is located in the outfield of the baseball field.
4. A second smaller (150-foot outfield) softball/baseball field is located in the south central portion of the park. It also has a concrete apron behind the backstop with room for a set of small bleachers. Regrading and the removal of four large trees allow room for a non-regulation 150-foot outfield.
5. A new and more compact children’s play area is located close to where the existing play area is located. Its different shape allows room for a larger outfield.
6. A restroom/storage building is located in the southwest corner of the park site, close to available water service and maintenance access, and convenient to ballfield, basketball court, picnic and play area users.
7. A small picnic shelter is centrally located near a cluster of existing large trees. A small plaza with picnic tables is adjacent to the shelter.
8. A second small shelter, with the same architectural style as the restroom and picnic shelter, is located along the north property line to provide shelter for students waiting to be picked up.
9. Two arbors are located in the corners of the park along 84<sup>th</sup> Avenue NE to identify the primary pedestrian access points and provide a gateway entry to the park.
10. Pedestrian pathways are located to connect parking and pedestrian entry points to all park elements, church, and school. A loop path is provided around the perimeter of the park.

11. Planting is provided at the perimeter of the park to provide screening and visual enhancement of the new parking lot, to screen the existing church parking lot, and reinforce proposed pedestrian circulation. A mix of evergreen and deciduous trees and shrubs will be selected for their year-round interest and their ability to provide a missing garden element to the park.
12. Irrigation of all turf and plant beds is provided.



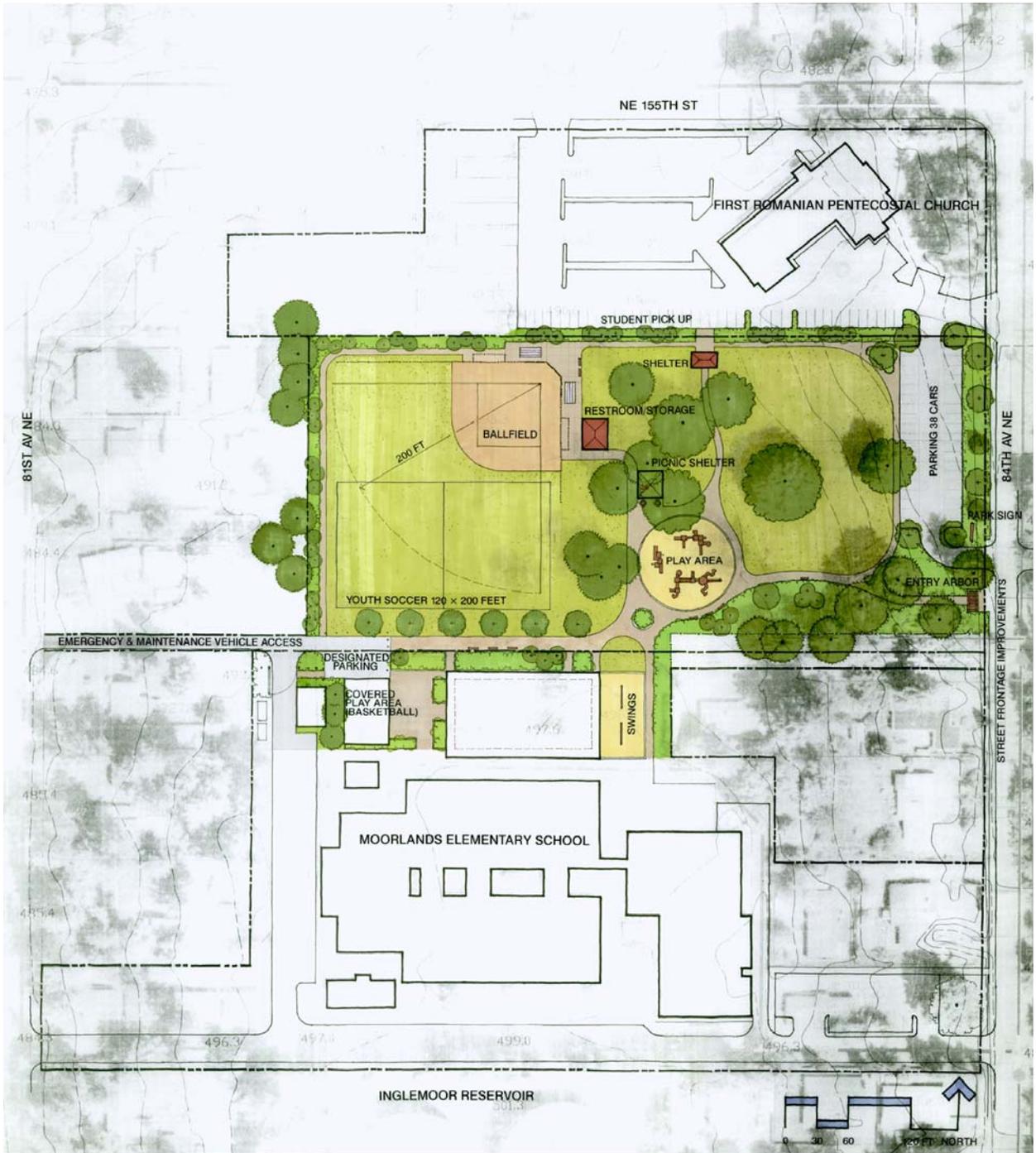
**CONCEPT "A"**  
**MOORLANDS PARK CITY OF KENMORE**



## Concept “B”

This concept scales back on the athletic field component, which allows for the preservation of all but one of the existing large trees. The primary elements are more centrally arranged and more of the park site is devoted to ornamental plant beds.

1. Vehicular circulation and parking is similar to Concept “A” with a new 36 car parking lot proposed for the northeast corner of the site. A small 6 car parking lot is also provided on school property near the existing covered play area. These stalls would be designated for school use only and is provided to accommodate six vans used to transport children utilizing the daycare facilities on the school site. The vans are presently using the south side of the existing gravel lot. Emergency and vehicle access as well as access to the small parking lot would occur on the single-lane paved driveway from 81<sup>st</sup> Avenue NE.
2. A single 200-foot outfield softball/baseball field is provided with the backstop location moved to the northeast quadrant of the field area. This location keeps the active area around the backstop in a more central location and allows a youth soccer field (120 x 200 feet) to share the outfield turf without overlapping the infield area. Pavement and bleachers are provided similar to Concept “A”.
3. The children’s play area is split into two separate forms. A large circular play area for sliding and climbing equipment is located to the east of the existing play area. A second rectangular area for swings is located on school property east of the Unit F classroom building.
4. A restroom/storage building is located near the left field dugout of the ballfield.
5. A picnic shelter with a small plaza area with tables is located near a cluster of trees north of the circular play area.
6. A small shelter near the student pickup location and two entrance arbors are provided similar to Concept “A”.
7. The circular play area provides a hub for pedestrian circulation. The parking, pedestrian entries and park program elements are all connected with pathways, and a loop path is provided around the perimeter of the park.
8. Planting is more extensive than in Concept “A” particularly along the east half of the south property line. The screening and buffering provided by new plantings is similar to Concept “A”, but more area is devoted to ornamental plant beds.
9. Irrigation is provided for all lawn and shrub beds.



**CONCEPT "B"**  
 MOORLANDS PARK CITY OF KENMORE





## **Community Response**

A public meeting was held on November 16<sup>th</sup>, 2005 at the adjacent Moorlands Elementary School to gather community input (see the public meeting minutes in the appendix). The meeting was attended by about 15 people including representatives from the Kenmore Little League and NYSA. Specific questions, answers and comments are contained in the meeting minutes in the appendix. Generally the public provided the following guidance:

The primary site uses are walking for exercise, walking dogs, Little League and soccer practice, and children's play during recess, after school and on weekends. The existing trees and open space are highly valued by the community. No one, including the youth sport club representatives, wanted to see large trees removed for new park elements. No one thought that onsite parking was important. Most people would prefer to accommodate required parking through arrangements for joint use with the church and School District. A small restroom, picnic shelter, pathways, planting and irrigation would all be welcome improvements. The sports group representatives would prefer to see one 200-foot outfield baseball field with room for a youth soccer field in the outfield and one small backstop with enough open space to allow for a T-ball game. No infield is required for the T-ball backstop.

A separate meeting was held with representatives from the School District. Their comments were in line with the community except for the following:

Parking on school site is a problem during school events. Additional parking on the park site would be welcome. If the gravel parking lot can remain it would help to accommodate daily parking needs for the school including six daycare vans. Keeping the play area in or near its present location would help recess supervision. The School District is concerned with the inclusion of a restroom onsite that is open during school hours. The preferred siting of the restroom would be in the southwest corner with restroom doors facing east for maximum supervision.

# PREFERRED PLAN

## Proposed Master Plan

MacLeod Reckord met with Bill Evans, Park Planner, to review community and School District's comments and agree on a preferred plan for the park. The preferred plan combines items from each of the concept plans and adds a few changes in response to feedback.

1. The new 36 car parking lot is eliminated. An improved parking lot for 12 cars is located in the southwest corner of the park.
2. The baseball field backstop remains in the northwest corner with room for a paved apron behind the backstop to accommodate small bleachers.
3. A youth soccer field (120 x 200 foot) is located in the outfield with a slight overlap of the infield.
4. A small backstop with no infield is provided for T-ball and infield practice. The removal of one of the large trees allows for a 150-foot clear area from home plate.
5. The children's play area is located in a location similar to Concept "A". The rectangular play area for swings is also included.
6. A small restroom is located in the north central part of the park. The doors face east to allow for good supervision.
7. A small picnic shelter with plaza and tables is centrally located.
8. A low circular planter and stage area is provided near school property at the intersection of several walkways.
9. The shelter for student pickup and the entry arbors are still proposed.
10. Pathways link major access points and park program elements. A loop path around the park perimeter is also proposed.
11. Planting is proposed similar to Concept "A" with the addition of more ornamental plant beds on the slope above 84<sup>th</sup> Avenue NE.
12. Irrigation is proposed for all lawn and plant beds.
13. Based on comments from the School District (see page 15) a second version of the proposed master plan was developed showing the restroom facility located near the parking lot in the southwest corner of the park. The District prefers this location because it is in a corner of the playground and can be designated off limits to school children, and the restroom doorways are in view of playground supervisors. Please see the "Alternative Restroom Location" version of the proposed plan on page 14.



**PROPOSED MASTER PLAN**  
**MOORLANDS PARK • CITY OF KENMORE**  
 1/10/06





ALTERNATIVE RESTROOM LOCATION

**PROPOSED MASTER PLAN**  
**MOORLANDS PARK • CITY OF KENMORE**  
 1/10/06



## **Community Response**

A public meeting was held on January 10<sup>th</sup> at Moorlands Elementary School to present the preferred plan and receive community input (see public meeting minutes in the appendix). A slightly smaller group (+/- 12 people) attended the meeting including representatives from Kenmore Little League and NYSA. The group liked the preferred plan and were pleased that the designers responded to their previous comments. Several small changes and additions were suggested:

1. Keep all large trees and reduce T-ball open field area to 90-feet.
2. Fix the drainage in the infield.
3. Provide garbage cans and benches.
4. Provide a drinking fountain.
5. Continue to provide dog cleanup stations.

A separate meeting was held with the representatives from the School District. Their comments were in line with the community except for the following:

1. The school principal prefers to locate the restroom in the southwest corner of the site near the parking lot with doors facing east.
2. Keep the planter and stage low to avoid blocking lines of sight for recess supervisors.

## Cost Estimate Summary

The following is a summary of a more detailed cost estimate contained in the appendix of this report. It is the estimated construction cost in March 2006 dollars to complete all of the improvements shown on the proposed master plan graphic. The unit prices reflect the current cost of materials, equipment and labor. As a publicly bid project, contractors will be required to pay State prevailing wage rates and conform to standard insurance and bonding requirements. The master plan is a schematic design level document accomplished without the benefit of detailed topographic survey or soils analysis. Quantity take offs are based on typical details and cross sections not completed contract documents. For this reason a 10% estimating contingency is also included in the cost summary. This is an estimate of construction costs and does not include related soft costs for owner project management, testing, surveying, design, permitting, or construction administration.

The project lends itself to phasing and the use of volunteers to ultimately achieve all the goals in the master plan. Walking paths, structures and planting can occur incrementally as funds are available. Installation of donated plant material is a good task for work party volunteers.

Mobilization	48,009
Temporary Erosion & Sediment Control (TESC)	4,600
Demolition & Site Preparation	30,054
Earthwork	12,157
Paving & Surfacing	119,154
Walls & Curbs	19,610
Pavement Marking	343
Utilities	34,160
Site Furnishings	45,850
Fencing & Backstops	28,600
Structures	165,000
Signage	2,120
Irrigation	95,542
Planting	128,652
Subtotal:	733,850
<u>10% Contingency:</u>	<u>73,385</u>
<b>TOTAL:</b>	<b>\$807,235</b>

# APPENDIX



## **MEETING MINUTES**



# MacLeod Reckord

Landscape Architecture ■ Planning ■ Urban Design

231 Summit Ave. East  
Seattle, Washington 98102  
206-323-7919  
FAX 206-323-9242

## PUBLIC MEETING MINUTES

**Project:** Moorlands Park Master Plan  
**Date:** November 16, 2005  
**Location:** Moorland Elementary School  
15115 84<sup>th</sup> Avenue NE, Kenmore, Washington  
**Present:** Bill Evans, Parks Planner, City of Kenmore  
Ed MacLeod, MacLeod Reckord  
Lauren Perry, MacLeod Reckord  
Community Representatives, +/-15 people (see attached sign-in sheet)

### **I. Introduction, Bill Evans:**

- A. Thanked everyone for attending.
- B. Explained the reason for meeting: To gather input from the community to help guide the effort to create a master plan for the development of Moorlands Park.
- C. The master plans are based on concepts and programs identified in the City of Kenmore's Comprehensive Park Plan.
- D. Explained that a master plan takes a comprehensive look at a park site and provides direction for future improvements in one or more construction phases.
- E. The City has an inter-local agreement with the school district regarding this property. The first 10 year agreement expired. We are now in the second year of a five year agreement. The City allows school use of the property in return for maintenance of the site.
- F. The School has an agreement with the adjacent First Romanian Pentacostal Church allowing shared use of parking.
- G. The City is working with the North Shore Youth Soccer Association and Kenmore Little League to address their need for fields.
- H. Introduced Ed MacLeod and Lauren Perry of MacLeod Reckord as consultant landscape architects hired by the City of Kenmore to facilitate the master planning process.
- I. Explained that MacLeod Reckord has developed two master plan concepts based on the City's Comprehensive Park Plan. These concepts are being presented tonight to stimulate discussion. Due to the small size of the group, comments and questions from the public will be welcomed during the presentation.
- J. The next public meetings will be in January. A preliminary master plan, guided by tonight's discussion will be presented for comments.
- K. The preliminary plan will also be presented at a City Council study session for additional comment.
- L. Based on public comment, review by the Park Planner and the City Council, a final master plan will be developed and presented for adoption in February or March.

### **II. Presentation by Ed MacLeod:**

- A. Site Analysis (see attached graphic):

1. Circulation and Access:
  - a. Pedestrian Access:
    - Public access from 84<sup>th</sup> Ave NE at the east side of the site, and from 81<sup>st</sup> Ave NE to the south-west corner of the site
    - Access from the church parking lot and student drop-off area on the north side of the site
    - Access from the school property along the south-west side of the site
  - b. Vehicular Access:
    - Public access from 81<sup>st</sup> Ave NE through an alley to a small gravel parking lot at the southwest corner of the site
    - Access from the school site to the southeast corner of the site
  - c. Pedestrian Circulation:
    - A wood chip path through the park connects the school site to the church site.
    - Informal pedestrian circulation throughout the site in lawns area.
2. Existing Vegetation:
  - Large deciduous and evergreen trees occupy the center and west sides of the site.
  - Lawn covers most of the site. There are no shrub beds.
3. Slopes:
  - 5% to 10% gradients on the east 1/3 of the site
  - Relatively level on the west 2/3 of the site
4. Sun/Shade:
  - The open turf area at west 1/3 of the site receives the most sun.
  - The large deciduous trees offer shade in summer and allow sun in winter
  - The evergreen trees at the south and center of the site cast shade during all seasons
5. Views:
  - Territorial and mountain views to the east
6. Utilities:
  - Utilities available in adjacent streets
7. Park Uses:
  - A play area at the southwest side of the site was built by the school
  - A small softball/Little League field occupies the north-west corner of the site
  - The site is used by the neighborhood for informal recreational activities
  - The ballfield is used by local Little League and soccer groups for club play as well as by the school for playground space at recess.
8. Misc:
  - Existing residences currently occupy City and School District property at the south-east side of the site. There are some questions about property use rights in this area. Further research is required.

**B. Concept A (see attached graphic):**

1. This concept emphasizes more active recreational uses than Concept B.
2. Two softball/Little League fields as shown in the Comprehensive Park Plan. One has a regulation size 200 ft outfield. The other has a 150 ft outfield and would function primarily as a practice field.
3. A 120' x 200 ft practice size soccer field is overlaid across the 200 ft softball outfield.
4. A small open lawn occupies the sloped area in the west 1/3 of the site.

5. A new play area is located adjacent to the school building on the south-west side of the site.
6. A picnic shelter is centrally located to the ballfields and play area.
7. The restroom in the south-west corner of the site is convenient to the play area and picnic shelter, and less convenient to the ballfields and passive lawn area.
8. A new 36 car parking lot is located at the west edge of the site with access from 84<sup>th</sup> Ave NE and the church parking lot (optional)
9. A pedestrian shelter with seating, located next to the church parking lot and student pick-up area.
10. An arbor and park sign provide an entrance feature at the south-east corner of the site
11. A loop path connects park activities together as well as accommodating direct pedestrian access across the park from the church site to the school site.
12. Limited vehicular access along the alley from 81<sup>st</sup> Ave NE is maintained for service vehicles, school busses and the designated parking lot for the day care facility.

**C. Concept B (See attached graphic):**

1. This concept emphasizes more passive recreational uses than Concept A.
2. One softball/Little League field with a regulation size 200 ft outfield is shown.
3. A 120' x 200 ft practice size soccer field is overlaid across the softball outfield.
4. Open lawn occupies the center of the site and the sloped area in the west 1/3 of the site.
5. A new play area is located near the school building at the center of the site. Swings are located to the south of the park on school property. There are better views from the school classrooms into the park due to relocation of the play area.
6. The picnic shelter and restroom are centrally located to all of the park activities.
7. A new 38 car parking lot is located at the west edge of the site with access from 84<sup>th</sup> Ave NE and the church parking lot (optional).
8. A pedestrian shelter with seating, located next to the church parking lot and student pick-up area, provides a covered place to wait and an entrance feature
9. An arbor and park sign provide an entrance feature at the south-east corner of the site
10. A loop path connects park activities together as well as accommodating direct pedestrian access across the park from the church site to the school site.
11. Limited vehicular access along the alley from 81<sup>st</sup> Ave NE is maintained for service vehicles, busses and the day care facility.

**III. Public Comments:**

**A. General:**

The primary site uses are walking for exercise, walking dogs, Little League practice, soccer practice, and children playing in the play area and open turf areas. The general reaction to the proposed plans was develop the park emphasizing more passive recreational uses while providing one Softball/Little League/ Soccer practice field.

**B. Representative Comments and Discussion:**

1. *“Champions” is the day care facility in the north-west corner of the school site. Parents drop-off and pick-up children here both morning and evening.*
2. *How available is the church parking during the summer? Is it available to the public during the summer peak use period? Yes, public parking is available in the church lot except during church services on Sunday mornings.*

3. *There is currently a perception in the community that all of the cars parked in the church lot are for the church. This brings up questions about where the Moorlands Park parking will be located. Not all Little League parents know they can park in the church lot . Parking for the Park has never been a problem.*
4. *Could the church revoke the shared parking agreement? This is difficult to predict. We know that the church wants to grow. They are potentially looking for another site. If they do, there is a possibility that a new, smaller congregation would use the church site.*
5. *(RE Concept A) Do we need two playfields? Could we have one regulation size field and put parking where the other field is? There is certainly enough demand for two playfields. The Comprehensive Park Plan suggests two fields for this park. The question is whether that is the best & most appropriate use for this site. The Bastyr fields are currently used by the Little League. They may be unavailable in 2 to 4 years.*
6. *Both Concepts show parking at the east edge of the park. Are there any other options for the location of parking on the park site? If we rotate the lot so it parallels the north property line, this would cost more due to additional walls required. If the lot were left as shown on the plans, views of the cars would be screened from the street with landscaping. The school may consider working with the church to expand the church lot to the west. The City could look into the possibility of a joint agreement with the School District for access from the south to where the existing gravel lot is.*
7. *Don't add a parking lot. Use of the church and school lots works now. Don't add a second ballfield if that drives the need for a new parking lot. 84<sup>th</sup> Ave is busy. We don't want to lose the green space. The City may need to adhere to site development standards. The City could look at postponing the additional parking until a later phase.*
8. *The portables at the southwest corner of the school lot may not currently be used. Is there a possibility parking could go there? We understand they are currently in use but they could possibly be moved to make room for parking.*
9. *There is existing parking around the school loop drive.*
10. *The school kids have an imaginary "fenceline" they are not allowed to cross. It is at the top of the slope*
11. *Concept B ballfield orientation is directly into the spring sun.*
12. *The eastern playfield in Concept A would need a fence at the top of slope to stop balls from rolling down the hill.*
13. *A 200 ft outfield is more valuable than a 180 ft outfield because they accommodate games as well as practice.*
14. *The Little League typically uses cones to define the outfield line, not temporary fence.*
15. *A backstop on grass, without dirt infield, would work for infield practice. A portable backstop on grass could be considered in the final design. This would free up the space to be used for soccer , also.*
16. *The trees taken out for the second ballfield are big and beautiful. We would not want to lose these trees.*
17. *The park needs a year round restroom. The City locks the restrooms in other parks during the winter. Restrooms are expensive to build and maintain. The City of Kenmore currently shares a public works and parks maintenance crew with the City of Lake Forest Park. As the parks become busier the preference will be to keep the restrooms open 7 days/wk year round. Restrooms ideally should be opened in the morning and closed at dusk, and cleaned daily.*

18. *We are trying to put too many activities into this small park. Many people would just like a place to walk, sit, have a picnic and get to know the neighbors. The picnic shelter needs to be located in the sun.*
19. *We want to save the trees, but we can't have everything. We may need to sacrifice for other things we want*
20. *Screen the church parking lot. Planting needs to be added in the church lot*
21. *Add something interesting in the turf area in the northeast corner of the park, such as an ornamental grass garden.*
22. *Keep the softball infield in the upper right (north-west) corner.*
23. *We have an issue with the fence around the park. The school and the church should be at this meeting. The school is using the park and put the fence up. The school should work with the City to develop parking in the parking areas that already exist.*
24. *The existing field needs surface improvements*
25. *What is the schedule for implementation of the park master plan? Probably not in 2006. It depends upon park program funding, a possible bond issue, and/or possible contribution from sports organizations.*
26. *Vehicle speed along 84<sup>th</sup> is dangerous. We need sidewalks there. Kids cross it frequently.*
27. *The sidewalk along 155<sup>th</sup> is dangerous for people with poor vision. There are some driveway cuts that cause deep dips in the sidewalk.*
28. *People use the park now to walk their dogs. The park is much cleaner since the City installed the sign with the dog pick up bags.*
29. *Will the school continue to maintain the park? The City will need to discuss this matter with the School District.*
30. *This is an old community. There are 25 new houses going in south of the school. We want some community areas.*
31. *Are there any activities the community would like to see in the park plan?*
  - *Tree fort (elementary school student)*
  - *Mini Skate Park (elementary school student)*
  - *Olympic size swimming pool (elementary school student)*
  - *Drinking fountains*
32. *Will there be a ballfield in Rhododendron Park? Probably not, however the park will be discussed at a public meeting on December 1<sup>st</sup>.*
33. *How big is Moorlands Park? 3.5 acres.*

#### **IV. Consensus Program:**

- A. One Softball/Little League field. Locate backstop in northwest corner of park.
- B. Provide level lawn space for a soccer practice field.
- C. A movable backstop on grass for infield practice.
- D. Delete new parking lot on park site. Work with the school district and the church to create off site parking as needed.
- E. Keep as many big trees as possible. Plant new trees to replace existing trees as they die.
- F. Locate a picnic shelter in the sun.
- G. Provide a restroom.
- H. Improve screening of the church parking lot.
- I. Keep the park entry feature in the southeast corner.
- J. Keep the pedestrian shelter on the north side.
- K. Add a drinking fountain

- L. Seating and picnic tables
- M. Keep the dog bags and dog sign

**V. Conclusion:**

Bill Evans closed with saying that people should feel free to mail in any additional comments, and that this has been a very valuable meeting. He thanked everyone for attending. He informed the attendees that they would receive a notice of the next meeting which would be held in January.

**END OF PUBLIC MEETING MINUTES**

# MacLeod Reckord

Landscape Architecture ■ Planning ■ Urban Design

231 Summit Ave. East  
Seattle, Washington 98102  
206-323-7919  
FAX 206-323-9242

## PUBLIC MEETING MINUTES

**Project:** Moorlands Park Master Plan  
**Date:** January 10, 2006  
**Location:** Moorland Elementary School  
15115 84<sup>th</sup> Avenue NE, Kenmore, Washington  
**Present:** Bill Evans, Parks Planner, City of Kenmore  
Ed MacLeod, MacLeod Reckord  
Lauren Perry, MacLeod Reckord  
Community Representatives, +/-12 people

### **I. Introduction & Background by Bill Evans:**

- A. Thanked everyone for attending.
- B. Reviewed the Master Planning Process and Funding: A master plan takes a comprehensive look at a park site and provides direction for future improvements in one or more construction phases. Master plans are based on concepts and programs identified in the City of Kenmore's Comprehensive Park Plan. It is not known at this time when funding will be available to build these improvements. The improvements may occur in phases or all at once depending upon funding.
- C. Project History: Kenmore's Comprehensive Park Plan identifies goals and potential program elements for Moorlands Park. At the previous public meeting on November 16, 2005 we met with the public to discuss the site analysis, opportunities and constraints, and two alternative concepts for Moorlands Park.
- D. Introduced Ed MacLeod and Lauren Perry of MacLeod Reckord as consultant landscape architects hired by the City of Kenmore to facilitate the master planning process.
- E. Explained that MacLeod Reckord has developed a preliminary "preferred" master plan concept based on comments from the Nov. 16<sup>th</sup> public meeting. This concept is being presented tonight to stimulate discussion and to gather further input from the community in order to finalize the master plan for the park development. Due to the small size of the group, comments and questions from the public will be welcomed during the presentation.
- F. This preliminary master plan concept will also be presented at a City Council study session for additional comment.
- G. Based on public comment, review by the Park Planner and City Council, a final master plan will be developed and presented for adoption by the City Council sometime in March of 2006.

## **II. Presentation of Master Plan Concepts by Ed MacLeod:**

### **A. Review Analysis, Concepts, & Comments from Previous Public Meeting:**

1. The site analysis and the two initial concepts that were presented at the November 16, 2005 meeting were reviewed, as well as the public comments that were received. The graphics from the November meeting are on City of Kenmore web site.

### **B. Preferred Master Plan**

1. This concept is similar to the initial "Concept B" presented at the November meeting.
2. One softball/Little League field is shown with a regulation size 200 ft outfield. A 120 x 200 ft youth soccer field overlaps the softball outfield.
3. One Tee ball/practice field is shown with a small backstop and grass infield. The field has a relatively level 150 ft outfield. When not in use for practice it would function as a passive recreation area.
4. Open lawn occupies the sloped area in the west 1/3 of the site. The parking lot shown in the previous plans was eliminated.
5. A new play area is located adjacent to the school building on the south-west side of the site.
6. A picnic shelter is centrally located to the ballfields and play area.
7. The restroom in the north center of the site is convenient to the play area, picnic shelter, ballfields and passive lawn area.
8. A pedestrian shelter with seating, located next to the church parking lot and student pick-up spot, provides a covered place to wait and an entrance feature
9. An arbor and park sign provide an entrance feature at the southeast and northeast corners of the site.
10. A loop path connects park activities together as well as accommodating direct pedestrian access across the park from the church site to the school site.
11. Limited vehicular access along the alley from 81<sup>st</sup> Ave NE is maintained for service vehicles, school busses and the designated parking lot for the day care facility.

## **III. Public Comments:**

- A. General: The plan was well received by the public. They were pleased that we had listened to their previous responses to Concepts "A" and "B". The one change that a majority of people wanted was to avoid taking out any of the large trees and reducing the "T" ball area to 90 feet.
- B. Representative Comments and Discussion:
  1. *It is important to obtain property for another access road to the park. This is a neighborhood park that serves the local neighborhood. It needs little or no parking. We don't want to develop more than the bare minimum.*
  2. *Encourage people to walk or bike to the park by not providing a lot of parking.*
  3. *How does the size of the existing play structure relate to the new play area size? The existing area is slightly larger. However, the addition of the area for swings on the school property makes the total area comparable.*
  4. *Please address if any of the big trees are removed. The "preferred" plan removes one big Maple tree. This is open to discussion. Some of the trees on site are nearing the*

end of their natural life expectancy. The master plan will consider planting new trees to take the place of trees that become diseased or die.

5. *My children love the trees. My 10 year old brings the leaves home. My kids asked me to mention the trees. They don't want the park developed in a way that would impact the trees.*
6. *I am in favor of leaving all of the big trees. Is there a way to keep the big Maple tree and still have the small Tee ball/practice field? A 100 ft outfield would be sufficient. We could probably keep the Maple. Its trunk is 90 feet from the Tee ball home plate.*
7. *I heard that an arborist looked at the trees on the site. Bill was not aware of this. Some tree roots had been exposed on one tree that died.*
8. *Spring practices are March through June. Tee ball coaches bring their own bases. Grass infield is fine with them.*
9. *I want to be able to use the park for other activities while ball games are happening. I am concerned about two or more games at once cutting into the useable passive space. Bill agrees that one scheduled ballfield is the preferred development on the site.*
10. *The elementary school use of the park is hard on the site. The park needs more maintenance.*
11. *There is a drainage issue in the existing infield area.*
12. *Will there be under-drainage in the playfield? No. Possibly limited drainage for specific trouble areas.*
13. *What is the elevation difference between the contours shown on the plan? Two feet.*
14. *What is the material the paths are made of? How wide are they? The paths will be surfaced primarily with asphalt. Concrete pavement will be at the backstops and building pads. These surfaces are more easily maintained than soft surfacing. The paths are 5 to 6 feet wide.*
15. *Describe the proposed structures and site furniture on the site. There is a small square restroom at the north center of the site. A picnic shelter at the center of the site is a roof with open sides. Four picnic tables are under the shelter and three others are located in the plaza next to the shelter. The two arbors at the north-east and south-east corner of the site are trellis like structures marking entrances to the site. The shelter at the center north side of the site is a roof with open sides for students to wait under. Benches are provided at various locations along the loop path, at the play area and in the dugouts. Bleachers are provided at the formal ball field. A low stage at the center south side of the park consists of a concrete platform surrounded by concrete seating steps*
16. *How much will the improvements cost? Between \$300K and \$500K, however the cost estimate has not been prepared.*
17. *What is happening on the north border of the park? A variety of evergreen and deciduous plantings will provide a visual buffer and soften the impact of the church parking lot on the park. We will need to be careful about designing for security.*
18. *Will there be lighting? No. The parks close at dusk and open at dawn. There may be a security light on the restroom.*
19. *Will there be basketball courts? No new basketball courts will be provided on the park property. The existing courts on the school property will be retained. After school hours these courts are open to the public for drop in use.*
20. *When will the park be built? Possibly in the next year or two? What will the process be? The preferred master plan will be presented to the City Council in March or April. Council will prioritize development of parks within the City and phasing within each park. A portion of the park could be developed within the next year or two.*

21. *In general, I prefer an open and undeveloped approach to the park development.*
22. *The park needs some easily accessible garbage cans including some located near the exits. Garbage cans will be placed at convenient places within the park.*
23. *Will the existing play equipment be replaced? The existing equipment needs to be evaluated to make sure it meets all current safety standards and is in good condition. If it is then it may be relocated within the new play area.*
24. *The park is currently well cared for by the dog owners. They are respectful of the fact that the school uses the park. A sign and the dog pick-up bags will be retained in the park. Dogs are required to be on leash in the park.*
25. *I like that there is no parking lot near 84<sup>th</sup> St.*
26. *This park used to be called "Inglemoor Park." Prior to being a park this property was residential. It has been a park at least 30 years. There was a brick picnic structure in the original park.*

#### **IV. Consensus Program**

- A. One Softball/Little League field. Locate the backstop in northwest corner of park.
- B. Provide a level lawn space for soccer practice field.
- C. A small movable or permanent backstop with grass infield for T-ball and practice.
- D. Keep as many big trees as possible. Plant new trees to replace existing trees as they die. Keep the large Maple tree and reduce the Tee ball outfield to about 90 feet.
- E. Locate a picnic shelter in the sun.
- F. Provide a restroom.
- G. Improve screening of the church parking lot.
- H. Keep the park entry feature.
- I. Keep the pedestrian shelter on the north side.
- J. Add a drinking fountain
- K. Seating and picnic tables
- L. Keep the dog bags and dog sign

#### **V. Conclusion:**

Bill Evans closed the meeting and reminded residents that they can send in additional comments. He thanked everyone for attending. He informed the attendees that they would be notified when the plan is presented to the Council for consideration.

**END OF PUBLIC MEETING MINUTES**

## **COST ESTIMATE**



# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Moorlands Park Master Plan

Date: 2/24/06 By: LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<u>Mobilization (7%)</u>	ALLOW	LS		48,009	48,009
<u>TESC</u>					
Rock Construction Entrance	1	EA	2,000.00	2,000.00	
Silt Fence	ALLOW	LS	2,000.00	2,000.00	
Interim CB Protection	4	EA	150.00	600.00	
					4,600
<u>Demolition &amp; Site Preparation</u>					
Strip Infield Soil 4"	1,150	SY	1.75	2,012.50	
Strip Sod 4", Haul	10,778	SY	2.11	22,741.58	
Remove Stump (40" depth)	ALLOW	LS	500.00	500.00	
Remove Steel Bollards	ALLOW	LS	300.00	300.00	
Remove Fencing & Backstops	ALLOW	LS	2,500.00	2,500.00	
Remove Wood Play Area Edging	ALLOW	LS	2,000.00	2,000.00	
					30,054
<u>Earthwork</u>					
Cut, Place & Compact	ALLOW	LS	5,000.00	5,000.00	
Rough Grade (To Limit of Work)	11,928	SY	0.60	7,156.80	
					12,157
<u>Paving &amp; Surfacing</u>					
Asphalt Pavement Walkways (2")	2,120	SY	20.00	42,400.00	
Concrete Pavement	684	SY	30.00	20,520.00	
Asphalt Parking (2" + 1")	420	SY	3.00	1,260.00	
Play Area Surfacing (12" min depth)	6,750	SF	3.00	20,250.00	
Topsoil Turf Area (4" Ballfield Turf)	4,380	SY	2.33	10,205.40	
Topsoil Plant Beds (6")	3,600	SY	3.50	12,600.00	
Organic Mulch for Plant Beds (2")	3,600	SY	1.56	5,616.00	
Infield Soil	191	CY	33.00	6,303.00	
					119,154
<u>Walls &amp; Curbs</u>					
Play Area Curb (8x24)	21	CY	250.00	5,250.00	
Parking Curb (6x18)	240	LF	12.00	2,880.00	
Play Area Ramp	1	EA	1,080.00	1,080.00	
Planter/Stage	ALLOW	LS	5,000.00	5,000.00	
Curb & Gutter (Frontage)	300	LF	16.00	4,800.00	
HC Curb Ramp	1	EA	600.00	600.00	
					19,610
<u>Pavement Marking</u>					
HC Parking Symbol	1	EA	43.00	43.00	
HC Parking Striping	ALLOW	LS	300.00	300.00	
					343
<u>Utilities</u>					
Storm Drainage:					
Type 1 CB	3	EA	1,000.00	3,000.00	
Play Area Underdrainage	ALLOW	LS	3,000.00	3,000.00	
Cleanout, PVC, 6"	1	EA	200.00	200.00	
Connect to Existing SD System	1	EA	1,500.00	1,500.00	
Pipe, PVC, 6"	150	LF	10.00	1,500.00	
Pipe, LCPE, 12"	540	LF	24.00	12,960.00	
Electrical Service	ALLOW	LS	5,000.00	5,000.00	
Sanitary Sewer	ALLOW	LS	7,000.00	7,000.00	
					34,160

# MacLeod Reckord

Landscape Architects

# Cost Estimate

Project: Moorlands Park Master Plan

Date: 2/24/06 By: LP/EM

ITEM & DESCRIPTION	QUANTITY	UNIT	UNIT COST	ITEM TOTAL	SUBTOTAL
<u>Site Furnishings</u>					
Bench, 6' Long Wood, with Back	12	EA	800.00	9,600.00	
Litter Receptacle	2	EA	1,000.00	2,000.00	
Picnic Table	5	EA	1,250.00	6,250.00	
Play Equipment:					
Relocate Existing	ALLOW	LS	15,000.00	15,000.00	
New Climbing Wall	ALLOW	LS	8,000.00	8,000.00	
Supplement Existing	ALLOW	LS	5,000.00	5,000.00	
					45,850
<u>Fencing &amp; Backstops</u>					
Frontage Fence (4' metal)	280	LF	20.00	5,600.00	
Chain Link:					
6' height	285	LF	20.00	5,700.00	
10' height	100	LF	30.00	3,000.00	
J Backstop	60	LF	120.00	7,200.00	
Small Backstop	30	LF	60.00	1,800.00	
Pedestrian Gates (4'x7")	6	EA	450.00	2,700.00	
Dugout Benches, 10'	4	EA	650.00	2,600.00	
					28,600
<u>Structures</u>					
Picnic Shelter	1	EA	25,000.00	25,000.00	
Park Entry Arbor	2	EA	15,000.00	30,000.00	
Restroom	1	EA	95,000.00	95,000.00	
Small Shelter	1	EA	15,000.00	15,000.00	
					165,000
<u>Signage</u>					
Dog Clean-up Station Sign	1	EA	1,000.00	1,000.00	
Park Entry Sign, Large (installed)	1	EA		0.00	
Park Entry Sign, Small	1	EA	1,000.00	1,000.00	
HC Parking Sign	1	EA	120.00	120.00	
					2,120
<u>Irrigation</u>					
Large Lawn Area	104,500	SF	0.50	52,250.00	
Medium & Small Lawn Areas	13,230	SF	0.95	12,568.50	
Plant Beds	32,340	SF	0.95	30,723.00	
					95,542
<u>Planting</u>					
Large Deciduous Tree	7	EA	350.00	2,450.00	
Small Deciduous Tree	27	EA	300.00	8,100.00	
Conifer	13	EA	200.00	2,600.00	
Shrub/Groundcover Bed	3,593	SY	28.00	100,604.00	
Seeded Lawn, incl. Mow & Fert.	5,850	SY	1.35	7,897.50	
Lawn Restoration	3,500	SY	2.00	7,000.00	
					128,652
					Subtotal:
					733,850
					10% Contingency:
					73,385
					<b>TOTAL:</b>
					<b>\$807,235</b>