



# APPENDIX

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### **Appendix II**

*Public Meeting Minutes  
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# McAuliffe Park Design Kickoff Meeting

Date written: March 21, 2005

To: Michael Cogle, Kirkland Parks & Community Services

From: John Barker, Landscape Architect

SUBJECT: Kick-off Meeting Minutes/Notes

RE: McAuliffe Park Master Plan Kick-off Meeting

Date of meeting: Monday, February 28th, 2005

Time: 1:00 p.m.

Location: Jerry's Place above Greenhouse/Car Barn, onsite

These are summary notes taken by B.L.A. at the Orientation meeting held with the staff and consultant team for the master planning. Please review them for completeness and accuracy and let us know of any changes/additions/deletions.

## 1. Attendees:

City of Kirkland Parks & Community Services: Michael Cogle, Teresa Sollitto, Mark Johnston, Jenny Schroeder, Mike Mettear, Carrie Hite, Jason Fileur

Barker Landscape Architects: John Barker, Page Crutcher, Christopher Peragine, Carolyn Alcorn

Destination Development: Roger Brooks

Krafft & Krafft: Chapin Krafft

## 2. Roundtable comments on goals, hopes and dreams for McAuliffe Park:

*Enhance, Protect, and Preserve*

*Provide educational opportunities*

*Revenue at the park*

*Invite the public in, make accessible*

*Utilize the site, but do not under-utilize or over-utilize*

*Environmental learning*

*Artist in residence*

*Preserve plant/botanical treasures*

*Display garden with year round interest*

*Partners to maintain, Lake Washington Technical College*

*Create a sequence of space, an experience*

*Provide unity to what is there, bring elements together*

*Learning and teaching garden*

*Space for intimate events*

*Clean and thorough community process*

*Sensitive to residential setting*

*Want to be able to say we have 'Thought of everything'*

*On time and on budget*

*Public support*

*Celebrate history and community*

*Show as a working place, farm and education*

*A profound experience, experience a farm breakfast, feed chickens, nature trail*

*Unearth historical aspects, have historic interpretation*

*Adaptive reuse, A lot can be done with what is here*

*Who, what, when, where, how much? It all comes down to the money.*

### 3. Public Participation

There will not be an advisory committee. Project will rely on Park Board with help from the Heritage Society, neighborhood association, and other select committees as needed.

Put up kiosks on site to inform public and give them a place to provide feedback

Let public know that this will be improvements, not a complete change

Have a celebration to invite the public to get to know the place, give tours, community picnic

Empower through site analysis process

Place for small meetings

Create a poster of process

How do we get to the City as a whole?

Incorporate participatory wall as part of final plan to give recognition

Project web site will be created

### 4. Maintenance Facilities

Minimum maintenance staff for this park onsite

Review moving Juanita beach support to this site (7 full time staff and 12 seasonal) and others?

Maintenance facilities should not interfere with public access

Look at centrally locating M&O and recreation staff here

2,000 SF for storage office, etc.

Onsite caretaker?

Label equipment and square footages

Storage for tables and chairs

What is satellite model?

Review zoning and permitting in regards to maintenance

### 5. Enterprise

Rental gross \$50,000

Free uses outweigh revenue, \$150,000 a year to take care of property

Michael to investigate city council agenda and expectations

Property purchased for \$5.75 million

At a minimum good city restaurant, meetings

Could support new partnerships? Adopt a garden? Sponsorships?

Can get funding for artists in residence, studio

Opportunity for adjunct programming for community

Community Center 1/2 mile away, currently over-programmed. Can recreation program expand to this area?

Environmental camp to take place this summer

Most child programs are subsidized, most child programs are not subsidized

Open to different model of organizing Parks and Recreation, Maintenance and Operation

Other city revenues: Senior Center, Community Center, Peter Kirk Moorage, boat launch, summer concerts

What if capital money was 5 million? Revenue would only cover operations. Look at adaptive re-use to cut costs. What is cost benefit of model? Balance benefits to owner, public, buildings

Heritage status may allow restaurant

Catering business in Federal Way

Other models: Meeting spaces, corporate events, performing arts partnership, Teen Center (no revenue)

# PARK DESIGN MEETINGS

Review traffic volumes on 116th , K2 and associates  
Review other models: Robinswood in Bellevue, Farm in Bothel  
What new big redevelopment is happening at Juanita?  
Where is neighborhood going?  
Develop list of uses and prioritize

## 6. Site issues

Look at title report for water reports  
3 active wells with pumps, registered? Possible use for irrigation  
Houses hooked up to city water  
100 amp service  
Fiber optics up 108th  
11 water across st.  
All houses on septic  
116th has sewer  
6-12" storm lines through site, storm connects to 116th  
Gray barn does not have sewer or septic  
No environmental assessment was done when purchased  
Code assessment of buildings, ADA seismic, fire suppression  
No plans known  
2-3 year old survey  
Sacred: Barn, Johnston house  
Opportunity: McAuliffe house, Grey barn, carriage house  
Liability: Dog house, Car barn solarium, Uncle Bob's house  
All city dinner on site

## **McAuliffe Park Draft Issues and Opportunities Discussion**

Park Board Meeting • April 20th, 2005  
 Architectural Analysis  
 Spatial Analysis  
 Programming Concepts

*Barker Landscape Architects met with the Kirkland Parks Board to obtain their ideas and concerns for the site. Individual Board members were asked what they would like to see at McAuliffe Park, what they thought should/could be a unifying theme and their thoughts on enterprise in the Park. Here are some of their responses:*

### **Ideas for the Site:**

- “I like it as it is, enhance what exists especially the farm heritage and gardens. I do not want to see it as a recreational park, we already have that across the street.”
- “Many opportunities for education exist, highlight these. Redesign it with good walking trails and for special events, car shows, festivals etc.,”
- “Priority should be given to Kirkland residents, but we see this as a regional destination.”
- “Make the space more available to more people to enjoy, have special events or enterprises that will encourage this. Maintain the garden and make it available to people. Do not turn this into an amusement park.”
- “Interpret the stories of the site (with a walking brochure). Knowing where you come from is important.”
- “Have/take an oral history of the park, document and incorporate it into the park. No amusement park, and no reenactments. The enterprise should not be a detriment.”
- “We should be able to answer the question, why will people want to come to the park?”
- “What will make this park successful is the educational aspect/attributes. Lots of schools will want to visit.”
- “Maintenance facilities for other parts of the Kirkland Parks’ system are not favored.”
- “The neighborhood is used to traffic from Jerry’s previous vehicle traffic.”
- “Experimental garden (veggies, flowers), wedding event rentals/facility, open space as is. Seasonal plant sales, farmer’s market, arboretum or botanical garden, farm equipment display. There should be no additional meetings. Art related activities are okay if not too space dependent”.

### **How should the site be unified?**

“Create a theme based on “Kirkland Stories” and interpret this site and the world in people’s backyards”. We believe this could be achieved with a trail system and interpretive signs.

### **Enterprise Ideas**

- “Should be revenue neutral that helps to support the Park itself. It could have a ‘Juanita Market’ on site have seasonal cider pressing and pumpkin growing.”
- “It could be a public-private partnership if it was the right partner.”
- “It could promote native gardens and have a garden shop like Ravenna Gardens come sell out of here seasonally.”
- “It should not be a commercial site.”
- “Events would be revenue generating, concerts such as Zoo Tunes.”
- “Possibly an arts component.”
- “Use as additional program space, an extension of the Community Center offerings and to make especially appealing to locals”.

## **The Historic Structures**

All three of these buildings are virtually unaltered in floor plan, room layout, so period interpretation is possible spatially. The decor of the Johnson Homestead has been altered in the 1930's, but if the Park Department is up for it, we could "go back" without major structural alteration. We would have to do some selective demo to determine if the original siding under the shingles. (I have my doubts because there is a very similar product, with weathered, period "paint-white wash" used as sub flooring in the Brick house, which was built about the time the "Farm house" was remodeled. But that's just a hunch.) Costs? Revenue potential?

## **The Old Barn**

The Osterberg (or Ostberg) Barn, according to the Kirkland Heritage Society, was built in 1918??? and is in it's original intact form. It is 865 SF, and little alteration has been made but there is a cupola and more recent open shed roof...Potential use is a working farm: Chicken coop, tool storage, community garden building, farmer's potting shed, etc. Costs?

Potential uses: View through Museum, Walk through museum, Outdoor Picnic Movie venue  
 Hand tool wood shop, Blacksmith  
 BBQ competitions  
 Acoustical "Music in the Park"  
 Haunted House (halloween)  
 Hand Crafts  
 Swap meet/Auction  
 Small Animal Shows/ Birds/Rabbits  
 Pet Show and Dog agility trials  
 Trout Farm  
 Center piece of working farm:  
 Chicken coop, tool storage, community garden building, farmer's potting shed, etc.

## **The Langdon/Ostberg/Johnson House**

This single-family residence was originally constructed in 1887, and is approximately 1116 SF, with one-story and a partial basement. It maintains its original form and floor plan. It has had two significant "updates" that have altered the vernacular farmhouse appearance, and removed original building fabric and finishes. Records indicate that the original cross gable roof form is still intact. "Balloon frame" construction techniques are visible from the crawl space; this is in keeping with the date of construction. The building is in good condition and has been well maintained. The mechanical and electrical upgrades appear to comply with current codes. The house is presently rented and occupied.

The residence and barn, plus the woodshed and garage and orchard constitute one of the oldest remaining farmsteads and are very good candidates for the historic interpretation of land use and development patterns on the east side of Lake Washington. Because the intact plan and placement of these buildings from the time of construction, they are "authentic" and could be restored to represent the agricultural era.

There is an old asbestos lined furnace in the basement which is encapsulated in plastic but should be removed to bring the building into compliance with codes.

Potential uses (inside and outside):  
 Meetings, Historical Museum, Historical Meeting House  
 View through Museum, Walk through museum  
 Hand tool wood shop, Blacksmith  
 BBQ competitions  
 Acoustical "Music in the Park"  
 Haunted House (halloween)  
 Hand Crafts  
 Swap meet/Auction

## The Brick House

The Carlson Residence is a single family residence built in 1928. It is a brick Tudor Revival style, on and one half story house, with an unfinished basement. Approximately 870 SF.

It has had very little alteration, has been well maintained, so today is intact, with its original floor plan and exterior. It has had utility and mechanical upgrades and is in almost original condition. Retaining most of the original building fabric. Records indicate that the residence was part of a small 1.86 acre orchard and chicken farm, with some vintage fruit trees remaining. A large chicken house was located on the property, north of the house and has been removed. Today it is rented and occupied.

This building sits well above the surrounding yard, with 6 stair risers (approximately 36") up to the main floor. This makes accessibility for any public use difficult, requiring at least a 40 foot long ramp or regrading of the site. The modest size and configuration of the house do not lend themselves to public gathering, however an office or onsite caretaker would be a few compatible future uses. We have also discussed the possibility of moving the building, or converting it into a public restroom (to serve the community playground and south portion of the park), but these appear to be expensive and not provide sufficient benefits.

Current income \$995 Costs? Revenue potential?

Potential uses: Meetings, Restaurant, Museum.  
Park Restrooms/First Aid/Pay phone  
Library/Office/Meeting space for Garden Club  
Club House for Lawn Bowling/Crochet/Cricket/Horseshoe/Bocce  
Park Interpretive Center  
Extension Service/Master Gardener/Lecture hall  
Dressing rooms, costume storage for Outdoor Theatre productions  
Non profit office/Audubon Society  
Pool House for outdoor wading pool?

Retail (lease)  
Theme Art Gallery/Botanical drawings, painting from classes around site  
Seasonal Concession, hot cider/coffee/Ice cream/popcorn/Picnic vending machines  
Farm Antique Dealer  
Kite shop/Lawn Sports Equipment rental  
Bicycle shop/Rental (wheelchairs/Senior's Electric scooters)  
Neighborhood Bakery/Coffee Shop. Cheese shop?  
Botanical Book/tool store

## Maintenance Facility

We have discussed housing a portion of the Kirkland Parks Facilities Operation staff at McAuliffe Park. We toured with Mark Johnson and Jason Filan of the existing City Shops (built in 1990), which house in addition to Park Operations, the City's Public Works, Storm Drainage, and Utilities Departments. Parks shops house 24 full time employees (FTE) and 35 additional seasonal employees. At Juanita Beach Park, there are an additional 5 FTE's and 5-7 seasonal employees. A full operation will probably need facilities for the staff that maintain McAuliffe Park (probably 2 FTE, more seasonal); possibly some of the Juanita Beach staff (5 FTE's, more seasonal); but not likely the full staff housed at City shops.

Even for a satellite operation, typical facilities needed include an office, lunch room, separate showers, lockers, restrooms for men and women, first-aid station, wash-down and eye-wash area, mowers and construction equipment, irrigation/recreation/supply storage, safe separate storage for fuel and chemicals. Bulk materials (fertilizers/soil treatment) can occupy large areas, and bins for green waste (to Cedar Grove via WM), soil and compost/bark. Special facilities such as wash-down pond for mower clean-up and high ceilings for heavy equipment might be necessary.

## McCauliffe Park Buildings

There are, in addition to the historical buildings on 116<sup>th</sup> St. and the barn and the various sheds, gazebos, and out-buildings on the site – three substantial buildings. The “house”, the “garage”, and the “car-barn” are well constructed and maintained and each is suitable for adaptive re-use that could accommodate a variety of activities and uses, for example, meeting rooms, conference centers, restaurants, dormitories, production facilities, and exhibit spaces.

The Garage is not a substantial building, though it could house some interim as classroom, storage, meeting, and exhibit uses, and the Barn would most easily be adapted for a large meeting or production facility, and as storage, meeting, and office spaces.

## McAuliffe House

The home was built in 1969 by Jerry McAuliffe in a ranch style with a large main level and daylight basement. It is a well built wood frame home with stone and wood siding, and is in total approximately 4766 SF. The home has large rooms, a south facing deck with great view of the property, and is well suited for adaptation for public uses. The McAuliffe House would most easily be suitable for a meeting center.

Potential Uses:

Weddings, Receptions, Conferences, Retreats, Meetings, Reunions, etc.

Building Size per floors

Main Floor: approx. 2200 SF Ground Floor: approx. 2200 SF

Garage: ????? Capacity: ?

The main floor contains a large kitchen, dining and living room, as well as a sizable recreation room, and 3 bedrooms and 2 baths. This floor could be opened up into a large meeting room that could accommodate up to ?????? people for meetings or conferences.

The ground floor contains a large living, recreation, and 3 bed rooms, as well as 2 small baths and a laundry room and furnace room. This floor could be opened up into a large meeting rooms along with 2 large bath/changing rooms, that could accommodate up to ?????? people for meetings or conferences.

The garage would be well suited for storage, deliveries, catering set up, etc.

The exterior could also be upgraded to be a warmer, more “charming” building, perhaps to introduce more craftsman or farmhouse features. This might involve architectural details such as knee braces, shutters, trim, and repainting and re-roofing the building. Changing the main floor would be the highest priority to generate income. Changing the lower level could be phased in later to keep the separate rooms downstairs for smaller meetings and for events that may need smaller rooms???

Costs? Relatively inexpensive.

Current income: \$1995/month

Revenue potential?

**The Garage** (including upstairs apartment & solarium)

This “car collection” garage was built between 1960 and the 1980’s in several phases, and includes an upstairs apartment and ground level solarium. It is approximately 3,000 s.f. and is built of light wood construction. It is the least substantial and least attractive of the buildings onsite, but could be adapted for public use.

Potential uses include space for community programs (classes, workshops, daycamps, etc.), coffee/sandwich/ice cream shop, possible apartment for caretaker upstairs, or meeting space.

Building size per floor:

Ground floor:	SF
Solarium:	SF
Apartment:	SF

The ground floor would require structural upgrades to accommodate public use, as the light wood construction appears too light. If uses upstairs required ADA compliance, an elevator or extensive ramping would be required, both costing in excess of \$20,000???. Our analysis is that this building is not worth very much of an investment, but the location may be excellent for a new building sometime in the future. The solarium is detachable and could be re-used.

An opportunity exists in the carport/parking areas outside the garage for an Entry Plaza that would offer spaces for events and an information kiosk about the park.

Retail space could be provided in the area of the carport for a year round produce market, farmer’s market, gift shop???

Costs? Current income \$0 Revenue potential?

Models for a small “intimate” restaurant located in a similar sized building include the Madison Park Cafe, the Juanita Cafe, Le Gourmand, the old Herbfarm...all have been successful. Seasonally adjusted rental rates could allow for a fluctuating return. The capital costs for renovating the building could be borne by the restaurateur, a typical practice, and the return to the City might be lower. (King County Parks is in the process currently of requesting proposals from “Restaurant, Cafe, Bistro, Coffee Houses and /or catering Companies” for various County Park locations.)

Potential uses: Meetings, “Historic Garden” Restaurant, Historical Museum.

Costs? Probably \$200,000 to \$300,000.

Current income \$1195/ month

Revenue potential?

### **The New Barn**

This attractive building was built in the 1980's as additional storage for McAuliffe's car collection. It includes a large unheated space of approximately 4,668 S.F., as well as a small upstairs storage space. Considerable potential exists in this building due to a large volume of enclosed space. The building has been improved by Kirkland Parks staff with new concrete floors. The large open clear spaces are unfinished, but rough in wiring and plumbing exists. Costs to finish the interior, provide heating and restroom or kitchen facilities would be reasonable ???considering the large amount of space that could be created.

Building size per floor:

Ground floor	2500	SF
Second floor	2000?	SF
3rd floor	Loft small	SF

Potential Uses include "great hall" community programs, large meetings, reunions, retreats, workshops, kid's daycamps, etc. The large flexible space could be partitioned with movable panels if needed. The gravel "yard" just outside of the new barn could be a great space for a farmer's market/special events space if paving and landscape were improved. Simple new equipment sheds that are consistent with the farm and barn character located near the carport/beer truck storage area east of the barn could house some of the better farm equipment that is slowly decaying out in the elements. This would also add to the ambience of the farm yard and farmer's market, while preserving the keepsake elements for future generations. Costs? Current income \$0 Revenue potential?

### **Rental House(w. of 108th on 116th)**

The city-owned rental house is located some distance from the rest of the park, and is separated by a private home on which the City has first right of refusal if the owner sells. Both houses are suburban homes perhaps from the 1950's or 60's and do not seem to have great potential for public use.

The site however is a good neighborhood park complement to the remainder of the park. A satellite community hall for classes, perhaps a daycare or school would complement the park and playground, and associated parking could enliven this highly visible park property and provide a return to the city. There is also potential here for a tennis court, or a small softball field if extended into the existing lawn and trees.

Potential uses: Community Programs, School site rental, Parking, Buffering from neighbors  
Costs? Revenue potential?

### **Nursery Area**

Potential uses: Park Shop, Parking, Buffering from neighbors  
Costs? Revenue potential?

# Public Meeting #1 Summary

Thursday, June 16, 2005, 6:00 –8:30 p.m. at New Barn

## Attendees:

Approximately 50-60 citizens ( a sign in sheet recorded names/addresses).  
City of Kirkland Parks & Community Services: Michael Cogle , Teresa Sollitto,  
Jenny Schroeder, Parks Director, Scott (onsite gardener)  
Barker Landscape Architects: John Barker, Page Crutcher, Christopher  
Peragine, Carolyn Alcorn  
Destination Development: Lanie McMullin

Notes prepared by: Barker Landscape Architects

These are summary notes taken by B.L.A. at the first public meeting held with Kirkland staff and the consultant team for the master planning phase of McAuliffe Park. Please review them for completeness and accuracy and let us know of any changes, additions, or deletions.

## I. Open House Program Review and Public Tour

Presentation Boards were set up for the public describing each segment of the park, showing some early ideas for each of the unique zones of the Park. At 6:15 pm, Michael Cogle led the design team and approximately 15-20 early arrivers on a tour of the property, where descriptions of the property, discussions, and comments were shared amongst the group.

## II. Meeting Start-Up and Introductions

After the tour, the meeting was convened at 7 pm in the new barn. Michael began by introducing the city team, neighborhood representatives, consultant team and the project describing the scope, process and tonight's agenda.

## III. Process and Preliminary Program Ideas

The consultants reviewed the project process, with emphasis on where this important meeting fits into the project. Preliminary program ideas were discussed for each of the unique zones of the Park.

## IV. Draft Program Presentation

The consultants reviewed the draft program concepts, making reference to the posters that were on display in the new barn hall. Michael Cogle and John Barker answered questions and heard many of the public's ideas, shown on the next several pages.

## V. Public Response

There was general concern about too much evening activity relating to weddings where noise and alcohol could disrupt the neighborhood. There was general consensus and support for the farm and heritage components of the plan. Concern about affects on 108th and traffic from the proposal needs to be researched.

FIRST PUBLIC MEETING



# Public Comments on Program

The following list of comments were made during the public presentation of the draft program elements.

- More benches in the park.
- Traffic impact? –Have engineer on team. Exiting onto 116<sup>th</sup> is very difficult.
- Timing- Master plan to be completed this year.
- Marketing study? Destination Development will be working on (Lanie McMullin).
- Site should offer public tours/school tours once a month. Bonnie volunteered to help out.
- The site was the Johnson property originally; we should emphasize this heritage by naming it “Johnson Park”. When the City purchased the property from the McAuliffe’s, they stipulated that it should be named McAuliffe Park.
- Have not gotten input from surrounding neighborhood? Insufficient notification? Was not on website. City to do a better job of getting meeting date out.
- Want a safe environment for kids to play. Make sure people are aware that dogs are not allowed. Do not want parking next to playground. This takes away space from children.
- Vegetable garden for private or community patch.
- Has City considered supporting the park without any enterprise? \$150,000 a year to support, \$50,000 gained from rentals. One option should be no enterprises on property.
- Paraphernalia- want to preserve some of it.
- With weddings, concerned about loud parties all the time, noise issue.
- Jerry used to play circus music loud, but only once a year.
- Approximately 80% of people at meeting were from immediate neighborhood.
- Make connections with Garden clubs, Master Gardeners, to help maintain- start new McAuliffe Garden Club.
- Why is maintenance scheduled for weekends? Annoying on Sunday mornings. Kirkland has a 7-day work force to maintain their park system. (This issue was worked out with Scott, the onsite gardener.)
- Farm equipment- will it be placed in a building? It will be looked at from a standpoint of safety and preservation. Have been approached by people to fix them up.
- Noise-Jerry’s business used to be really loud for a residential neighborhood.
- Afraid area is turning into a commercial zone that will badly affect neighborhood.
- More flowers/ perennials/ natives.
- Develop native palette.

FIRST PUBLIC MEETING



## Public Comments on Posters

The following are the comments written by the public on sticky notes and applied to the posters on display at the meeting.

### Entry Area

- I like this idea- great neighborhood draw. Good place for a meeting or a chat.
- Love “Kirkland Stories” idea, small coffee shop.
- I disagree that this is the heart. This is the gem, it needs to be protected. It is not a gateway in my opinion. How about establishing a gateway further to the south?
- I especially dislike the idea of a restaurant, bookstore, etc. here. If I had a wedding the last thing I would want is to walk into a commercial space!!
- Should consider a teahouse rather than a conventional café. This would be more unique and true to the spirit of the property.

### McAuliffe House and Gardens

- Do not like the idea of large events. Noise- traffic congestion-vandalism-loss of surrounding neighborhood privacy.
- I think this is a good idea but I hope they use caution. Chateau St. Michelle stopped their weddings. People were too hard on the property.
- We would be adamantly opposed to the serving of alcohol!
- There should be no alcohol in the park. This opens up many issues to the neighborhood.
- I do not like the idea of a banquet facility- too commercial, too damaging to the property.
- We support serving WA wines, beers, and other local beverages!
- Do not like the idea of weddings and receptions. People could still take pictures at site. Too much noise with music and alcohol concerns.

### Arboretum

- I’d like to see a higher profile entrance here- It fronts the main street!!
- I like it!
- Nice!
- Good idea! Keep the trees- use it as an “education” walk w/ trees labeled with names.
- Arboretum area should be limited for public use because of its prominence to NE 116th St. Brick house should be for public small meetings.
- Add level entrance.



# FIRST PUBLIC MEETING



## Working Farm

- Gardening classes and community garden are great ideas. –Maybe even community greenhouse.
- Liked the pumpkin patch a few years ago.
- Concerned about noise levels at a festival. Like P-Patch and master gardens idea. Café/ farmers market =okay if small.
- Keep the barn, like p-patch idea.
- Keep as a farm. Ban radios. No café, P-patch maybe.
- Great ideas, keep to nature.
- Kirkland version of Seattle Tilth.
- Yes, yes, yes!
- P-Patch cooperation classes. KC master Gardener program.
- Great ideas!
- Environmental education classes at all levels.
- PCC farm classes
- I don't like the idea of public plots where people rent. This looks trashy.
- Co-op program with Kirkland Heritage Society. WE will start a "Friends of McAuliffe" group- P-Patches with Master Gardener emphasis.
- Historic school tours or public tours once a quarter.

## Historic Johnson House

- Love the idea of a museum. Careful with how many people will be there at a time.
- This "Working Farm" and "Historic House" area should be named the "Johnson Homestead Historic Park" to honor the Johnson family 100 year historic era. And as a museum, Jerry may agree to this if you ask him.

## West Play Area

- Parking spaces kept to a minimum. Far away from playground equipment.
- West play area is the most appropriate for child play activities.
- No parking in this west play area. (This area should for our children)
- Get rid of dog park element!
- Love the play area! Forget the parking lot! Need additional play elements and a small restroom. Not crazy about a daycare. Parking should be close to 108<sup>th</sup> Ave. to improve traffic. Southwest corner.
- No restrooms at Kiddie Park. Keep natural. No more traffic. We love the natural gardens, etc.
- I like the idea of not putting the restrooms in this park. (At one point there were restrooms planned off of 108.)
- Is daycare use compatible with public park use? (Security concerns?)
- Parking should be along north perimeter
- Use as over flow for main parking area.

# FIRST PUBLIC MEETING



**DRAFT PROGRAM**  
**Flexible Area @ New Barn**

- Large Meetings, Reunions & Banquets
- Community Programs, Workshops, Daycamps
- Assembly Areas with Temporary Stage
- "Farm-Ya!" for Special Events
- Equipment Sheds for farm & heritage items

The main barn and surrounding area are more different areas for use such as outdoor conveniences, and support buildings. The flexible space and building also offer great "flexibility" space that could have various, changing uses of the space, and great connection to food, restaurants, parking, and other meeting areas.

TELL US WHAT YOU THINK!

## Flexible Area @ New Barn

- Please- No artist colonies- regular events keep it flexible and usable to all.
- Traffic solution is critical!
- No large events! (I.e. Weddings, reunions) Too much noise and traffic congestion.



**DRAFT PROGRAM**  
**Parking**

- Main Site Parking
- McArthur Park Operations, Maintenance & Staff Parking

The existing primary area would offer most of the parking for the site, and surround the main site maintenance operation area for McArthur Park. It perhaps north of the main site.

TELL US WHAT YOU THINK!

## Parking

- Yes, keep parking away from main site, but still accessible.
- This is great! I always liked the idea of cars out of site if possible



**DRAFT PROGRAM**  
**Native NW Forest**

- Woodland walk
- "Kirkland Stories" interpretation
- Small Outdoor Classroom

The forest provides a great buffer between active areas of the park and residential neighbors. Native trees and shrubs should be preserved, and activities planned including or surrounding with interpretive, small outdoor classroom, and interpretation of Kirkland stories.

TELL US WHAT YOU THINK!

## Native NW Forest

- Would like to see a nature trail around the park area.
- Native forest can be modified to expand the parking with access from the east side at street (entrance?). Closer access for main building.
- Park naturally program.
- Good!
- Co-op with WA native plant society workshops.
- Can be very close to surrounding neighbors. Requires large buffered areas with restrictions.
- Some form of security should be factored in for neighbors- If trails become high use.



# Park Board Meeting Summary

Wednesday, July 20, 2005, 8:00 –9:30 p.m. at City Hall

## Attendees:

City of Kirkland Parks & Community Services Board :  
Staff: Jenny Schroeder, Parks Director, Michael Cogle, Parks Planning  
Manager; Mike Metteer, Parks Manager  
Barker Landscape Architects: John Barker, Page Crutcher,

(These are summary notes taken by B.L.A. at the third Park Board/ public meeting, and do not constitute the full extent of the discussion.)

# PARK BOARD #2

## I. Presentation

Presentation Boards were set up for the Board describing each segment of the park, showing some early ideas for each of the unique zones of the Park. The Zones and a draft program for each were briefly described, and were well received, with all agreeing that this unique park has many special areas making for rich and unique experiences.

## II. Business Plan Discussion

The Business Plan for Events, Weddings, Meetings and Receptions along with an intimate neighborhood Cafe in a garden setting was presented and discussed. The recommended plan involves designating Friday nights, and Saturdays only for weddings and similar events, leaving 5+ days of the week for the entire park to be available for public use. The Cafe would operate throughout the week, if selected as a program element.

Questions arose about where the sources of the revenue projections came from, and the response was from 3 Event Management Companies, some located in the Seattle Area, and others in California. A local company was most helpful with concepts for making this a profitable and compatible use.

The Park Board members all expressed their support generally of creating a revenue source capable of offsetting some of the costs of maintaining the high standards at McAuliffe Park, while inviting the neighbors and citizens to enjoy the existing and potential future amenities that are being discussed.

## III. Process Ahead

The next steps, which evolved after the meeting, are to develop alternative concepts for the Board and staff review, which will be presented to the City Council and then to the public in a meeting scheduled for September 21, 2005. Three Alternative Preliminary Plans are presented in this report. A traffic analysis for each alternative is also presented, and costs will be developed for the September 14 Park Board Meeting.

## Second Public Meeting Summary

Wednesday, September 21, 6:00 –8:30 p.m. at Park Grey Barn

(These are summary notes taken by B.L.A, and do not constitute the full extent of all of the discussions.)

### Attendees:

Michael Cogle, Jenny Schroder, Teresa Sollitto, Bob Sternoff, Kevin Hanefield, Nona Ganz, John Barker, Lanie McMullin, Chuck Bartlett, Jeff Trager, many neighbors, approximately 30-35 citizens.

Displays were set up in the large flexible barn, and several people viewed them prior to the meeting. A tour was led by John Barker of the old homestead, barn, orchard, arboretum, gardens and approximately 20-25 citizens. The heritage of the site was briefly described, and several trees and artifacts were identified. Some of the stories of the property were told, including Jerry's description of the 1951 windmill acquisition trip to North Dakota.

(These are summary notes taken by B.L.A. at the third Park Board/ public meeting, and do not constitute the full extent of the discussion.)

### I. Presentation

At 7 pm Michael Cogle began the meeting, describing the process for this planning effort, explaining that over the next few months citizens will have several opportunities to view and comment on the plans that are being developed. The next public meeting/open house will be November 5, Saturday, which will also include a cider pressing with free apple cider. Michael also said there are three driving principles behind this effort:

- Maintain the character of the McAuliffe Nursery and Farm
- Develop revenue to offset the high cost to maintain the gardens
- Protect the neighborhood's privacy while increasing public benefits of the park

John Barker described the information gathering, public input and park board discussions that have provided the basis for the park design. Preserve the heritage, celebrate the working farm, keep the McAuliffe feeling (*what would Jerry do?*), and respect the neighborhood's privacy are the main things we've heard.

A brief site analysis was described with the 8 zones of the park. The design program, which is a list of desirable park elements that seem to fit this park and community, is a result of the site analysis coupled with what we've heard from the community. In summary, this program includes:

- *Restore the historic house and barn*
- *Activate the farm, barn and orchard with working elements*
- *Tell the stories of this place*
- *Maintain high standards for the grounds*
- *Develop some revenue*
- *Respect the neighborhood privacy with screens, noise barriers, buffers*
- *Address traffic impacts*
- *Develop trails, parking, benches, picnic tables, signage, volunteer facilities*





## **II. Description of Alternative Plans**

The Business Plan for Events, Weddings, Meetings and Receptions along with an intimate neighborhood Cafe in a garden setting was presented and discussed. The recommended plan involves designating friday nights, and saturdays only for weddings and simiar events, leaving 5+ days of the week for the entire park to be available for public use. The Cafe would operate throughout the week, if selected as a program element.

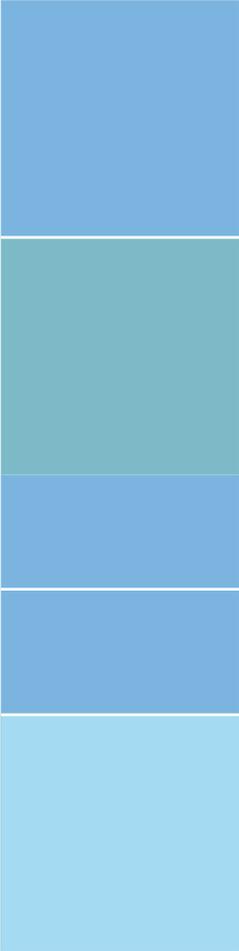
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The Park Board members all expressed their support generally of creating a revenue source capable of offsetting some of the costs of maintaining the high standards at McAuliffe Park, while inviting the neighbors and citizens to enjoy the existing and potential future amenities that are being discussed.

## **III. Process Ahead**

The next steps, which evolved after the meeting, are to develop alternative concepts for the Board and staff review, which will be presented to the City Council and then to the public in a meeting scheduled for September 21, 2005.

Three Alternative Preliminary Plans are presented in this report. A traffic analysis for each alternative is also presented, and costs will be developed for the September 14 Park Board Meeting.



These guidelines are the basis for the two concept plans that we are presenting tonight. Alternative A and B are similar in many respects, with two notable differences. The description that follows covers both, with the differences clearly pointed out.

Beginning at the **historic house**, this 1887 home would be restored to its original charm as a meeting house and small museum. The main drive just east of the house would be closed to cars, with a small parking lot of 18 cars developed near the roadway, with minimal tree removal. From there, the asphalt drive would be replaced with a ADA accessible farm path. The bamboo would be moved out of the pasture, and this low spot which once had a drainage would allow for a new intermittent stream and pond with a farm bridge.

The **old barn** would be restored as a walk-through working heritage building, where farm equipment, horse tack, or small animals could be located. More crops would be farmed organically, with orchard and berries included. The pastoral lawn would be expanded to the north, and trees that don't fit the farm would be removed. Buffers would be planted along the neighborhood edges.

At the **new barn**, the ceiling would be opened up to allow more volume and light into the meeting room, and the building would be finished in character, with heat and better lighting. A covered pavilion would be built outside in the gravel area where the carport now exists. Both of these structures could be rented for weddings or other meetings or reunions on weekends, and public meetings or events could be held here the rest of the week. A equipment shed would replace the old beer trucks which could house many of the old tractors, hay rakes and manure spreaders that are scattered around the site to protect them from decay. Porous pavement would offer a pedestrian and service vehicle circulation and space between the buildings. New buffer plantings would be added along the north and east edges of the event area.

In the **woods**, the trails would be cleaned up, some benches would be added for contemplative rest spots, interpretive signs and a small gathering area in the center would be created. Buffer plantings would be enhanced to protect the neighborhood privacy. One or more neighborhood entrances would be improved for walkable connections.

The **garage** is one of the differences between the two alternatives. In Alternative A, the garage would be improved structurally and a kitchen and small garden café/ coffee shop would offer park visitors and event participants onsite catering or meals, with fresh produce from the farm seasonally. In Alternative B, the garage would be removed and the site restored in native plants and gardens. In both alternatives, trail connections to other zones would be enhanced, and a safe pedestrian crossing to the parking west of 108<sup>th</sup> (Orchard Lane) would be developed.



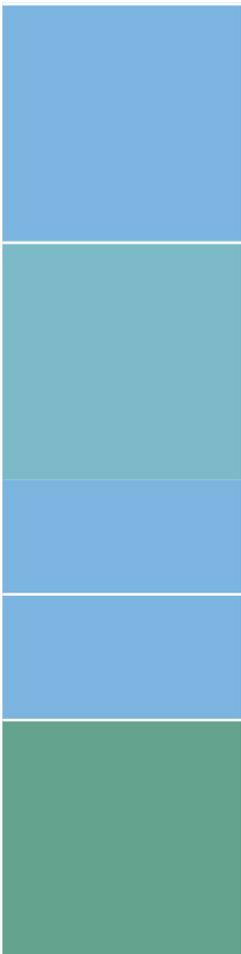
The **house and gardens** would be a site for more public gatherings and meetings. The former McAuliffe house would be renovated with larger rooms, the driveway would be converted to a patio, and the water features, paths and gardens would be opened up for public enjoyment.

In the **former nursery area**, many of the trees could be transplanted for buffers throughout the park, especially here and the arboretum. This site is well suited for a parking lot and maintenance yard to serve the whole park. Approximately 100 cars could be parked here, as well as a small maintenance shop and water quality facility. Significant plantings would be maintained around the parking lot, and a safe crossing would connect to the main parking.

The **arboretum** would benefit from a more distinctive edge on the north where a small pond would be created. Trees would be labeled, and new trees that are well suited but underused in the NW could be planted. More buffer plantings along 116<sup>th</sup> would help screen the arterial. A new public restroom would be built near the brick house. The house could be a caretaker or watchperson house, or a volunteer office for master gardeners or heritage docents. Connections between the small parking lot, the west play area, the historic farmstead and other park areas would be made with trails and safe crossings.

The **west play area** offers another distinction in alternatives. In alternative A, the rental house would be offered as a small daycare or school. Small parking improvements would be developed in the front yard, play improvements in the backyard, and a pathway connected to the existing play area. Trails, benches and picnic areas as well as new buffer plantings and opening up the center for a “meadow” would improve this site.

**108<sup>th</sup>** would be improved to City requirements, with the theme being to restore some of the feel of it's former name, *Orchard Lane*.



## Public Questions and Comments

1. *How does the current maintenance cost compare with other Parks in Kirkland?* Cost to maintain the park are approximately \$150,000 per year, and after the rental income of approximately \$50,000, this results in a deficit of \$100,000 per year. Michael responded that McAuliffe Park is probably the 3rd most costly park to maintain, after Juanita Beach & Peter Kirk.

2. *A concern was raised about the “flexible event center” noise, traffic, and safety of the neighborhood. How can this be mitigated?*

Michael responded that scheduling, programming, and policies for group events will be needed to establish how events can minimize impacts to neighbors. A key element will be a limited “window” of days per week, (perhaps only Friday and Saturday) will be available for private events. Who operates the facility will be an important factor. The City will need to give neighbors more information about all of these issues so they can evaluate the scenario. We also need to show you the adaptations of the site that are proposed, and we need to do more work in this area.

3. *Are there City privatization plans (like King County)?*

None yet in Kirkland, but similar to Bellevue’s Robinswood Park, there are public private partnerships that are models for us to consider.

4. *Daycare could be profitable to the City, but a concern was expressed about the liability of kids so close to busy 116th arterial. How many children could the house accommodate? Would parking here be closed when daycare is closed?*

We will need to schedule a time to visit the house and evaluate these questions.

5. *What about “event center” security?*

Possible answers include a caretaker at the brick house, staff at the events center, gates and lighting improvements

6. *Have you investigated involvement from Lake Washington Vocational Technical School for horticultural and culinary training? What about creating “Friends of McAuliffe group?”* Great ideas, we will follow up.

7. *An Audubon Society Bird Survey is possible. What about a Butterfly garden, Evening Garden, Herb Garden, Native Garden, Bird and Wildlife Garden?*

*Bellevue Botanical Garden is a great model with lots of events, lots of volunteers, what about a Giftshop here?*

Great ideas, we will follow up.

8. *What about small animals, as kids don’t get to see them much anymore in the City?*

Great ideas, we will follow up.

9. *Have you looked at traffic impacts of the proposal?* Yes, though more study is needed. A new signal at 108th and 116th might be eventually needed, though our

Other measures were suggested to improve turning at this intersection, such as relocating the center island to increase center turn lane capacity, as well as stationing a traffic cop there when needed for larger events.

10. *There was discussion about the coffee shop/Garden Cafe which are intended to benefit the neighborhood as a walkable destination to help increase park use, support, and to enliven the beautiful setting with more people. It would also increase the attractiveness of McAuliffe as a wedding or meeting venue, and help to offset the City's costs to maintain the property.*

11. *What about impacts of the utility/street upgrades to property owner's on 108th, and will there be additional R/W needed?*

This is something we need to research with City staff, and we will follow up.

12. *What are the next steps? How can we stay involved?*

This is the master planning process only, and no funding is available yet for development. The next steps are to meet with staff, in preparation for Park Board on October 19, 7 pm at City Hall Council Chambers. Your input is welcome then, and after that we will host a Public Open House and Cider Pressing at the park, November 5, 11-2. This will be followed by Park Board on November 9, and City Council Meeting on December 13, where the Park Board will present recommended Park Plan to City council.

## **Follow up meeting with Staff on Tue. Sept. 27, 2005**

Kirkland Parks & Community Services Staff has reviewed the two alternatives presented at the 2nd public meeting, which were described briefly.

A couple of things need more attention:

Other Departmental requirements of development - R/W improvements, utility upgrades, traffic improvements, concurrency, etc. We have requested a interdepartmental presubmittal meeting, which is scheduled for October 26 at 11 a.m.

Evaluate more thoroughly the preschool/daycare possibilities. Need to schedule a meeting at house to look over options, and to see what kind of changes could help it work for programming. (This occurred on Wed. 10/12/05 - The building is approximately 1400 S.F., with 3 bedrooms, a great view of the large backyard (nice for a daycare), and reasonably well suited for a small school or daycare. Based on State of Washington licensing requirements, the building could house ?? students. Improvements would need to be made for ADA/barrier free access, restroom upgrades, and roofing repairs.

Check out the Hollywood Schoolhouse in Woodinville...a good example for McAuliffe.

The new barn is narrow (designed for parking cars). We discussed bumping it out to the west, with a shed addition, which are common in farm buildings. This could expand the uses considerably, and offer more natural light, especially in the early evening.

Programming the new barn as a daycamp, art classes, gardening program will require more storage than exists now. Equipment shed can be designed with lots of storage, and the existing barn could be adapted with more storage as well as better interior finishes. The building will need a new softer floating floor to work for most programs.

There was discussion about the pond, specifically about it's importance in the overall concept and maintenance and safety issues. It is an important component of many farms, and historically there was a drainage near the low point of the farm and arboretum zone (a picture was provided by Matt McCauley) . Safety and maintenance would be important considerations in the pond design, with shallow shorelines, farm fencing, landscape buffers, etc. The reflective qualities, aesthetic benefits of a small bridge crossing a stream near the pond, with the windmill pumping the water to keep it fresher, and the potentially beautiful edge to the farm, the arboretum and the house/gardens zone make the water a desirable feature.

There was also discussion about small animals as a component of the park, with general consensus that perhaps chickens, ducks, perhaps sheep or goats might be able to work. Containment in barns, pens and pastures and protection from predators (raccoons, possums, hawks, dogs) is very important. Their presence could really enhance the children and adult's contact with animals that are less common in the city.

# **McAuliffe Park Proposed Master Plan Park Board Public Hearing**

**November 9, 2005**

## **Marion Holland 706 17<sup>th</sup> Ave Kirkland**

Parent Education Coordinator for the Lake Washington Toddler Group, with Lake Washington Technical College.

- † Ms. Holland noted that the program is a parent co-op preschool that is currently renting space in the Totem Lake area and would be interested in the opportunity to relocate to McAuliffe Park. The program has been held in Kirkland for many years, and used to be housed temporarily below the old Kirkland Library. Programs are held from 9:15 am – 3 pm on weekdays, with occasional Saturday and evening parent meetings. She does not feel this would impact the traffic on 116<sup>th</sup> and is most interested in the house on the west side of the park near the play area.

## **Donald Trussell 11844 108<sup>th</sup> Ave NE.**

- † Mr. Trussell inquired about improvements to water and sewer utility service, as well as if the City would plan to widen the road for utilities and what affect would that have on residents. Mr. Trussell expressed concern about alcohol in the parks at events. He noted concerns about traffic impacts, and felt that onto N.E. 116th will be made more difficult.

## **Kurt Kenny 11908 109<sup>th</sup> Ave NE**

- † Mr. Kenny expressed support for the park design. He noted that his property borders the park, and noted concern about the commercial aspect of the operation plan. Mr. Kenny expressed concern about possible trespassing and about alcohol being allowed in park for events.

## **Ryan Panti 11916 109<sup>th</sup> Ave NE .**

- † Mr. Panti expressed that he liked the proposed park design but questioned the capital costs. He asked about the possibility of widening 108<sup>th</sup> Avenue NE to improve pedestrian safety. He noted that he is opposed to commercializing the park. As a neighbor to the park, he expressed concern that weddings and events going on into the evening would be disturbing. Mr. Panti noted that he would like a fence between the park property and neighbors for security.

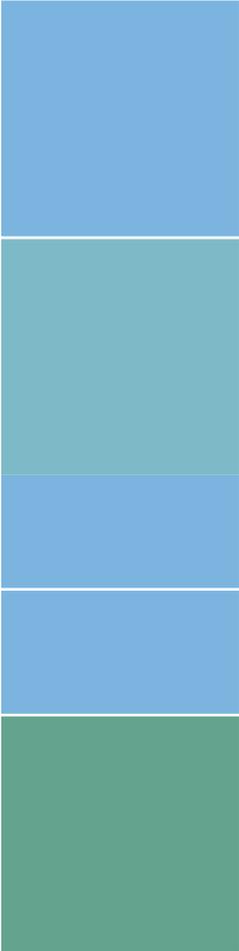


**Andy Held 5305 127th Ave NE**

† Mr. Held expressed support for the plan. He questioned the idea of a garden café, but noted that the City does need to generate economic value. Mr. Held supported the idea of returning parts of the park to a working farm, and suggested that farm animals be further integrated into the farm operations as an interactive and learning opportunity for parents and their children. He asked that the proposed pond be constructed in such a way as to encourage access at its edges. Mr. Held noted that he is a participant in the Lake Washington Toddler Group program and supports the idea of locating the program at the park. He suggested that could be implemented prior to other park development.

**Mike Park 10622 NE 116th Street**

† Mr. Park owns a rental house near the play area. Mr. Park stated that he feels a co-op or daycare would be fine but wants to make sure there is an adequate buffer. He stated that he feels a bistro would be fine if done minimally it would not be a big impact. He noted that traffic is an issue and if there was a stoplight it would only bog down traffic more. Mr. Park stated that he really wants the City to take into consideration the residents that live around the park and what impacts the plan may have on them.



**Karl Kurtz 10923 NE 118th Street**

† Mr. Kurtz would like to see temporary barriers removed and replaced with permanent fencing where the cul-de-sac meets the park's eastern edge. Mr. Kurtz noted that he is moderately concerned about the commercialization of the park but thinks the city has historically done well in preserving park property in the city.

## Country Village & Courtyard Hall - Bothell, WA

Country Village's beautiful pastoral setting is perfect for weddings, receptions, rehearsal dinners, banquets, reunions, corporate events, trade shows, art exhibits and more! The Courtyard Hall can comfortably accommodate 210 people. On Fridays and Saturdays, Celestial Catering is our exclusive caterer. Whether you are planning an elegant dinner or a casual dessert reception, they will attend to every detail, ensuring you and your guests a wonderful meal and a memorable event. Sunday through Thursday you are invited to use Celestial Catering or your own caterer. We invite you to make an appointment to visit the Courtyard Hall for a consultation and tour. We will gladly assist in the planning of your special event. (425) 402-9818

### Features

- 3,200 square feet; Guest Capacity 210
- Banquet seating 210; Theater Seating 150
- Classroom seating 75; 20-8'x30" Tables
- 12-60" Tables + 210 Off-white chairs 5-48" Tables
- Outdoor Wedding Area ; Fireplace and Deck
- Saturday 9:00 am - midnight \$1400.00
- Friday & Sunday 9:00 am - midnight \$1100.00
- Monday - Thursday 8:00 am - 5:00 pm \$200.00 or 5:00 pm - midnight \$300.00



THE COURTYARD HALL



## The Lodge at Beaver Lake

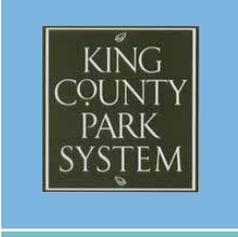
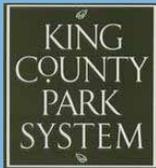
The Lodge at Beaver Lake, located in Beaver Lake Park in the City of Sammamish, has been totally renovated and features northwest timbers, river rock and an adjacent lakeside Pavilion. The Lodge offers sweeping views of Beaver Lake, a glacial run-off from the Cascades. Two Tsimshian totem poles are tucked at the edge of the forest. The Lodge's distinct Northwest atmosphere is completed by a working fireplace.

The adjacent open-air Pavilion includes three story poles carved in the Native American tradition. These poles were used by Upper Inland Salish people as vertical beam supports in their longhouses. There is a natural wood fireplace, and gas-fired heaters may be added for late autumn or early spring rentals. Seasonally the Lodge, Pavilion, and surrounding grounds may be leased together to accommodate from 50 to 300 guests.

### Weekend Rental Rates

<b>Friday Evening</b>	Fri. 6 pm - 12 am	<b>\$775.00</b>	<b>\$1,200.00</b>
<b>Saturday Midday</b>	Sat. 10 am - 4 pm	<b>\$975.00</b>	<b>\$1,350.00</b>
<b>Saturday Evening</b>	Sat. 6 pm - 12 am	<b>\$975.00</b>	<b>\$1,350.00</b>
<b>Sunday Afternoon</b>	Sun. 11 am - 4 pm	<b>\$850.00</b>	<b>\$1,050.00</b>
<b>Sunday Evening</b>	Sun. 6 pm - 11 pm	<b>\$850.00</b>	<b>\$1,050.00</b>





## The Robinswood House

The Robinswood House Estate is one of the oldest pioneer homesteads in the Puget Sound area in its original location. The Main House, built by Hans Miller in 1895 to accommodate his growing family, forms the heart of the estate. It features the original log framing, solid oak floors, and a vintage stone fireplace which has been converted to gas. For more than 100 years, Robinswood House has embodied the warmth and spirit of the Northwest. Its rich history parallels that of the Northwest and brings a unique flavor to any celebration.

The Robinswood House Estate is comprised of the Main House and Cabana, the original 1884 log cabin, which looks much the same today as when it was built, and a barn. Both the Main House and barn were built in 1895, and have been successfully renovated to retain their original charm.

In addition to a formal English sunken garden, two patios, and lushly landscaped walks complete the Robinswood grounds. Adjacent to Robinswood Park, a 60-acre oasis in the heart of the Eastside, the estate offers sweeping views that highlight the beauty of the Northwest.

### Robinswood House Rates

#### Weekend Rental Rates

off season 10/16-4/14 Seasonal rates (4/15 - 10/15, december)

Friday Evening	Fri. 6 pm - 12 am	\$775.00	\$1,150.00
Saturday Midday	Sat. 10 am - 4 pm	\$950.00	\$1,600.00
Saturday Evening	Sat eve. 6 pm - 12 am	\$950.00	\$1,600.00
Sunday Afternoon	Sun aft. 11 am - 4 pm	\$590.00	\$1,150.00
Sunday Evening	Sun eve. 6 pm - 11 pm	\$590.00	\$1,150.00
Extra Hours:	extra hrs.	\$75.00	\$150.00

## The Clise Mansion at Marymoor Park

What began in 1904 as hunting lodge for James Clise, a Seattle banker, gradually expanded into the 28-room country great house that is now known as Clise Mansion. Clise named his estate Willowmoor, and it became a working showplace farm known for breeding Morgan horses and Scottish Ayrshire cattle. Clise sold the farm in the 1920s, and it changed hands several times before being purchased by Everett lumberman U.M. Dickey in 1941. Dickey leased the farm to three men who continued the dairy operation, renaming it "Marymoor" after a daughter. In 1959 an investment firm bought the farm with the intent to develop it, but King County saved the land for a public park. Willowmoor Farm, which includes the Mansion and the adjacent Windmill, is listed in the National Register of Historic Places.

*The Mansion is a classic early 1900s country estate featuring a Great Room, Library, Veranda, several smaller rooms, and a spacious inlaid brick courtyard. Scenically situated in Redmond's Marymoor Park, the Mansion offers sweeping views of the surrounding gardens and lawns. From April-October, the Mansion and Grounds together can accommodate up to 500 guests. Clise Mansion sits at the heart of the historic Willowmoor Farm in Marymoor Park, Redmond. The newly renovated East Garden features a gazebo for outdoor ceremonies, perennial beds, and flowering trellises. The East Garden is enclosed and offers privacy for all of your events.*

# APPENDIX: MODELS FOR MCAULIFFE PARK

## Port Gamble Kitsap County

<u>Site</u>	<u>Capacity</u>	<u>Description</u>
Hood Canal Vista Pavilion Canal and the San Juan Islands, St. Paul's Terrace	200 150	covered pavillion; view of Hood Adjacent to St. Paul's Church
Tented terrace overlooking Port St. Paul's Episcopal Church view of Port Gamble Bay	Gamble Bay 150	A historic church with a beautiful



**You can review your permit status and conditions at** [www.kirklandpermits.net](http://www.kirklandpermits.net)

## **PUBLIC WORKS CONDITIONS**

### **Permit Information**

**Permit #:**

**PRE05-00128**

**Project Name: McAuliffe Park Master Plan**

**Project Address: NE 116<sup>th</sup> St. and 108<sup>th</sup> Ave. NE**

**Date: October 25, 2005**

### **Public Works Staff Contacts**

#### **Land Use and Pre-Submittal**

##### **Process:**

**Rob Jammerman, Development Engineering Manager**

**Phone: 425-587-3845 Fax: 425-587-3807**

**E-mail: [rjammer@ci.kirkland.wa.us](mailto:rjammer@ci.kirkland.wa.us)**

#### **Building and Land Surface Modification (Grading) Permit Process:**

**John Burkhalter, Senior Development Engineer**

**Phone: 425-587-3846 Fax: 425-587-3807**

**E-mail:**

[jburkhal@ci.kirkland.wa.us](mailto:jburkhal@ci.kirkland.wa.us)

#### **General Conditions:**

†

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual.† A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us).
2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The fees can also be review the City of Kirkland web site at [www.ci.kirkland.wa.us](http://www.ci.kirkland.wa.us). The applicant should anticipate the following fees:
  - o Water and Sewer connection Fees (paid with the issuance of a Building Permit)
  - o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
  - o Water Meter Fee (paid with the issuance of a Building Permit)
  - o Right-of-way Fee
  - o Review and Inspection Fee (for utilities and street improvements).
  - o Traffic Impact Fee (paid with the issuance of Building Permit). For additional information, see notes below.
3. Prior to submittal of a Building or Zoning Permit, the applicant must apply for a Concurrency Test Notice.† Contact Thang Nguyen, Transportation Engineer, at 425-576-2901 for more information. Besides the Concurrency Test Notice, a traffic impact analysis will also be required.
4. Building Permits associated with this proposed project will be subject to the traffic impact fees per Chapter 27.04 of the Kirkland Municipal Code.† The impact fees shall be paid prior to issuance of the Building Permit(s).
5. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy titled ENGINEERING PLAN REQUIREMENTS.† This policy is contained in the Public Works Pre-Approved Plans and Policies manual.
6. All street improvements and underground utility improvements (storm, sewer,†and water) must be designed by a Washington State Licensed Engineer;†all†drawings shall bear the engineers stamp.

7. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
8. A completeness check meeting is required prior to submittal of any Building Permit applications.

### **Sanitary Sewer Conditions:**

1. Title 15 of the KMC requires new development to extend sewer along the street to the properties farthest property line. In this case, we have to analyze the park the same as new development. If the park is developed, the City's sewer main should be extended along 108<sup>th</sup> Ave. NE from NE 116<sup>th</sup> Street to the north limits of the property and terminated with a manhole. Other alternative sewer extension routes will be researched as well.
2. A Sanitary Sewer Latecomers Agreement may be recorded with the sewer extension
3. Provide a plan and profile design for the sewer line extension
4. The existing septic system shall be abandoned per City standards.
5. Provide a 6-inch minimum side sewer stub to each building with restroom facilities.

### **Water System Conditions:**

1. The existing water main in the public right-of-way along the front of the subject property is adequate to serve this proposed development.
2. Provide a water service(s) from the water main to the meter sized per the uniform plumbing code. Parks Department shall determine where and how many water services are needed/desired.
3. The existing water services may be used provided that they are in the right location, are not galvanized, and are sized adequately to serve the building (per the Plumbing Code).
4. Provide fire hydrants per the Fire Departments requirements.

### **Surface Water Conditions:**

1. Provide temporary and permanent storm water control per the most currently adopted Surface Water Design Manual in place at the time of Building or Grading (LSM) Permit submittal. The current manual is the 1998 King County Surface Water Design Manual, but it is anticipated that in 2006 the City will be adopting the 2005 King County Surface Water Design Manual. Given the large amounts of pervious areas, Low Impact Development techniques may be able to be used here.
2. Storm drainage collection and conveyance for the northwest parking lot will likely have to be routed to the west through private property; easements for conveyance will need to be obtained.
3. For new or reconstructed impervious areas, subject to vehicular use, provide storm water quality treatment per the most current City-adopted Surface Water Design Manual.
4. Provide collection and conveyance of right-of-way storm drainage along 108<sup>th</sup> Ave. NE in conjunction with the required street improvements.
5. The Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.  
Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch [http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage\\_NWPs](http://www.nws.usace.army.mil/PublicMenu/Menu.cfm?sitename=REG&pagename=mainpage_NWPs)  
Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

6. The National Pollutant Discharge Elimination System (NPDES) Phase II Final Rule requires operators of small construction sites (disturbing between 1 and 5 acres of land) to obtain a Construction Storm water General Permit through the Washington State Department of Ecology.† Information about the permit can be obtained at: Washington State Department of Ecology <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> U.S. EPA Office of Wastewater Management <http://cfpub.epa.gov/npdes/stormwater/const.cfm> Specific question can be directed to:  
 Jeff Killelea  
 PO Box 47600  
 Olympia, WA† 98504-7600  
 (360) 407-6127  
 jkil461@ecy.wa.gov
7. Provide an erosion control plan with Building or Land Surface Modification Permit application.† The plan shall be in accordance with the 1998 King County Surface Water Design Manual.
8. Construction drainage control shall be maintained by the applicant and will†be subject to periodic inspections.† During the period from April 1 to†October 31, all denuded soils must be covered within 15 days; between†November 1 and March 31, all denuded soils must be covered within 12 hours.†† If an erosion problem already exists on the site, other cover†protection and erosion control will be required.
9. All roof and driveway drainage must be conveyed to an approved storm drainage system.

### **Street and Pedestrian Improvement Conditions:**

- I. The subject property abuts NE 116<sup>th</sup> Street (an arterial) and 108<sup>th</sup> Ave. NE (a Neighborhood Access type street).† This street is a Neighborhood Access type street.† Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property.† Section 110.30-110.50 establishes that this street must be improved with the following:
  - NE 116<sup>th</sup> Street
    - A. Remove and replace any cracked curb and gutter or sidewalk.
    - B. The Public Work Transportation Division recommends that the use of the existing driveways on NE 116<sup>th</sup> Street be minimized. If the small parking lot near NE 116<sup>th</sup> Street is proposed, the traffic study should discuss the turning movements in and out of this driveway.
  - 108<sup>th</sup> Ave. NE
    - A. The existing right-of-way for 108<sup>th</sup> Ave NE is only 30 feet wide and is not wide enough to encompass the required street improvements. The assessor's map indicates that the existing 30 feet was dedicated by the property to the west of 108<sup>th</sup> Ave. NE and any further dedication should come from the property to the east. Therefore, the park should dedicate 20 feet of property along the east side of the existing right-of-way.
    - B. Public Works recommends that the Parks Department and their consultants develop different design options that meet the needs of vehicle movement, pedestrian needs, and parking needs and develop a street plan that meets these needs while at the same time providing street improvements that aesthetically connect to the park. There has been discussion about designing the street with Low Impact Design features used with SEA streets and a potential center median. With this in mind, the street should include the following minimum elements:
      - ✓ Two 11-ft wide paved travel lanes (north/south).
      - A 5-ft wide (min.) sidewalk along the park street frontages. The sidewalk can meander into the park.
      - A 4.5-ft (min) landscape strip between the sidewalk and the strip. There may be certain points where the sidewalk meanders next to the street. Street trees, placed 30-feet on-center, are typically planted in the landscape strip. The landscape architect should try to place some trees in the landscape strip, but the 30-ft on-center spacing does not have to be strictly adhered to.
      - Public Works is very interested in promoting Low Impact Design techniques and potentially using this street as a demonstration area. More work with the Parks Department and their design team needs to be done to discuss the different possibilities.
      - The Public Works Transportation Division does not recommend the right-angle parking on the west side of 108<sup>th</sup> Ave. NE but is in favor of providing on-street parallel parking where needed.
2. A 2-inch asphalt street overlay will be required where more than three utility trench crossings occur with 150 lineal ft. of street length or where utility trenches parallel the street centerline. Grinding of†the existing asphalt to blend in the overlay will be required along all match lines.

3. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
4. It shall be the responsibility of the applicant to relocate any above-ground†or below-ground utilities which conflict with the project associated street or†utility improvements.
5. Underground all new and existing on-site utility lines and overhead transmission lines.
6. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground.† The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility on 108<sup>th</sup> Ave. NE and NE 116<sup>th</sup> Street is not feasible at this time and the undergrounding of off-site/ frontage transmission lines should be deferred with a LID No Protest Agreement.
7. New street lights along 108<sup>th</sup> Ave. NE are required per Puget Power design and Public Works approval.† Design must be submitted prior to issuance of a grading or building permit.



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