



MEMORANDUM

To: David Ramsay, City Manager

From: Cindy Zech, Park Board Chairperson

Date: December 1, 2005

Subject: McAuliffe Park Proposed Master Plan

RECOMMENDATION:

The Park Board recommends that the City Council review the proposed master plan for McAuliffe Park.

BACKGROUND DISCUSSION:

The Park Board is pleased to forward to the Council our recommendation for a master plan for McAuliffe Park. We have spent much of the last year working with the community in developing a plan for this wonderful asset, which focuses on three key themes:

First, we believe it is important to maintain the existing character and charm of this unique piece of property. With its extensive and unusual landscaping, agricultural heritage, and quirky memorabilia, McAuliffe Park already offers features and experiences not found in any other local park. In our community meetings throughout the master planning process, the Board found widespread support for preserving and honoring the history and special nature of McAuliffe Park.

Second, we believe that in its present form McAuliffe Park is an under-utilized community asset. There are many stories that can be told at McAuliffe about the history of the Kirkland/Juanita area, about how the landscape was (and can continue to be) farmed, molded, embellished, and treasured. Also, with four separate structures currently being leased as residences many sections of the park have a private feel, hindering full public enjoyment of the property. We heard from many citizens who were unsure of where they could go and how they could utilize the park in its current state. The Board has strived to develop a master plan which, over time, will transition these areas of the property from private uses to appropriate public uses, in a manner which honors the special nature of the landscape and also respects McAuliffe Park's setting in a single-family residential neighborhood.

Third, we believe that McAuliffe Park offers significant potential for generating revenue for the City to help offset the costs of operating and maintaining the property. Currently, rental income generated from the four residences offsets about one-third of the costs incurred to take care of the park. We have worked to develop an operational plan for the park that takes advantage of opportunities to meet community needs (such as for meeting space, recreational program space, etc.) through appropriate re-use of existing structures on the site. Through various public-private partnership initiatives, we are convinced that McAuliffe Park can generate enough revenue to substantially reduce its present subsidy, if not become self-sustaining.

Memorandum to Dave Ramsay
Juanita Beach Park Master Planning Process
December 1, 2005
Page 2

Just as with the recently completed Juanita Beach Park Master Plan, we recognize that implementing this vision for McAuliffe Park will require a significant commitment of resources, and will likely require many years to come to fruition. The Park Board looks forward to participating in the effort to make it happen, and we look forward to discussing the proposal with the City Council on December 13.

Attachment:

McAuliffe Park Master Plan Report



McAuliffe Park Master Plan Report

The Future of the Park
Description of Alternatives,
Public Meeting Summary &
Preliminary Business &
Operation Plan

for Michael Cogle, Planning Manager,
the City Council, Board and Staff of the Kirkland Parks
& Community Services Department



Barker Landscape Architects
December, 2005



December 2005

McAuliffe Park Master Plan Report

City of Kirkland Department of Parks Community Services

ACKNOWLEDGEMENTS

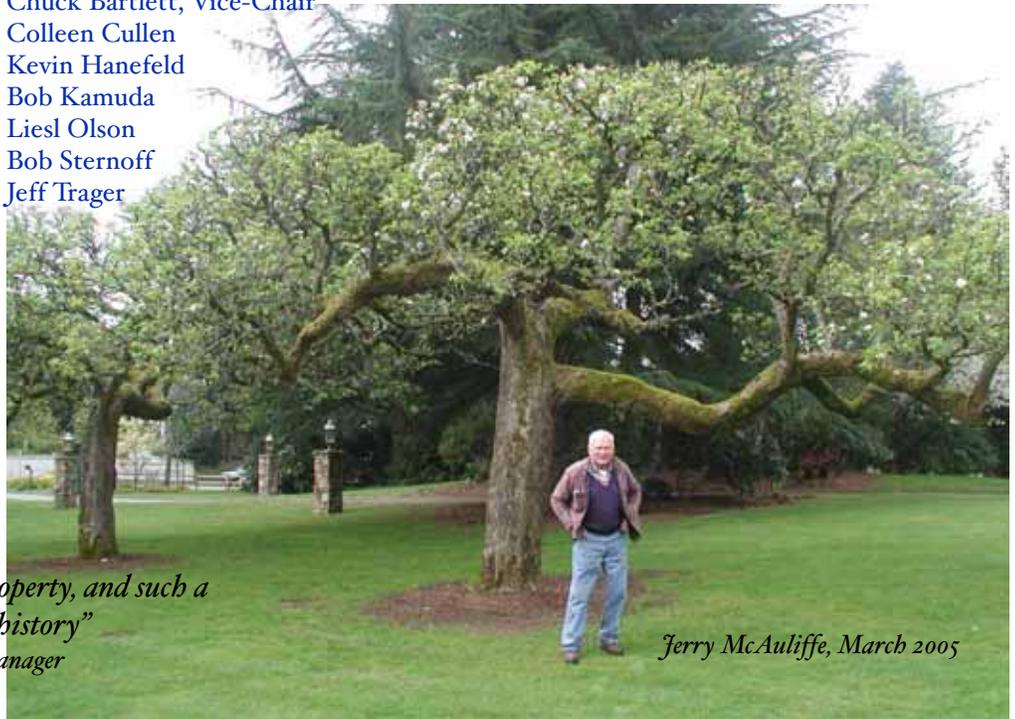
City Council

Mary-Alyce Burleigh, Mayor
Joan McBride, Deputy Mayor
Dave Asher
Nona Ganz
Jessica Greenway
Jim Lauinger
Dave Russell

David Ramsay, City Manager

Park Board

Cindy Zech, Chairperson
Chuck Bartlett, Vice-Chair
Colleen Cullen
Kevin Hanefeld
Bob Kamuda
Liesl Olson
Bob Sternoff
Jeff Trager



"Such a spectacular piece of property, and such a significant part of Kirkland's history"

-Lynn Stokesbary, Assistant City Manager

Jerry McAuliffe, March 2005

Parks Staff

Jennifer Schroder, Director of Parks and Community Services
Michael Cogle, Project Manager
Teresa Sollitto, Project Coordinator
Jason Filan, Park Operations Manager
Carrie Hite, Community Services Manager
Scott Purdy, McAuliffe Park Groundskeeper

Barker Landscape Architects

John Barker, Project Manager
Page Crutcher, Landscape Architect
Carolyn Alcorn, Landscape Architect
Christopher Peragine, Architect
Chapin Krafft, Historical Architect, Krafft & Krafft
Lanie McMullin, Destination Development





McAuliffe Park Master Plan Report

December 2005

Table of Contents

Title Page	
Table of Contents	1
Executive Summary	2
The Site - <i>A Great Place</i>	2
Proposed Master Plan	3
The Public Design Process	4
Program Posters	6
Proposed Master Plan Description	7
Operation Plan Matrix	10
Business Plan	
Enterprises Opportunities and Recommendations	13
Conclusions	18

Appendix

- I. *Preliminary Construction Cost Estimates, A & B*
Alternative Plans A & B
Park Program Posters (Enlarged)
- II. *Public Meeting Minutes*
(Kickoff, Park Board, Public Meetings, Follow up, Public Hearing)
Site Analysis, Issues & Opportunities Report
Models for McAuliffe Park
City Presubmittal Meeting Comments (Planning & Public Works)
- III. *Preliminary Traffic Analysis*



Executive Summary

The Site - *A Great Place*

McAuliffe Park is an extraordinary landscape that has evolved from Kirkland's pioneer days to the present under the stewardship of the Langdon/Johnson & McAuliffe families, and now the City of Kirkland Parks & Community Services Department. Since the property was homesteaded in 1887, this site has been cleared, farmed, and grazed, and though many buildings have been constructed, the site regraded and a city has grown up around it, there is still a strong resemblance to the pioneer era landscape. Indeed this is a *disappearing landscape* that is well-loved but rarely preserved in King County's quickly urbanizing region.

"a ready-made park"

The City purchased a small portion of the property in the 1990's and the remainder in 2001. At the time, park staff called it "a ready-made park" and "a park in a box" because of its wonderful open spaces, gardens, and historic qualities. In 2005 the City retained Barker Landscape Architects to help design the park through an extensive public involvement process. This report summarizes the process and describes the proposed master plan for the property.

The 12 acre site includes 4 residential and 3 farm buildings, many smaller outbuildings, several wells, gardens, water features, a native forested area, 2 windmills, many old farm tractors and implements. It has 2 city street frontages, a children's play structure, small parking areas, a nursery, fencing, driveways, hundreds of trees and large areas of lawns. There is also a sizeable collection of "americana memorabilia" including old signs, typewriters, skis, old industrial items that add to the ambience of the site as a museum, garden and farm.

This report describes the proposed plan in detail - with the intent of preserving and enhancing the heritage farmstead, the americana & agricultural memorabilia, the gardens, trees and forests. It has been developed in response to input from many citizens, the Park Board and the City staff. The report also includes several illustrations depicting the proposed improvements and character of the park.

The plan recommends developing revenue generating activities as a way to develop a vibrant park and defray some of the maintenance cost of the park. It is proposed that an event center operator would provide a limited number of rental times (friday and saturday) that spaces for weddings or other events. The park will be open to the public every day of the week with the weekend rental taking place in only a portion of the park.

McAuliffe Park Master Plan



Native Forest

- woodland walk
- native plants interpretation
- 'Kirkland Stories' integrated into interpretation
- outdoor classroom

Parking & Maintenance Area

- 200 parking spaces
- Maintenance & Operations facility building, approx. 3000 s.f.
- water quality treatment facility
- extensive landscaping & buffering trees for neighbors
- safe-crossing paving and signage at cross roads to park

Entry Area

- pedestrian entrance from parking
- plaza with seating/informational kiosk
- restrooms
- garden cafe/coffee shop & catering kitchen
- beginning of 'Kirkland Stories' walk

Flexible Event Space

- new covered pavilion in grass area
- great for weddings with view of farm & pasture
- indoor & outdoor rental space
- community programs, classes
- family museum, retreats, rental facility
- equipment shed displays of tractors, heritage equipment
- historical screens for neighbors to east/north

House & Gardens

- smaller weddings, indoor/outdoor meeting rentals
- new garden plaza at house entry (driveway)
- conferences, meetings, reunions
- garden walks and outdoor room improvements
- pond at low point of lawn

West Play Area

- improve buffers, trails, connections to park
- 25 parking spaces along north
- daycare/preschool improvements for rental house
- enhance play area with unique play elements

Working Farm

- older farmstead in Kirkland
- minor structural barn repairs
- organic vegetable gardens, pea patch, farmer
- chickens, "boomer" farm animals (sheep, goats, milkcow)
- berries, pumpkins, artichokes, corn
- historic orchard
- garden festivals, cider pressing, fresh produce stand
- penning

Johnson House & Farmstead

- restore to 18th's original character
- museum & meeting house
- rental facility
- small parking lot, convert drive into farmpath

Orchard Lane

- historic orchard lane enhancements along north
- enhance "country lane" feeling with NEA street natural drainage
- utility improvements (water and sanitary sewer extension)
- possible parking where possible for neighborhood park
- on-lane street trees
- safe-crossing pathway and signage improvements

Arboretum

- arboreal interpretation, new plantings
- 'Kirkland Stories' integrated
- historic orchard lane enhancements along north
- small public restroom addition to back house
- volunteer heritage & garden office
- park ID sign improvements



City of Kirkland Parks & Community Services
Barker Landscape Architects
November, 2009



McAuliffe Park Proposed Master Plan

The Public Design Process

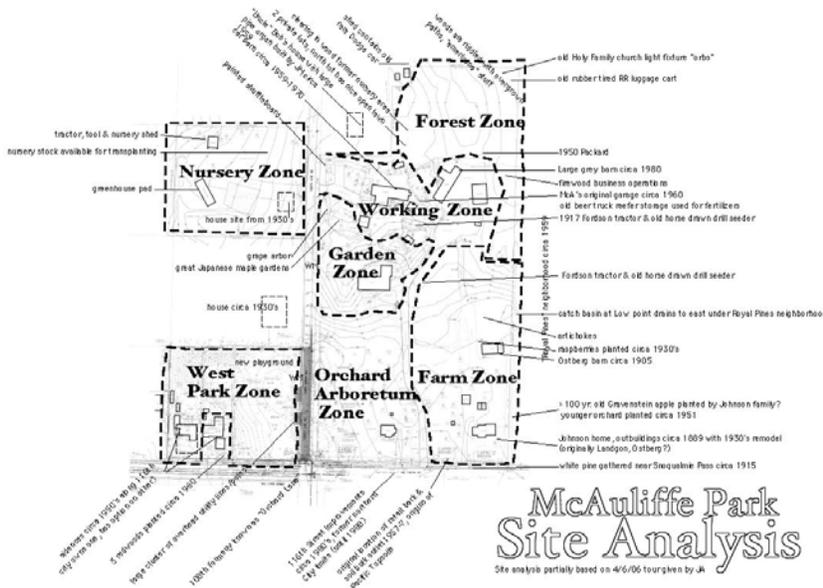
The process began with a meeting of the consultant team and management staff of the Parks & Community Services Department. Each of the participants were asked to state their ideal outcome of the master planning for this wonderful new parksite. Some examples include:



- Enhance, Protect, and Preserve the site
- Provide educational opportunities
- Create a sequence of space, an experience
- Provide unity to what is there, bring elements together
- Revenue at the park
- What's Sacred? Barn, Johnston house
- Opportunities: McAuliffe house, Gray barn, carriage house
- Liabilities?: Dog house, Car barn/ solarium, Uncle Bob's house
- Stay sensitive to residential setting
- We want to be able to say we have "thought of everything"
- Stay on time and on budget
- Make sure there is public support
- Celebrate history and community

Following this meeting, we met with Jerry McAuliffe onsite, which was recorded for posterity. Many stories can be told about this place, and one of the Park Board's great ideas is to have a Kirkland Stories interpretive walk through the park.

After visiting the site many times, and looking at maps and other historical documents, a site analysis report was developed (see appendix).



The Board also provided their vision for the Park, along with input they had received from the City Council. The 2nd Park Board meeting reviewed the Issues & Opportunities document, which was organized around the 8 distinct zones of the park.

The **First public meeting** was held in the new gray barn on site in July 2005. Public responses were generally favorable for the passive natural areas, gardens, heritage and farm program, but more skeptical about weddings and large meetings, especially if they involved late night parties and alcohol. Concerns also were expressed about a Cafe/caterer, traffic and security.

The **Second Park Board meeting** following the public meeting reviewed and discussed the feedback from the public and encouraged the team to move forward with the basic program including the flexible event and café components.





A summary of the design program is presented below.

The program is a list of desirable park elements that fit this park and community, and is a result of the site analysis coupled with what we've heard from the community.

- *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*

The following page includes the program posters used during the meetings.

Three Alternative Plans were then developed for discussion with staff and the Park Board. Alternative A is the basic plan as promoted by the draft business plan, and includes a flexible event center, a garden café and catering service, a working farm, heritage museum and meeting house, trails, parking for 135 cars, a daycare/preschool, a farm pond and stream, and roadway improvements along 108th. Alternative B is a very similar plan without the café or caterer, and the daycare preschool is eliminated. Alternative C is considerably scaled back with only small parking, trails and signage improvements. The Park Board felt that the only responsible alternatives that do justice to the potential of the property and for the City are Alt. A & B, and Alt. C was dropped from consideration since it appears only as a modest first phase of development for either of the other alternatives. The Board also suggested that the approach to the presentation of the plans should be centered on the park heritage.

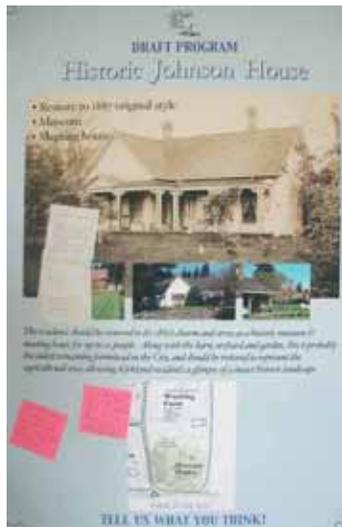
A preliminary traffic study and trip count was done for the intersection of 108th and 116th. Cost estimates were developed for each of the 3 alternatives, with A costing approximately \$6.3 million, and B costing approximately \$5.6 million.

The plans were then presented at the **Second Public Meeting**, held on September 21, 2005 at the site. The public had a generally warm reception to preserving and celebrating the history of the site, and the long standing tradition of farming and gardening here. In addition, they were supportive of finding revenue to support the high standards of the gardens, lawns, orchards and pastoral landscape that make the site so special. This would include an event center that would do as much as possible to control impacts to the neighborhood, including a garden cafe/caterer that would support the farm, park and gardens.

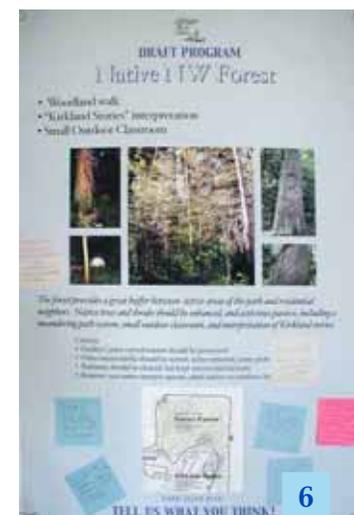
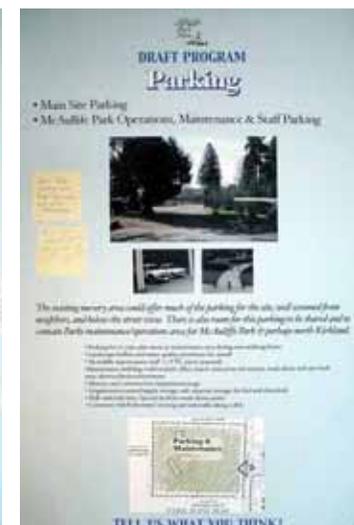
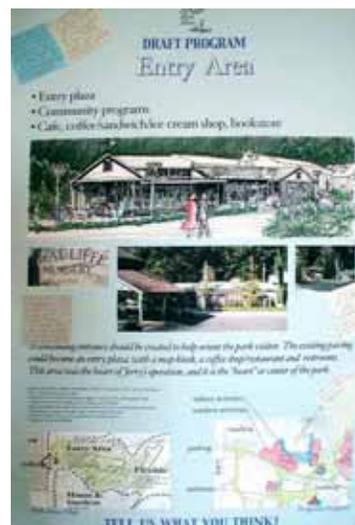
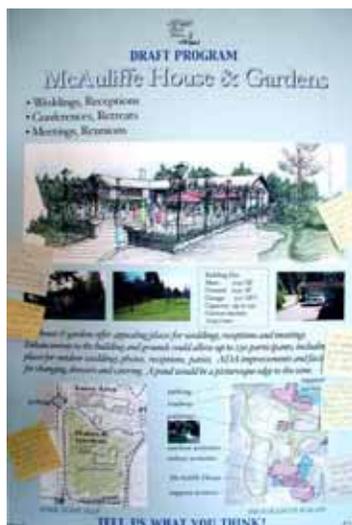
At the **Third Park Board Meeting**, the discussion centered around the results of the Public Meeting, and how the plans had evolved since the last board meeting. Staff had made some suggestions about the maintenance building expanding for more covered storage, adding room to the new grey barn to increase the open feeling and capacity, and describing improvements to the preschool/daycare rental house. The plans were modified accordingly, and this report has been prepared for the **Third Public Meeting & Open House** was held on Saturday November 5 at the site from 11 until 2 pm. A cider pressing was included with free cider. A **Public Hearing** by the Park Board occurred on November 9, 2005.



MEETING PROGRAM POSTERS



Posters for each program element and park zone used at all public meetings, see enlargement of these in the appendix



Proposed Master Plan Description



The intent of the master plan is to provide the City of Kirkland with a unique city park that offers both a historic landscape and a wonderful collection of passive recreational activities.

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 through traffic and a small parking lot for 18 cars would be developed near the roadway, with minimal tree removal. From there, the asphalt drive would be replaced with an ADA accessible farm path. The bamboo would be moved out of the pasture, and this low spot which once had a pond 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 so City

children could see where eggs come from.

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

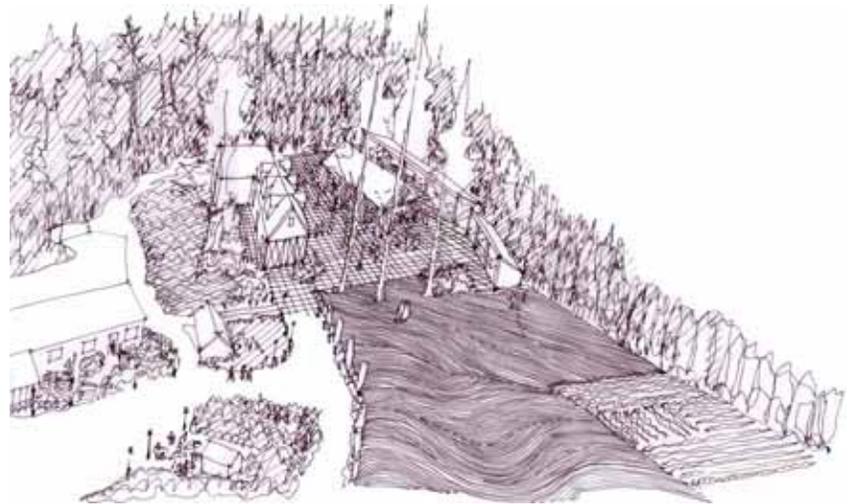
would be removed. Buffers of blueberries, raspberries or fruit trees would be planted along the neighborhood edges.

At the **new barn**, the ceiling would be opened up and an addition to the west with a stone fireplace would be added to allow more volume and light into the meeting room, and the building would be finished in character, with heat, fire sprinklers, flooring and better lighting.





A covered pavilion would be built outside in the gravel area where the carport and beer trucks now exist. 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. An equipment shed would replace the old beer trucks which would 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 and fencing would be added along the edges of the event area.



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



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. Trail connections to other zones would be enhanced, and a safe pedestrian crossing to the parking west of 108th would be developed.



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

In the **former nursery area** on the west side of 108th the main parking area and maintenance yard would be developed. Many of the trees could be transplanted for buffers throughout the park, especially here and the arboretum. Approximately 100 cars could be parked here, as well as a maintenance shop, storage for bulk materials, vehicles, and a water quality facility. Significant plantings would be retained, and a safe crossing would connect to the main park area. Parking capacity will likely limit simultaneous weddings and meetings.



The **arboretum** will be enhanced with a small farm pond creating a more distinctive edge on the north. Trees would be labeled, and new trees that are well suited but underused in the NW could be planted. More buffer plantings along 116th will 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 farmstead and other park areas would be enhanced with trails and safe crossings.

The **west play area** includes a rental house would be improved for a small daycare or preschool. Small parking improvements would be developed in the front yard, play improvements in the backyard, and a pathway connected to the existing play area and parking along 108th. Benches and picnic areas as well as new buffer plantings and opening up the center for a “meadow” would improve this site.

108th would be improved to City standards, with the theme being to restore some of the feel of its former name, *Orchard Lane*. This may involve doing a demonstration natural drainage and water quality improvement project, which would be in cooperation with Kirkland Public Works. Orchard Lane will be able to accommodate pedestrians, vehicle parking and natural infiltration and will provide a distinct benefit to the neighborhood and the park.



This Operation Plan matrix shows the potential uses, possible hours of operation, costs and revenue projections for each structure.

Facility & Size	PROPOSED USE <i>see assumptions next page</i>	hours of operation	capital costs	projected revenues after 3 years (startup)	expenses, other
Flexible Event Center Grey Barn, 3200 s.f. New Pavillion, 2650 s.f.	Rental Events such as weddings, receptions, reunions, parties City Recreation programs for youth and adults Groups up to 150	50 private events operating from friday at 12 noon through saturday at midnight. Rec. Programs & City Meetings Monday-Thursday 9 am - 9 pm	\$380,000 \$220,000	rental rate for whole event center est. at \$2200 per day plus catering percentage, Assuming 50 full rental days per year, City keeps 45% of gross (\$2200 x 50 x 0.45) = \$49,500/year	
Display & Equipment Storage, 1930 s.f.	Display old farm equipment, storage for events, classes	all	\$74,000	NA	
Garage, 2260 s.f.	Garden Cafe and commercial kitchen for catering. 60-70 seats	flexible depending on operational negotiations	\$400,000	several options exist, assumption here is City considers a contract taking 6%-9% of Gross (escalating with growth of business, not including taxes) year 3 @7% = \$50,000/year	
McAuliffe House, 4000 s.f.	3 meeting rooms ranging in size of 8-30 occupants plus a "hospitality suite" (furnished like a living room) and outdoor patio/decks Groups up to 90	flexible depending on operational negotiations	\$400,000	Gross rents for meeting rooms are \$350-400/day. Social events spilling into gardens at \$850/6 hour event. Year 3 = \$24,000/ year	
Brick House, 930 s.f.	Possible Administrative office or Caretaker house. Volunteer Heritage/Garden docents, with possible restroom addition	normal business hours or for weekend events	\$145,000	NA	



Facility & Size	PROPOSED USE	hours of operation	capital costs	projected revenues	expenses
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Johnson House, 1200 s.f.	Meeting Rooms & Pioneer-era Museum	flexible depending on operational negotiations	\$300,000	gross rents for meeting rooms for 10- 20 people=\$250@ 20/year=\$5,000	
Ostberg Barn, 700 s.f.	Pioneer-era Open air museum	flexible depending on operational negotiations	\$70,000		
Blair House, 1400 s.f.	Preschool or Daycare Center	flexible depending on operational negotiations	\$75,000	straight lease to private sector day care from \$17,000 to \$20,000/year, say \$18,000	

Total estimated revenue \$146,500 per year
(after 3 year ramp up)

Assumptions:

- Capital costs can be shared with tenants.
- The capital costs only include specific building improvements, not soft costs or major infrastructure improvements such as sewer trunks or parking lots.
- Parking capacity (145 stalls) will likely dictate how many simultaneous uses can occur in different facilities.
- Flexible event center (grey barn and pavillion) will have an event end time of midnight and allow for 2-3 hours of clean up time.
- Cafe will close at midnight.
- Improvements will include physical sound and visual barriers on east and north side of park.
- Outsourced operator should have an established presence in the market.
- Blair and Brick House agreement and rent are handled between City and any tenants.



Business Plan

Enterprises Opportunities and Recommendations for McAuliffe Park



ENTERPRISE OPPORTUNITIES

As in the careful planning of any municipally owned amenity, great balance must be achieved between enterprise pursuits and the open accessibility of the amenity for all citizens. Consideration of enterprise endeavors in McAuliffe Park must strike this sensitive balance. The careful spatial establishment of defined programming zones will allow this delicate balance to exist.

It is the desire of the Park Board, the City Council, and the Park Staff to mitigate, in some degree, the \$150,000 maintenance and operations cost of McAuliffe Park, taking the following stipulations into strong consideration;

- Accessibility for passive park usage must not be seriously inhibited
- Very little disturbance to the surrounding neighborhoods should occur
- Some degree of enterprise endeavor can actually aid in the activation of an underutilized property
- Any enterprise activity in and of itself should meet a need of the citizens of Kirkland
- The implementation of any enterprise activity will require capital expenditures which will be available most of the week for public park users.

Market Opportunities

The Kirkland market has a need for new meeting spaces as most of the available meeting spaces in a five mile ring are running at around 70% booked. . If McAuliffe Park were to be fully commercialized, which means:

- every building on the property would be available at all times for four-wall rentals,
- all the grounds available for large tented gathering such as reunions and weddings at all times
- the Garage leased as a restaurant/catering business
- all the following suggested capital improvements made to enhance rent ability,

the gross revenue potential after a normal three year ramp up period would be in the range of \$300,000 to \$325,000. This study, however, does not recommend full commercialization. Focus groups suggest that complete commercial programming would not allow the accessibility that all stakeholders desire.

Recommendations

The following capital improvements should be considered to insure market competitiveness, operational efficiencies, and optimum passive programming opportunities.



ENTERPRISE OPPORTUNITIES

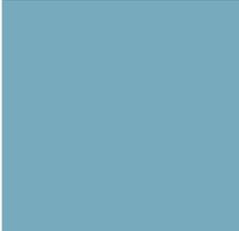
The Grounds: There will need a clear definition between the ‘open park’ grounds and those set aside for the Enterprise Zone. The clients using the park for events, meetings and ceremonies will need to be confident that their proceedings will be private and respected. This can be accomplished with everything from open fencing to landscape hedges and buffers. Solid structures or tall fences should not be necessary to create the required feeling and definition of uses. The area towards the east property line, north of the vegetable and herb garden would be heavily planted with deciduous and evergreen trees to the proposed courtyard area of the ‘New Barn’ to create and improve the existing vegetative sound buffers for the neighbors to the east of the park.

Event Spaces:

The ‘Old Barn’: This structure is quaint and charming. It will be a great backdrop for photos and small events located to south of the structure. It should be preserved in the general park area with the understanding that it could be rented with the area to the south on occasion. The Old Barn and the gardens to the north of it should be maintained as part of heritage of Kirkland and the grounds of the park.

The Flexible Area: We suggest replacing the carport and beer truck structures east of the new barn, in the “working zone” or flexible area with a new covered pavilion. The size of the pavilion would be at least 60 feet by 40 feet, it would have a solid floor, and it would have lighting, side-walls and heat. The purpose would be for garden events, wedding ceremonies and other functions that will not last past 10:00 PM and will not have amplified music after 9:00 PM. South of this new pavilion would be new pedestrian paving, landscaping and an extension of the pastoral lawn that is near the gardens and barn.

The ‘New Barn’: This would be the ‘reception hall’ for weddings, school reunions, auctions, birthdays and the like. It would act as the main facility for functions lasting until midnight, with live music no later than 11:00 PM. We feel this building needs finished walls on the interior, a open vaulted ceiling (plank), an addition to the west, heat, good lighting, flat floors with a “Pergo” or similar flooring material, plumbing and restrooms. The addition to the west would open the room up for more floorspace, a fireplace and afternoon light. The gravel parking and drive to the east would be landscaped into a courtyard for tables and entertaining. A new open pavilion structure would be constructed in place of the carport and beer trucks which would be removed. The small back room to the North would be turned into a service area to facilitate serving and catering for events.



ENTERPRISE OPPORTUNITIES

Recommendations (continued)

The Garage: This structure would be turned into a 60-70 seat garden cafe serving the Juanita neighborhood and Kirkland as a whole. It would need to be totally built out as a restaurant with all the ovens, vents, hoods, and restrooms. The upstairs would be a small bar used for patrons waiting to eat and for drop-ins. We envision the bar as leveraging the relationship to our local wineries and from Walla Walla, Kirkland's partner city. At first glance we see the cafe as a casual, local bistro with great food and fun service. The cafe would have exclusive catering rights for all the events held at the other buildings at the park.

The McAuliffe Residence: We suggest this house be built out to contain meeting rooms that can provide intimate space for groups from four to larger groups of 40-50. This would allow us to hold between 3-5 meetings at a time. The individual rooms would all have internet connectivity, phone service, white boards and the other necessary meeting items. Some of the rooms would 'open' for set up to meet the specific requirements of the meeting while others would have full conference tables and chairs for smaller and more generic meetings. The bathrooms would be upgraded to commercial grade restrooms. There would be open, casual gathering spaces for private parties and social hours after a long day of discussion and work.

Parking: Adequate parking for events in several places would need to be developed to accommodate both rentals and passive users.

Recommendations (continued)

The City of Kirkland should outsource the management, scheduling, janitorial upkeep, and marketing of the enterprise activities to a private event management company.



ENTERPRISE OPPORTUNITIES

It is neither efficient nor completely within the mission of a municipal parks department to operate an enterprise endeavor. Economies of scale can often be achieved by a private operator who already has systems in place. There are many models of event space management outsourcing previously mentioned in this report which return considerable revenue to the municipality and bring a high degree of expertise. There are generally three concerns when a municipality out sources the programming of a public space to a private enterprise entity. They are:

- Can the municipality still use these spaces for in-house programming?
- Do we lose complete control of the space and its uses?
- Can we regulate enterprise activities to optimal times?

All of these concerns can be answered by a thoughtful contract with the provider.

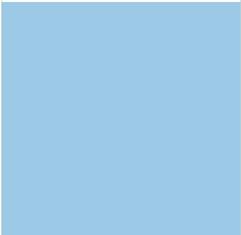
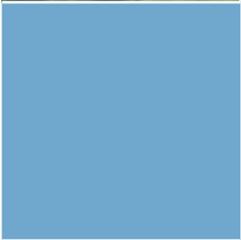
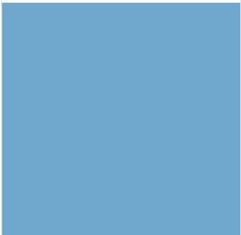
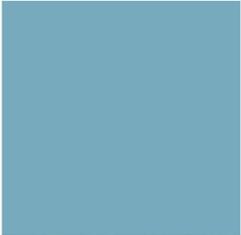
Advantages of outsourcing the management of McAuliffe Park, should the City decide to enter into enterprise activity at all far out weigh the concerns.

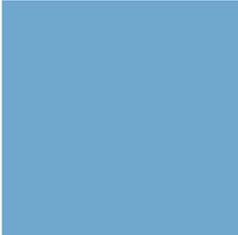
-Economies of scale in major marketing efforts can be achieved as an outsourced operator would already be involved in marketing activities such as industry trade shows, media buys, meeting venue listing materials. An operator already present in the market has the ability to move clients from one venue to another as established venues fill up first. By doing this, the ramp up period on rate of return is accelerated as the entrance into the market is immediate.

- The event business does not lend itself readily to the restrictions of municipal employment. Casual and on call labor is needed to staff often last minute events. It is too costly for a City to meet these sporadic demands.

-A private management entity removes the danger of politicizing booking choices.

- A private management entity responsible for the janitorial upkeep of a facility can elevate the normal parks standard of customer expectation.





Recommendations (continued)

The City of Kirkland should issue a Request for Proposals from event management companies which already exist and thrive within the area.

The proposal should clearly state the following

- The exact windows of time available for enterprise activity
- The restrictions of ambient noise
- The responsibility of the event management company to bring an appropriate restaurateur with viable business plan to the table
- The definition of property maintenance expected by the management company
- The definition of property maintenance provided by the parks department
- Expectations of any furniture, fixtures, or equipment to be supplied by the management company.

King County Parks recently has advertised request for vendor proposals.

The City of Kirkland should contractually limit the allowed times of enterprise activity and legislate a booking schedule which allows the City to use the facility for in-house needs.

Limiting the allowable windows for enterprise activity is a notion which demands careful negotiation. In order to achieve a good balance in the use of McAuliffe Park between enterprise activity and passive accessibility, this must be done. In order to attract the interest of a qualified operator, there must be enough available “enterprise inventory” to make the effort worthwhile. Also, it benefits the City to make as much time available as possible to ramp up revenue to offset expenses. Yet, the stakeholders must not be inconvenienced. It is best configured after an open dialogue with an experienced event management professional, but we suggest this scenario as a beginning point in negotiations:

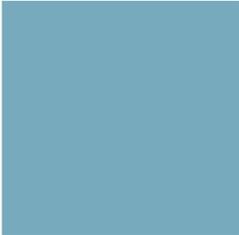
- Large events such as large weddings, reunions, and corporate events should be limited to Friday evenings and Saturday all day. Such events should be limited to the defined enterprise zones to insure privacy for the rental clients and allow accessibility to the rest of the park.
- All buildings should be open for enterprise booking seven days a week. Evening meetings should be contained within the building booked.
- City needs should be scheduled first before releasing time to enterprise activity
- Parks would continue to provide ground maintenance
- The management entity should also be responsible for selecting a restaurateur/caterer for occupancy of The Garage. This caterer would be allowed exclusive catering (as a needed financial incentive) for all events held on the property.

Recommendations (continued)

Financial deal points and rate of return



ENTERPRISE OPPORTUNITIES



- For purpose of tax advantage it is prudent that the management entity collect all rental fees in the name of the City and remits rental revenue, with the exception of the lease fee of the restaurant, to the municipality. The management company should then invoice the City for an agreed upon percentage of the rental revenue, usually 50%.
- The management company, in private agreement with the restaurant provider would contract for a certain percentage of the restaurant operations total gross including daily restaurant revenue, on site catering, and off site catering. The management company would then remit an agreed upon percentage of catering revenue to the city. A standard amount is between 9% - 15%.
- Cafe/catering kitchen lease payments should go directly to the City. A competitive lease rate for The Garage would be an escalating fee of \$3500.00 the first year to \$4000.00 the second year. Considerable tenant improvements must be accomplished to accommodate a restaurant. Whether or not those improvements are made by the tenant, the City, or a combination of both should enter into the final lease fee agreement.
- Assuming these financial deal points and limited allowances for enterprise activity, we believe that a livable balance could be achieved between stakeholders and the profitability of a private management entity. Revenue return to the City, after a three year ramp up, should be (all inclusive) between \$120,000 to \$130,000. (After a 50% split with management company, inclusive of the restaurant lease fee)
- By adding Sundays to the allowable enterprise window revenue should increase by 15% .

*McAuliffe
Park
& Farm*



Conclusions

Clearly, even a limited enterprise endeavor can produce enough revenue to seriously mitigate maintenance and operation costs. It is questionable whether or not the limited effort justifies the capital upgrades required to be efficient and competitive in the event and meetings market. This can only be determined by the priorities of staff and elected officials and whether or not the provision of meeting and event space for the community is considered a desired service in the vast responsibilities of municipal demands.





APPENDIX

Table of Contents

Appendix I

Preliminary Construction Cost Estimates, A & B
Alternative Plans A & B
Park Program Posters (Enlarged)

ESTIMATED COSTS - ALT. A PROPOSED PREFERRED PLAN

McAuliffe Park Master Plan

PRELIMINARY ESTIMATED COST OF PROJECT - Proposed Plan

BASED ON PROPOSED PREFERRED ALTERNATIVE, dated NOVEMBER 2005
 Prepared by Barker Landscape Architects
 1514 NW 52nd St., Seattle, WA 98107

Created 9/13/05 Revised 11/30/05

Project Scope: Mobilization, T.E.S.C., demolition, grading, utilities, roadways, building renovation or restoration, new parking, trails, landscape and irrigation, new flexible event pavillion, plaza, equipment shed, transplanting, restoration

Qty.	Unit	Item	Labor	Mat'ls	\$/unit	Item Subtotal	Section Total
Total Project Limits: 537,462 S.F.							
MOBILIZATION							
1	LS	Mobilization	\$30,000	\$30,000	\$60,000	\$60,000	
1	LS	Temp. facilities (temp fence, sanican, construction entrance, others)	\$1,000	\$3,000	\$4,000	\$4,000	
1	LS	Performance bonding, insurance (1.5% of total)				\$50,000	
		Subtotal					\$114,000
DEMOLITION, TRANSPLANTING, TESC							
1	LS	Environmental Protection (cb filters, tire cleaning, other permit conditions?)	\$15,000	\$15,000	\$30,000	\$30,000	
53156	SF	Nursery Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$21,262	
1	LS	Tree Transplanting	\$20,000	\$10,000		\$30,000	
7000	SF	Entry Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$2,800	
10000	SF	Event Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$4,000	
5500	SF	Arboretum Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$2,200	
3000	SF	West Play Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$1,200	
		Subtotal					\$91,462
EARTHWORK (area calculations -not based on 3D earthwork calculations)							
2,000	CY	Nursery Area grading for new parking	\$19	\$9	\$28	\$56,000	
3620	SF	Water Quality facility for new parking	\$10		\$10	\$36,200	
259	SF	Entry Area Demo/hauling/disposal	\$30	\$10	\$40	\$10,370	
335	CY	Event Area grading for new pavillion/plaza	\$10		\$10	\$3,352	
206	CY	Arboretum Area for new parking	\$10		\$10	\$2,056	
1296	CY	House & Gardens for new pond/stream including bentonite liner	\$30	\$10	\$40	\$51,852	
1000	CY	Grading for new trails	\$30	\$10	\$40	\$40,000	
111	SF	West Play Area grading	\$10		\$10	\$1,111	
2000	CY	Fine Grading	\$12		\$12	\$24,000	
		Subtotal					\$224,941
SITE UTILITIES (Sanitary, Water, Storm, Electrical)							
1	LS	New storm system for parking, water quality	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	Connect all buildings to sanitary system	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	new meter, dcva for water system upgrades	\$15,000	\$15,000	\$30,000	\$30,000	
1	LS	underground electrical upgrades	\$8,000	\$10,000	\$18,000	\$18,000	
1	LS	Underground all existing overhead utility lines per City requirements	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	Upgrade fire flow to site and buildings	\$50,000	\$50,000	\$100,000	\$100,000	
		Subtotal					\$408,000
ROADWAY IMPROVEMENTS							
800	LF	Widen 108th to 28 ft., install storm drainage, curb/gutter, planting and 5 ft. sidewalk	\$150	\$150	\$300	\$240,000	
800	LF	Alternative natural drainage system (SEAstreet) where possible along 108th	\$50	\$50	\$100	\$80,000	
1	LS	Streetlights along 108th	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	New traffic signal & vehicle detection system @108th/116th intersection, possible others	\$150,000	\$109,000	\$259,000	\$259,000	
		Subtotal					\$679,000
HARDSCAPE, SURFACING, SITE FURNISHINGS							
984	CY	New Parking - gravel base rock	\$20	\$25	\$45	\$44,297	
55000	SF	asphalt paving for New parking, including ADA near garage	\$2	\$2	\$4	\$220,000	
500	SF	concrete safe crossing	\$7	\$5	\$12	\$6,000	
8,350	SF	New entry plaza porous concrete paving	\$7	\$7	\$14	\$116,900	
9050	CY	New event area plaza porous concrete paving	\$7	\$7	\$14	\$126,700	
200	SF	picturesque bridge along grand drive - convert to walkway	\$20	\$40	\$60	\$12,000	
1600	LF	Farm fencing to define boundaries	\$10	\$9	\$19	\$30,400	
8,350	SF	paved trails	\$2	\$2	\$4	\$33,400	
15	ea	Benches	\$500	\$1,200	\$1,700	\$25,500	
15	ea	Memorabilia Displays/entry features	\$500	\$1,000	\$1,500	\$22,500	
		Subtotal					\$593,400
BUILDINGS & BUILDING RENOVATIONS							
1750	SF	New maintenance & operations building, including RR, office, shop, lockers	\$65	\$45	\$110	\$192,500	
900	SF	Addition/Renovation to garage for Cafe	\$75	\$50	\$125	\$112,500	
1	LS	New commercial kitchen	\$50,000	\$50,000	\$100,000	\$100,000	
2260	SF	Remodel/structural upgrades to garage	\$25	\$25	\$50	\$113,000	
800	SF	replace solarium	\$20	\$15	\$35	\$28,000	
2650	SF	new covered Pavillion for Event Center	\$45	\$35	\$80	\$212,000	
2502	SF	open up ceiling/volume at New Barn, add fire sprinkler system, finishes, new floor	\$50	\$50	\$100	\$250,200	
650	SF	addition to New Grey Barn with fireplace	\$60	\$60	\$120	\$78,000	
1930	SF	new covered equipment sheds and noise barrier	\$20	\$18	\$38	\$73,340	
250	SF	Restroom attached or near Brick House	\$75	\$70	\$145	\$36,250	
600	SF	structural improvements to Barn	\$75	\$42	\$117	\$70,200	
1200	SF	restore Johnson house to 1880's vintage	\$155	\$95	\$250	\$300,000	
4000	SF	renovate McAuliffe house to open up for meeting rooms	\$48	\$30	\$78	\$312,000	
2000	SF	daycare renovations	\$22	\$15	\$37	\$74,000	
		Subtotal					\$1,951,990
LANDSCAPE & IRRIGATION							
40000	SF	new irrigation for parking areas	\$0.50	\$0.33	\$0.83	\$33,200	
50	ea	Orchard Lane trees	\$100	\$100	\$200	\$10,000	
2000	ea	Native trees, shrubs, ground covers (9000 s.f./19)	\$9	\$9	\$18	\$36,000	
50	ea	Transplanted tree support from nursery into other park zones	\$200	\$100	\$300	\$15,000	
1	LS	restoration allowance for all disturbed areas	\$50,000	\$40,000	\$90,000	\$90,000	
		Subtotal					\$184,200
Subtotal before tax, design, permits and contingencies							\$4,246,993
8.8% Washington State Sales Tax							\$373,735
Subtotal							\$4,620,729
25% Estimating and Design Contingency:							\$1,155,182
Subtotal							\$4,994,464
10% Construction Contingency							\$499,446
Subtotal							\$5,493,910
15% Design/Engineering/Testing/Inspections/Permits							\$824,087
Subtotal							\$6,317,997
03% City Project Management:							\$189,540
TOTAL							\$6,507,537

ESTIMATED COSTS - ALTERNATIVE B

McAuliffe Park Master Plan

PRELIMINARY ESTIMATED COST OF PROJECT - Alternative B

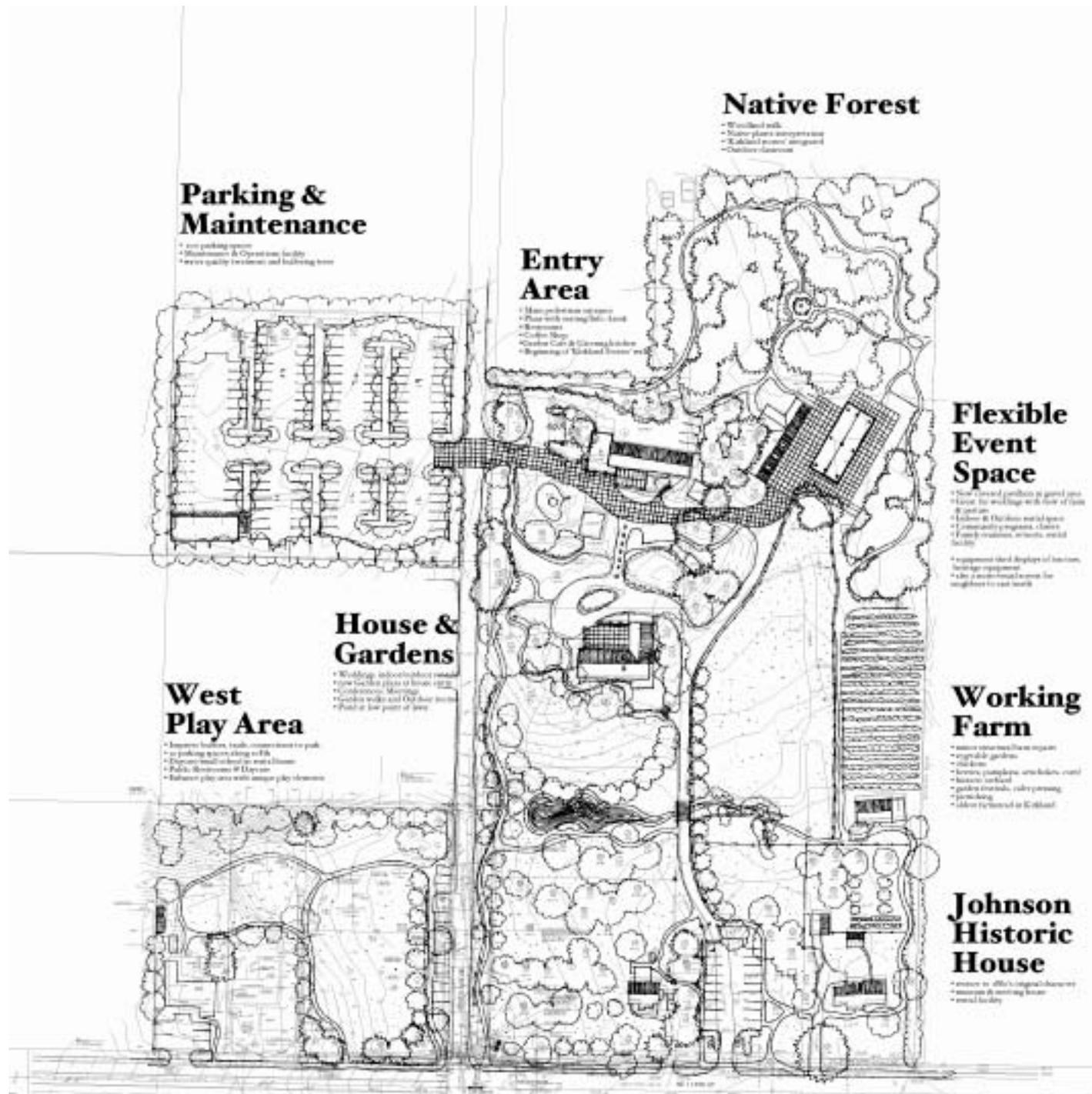
BASED ON Preliminary Draft ALTERNATIVE, dated NOVEMBER 2005

Prepared by Barker Landscape Architects
1514 NW 52nd St., Seattle, WA 98107

Created 9/13/05
Revised 11/30/05

Project Scope: Mobilization, T.E.S.C., demolition, grading, utilities, roadways, building renovation or restoration, new parking, trails, landscape and irrigation, new flexible event pavillion, plaza, equipment shed, transplanting, restoration

Qty.	Unit	Total Project Limits: 537,462 S.F. Item	Labor	Mat'ls	\$/unit	Item Subtotal	Section Total
MOBILIZATION							
1	LS	Mobilization	\$30,000	\$30,000	\$60,000	\$60,000	
1	LS	Temp. facilities (temp fence, sanican, construction entrance, others)	\$1,000	\$3,000	\$4,000	\$4,000	
1	LS	Performance bonding, insurance (1.5% of total)				\$55,275	
		Subtotal					\$119,275
DEMOLITION, TRANSPLANTING, TESC							
1	LS	Environmental Protection (cb filters, tire cleaning, other permit conditions?)	\$15,000	\$15,000	\$30,000	\$30,000	
53156	SF	Nursery Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$21,262	
1	LS	Tree Transplanting	\$20,000	\$10,000		\$30,000	
1	LS	Entry Area Garage demo/hauling/disposal	\$20,000	\$20,000	\$40,000	\$40,000	
10000	SF	Event Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$4,000	
5500	SF	Arboretum Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$2,200	
1	LS	West Play Area Demo/hauling/disposal	\$10,000	\$10,000		\$20,000	
		Subtotal					\$147,462
EARTHWORK (area calculations -not based on 3D earthwork calculations)							
2,000	CY	Nursery Area grading for new parking	\$19	\$9	\$28	\$56,000	
3620	SF	Water Quality facility for new parking	\$10		\$10	\$36,200	
259	SF	Entry Area Demo/hauling/disposal	\$30	\$10	\$40	\$10,370	
335	CY	Event Area grading for new pavillion/plaza	\$10		\$10	\$3,352	
206	CY	Arboretum Area for new parking	\$10		\$10	\$2,056	
1296	CY	House & Gardens for new pond/stream including bentonite liner	\$30	\$10	\$40	\$51,852	
1000	CY	Grading for new trails	\$30	\$10	\$40	\$40,000	
111	SF	West Play Area grading	\$10		\$10	\$1,111	
2000	CY	Fine Grading	\$12		\$12	\$24,000	
		Subtotal					\$224,941
SITE UTILITIES (Sanitary, Water, Storm, Electrical)							
1	LS	New storm system for parking, water quality	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	Connect all buildings to sanitary system	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	new meter, dcva for water system upgrades	\$15,000	\$15,000	\$30,000	\$30,000	
1	LS	underground electrical upgrades	\$8,000	\$10,000	\$18,000	\$18,000	
1	LS	Underground all existing overhead utility lines per City requirements	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	Upgrade fire flow to site and buildings	\$50,000	\$50,000	\$100,000	\$100,000	
		Subtotal					\$408,000
ROADWAY IMPROVEMENTS							
800	LF	Widen 108th to 28 ft., install storm drainage, curb/gutter, planting and 5 ft. sidewalk	\$150	\$150	\$300	\$240,000	
800	LF	Alternative natural drainage system (SEAstree) where possible along 108th	\$50	\$50	\$100	\$80,000	
1	LS	Streetlights along 108th	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	New traffic signal & vehicle detection system @108th/116th intersection	\$100,000	\$109,000	\$209,000	\$209,000	
		Subtotal					\$629,000
HARDSCAPE, SURFACING, SITE FURNISHINGS							
984	CY	New Parking - gravel base rock	\$20	\$25	\$45	\$44,297	
55000	SF	asphalt paving for New parking, including ADA near garage	\$2	\$2	\$4	\$220,000	
500	SF	concrete safe crossing	\$7	\$5	\$12	\$6,000	
8,350	SF	New entry plaza porous concrete paving	\$7	\$7	\$14	\$116,900	
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8,350	SF	paved trails	\$2	\$2	\$4	\$33,400	
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15	ea	Memorabilia Displays/entry features	\$500	\$1,000	\$1,500	\$22,500	
		Subtotal					\$593,400
BUILDINGS & BUILDING RENOVATIONS							
1750	SF	New maintenance & operations building, including RR, office, shop, lockers	\$65	\$45	\$110	\$192,500	
0	SF	Addition/Renovation to garage for Cafe	\$75	\$50	\$125	\$0	
0	LS	New commercial kitchen	\$50,000	\$50,000	\$100,000	\$0	
0	SF	Remodel/structural upgrades to garage	\$25	\$25	\$50	\$0	
0	SF	replace solarium	\$20	\$15	\$35	\$0	
2650	SF	new covered Pavillion for Event Center	\$45	\$35	\$80	\$212,000	
2502	SF	open up ceiling/volume at New Barn, add fire sprinkler system, finishes, new floor	\$50	\$50	\$100	\$250,200	
0	SF	addition to New Grey Barn with fireplace	\$60	\$60	\$120	\$0	
1930	SF	new covered equipment sheds and noise barrier	\$20	\$20	\$40	\$77,200	
250	SF	Restroom attached or near Brick House	\$75	\$70	\$145	\$36,250	
600	SF	structural improvements to Barn	\$75	\$42	\$117	\$70,200	
1200	SF	restore Johnson house to 1880's vintage	\$155	\$95	\$250	\$300,000	
4000	SF	renovate McAuliffe house to open up for meeting rooms	\$48	\$30	\$78	\$312,000	
0	SF	daycare renovations	\$22	\$15	\$37	\$0	
		Subtotal					\$1,450,350
LANDSCAPE & IRRIGATION							
40000	SF	new irrigation for parking areas	\$0.50	\$0.33	\$0.83	\$33,200	
50	ea	Orchard Lane trees	\$100	\$100	\$200	\$10,000	
2000	ea	Native trees, shrubs, ground covers (9000 s.f./19)	\$9	\$9	\$18	\$36,000	
50	ea	Transplanted tree support from nursery into other park zones	\$200	\$100	\$300	\$15,000	
1	LS	restoration allowance for all disturbed areas	\$50,000	\$40,000	\$90,000	\$90,000	
		Subtotal					\$184,200
Subtotal before tax, design, permits and contingencies							\$3,756,628
8.8% Washington State Sales Tax							\$330,583
Subtotal							\$4,087,211
25% Estimating and Design Contingency:							\$1,021,803
Subtotal							\$4,417,795
10% Construction Contingency							\$441,779
Subtotal							\$4,859,574
15% Design/Engineering/Testing/Inspections/Permits							\$728,936
Subtotal							\$5,588,510
03% City Project Management:							\$167,655
TOTAL							\$5,756,166



McAuliffe Park Farm

McAuliffe Park

DRAFT Improvement Concept A

City of Kirkland Parks & Community Services
 Parks/Landscaping Architect
 2024.01.10



Native Forest

- Woodland walk
- Native plants interpretation
- Larkhall stone (legend)
- Historic elements

Parking & Maintenance

- 100 parking spaces
- Maintenance & Exhibition building
- Water quality treatment and landscaping

Entry Area

- Main outdoor cafe terrace
- Plaza with seating, bell, bench
- Large sculpture by Michael
- Interpretation
- Beginning of Larkhall stone

Flexible Event Space

- New covered pavilion to garden
- Great for weddings and view of farm & park
- Ideal for outdoor event space
- Community programs / talks
- Fun for visitors, visitors, young, family
- Equipment and display of tractor, tillage equipment
- Also a dedicated space for children to run track

House & Gardens

- Wedding reception building
- New garden play at bottom
- Landscaping, stone bridge
- Garden beds and 1000m² garden
- Pond at low point of farm

West Play Area

- Improved facilities, shade, connections to park
- 100 parking spaces along walk
- Great for community and reserved to open space
- Features play area with unique play elements

Working Farm

- Historic site had been repair
- Organic garden
- 100 trees
- Historic, young & old exhibits, wood
- Historic, historic
- Garden, art work, color painting
- parking
- Also featured in Larkhall

Johnson Historic House

- restore to site's original character
- museum & meeting space
- used for day

Arboretum

- additional interpretation, new planting
- Larkhall stone, interpret
- historic arboreal tree re-introductions along walk
- sustainable resource advice to local house
- 100 age interpretation

City of Kirkland Parks & Community Services
Baker Landscape Architects

*McAuliffe
Park
Farm*

McAuliffe Park

DRAFT Improvement Concept B

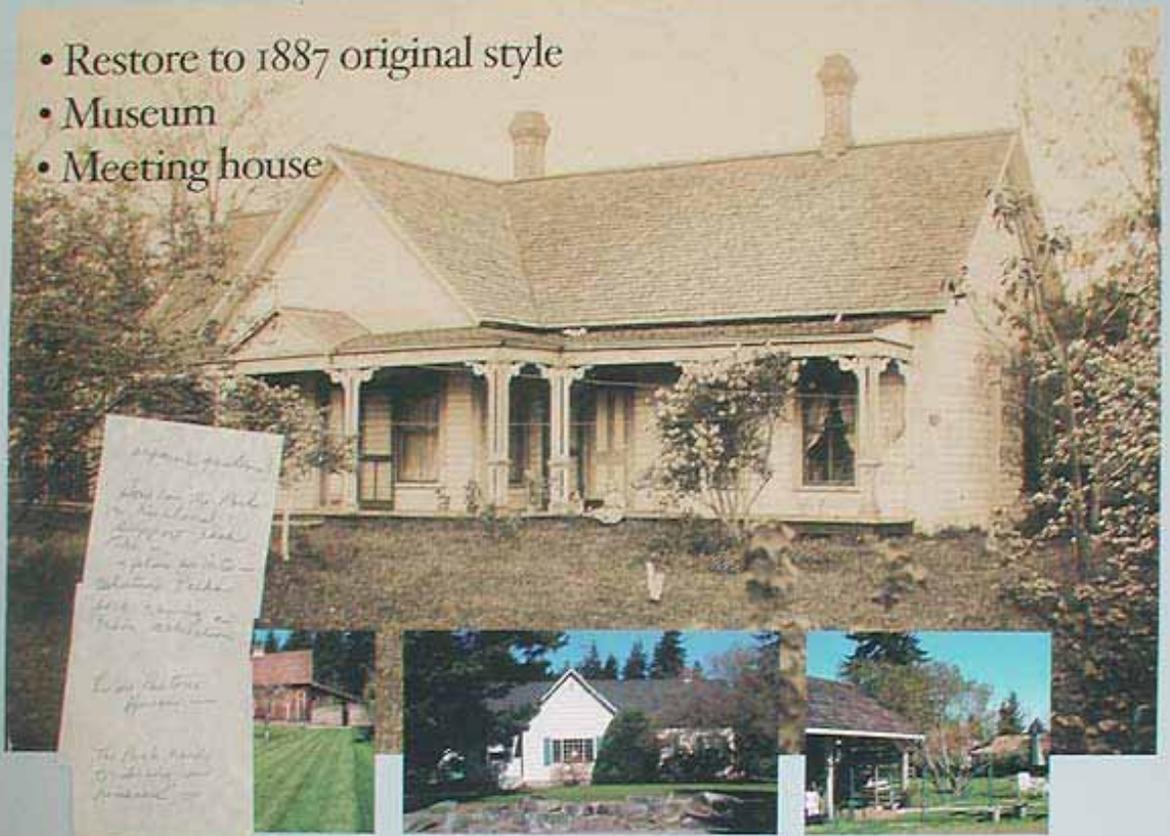




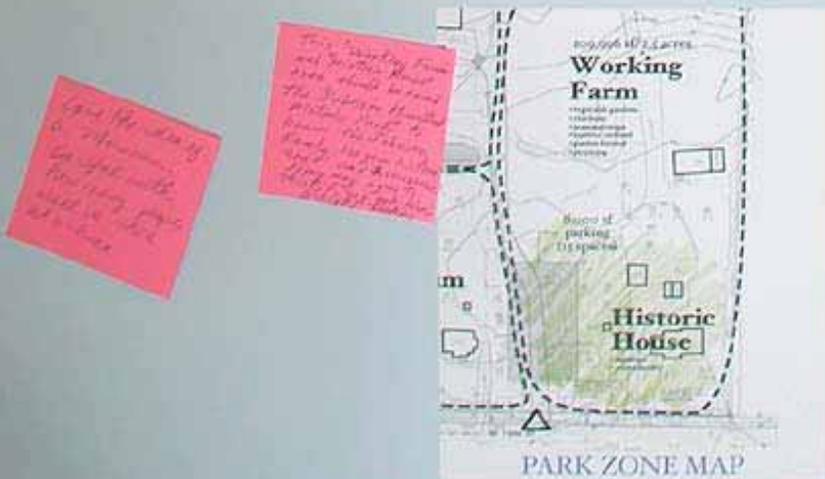
DRAFT PROGRAM

Historic Johnson House

- Restore to 1887 original style
- Museum
- Meeting house



The residence should be restored to its 1880's charm and serve as a historic museum & meeting house for up to 25 people. Along with the barn, orchard and garden, this is probably the oldest remaining farmstead in the City, and should be restored to represent the agricultural area, allowing Kirkland resident's a glimpse of a intact historic landscape.



TELL US WHAT YOU THINK!

PARK PROGRAM POSTERS



DRAFT PROGRAM Working Farm

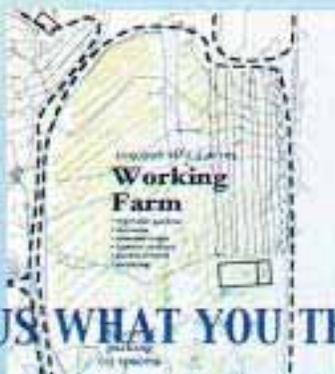
• Working Farm

orchard, garden, equipment display, tool storage, community
open building, potting shed, chicken coop, produce stand

- Built in 1905 or 1918
- Original Intact Form
- 865 SF



The barn, orchard, garden & yard is probably the oldest remaining farmstead in the area and could be restored to represent the agricultural era, allowing a glimpse of a historic farm. Enhancing this great resource with a P Patch, organic farmer, chicken coop and education garden could bring it to life for Kirkland residents. Fresh produce could be sold at a cafe onsite and offered at a produce stand.



TELL US WHAT YOU THINK

Handwritten notes on sticky paper.



DRAFT PROGRAM

Flexible Area @ New Barn

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



Building size per floor:
 Ground floor: 2940 SF
 Second floor: 1928 SF
 Capacity: approx. 200
 on main floor at 1500/ person



The new barn and surroundings can serve many different uses due to the size, indoor/ outdoor connections, and support buildings. The flexible spaces and building edges offer great "in between" spaces that could have historic displays, views of the farm, and a good connection to food, restrooms, parking and other meeting rooms.



PARK ZONE MAP

- support services
- pathways
- indoor activities
- outdoor activities
- roadway
- parking



PROGRAM DIAGRAM

TELL US WHAT YOU THINK!

PARK PROGRAM POSTERS



DRAFT PROGRAM

McAuliffe House & Gardens

- Weddings, Receptions
- Conferences, Retreats
- Meetings, Reunions



Handwritten notes on a yellow sticky note, partially obscured by other notes.

Handwritten notes on a yellow sticky note, partially obscured by other notes.



Building Size:	
Main	2740 SF
Ground	2130 SF
Garage:	500 SF??
Capacity:	up to 230
Current income:	\$1950/mo.

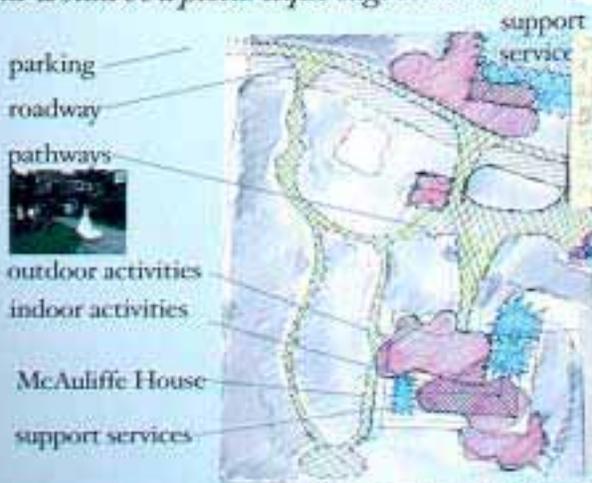


house & gardens offer appealing places for weddings, receptions and meetings. Enhancements to the building and grounds could allow up to 230 participants, including places for outdoor weddings, photos, receptions, patios, ADA improvements and facilities for changing, showers and catering. A pond would be a picturesque edge to the zone.

Handwritten notes on a yellow sticky note.



PARK ZONE MAP



PROGRAM DIAGRAM

TELL US WHAT YOU THINK!

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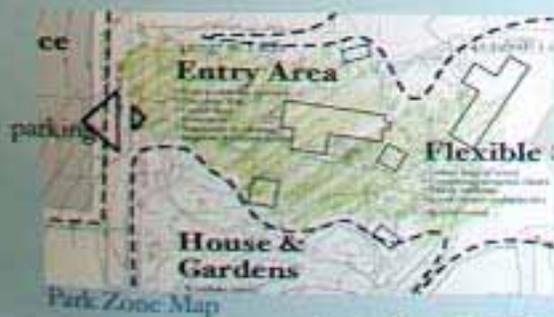
DRAFT PROGRAM Entry Area

- Entry plaza
- Community programs
- Cafe, coffee/sandwich/ice cream shop, bookstore



A welcoming entrance should be created to help orient the park visitor. The existing paving could become an entry plaza, with a map kiosk, a coffee shop/restaurant and restrooms. This area was the heart of Jerry's operation, and it is the "heart" or center of the park.

- * great calls nearby include the Madison Park Cafe, Justice Cafe, the old Thurston.
- * serve fresh produce from local farms
- * food vendors should have exclusive rights to cater to the wedding/receptions
- * capital costs for renovating or providing a new building?
- * great potential entry plaza for events and an information kiosk about the park.
- * rental space or support for gift shop, coffee shop, bookstore.
- * operate kiosk, food prep, operations or meeting space?
- * replace with new building?



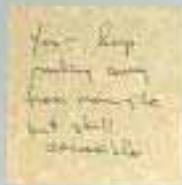
TELL US WHAT YOU THINK!

PARK PROGRAM POSTERS



DRAFT PROGRAM Parking

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



The existing nursery area could offer much of the parking for the site, well screened from neighbors, and below the street view. There is also room for this parking to be shared and to contain Parks maintenance/operations area for McAuliffe Park & perhaps north Kirkland.

- Parking for 70 cars, plus more at maintenance area during non working hours
- Landscape buffers and water quality provisions for runoff
- McAuliffe maintenance staff (2 FTE, more seasonal)
- Maintenance building could include office, lunch room, first-aid station, wash-down and eye-wash area, showers/lockers/restrooms
- Mowers and construction equipment storage
- Irrigation/recreation/supply storage, safe separate storage for fuel and chemicals
- Bulk materials bins, Special facilities wash-down pond
- Construct Safe Pedestrian Crossing and sidewalks along 108th



TELL US WHAT YOU THINK!

PARK PROGRAM POSTERS



DRAFT PROGRAM Arboretum

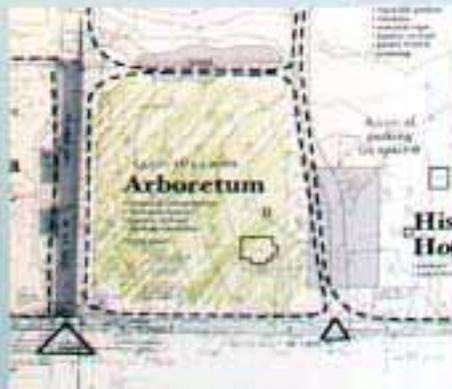
- Caretaker Residence, Library, Office
- Volunteer Center, Art Gallery, Antiques
- Park Restroom
- Parking near entry drive
- Plant more trees along road, create pond



• Built in 1908
• Brick Tudor Revival Style
• 870 SE



This zone is the "front yard" of the park. The brick house could be a caretaker house, an office or library, and a public restroom could be added. The house, trees and lawn create a buffer for the core of the park from busy 116th. The plantings can be enhanced with more "orchard" trees along the street, and a pond as an edge of the lawn.



PARK ZONE MAP

TELL US WHAT YOU THINK!

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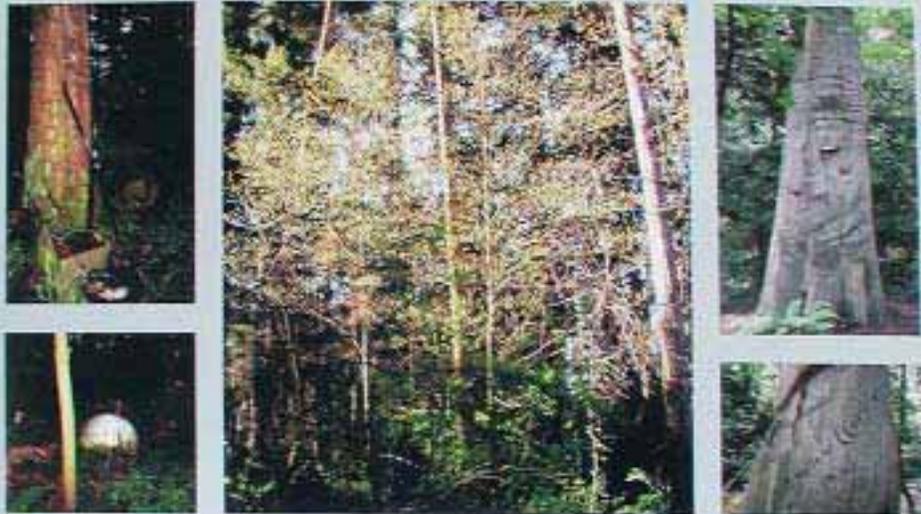
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PARK PROGRAM POSTERS



DRAFT PROGRAM Native NW Forest

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



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The forest provides a great buffer between active areas of the park and residential neighbors. Native trees and shrubs should be enhanced, and activities passive, including a meandering path system, small outdoor classroom, and interpretation of Kirkland stories.

Criteria:

- Dudley Carter carved totems should be protected
- Other memorabilia should be sorted, some removed, some protected
- Pathways should be cleared, but kept narrow and intimate
- Remove non-native invasive species, plant natives to reinforce buffer

Would like to see a meandering path system

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TELL US WHAT YOU THINK!

DRAFT PROGRAM West Play Area

- Play area
- School/daycare in rental house
- Parking/Roadway with "orchard" planting
- Trail system connecting



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Handwritten note on a purple sticky note: "Play area..."

This is the "neighborhood park" zone of McAuliffe Park. The Play area could be complemented by a daycare or small school occupying the rental house, and parking could fit around this house to serve the whole park without diminishing the character. The play area could be expanded and enhanced to be more like the unique park character.

Criteria:

- Rental House upgraded for school/daycare rental facility
- Play Area enhancements to fit unique park character
- Parking configured to serve whole park without dominating park or play
- Trail system to connect to park east of "Orchard Lane" (108th) wanting to match namesake of "Orchard Lane" (108th)



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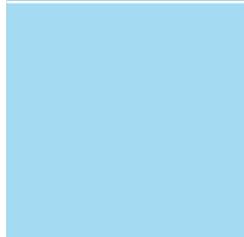
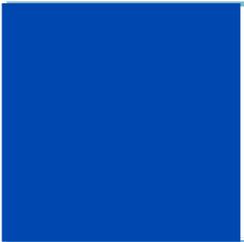


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TELL US WHAT YOU THINK!



APPENDIX

Table of Contents

Appendix II

- Public Meeting Minutes
(Kickoff, Park Board, Public Meetings, Follow up, Public Hearing)*
- Site Analysis, Issues & Opportunities Report*
- Models for McAuliffe Park*
- City Presubmittal Meeting Comments (Planning & Public Works)*

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 116th 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 116th 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 108th 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



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.



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



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 barrn*
- *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 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.

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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 108th (Orchard Lane) would be developed.



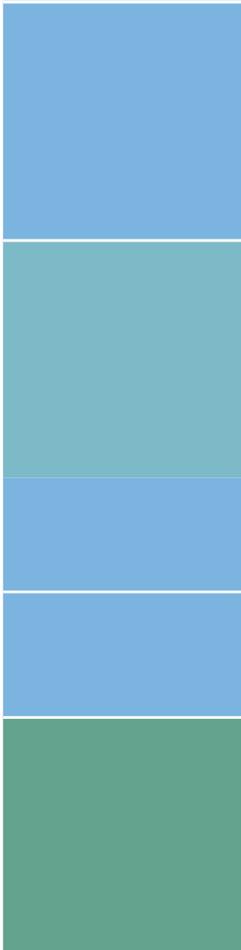
The **house and gardens** would be a site for more public gatherings and meetings. The former McAuliffe house would be renovated with larger rooms, the driveway would be converted to a patio, and the water features, paths and gardens would be opened up for public enjoyment.

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 116th 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.

108th 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 17th 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 116th and is most interested in the house on the west side of the park near the play area.

Donald Trussell 11844 108th 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 109th 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 109th Ave NE .

- † Mr. Panti expressed that he liked the proposed park design but questioned the capital costs. He asked about the possibility of widening 108th 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.

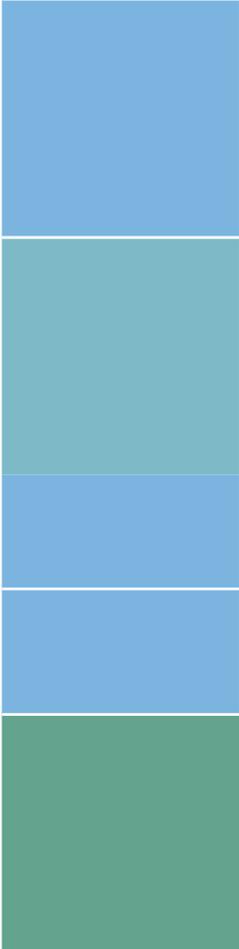


Andy Held 5305 127th Ave NE

† 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

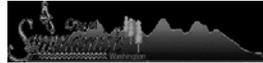
Country Village's beautiful pastoral setting is perfect for weddings, receptions, rehearsal dinners, banquets, reunions, corporate events, trade shows, art exhibits and more! The Courtyard Hall can comfortably accommodate 210 people. On Fridays and Saturdays, Celestial Catering is our exclusive caterer. 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 t 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

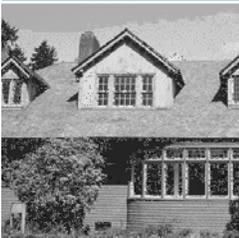
The Lodge at Beaver Lake, located in Beaver Lake Park in the City of Sammamish, has been totally renovated and features northwest timbers, river rock and an adjacent lakeside Pavilion. The Lodge offers sweeping views of Beaver Lake, a glacial run-off from the Cascades. Two Tsimshian totem poles are tucked 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

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





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 Gamble Bay St. Paul's Episcopal Church view of Port Gamble Bay	150	A historic church with a beautiful



You can review your permit status and conditions at www.kirklandpermits.net

PUBLIC WORKS CONDITIONS

Permit Information

Permit #:

PRE05-00128

Project Name: McAuliffe Park Master Plan

Project Address: NE 116th St. and 108th 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

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

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.
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. 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 108th Ave. NE from NE 116th 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 108th 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
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 116th Street (an arterial) and 108th 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 116th 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 116th Street be minimized. If the small parking lot near NE 116th Street is proposed, the traffic study should discuss the turning movements in and out of this driveway.
 - 108th Ave. NE
 - A. The existing right-of-way for 108th 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 108th 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 108th 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 108th Ave. NE and NE 116th 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 108th 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.



INTRODUCTION

This technical memorandum assesses potential traffic and pedestrian impacts associated with amenities in the McAuliffe Park development. The exercise involved trip generation for proposed facility improvements under two alternatives as well as a “no action” alternative, assigning the trips to access points to the Park, and conducting intersection level of service analysis, and sight distance evaluation. Current AM and PM peak hour turning movement counts were collected at the main entrance into the Park, as well as at NE 116th Street and 98th Avenue NE, and at NE 116th Street and 120th Avenue NE, the two signalized intersections closest to the main entrance into the Park for roadway capacity analysis. Mitigation measures that address potential vehicle and pedestrian safety issues are also identified and discussed.

EXISTING CONDITIONS

NE 116th Street and 108th Avenue NE is the main access into McAuliffe Park. NE 116th Avenue is a three-lane roadway with a center two-way-left-turn lane that becomes a left turn pocket at major intersections, and provides access to SR 405 which is located to the east of the Park site. 108th Avenue NE is a collector roadway inside the Park property. Views of the main entrance into McAuliffe Park are shown in the pictures below.

Unlike 108th Avenue NE, there are sidewalks and dedicated bike lanes on either side of NE 116th Street, as well as a mid-block pedestrian crosswalk across the west leg of NE 116th Street, just west of a transit bus zone. Posted speed limit on NE 116th Street is 35 MPH, and 20 MPH when school children are present.

The closest signalized intersections to the main Park entrance are located to the west at NE 116th Street and 98th Avenue NE, and to the east at NE 116th Street and 120th Avenue NE.

PROPOSED PARK AMENITIES AND IMPROVEMENT

Refer to proposed master plan on page 5 of the report which shows the maximum level of development being considered for the McAuliffe Park development. Two alternatives are being considered: Alternative “A” would have the maximum level of development, Alternative “B” would be scaled back without cafe/caterer or daycare, and Alternative “C” would be “no action”.

In alternative A & B, there would be a new covered pavilion in the gravel area east of the new barn, as well as low display/equipment sheds for some of the historic equipment, and a screen/noise barrier for the neighbors.

The farm area would be extended to the north to add lawn/gardens closer to the new pavilion and barn.

The flexible event area would capitalize on the fantastic view which would be open with a low planted edge to offer separation at event times.

The farm would be enlivened with more gardeners, perhaps a farmer, small animals, and interpretation of the Langdon/Johnson/McAuliffe stories. The barn would be structurally improved.

The garage is shown with the cafe/catering improvements, but would be downscaled or eliminated in alternative B.

Parking at the nursery area is shown fully developed, but this would also be scaled back in alternative “B”, such that the M&O facility could move into the garage in lieu of the cafe/catering. A daycare or school is proposed in the SW corner house, but with only a small parking area, except along 108th Avenue NE. The “no action” alternative “C” might include

Table 1: Composition of Proposed Alternatives

FACILITIES	ALTERNATIVE “A”	ALTERNATIVE “B”	ALTERNATIVE “C”
New covered pavilion in gravel area east of the new barn	R	R	
Low display/equipment sheds for some of the historic equipment including screen/noise barrier for the neighbors	R	R	
Garage with cafe/catering improvements (Entry Area)	R		
Fully developed parking at Nursery Area	R		
Daycare or School at the West Play Area	R		
Trails and Signage	R	R	R

PARK USES AND EVENTS

Uses of the Park would include both passive and active activities, with a variety of events from weddings and social gatherings to business meetings and restaurant. Special events may include Cider Pressing and Harvest festivals.

It is anticipated that a private contractor would manage and operate events at McAuliffe Park, similar to the City of Bellevue’s arrangement to operate the Robinswood Park. The private contractor may have business office on site and will manage all activities including parking associated with special events such as weddings and business meetings. The current layout of proposed amenities at the Park shows far enough separation between the West Play Area which would house a Day Care/small school, and the Flexible Space to the north where special events would take place. Each of these areas has ample parking adjacent to it, and with the facility being managed by a private contractor, it is anticipated that events will be scheduled to optimize but not exceed available parking capacities.

High parking demand activities such as weddings would typically be held on weekends. It is anticipated that there would be not more than two weddings per day on Saturdays and Sundays. Overall, it is anticipated that internal parking capacity would be adequate for scheduled special events. Offsite parking can always be explored if Park amenities are expanded or more competing simultaneous uses are allowed to take place.

TRIP GENERATION

In order to quantify traffic impacts associated with the McAuliffe Park development, it is necessary to identify a primary characteristic of each amenity or parking demand, which is in turn used to estimate potential trips into the Park. Characteristics of proposed amenities and parking demand are presented in Tables 2 and 3.

Table 2: Characteristics of Proposed Amenities

AMENITY	CHARACTERISTICS
Shared Parking (Main Parking at Maintenance Facility)	100 spaces
House and Gardens	(Can accommodate) 150 people
Garage	3,500 s.f.

Restaurant (Entry Area/Flexible Space)	60-70 table (will use 100 spaces at the Pkg & Maint. Area)
New Barn	3,000 s.f. (will use 100 spaces at the Pkg & Maint. Area)
Johnson Historic House	18 parking spaces
West Play Area	12 parking spaces

Table 3: Estimated Parking Space Demand for Trip Generation

AMENITY	ALTERNATIVE "A"	ALTERNATIVE "B"	ALTERNATIVE "C"
House & Gardens, Flexible Space	100	75	0
Entry Area	4	4	0
Johnson Historic House	18	18	0
West Play Area (Daycare or school)	12	12	0
Trails and Signage	0	0	24

Based on proposed amenities in the McAuliffe Park development, it is estimated that Alternative "B" will require about 79% of the parking demand of alternative "A". It is anticipated that under optimum use, alternative "A" would require 134 parking spaces, whereas alternative "B" will require 109 parking spaces. The operational level of service of each major alternative is presented in Table 4.

TRAFFIC ANALYSIS

Existing (2005) AM and PM peak hour level of service (LOS) analysis results are presented in Table 4. The analysis results show that during the commuter peak travel period, existing signalized intersections on NE 116th Street at 98th Avenue NE and at 120th Avenue NE operate in a stop-and-go fashion at LOS F, and an average vehicle through either of the intersections experience delay in excess of 60 seconds per cycle during the AM peak period. The congestion situation does not get better in the PM peak period either, as vehicles going through the 120th Avenue NE intersection continue to experience significant delays. Traffic conditions at NE 116th Avenue and 98th Avenue NE intersection are slightly better, but at capacity, LOS E, during the PM peak period.

Current traffic operations at the main entrance to the Park at NE 116th Street and 108th Avenue NE are acceptable, albeit slight difficulty in finding adequate gaps in traffic on NE 116th Street in the morning and evening commuter hours. Special events that would generate the most traffic at the Park would occur on weekends, and outside the commuter peak travel periods. Level of service analysis results of existing commuter peak travel conditions and peak period of the Park facility are presented in Table 4.

Table 4: Level of Service (LOS) Summary*

INTERSECTION	EXISTING CONDITIONS	ALTERNATIVE "A"	ALTERNATIVE "B"
NE 116th Street at 98th Avenue NE	F (E)	B	B
NE 116th Street at 108th Avenue NE	A** (A***)	A	A
NE 116th Street at 120th Avenue NE	F (F)	B	B

A (A) = AM peak hour LOS (PM peak hour LOS)

* The LOS results shown for existing conditions are for the weekday commuter peak period, which is different and does not coincide with the peak period of anticipated special events at the Park, which will occur over the weekend. The LOS results shown for the Alternative "A" and "B" are the expected intersection LOS due to activities at the Park.

**Intersection is unsignalized. LOS for NE 116th Street, a principal arterial with highest traffic volumes is A for both EB and WB approaches. NB and SB approaches on 108th Avenue NE operate at LOS C.

***NB and SB approach traffic from 108th Avenue NE experience significant delay in entering the traffic stream on NE 116th Street during the PM peak hour, where the average approach delay per vehicle exceeds 51 seconds.

The analysis results in Table 4 show that the levels of service under alternative “A” and “B” are essentially the same at the upstream and downstream signalized intersections to the main Park entrance, and satisfactory at the main Park entrance. This means that the difference in trip generation and parking demand for alternative “A” and “B” are not large enough to reveal a significant change in roadway capacity impacts on NE 116th Street.

ANALYSIS SUMMARY

The peak traffic period of the McAuliffe Park development which would occur over weekends, does not coincide with the peak traffic period on NE 116th Street which occurs during the morning and evening commute periods on weekdays when people leave from/to home and work. Also, during weekends, westbound and eastbound traffic volumes on NE 116th Street are substantially reduced. As a result, drivers exiting the main entrance to the Park would have ample opportunities to enter the traffic stream on NE 116th Street. The levels of current congestion on NE 116th Street during the weekday are not expected to occur on weekends with the McAuliffe Park development.

Suggested improvements at the main entrance to the Park to enhance traffic operations and pedestrian safety on weekends during special events, are described in the next section.

MITIGATION FOR POTENTIAL TRAFFIC AND PEDESTRIAN IMPACTS

Even though weddings and special events at the Park would be managed and scheduled to minimize traffic congestion at the main entrance to the Park, a number of improvements are being proposed to enhance traffic operations and pedestrian safety in the vicinity of the Park.

1. Increase eastbound left turn storage on NE 116th Street west of 108th Avenue NE by relocating existing raised median island to the west by at least 100'. Reconfigure and re-stripe the two-way-left-turn-lane to accommodate the left turn storage lane. This will free up the eastbound through lane for traffic during the weekend peak event periods and reduce congestion at the Park entrance.
2. Relocate existing crosswalk (and sign) located on NE 116th Street west of 108th Avenue NE, to the intersection. Existing bus zone on the far side of the intersection can remain. Relocating the crosswalk to the intersection will allow pedestrians to safely cross NE 116th Street, and also to continue to have access to the nearby bus zone. The installation of In-Pavement Flashing Lights at the crosswalk would enhance pedestrian safety at the intersection.
3. Relocate existing street light pole located in the median island on the west leg of NE 116th Street to the intersection. The street light pole appears to have been installed to provide lighting at the crosswalk. Evaluate area street lighting and redesign as needed to provide adequate lighting at the main entrance to the Park.
4. Considering the absence of a traffic signal at the main entrance to the Park and inadequate gaps in the traffic stream on NE 116th Street, it is difficult for southbound vehicles from the Park to enter the traffic stream on NE 116th Avenue especially during the morning and evening peak periods. This difficulty is not expected to occur during special events on weekends when traffic volume on NE 116th Street is low. A uniformed officer could be used to control traffic at the main entrance to the Park during the unlikely event of prolonged congestion during special events on weekends.
5. Even though the close proximity of the main Park entrance and the access driveway by the Johnson Historic House would limit concurrent full use (normally a minimum driveway separation of 150' is desired to minimize queue problems), the secondary access could be restricted to “right-in, right-out” to alleviate congestion at the main entrance into the Park during full use. Westbound vehicles on NE 116th Street from SR 405 could access the Park via the driveway, whereas eastbound left turn traffic could access

the Park via the main entrance. Details of lane configuration at the internal intersection point could be refined during design.

NEXT STEPS

The City of Kirkland has an established process that project sponsors have to follow in preparing traffic analysis for development in Kirkland regardless of the type of project sponsor, i.e., public or private. This technical memo assessed potential traffic and pedestrian impacts associated with the proposed McAuliffe Park development. After the selection of a preferred alternative (set of improvements), traffic information associated with the selected alternative will be submitted to the City with an application for traffic concurrency.

All new developments in Kirkland must pass the concurrency test before making an application for SEPA review, land use permits and building permits.

Once the project passes concurrency, then the City will issue a concurrency test notice. The City would provide a detailed trip distribution from its traffic model for use in calculating the project's proportional share of road impact fees, and any specific on-site improvement that might be required. A complete development package would then have to be submitted for permits.

McAuliffe Park Master Plan

PRELIMINARY ESTIMATED COST OF PROJECT - Proposed Plan

BASED ON PROPOSED PREFERRED ALTERNATIVE, dated NOVEMBER 2005

Prepared by Barker Landscape Architects
1514 NW 52nd St., Seattle, WA 98107

Created 9/13/05 Revised 11/30/05

Project Scope: Mobilization, T.E.S.C., demolition, grading, utilities, roadways, building renovation or restoration, new parking, trails, landscape and irrigation, new flexible event pavillion, plaza, equipment shed, transplanting, restoration

Qty.	Unit	Total Project Limits: 537,462 S.F. Item	Labor	Mat'ls	\$/unit	Item Subtotal	Section Total
MOBILIZATION							
1	LS	Mobilization	\$30,000	\$30,000	\$60,000	\$60,000	
1	LS	Temp. facilities (temp fence, sanican, construction entrance, others)	\$1,000	\$3,000	\$4,000	\$4,000	
1	LS	Performance bonding, insurance (1.5% of total)				\$50,000	
Subtotal							\$114,000
DEMOLITION, TRANSPLANTING, TESC							
1	LS	Environmental Protection (cb filters, tire cleaning, other permit conditions?)	\$15,000	\$15,000	\$30,000	\$30,000	
53156	SF	Nursery Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$21,262	
1	LS	Tree Transplanting	\$20,000	\$10,000		\$30,000	
7000	SF	Entry Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$2,800	
10000	SF	Event Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$4,000	
5500	SF	Arboretum Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$2,200	
3000	SF	West Play Area Demo/hauling/disposal	\$0.20	\$0.20	\$0.40	\$1,200	
Subtotal							\$91,462
EARTHWORK (area calculations -not based on 3D earthwork calculations)							
2,000	CY	Nursery Area grading for new parking	\$19	\$9	\$28	\$56,000	
3620	SF	Water Quality facility for new parking	\$10			\$36,200	
259	SF	Entry Area Demo/hauling/disposal	\$30	\$10	\$40	\$10,370	
335	CY	Event Area grading for new pavillion/plaza	\$10		\$10	\$3,352	
206	CY	Arboretum Area for new parking	\$10		\$10	\$2,056	
1296	CY	House & Gardens for new pond/stream including bentonite liner	\$30	\$10	\$40	\$51,852	
10000	CY	Grading for new trails	\$30	\$10	\$40	\$40,000	
111	SF	West Play Area grading	\$10		\$10	\$1,111	
2000	CY	Fine Grading	\$12		\$12	\$24,000	
Subtotal							\$224,941
SITE UTILITIES (Sanitary, Water, Storm, Electrical)							
1	LS	New storm system for parking, water quality	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	Connect all buildings to sanitary system	\$40,000	\$40,000	\$80,000	\$80,000	
1	LS	new meter, deva for water system upgrades	\$15,000	\$15,000	\$30,000	\$30,000	
1	LS	underground electrical upgrades	\$8,000	\$10,000	\$18,000	\$18,000	
1	LS	Underground all existing overhead utility lines per City requirements	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	Upgrade fire flow to site and buildings	\$50,000	\$50,000	\$100,000	\$100,000	
Subtotal							\$408,000
ROADWAY IMPROVEMENTS							
800	LF	Widen 108th to 28 ft., install storm drainage, curb/gutter, planting and 5 ft. sidewalk	\$150	\$150	\$300	\$240,000	
800	LF	Alternative natural drainage system (SEAstreet) where possible along 108th	\$50	\$50	\$100	\$80,000	
1	LS	Streetlights along 108th	\$50,000	\$50,000	\$100,000	\$100,000	
1	LS	New traffic signal & vehicle detection system @108th/116th intersection, possible others	\$150,000	\$109,000	\$259,000	\$259,000	
Subtotal							\$679,000
HARDSCAPE, SURFACING, SITE FURNISHINGS							
984	CY	New Parking - gravel base rock	\$20	\$25	\$45	\$44,297	
55000	SF	asphalt paving for New parking, including ADA near garage	\$2	\$2	\$4	\$220,000	
500	SF	concrete safe crossing	\$7	\$5	\$12	\$6,000	
8,350	SF	New entry plaza porous concrete paving	\$7	\$7	\$14	\$116,900	
9050	CY	New event area plaza porous concrete paving	\$7	\$7	\$14	\$126,700	
200	SF	picturesque bridge along grand drive - convert to walkway	\$20	\$40	\$60	\$12,000	
1600	LF	Farm fencing to define boundaries	\$10	\$9	\$19	\$30,400	
8,350	SF	paved trails	\$2	\$2	\$4	\$33,400	
15	ea	Benches	\$500	\$1,200	\$1,700	\$25,500	
15	ea	Memorabilia Displays/entry features	\$500	\$1,000	\$1,500	\$22,500	
Subtotal							\$593,400
BUILDINGS & BUILDING RENOVATIONS							
1750	SF	New maintenance & operations building, including RR, office, shop, lockers	\$65	\$45	\$110	\$192,500	
900	SF	Addition/Renovation to garage for Cafe	\$75	\$50	\$125	\$112,500	
1	LS	New commercial kitchen	\$50,000	\$50,000	\$100,000	\$100,000	
2260	SF	Remodel/structural upgrades to garage	\$25	\$25	\$50	\$113,000	
800	SF	replace solarium	\$20	\$15	\$35	\$28,000	
2650	SF	new covered Pavillion for Event Center	\$45	\$35	\$80	\$212,000	
2502	SF	open up ceiling/volume at New Barn, add fire sprinkler system, finishes, new floor	\$50	\$50	\$100	\$250,200	
650	SF	addition to New Grey Barn with fireplace	\$60	\$60	\$120	\$78,000	
1930	SF	new covered equipment sheds and noise barrier	\$20	\$18	\$38	\$73,340	
250	SF	Restroom attached or near Brick House	\$75	\$70	\$145	\$36,250	
600	SF	structural improvements to Barn	\$75	\$42	\$117	\$70,200	
1200	SF	restore Johnson house to 1880's vintage	\$155	\$95	\$250	\$300,000	
4000	SF	renovate McAuliffe house to open up for meeting rooms	\$48	\$30	\$78	\$312,000	
2000	SF	daycare renovations	\$22	\$15	\$37	\$74,000	
Subtotal							\$1,951,990
LANDSCAPE & IRRIGATION							
40000	SF	new irrigation for parking areas	\$0.50	\$0.33	\$0.83	\$33,200	
50	ea	Orchard Lane trees	\$100	\$100	\$200	\$10,000	
2000	ea	Native trees, shrubs, ground covers (9000 s.f./19)	\$9	\$9	\$18	\$36,000	
50	ea	Transplanted tree support from nursery into other park zones	\$200	\$100	\$300	\$15,000	
1	LS	restoration allowance for all disturbed areas	\$50,000	\$40,000	\$90,000	\$90,000	
Subtotal							\$184,200
Subtotal before tax, design, permits and contingencies							\$4,246,993
8.8% Washington State Sales Tax							\$373,735
Subtotal							\$4,620,729
25% Estimating and Design Contingency:							\$1,155,182
Subtotal							\$4,994,464
10% Construction Contingency							\$499,446
Subtotal							\$5,493,910
15% Design/Engineering/Testing/Inspections/Permits							\$824,087
Subtotal							\$6,317,997
03% City Project Management:							\$189,540
TOTAL							\$6,507,537