



**CITY OF KIRKLAND**  
**Department of Parks & Community Services**  
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## **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Jennifer Schroder, Director of Parks and Community Services  
Michael Cogle, Park Planning and Development Manager

**Date:** December 14, 2006

**Subject:** South Rose Hill 124<sup>th</sup> Avenue Park Site Development Plan

## **RECOMMENDATION**

The Park Board recommends that the City Council approve the preferred site development plan for a new neighborhood park in the South Rose Hill neighborhood on 124<sup>th</sup> Avenue N.E.

## **BACKGROUND**

### ***The Site***

This is a 4.10 acre site located in the South Rose Hill neighborhood east of 124<sup>th</sup> Avenue N.E. and south of N.E. 85<sup>th</sup> Street (Attachment 1). The property is located directly south of the Safeway and Walgreens stores. The property is comprised of six (6) contiguous lots purchased separately from 2000 through 2005 (Attachment 2). A Seattle City Light power line easement runs north-south through the site; the easement is approximately 150 feet in width.

Three lots on the site contain aging single family residences which are currently occupied. Each residence has been evaluated and considered for future use. All of the structures are in relatively poor condition. As part of the park development, it is recommended that the three residences and their associated out-buildings be demolished.

The site (Attachment 3) contains a variety of native and ornamental trees and shrubs, invasive plants such as Himalayan blackberry and Japanese knotweed, and open lawn/meadow areas. The site also contains wetlands and a small stream, a portion of which is within a culvert.

### ***The Project***

This project is identified in the City's Capital Facilities Plan as a "capacity project". This project will add a new neighborhood park in the northern portion of the South Rose Hill neighborhood, and is intended to meet the City's Level of Service (LOS) standard of a neighborhood park within a quarter-mile radius of each household.

The project is identified in the City's Capital Improvement Program (CIP) as CPK0091 with an overall development budget of \$479,000.

### **The Design Process**

Staff selected the Bellevue landscape architectural firm of JGM, Inc. to design the park. JGM have designed dozens of parks in the Pacific Northwest, including Juanita Bay Park and Carillon Woods. After completing an analysis of the site, JGM facilitated a visioning workshop with the community, which was held on May 22, 2006. In addition, the neighborhood association conducted a separate brainstorming session to solicit park ideas from residents. From the feedback received at these meetings, as well as direction provided by the Park Board at their meeting in July of 2006, two design alternatives were prepared. These two alternatives were presented to the community at a meeting on October 11, 2006. Meeting notes from each public meeting are attached (Attachment 4). In addition, staff attended three neighborhood association meetings during 2005 and 2006 to provide updates and solicit additional feedback.

The Park Board reviewed the proposed development plan at their meeting of November 15, 2006 and is recommending approval.

### **The Plan**

The recommended site development plan (Attachment 5) emphasizes enhancing the existing landscape by restoring a small creek and associated wetlands and retaining existing mature trees. The recommended site development plan provides a variety of typical neighborhood park amenities and includes:

- Lawn/meadow areas
- Children's play area
- Asphalt pathways
- Picnic tables and benches
- Picnic shelter
- Future Restroom

### **Next Steps**

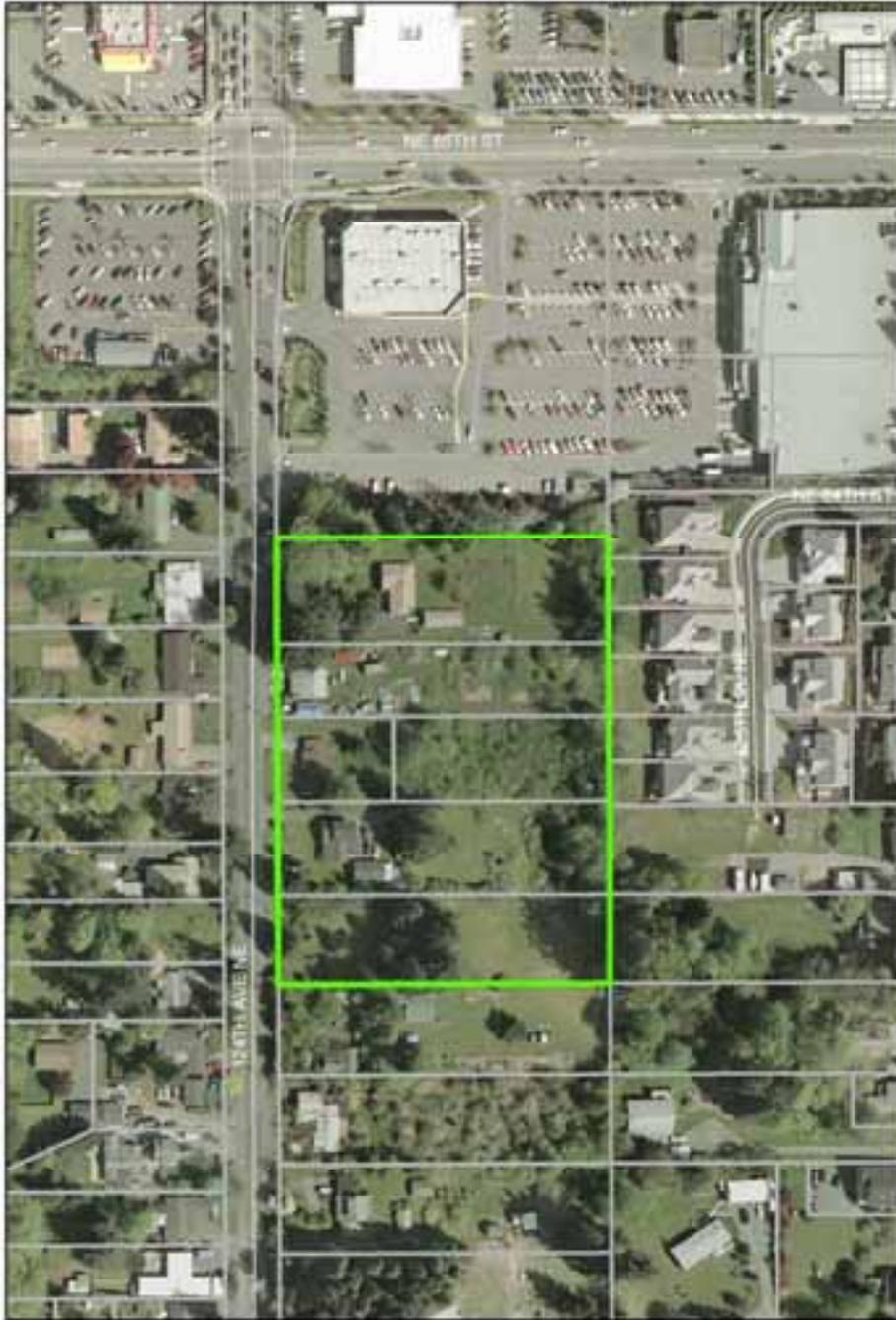
Following approval of the recommended plan, staff and consultants will immediately proceed with finalizing the design and permitting. We anticipate going out to bid by April. Construction should be completed by the end of summer.

### **Attachments:**

- Attachment 1 – Aerial Photo (Area View)
- Attachment 2 – Aerial Photo (Site View)
- Attachment 3 – Site Analysis Graphic
- Attachment 4 – Workshop Comments
- Attachment 5 – Preferred Site Development Plan

# Attachment 1

## South Rose Hill 124th Avenue Park Site



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Attachment 2

**South Rose Hill 124<sup>th</sup> Avenue Park Site**





## Attachment 4

### South Rose Hill 124<sup>th</sup> Ave. Park Site Visioning Workshop Comments May 22, 2006

The following comments were recorded exactly as they were received:

#### Group 1

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**Vision for the Park:** Maintain native plants – retaining wetlands and meadows and add family friendly, pedestrian friendly (trail/walkways)

#### **Wish List of Program Elements:**

- Kids biking area
- Perimeter walking trail w/ distance markers
- Mutt-mitt dispensers
- Benches
- Meadow
- Picnic tables
- Water feature (sound masking)
- Creek access
- Toddler play area
- Swings
- Bathroom open all year
- Covered picnic shelter/pavilion away from neighboring homes
- Nice flowers/rhododendrons / rose gardens
- Pedestrian access from 126<sup>th</sup>
- Path lighting (low level)
- Sculpture/art
- Limited on-site parking
- Bike rack
- Environmental education about creek and watershed
- Save large Cedar and some of the fruit trees

#### **Elements They Do Not Want:**

- Do not keep house as a community facility
- No Frisbee golf posts
- No BBQ grill (may attract groups from other neighborhoods)
- No ice skating pond
- No skate park
- No Sports Court
- No amphitheater
- No sand volleyball
- No fire pit
- No active sports

#### **Fears:**

- Crime
- Vandalism
- Noise
- Lack of buffer for neighbors

## **Attachment 4**

### **South Rose Hill 124<sup>th</sup> Ave. Park Site** Visioning Workshop Comments May 22, 2006

#### **Group 2**

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**Vision for the Park:** Natural focus

**Wish List of Program Elements:**

- Include bike racks (2)
- Native plants
- Quiet walking, picnicking, birds
- Need restroom-close to road/open
- Picnic shelter in meadow
- Trail w/ boardwalk across from wetland w/ interpretive signs
- Keep old Cedar near sidewalk & larger evergreens, rhododendrons
- Rose garden (native) as a wetlands buffer
- Formal planting area

**Elements They Do Not Want:**

- No Off-Leash!!
- Don't keep Newbom house as community center (budget concerns, maintenance)
- No play structures

## **Attachment 4**

### **South Rose Hill 124<sup>th</sup> Ave. Park Site** Second Workshop Comments October 11, 2006

The following comments from the entire group were recorded exactly as they were received:

#### **Group Comments**

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- Prefers Alternate B because of the proposed picnic shelter. Wants a picnic shelter at the park for neighborhood association picnics and gatherings.
- Prefers Alternate B because the path alignment in the upper meadow works better with the existing tree locations.
- Prefers Alternate A because there is no picnic shelter that might bring groups of people, and more noise, to the park (new park neighbor).
- Do Kirkland residents get first choice when reserving the picnic shelters? Response: Kirkland does not currently give a preference to Kirkland residents for reserving facilities.
- How often is the larger picnic shelter at Woodlands Park reserved by groups? Response: Not too often yet, but the shelter is new, and has only been open for a year. The lack of available water, power, restrooms and parking make the shelter location less desirable for group reservations.
- Likes the pedestrian connection to the Safeway parking area in both alternative plans.
- Wants bench and table locations distributed around the paths throughout the park. Future donated benches or tables could be accommodated by installing paved pads now, even if there isn't budget for the furniture.
- Prefers a narrow paved path within the park rather than a wide path. Less paving is better.
- We need good visual access to the stream day lighting through bridge railings and physical access to the water course if possible.
- Park needs lots of trash receptacles because it is close to Safeway and people will be bringing food into the park.
- The size of the picnic shelter is important. A large shelter may attract large groups. A very small shelter may not meet the needs of the neighborhood.
- Shelter should be located close to the outside edge of the lower meadow to leave more space in the meadow for Frisbee.

End of comments

Attachment 5



South  
Rose Hill  
124th Avenue  
Park

Preferred  
Alternative

