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**ROSE HILL MEADOWS  
NEIGHBORHOOD PARK DEVELOPMENT PLAN**

**JANUARY 2007**

**EXECUTIVE SUMMARY**

**For  
City of Kirkland Parks and Community Services**

**By  
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# **ROSE HILL MEADOWS NEIGHBORHOOD PARK DEVELOPMENT PLAN**

**JANUARY 2007**

## **EXECUTIVE SUMMARY ACKNOWLEDGEMENTS**

### **Kirkland City Council Members**

James L. Lauinger, Mayor  
Joan McBride, Deputy Mayor  
Dave Asher, Council Member  
Mary-Alyce Burleigh, Council Member  
Jessica Greenway, Council Member  
Tom Hodgson, Council Member  
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Kevin Hanefeld, Member  
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Liesl Olson, Member  
Cindy Zech, Member

### **Kirkland Park Staff**

Jennifer Schroder, Director of Parks and Community Services  
Michael Cogle, Park Planning and Development Manager  
Teresa Sollitto, Park Project Coordinator

### **Consultants**

JGM Landscape Architects – Prime Consultant  
Sewall Wetland Consulting – Wetlands Analysis

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# Rose Hill Meadows Neighborhood Park Development Plan

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## Introduction

The City of Kirkland secured the land for this 4 acre park site by purchasing six separate residential properties with Park Capital Improvement funds. The goal was to develop a neighborhood park for the South Rose Hill neighborhood area. This Executive Summary is intended to help document the park design process for this park site.

## Park Site Description

**Location:** The park site is located in the South Rose Hill Neighborhood along the east side of 124<sup>th</sup> Avenue NE, south of 85<sup>th</sup> Street just south of the Rose Hill Safeway parking area.

**Site Topography and Drainage:** The site slopes down to the north with rolling terrain. The middle and lower sections of the site are gently sloped to mostly level. A small, minor tributary of Forbes Creek enters the site from the southeast and flows through the park site into a wetland area located near the middle of the site. The creek continues west from the wetland area and enters a metal culvert section that flows northwest across the site. The culvert ends just past the existing driveway to one of the residences and the creek daylight. The creek continues to flow to the northwest and enters another culvert under the neighboring parking area. The waters eventually flow into Forbes Lake and then on toward Lake Washington.

**Site Vegetation:** The vegetation found on the site includes smaller mixed stands of Western Hemlock, Douglas Fir and Western Red Cedar. There are two grass meadow areas left over from the past residential development. Several fruit trees are found near the meadow areas and some of the old property lines are delineated by ornamental shrub plantings. The native understory vegetation found along the northern creek consists of Salal, Oregon Grape and Sword Fern. Several areas along the wetland buffer and the southern creek area contain the noxious weeds Himalayan Blackberry and Japanese Knot Weed.

**Site Soils:** The USGS Geologic Map of the Kirkland Quadrangle indicates that site's surficial soils consist of Alderwood gravelly sandy loam, (AgC), 6 to 15 percent slopes. Alderwood series soils are moderately well drained with weakly to strongly consolidated glacial till at a depth of 24 to 40 inches.

**Site Access:** The site borders 124<sup>th</sup> Ave. N.E. along the west side. Auto and pedestrian access is expected to occur from this side of the site. Opportunities exist to connect pedestrian access to future trails at the north and the south sides of the site.

## **Rose Hill Meadows Neighborhood Park Development Plan**

### **The Park Development Plan Process**

#### **Site Analysis**

The planning process began with site visits by the consultant team members and a review of available information from previous studies regarding the site. The consultant team gathered pertinent site information regarding topography, climate, solar orientation, hydrology, environmental assessment, soils, vegetation, utilities and transportation. A Site Analysis Plan was developed that graphically represented the available site information. A reduced copy of Site Analysis Plan (Figure 1) is included in this report.

#### **Public Participation**

In May 2006 the first “Visioning” Workshop was conducted with the public at Lake Washington High School. Approximately 20 people attended the workshop. A brief review of the Site Analysis Plan, park site photos and photos of typical Kirkland Park Department site improvements, were presented by the consultant team. Workshop attendees were evenly divided into small groups that were directed to list their ideas and concerns about the park development. Each small group selected both a recorder and a spokesperson, who gathered and reported each small group’s findings back to the other groups. The primary program elements identified at that workshop included:

- Family and pedestrian friendly Nature Park with walking trails and accessible paved paths
- Boardwalk with interpretive view point into wetland
- Small play area (groups split on this item)
- Safe facility for kids
- Interpretive sign system
- Save and maintain existing native trees and vegetation, in particular the large Cedar tree located along 124<sup>th</sup> Ave. N.E.
- Buffer zone for nearby neighbors
- Picnic Shelter located in meadow
- Small restroom located near the street
- Small parking area or on-street only parking

The consultant team compiled all of the comments received during the Visioning Workshop into a written summary. A copy of this summary (Figure 2) is included in this report.

A park-naming process was announced seeking name suggestions for the new neighborhood park.

#### **Schematic Design**

After reviewing the preferred program elements, the Consultant Team developed two alternative plans for the development of the park. The alternatives represented a mix of preferred park elements, activities and

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locations for those activities. The alternative plans were presented to the public at the second public meeting held at Rose Hill Elementary School in October 2006. Both alternative plans were well received by people attending the meeting. The consensus of the meeting attendees was that they favored park development Alternative "B" that located a small play area near the northwest corner of the lower meadow site and a small picnic shelter also located in the lower meadow area. Reduced copies of the two Alternative Plans (Figures 3 and 4) are included in this report.

### **Proposed Development Plan**

Based on the comments received during the second public meeting, a Proposed Development Plan was prepared by the consultant team and presented to the Kirkland Park Board during their November 15th meeting and was adopted by a unanimous vote. The Park Board recommendation was subsequently presented to the Kirkland City Council on January 2, 2007 and was adopted by unanimous vote. A reduced copy of the Proposed Development Plan (Figure 5) is included in this report.

### **Development Plan and Executive Summary**

The Final Development Plan was prepared by the consultant team with few changes required to the Proposed Development Plan drawing by Kirkland Parks. This Executive Summary outlines the process used to develop the Final Development Plan and to help document the park design process for this park site. Reduced copies of all the plans, the workshop summary and an opinion of probable construction cost (Figures 1 to 6) are included in this report.

### **Opinion of Probable Construction Cost**

An opinion of probable construction cost was prepared by the consultant team based on the Final Development Plan using 2007 cost figures. Actual construction costs will vary with time, material cost fluctuations, season and bidding climate. This opinion is based on the assumption that all facilities would be built at one time. This would translate to lower overall construction costs because of efficiencies gained from the size and scope of the work. A copy of this opinion (Figure 6) is included in this report.

## **The Elements of the Development Plan**

This Development Plan addresses the South Rose Hill neighborhood's need for developing a neighborhood scale park for use by the local community.

## **Rose Hill Meadows Neighborhood Park Development Plan**

### **Parking**

Street front improvements including parallel parking stalls, sidewalks and street tree planting strips are currently being designed as part of a Kirkland Public Works and METRO project. On-street parallel parking for 6 to 8 cars is planned along 124<sup>th</sup> Avenue NE. as part of this city project. Two on-site ADA accessible stalls are proposed as part of this park project. The park facility is intended as a neighborhood park for use by local residents mainly walking or biking to the site from their homes.

### **Site Drainage**

Low intensity storm drainage facilities including planted Rain Gardens may be used where appropriate for the proposed on-site parking stalls. The stream section that is currently piped into a culvert will be day-lighted and a new channel built with a small bridge or boardwalk installed for pedestrian access to the meadow area.

### **Play Area and Structures**

A small play area will be located near the northwest corner of the lower meadow. This location is close to the parking, picnic shelter and restroom locations and will provide good visual access for security. Parents and baby sitters will have benches available next to the facilities so they can observe the children at play. All play structures; swings and play surfaces should be designed for compliance with ADA (Americans with Disabilities Act) and safety, Consumer Product Safety Commission and American Institute of Materials Testing.

Play structures with subdued earth tone colors are preferred over structures with brightly colored elements. ADA accessible safety surfacing made from specially formulated wood chips will be used below all play structures. Specialty rubber matting or poured-in-place resilient matting is generally more expensive than proprietary wood chips. Fall zones of these materials take up a lot of space around play structures and swings so ample space is required for these facilities. Concrete curbing is the preferred method for containing the safety surfacing materials.

### **Paved Paths and Nature Trail Surfaces**

Hard surface paths of asphalt paving are the typical paved path surfacing for ADA accessibility. Paths should be at least 6-feet wide with generous radiuses so people that use them can pass by each other comfortably. These paths should not exceed 4.99% slope so they can meet State of Washington ADA accessibility requirements. Paths should connect the major park elements and provide for safe use of the

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park facility for all ages. Path connections should be made to the street front parking improvements, ADA accessible parking stalls, the picnic shelter and to the restroom facilities. Future path connections to the Safeway store on the north and the power line pathway to the south should be accommodated. These connections serve as important gateways for pedestrians traveling to the park from the local neighborhood.

### **Interpretive Display**

Interpretive signs or panels will be designed and located at appropriate sites throughout the park. Interpretive display topics may include the history of the park site, flora and fauna identification, hydrology and geology of the site, and the current invasive plant removal program.

### **Vegetation Management**

Some areas of Blackberry and Japanese Knot Weed vegetation have been identified along the stream banks and in the wetland buffer area. Both of these noxious weeds will be removed to help control their spread to other areas of the park. Appropriate native vegetation species will be replanted in the buffer areas. A few English Holly trees will also be removed to control their spread into the sensitive areas of the park.

### **End of Executive Summary**

## **APPENDIX INDEX**

- Figure 1 – Site Analysis Plan**
- Figure 2 – Summary of Workshop Responses**
- Figure 3 – Alternative Plan A**
- Figure 4 – Alternative Plan B**
- Figure 5 – Proposed Development Plan**
- Figure 6 – Opinion of Probable Construction Cost**