

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Cromwell Park Final Master Plan & Phase I Design
<b>DEPARTMENT:</b>	Parks, Recreation and Cultural Services (PRCS)
<b>PRESENTED BY:</b>	Dick Deal, Director PRCS Maureen Colaizzi, Parks Project Coordinator Jerry Shuster, Surface Water & Environmental Services Manager Ross Heller, Capital Projects Manager

**PROBLEM/ISSUE STATEMENT:**

This staff report provides Council with background and information for approval of the Final Master Site Plan for Cromwell Park. The Phase I design will be used to construct the improvements identified in the Capital Improvement Program (CIP) for Cromwell Park and the Master Plan. The design is expected to be completed in 2008 with construction of the improvements scheduled for completion in 2009. This project supports the completion of Council Goal #1: Complete the projects of the 2006 Parks and Open Space Bond.

To consider possible directions for future park use, the Parks, Recreation and Cultural Services (PRCS) Department has determined that a master plan for Cromwell Park is an important tool to guide short and long-term capital improvements, program initiatives and proposals for new park uses. After an RFQ, interview process and Council authorization, the City entered into a contract with the design team of Susan Black & Associates, Gaynor Inc., Pace Engineers and Touchstone Ecoservices to assist staff with the development of a master plan and subsequent design and construction assistance.

On May 16, 2006, the voters of Shoreline supported the passing of an \$18.5 million Park and Open Space Bond Levy to complete eleven projects. The Cromwell Park Master Plan and construction of \$1 million of improvements were approved as part of the Bond Levy. In addition, the Stormwater Utility had identified the area in and around Cromwell Park for major storm water and wetland improvements and is able to fund \$650,000 for such improvements. Cromwell Park is an ideal location for storm water detention and water quality treatment to help reduce high flows entering Ronald Bog and the Thornton Creek channel and clean road runoff. The Final Master Plan addresses both improvements for a first phase project at Cromwell Park.

- On December 10, 2007, Council was presented with a draft plan for Cromwell Park. Council endorsed the overall master plan with a few comments listed below. These comments have been addressed with the Final Master Site plan which will serve as the guideline for the design and construction of Phase I.

- Environmental interpretive signage about the Thornton Creek Watershed;
- Maximizing the detention and water quality treatment in the park;
- Control of surface water flow to the southwest to help alleviate flooding north of 175<sup>th</sup>;
- Addressing security and visibility within the park.
- Support for the system of trails and walkways with benches along the way for increased functionality of the park;
- Consideration for more recreational areas including the full-size basketball court.
- Use of native plantings;
- If appropriate, use of previous pavement as a demonstration project,
- Grant funding to support the cost estimate for the full plan.

In addition, the City will work with King County to develop a Surface Use Agreement to allow the City to:

- Relocate the detention of their on-site storm water east of the Courthouse building;
- Redevelop the courthouse property behind the building with pathways and landscaping improvements for passive park use;
- Formalize the City's use of the courthouse parking-lot after 5pm on week nights and all day on weekends.

This report includes an executive summary of the Master Plan including:

- 1) public information and involvement during the Master Site Plan development process;
- 2) the City's program for development for park and storm water improvements;
- 3) overview of the contents of the Final Master Site Plan;
- 4) planning level cost estimate for the complete Master Plan including a first phase which will implement the identified 2008-2013 CIP projects for Cromwell Park.
- 5) SEPA process and comments

## FINANCIAL IMPACT:

### Project Costs:

#### Engineering:

Contracted Services <sup>1</sup> .....	\$ 93,000
<b>Susan Black and Associates ....</b>	<b>\$ 173,500</b>
Direct City Costs <sup>2</sup> .....	\$ 82,900
Subtotal Engineering .....	\$349,400

#### Construction:

Contract (Estimate) .....	\$1,280,000
Contingency .....	\$ 128,000
Subtotal Construction (includes Contingency) .....	\$1,408,000

1% for the Arts .....	\$ 12 800
<b>Total Project Costs .....</b>	<b>\$1,770,200</b>

<sup>1</sup> Contract services includes Master Plan development

<sup>2</sup> Direct city costs include staff time and miscellaneous costs and expenses

**Project Revenue:**

Parks Bond .....	\$ 1,161,000
King County Youth Sports Facility Grant.....	\$75,000
Surface Water Utility .....	\$650,000
<hr/>	
Total Project Revenue .....	<b>\$1,886,000</b>
<b>Project Balance (Project Cost – Project Revenue) .....</b>	<b>\$115,800</b>

The proposed contract with Susan Black & Associates in the amount of \$173,500 is a new contract for the design and construction phases including schematic design and development of plans and specifications for construction for the Phase 1 projects. Funding for this design activity will come from the voter-approved bond issue and the Stormwater CIP projects.

**RECOMMENDATION:**

Staff recommends that Council : 1) adopt the Master Site Plan for Cromwell Park and 2) authorize the City Manager to execute a consultant contract with Susan Black and Associates for \$173,500 for design and construction of Phase 1 projects.

Approved By:      City Manager  City Attorney \_\_\_\_

**BACKGROUND:**

The Master Plan for Cromwell Park was developed using the existing conditions and natural features of the park. The public's concerns and opinions were solicited in four public meetings, comment forms and at two special events at the park. Several user groups were interviewed to understand the current and future use of the park. Comments were used to create the design alternatives and the Master Site Plan. Recreation facilities and supporting features were identified for the park. Stormwater features (detention, infiltration, water quality) were preliminarily sized to provide a facility that will be a significant addition to the management of stormwater runoff in this area of the City. This plan is supported by a planning level estimate of construction costs.

**Cromwell Park History**

Cromwell Park is located at 18009 Corliss Avenue North in Shoreline WA. This 9-acre park is located in the central portion of the City in the Meridian Park Neighborhood. The park is comprised of two separate parcels. The park is located on the original Cromwell Elementary School site and is named after a nearby housing development. King County bought the property from the Shoreline School District after it closed the school and developed the park and the District Court building on the property. The northern portion of the site is open and is highly visible to the neighborhood. The southern portion of the site is smaller, heavily wooded and lacks any significant development. A wetland area exists between the two portions of the site. The immediate area surrounding the park is completely developed and consists of single family homes. King County District Court building and parking lot is located on the north and west boundary of the park and at the north and east portion of the site is located the Zion Presbyterian Church. Key features include a soccer field, baseball field, basketball court, picnic tables, benches; children's play area, pathways, natural wooded area and a nine car parking lot along Corliss Avenue North.

**Storm Water Background**

Cromwell Park is located in the upper portion of 2,418 acres of the Thornton Creek watershed that is located within Shoreline's city limits. This location makes Cromwell Park an ideal location for stormwater detention to help reduce high flows entering Ronald Bog and the Thornton Creek channel. The basin improvement plan for the Ronald Bog sub basin includes detaining flows upstream of the Bog at Cromwell as a solution element to reduce the occurrence flooding in the area immediately south of the Bog and further downstream. This master plan for the park also includes a water quality treatment element to clean the road runoff with bio-filtration swales prior to releasing it downstream to the Bog and the rest of Thornton Creek.

**Public Information**

The Shoreline PRCS Board reviewed the site plan at their November 15, 2007 meeting and recommended that the plan be forwarded to City Council for approval. PRCS has been using the Council-approved process for soliciting public participation for all Parks, Open Space and Trails Bond related projects. This includes, but is not limited to: community mailing to 1000' of the project, currents articles and the new "What's Happening" public notice, Enterprise newspaper public notice, Channel 21 slide, posting on the construction sign at the site; posting of the public mailer at all City facilities where public information is posted; the City's website project webpage; PRCS Board Agenda; and City Manager's weekly reports.

## **Public Involvement**

Two open house meetings, one PRCS Board Workshop and two regular PRCS Board meetings were held about the Draft Cromwell Park Master Site Plan in 2007: May 31<sup>st</sup>, September 26<sup>th</sup>, September 27<sup>th</sup>, October 25<sup>th</sup> and November 15<sup>th</sup>. In addition, staff and consultants attended the Swing'in' Summer's Eve event on July 25<sup>th</sup> at the park to share information and hand out comment forms. Comment forms were provided at all four public meetings in addition to being posted to the City's Website and all public facilities directly following these public meetings. City staff received over 35 comment forms from May through October.

No active neighborhood association exists for Meridian Park; however, most of the participants of the public meetings were adjacent, long time residents of the Meridian Park Neighborhood. Most residents who attended our public meetings had lived in the neighborhood for over thirty years. The adjacent neighborhood, Echo Lake, does have an active neighborhood association and had representatives who did participate in the meetings.

Comments received from the public varied from recreational improvements, safety and questions about the stormwater improvements proposed for the park. Additional questions included the concern of adequate parking, traffic and pedestrian safety in the neighborhood. PRCS worked to address all of these concerns by coordinating with other City departments and analyzing the site for ways to address these concerns. The City is also working towards a neighborhood traffic action plan that will address neighborhood-wide concerns. PRCS Department will continue to work with the Traffic Engineer to incorporate the comments that PRCS Department has received during the Cromwell Park Master Planning process that relate to neighborhood-wide concerns over traffic and pedestrian safety.

Over 30 members of the community attended the first open house, information gathering/sharing meeting in May 2007. Approximately 25 community members attended the design alternatives meeting held in the Zion Presbyterian Church. Four alternatives were presented to the community and the PRCS Board in September. The PRCS Board, along with public comment, provided staff and the design team with the needed direction to develop a preferred design option. That option was presented at the October PRCS Board workshop discussion. With final direction from the PRCS Board, the design team prepared the draft master site plan for recommended approval by the PRCS Board in their November meeting.

## **Master Site Plan Development Process**

The Draft Master Site Plan was developed from a series of alternatives that explored various arrangements of the programmed stormwater and recreation facilities. All of the alternatives utilized the existing wetlands and a subterranean bog/wetland in the southern portion of the property as a starting point for the stormwater facilities. The alternatives explored expanding detention, water quality, and recreation functions within the park. Several background studies were completed that provided technical information for the Master Site Plan. They include a topographic survey of the site, wetland delineation report, geotechnical report and historic documents including aerials, photos and as-built surveys.

For each alternative, the use areas were defined to accommodate ease of use, safety, emergency and maintenance access. Opportunities for on-site and on-street parking were identified that distribute vehicular access around the site. The available on-site and on-street parking provides over 200 spaces area available to park users especially on evenings and weekends when the use rate is at its highest.

### **Development Program**

The design team met with staff to determine long term program needs for the park to provide for both recreation and stormwater facilities. The development program identified from these meetings and public input includes:

#### Stormwater

- Create an additional one to two acre-feet of detention storage to take some burden off of stormwater flows entering Ronald Bog
- Treatment of a portion of piped flows from the Meridian Avenue system using linear water quality bioswales
- Improvements that will alleviate localized drainage problems that affect adjacent properties

#### Recreation

- Athletic Fields
  - Baseball field for Little League use
  - Soccer fields for a variety of age groups
  - Provide safe, maintainable turf surfaces with irrigation and under drains as necessary
- Playgrounds
  - Interesting and challenging equipment
  - Swings (children and belt seats)
  - Safe and maintainable play surfaces
  - Sand filled areas for toddler play
- Play Courts
  - Basketball court (full size)
- Other Park Development
  - Walking paths around and through the park
  - Informal meadow gathering area with space for a portable stage, electrical access and requirements for musical and other such performances
  - Controlled access to the park for maintenance and emergency vehicle access
  - Small picnic areas, benches, trash receptacles, and other park furniture
  - Fencing and vegetative buffer around the park boundary
  - On-site, adjacent and on-street parking

## **Master Site Plan**

The Master Site Plan for Cromwell Park balances the programmed stormwater and recreation facilities. Please refer to the Master Site Plan and the companion elevations and perspective in your packet to understand the following description of the Master Site Plan.

### *Pathways*

Paving for the pathways will be evaluated during the design process. Analysis will include pervious pavements for potential demonstration. A new primary pedestrian entrance will be created along the park's edge facing Meridian Avenue North. This access path sweeps from Meridian Avenue N through the park and exits the park on N 179th Street. Off of this primary path are secondary paths and trails providing circulation to most areas of the park. Circulation is provided through a hierarchy of paths and trails of varying widths and surface materials that loop around and bisect the park. They have generally been located where existing trails and social paths have been established. Pathway materials were studied for the park looking at porous materials, and traditional concrete, asphalt, crushed rock, and mulch. Because this site has such good infiltration and the pathways designed to slope towards the infiltration areas, there was no practical need for the use of porous asphalt or concrete. The planning level cost estimate assumes the use of asphalt for the main pathways, mulch or crushed rock for the other pathways and Grass-Crete pavers for the stage area.

### *Reshaping topography*

The topography of the northeast end of the site is reshaped into hummocky hills for free play and exploration, reflecting the historic condition of the site. Winding paths lead to a picnic area and a highpoint, overlooking the playfield and the natural wetland and forested areas further to the south.

### *Parking*

The Master Site Plan provides for parallel parking along Corliss Avenue N and a parking lot within the area inside the park that contains the unimproved right of way of N 180 Street at Meridian Avenue North. These two parking areas will provide approximately 30 new parking spaces with the redevelopment of the park. Parking in the vicinity of Cromwell Park (including all off-street and on-street parking) exceeds 220 spaces including approximately:

- 100 spaces in the King County Courthouse parking lot
- 35 on-street parking spaces along Corliss Avenue
- 25 on-street parking spaces along Meridian Avenue
- 15 on-street parking spaces along 179<sup>th</sup> Street
- 45 spaces in the Zion Presbyterian Church parking lot

In addition, City staff is analyzing the use of existing parking at park sites of similar size and use to determine how these areas are being used to help inform the development of parking for Cromwell Park. This data is being gathered and will be incorporated into the development of Phase I and Phase II designs.

### *Stormwater Areas*

Generally, the plan locates the stormwater detention and wetlands in the southern portion of the park as dictated by the natural conditions. Linear water quality swales extend and frame passive areas of the park thus using this utility function as buffers between more active use areas. The active recreation use areas (baseball, soccer, basketball, playground) are centrally located on the site. The amphitheater is framed by the natural-looking water quality features and is near the primary entrance to the park off Meridian Avenue N.

The Master Site Plan shows stormwater channels integrated with activity areas near the center of the site. The channels were designed to detain and treat runoff from three sources: Meridian Avenue N piped system, Corliss Avenue N piped system, and N 180th Street ditch. In this design, the King County detention pond is eliminated and its functions are replaced in the proposed stormwater channels and facilities.

### *Wetland Areas*

Wetlands will provide additional storage and treatment for stormwater. Existing wetland areas that are currently fragmented within the park at the south end of the park are connected and expanded into a greater wetland bog, into which the stormwater channels release the cleaned runoff water. The expanded wetland extends west in the area of the park that contains the 180th Street right-of way. Through geotechnical studies, an existing bog was discovered buried below the existing baseball field's outfield.

### *Natural Areas*

Pathways in natural areas will be soft-surface materials. The existing upland forest and meadow area at the south end of the site from N 179th Street will feature a primary path entrance, existing picnicking and passive recreation opportunities. The Master Plan will create a corridor along the primary pathway through the wetlands to open up views of this area and to the north and northeast, over the playfield and to the play hills beyond.

### *View Vistas*

Other view corridors created on site will include a vista from the main entrance at Meridian Avenue N over the amphitheater and play area spaces towards the entrance at Corliss Avenue N and N 180th Street, and from the corner of Meridian Avenue N and N 180th, near the outlet of the wetlands, towards the play hills in the northeast end of the park.

### **Planning Level Construction Cost Estimate**

The planning level cost estimate provides the City with an assurance that most of the Cromwell Park Master Site Plan can be constructed within the approved 2008-2013 CIP budget of the combined Park and Stormwater funds. The cost estimate is broken down into the sequence of construction activities to be performed by a contractor. The last column of the cost estimate identifies that all of the drainage improvements will be constructed in phase I. The remaining phase II improvements primarily include some additional: drainage and paving; native landscape plantings and irrigation; and site furnishings including play structure pieces to be added to the play area. As the City seeks additional grants, these items can be easily implemented and with possible community volunteer assistance.



## SEPA

The Master Plan identifies the necessary environmental/development permits for the implementation of the Master Site Plan along with a State Environmental Policy Act Checklist. Based on the extensive public involvement and environmental documentation provided, a threshold determination of non-significance has been made. The Checklist was mailed to appropriate agencies, and the comment period of 12/28/07 to 1/14/08 was advertised on 12/28/07 in the Seattle Times.

## FINANCIAL IMPACT:

### Project Costs:

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## RECOMMENDATION:

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<sup>3</sup> Contract services includes Master Plan development

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**ATTACHMENTS:**

- A. Final Cromwell Park Master Site Plan
- B. Planning Level Cost Estimate
- C. Perspective
- D. Elevation

# City of Shoreline Master Plan Cromwell Park



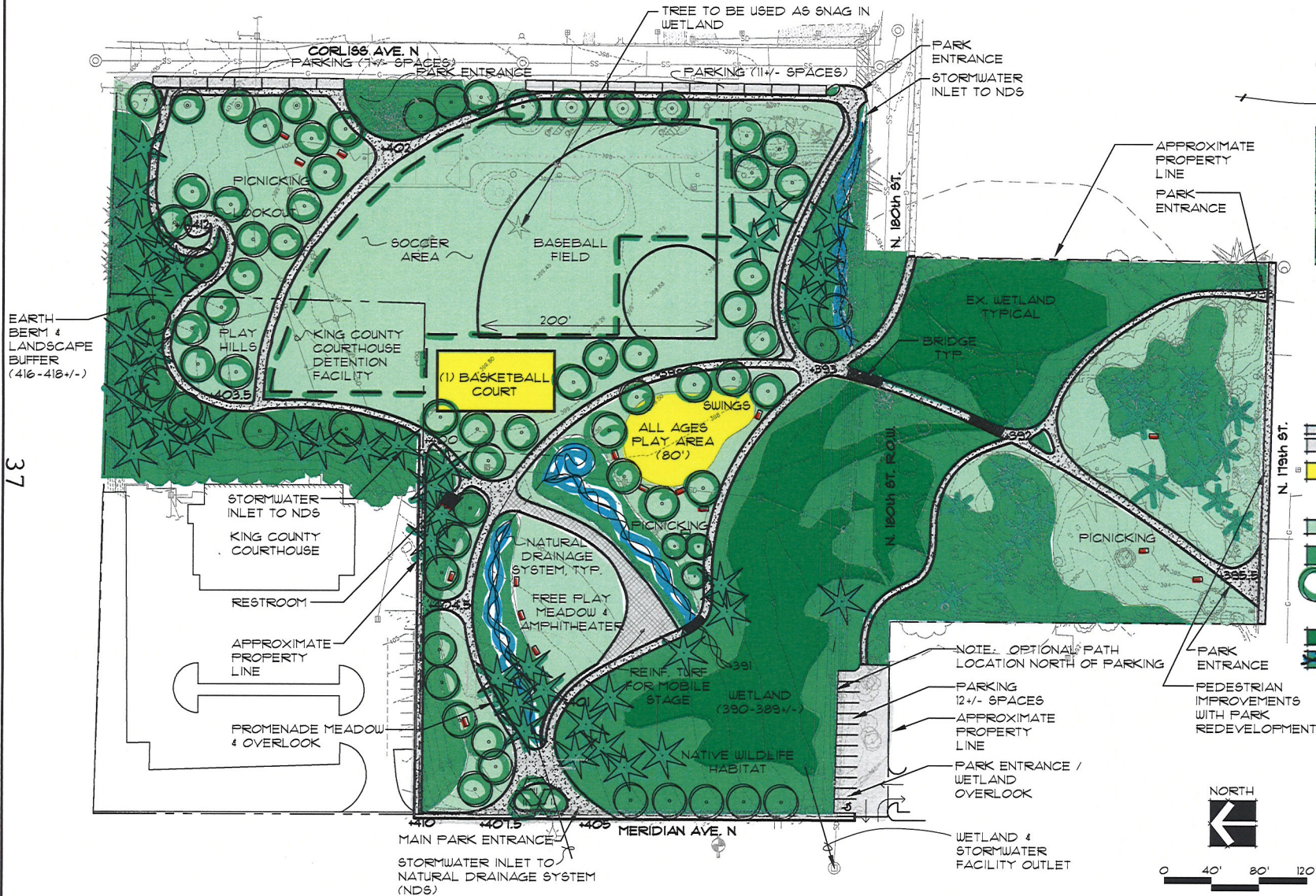
## Draft Master Site Plan

### LEGEND

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GAYNOR, Inc.





**Cromwell Park**  
**Summary Master Plan Cost Estimate 11/28/07**

Item	Phase 1	Phase 2	Drainage Share Phase I
<b>MOBILIZATION 5% of Total Hard Construction Cost</b>	53,845.00	28,404.00	40,090.00
<b>SURVEYING</b>	2,500.00	0.00	975.00
<b>CLEARING &amp; DEMOLITION</b>	12,000.00	0.00	4,680.00
<b>TEMPORARY FACILITIES</b>	15,000.00		5,850.00
<b>EARTHWORK</b>	120,000.00		60,000.00
<b>DRAINAGE</b>	349,533.00		349,533.00
<b>SITE ELECTRICAL</b>	25,000.00		
<b>PAVING</b>	60,000.00	147,350.00	8,800.00
<b>STRUCTURES</b> (Restrooms, bridges, bleachers in Phase II)	25,000.00	128,000.00	
<b>PLAY AREAS</b>	80,000.00	20,000.00	
<b>SITE FURNISHINGS</b>	35,000.00	24,200.00	
<b>ATHLETIC FIELDS</b>	95,070.00		
<b>LANDSCAPING / IRRIGATION</b>	225,000.00	231,500.00	57,000.00
<b>Subtotal including mobilization</b>	<b>1,097,948.00</b>	<b>559,454.00</b>	<b>526,928.00</b>
<b>Contractor O&amp;P - 7%</b>	76,856.36	39,161.78	36,884.96
<b>Construction Contingency - 10%</b>	109,794.80	55,945.40	52,692.80
<b>Sales Tax @ 8.9%</b>	96,619.42	49,231.95	46,369.66
<b>Total Construction Costs</b>	<b>1,381,218.58</b>	<b>703,793.13</b>	<b>662,875.42</b>
<b>A&amp;E - 12%</b>	138,121.86	70,379.31	66,287.54
<b>City Costs - 6%</b>	82,873.12	42,227.59	
<b>Additional Surveys/information Gathering</b>	35,000.00		
<b>Planning Level Estimate Total</b>	<b>\$1,637,213.56</b>	<b>816,400.03</b>	<b>\$729,162.97</b>

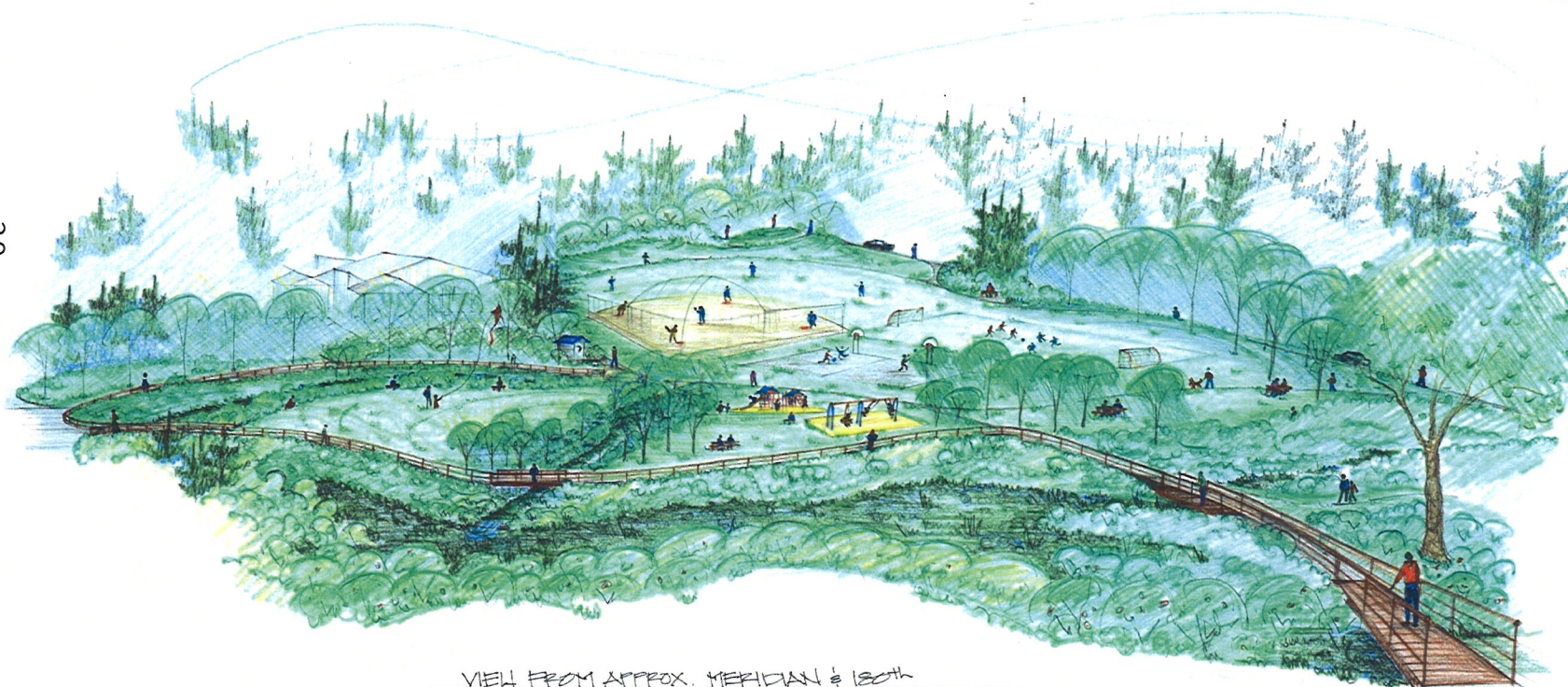


City of Shoreline  
**Master Plan**  
**Cromwell Park**



Perspective

39



VIEW FROM APPROX. MERIDIAN & 180th

Sept. 26, 2007

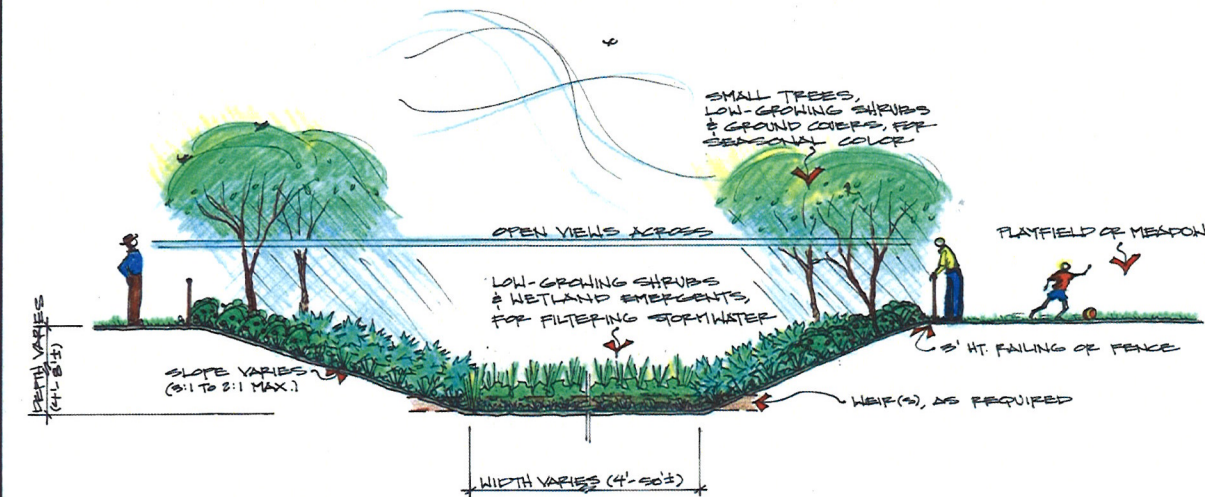


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City of Shoreline  
Master Plan  
Cromwell Park

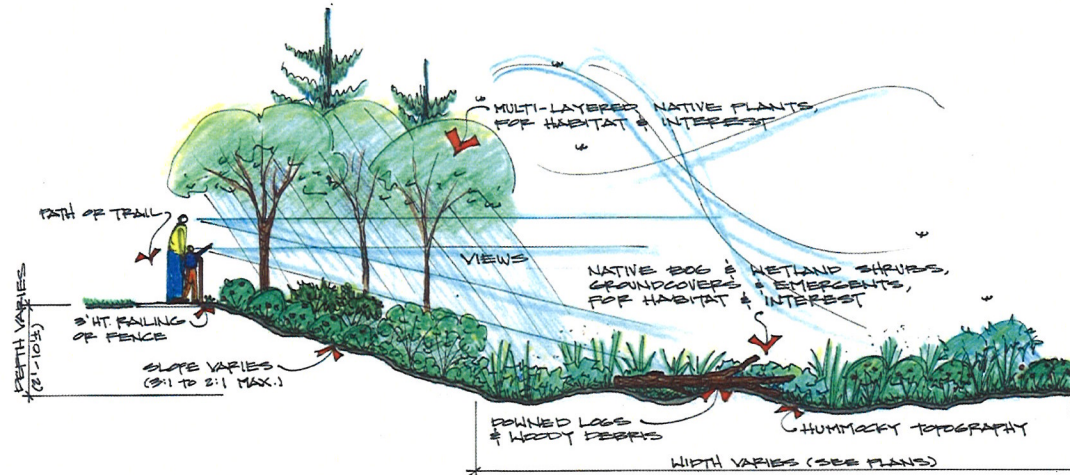


Sections



TYPICAL NATURAL DRAINAGE SYSTEM:  
SECTION & LANDSCAPE

1/4" = 1'-0"



TYPICAL WETLAND: SECTION & LANDSCAPE

1/4" = 1'-0"

Sept. 26, 2007



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