

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Hamlin Park Improvement Project
DEPARTMENT:	Parks, Recreation and Cultural Services (PRCS)
PRESENTED BY:	Dick Deal, Director PRCS Maureen Colaizzi, Parks Project Coordinator

PROBLEM/ISSUE STATEMENT:

This staff report provides Council with background and information regarding the Draft Master Site Plan for the Hamlin Park Improvement Project and a planning level cost estimate. The Hamlin Park Improvement Project will renovate and repair the active use area of a 50+ year old, 80-acre park that has not received capital improvements in approximately thirty years. This project will construct the 2009 improvements identified in the Capital Improvement Program (CIP), Parks, Recreation and Open Space (PROS) Plan and the voter supported Parks, Trails and Open Space Bond for Hamlin Park. This project supports the completion of Council Goal #1: Complete the projects of the 2006 Parks and Open Space Bond by 2010.

To create a guiding document for future improvements, the Parks, Recreation and Cultural Services (PRCS) Department has determined that a master site plan for the active use area of lower Hamlin Park will be an important tool to plan for short and long-term capital improvements, program initiatives and proposals for new park uses. After a Request for Qualification, 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 draft master site plan.

On May 16, 2006, the citizens of the City of Shoreline supported the passing of an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects. The Hamlin Park Improvement Project design and construction of \$750,000 was approved as part of the Bond Levy. The Bond Levy also identified \$2 million dollars for city-wide trail corridor improvements. \$100,000 of trail corridor funding will be used towards the construction of ADA pathways and trails for this project. In addition, the City has identified \$100,000 of general funding to assist in replacing the play equipment and picnic shelter and repairing the restroom. Two grants totaling \$575,000 are pending that will leverage the voter approved bond funding.

This report includes a Draft Master Site Plan including:

- 1) public information and involvement during the Master Site Plan Development Process;
- 2) the City's Program for Development for park improvements;
- 3) overview of the contents of the Draft Master Site Plan;

4) a planning level cost estimate for the complete Master Site Plan including cost ranges for items to be further designed.

FINANCIAL IMPACT:

- The 2006 Parks and Open Space Bond will fund \$750,000 of design and construction for Phase I improvements at Hamlin Park. Additional grant sources are being evaluated for Phase I and any future phases.
- The Trail Corridor funding of the Park Bond will fund \$100,000 of construction for identified ADA pathway and trail improvements. The general fund will provide \$100,000 towards replacement of the play equipment, picnic shelter and repair of the restroom.
- Two grants totaling \$575,000 are pending that will leverage the voter approved bond funding.

RECOMMENDATION

This is an informational update only and no action is required. The Parks, Recreation, and Cultural Services Board unanimously recommends the Draft Master Site Plan. Staff will consider, and when, incorporate Council comments and suggestions on the Draft Master Site Plan. Another update will be made to the Council at the 30% schematic design before progressing to construction documents.

Approved By: City Manager  City Attorney ____

BACKGROUND:

The Draft Master Site Plan will reduce human impact to a much loved recreational amenity. A park that has not received capital improvements in approximately thirty years, this project will renovate the park's main recreational area. Goals of this major renovation include:

- Focus development of the main recreational facilities and provide ADA accessible pathway connections from the parking areas;
- Renovating and improving the main recreational facilities including the pathways, ball fields, lighting, play area, picnic shelter; parking and restroom;
- Enhancing some of the natural areas and open spaces of the park.

The design will improve two baseball/softball fields, a T-ball field and multi-use open space area with a grass field, irrigation, drainage, lighting; a 54-car parking lot; an ADA-approved pedestrian promenade; ¼ mile walking trail; two new play areas; a new picnic shelter; new benches and picnic tables; renovated restroom, removal of asphalt under mature trees, and newly restored vegetation.

The public's opinions were solicited in four public meetings, via comment forms and at five Parks, Recreation and Cultural Services (PRCS) Board meetings. Several user groups and neighborhood individuals were interviewed to understand the current and future use of the park. Comments were used to create the design alternatives and the Draft Master Site Plan. Recreation facilities and supporting features were identified for the park. This plan is supported by a planning level estimate of construction costs.

Hamlin Park History

Hamlin Park is located at 16006 15th Avenue NE in Shoreline WA. This 80-acre park is located in the central-southeastern portion of the City in the Ridgecrest Neighborhood. Hamlin Park is named for the owners of the property who may have donated at least a portion of the land to be used as a park. Hamlin Park is the oldest park in the Shoreline park system and the land was likely acquired between 1939 and 1950. The park has both recreational facilities and a wooded area with an informal trail network and stream. There are several other public facilities in the area including Kellogg Middle School, Shorecrest High School, the Fircrest Complex, Shoreline School District warehouse and the Shoreline Parks and Public Works maintenance facility. The area surrounding the park is relatively well developed and consists largely of single family residences.

Public Information

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 residents living within 1000' of the project, *Currents* articles, the new "What's Happening" public notice, Enterprise newspaper public notice, Channel 21 slide, posting on the Construction sign at the site; posting at all City facilities where public information is posted; the City's website project page; PRCS Board Agenda; and City Manager's weekly reports.

Public Involvement

Four open house meetings, one PRCS Board Special Meeting and four regular PRCS Board meetings were held regarding the Hamlin Park Master Site Plan in 2007 and

2008: December 7, February 20, February 28, March 27, April 24, May 9, May 22, June 17, June 26. 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.

The following is a summary of the meetings held to discuss Hamlin Park Improvement Project:

- December 7 Public Meeting #1:
 - Information Gathering/Sharing Meeting
- February 20 Public Meeting #2:
 - Three Design Alternatives Presented
- February 28 PRCS Board Meeting:
 - PRCS Board meeting provided the design team with direction to focus the preferred design
- March 27 Public Meeting #3:
 - Public presentation of preferred design and receipt of overwhelming public comment that the preferred design did not adequately address space for un-programmed open space.
- April 24 PRCS Regular Board Meeting:
 - The PRCS Board asked Staff and the design team to modify the design to address the need for a better balance between un-programmed open space areas and improved active recreational ball fields.
- May 9 PRCS Special Meeting:
 - Special workshop meeting to discuss public concerns and review modified design options.
- May 22 PRCS Regular Board Meeting:
 - The PRCS Board discussed the new modified design options and announced a final public meeting for June 17th
- June 17 Public Meeting #4:
 - Presentation of the Preferred Design for public comment.
- June 27 Regular PRCS Board Meeting:
 - After additional public comment was received, the PRCS Board unanimously recommended approval of the Draft Master Site Plan

Many of the participants/respondents of the public involvement process are long time residents of the surrounding neighborhood. Staff heard from both passive and active recreational users of the lower Hamlin fields, plus a wide range of other public comment. Staff received questions about safety, lighting and the best location for a children's play equipment. The largest number of comments received concerned creating a balance of un-programmed open space while still providing safer, improved active recreation uses at the lower Hamlin ball fields. Staff has worked to address these concerns by having the design team modify the design options prior to PRCS Board recommendation. PRCS Department will continue to work with the design team to further incorporate the comments that PRCS Department has received during the schematic and design development processes.

Master Site Plan Development Process

The Master Site Plan was developed from a series of alternatives that explored various arrangements of the programmed recreation facilities and natural open space areas. All of the alternatives addressed the design goals: Reorganize the active recreational facilities, preserve open spaces, restore dilapidated facilities and natural features, create connection among use areas, improve safety and visibility, and improve ease of maintenance.

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 is:

Passive Recreation

- Picnic area with new shelter
- Loop walking trail
- Gathering area near baseball fields
- Improved amphitheater for summer concerts and special events
- Open meadow

Active Recreation

- Athletic Fields
 - Two Baseball/Softball Fields
 - T-Ball Field
 - Multi-Use Area for a variety of sports
 - Provide safe, maintainable turf surfaces with irrigation and under-drains as necessary
- Playgrounds
 - Interesting and challenging equipment
 - Swings (children and belt seats)
 - Safe and easily maintainable play surfaces
- Other Park Development
 - ADA-approved pedestrian walkways
 - Loop Trail
 - Parking
 - Maintenance Access
 - Restroom Improvements
 - Vegetation Restoration
 - Irrigation as necessary
 - Drainage Improvements

Draft Master Site Plan (Attachment A)

The draft Master Site Plan for Hamlin Park balances the programmed recreation facilities and non-programmed passive recreation open space areas. Improved active and un-programmed passive recreation areas are the result of the design team's response to the PRCS Board and community comments. These modifications included: reducing some plaza space, moving the two fields to the south of the open field area to allow more passive, open play area; creating more picnic area to provide more passive

uses in the open field area; moving the play area within this newly created picnic area; removing the basketball court; reducing the amount of parking.

Please refer to the Draft Master Site Plan, Design Program (Attachment B) and Design Principle (Attachment C) attachments with this report to review the design elements of the project.

Planning Level Construction Cost Estimate (Attachment D)

The cost estimate is broken down into the sequence of construction activities to be performed by a contractor within a range of construction cost. A more defined cost estimate that prioritizes which improvements will be constructed in 2009 and a future phase will be provided to Council at the schematic design review phase.

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- The City is also in the process of applying for two grants totaling \$575,000 to leverage the voter approved bond funding.

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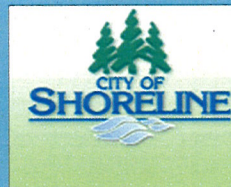
Attachments

Attachment A: Hamlin Park Draft Master Site Plan
Attachment B: Design program
Attachment C: Design principles & issues
Attachment D: Draft Cost Estimate



FEATURES

- Increased parking
- Two little league fields
- One t-ball field
- Open meadow for field games
- Two play areas
- One picnic shelter
- Vegetation re-establishment
- Net reduction of paving
- Improved drainage
- ADA access
- Improved restroom
- Improved gathering area



HAMLIN PARK
City of Shoreline
Shoreline, Washington
JUNE 26, 2008



GAYNOR, Inc.

Design Program

Active Uses

Little League
Baseball-Type Fields
T-Ball Field
Multi-Use Area
(Frisbee, etc.)
Field Lighting
Children's Play Area
Concessions Area

Passive Uses

Picnic Area and Shelter
Walking Path
Gathering Area/
Amphitheater
Meadow

General Site Development

ADA Pathways
Parking
Maintenance Access
Restrooms
Irrigation as Necessary
Drainage Improvements
Vegetation Restoration



Design Principles

- Focus Active Uses
- Open Spaces
- Restoration
 - Facilities
 - Natural features
- Connection Among Use Areas
- Safety & Visibility
- Ease Maintenance

Issues

- Stormwater Drainage
- Forced Development
- Multiple Demands for Existing Space
- Suffering Vegetation & No Understory
- Poor Infrastructure
- Location of Parking
- Improvement of Drainage



Improvement Plan
Hamlin Park

City of Shoreline
June 17, 2008

July 8, 2008

Hamlin Construction Range of Costs

Construction startup, clearing, grading	\$12,000	\$ 18,000
Walkway-paths paving/grasspave	\$142,000	\$152,000
Structures	\$32,000	\$42,000
Play areas	\$80,000	\$90,000
Furnishings	\$25,000	\$32,000
Parking lot/drainage	\$100,000	\$115,000
Restroom improvements	\$8,000	\$12,000
Field development	\$550,000	\$600,000
Revegetation	\$135,000	\$140,000
<u>Soft costs</u>	<u>\$465,960</u>	<u>\$524,920</u>
Total	\$1,524,760	\$1,717,920