

# KELSO PARK FACILITY PLAN

March 6, 2018



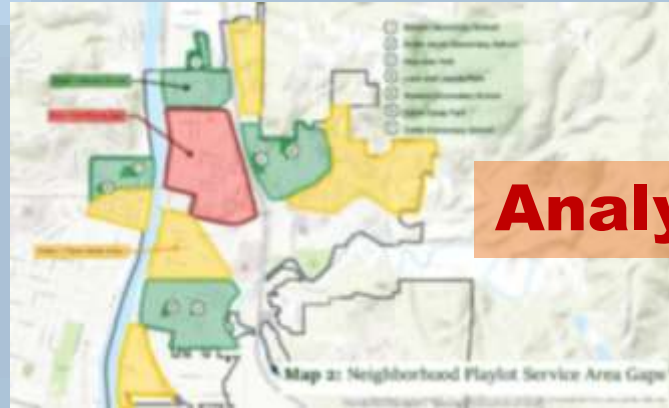
**Harper  
Houf Peterson  
Righellis Inc.**

ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS





**Inventory**



**Analysis**

**Assessment**

**Recommendations**

Mill Street  
Crest  
BCC Lane & Water  
Construction  
Park & City

Manzanita River Trailhead

Potential Grant Funding Sources

Lads & Lassies Park, Rhododendron Garden, and Rotary Park

Grant Name	Eligible Project Type	Grant Limit	Match	Next Application Deadline	Notes
BCC Lane & Water Construction Park & City	Land acquisition Development Renovation	\$500,000	50%	Nov. 2, 2018	Up to \$2 million total available and budget for various type of BCC funding available for kids-friendly projects.
BCC Lane & Water Construction Park & City	Land acquisition Development Renovation	Development: \$100,000 Acquisition: \$1 million Construction: \$2 million, up to \$100,000 for developers' costs	40%	Nov. 2, 2018	Program is for neighborhood, community, and regional parks. At least 50% of funding if project category is dedicated to recreation projects. Related to sub requirements under owner terms recreation program.

**Funding**

# Park Facility Improvements

# **Park Site Inventory**

## WHERE ARE NEW PARKS AND TRAILS NEEDED?



### REGIONAL PARK / SPECIAL USE FACILITY

- 1. Tom O'Shannon Park
- 2. Kelso - Longview Airport
- 3. Cattle Hill

### NEIGHBORHOOD PARK

- 4. Cattle Spray Park
- 5. Rotary Park / Rotary Skate Park
- 6. Manasco Park
- 7. Baker High School
- 8. Huntington Middle School
- 9. Government Works

### NEIGHBORHOOD PLAYLOT

- 10. Lath & Larkin Park
- 11. Cullen (Intermediate School)
- 12. Burner Elementary School
- 13. Sullivan Road Elementary School
- 14. Ashland Elementary School

### NEIGHBORHOOD OPEN SPACES

- 15. Scott Hollow Park
- 16. Kelso Commons
- 17. Downer Park
- 18. Triangle Park
- 19. Cowlitz River Overlook
- 20. Down Overlook / Home Hill
- 21. Rhododendron Gardens

### TRAILS

- 22. Cowlitz River Trail
- 23. Government River Trail








### UNDEVELOPED OPEN SPACES

- 24. Camilla Summers River Front Park
- 25. North Lake Recreation Area
- 26. Wetland Open Space
- 27. NW Street River Front Park









# Park Site Inventory

## HOW CAN WE IMPROVE THESE PARKS?

	Playground Equipment	Picnic/ Seating Area	Shelter	Parking	Restrooms	Trees/ Landscaping	Lighting	Tooth Care	Off Leash Dog Area
Cascade Wetlands River Front Park 									
Greenman River Trail 									
Coe River Overlook 									
Mill Creek Riverfront Park 									
Rhododendron Gardens 									
Rotary Park 									
Rotary State Park (Lower Park) 									



## HOW CAN WE IMPROVE THESE PARKS?

	Playground Equipment	Picnic/ Seating Area	Shelter	Parking	Restrooms	Trees/ Landscaping	Lighting	Tooth Care	Off Leash Dog Area
Sun Meadow Park 									
Triangle Park 									
Coe River Trail 									
Keller Community 									
Lutz & Lottus Park 									
Minnow Park 									



# Park Site Inventory



## KELSO PARK FACILITIES COMMENT FORM

August 1, 2017

### 1. What improvements should be made to these existing neighborhood parks and trails?

Check each box as applicable.

	Playground Equipment	Picnic/Seating Area	Shades	Parking	Restrooms	Fence/Landscaping	Lighting	Trash Cans	Off-Leash Dog Area	Other Ideas? Please tell us!
Camilla Sommers River Front Park										
Coveeman River Trail										
Cowlitz River Overlook										
Mill Street Riverfront Park										
Rhododendron Gardens										
Rotary Park (upper part)										
Rotary Skate Park (lower skate park area)										
Scot Hollow Park										
Triangle Park										
Eowlitz River Trail										
Kelso Commons										
Lath & Lathes Park										
Manasco Park										

### 2. Tam O' Shanter Park.

As the City's primary Regional Park, Tam O' Shanter Park attracts many users from Kelso and beyond. Are there additional park uses or improvements you would like to see here?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## KELSO PARK FACILITIES COMMENT FORM

August 1, 2017

### 3. Pick Your Top 3 Parks to be Improved

Check three (3) boxes or write 1, 2, and 3 next to indicate your top choices.

Camilla Sommers River Front Park	
Coveeman River Trail	
Cowlitz River Overlook	
Mill Street Riverfront Park	
Rhododendron Gardens	
Rotary Park (upper part)	
Rotary Skate Park (skate park area)	
Scot Hollow Park	
Triangle Park	
Cowlitz River Trail	
Kelso Commons	
Lath & Lathes Park	
Manasco Park	

### 4. Where would you like to see NEW parks, trails, or open space in the City? Please draw on the large exhibit and/or describe them here.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Thank you for your input.

The City will consider this input to develop a priority plan for improving Kelso parks.

# Park Site Inventory

# Coweeman River Trail



# Park Site Inventory



## Kelso Veterans Memorial Park

# Park Site Inventory



# Lads & Lassies Park



# Park Site Inventory

# Mill Street Riverfront Park



# Park Site Inventory



## Rotary Skate Park

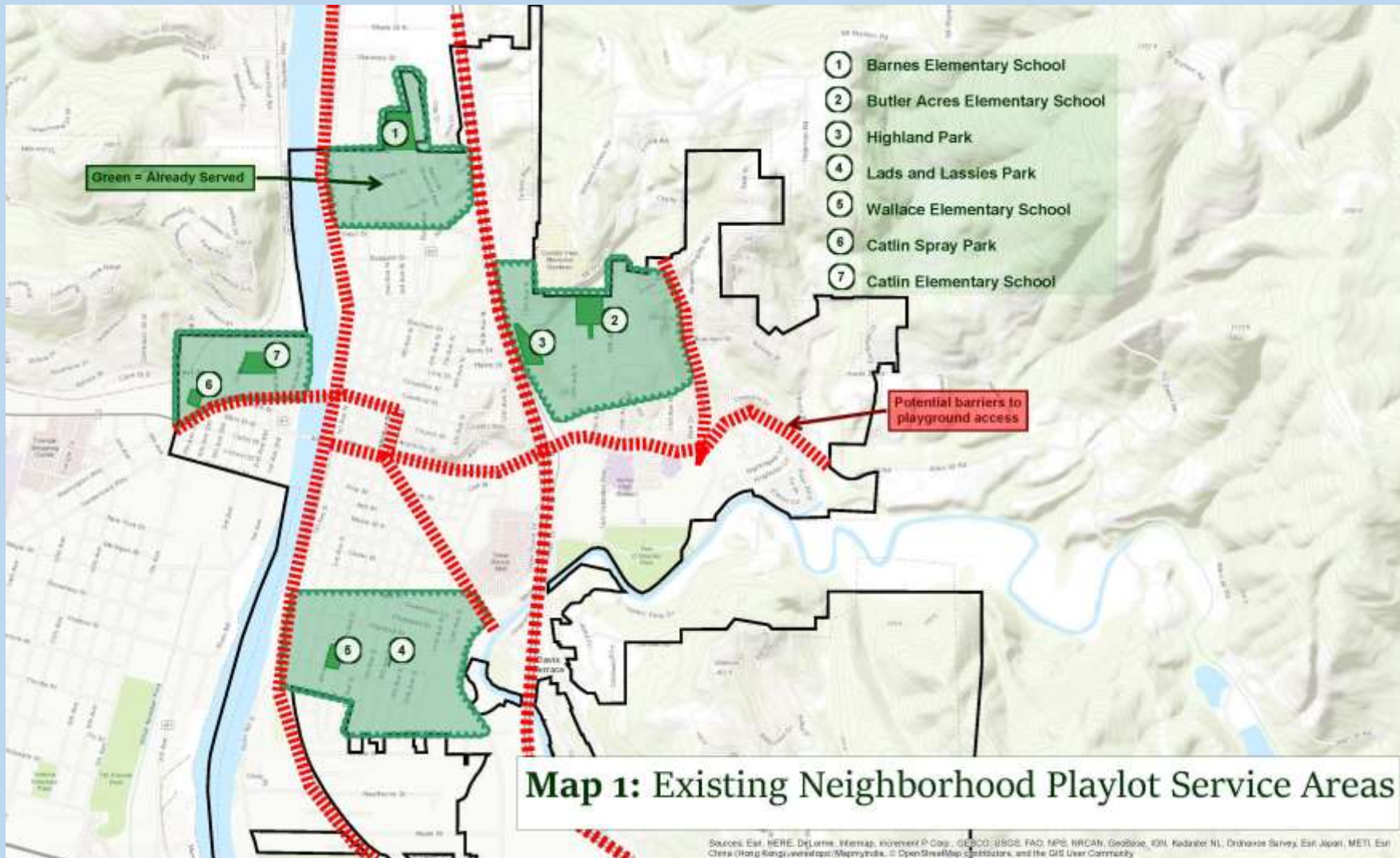
# Park Site Inventory

# Scot Hollow Park

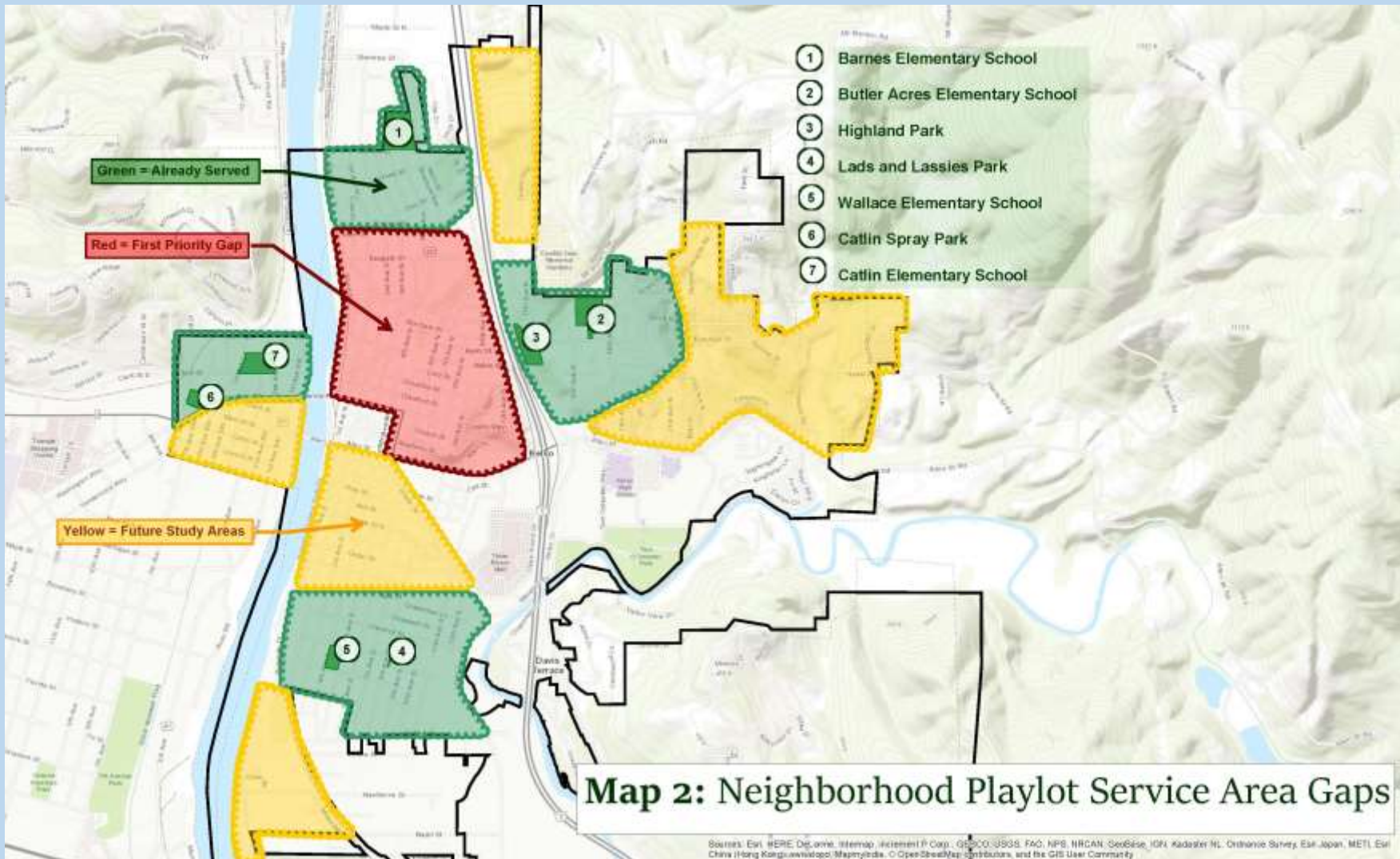


# Park Site Inventory

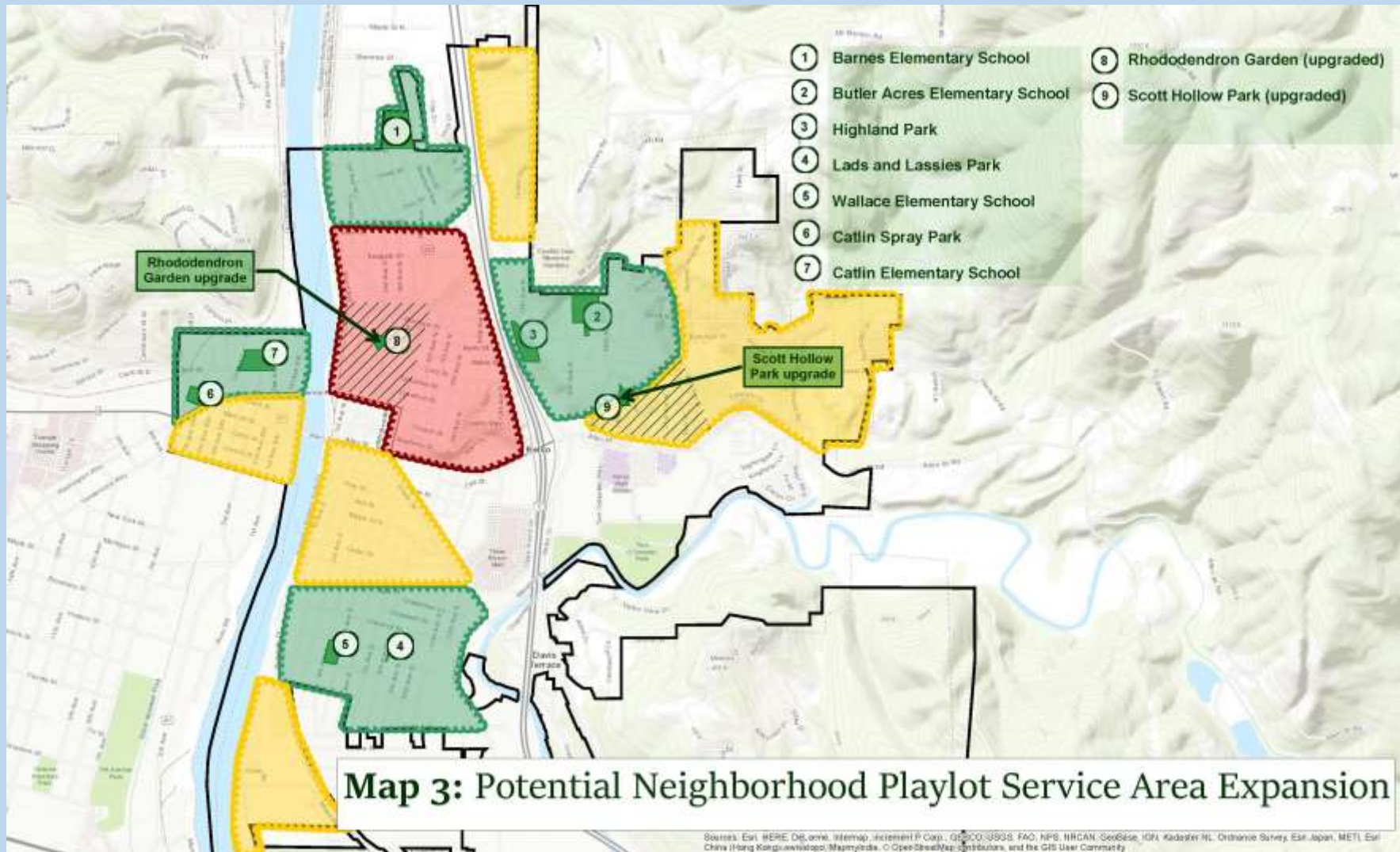
# Neighborhood Playlot Gap Analysis



# Neighborhood Playlot Gap Analysis

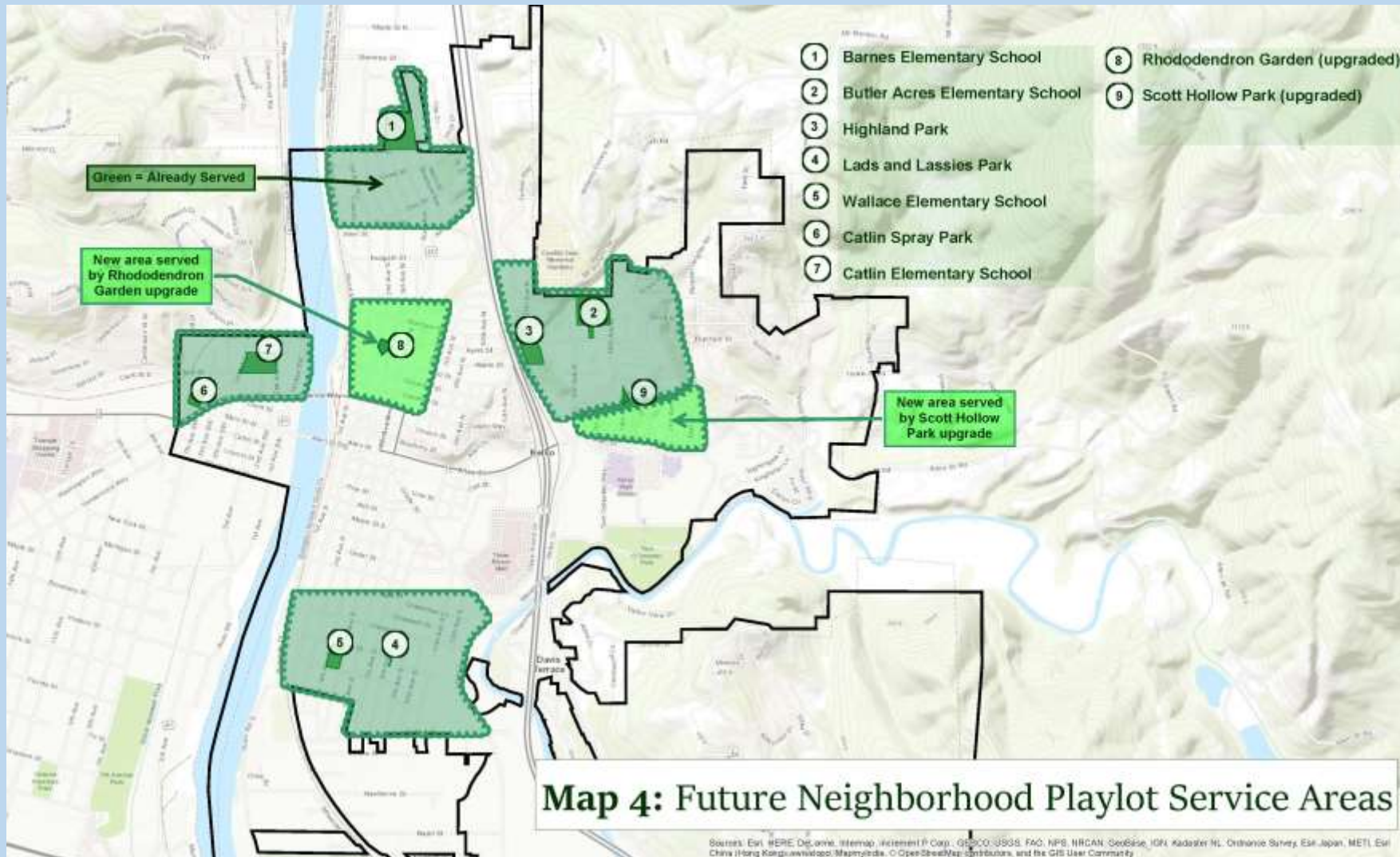


# Neighborhood Playlot Gap Analysis



# Neighborhood Playlot Gap Analysis





# Neighborhood Playlot Gap Analysis

# **Site Assessment & Probable Costs**

**SITE ASSESSMENT NARRATIVE FORM**

Site Name: *Covecreek River*

SITE CONTEXT	• Views	<i>outstanding, hills, forests</i>
	• Users	<i>runners, walkers, students</i>
	• Circulation/access	<i>accessible once on path from bank?</i>
SITE CONDITIONS	• Views	
	• Hydrology	<i>river - slow current</i>
	• Habitat	<i>varied, plentiful</i>
	• Landscape	<i>15' width, gravel</i>
	• Topography	<i>open dirt 3:1 slopes</i>
	• Vegetation	<i>meadow</i>
SITE ANALYSIS	• Quality	<i>mixed</i>
	• Trees	<i>mixed, firs, deciduous, poplars</i>
	• Noise	
	• Shelter/shade	
	• Litter	<i>very little - no trash cans</i>
	• Surfaces	
	• Opportunities	<i>seating, educational graphics, lighting</i>
	• Challenges	<i>ADA access from turn 0</i>
	• Pervious/impervious	<i>pervious</i>
	• Access	<i>not ADA</i>
SITE FURNISHINGS	• Safety	<i>yes, except when dark - blue phone?</i>
	• Access	<i>gravel paths</i>
	• Maintenance	<i>adequate</i>
	• Durability	
	• Hazards	<i>isolated</i>
	• Finishes	<i>plastic coated steel benches</i>
• Trash bins	<i>none</i>	

**LANDSCAPE ASSESSMENT FORM**

Site: *Covecreek Dike*

Grid Ref

Surveyor's Name

Direction of View

Angle of View *330-4:40*

Weather *bright - fine* mist cloud light rain heavy rain

Date/Time *11/13*

OBJECTIVE CHECKLIST - Record the landscape features visible by circling the most relevant words and crossing out the irrelevant words.

LANDFORMS

Flat plain coast rolling lowland estuary undulating plateau foodplain steep low hills broad valley vertical high hills narrow valley scarp cliff deep gorge

LAND COVER

*Dike* parkland built-up marsh conifer wood road river valley mixed wood industry lake deciduous wood quarry reservoir arable mudflat pasture rocky beach scrub pebble beach heath sandy beach moor dune

LANDSCAPE ELEMENTS

spring footpath cliff farm building wall stream bridleway stack church fence river cycleway arch ruin hedge rapids lane cave monument bank waterfall road landslip utility poles isolated trees pond motorway pylons tree clump canal railway headland car park shelter belt bay shop scrub cove house woodland plantation

SUBJECTIVE CHECKLIST

Record your impression of the landscape by circling one of the words below that best describes how you felt about each of the subjects listed. Sketch the landscape on the back of this assessment form.

SCALE

intimate - small large vast

MOVEMENTS

dead - calm - busy frantic

SOUND

silent quiet noisy clamorous

ENCLOSURE

tight - enclosed open exposed

TEXTURED

smooth - managed rough wild

SECURITY

comfortable safe unsettling threatening

VARIETY

uniform - simple varied complex

COLOUR

monochrome muted colourful garish

PLEASURE

boring - bland interesting invigorating

HARMONY

harmonious balanced discordant chaotic

SMELL

fool - pungent fragrant sweet

PLEASURE

offensive - unpleasant pleasant beautiful

# Site Assessment & Probable Costs

**Probable Costs of Construction**

Site: Coweeman River Trail  
 City of Kelso  
 January 2018



**1. \*Design and Planning**

Define current access points (formal and informal), future access to water for canoes, kayaks, paddleboards. Locations for signage and environmental graphics. Identify locations for bench seating.

\$ 5,200

**Subtotal Design and Planning** \$ 5,200

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	NOTES
<b>Recommended Improvements</b>					
<b>2. Site Work</b>					
Invasive plant removal	LS	1	\$ 3,000.00	\$ 3,000	coordinator w/ volunteer labor
Forum steps at Tam O'Shanter	LS	1	\$ 20,000.00	\$ 20,000	floating? Pier footings, permitting not incl.
<b>Subtotal Recommended Site Work</b>				\$ 23,000	
<b>3. Structures and Site Amenities</b>					
Canoe launch	LS	1	\$ 15,000.00	\$ 15,000	not including permitting
Bench seating	LS	5	\$ 1,500.00	\$ 7,500	
Interpretive graphics	LS	3	\$ 3,000.00	\$ 9,000	volunteer labor
<b>Subtotal Recommended Structures and Amenities</b>				\$ 31,500	
<b>Direct Construction Costs Subtotal</b>				\$ 54,500	
Estimating Contingency @ 25%				\$ 13,625	
<b>**COWEEMAN RIVER TRAIL -TOTAL CONSTRUCTION COST</b>				\$ 68,125	
<b>COWEEMAN RIVER TRAIL -TOTAL DESIGN FEE</b>				\$ 5,200	

\* Design and planning services may affect construction scope of work.  
 \*\* Costs presented for budgeting purposes only.

# Site Assessment & Probable Costs

# Coweeman River Trail



## Site Assessment & Probable Costs

# Kelso Veterans Memorial Park



# Site Assessment & Probable Costs

# Lads & Lassies Park



# Site Assessment & Probable Costs

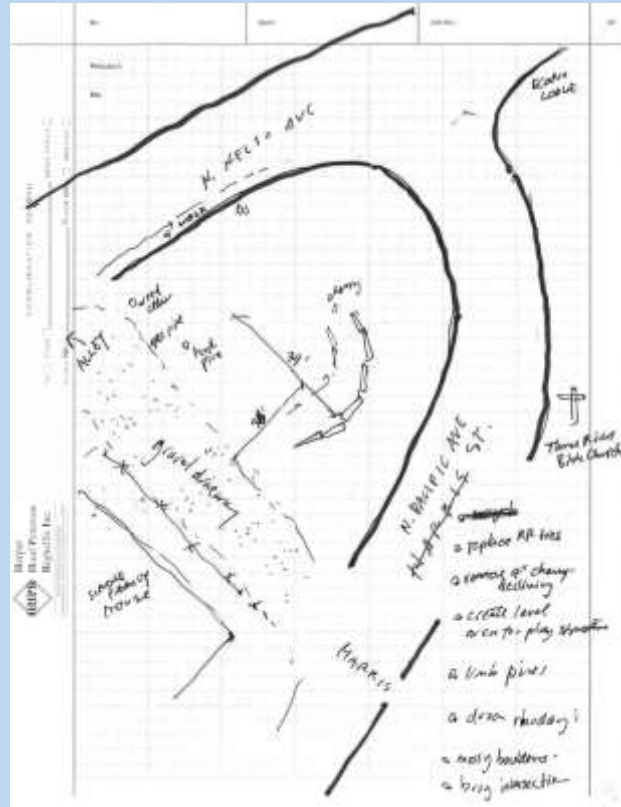
# Mill Street Riverfront Park



## Site Assessment & Probable Costs



# Rhododendron Garden Park



## Site Assessment & Probable Costs



## Rotary Park and Rotary Skate Park

## Site Assessment & Probable Costs

# Scot Hollow Park



## Site Assessment & Probable Costs

# **Recommended Priorities**

1

## Lads & Lassies Park



- Selective tree pruning
- Physical barriers
- Master plan
- Secure 704 Elm St. property

## Recommended Priorities

# Rhododendron Garden Park



- New neighborhood playlot
- Integrate with existing landforms



## Recommended Priorities

## Rotary Park and Skate Park



- Parking lot edging
- Drainage improvements
- Hazardous conditions



## Recommended Priorities

# 4

## Mill Street Riverfront Park



- River access
- Diversify recreation opportunities
- Investigate potential

## Recommended Priorities



## Potential Grant Funding Sources

### Lads & Lassies Park, Rhododendron Garden, and Rotary Park

Grant Name	Eligible Project Types	Grant Limit	Match	Next Application Due Date	Notes
RCO Land & Water Conservation Fund (LWCF)	Land acquisition Development Renovation	\$500,000	50%	May 1, 2018  Available in even-numbered years	Up to \$3 million total available each biennium; most versatile type of RCO funding available for Kelso high-priority projects
RCO Washington Wildlife and Recreation Program (WWRP) – Local Parks Category	Land acquisition Development Renovation	Development: \$800,000 Acquisition: \$1 million Combination: \$1 million, up to \$500,000 for development costs	20%	May 1, 2018  Available in even-numbered years	Program is for neighborhood, community, and regional parks. At least 50% of funding in this grant category is dedicated to acquisition projects. Reduced match requirement under WWRP Match Reduction program.

### Mill Street Riverfront Park or Coweeman River Trailhead

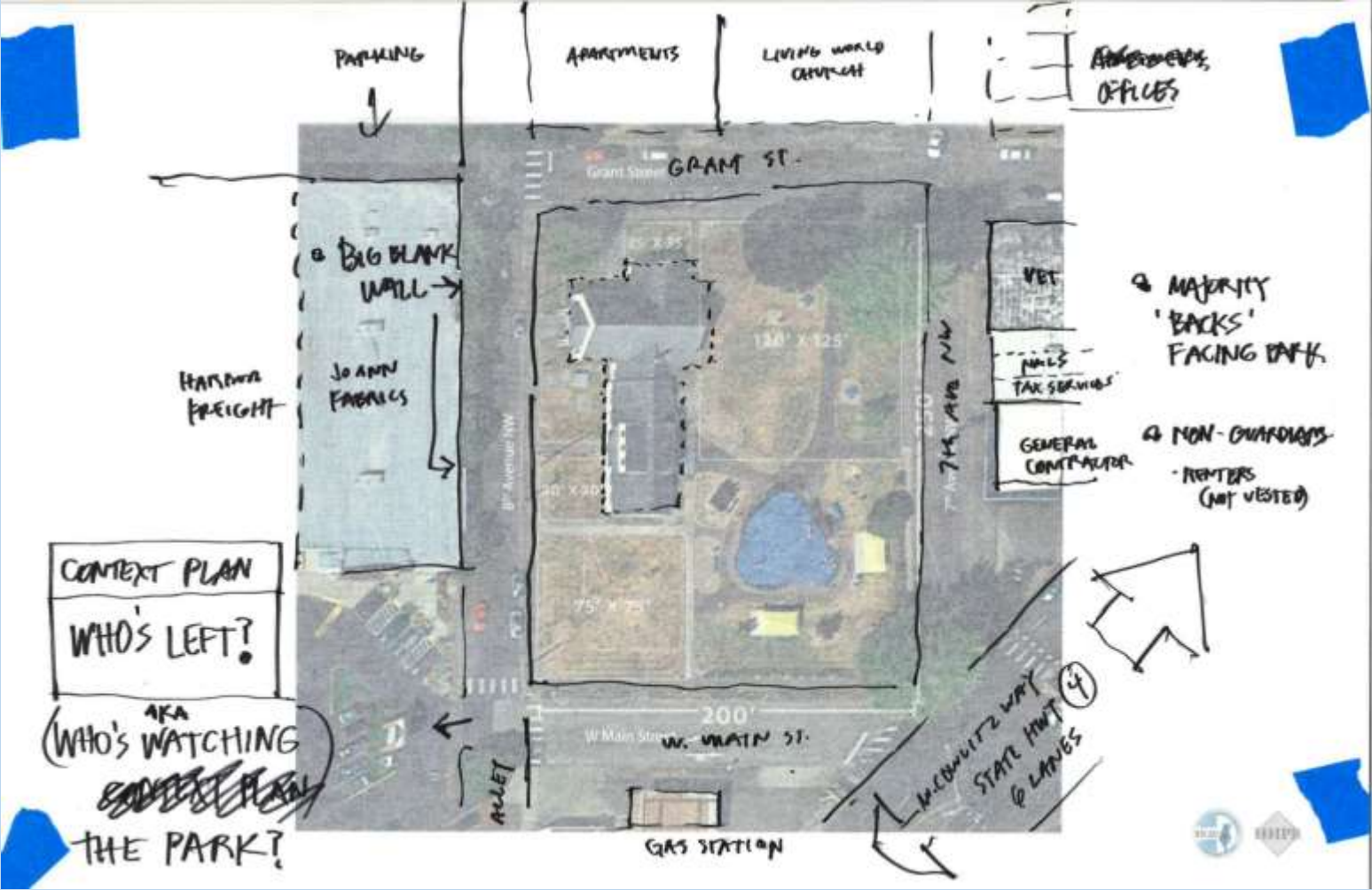
Grant Name	Eligible Project Types	Grant Limit	Match	Next Application Due Date	Notes
RCO Land & Water Conservation Fund (LWCF)	Land acquisition Development Renovation	\$500,000	50%	May 1, 2018  Available in even-numbered years	Up to \$3 million total available each biennium; unlike other grants available for Mill Street, Riverfront Park and Coweeman River Trailhead, non-watershed projects are also eligible.
RCO Aquatic Lands Enhancement Account (ALEA)	Acquisition of land or easements Development Renovation	Acquisition: \$1 million Restoration or improvement: \$500,000 Development: \$400,000 Combination: \$1 million, up to \$400,000 for development costs	50%	May 1, 2018  Available in even-numbered years	Provides funds to buy, protect, and restore aquatic lands habitat and to provide public access to the waterfront. Projects must be associated with navigable waters of the state.
RCO Washington Wildlife and Recreation Program (WWRP) – Water Access Category	Land acquisition Development Renovation	\$200,000 – \$1 million	20%	May 1, 2018  Available in even-numbered years	75% of funding in this category is dedicated to acquisition projects. Reduced match requirement under WWRP Match Reduction program.

- RCO categories
- Other grant programs

# Funding Opportunities

# **Catlin Rotary Spray Park**

site analysis and early input



# Catlin Rotary Spray Park

# CITY OF KELSO

Catlin Spray Park Vicinity



exhibits

# Catlin Rotary Spray Park

# EXISTING CONDITIONS

Catlin Spray Park



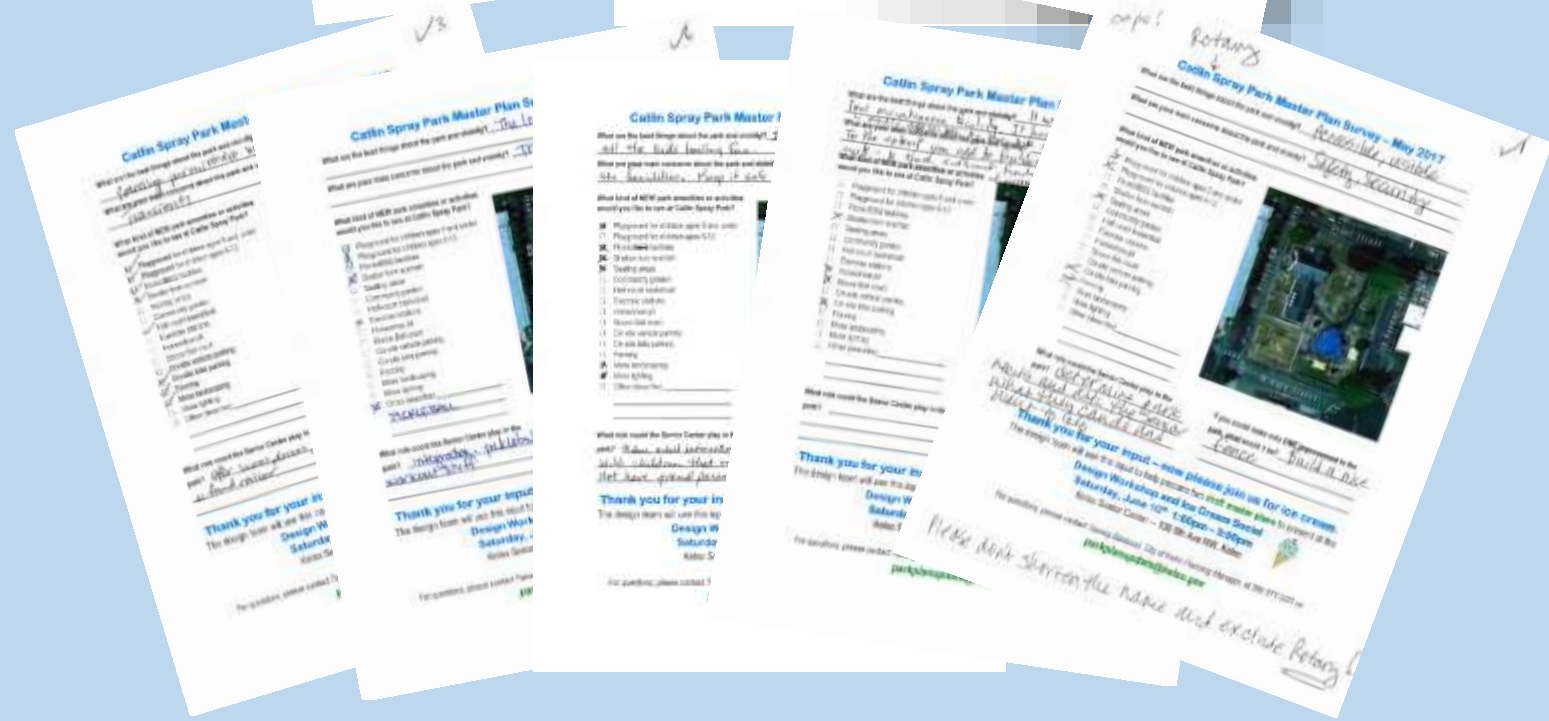
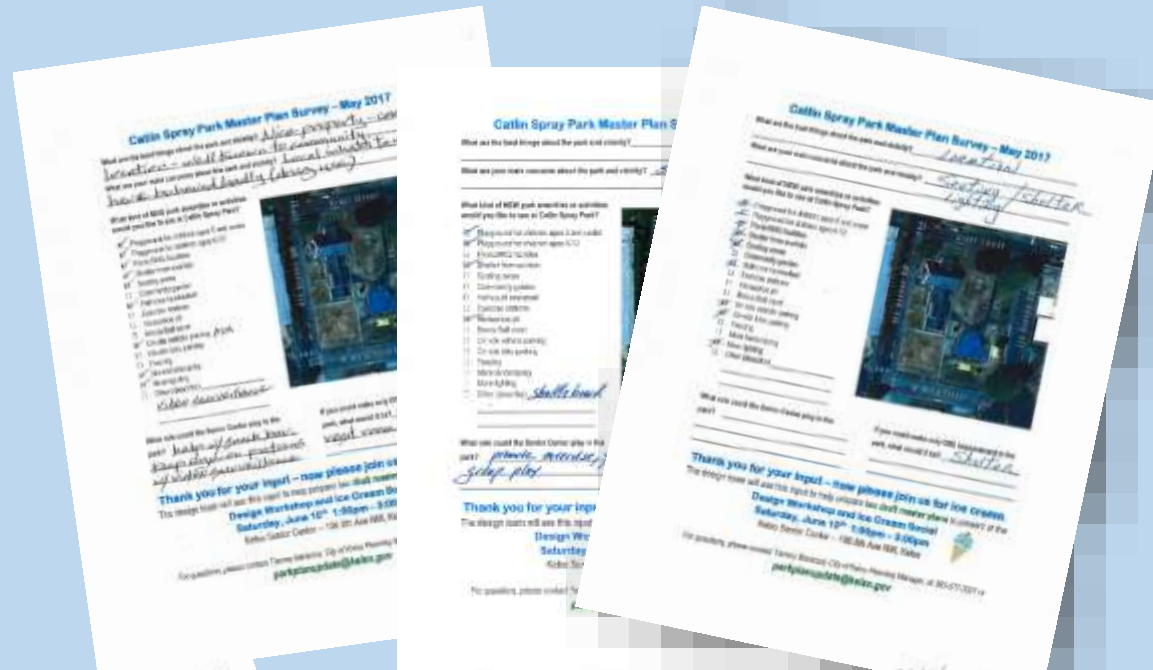
exhibits

# Catlin Rotary Spray Park

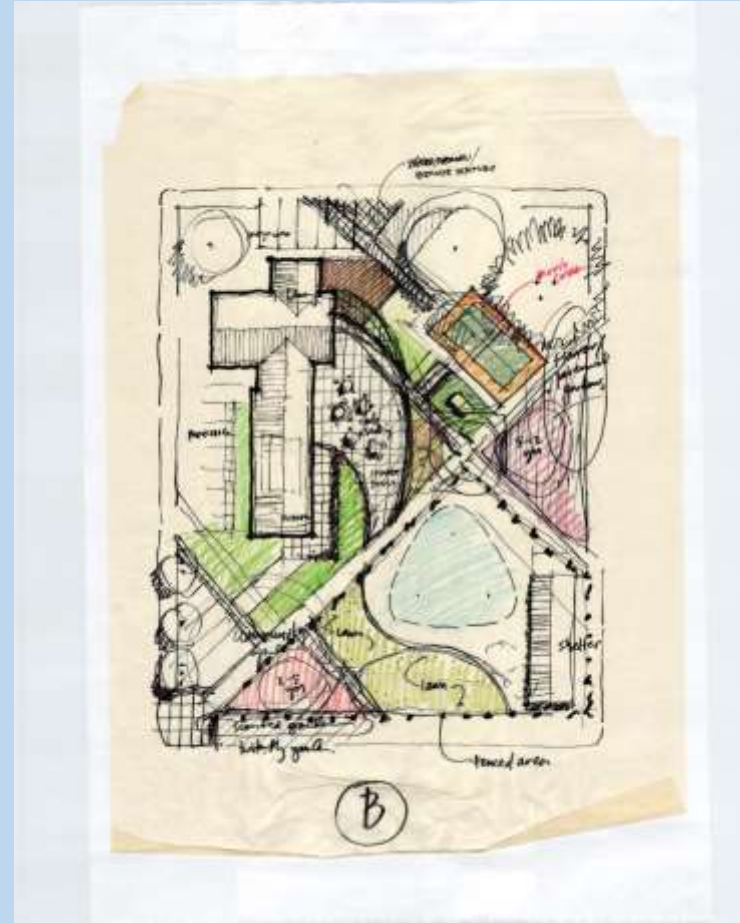
site analysis and early input

- Senior Center
- Rotary Club

# Catlin Rotary Spray Park

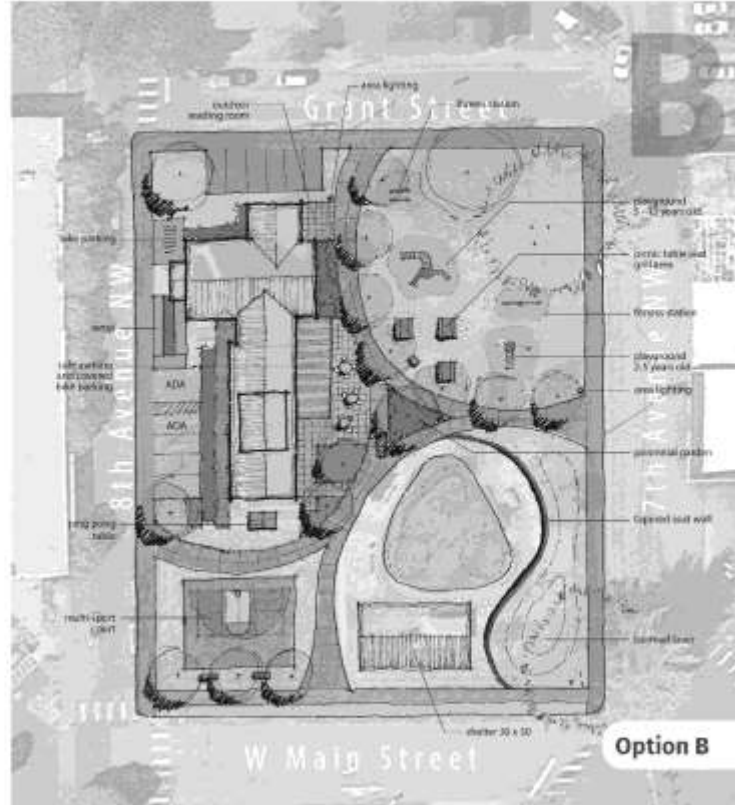
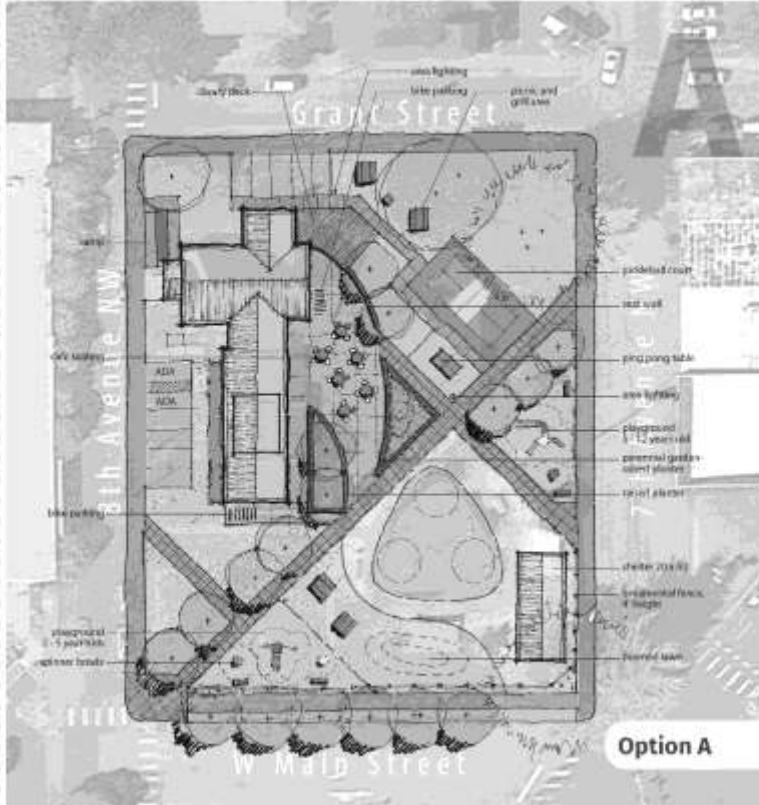


concept development



# Catlin Rotary Spray Park

# Catlin Rotary Spray Park



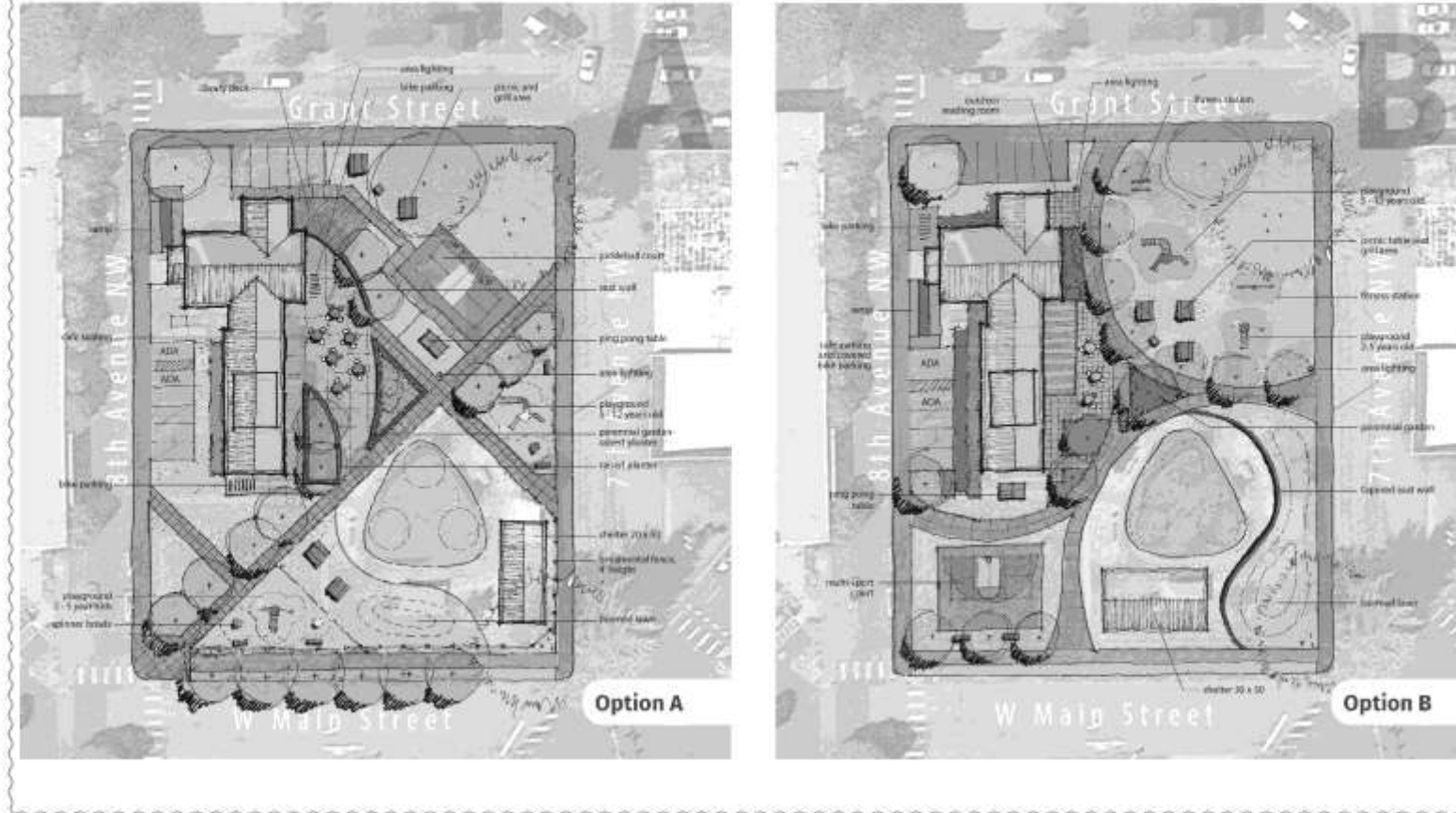
public involvement



# Catlin Rotary Spray Park



## Catlin Rotary Spray Park



public involvement



# Catlin Rotary Spray Park

preferred plan



### Legend

- A existing Catlin Senior Center
- B cafe patio seating w/ retractable awning
- C bermed lawn
- D ping pong table
- E multi-sport court
- F concrete seat wall
- G double swings
- H playground, 5-12 years old
- I raised bed community gardens
- J new shade trees
- K low ornamental fence
- L existing high fence
- M picnic pavilion
- N existing Catlin Rotary Spray Park
- O picnic tables w/ umbrellas
- P public grill
- Q existing water meter and backflow device
- R 10' concrete walkway, reinforced for maintenance vehicle access
- S playground, 2-5 years old
- T off-street parking w/ 2 ADA spaces
- U existing ADA ramp
- V library patio
- W existing trees
- X bike racks



### Catlin Park Preferred Master Plan

City of Kelso

July 20, 2017

# Catlin Rotary Spray Park

preferred plan



# Catlin Rotary Spray Park

preferred plan



# Catlin Rotary Spray Park

probable  
estimate of cost

**Site Work**

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	NOTES
EARTHWORK	CY	151	\$ 22.00	\$ 3,322.00	
CONCRETE SEATERS	LF	98	\$ 20.00	\$ 1,960.00	2" height
STANDARD CONCRETE PAVING	SF	6088	\$ 9.00	\$ 54,792.00	
THICKED CONCRETE PAVING	SF	5189	\$ 8.00	\$ 41,512.00	4" thick, reinforced slab
ASPHALT PAVING AREA	SF	1064	\$ 6.50	\$ 6,916.00	incl. striping
SEEDING	SF	7854	\$ 0.10	\$ 785.40	
CANOPY TREES	EA	8	\$ 175.00	\$ 1,400.00	
IRRIGATION	SF	7854	\$ 1.50	\$ 11,781.00	pop-up sprays, controller
SUB TOTAL				\$ 111,240	

**Structures and Site Amenities**

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	NOTES
PAVING AT SPRAY AREA, 24 X 50	EA	1	\$ 50,000.00	\$ 50,000.00	timber, pre-engineered
PICNIC TABLES, BENCH SEATING	EA	3	\$ 2,115.00	\$ 6,345.00	composite lumber, landscape form
TABLES AND INTEGRAL SEATING	EA	7	\$ 3,150.00	\$ 21,735.00	embedded, wood slats
TABLE UMBRELLAS	EA	5	\$ 1,725.00	\$ 8,625.00	
CAFÉ TABLES AND INTEGRAL SEATING	EA	4	\$ 1,800.00	\$ 7,200.00	embedded
BENCH	EA	1	\$ 300.00	\$ 300.00	embedded
BENCH, 6' W BACK	EA	6	\$ 1,300.00	\$ 7,800.00	powdercoated steel
WODGLIGHT IRON FENCE, 3.5 FT	LF	205	\$ 32.00	\$ 6,560.00	powdercoated steel
AWNING AT SENIOR CENTER	EA	1	\$ 10,000.00	\$ 10,000.00	removable
RAISED PLANTER, COMMUNITY GROW	EA	2	\$ 850.00	\$ 1,700.00	redwood
TRASH BINS	EA	3	\$ 1,000.00	\$ 3,000.00	top opening, match bench
BMC BACK	EA	8	\$ 500.00	\$ 4,000.00	
SUB TOTAL				\$ 111,340	

**Exercise and Play Equipment**

DESCRIPTION	UNIT	QTY	UNIT COST	TOTAL	NOTES
CAFFETER 2-5 YRS	EA	1	\$ 11,120.00	\$ 11,120.00	korpan
TRIST URBAN 5+	EA	1	\$ 45,750.00	\$ 45,750.00	korpan
SPRINKER BOWL	EA	2	\$ 800.00	\$ 1,600.00	korpan
SPICA 1	EA	1	\$ 1,800.00	\$ 1,800.00	korpan
PLAYGROUND SURFACING	SF	3435	\$ 3.00	\$ 10,305.00	engineered wood chips, ADA compliant
CURB EDGING	LF	225	\$ 12.00	\$ 2,700.00	
PING PONG TABLE, CONCRETE	EA	1	\$ 7,500.00	\$ 7,500.00	korpan
MULTISPORT COURT	SF	1588	\$ 12.00	\$ 19,056.00	acrd court tiles
BASKETBALL GOAL	EA	1	\$ 1,300.00	\$ 1,300.00	
ADJUSTABLE NET	EA	1	\$ 600.00	\$ 600.00	
DOUBLE SWING	EA	1	\$ 1,500.00	\$ 1,500.00	korpan
SUB TOTAL				\$ 162,285	

CONSTRUCTION COST	\$	548,865
DPMA CONTRIBUTION	\$	48,771
ADVERTISED COST	\$	418,624
DESIGN FEE	\$	58,217
<b>TOTAL COST</b>	<b>\$</b>	<b>1,074,477</b>

\* Does not include potential upgrades to existing ADA ramp.

**Catlin Rotary  
Spray Park**

# KELSO PARK FACILITY PLAN

FEBRUARY 2018



Prepared by Harper Houf Peterson Righellis Inc.  
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Daniel Chin, RLA Landscape Architect  
Christopher Green, AICP, Planner

# Questions?