

# KELSO PARK FACILITY PLAN

FEBRUARY 2018



**HHPR** Harper  
Houf Peterson  
Righellis Inc.  
ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

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

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## Overview

The City of Kelso retained the firm Harper Houf Peterson Righellis Inc. to prepare the Kelso Park Facility Plan. The purpose of this plan is to provide the City with updated park assessments and recommendations for facility improvements. This plan will supplement the City of Kelso Park and Recreation Comprehensive Plan adopted on February 18, 2014. In addition to broader park facility assessments and recommendations, this plan pays special attention to Catlin Rotary Spray Park and includes a preferred master plan with probable estimate of cost.

This Plan consists of two parts:

### Park Facility Improvements

Park Site Inventory Addressed in this Plan. This section documents how the park sites were selected for inclusion in this Park Facility Plan.

Neighborhood Playlot Gap Analysis. Both the City of Kelso Park and Recreation Comprehensive Plan and Capital Improvement Program indicate the need for additional neighborhood playlots providing recreational opportunities for young children. This section presents opportunities to meet the demand for playlots in underserved areas in the City.

Park Site Assessments and Probable Costs of Construction. Comprehensive assessments, including probable costs of construction, were prepared for park sites identified in the City of Kelso Park and Recreation Comprehensive Plan.

Recommended Priority Projects. This section presents recommendations that the City prioritize planning and improvements at four park sites: Lads & Lassies Park, a new neighborhood playlot site in north Kelso, Rotary Skate Park, and master planning for waterfront access at Mill Street Riverfront Park or Coweeman River Trail.

Potential Grant Funding Opportunities. The recommended priority projects may be eligible for funding under several specific grants offered by the Washington Recreation and Conservation Office.

### Catlin Rotary Spray Park Master Plan

Site Analysis & Early Public Input. Opportunities and constraints for the site were identified and early input was solicited from key stakeholders regarding ideas and concerns.

Design Workshop and Ice Cream Social. Two design options were prepared that incorporated public input which were presented for further public comment, leading to the development of a preferred master plan.

Preferred Master Plan & Probable Estimate of Cost. The recommended master plan and probable estimate of cost are presented in this section.

## **Park Site Inventory Addressed in this Plan**

The first task in preparing the Kelso Park Facility Plan was to identify the subset of City park facilities that warranted assessments and cost estimates. The consultant team HHPR met with City staff to establish the focus of the plan, which was determined to be Neighborhood Parks, Neighborhood Playlots, Neighborhood Open Spaces, and Trails. Therefore, Regional parks, such as Tam O'Shanter Park, and inaccessible sites such as Aldercrest Open Space or Camilla Summers Riverfront Park, were excluded at the outset. Catlin Rotary Spray Park was identified for special attention for HHPR to prepare a master plan that is presented in the second part of this plan.

To determine community priorities for parks to include in the inventory, HHPR solicited input from the public at a Neighborhood Night Out event in August 2017. HHPR also reviewed existing plans, including the 2014 City of Kelso Park and Recreation Comprehensive Plan ("2014 Park Plan"); the 2013 South Kelso Revitalization Plan; and the 2014 – 2019 Kelso Parks Capital Improvement Program (CIP). Incorporating direct feedback from the public, as well as the priorities adopted in the earlier plans mentioned above, HHPR and City staff identified the following list of parks to include in the Kelso Park Facility Plan, listed below in alphabetical order.

### **Coweeman River Trail**

Description: This trail follows the Coweeman River dike from Talley Way to Tam O' Shanter Park, ending at Allen Street and Corduroy Road. The trail surface is gravel and site furnishings include park benches.

Desired Improvements: Participants at the August 2017 public event identified desired improvements including additional lighting, an off-leash dog area, picnic & seating areas; shelter; parking; restrooms; trees/landscaping; and trash cans. The Coweeman River Trail is addressed in the Tam O' Shanter Master Plan as follows: *"Connect the park to the existing dike trail and the Coweeman River beyond using a series of new asphalt paths on the dike. This connection may also facilitate future canoe/kayak put-ins at the park."*

Improvements for the Coweeman River Trail will be limited to those portions of the trail within the boundaries of the City of Kelso, excluding areas located on the dike which are also outside the City's jurisdiction.

Justification: Citizens ranked the Coweeman River Trail third in priority at the August 2017 public outreach event. Participants raised particular concern over public safety with transients in the area and emphasized the need for lighting. The 2014-2019 CIP addresses the trail in part, with Coweeman River Canoe Access listed as a project.

### **Kelso Veterans Memorial Park (Kelso Commons)**

Description: This quarter-acre mini-park is located in the business district on the corner of S Pacific Avenue and Oak Street. The facility consists of picnic tables, park benches, trash receptacles, a media building, drinking fountain, and a memorial structure. This mini-park is intended for day use by people visiting the business district.

Desired Improvements: Participants at the August 2017 public event identified desired improvements to Kelso Veterans Memorial Park including lighting, trees/landscaping, and

playground equipment. City staff have suggested a comprehensive assessment of the existing site to include removal of the kiosk, utility relocation, and identification of tripping hazards. This assessment will also address opportunities to master plan the site to support the potential use of Oak Street as a festival street for outdoor events.

Justification: Kelso Veterans Memorial Park ranked fifth in priority of all parks at the August 2017 public outreach event, and is identified as an existing park project on the 2014-2019 CIP. Given the park's downtown location and proximity to the Cowlitz River Trail, there may be opportunities to provide visitor services that promote both the trail and downtown.

### **Lads & Lassies Neighborhood Park**

Description: Located at the corner of S 8<sup>th</sup> Avenue and Elm Street, this 7,500 square foot neighborhood park has a playground, park benches, trash receptacles, picnic table and a bike rack.

Desired Improvements: Participants at the August 2017 public event identified desired improvements at Lads & Lassies Neighborhood Park, including more playground equipment, lighting, restrooms, and trashcans. An abandoned house adjacent to the property may provide an opportunity for park expansion or the co-location of a compatible use. Staff is particularly interested in evaluating improvements for the existing park site and understanding opportunities for expansion of the park site. The assessment will identify specific improvements and recommend sequencing for implementation actions.

Justification: Citizens ranked Lads & Lassies second in priority at the August 2017 public outreach event. Several community members noted the need to discourage criminal activity at the park. Improvements to Lads & Lassies Park are listed as a top priority for existing facilities in the 2014 – 2019 Kelso Parks CIP. The park is specifically addressed in the 2014 Kelso Park Plan in Objective 1.1: *Upgrade the play equipment at Lads and Lassies Park to comply with all current regulations.*

### **Mill Street Riverfront Park**

Description: Mill Street River Front Park is a two-acre undeveloped park site located on the Cowlitz River, north of the intersection of Mill Street and Riverside Drive.

Desired Improvements: Participants in the August 2017 public outreach event identified desired improvements to the Mill Street Riverfront Park site including picnic & seating areas, lighting, trees/landscaping, trash cans, and parking. The 2014 Kelso Park Plan identifies opportunities to develop new recreational facilities at the site, including a trail as part of the regional trails system and public access to the shoreline with a boat launch. However, the future availability of the site for park uses is uncertain, resulting in a lower priority for this location in the current inventory. **The assessment will be limited to a general assessment of the opportunities and constraints for this site should it become available for use as a City park.**

Justification: Mill Street River Front Park ranked fourth in priority of all parks at the August 2017 public outreach event. The 2014 Kelso Park Plan includes Objective 3.10, to *“Create canoe and kayak landings along the Cowlitz River”* and the 2014 - 2019 Parks CIP includes a “Mill Street Boat Launch” as the top priority under New Park Development. The 2013 South Kelso Revitalization Plan notes in the Existing Conditions Report that *“Kelso has*

*great potential to build a locally and regionally-recognized identity around the city's relationship with the natural environment. An identity grounded by a strong connection with the Cowlitz, Coweeman, and Columbia rivers would benefit from greenway development adjacent to the river, [and] natural riverfront restoration . . .”*

### **Rotary Skate Park**

Description: The Rotary Skate Park is a developed park located east of Interstate 5 between N Minor Road and Burcham Street. The current inventory focuses on the lower area of the park, which consists of skate park improvements only. The upper portion of the park includes a playground, covered picnic area, restroom facilities, and open field space. Work is currently underway to construct off-street parking and a shared use path on N Minor Road to create access for pedestrians and cyclists.

Desired Improvements: Participants at the August 2017 public event identified desired improvements to Rotary Skate Park including picnic & seating areas, restrooms, shelter, trees/landscaping, lighting, and playground equipment. The 2014 Park Plan identified the need to create ADA compliant access to the park. Staff has emphasized the need to identify a potential location for a restroom and tot lot, and to identify opportunities for environmental education associated with the adjacent wetland.

Justification: Citizens ranked Rotary Skate Park as the top priority at the August 2017 public outreach event. It is also listed as one of the top priorities for existing facilities in the 2014 – 2019 Kelso Parks CIP.

### **Scot Hollow Neighborhood Park**

Description: This three-quarter acre park is located at the intersection of N 19<sup>th</sup> Avenue and Bates Road. Although largely unimproved, this park includes a picnic table, park bench, and an open field for play.

Desired Improvements: Participants at the August 2017 public event identified desired improvements including lighting, shelter, restrooms, ADA compliant facilities, trees/landscaping, picnic/seating areas, playground equipment, trees/landscaping, and trash cans. Given the largely undeveloped condition of the park and the deficit of Neighborhood Playlots in the City, this park may be an appropriate location for a new neighborhood playlot.

Justification: Scot Hollow Park ranked seventh in priority of all parks at the August 2017 public outreach event. The park is listed below Lads and Lassies Neighborhood Park in the prioritized list within the 2014-2019 CIP and above Kelso Commons. Staff view this site as one having great potential to provide a new neighborhood park in the City.

### **Undeveloped Neighborhood Playlots**

Description: The City defines neighborhood playlots as serving an area of typically one-quarter mile or less to provide active recreation for preschool and lower elementary age children. Based on these parameters, the inventory defines priority service areas and identifies four specific sites for potential development as stand-alone playlots or where playlots could be developed alongside other park uses.

Desired Improvements: Typical playlot amenities include playground equipment, paved multi-use courts; small open areas for group games and informal play; and benches and landscaping.

Justification: Specific playlots were not identified as a top priority park improvement at the August 2017 public event. However, the 2014 Kelso Park Plan reports a deficiency of four (4) playlots citywide. (See Figure 8: Neighborhood Playlot Service Areas of the Park Plan, which generally illustrates ¼-mile service areas.) Objective 7.5 in the Park Plan states, *“Identify areas deficient in parkland . . . and pursue acquiring land prior to losing the opportunity to develop.”* The 2014-2019 Parks CIP includes “Development of Playlots” under New Park Development projects. Two citizens at the August 2017 public outreach event did note a lack of neighborhood park facilities, particularly in northwest Kelso, and the 2013 South Kelso Revitalization Plan specifically identifies the *“need for more/better parks with increased safety and programming”* some of which could be met with neighborhood playlots.

## Neighborhood Playlot Gap Analysis and Recommendations

This inventory looked at playlots as a specific facility type that serves residences within a radius of about one-quarter mile. By looking at existing service areas, residential development throughout the city, and available properties, the inventory concludes that the number of households with access to a playlot could be increased considerably by upgrading the Rhododendron Garden and Scot Hollow Park properties to include these facilities.

### STEP ONE: INVENTORY

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*Where are the existing playlots in Kelso and what areas of the City do they serve?*

This review looked at playlots independently of the overall inventory of City-owned parks and recreation facilities. Many park types, such as nature parks or athletic fields, do not include playlots and were not included in the inventory. On the other hand, elementary schools typically have playlots which are accessible to the general public during non-school hours. Considering these factors, a playlot-specific inventory list was created.

### STEP TWO: ANALYZE

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*What residential areas aren't currently served by playlots?*

Distance was the primary factor considered in mapping service areas for playlots, with a one-quarter mile radius representing the range of convenient walking distance with young children. These circular coverage areas were then modified to reflect conditions on the ground – mainly barriers that would make access more difficult, such as rivers, steep topography, freeways, railroad lines, and the busiest roadways (see **Map 1: Existing Playlot Service Areas**).

Residentially-zoned areas (RSF5, RSF10, RMD, and RMF zones) outside of existing service areas were then highlighted to show where current or future unmet demand for playlots may exist.

### STEP THREE: PRIORITIZE

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*In what gap areas could new playlots serve the most kids now and in the future?*

Within the unserved residential areas mapped in Step Two, higher and lower priorities were assigned based on several factors (see **Map 2: Neighborhood Playlot Service Area Gaps**). In order to maximize the number of households served, higher priority was assigned to currently unserved areas with zoning allowing multifamily development and gridded streets and/or sidewalks allow access from a wider area. More rural areas, and areas where identified barriers impede access were given lower priority.

### STEP FOUR: IDENTIFY

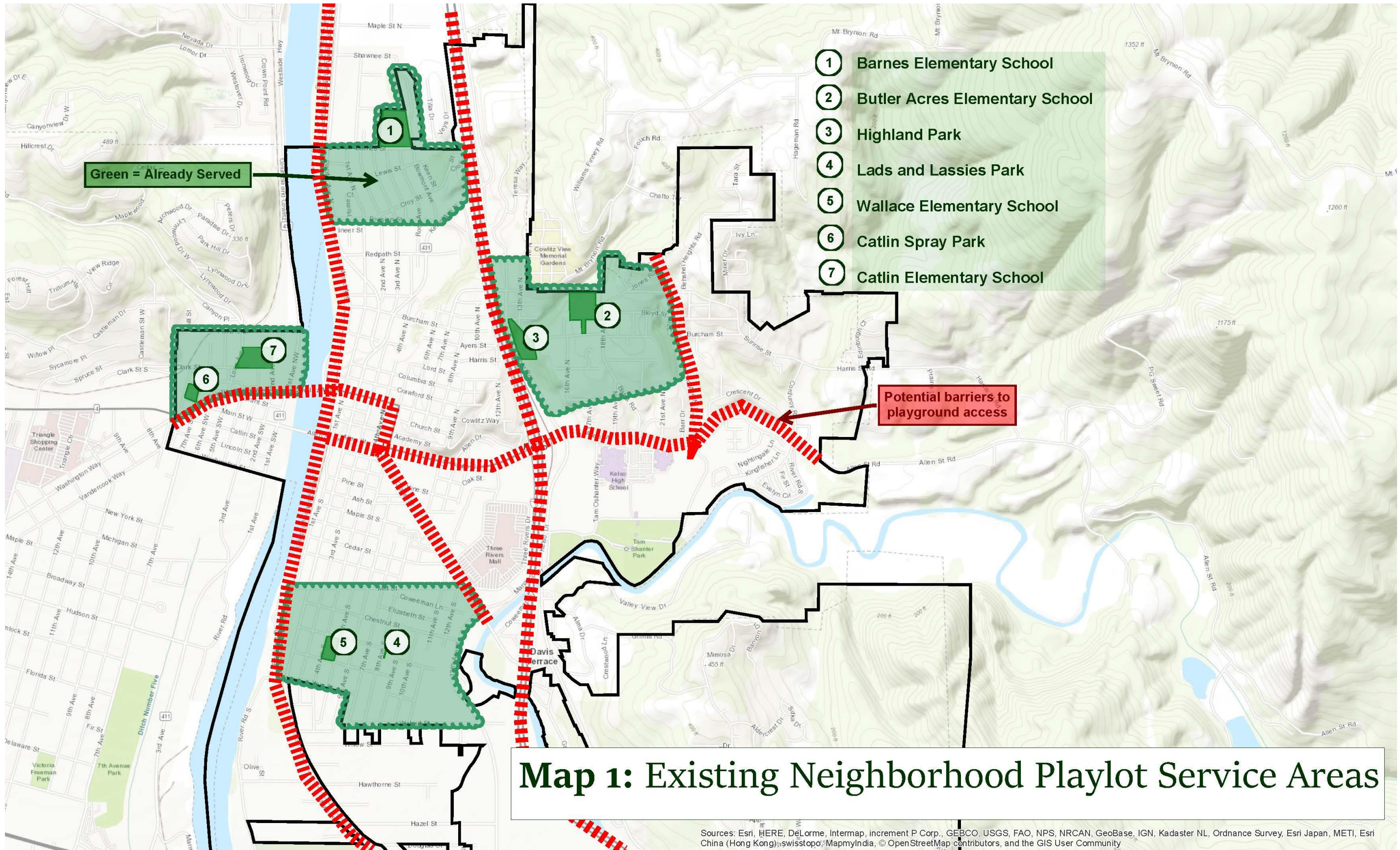
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*What projects could be implemented to improve playlot service coverage in the near term?*

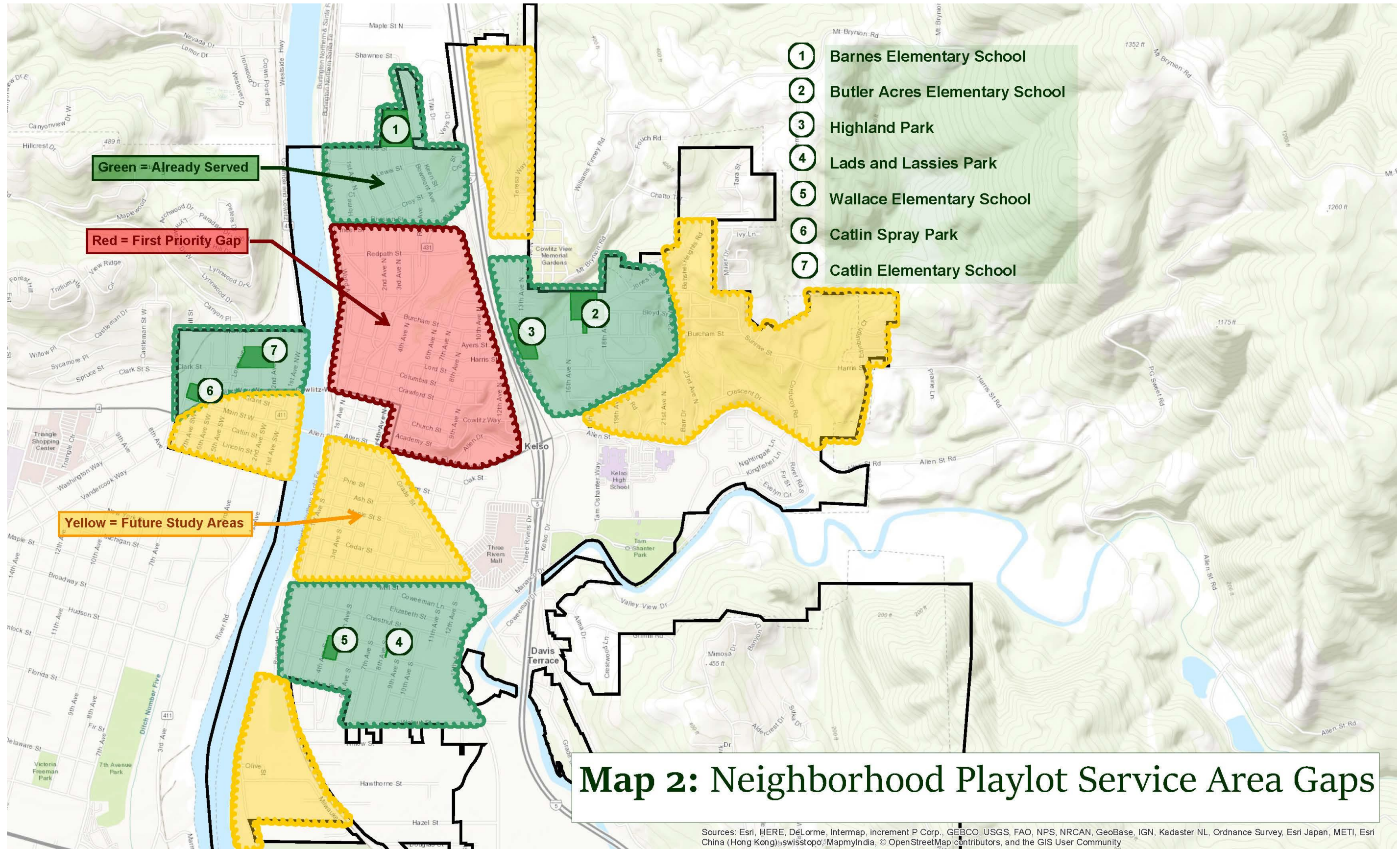
Opportunities to improve park coverage in the short term exist where City-owned park properties are located near the center of high priority existing gaps. Playlots could be added to Rhododendron Garden (located within the highest-priority service gap) and Scot Hollow Park (see **Map 3: Potential Neighborhood Playlot Service Area Expansion**) without lengthy



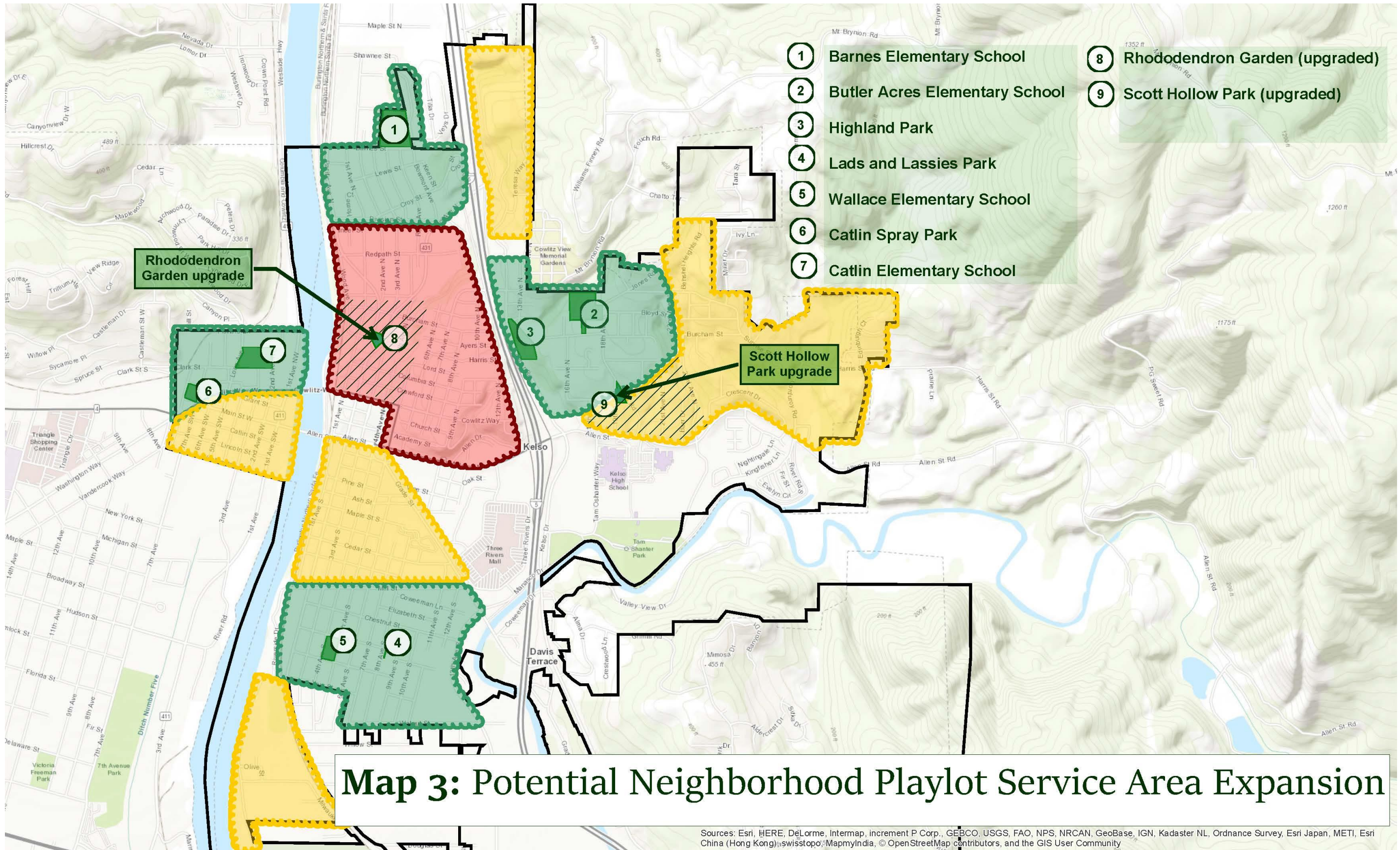
planning or land acquisition processes, and would provide playlot access to many households in the surrounding neighborhoods (see **Map 4: Future Neighborhood Playlot Service Areas**).



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

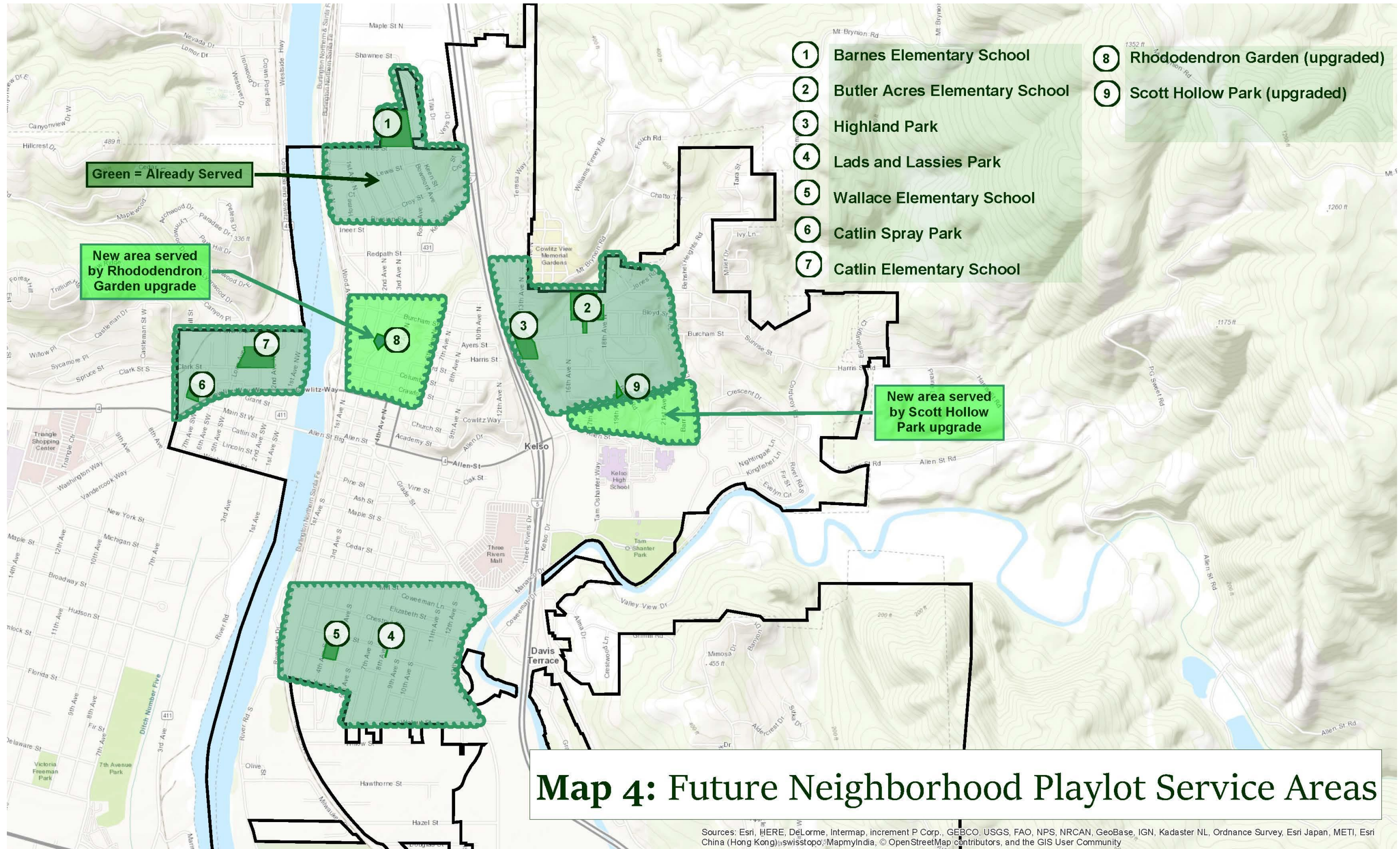


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**Map 3: Potential Neighborhood Playlot Service Area Expansion**

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



- ① Barnes Elementary School
- ② Butler Acres Elementary School
- ③ Highland Park
- ④ Lads and Lassies Park
- ⑤ Wallace Elementary School
- ⑥ Catlin Spray Park
- ⑦ Catlin Elementary School
- ⑧ Rhododendron Garden (upgraded)
- ⑨ Scott Hollow Park (upgraded)

**Green = Already Served**

**New area served by Rhododendron Garden upgrade**

**New area served by Scott Hollow Park upgrade**

## Map 4: Future Neighborhood Playlot Service Areas

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# **Park Facility Assessments & Probable Costs of Construction**

**Inventoried Sites in Alphabetical Order**

# Coweeman River Trail

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous  
 5 - regulatory challenge

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- Gravel path, 15 foot width, accomodates pedestrians and cyclists atop dike.
- Picturesque views of river and pastoral landscape to the east and south.
- Southern end of trail connects Talley Way at Cowlitz River, Tam O'Shanter Park and terminates at Corduroy Rd and Allen St. to the north

## Recommendation

1. Maintain character and usability of trail.
2. Improve access from trail to areas below at select locations around Tam O'Shanter.
3. Enhance viewing and rest areas along trail with bench seating and environmental graphics graphics.

## Site Conditions

- Undulating views of valley and river **1**
- Prime wildlife habitat **1**
- Vegetation along embankments primarily sedges and grasses, also contains invasive species **3**
- Path surface crushed aggregate **1**
- Informal paths across embankment from Tam O'Shanter to trail **3**
- Well maintained, minimal litter **2**
- Ideal viewing areas for observation of context - developed and undeveloped areas **2**

## Challenges

- Enhancements restricted by Diking District Authority regulations **5**
- Somewhat isolated due to grade differential **3**
- Embankment is fairly steep (3:1, prohibits ADA access) **3 5**
- Portions of trail are hidden by overpass abutments **1**
- No lighting, no park hours posted **4**
- Random paths created by public use **3**

## Opportunities

- Environmental education graphics "Birds/animals you may see on the trail" **D S**
- Birdwatching, wildlife observation **V**
- Canoe access to river at Cowlitz River trailhead **D S**
- Riparian and flood control education "how we are connected to the river" **D S**
- Comprehensive park signage coordinated City-wide **D S**
- Install 'forum steps' at embankment **D S**
- Control invasive plant species **V**
- Distance markers for runners **V**
- Nesting boxes/bat boxes **V**
- Potential ADA access at Grade St. or at mouth of Coweeman **D S**



**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.



# Kelso Veterans Memorial Park

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous  
 5 - regulatory challenge

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- Adjacent to City Hall, over pass, 1-3 story buildings across street. Surrounded on two sides with 3-4 story buildings.
- Located at busy T intersection
- Flat site, includes kiosk, raised planters, site furnishings, mature cherry trees, lawn and various shrubs, grasses and groundcover plantings

## Recommendation

1. Master plan to simplify layout of space to create a more cohesive and civic space, and consolidate site utilities.
2. Remove or replace kiosk.
3. Resolve tripping hazards at concrete walks.
5. Cover exposed electrical receptacles

## Site Conditions

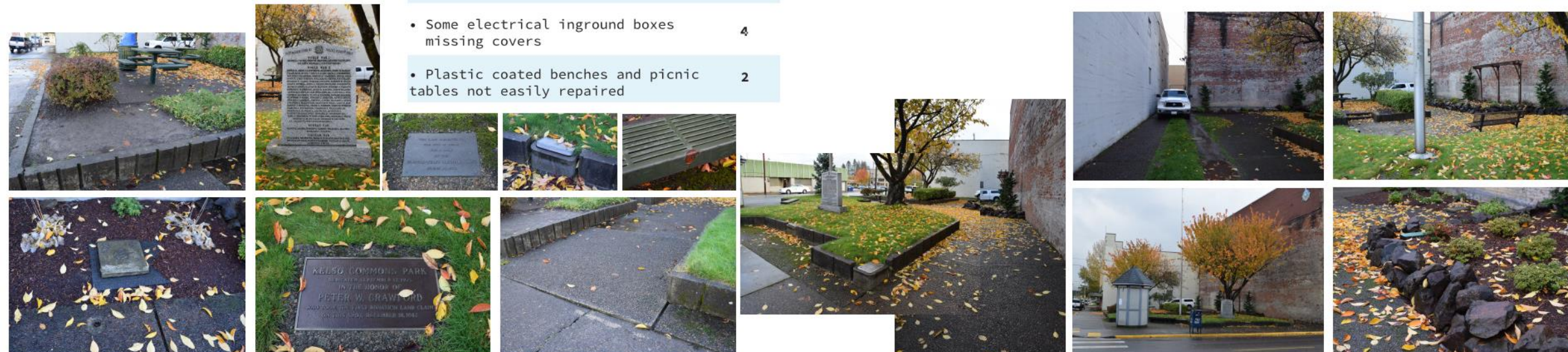
- Concrete slabs settling in several places along walkway, creating tripping hazard **4**
- Raised planters include lawn, overgrown and random shrubs and exposed soils **2**
- Kiosk used as storage and minimal postings for community events **2**
- Rock retaining wall appears unstable and unsuitable for public space **2**
- Litter includes paper, candy wrappers, plastic bottles **2**
- Concrete walks heavily eroded in places, retaining walls cracked **3**
- Ambient noise includes car traffic at intersection, train, vehicles accelerating on overpass **1**
- Electrical boxes missing covers **3**
- Used as pedestrian short cut **2**
- Some electrical inground boxes missing covers **4**
- Plastic coated benches and picnic tables not easily repaired **2**

## Challenges

- Adjacent driveway at east perimeter detracts from usability of park and adds to "cluttered" feel of space **5**
- Almost entire space is in deep shade for majority of day **2**
- Variety of monuments and other recognition plaques displayed throughout space **2**
- Mailbox at west edge is prominent element of park **2**
- Several electrical boxes and other utilities are prominent throughout park **2**

## Opportunities

- Brick wall on adjacent south perimeter adds to urban character **V**
- Mature cherry trees could be an asset, but need to assess longevity **S**
- Potential mural on blank east wall **D S**
- Current layout does not address City Hall **D S**
- Park is used as a short cut **D**
- Redesign layout of monuments and plaques **D V**
- Reclaim driveway at east edge **D**
- Replace lawn **D V**



**Probable Costs of Construction**

Site: Kelso Veterans Memorial Park

City of Kelso

January 2018

**1. \*Design and Planning**

Master plan layout to simplify layout and organize site elements  
to create more cohesive and civic space. Consolidate site  
utilities. Examine the need for kiosk. Organize planting layout.

\$ 7,800

Subtotal Design and Planning \$ 7,800

Construction Documents \$ 10,400

| DESCRIPTION | UNIT | QTY | UNIT COST | TOTAL | NOTES |
|-------------|------|-----|-----------|-------|-------|
|-------------|------|-----|-----------|-------|-------|

**Priority Improvements****2. Site Work**

|   |    |   |             |          |             |
|---|----|---|-------------|----------|-------------|
| Eliminate tripping hazards at concrete walk | LS | 1 | \$ 3,000.00 | \$ 3,000 | grind flush |
|---|----|---|-------------|----------|-------------|

Subtotal Site Work \$ 3,000

**3. Structures and Site Amenities**

|                                |    |   |           |        |                                     |
|--------------------------------|----|---|-----------|--------|-------------------------------------|
| Cover exposed electrical boxes | LS | 1 | \$ 500.00 | \$ 500 | weatherproof electrical receptacles |
|--------------------------------|----|---|-----------|--------|-------------------------------------|

Subtotal Structures and Amenities \$ 500

**Recommended Improvements****4. Site Work**

|                                  |    |     |             |          |                   |
|----------------------------------|----|-----|-------------|----------|-------------------|
| Replace kiosk w/ community board | LS | 1   | \$ 5,000.00 | \$ 5,000 | volunteer labor   |
| Tree assessment                  | LS | 1   | \$ 2,000.00 | \$ 2,000 | arborist report   |
| Mulch planting beds              | SF | 135 | \$ 8.00     | \$ 1,080 | maintain 3" depth |

Subtotal Recommended Site Work \$ 1,080

**5. Structures and Site Amenities**

|                              |    |   |              |           |                                     |
|------------------------------|----|---|--------------|-----------|-------------------------------------|
| Coordinated site furnishings | LS | 1 | \$ 12,000.00 | \$ 12,000 | tables, benches, litter receptacles |
|------------------------------|----|---|--------------|-----------|-------------------------------------|

Subtotal Recommended Structures and Amenities \$ 12,000

Direct Construction Costs Subtotal \$ 16,580

Estimating Contingency @ 18% \$ 2,984

\*\*KELSO VETERANS MEMORIAL PARK -TOTAL CONSTRUCTION COST \$ 19,564

KELSO VETERANS MEMORIAL PARK -TOTAL DESIGN FEE \$ 18,200

\* Design and planning services may affect construction scope of work.

\*\* Costs presented for budgeting purposes only.

# Lads & Lassies Park

## Description

- Fenced on 2 sides, house lot donated to city to be used as a recreation space. Previously entirely fenced and gated.
- Amenities include: play equipment, swings, bench seating, play structure (for 5-12 yrs old), trash receptacle, lawn area, off street parking
- Used as a through way between Elm Street and S 8th Avenue
- Adjacent property 704 Elm St. perceived as abandoned and constant unwanted activity
- Primary use as teenager hangout and play area for younger neighborhood children

## Recommendations

1. Current condition of adjacent property is nuisance and potential hazard to neighborhood. Master plan could redesignate compatible use for property and redefine layout to better meet community needs.
2. Replace fence at sides of park.
3. Install lighting within park to deter unwanted activity.
4. Selective pruning of cedar trees to improve views into neighboring lot.
5. Coordinated city-wide park signage.



**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous  
 5 - regulatory challenge

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

### Site Conditions

- Large conifers with low overhangs **3**
- Gravel path connects to S 8th street, standing water **3**
- Parts of play structure and equipment in disrepair or vandalized **3**
- Perimeter fence in disrepair **3**
- No curb cut for ADA access at parking lot **3**
- Litter includes clothing, bottles, broken glass, needles **4**
- Lawn area is weedy and bare in spots **2**

### Challenges

- Chronic trespassing of adjacent lot (dubbed the 'Murder House' by neighborhood children), unwanted activity **5**
- Use as a teenager hangout for smoking and conflicts with children using playground **3**
- No lighting within park **3**
- Park hours and regulations not posted **3**
- Park used as a cut through for motor bikes **3**
- Police respond to calls at 704 Elm St. regularly (2x's per week) **3**

### Opportunities

- Picnic tables or covered seating **D V**
- Acquire and improve adjacent property **D**
- Update play structure **D V**
- Integrate pedestrian access through park **D V**
- Comprehensive park signage **D**
- Limit access through park to pedestrians **D V**
- Install barriers to prevent motor bikes from cutting through park **D V**

**Probable Costs of Construction**

Site: Lads & Lassies Park

City of Kelso

January 2018



**1. \*Design and Planning**

Master plan to create more defensible space and repurposing of adjacent property at 704 Elm St. for community use. Develop space to provide play for all ages. \$ 7,800

Subtotal Design and Planning \$ 7,800  
Construction Documents \$ 9,100

| DESCRIPTION | UNIT | QTY | UNIT COST | TOTAL | NOTES |
|-------------|------|-----|-----------|-------|-------|
|-------------|------|-----|-----------|-------|-------|

**Priority Improvements**

**2. Site Work**

|                           |    |   |             |                 |   |
|---------------------------|----|---|-------------|-----------------|---|
| Selective tree pruning    | LS | 1 | \$ 1,500.00 | \$ 1,500        | low branching conifers, volunteer labor |
| <b>Subtotal Site Work</b> |    |   |             | <b>\$ 1,500</b> |   |

**3. Structures and Site Amenities**

|  |    |     |             |                 |              |
|--|----|-----|-------------|-----------------|--------------|
| Install lighting                         | LS | 1   | \$ 5,000.00 | \$ 5,000        |              |
| Replace fence at east and west sides     | LF | 240 | \$ 40.00    | \$ 9,600        |              |
| Barrier for motorbikes                   | LS | 1   | \$ 3,000.00 | \$ 3,000        | wood chicane |
| <b>Subtotal Structures and Amenities</b> |    |     |             | <b>\$ 9,600</b> |              |

**Recommended Improvements**

**4. Site Work**

|                                       |    |      |         |                 |                                     |
|---------------------------------------|----|------|---------|-----------------|-------------------------------------|
| Renovate pedestrian path              | SF | 270  | \$ 5.00 | \$ 1,350        | regrade, resurface, volunteer labor |
| Regrade, aerate and reseed lawn       | SF | 2000 | \$ 3.00 | \$ 6,000        | volunteer labor                     |
| <b>Subtotal Recommended Site Work</b> |    |      |         | <b>\$ 7,350</b> |                                     |

**5. Structures and Site Amenities**

|  |    |   |              |                  |                               |
|--|----|---|--------------|------------------|-------------------------------|
| Replace play structure, 5-12 yrs old                 | EA | 1 | \$ 12,000.00 | \$ 12,000        | volunteer labor               |
| Add play structure, 3-5 yrs old                      | EA | 1 | \$ 10,000.00 | \$ 10,000        | volunteer labor               |
| Picnic tables  | EA | 2 | \$ 2,800.00  | \$ 5,600         | aggregate pad                 |
| Bench seating  | EA | 2 | \$ 1,800.00  | \$ 3,600         | aggregate pad                 |
| Park signage   | LS | 1 | \$ 3,000.00  | \$ 3,000         | coordinate graphics City-wide |
| <b>Subtotal Recommended Structures and Amenities</b> |    |   |              | <b>\$ 34,200</b> |                               |

Direct Construction Costs Subtotal \$ 52,650  
Estimating Contingency @ 18% \$ 9,477

**\*\*LADS & LASSIES PARK -TOTAL CONSTRUCTION COST \$ 62,127**  
**LADS & LASSIES PARK -TOTAL DESIGN FEE \$ 16,900**

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

# Mill Street Riverfront Park

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous  
 5 - regulatory challenge

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- 2-acre undeveloped park land bounded on east by railroad and Cowlitz River on west, at intersection of Riverside Dr and Mill St
- Partially barricaded to prevent vehicular access
- Adjacent to asphalt pedestrian dike path
- Informal dirt path and several areas of steep slope access to sandy beach at water's edge
- Large stands of black cottonwood

## Recommendation

1. Master plan would layout pedestrian paths throughout site, areas for picnic and seating, and designated river access.
2. Provide trash receptacles.
3. Determine level of access to river edge.
4. Replace jersey barriers with other type of barricades and add signage at Mill St
5. Armor steep slopes or control access to mitigate erosion

## Site Conditions

- Relatively flat and secluded parcel **2**
- Asphalt and dirt paths extend through site **3**
- Black cottonwoods provide habitat and cover **2**
- Steep slopes along river bank limit access, exposed to constant erosion **3**
- Pockets of hidden areas created by steep slopes may encourage unwanted activity **3**
- Evidence of vehicles driving onto parcel outside of barricades **3**
- Litter includes beer cans, paper, bottles, clothing and bedding **3**
- Open areas provide views to river and expand scenic qualities of site **2**

## Challenges

- Potential site for City water pumping station **5**
- Steep slopes subject to erosion by pedestrians accessing river edge and beach **3**
- Railroad limits access connection to dike path **5**
- Beach areas hidden from view **3**
- River has potential for strong currents and flooding **4**

## Opportunities

- Provision of access to river edge with floating dock or boat landing **D S**
- Site furnishings designate areas of passive recreation and view points **D V**
- Area lighting to increase visibility and security **D S V**
- Signage coordinated with City-wide graphics, and posting of park regulations **D S V**
- Environmental education graphics **D V**
- Designated path system linking site to dike path **D S**
- Picnic areas and bench seating along path **D V**



**Probable Costs of Construction**

Site: Mill Street Riverfront Park

City of Kelso

January 2018



**1. \*Design and Planning**

Master plan layout of pedestrian paths, picnic and seating areas, litter receptacles and access to river for canoe/kayak launch. Provide designated areas for beach access. Develop strategy for mitigating erosion at steep slopes. Constraints will include potential pumping station layout.

\$ 15,600

**Subtotal Design and Planning \$ 15,600**

| DESCRIPTION | UNIT | QTY | UNIT COST | TOTAL | NOTES |
|-------------|------|-----|-----------|-------|-------|
|-------------|------|-----|-----------|-------|-------|

**Priority Improvements**

**2. Site Work**

|                                  |    |   |              |                              |   |
|----------------------------------|----|---|--------------|------------------------------|---|
| Armor steep banks and shore line | LS | 1 | \$ 12,000.00 | \$ 12,000                    | Rip rap, plantings, woody debris for eddies |
|                                  |    |   |              | <b>Subtotal Site Work \$</b> | <b>12,000</b>                               |

**3. Structures and Site Amenities**

|                   |    |   |             |   |                               |
|-------------------|----|---|-------------|---|-------------------------------|
| Park signage      | LS | 1 | \$ 3,000.00 | \$ 3,000                                    | coordinate graphics City-wide |
| Litter receptacle | EA | 1 | \$ 1,500.00 | \$ 1,500                                    |                               |
|                   |    |   |             | <b>Subtotal Structures and Amenities \$</b> | <b>1,500</b>                  |

**Recommended Improvements**

**4. Site Work**

|                     |    |      |         |  |                 |
|---------------------|----|------|---------|--|-----------------|
| Aggregate foot path | SF | 2400 | \$ 5.00 | \$ 12,000                                | volunteer labor |
|                     |    |      |         | <b>Subtotal Recommended Site Work \$</b> | <b>12,000</b>   |

**5. Structures and Site Amenities**

|                |    |   |             |   |                                |
|----------------|----|---|-------------|---|--------------------------------|
| Canopy/shelter | EA | 1 | \$ 5,000.00 | \$ 5,000  | aggregate pad<br>aggregate pad |
| Bench seating  | EA | 2 | \$ 1,800.00 | \$ 3,600  |                                |
| Picnic tables  | EA | 2 | \$ 2,800.00 | \$ 5,600  |                                |
|                |    |   |             | <b>Subtotal Recommended Structures and Amenities \$</b> | <b>14,200</b>                  |

**Direct Construction Costs Subtotal \$ 39,700**

Estimating Contingency @ 30% \$ 11,910

**\*\*MILL STREET RIVERFRONT PARK -TOTAL CONSTRUCTION COST \$ 51,610**

**MILL STREET RIVERFRONT PARK -TOTAL DESIGN FEE \$ 15,600**

\* Design and planning services may affect construction scope of work.

\*\* Costs presented for budgeting purposes only.

# Rhododendron Garden Park

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- Passive recreation space at intersection of Harris Street and North Pacific Avenue
- Triangular lot with approximately a dozen rhododendrons, and variety of mature conifers and deciduous trees
- South end of site is busy intersection, with residential lots bordering the north perimeter

## Recommendations

1. Master plan to layout location for play lot and other site amenities.
2. Assess inventory of plant material and remove declining material as necessary.
3. Replace degraded edging material at bermed planting bed.

## Site Conditions

- Sheltered lot with mature canopy trees and significant conifers **2**
- Primarily lawn area, deep shade **2**
- No formal paths except for sidewalks along east and west perimeter **2**
- Striped crosswalk at intersection **2**
- Bermed planting bed overgrown with grass and weeds **3**
- Random placement of boulders throughout site **2**

## Challenges

- Significant topographical changes within a small space **1**
- Coverage by mature plant material limits placement of play structure **1**
- Lack of visibility into site **3**

## Opportunities

- Park signage at intersection **D V**
- Play structure for 3-5 years old **D V**
- Seating and picnic tables **D V**
- Redesign of boulder layout to enhance play opportunities **D V**
- Enhance buffer from streets **D V**
- Discreet landscape lighting **D S**
- Selective pruning of plant material to enhance visibility into space **D V**



**Probable Costs of Construction**

Site: Rhododendron Garden Park

City of Kelso

January 2018

**1. \*Design and Planning**

Master plan layout to include play structure, surfacing, edging,  
walkways, buffers, seating, picnic tables. \$ 6,500

Subtotal Design and Planning \$ 6,500

Construction Documents \$ 7,800

| DESCRIPTION                                   | UNIT | QTY  | UNIT COST    | TOTAL     | NOTES                           |
|---|------|------|--------------|-----------|---------------------------------|
| <b>Recommended Improvements</b>               |      |      |              |           |                                 |
| <b>2. Site Work</b>                           |      |      |              |           |                                 |
| Play surfacing                                | SF   | 1500 | \$ 9.00      | \$ 13,500 | safety surface, volunteer labor |
| Subtotal Recommended Site Work                |      |      |              | \$ 13,500 |                                 |
| <b>3. Structures and Site Amenities</b>       |      |      |              |           |                                 |
| Play structure                                | EA   | 1    | \$ 14,000.00 | \$ 14,000 | 2-5 yrs old, volunteer labor    |
| Bench seating                                 | EA   | 2    | \$ 1,800.00  | \$ 3,600  | aggregate pad                   |
| Picnic tables                                 | EA   | 1    | \$ 2,800.00  | \$ 2,800  | aggregate pad                   |
| Subtotal Recommended Structures and Amenities |      |      |              | \$ 20,400 |                                 |
| Direct Construction Costs Subtotal            |      |      |              | \$ 33,900 |                                 |
| Estimating Contingency @ 18%                  |      |      |              | \$ 6,102  |                                 |
| **RHODODENDRON PARK -TOTAL CONSTRUCTION COST  |      |      |              | \$ 40,002 |                                 |
| RHODODENDRON PARK -TOTAL DESIGN FEE           |      |      |              | \$ 14,300 |                                 |

\* Design and planning services may affect construction scope of work.

\*\* Costs presented for budgeting purposes only.



# Rotary Park/Rotary Skate Park

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- Main activity occurs during spring, summer and fall months
- Amenities include: skate park, reservable covered picnic area, play structure (for 5-12 yrs old)
- Minor Road shared-use path (recently completed) and parking lot adjacent to skate park

## Recommendations

1. Master plan would help to prioritize need for pedestrian paths throughout site, shelter or canopy location at skate park, options for restroom location, overall drainage issues, and access to wetland area.
2. Address drainage issues at shelter. Install edging at parking lot to avoid larger repairs in future.
3. Make repairs at shelter and play area edging using volunteer labor.

## Site Conditions

- Clear views of utilities **2**
- No paths connecting shelter to playground **3**
- Restrooms in isolated area **2**
- Non-vegetated swale at new parking lot **1**
- Ground semi-soft, heavy leaf drop, evidence of moles in lawn **3**
- Sloped parking lot 5%, 3% into park, ground at play area and shelter very uneven **3**
- Wetland ferns, Himalayan blackberry, English Ivy **3**
- Electrical outlets missing covers **4**
- Litter, dog poop, beer cans, bottles, clothing **3**
- Standing water and cracking @ corners of shelter **3**
- No lights at shelter or park **1**
- Play area & shelter not accessible. **3**
- Sidewalk cracked and crumbling. **3**

## Challenges

- High noise level from adjacent I-5 corridor **1**
- Used as a "park-n-poop" (drivers pull into lot, let dogs out to poop, then let them back in and drive off) **3**
- Unable to mow until June (saturated ground) **3**
- Wetland area hidden from view, trash **1**
- Electric meter fastened to flimsy plywood board **4**
- No lighting, no park hours posted **1**
- No direct connection from new parking lot to existing path and skate park **1**

## Opportunities

- Canopy at skate park for shade **D S**
- Drinking fountain closer to skate park **S**
- Relocate restrooms **D S**
- Play structure for 3-5 years old **D V**
- Environmental education graphics **D**
- Designated path system linking all elements of the park **D S**
- Visual screening from I-5 corridor **D V**
- Skylights installed at shelter **S D**
- Screen views of utilities and I-5 **D**
- Fenced off-leash dog park **V**



**Probable Costs of Construction**

Site: **Rotary Park/Rotary Skate Park**

City of Kelso

January 2018



**1. \*Design and Planning**

Master plan layout of pedestrian paths, shelter/canopy locations for skate park, options for new restroom location, overall drainage issues, dog park, site lighting, and access to wetland area

\$ 9,100

**Subtotal Design and Planning** \$ 9,100  
**Construction Documents** \$ 15,600

| DESCRIPTION | UNIT | QTY | UNIT COST | TOTAL | NOTES |
|-------------|------|-----|-----------|-------|-------|
|-------------|------|-----|-----------|-------|-------|

**Priority Improvements**

**2. Site Work**

|                                    |    |     |             |           |   |
|------------------------------------|----|-----|-------------|-----------|---|
| Drainage improvements - shelter    | LS | 1   | \$ 1,500.00 | \$ 1,500  | downspout extensions, positive drainage   |
| Drainage improvements - skate park | LS | 1   | \$ 2,000.00 | \$ 2,000  | unclog storm grates/catch basins          |
| Parking lot edging                 | LF | 150 | \$ 120.00   | \$ 18,000 | concrete curb edging, slope stabilization |
| Shelter repairs                    | LS | 1   | \$ 2,000.00 | \$ 2,000  | weatherproof electrical receptacles       |
| <b>Subtotal Site Work</b>          |    |     |             | \$ 23,500 |   |

**Recommended Improvements**

**3. Site Work**

|                                       |    |      |             |           |   |
|---------------------------------------|----|------|-------------|-----------|---|
| Drainage improvements - lawn          | SF | 135  | \$ 8.00     | \$ 1,080  | dethatch, aerate, amend, overseed         |
| Remove invasive plants                | LS | 1    | \$ 3,000.00 | \$ 3,000  | volunteer labor                           |
| Play equipment edging                 | LF | 180  | \$ 9.00     | \$ 1,620  | replace existing railroad ties with cedar |
| Screen views of I-5 and utilities     | SF | 3435 | \$ 3.00     | \$ 10,305 | planting, light fence structure           |
| <b>Subtotal Recommended Site Work</b> |    |      |             | \$ 16,005 |   |

**4. Structures and Site Amenities**

|  |    |   |               |            |   |
|--|----|---|---------------|------------|---|
| Drinking fountain                                    | EA | 1 | \$ 3,000.00   | \$ 3,000   |   |
| Canopy/shelter                                       | EA | 1 | \$ 12,000.00  | \$ 12,000  | tensile shade structure or wood         |
| New restroom   | LS | 1 | \$ 175,000.00 | \$ 175,000 | 2 units, prefabricated, incl. utilities |
| Picnic tables  | EA | 2 | \$ 2,800.00   | \$ 5,600   | concrete pad, volunteer labor           |
| Bench seating  | EA | 2 | \$ 1,800.00   | \$ 3,600   | concrete pad                            |
| Play structure, 3-5 year old                         | LS | 1 | \$ 10,000.00  | \$ 10,000  | volunteer labor                         |
| Site lighting  | LS | 1 | \$ 10,000.00  | \$ 10,000  |   |
| Park signage   | LS | 1 | \$ 3,000.00   | \$ 3,000   | coordinate graphics City-wide           |
| <b>Subtotal Recommended Structures and Amenities</b> |    |   |               | \$ 222,200 |   |

**Direct Construction Costs Subtotal** \$ 261,705  
 Estimating Contingency @ 18% \$ 47,107

**\*\*ROTARY PARK -TOTAL CONSTRUCTION COST** \$ 308,812  
**ROTARY PARK -TOTAL DESIGN FEE** \$ 24,700

\* Design and planning services may affect construction scope of work.

\*\* Costs presented for budgeting purposes only.

# Scot Hollow Park

**Assessment Rating**  
 1 - enhancement discretionary  
 2 - adequate as is  
 3 - requires attention  
 4 - hazardous  
 5 - regulatory challenge

**Level of Intervention**  
 D - design/planning  
 V - volunteer labor  
 S - skilled labor/supervision

## Description

- Triangular site, 3/4 ac, at intersection of Bates Road and N 19th Avenue
- Amenities include: picnic table, bench
- Park signage on site donated 17 years ago
- Random placement of site elements

## Recommendation

1. Master plan would help to organize site elements, examine possibilities for parking, and improve pedestrian access.
2. Provide on-street parking to encourage park usage.
3. Address sink holes and leftover stump.

## Site Conditions

- Open lot sloped **2**
- No pedestrian paths connecting to picnic table area **2**
- Non-vegetated swale at new parking lot **2**
- Ground semi-soft **1**
- Minimal trash **1**
- Sidewalk on east perimeter of lot, residential lot to south. No sidewalk on west perimeter **3**
- Random placement of site elements **3**
- Views of valley below and foothills beyond **1**

## Challenges

- Sink hole(s) in lawn area **3**
- Lack of shoulder on adjacent streets limits on street parking **5**
- Remains of stump in lawn area **1**
- No marked pedestrian crossings surrounding park space **3**
- Park signage in middle of park space **1**

## Opportunities

- Enhance perimeters of park with planting for seasonal interest **D V**
- Legible signage at north end of park, coordinated with city-wide graphics **D S**
- Pedestrian paths to seating areas, circulation around park. **D V**
- Parking agreement with church at southwest corner of park **D**
- Orient seating to maximize views **D V**
- New play lot to address deficiency in service area coverage **D V**



**Probable Costs of Construction**

Site: Scot Hollow Park

City of Kelso

January 2018



**1. \*Design and Planning**

Master plan layout to organize site elements, including pedestrian paths, play area, signage and site furnishings. Examine potential for perimeter parking.

\$ 6,500

Subtotal Design and Planning \$ 6,500  
Construction Documents \$ 9,750

| DESCRIPTION                  | UNIT | QTY | UNIT COST   | TOTAL              | NOTES           |
|------------------------------|------|-----|-------------|--------------------|-----------------|
| <b>Priority Improvements</b> |      |     |             |                    |                 |
| <b>2. Site Work</b>          |      |     |             |                    |                 |
| Fill sink hole               | LS   | 1   | \$ 300.00   | \$ 300             | volunteer labor |
| Grind stumps                 | LS   | 1   | \$ 1,000.00 | \$ 1,000           | 2 stumps        |
|                              |      |     |             | Subtotal Site Work | \$ 1,300        |

**Recommended Improvements**

**3. Site Work**

On-street parking SF 880 \$ 9.00 \$ 7,920 public works permit  
Striped pedestrian crossings LS 1 \$ 3,000.00 \$ 3,000 public works permit

Subtotal Recommended Site Work \$ 10,920

**4. Structures and Site Amenities**

Canopy/shelter EA 1 \$ 9,000.00 \$ 9,000 wood structure, volunteer labor  
Picnic table and seating EA 2 \$ 3,000.00 \$ 6,000 concrete pad  
Litter receptacle EA 1 \$ 1,500.00 \$ 1,500  
Pedestrian paths LS 1 \$ 10,600.00 \$ 10,600 crushed rock w/ edging, volunteer labor  
Park signage LS 1 \$ 3,000.00 \$ 3,000 coordinate graphics City-wide  
Play structure, 3-5 year old LS 1 \$ 25,000.00 \$ 25,000 incl. surfacing, volunteer labor

Subtotal Recommended Structures and Amenities \$ 55,100

Direct Construction Costs Subtotal \$ 67,320  
Estimating Contingency @ 18% \$ 12,118

\*\*SCOT HOLLOW PARK -TOTAL CONSTRUCTION COST \$ 79,438  
SCOT HOLLOW PARK -TOTAL DESIGN FEE \$ 16,250

\* Design and planning services may affect construction scope of work.

\*\* Costs presented for budgeting purposes only.

## **Recommended Priority Projects**

## Recommended Priority Projects

### 1. Lads & Lassies Park: Maintenance and Master Plan

This park was chosen as the highest priority for improvements within the Kelso Park Inventory for safety reasons. All park users should feel safe in any park, regardless of size, activity, or location. Perceived safety influences whether or not a space is used or avoided, and ultimately determines primary users of the park. The current condition of the adjacent abandoned house and lot at 704 Elm Street invites activity that is inconsistent with a neighborhood play lot. A property at this level of neglect will continue to decline, regardless of police presence, unless a fundamental change is made. During one particular site visit, the consultant team observed police entering the adjacent house and arresting individuals who had trespassed into the building.

Successful improvements to this park are dependent on stemming the criminal activity of the adjacent lot at 704 Elm Street in order to ensure the security of the park. Although the windows and doors have been boarded, the vacant house is consistently breached, supporting a range of undesirable activity. This presents a potential danger to the park and park users. Acquiring the property would allow the City to redevelop the site for an alternate use that is compatible with the neighborhood and the park. Options include expanding the park, creating a community center for neighborhood youth activities, or providing a community garden. A master plan that includes both the park and the adjacent property would allow for a wider variety of recreational opportunities, areas designed for different age groups, and updating play equipment. Access through the park would also be designed to prohibit motor vehicles.



|                         |         |
|-------------------------|---------|
| Master plan estimate:   | \$7,800 |
| Immediate actions:      |         |
| Selective tree pruning: | \$1,500 |
| Renovate ped path:      | \$1,350 |

|                             |         |
|-----------------------------|---------|
| Renovate lawn:              | \$6,000 |
| Barrier for motor vehicles: | \$3,000 |

**2. Rhododendron Garden: New Neighborhood Playlot**

The Rhododendron Garden park site presents an opportunity to significantly impact a neighborhood playlot service area gap in North Kelso. By providing a playlot on this existing park property, the City would better meet the recreation needs of preschool and lower elementary age children in a neighborhood unserved by this park facility type.. The existing street grid and sidewalk system in the surrounding neighborhood enhances the potential of this park site to serve existing and future residents.

The improvement at the Rhododendron Garden would include a playlot installation at the north end of the space. This relatively level area of the site is situated away from the busy intersection of N. Pacific Avenue and N. Kelso Avenue. It is also buffered from the street by mature plantings and a change in elevation. A minimal design effort could define the area, locate additional amenities such as seating or picnic tables, as well as improvements to the existing berms, plantings and paths. Documents could then be developed to detail the improvements, quantify materials, and provide a basis for construction.



|                  |                      |
|------------------|----------------------|
| Design estimate: | \$6,500              |
| Site work:       | \$13,500             |
| Play structure:  | \$14,000 (allowance) |
| Bench seating:   | \$3,600 (allowance)  |
| Picnic table:    | \$2,800 (allowance)  |

### 3. Rotary Skate Park: Maintenance and Master Plan

The immediate concerns for Rotary Park involve implementing preventative measures to preempt potentially hazardous future conditions. The main priority would be addressing the deteriorating edges of asphalt paving at the parking lot. Constant saturation of the adjacent slope will continue to undermine the paved area and could result in more costly repairs or damage to private property. Although there are wheel stops installed in several areas, a catastrophic failure of the edge condition would render them useless.

The park shelter requires attention to drainage issues around the concrete pad. Downspouts require extensions to take roof runoff further away from the pad. Clay soils at the corners of the concrete pad require excavation, subsurface drains to relieve collected surface water, and aggregate paving to reduce ponding and prevent further deterioration of the concrete. Exposed electrical receptacles should be replaced with covered weatherproof boxes. Area drains at the skate park are also clogged and should be cleared for positive drainage.

A master plan would help to prioritize the various elements of the park, including improved siting of rest room facilities, a tot lot, pedestrian connections, and canopy coverage at the skate park.



|                                      |                              |
|--------------------------------------|------------------------------|
| Drainage improvements at shelter:    | \$2,000 (or volunteer labor) |
| Drainage improvements at skate park: | \$1,500 (or volunteer labor) |
| Parking lot edging:                  | \$18,000                     |



|                     |         |
|---------------------|---------|
| Electrical repairs: | \$2,000 |
| Master plan:        | \$9,100 |

#### **4. Mill Street Riverfront Park or Coweeman River Trailhead: Master Plan for River Access and amenities**

The City of Kelso is distinguished by its relationship to the Cowlitz River and Coweeman River. The City has an opportunity to capitalize on this setting by providing access that gives residents unique recreational options. The opportunity to recreate alongside as well as in a clean river is an uncommon amenity that can transform a community.

The Mill Street Riverfront site has existing beach frontage along the Cowlitz River. However, steep embankments make access difficult. The habits of current users accessing the river is contributing to the erosion of the embankment. The width of the river provides long stretches of uninterrupted views, but also has potential for strong currents that could be challenging or even prohibitive for beginning paddlers. Further study and planning is required to develop safe access and opportunities along the Cowlitz River. If part of the property includes a future pumping station, this would further constrain recreational opportunities at the site.



The existing parking lot and trailhead at the confluence of the Coweeman River and Cowlitz River at Talley Way provides an ideal location for water access with the addition of a canoe/kayak launch. The scale of the Coweeman River is ideal for beginning level paddlers, and the current provides a leisurely pace to appreciate the surrounding landscapes and observe wildlife habitat while making minimal impact on the environment. This particular trailhead also provides Americans with Disabilities Act (ADA) access to the Coweeman River trail.

A master plan study would investigate the possibilities at both of these sites, other potential sites, ideal configurations for river access, as well as the constraints that would limit development.

Master plan estimate: \$15,600

**Washington State Recreation and Conservation Office (RCO)  
Grant Opportunities for Priority Recommendations**

| <b>Lads &amp; Lassies Park, Rhododendron Garden, and Rotary Park</b>         |   |   |              |   |   |
|--|---|---|--------------|---|---|
| <b>Grant Name</b>  | <b>Eligible Project Types</b>                 | <b>Grant Limit</b>  | <b>Match</b> | <b>Next Application Due Date</b>                    | <b>Notes</b>  |
| RCO Land & Water Conservation Fund (LWCF)                                    | Land acquisition<br>Development<br>Renovation | \$500,000   | 50%          | May 1, 2018<br><br>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<br>Development<br>Renovation | Development: \$500,000<br>Acquisition: \$1 million<br>Combination: \$1 million, up to \$500,000 for development costs | 20%          | May 1, 2018<br><br>Available in even-numbered years | Program is for neighborhood, community, and regional parks<br>At least 50% of funding in this grant category is dedicated to acquisition projects<br>Reduced match requirement under WWRP Match Reduction program |

## Mill Street Riverfront Park and Coweeman River Trailhead

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

# **Catlin Rotary Spray Park Master Plan**

## Site Analysis & Early Public Involvement Input

HHPR undertook a site visit of Catlin Rotary Spray Park with City staff and subsequent visits to assess the potential for park improvements. A site analysis was prepared and used in presentations to solicit early input from the public regarding ideas and concerns for a master plan before beginning to design the site.

On May 11, 2017, HHPR and the City conducted three early outreach meetings with the Kelso Senior Center Board, Kelso Rotary Club, and City of Kelso Park Board to solicit input on improvements to Catlin Rotary Spray Park.

The primary purpose of this outreach was to gain a better understanding of key ideas, concerns, and desired improvements to inform the preparation of two draft master plans responsive to community concerns. Following is a summary of the input received from the three groups and additional information submitted separately by the community group “Catlin Rotary Water Park Fence Improvements and More.” Key findings among all groups are summarized below, followed by results reported by group.

### KEY FINDINGS

#### Best things about Catlin Rotary Spray Park

- Convenient, accessible location
- Family-oriented

#### Main concerns:

- Safety/security concerns
- Presence of homeless/transients

#### Most desired *active* amenities:

- Playground for children ages 2-5
- Playground for children ages 6-12
- Half-court basketball

#### Most desired *passive* amenities:

- Shelter from sun/rain
- Picnic/BBQ facilities
- Seating areas

#### Most desired site improvements

- Fencing
- More lighting
- On-site parking (esp. ADA)
- On-site bike parking

## **KELSO SENIOR CENTER -- BOARD MEETING**

*Comments provided verbally at the 5/11/17 Board meeting:*

- Bathrooms need to be renovated and maintained. Porta-potties have been helpful in peak season.
- Parking is needed, especially ADA accessible. Existing access to building from on-street ADA space is difficult. Some parking is available for the Senior Center at Joanne Fabrics across the street. Is there the possibility of shared parking agreements with nearby churches?
- Add more picnic tables, beautiful round tables with umbrellas, shelters, and a movable/storable BBQ like at Lake Sacajawea Park – encourage families to come.
- Keep the existing trees and add more trees to the park.
- Fence around the entire park not supported by all. Clarification that proposal is for fencing around the spray pad and concession area only.
- Senior Center would like to host more events – up to 50 people in size. Would like to offer meeting rooms to rent. “Evidence Room” for police on the SW corner of the building is taking up space the Senior Center would like to use for other purposes. (Is there a stipulation that the Senior Center building must remain in community center use, otherwise it reverts back to the Catlin family?)
- Issues with homeless at the park include garbage generation, needles discarded in the grass, showering in the spray park, and vandalism and sleeping in the bathrooms after hours. A sharps collection container is needed – acknowledge the problem and offer a proper way to dispose of needles. They congregate in the grassy area east of the building. “Asphalt it” to prevent camping here.
- Daily walk-through by police officers is desired.
- Provide something – anything – in the 75’ x 75’ southwest corner of the site.
- Playground equipment for younger children desired.
- No handicapped playground in Kelso – could one go here?
- Need to provide activities for teens, too. A basketball court in the 75’ x 75’ SW corner would be acceptable.
- Backside of the building should open up more to the park – interest in more of a relationship between the building and the park. (Note: Frosted windows don’t allow views into the park were not installed for that purpose, but were reused from another location. Some visibility is desired; however, there is concern about criminal elements being able to see into the senior center.)
- Snack bar provides revenue for local groups (50%) 7 days/week 1-5pm
- More picnic tables needed under the trees

*Comments submitted per the written survey:*

### **Best things about the park and vicinity**

- Location/Convenience (2)
- Urban area serving families and seniors with programs

### **Main concerns**

- Homeless/Transients (3)

- Safety/security (2)
- Drug use (2)
- Dog waste in NE corner
- Lack of seating, shelter, and lighting

**New amenities/activities wanted**

- **Active amenities**
  - ✓ Playground for ages 5 and under (6)
  - ✓ Playground for children ages 6-12 (6)
  - ✓ Half –court basketball (3)
  - ✓ Horseshoe pit (2)
  - ✓ Shuffleboard
- **Passive Amenities**
  - ✓ Shelter from sun/rain (7)
  - ✓ Picnic/BBQ facilities (6)
  - ✓ Seating areas (5)
  - ✓ More landscaping (3)
  - ✓ Community garden (2)
  - ✓ More trees
- **Site Improvements**
  - ✓ On-site vehicle parking (*esp. ADA*) (6)
  - ✓ On-site bike parking (5)
  - ✓ More lighting (3)
  - ✓ Video surveillance
  - ✓ Fencing

**What role could the Senior Center play?**

- Help with snack bar (3)
- Promote exercise, yoga
- Promote group play
- Video surveillance monitoring
- Community programs
- End of summer picnic

**If only one improvement could be made, what would it be?**

- More trees
- Improve restrooms
- More picnic tables under shelter for all season use (covered area could be rented out)
- Shelter
- More parking

*Other comments submitted per the October 2016 Board meeting*

- Re-establish snack bar window by remodeling concessions room or relocating to a small, separate room. Provide better access to the room from the west side of the building.
- Add a video surveillance system with feeds accessible by Kelso Police and KSCA staff.
- Add ADA parking spaces, perhaps in front of or side of the building.



## KELSO ROTARY CLUB –LUNCH MEETING/PRESENTATION

A brief presentation was given and surveys were distributed to attendees. Fifteen (15) surveys were filled out and returned.

*Comments per the survey:*

### **Best things about the park and vicinity**

- Location/Convenience (8)
- Accessible by bus, bike, or walking
- Visible
- Family centered (2)
- Great, free addition to the children of our community
- “I love driving by and seeing all the kids having fun”
- Free recreation
- Parking permitted at mall (?)
- Open layout
- Water play (2)

### **Main concerns**

- Safety/security (5)
- Transients (3)
- Drug use at night
- Neighborhood appearance (2)
- Maintenance (*now and future*) (3)
- Lack of parking (3)
- Not as “beautiful” as it could be
- Traffic

### **New amenities/activities wanted**

- **Active amenities**
  - ✓ Playground for ages 5 and under (6)
  - ✓ Playground for children ages 6-12 (6)
  - ✓ Half –court basketball (2)
  - ✓ Exercise stations (2)
  - ✓ Pickleball (2)
  - ✓ Horseshoe pit
  - ✓ Bocce Ball court
  - ✓ More water attractions
- **Passive Amenities**
  - ✓ Shelter from sun/rain (6)
  - ✓ Seating areas (5)
  - ✓ Picnic/BBQ facilities (3)
  - ✓ More landscaping (3)
  - ✓ Walking path for seniors
- **Site Improvements**
  - ✓ Fencing (5)

- ✓ On-site bike parking (5)
- ✓ More lighting (2)
- ✓ On-site vehicle parking

#### **What role could the Senior Center play?**

- More adult interaction with children that might not have grandparents (2)
- Supervision
- Offer snacks and drinks as a fundraiser (snackbar) (3)
- Integration – pickleball workout stuff
- Children’s activities year round; arts & crafts, etc.

#### **If only one improvement could be made, what would it be?**

- Fence (3)
- Lighting/Motion lighting (2)
- Shelter (2)
- More color
- Playground
- Seating and shade
- Bike racks
- Clean it up

### **KELSO PARKS BOARD MEETING**

*Board Chair Scott DeRosier and Board Member Daniel Graves attended the meeting and provided the following verbal input following the design team presentation.*

- Fencing is important not only to keep undesirable activity out but to keep kids “corralled” so that parents can keep them safely contained.
- Important to get the word out to people about the proposed park improvements so they can participate.
- Coordinate with efforts already begun by Rotary architect and Facebook group.
- The park provides open space for multifamily housing in the neighborhood.
- Picnic areas and playground equipment are needed
- Sacajawea Park in Longview is a good model of providing a diversity of park uses.

#### *Public Comments*

- Waterparks are a destination for families. Think about the amenities families need when visiting the park, i.e. restrooms, water, picnic tables. Fencing is also good for keeping children safe from running out of the park.
- A possible theme for Catlin Rotary Spray Park is a fish and clean water theme with education component. (Other comment noted Elks Memorial Park has a pirate theme.)
- A gated safety fence (3’ in height) around the water play area is a better option than a big fence around it or the park.
- Ensure ADA access to the spray park and bus drop-off for the Senior Center.
- Consider a surveillance camera and security system able to be monitored by the police.
- Additional park amenities suggested:
  - ✓ Water feature for older kids
  - ✓ Shade

- ✓ Water fountain
- ✓ Games in the cement outside of the water play area
- ✓ Playground

Note: Design Workshop date of Saturday, June 10<sup>th</sup> is in conflict with Kelso High School graduation. Project team will reschedule to another date.

## **CATLIN ROTARY WATER PARK FENCE IMPROVEMENTS AND MORE FACEBOOK GROUP INPUT**

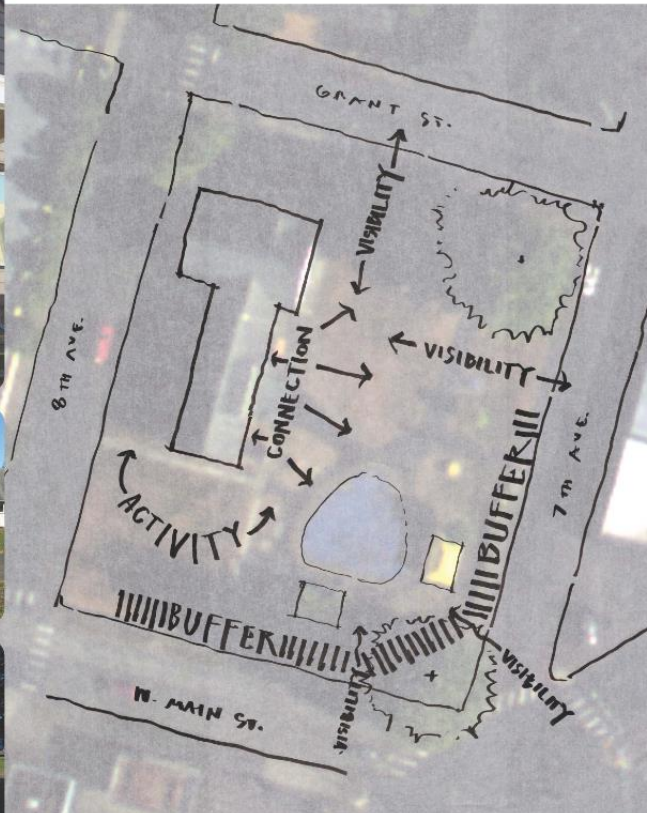
### *Summary of input:*

- Fence the spray park, restroom and snack bar area (not the entire park)
- Replace grass in spray area with a hardscaped surface
- Add benches or amphitheater seating with permanent shade in the spray park area
- Update the bathroom
- Provide permanent seating and garbage facilities by the snack bar
- Add playground equipment, benches, and tables in the grassy area north of the spray park
- Add a large covered picnic area in southwest corner of site that could accommodate groups
- Add permanent trash receptacles, pet waste bag dispensers (if dogs allowed), and determine whether sharps containers are appropriate.
- Use the tall east side of the senior center for showing family movies during the summer
- Add interactive stations throughout the park showing how litter affect rivers.

# SITE ANALYSIS

Catlin Spray Park

Existing Conditions



Existing Conditions



## Catlin Spray Park Master Plan Survey – May 2017

What are the best things about the park and vicinity? \_\_\_\_\_

What are your main concerns about the park and vicinity? \_\_\_\_\_

What kind of NEW park amenities or activities would you like to see at Catlin Spray Park?

- Playground for children ages 5 and under
- Playground for children ages 6-12
- Picnic/BBQ facilities
- Shelter from sun/rain
- Seating areas
- Community garden
- Half-court basketball
- Exercise stations
- Horseshoe pit
- Bocce Ball court
- On-site vehicle parking
- On-site bike parking
- Fencing
- More landscaping
- More lighting
- Other (describe) \_\_\_\_\_



What role could the Senior Center play in the park? \_\_\_\_\_

If you could make only ONE improvement to the park, what would it be? \_\_\_\_\_

**Thank you for your input – now please join us for ice cream.**

The design team will use this input to help prepare two **draft master plans** to present at the

**Design Workshop and Ice Cream Social**  
**Saturday, June 10<sup>th</sup> 1:00pm – 3:00pm**

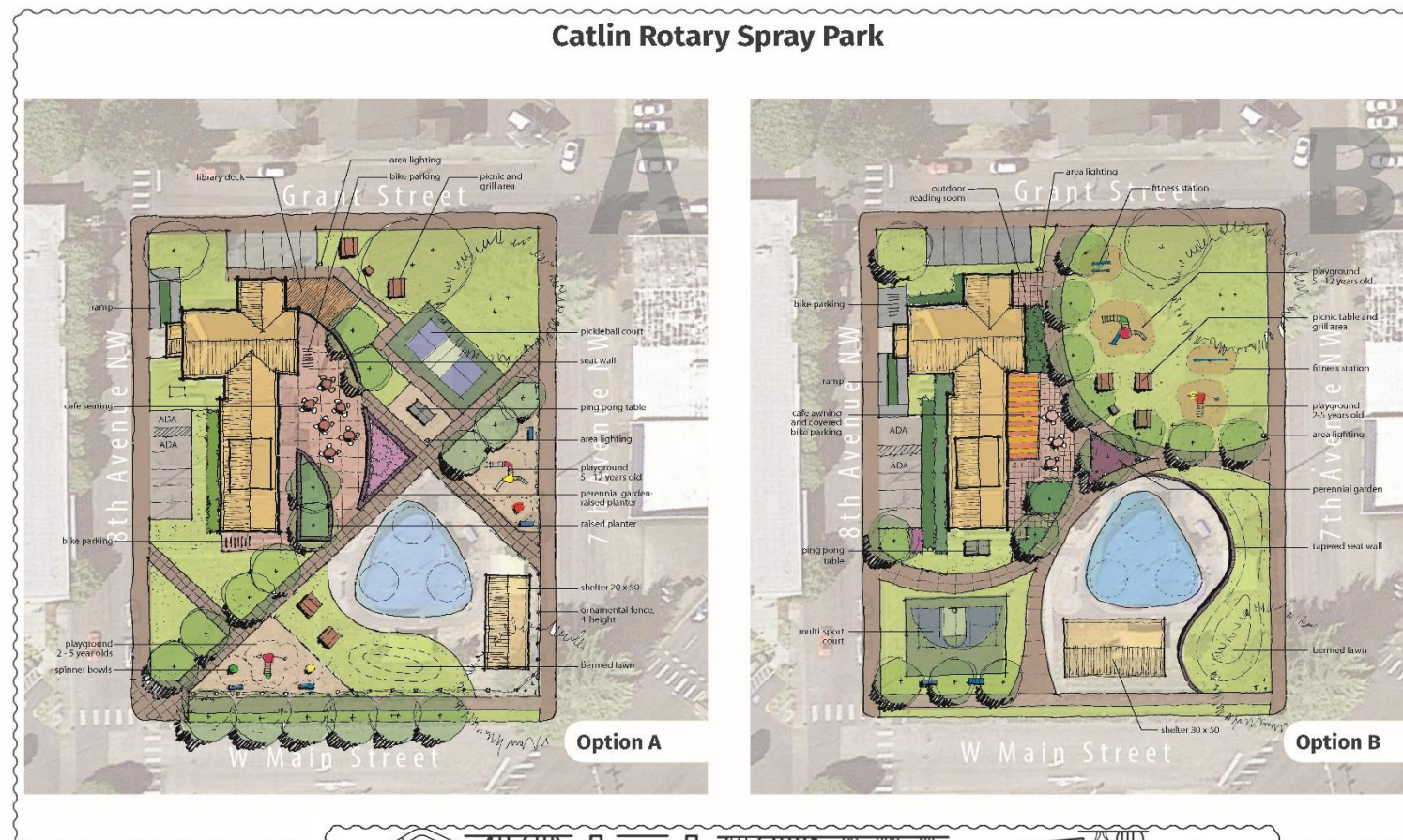
Kelso Senior Center -- 106 8th Ave NW, Kelso



For questions, please contact Tammy Baraconi, City of Kelso Planning Manager, at 360-577-3321 or [parkplanupdate@kelso.gov](mailto:parkplanupdate@kelso.gov)

**Design Workshop and Ice Cream Social.** With public input collected in May 2017 taken into consideration, HHPR prepared two designs -- Option A and Option B shown below -- which were presented to the public for feedback at a Design Workshop and Ice Cream Social on June 7, 2017. The event drew over 40 people including families with children ranging from newborns through teenagers, seniors, and community and park advocates.

Thirty comment forms were submitted at the workshop, which indicated Option A was preferred by a margin of 2:1 over Option B. Option A was favored particularly for its age-specific play areas and café seating. The most-liked elements of Option B were the multiuse sport court and fitness stations. Additional suggestions included more shade and seating areas, a chess area, and activities tailored to teenagers and those with special needs. Safety improvements such as the need for more on-sight lighting and fencing were also raised. Regarding fencing, there was no clear community preference, as input ranged from providing fencing to keeping play areas separated from the street, to fencing the water park portion of the park, to fencing the park in its entirety.



### Catlin Rotary Spray Park Comment Form

*In addition, please feel free to write on the attached Options A & B.*

1. Which elements of Option A do you like best/least?
2. Which elements of Option B do you like best/least?
3. Do you have an overall preference for one option over the other?
4. What additional park elements would you like to have considered in the design?
5. Please provide additional comments, concerns or questions.

6. Contact Information (Optional)

Name:  
 Mailing address:  
 E-mail address:



**My favorite thing to do at a park is...**

## **Preferred Master Plan.**

Based on further community input received at the Design Workshop, HHPR prepared a preferred master plan to address site opportunities and constraints, community desires, best design practices, and cost and maintenance. This plan has necessarily required balancing these considerations to develop a master plan that can best serve the community as a whole, both now and in the future.

The preferred master plan provides for the following improvements:

### **Activates the park with year-round uses**

- Increases diverse activities to complement the existing Spray Park and promote year-round use of the park. These activities include:
  - Playground for young children ages 2 – 5
  - Playground for children ages 6+
  - Multipurpose sport court suitable for basketball, Pickleball, volleyball, badminton
  - Picnic and grill area
  - Ping pong table, swings, community garden beds, outdoor reading room

### **Increases access to the park**

- Adds a path system through the park to encourage pedestrian access into and across the park
- Provides two (2) ADA-accessible parking spaces on the north side of the park with direct access to the existing ramp
- Provides bike parking in close proximity to the park activities
- Allows for potential one-way circulation around the park with angle parking on the park side of the street, to be determined at a later date

### **Addresses safety concerns**

- Incorporates new windows and doors on the back of the Senior Center to improve surveillance, access, and connection between the building and the park
- Provides fencing in key locations to improve safety for children in the park and control access

### **Enhances the user experience, through:**

- Shaded seating areas
- Additional benches
- Raised planters for community gardening
- Library patio for outdoor reading room
- Patio space for seating, picnics, and concession stand operations
- Additional shade trees and bermed lawns
- Picnic pavilion adjacent to Spray Park



## 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

**Probable Estimate of Cost.**

The probable estimate of cost for the proposed Catlin Rotary Spray Park master plan, including construction, contingency, and design fees is \$468,875 in 2017 dollars. This estimate is without consideration of volunteer labor or goods, which may reduce costs.

|                   |           |                |
|-------------------|-----------|----------------|
| CONSTRUCTION COST | \$        | 348,865        |
| 20% CONTINGENCY   | \$        | 69,773         |
| ADJUSTED COST     | \$        | 418,638        |
| DESIGN FEE        | \$        | 50,237         |
| <b>TOTAL COST</b> | <b>\$</b> | <b>468,875</b> |

The detailed breakdown of costs is presented on the next page.



**Catlin Park**  
**City of Kelso**  
**Preliminary Landscape Costs**  
 July 20, 2017



**Site Work**

| DESCRIPTION               | UNIT | QTY  | UNIT COST | TOTAL        | NOTES                     |
|---------------------------|------|------|-----------|--------------|---------------------------|
| EARTHWORK                 | CY   | 135  | \$ 22.00  | \$ 2,970.00  |                           |
| CONCRETE SEATWALLS        | LF   | 90   | \$ 20.00  | \$ 1,800.00  | 2' height                 |
| STANDARD CONCRETE PAVING  | SF   | 6980 | \$ 9.00   | \$ 62,820.00 |                           |
| THICKENED CONCRETE PAVING | SF   | 3200 | \$ 14.00  | \$ 44,800.00 | 6" thick, reinforced slab |
| ASPHALT PARKING AREA      | SF   | 1060 | \$ 6.50   | \$ 6,890.00  | incl. striping            |
| SEEDING                   | SF   | 7850 | \$ 0.10   | \$ 785.00    |                           |
| CANOPY TREES              | EA   | 8    | \$ 175.00 | \$ 1,400.00  |                           |
| IRRIGATION                | SF   | 7850 | \$ 1.50   | \$ 11,775.00 | pop up sprays, controller |
| *SUB TOTAL                |      |      |           | \$           | 133,240                   |

**Structures and Site Amenities**

| DESCRIPTION                      | UNIT | QTY | UNIT COST    | TOTAL        | NOTES                             |
|----------------------------------|------|-----|--------------|--------------|-----------------------------------|
| PAVILION AT SPRAY AREA, 20 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 forms |
| TABLES AND INTEGRAL SEATING      | EA   | 2   | \$ 1,120.00  | \$ 2,240.00  | embedded, wood slats              |
| TABLE UMBRELLAS                  | EA   | 5   | \$ 1,335.00  | \$ 6,675.00  |                                   |
| CAFÉ TABLES AND INTEGRAL SEATING | EA   | 4   | \$ 1,840.00  | \$ 7,360.00  | embedded                          |
| GRILL                            | EA   | 1   | \$ 300.00    | \$ 300.00    | embedded                          |
| BENCH, 6' W BACK                 | EA   | 6   | \$ 1,100.00  | \$ 6,600.00  | powdercoated steel                |
| WROUGHT IRON FENCE, 3.5' HT      | LF   | 215 | \$ 32.00     | \$ 6,880.00  | powdercoated steel                |
| AWNING AT SENIOR CENTER          | EA   | 1   | \$ 18,000.00 | \$ 18,000.00 | retractable                       |
| RAISED PLANTER, COMMUNITY GRDN   | EA   | 2   | \$ 880.00    | \$ 1,760.00  | cedar                             |
| TRASH BINS                       | EA   | 3   | \$ 1,060.00  | \$ 3,180.00  | top opening, match bench          |
| BIKE RACK                        | EA   | 8   | \$ 500.00    | \$ 4,000.00  |                                   |
| SUB TOTAL                        |      |     |              | \$           | 113,340                           |

**Exercise and Play Equipment**

| DESCRIPTION               | UNIT | QTY  | UNIT COST    | TOTAL        | NOTES                                |
|---------------------------|------|------|--------------|--------------|--------------------------------------|
| CARRIER 2-5 YRS           | EA   | 1    | \$ 11,120.00 | \$ 11,120.00 | kompan                               |
| CREST URBAN 5+            | EA   | 1    | \$ 45,750.00 | \$ 45,750.00 | kompan                               |
| SPINNER BOWL              | EA   | 2    | \$ 880.00    | \$ 1,760.00  | kompan                               |
| SPICA 1                   | EA   | 1    | \$ 1,980.00  | \$ 1,980.00  | kompan                               |
| PLAYGROUND SURFACING      | SF   | 3435 | \$ 3.00      | \$ 10,305.00 | engineered wood chips, ADA compliant |
| CURB EDGING               | LF   | 215  | \$ 12.00     | \$ 2,580.00  |                                      |
| PING PONG TABLE, CONCRETE | EA   | 1    | \$ 7,500.00  | \$ 7,500.00  | henge                                |
| MULTI-SPORT COURT         | SF   | 1500 | \$ 12.00     | \$ 18,000.00 | versi court tiles                    |
| BASKETBALL GOAL           | EA   | 1    | \$ 1,100.00  | \$ 1,100.00  |                                      |
| ADJUSTABLE NET            | EA   | 1    | \$ 600.00    | \$ 600.00    |                                      |
| DOUBLE SWING              | EA   | 1    | \$ 1,590.00  | \$ 1,590.00  | kompan                               |
| SUB TOTAL                 |      |      |              | \$           | 102,285                              |

|                   |           |                |
|-------------------|-----------|----------------|
| CONSTRUCTION COST | \$        | 348,865        |
| 20% CONTINGENCY   | \$        | 69,773         |
| ADJUSTED COST     | \$        | 418,638        |
| DESIGN FEE        | \$        | 50,237         |
| <b>TOTAL COST</b> | <b>\$</b> | <b>468,875</b> |

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