



Harper
Houf Peterson
Righellis Inc.

ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

Job No.: KEL-02
Date: July 20, 2017
To: Tammy Baraconi, Planning Manager
City of Kelso
From: Stefanie Slyman, AICP; Project Manager
Dan Chin, RLA; Landscape Architect
Subject: CATLIN PARK PREFERRED MASTER PLAN

PURPOSE: This memorandum presents the preferred master plan and cost estimate for Catlin Rotary Spray Park (“Catlin Park”). This memorandum further documents the design development and public involvement that has informed the preparation of this preferred master plan.

DESIGN DEVELOPMENT & PUBLIC INVOLVEMENT PROCESS. On May 11, 2017, the design team of Harper Houf Peterson Righellis Inc. (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 present a site analysis and solicit input on improvements to Catlin Rotary Spray Park. 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.”

Best things about the 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
- Sport Court

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

Considering this input, the landscape architect prepared two conceptual design, which were presented 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.

PREFERRED MASTER PLAN. Following early public input and the design workshop, HHPR's landscape architect prepared the 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. This 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

COST ESTIMATE

The total estimated cost for the proposed master plan including construction, contingency, and design fees is \$468,875. 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
TOTAL COST	\$	468,875

See the attached spreadsheet for a complete itemization of costs.

