

City Council
Parks & Recreation Commission
Joint Meeting

Discussing Priorities & Funding Options
for City Park & Recreational Facilities

May 15, 2017

Background

- City Park Plan (PRCHS Plan) – Future Vision
 - Adopted 2000; Updated 2007, 2014
 - Population has more than doubled since Incorporation
 - Average age is mid 30's; 1/3 residents under age 17
 - 2014 Community Survey (481 respondents)
 - Wish list: Sports Fields
 - Highest Priority: Maintain existing parks, protect open space
 - Majority support increase taxes for (as opposed to not having):
 - Active use parks (playgrounds, sport courts, fields)
 - Trails and safe routes to parks
 - Community Center w/aquatics, fitness facilities

Confirming Past Council Direction

- March 23, 2013 Retreat – “There is an unmet need for more parks & recreational facilities that serve the citizens of Maple Valley.”
- Short Term Solution: (within one year)
 - Contribute to Ravensdale Park Phase Two development
 - Two multi-use sports fields, restroom/concession, parking
- Long Term Solutions (within 3 years):
 - Place a bond issue on the ballot (2016 & 2017)
 - Land banking for more P&R spaces
- Continue to look for opportunities to:
 - Partner w/Tahoma School District when/if possible

Specific Need for Fields

- No new facilities built since City incorporated
 - Current standards 1 field per 5,00 residents (12-15 fields)
- Number of Participants Growing
 - 4,000 +/- youth in Maple Valley Sports Leagues
 - 1,000 adult/senior's in City Leagues
 - 800 3-6 year olds in P&R Pee-Wee & T-Ball Leagues
- Participants Leaving to Play Elsewhere
 - Practices/Games played in other communities
 - More time spent driving away from home
 - Discretionary dollars being spent elsewhere

Funding Sources

- City Sources
 - Park Development Fund (PIF, Fee in Lieu)
 - Real Estate Excise Tax Fund (REET)
 - General Fund
 - Increased taxes (utility taxes)
- Metropolitan Park District (MPD)
 - Junior Taxing District
 - Boundaries can be City or larger area (control issue)
 - Simple majority vote to establish
 - Can Issue Debt – District Wide or Specific Facility
 - Amount equal to 2½% of Assessed Value

Funding Sources – Continued

- State, County Grants
 - Legislative appropriation
 - State RCO - WWRP (\$250k max, 50% match)
 - King County
 - \$155 appropriation (Regan Dunn's Office)
 - YASF – \$5k-\$300k range (new policies being developed)
 - CPG – partnerships & grants
 - Varies by project (up to \$500k)
- US Soccer Foundation (Filed Lighting \$50k max)
 - Credit on Musco Lighting products

Funding Sources – Continued

- City Owned Land
 - Market Analysis of City Property Values completed
 - 216th / 276th St Site
 - \$1.2m - \$1.6M (could be higher in 2017)
 - Henry's Switch
 - Little to no value if covenants remain on property
 - Other than for City/public purposes
 - \$850k - \$1.26M if 25% of property sold to developer
 - Possibility of leveraging park amenities on remainder of site

Funding Sources – Continued

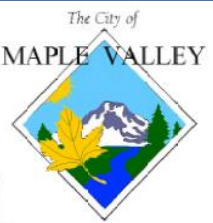
- City Owned Land
 - Market Analysis of City Property Values completed
 - Lake Wilderness Golf Course
 - \$3.5m - \$4.5M as golf course
 - \$19m - \$24M if re-zoned to R6 and sold to developer
 - Legacy Site
 - \$14.25M with Town Center Zoning (50% of property)
 - \$12M-\$15M if sold for residential development

The Athletic Field Projects

- Summit Park & Ballfields
 - 14.5-acres
 - \$10.5M total cost
 - Could be built in phases
 - Fields
 - All other park amenities
- Lake Wilderness Elementary
 - 4-acres
 - \$3.7M

SUMMIT PARK BALLFIELDS & MASTER PLAN

CITY OF MAPLE VALLEY, WA



SUMMIT PARK SPECIFIC PARKING

- 48 STALLS
- DROP OFF/FOOD TRUCK PARKING ZONE
- FULL SIZE STALLS
- GATED ACCESS FOR CONTROL/SAFETY
- TWO POINTS OF INGRESS/EGRESS

SPORT COURT

SOFTBALL/ FASTPITCH FIELD

- 75,000 SQFT APPROX
- 48' OUTFIELD FENCE
- DASHED 200' FOR NFHS SOFTBALL
- SYNTHETIC TURF
- LIGHTS
- COVERED DUGOUTS

TRAIL CONNECTION

- NEW HIGH SCHOOL TO PARK
- TO HOUSING DEVELOPMENTS

MASTER PLAN

SUMMIT PARK
MAPLE VALLEY, WASHINGTON
JULY 13, 2015

0 50 100
SCALE IN FEET 200

NEW ACCESS

- SERVING DOG PARK
- CEDAR RIVER TRAIL ACCESS
- MAINTENANCE ACCESS

SKATE PARK

- 7,500 SQFT APPROX

NEW MULTI-PURPOSE FIELD

- 185,000 SQFT APPROX
- SYNTHETIC TURF
- FIELD LIGHTING
- LACROSSE
- SOCCER
- SOFTBALL
- BASEBALL
- FLAG FOOTBALL
- MICRO MOD SOCCER
- COVERED DUGOUTS

PLAYGROUND

- SURFACING
- EQUIPMENT

FIELDS PLAZA AREA

- CONCESSIONS BUILDING
- RESTROOMS
- PICNIC AREAS
- PLAYGROUND AREA

MAINTENANCE FACILITY

- 60 X 30 MANT. STRUCTURE
- 12 X 30 COVERED STORAGE
- PARKING FOR EQUIPMENT
- STAFF RESTROOM
- STAFF WORKSHOP AREAS
- MATERIALS STORAGE BINS
- FENCED FROM PARK AREA

POSSIBLE CEDAR RIVER TRAIL HEAD:

- REQUIRES AGREEMENT WITH KING COUNTY PARKS AND APPROVAL
- 43 STALLS
- TRAIL HEAD

DOG PARK PARKING

- 18 STALLS
- 2 HC STALLS
- DOG PARK ACCESS

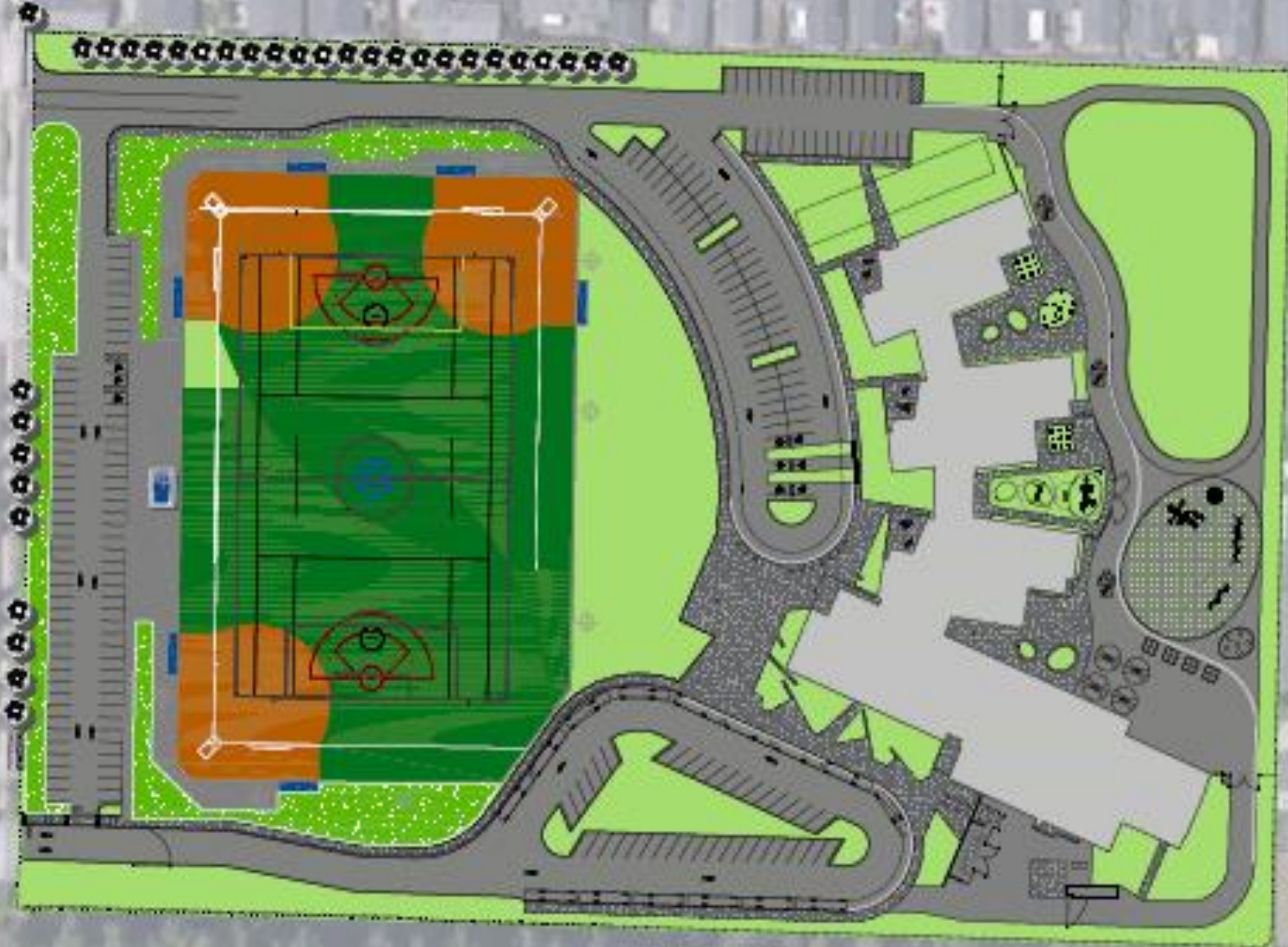
DOGLEG DOGPARK @ SUMMIT PARK

- APPROX 3.13 ACRES
- COVERED SHELTER
- BENCHES
- PICNIC TABLES
- FULLY FENCED
- OFF LEASH AREA
- WOODED TRAILS
- OPEN LAWN SPACE
- JACA TRAILS
- PARKING
- CONNECTION TO CEDAR RIVER TRAIL



18825 SE 164th St
Renton, WA 98058
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Lake Wilderness Elementary Field



CONCEPTUAL PLAN	
DATE: 10/15/2014	SCALE: 1"=40'
MAPLE VALLEY LAKE WILDERNESS ELEMENTARY FIELD	
PROJECT NO. 14-001	DATE: 10/15/2014
A101	

The Golf Course Project

- Three Options to Consider
 - 1. Stay The Course
 - Continue to operate in “as-is” condition
 - General fund subsidy as needed
 - Look at stand alone F&B options through RFP/RFQ process
 - 2. Improve Clubhouse & Cart Paths (2016 park bond)
 - Improve basement for rental functions (Commissary)
 - Up to \$1.75M
 - 3. Demolish Existing Clubhouse
 - Build new clubhouse/event pad, add mini-golf
 - \$1.9M

Concept "A"

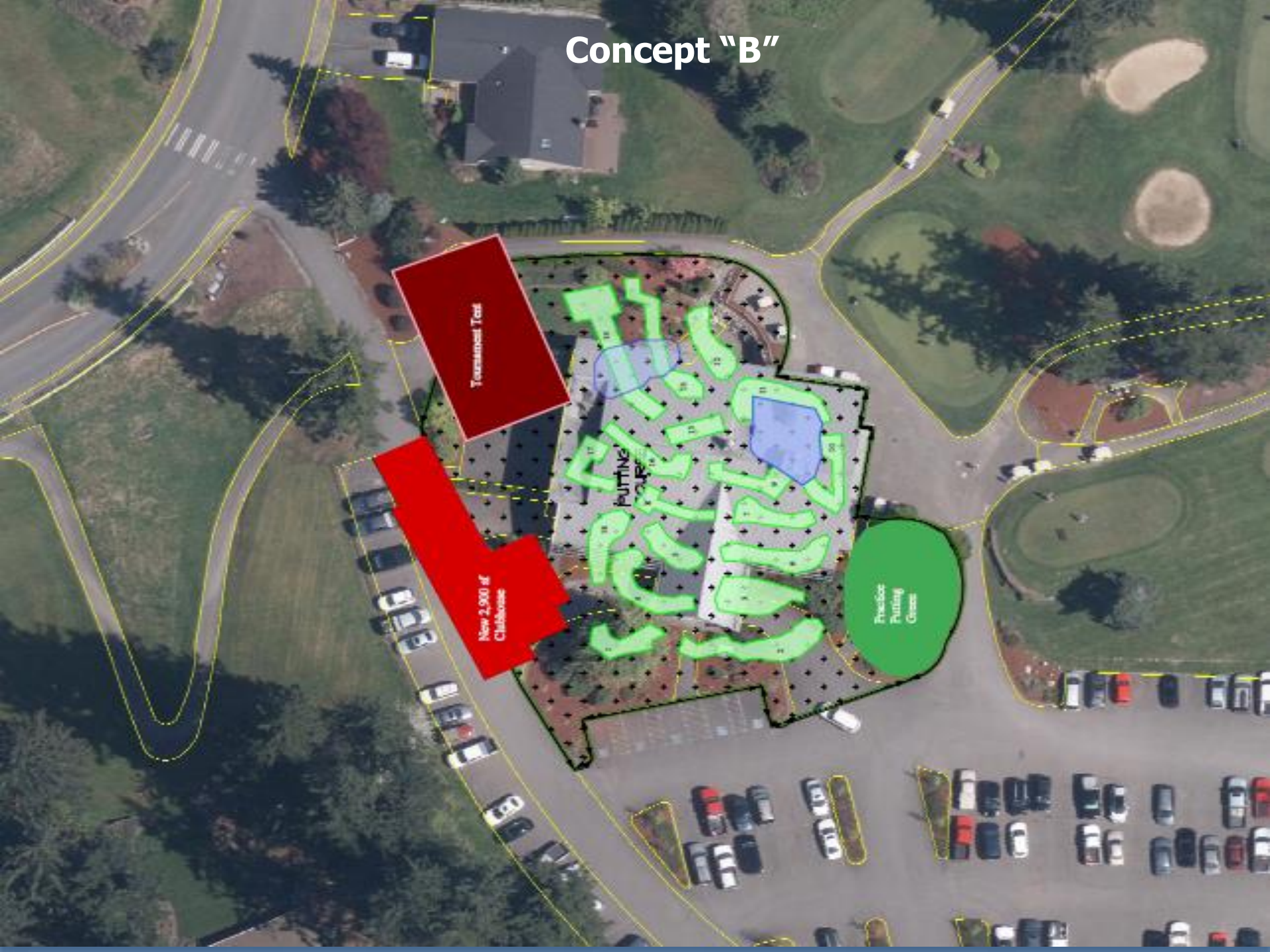


Tournament Tent

New 2,500 sf
Clubhouse

Practice Putting Green

Concept "B"



Tournament Tees

New 2,000 sq ft Clubhouse

Putting Course

Precision Putting Green

The Beach House Project

- Maintaining Existing Assets
 - Decision to Replace with New Building
 - \$1.3M (building)
 - \$.25M (site improvements)

Lake Wilderness Park Beach House



PERSPECTIVE VIEW #1



PERSPECTIVE VIEW #2

orb architects
a division of ORCA



950 Pacific Avenue, Suite 450
Tacoma, WA 98402
253-572-4903

Project Title:
Lake Wilderness Park
Beach House

22500 SE 248th St, Maple
Valley, WA 98038

Client:
City of Maple Valley

Architect:
16-080

Issue Set and Date:
Conceptual Beach House
17 March 2017

NOT FOR CONSTRUCTION

DRAFT

REVISIONS TO DOCUMENTS
1. REVISIONS TO THIS DOCUMENT SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A REVISION NUMBER AND DATE. REVISIONS SHALL BE MADE TO ALL SHEETS AFFECTED BY THE REVISION. REVISIONS SHALL BE MADE TO ALL SHEETS AFFECTED BY THE REVISION.

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Revisions:

Sheet Title:
PERSPECTIVE
OPTION - 2B

Designer: Debra

Checker: Asher

Plotter: Ouster

Sheet Number:

A105

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Questions / Discussion