

MAPLEWOOD MCLEOD PARK MASTER PLAN

SITE DEVELOPMENT OPTIONS SUMMARY

MAY 25, 2022

This document is intended to summarize differences similarities in two proposed park master plan options for in general terms. These options are works in process. Cost estimates with reference to costs of earthwork, mitigation of impacts to critical area buffers, are on hold until later in the master planning process. Any figures shown below are subject to revision.

PARK IMPROVEMENTS	OPTION A	OPTION B
CHILDREN'S PLAYGROUND, PRESCHOOL AND SCHOOL AGES	X	X
SMALL PICNIC SHELTER, INCL SECURITY LILGHTING	X	X
BASKETBALL COURT, YOUTH AND ADULT USE		X
ADULT/YOUNG ADULT EXERCISE AREA	X	
FOREST TRAIL LOOP, OUTDOOR CLASSROOM, INTERPRETATION	X	X
EXISTING FOOTPATHS TO REMAIN, STABILIZE & IMPROVE	X	X
MCLEOD ROAD PARK ENTRANCE, IMPROVE	X	X
EXISTING DRIVEWAY, 10', PEDESTRIAN/MAINENANCE/EMERGENCY ACCESS ONLY	X	
EXISTING DRIVEWAY, WIDEN FOR VEHICULAR ACCESS		X
YOUTH ACTIVITY AREA	X	X
IMPROVE EXISTING BRIDGE APPROACHES	X	X
LANDSCAPE SCREENING/PLANTING AS NEEDED	X	X
OBLITERATE UNDESIRED SOCIAL TRAILS	X	X
ADA PATH FROM CHERRYWOOD TO PARK CORE	X	X
ADA PARKING ON CHERRYWOOD	X	
PARKING, INCL. ADA SLOT AND DRIVEWAY ENTRANCE FROM MAPLEWOOD		X
FOOD FOREST EDIBLE LANDSCAPE PLANTING, DISPERSED	X	X
UTILITIES – WATER, ELECTRICAL	X	X
UTILITIES - SEWER		X
SITE FURNISHINGS/SIGNAGE – TABLES, BENCHES, BIKE RACK, DRINKING FOUNTAINS	X	X
SITE SIGNAGE, INCL. KIOSK, INTERPRETATION, PARK RULES, DOG WASTE STATIONS, MITIGATION, ETC.	X	X
REFUSE REMOVAL AND WEED CONTROL	X	X
UNPROGRAMMED LAWN AREA	MORE	LESS
OVERALL ANTICIPATED CRITICAL AREA IMPACTS/MITIGATION	LESS	MORE
OVERALL ANTICIPATED SITE WORK	LESS	MORE
OVERALL ANTICIPATED COST	LOWER	HIGHER

Option A Concept – highlights

- Emphasizes reduction of impacts to critical area and related buffers than Option B, resulting in fewer improvements than Option B.
- Overall lower cost than Option B.
- Less impervious surfaces than Option B.
- Site improvements located to fit existing topography.
- Existing rough grass areas will be maintained as general use lawn area
- Existing path between Cherrywood Ave. to park core: regrade and widen to ADA standard. Material: Crushed limestone, 6' width. Not easily accessible to park maintenance vehicles. Designated ADA parking on Cherrywood Avenue.
- Playground area: consolidated layout is less costly owing to efficient use of building materials. However playground equipment selection will vary in cost depending on preferred equipment. Selection. Playground elements materials, theme, style to be determined in a future site design phase. The playground is less visible from various locations in the park, and uses the largest level area in the park. Playground construction on level areas is generally less expensive than construction on sloped areas.
- Other “small footprint” site improvements are generally located in sloped areas to reduce earthwork and site grading.
- Park shelter with concrete pad, and wind screen: located in existing clearing to minimize tree removal. Use based on “first come, first served.” The shelter structure and roof will be steel.
- Neighborhood youth/at risk youth activity area to be determined during future design phases. Potential examples of this programming include:
 - Blackboard
 - Climbing wall
 - Parkour park and facilities
 - Skate feature
 - Ping pong table There are durable concrete tables on the market.
 - Small shelter over one of the above uses
 - Lighting
 - BBQ facilities
 - Frequent youth programming/outreach
- Existing driveway: stabilize and top dress with crushed limestone. Function: pedestrian and maintenance access.
- Wetland and buffer enhancements: weed removal, native plants, protective fencing, signage. Enhance existing pond (Wetland D) to functioning wetland.
- Picnic tables: dispersed locations
- Food forest/edible landscape: dispersed plantings include a variety of nut and fruiting trees, shrubs, and herbaceous plants; species to be determined/approved by Parks and Recreation. Maintenance regime of food forest/edible landscape to be determined.
- Improve park entrance from Maplewood Ave. and Mcleod Rd. intersection
- Existing footpath between Mcleod Road, through the ravine, and the existing stair way up to the park core: Stabilize and top dress with crushed limestone gravel.
- Forest trail and outdoor classroom: suited for incidental use through a unique mixed conifer/deciduous forest context by neighbors and school kids and recreational programming. No bike slalom is planned for this area.

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- General park signage: park name sign, park rules, dog waste station, ADA parking related, forest trail related native flora/fauna/ethnobiological interpretation
- No restroom building
- Maplewood frontage improvements: bike lane, curb/gutter/sidewalk, drainage
- General landscape planting for screening between park and adjacent properties
- Utilities: water and electric
- General site clean-up and weed control.

Option B Concept – highlights

- More impacts to critical area and related buffers than Option A.
- Overall higher design and construction cost than Option A
- More impervious surfaces than Option A.
- Basketball court, shelter playground areas are organized around a central paved gathering area. Fitting existing topography less important.
- Existing path Cherrywood Ave. to park core: regrade and widen to meet ADA standard. Material: Crushed limestone, 8' width for park maintenance access. No designated ADA parking slot on Cherrywood.
- Playground in sloped area to improve lines of sight from Maplewood Ave. will increase costs of building materials and earthwork. Organic shape follows existing contours to reduce earthwork and wall height. Playground elements to include log scramble, boulders, climbing walls, rope and net climbers. Actual construction, details to be determined during a future site design phase. Playground is situated more maximum clear lines of sight from locations in the park.
- Paved five car parking area with ADA slot and loading zone. 24' Paved driveway access and 5' paved sidewalk from Maplewood Ave. Situated to minimize site grading and contouring.
- Accessible restroom structure next to parking area.
- Existing driveway beyond the parking area to be improved for pedestrian and park maintenance access and staging. Width 10', material: crushed limestone.
- Paved ADA path, 5' width, between parking area and park core. Approx. 220' distance.
- Park shelter with concrete pad, and wind screen: Use based on “first come, first served.” The shelter structure and roof will be steel. Shelter location tucked into the forest, at the top of a sloped area overlooking the ravine.
- Neighborhood youth/at risk youth activity area to be determined during future design phases. Potential examples of this programming include:
 - Blackboard
 - Climbing wall
 - Parkour park and facilities
 - Skate feature
 - Ping pong table There are durable concrete tables on the market.
 - Small shelter over one of the above uses
 - Lighting
 - BBQ facilities
 - Frequent youth programming/outreach
- Other site improvements with a smaller area are generally located in sloped areas to reduce earthwork and site grading.
- High school sized half court basketball court and special markings for fun and games. Suitable use by most age groups.
- Wetland and buffer enhancements throughout to include weed control, native plants, protective fencing.
- Enhance part of the existing pond (Wetland D) to functioning wetland, leaving the remainder as a pond.
- Food forest/edible landscape: dispersed plantings include a variety of nut and fruiting trees, shrubs, and herbaceous plants; species to be determined/approved by Parks and Recreation. Improve park entrance from Maplewood Ave. and Mcleod Rd. intersection

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- Existing footpath between Mcleod Road, through the ravine, and the existing stair way up to the park core: Stabilize and top dress with crushed limestone gravel.
- Forest trail with outdoor classroom. Trail side attractions, downed woody debris, forest nooks, other natural features. Forest trail may also double as a bike slalom.
- General park signage: park name sign, park rules, dog waste station, ADA parking related, forest trail related native flora/fauna/ethnobiological interpretation
- Maplewood frontage improvements: bike lane, curb/gutter/sidewalk and stormwater drainage
- Utilities: water, sewer and electric
- General site clean-up and weed control.

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