



CITY OF PORT ORCHARD
Planning Department
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Memorandum

To: Port Orchard Planning Commission

CC: File

From: Thomas Bonsell

Date: March 22, 2010

Re: McCormick Woods Village Park

McCormick Woods Vision: McCormick Land Company envisioned building an urban open-space-recreation community on its lands in South Kitsap.

The McCormick Woods Master Plan, on the south side of Old Clifton Road, with its public golf course, was the first step toward that long-term goal. The plan established over 400 acres of wetlands, streams and woods as permanently protected open space.

The McCormick Urban Village plan, adopted by Kitsap County in December 2003, formalizes a land use pattern that is consistent with and expands the original vision for this community. The Village plan is for mixed-use neighborhoods, including business park, village center, and a variety of neighborhoods, and a centrally located community park site. With its requirements for a comprehensive open space, parks and recreation plan it affirms the intent to create urban open-space-recreation community.

The following is language from McCormick Woods Master Plan.

“4. **McCormick Village Park** McCormick Village Park is comprised of over 65 acres of protected wetlands and play areas. It is located on the north side of Old Clifton Road, just east of the proposed "Campus Boulevard". The play areas are sited on a low ridge between the wetlands that drain into the west fork of Anderson Creek. A preliminary concept plan for the park has been prepared by The Berger Partnership (June 2004). See next page. The concept is for a central gathering space for community residents. In the center there is a Village Green, surrounded by generous paths. There is an adjacent children's play area. Restrooms are nearby. A sports meadow is located near Old Clifton Road with bicycle and pedestrian access. The northern part of the park is reserved for informal play, with open fields, running paths, a kite hill and an overlook picnic area. Parking is located off Campus Boulevard.”

Over the last two years, Kitsap County and the City of Port Orchard have been negotiating the transfer of service responsibilities regarding the McCormick Woods annexation areas. Part of

the negotiations included the transfer of responsibilities of park construction and maintenance and specifically the monies set aside for development of a regional "McCormick Woods Village Park". Money was paid by lump sum to the County by Gem 1, the primary developer of McCormick Woods in 2007. The money paid to Kitsap County was \$643,732, \$50,000 of which is to be used for park design and is in the process of being transferred to the City of Port Orchard.

The Completed ILA was approved by the Kitsap County Commissioners on February 22, 2010 and went into effect five days subsequent to that.

The Village Park site is a 63.5 acre undeveloped parcel lying northerly of SW Old Clifton Road and westerly of Chanting Circle SW. The site is zoned "Greenbelt", contains a stream and is heavily forested. There is a parcel on the south end of the parcel reserved for a South Kitsap Fire and Rescue station and may be a joint use staging area for park visitors.

Planning staff is tasked with developing a Request For Proposal (RFP) that outlines expectation for consultants hired for park design assistance and will be responsible for design oversight. The Planning department wants to make it clear that although a consultant is being retained, the ultimate outcomes of park development will be guided by the citizens of Port Orchard. Planning staff will be facilitating monthly meetings of the Village Park Committee and creating a synthesis of the goals and objectives of the committee. It is expected that a minimum of two design concepts and likely three will be created and ultimately brought before the Planning Commission for a public hearing and a recommendation to the City Council before December 31, 2010.

Our first subcommittee meeting will be Wednesday April 14th with subsequent meetings occurring the second Wednesday of each month through August. We will be updating the Planning Commission monthly of the Committee's progress.

Sign up sheet.

Written comments to planning@cityofportorchard.us. The city website has links to a parks survey we ask you to participate.

Mayor Lary Coppola

The work the citizens do on behalf of this regional park plan will be a lasting legacy and will provide recreational enjoyment to the citizens of Port Orchard far into the future. To begin gathering ideas to develop a vision for the park, I would like to ask the members of the audience to verbally express one thing they would like to see the park contain or how it should function.