

Master Plan



Malcolm Terrace Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Malcolm Terrace Park are shown within the park below and listed with potential timeframe for implementation and order of magnitude cost on the following page.

The primary strength of Malcolm Terrace Park is its extensive nature trail system. Developing new nature trails within the park's wooded area

is high value, low cost improvement and is recommended for short term implementation. The existing asphalt trails need resurfacing. Two pedestrian bridges are recommended to be added along with this renovation. This higher cost improvement is recommended for 3-6 year implementation. Improvements to the nature trail area at Malcolm Terrace should address clearing of undesirable underbrush and creek bank. Replacing the pavilion was determined to be a relatively high value, moderate cost improvement and is recommended for near term



Figure 14: Illustration of Location for Recommended Park Improvements

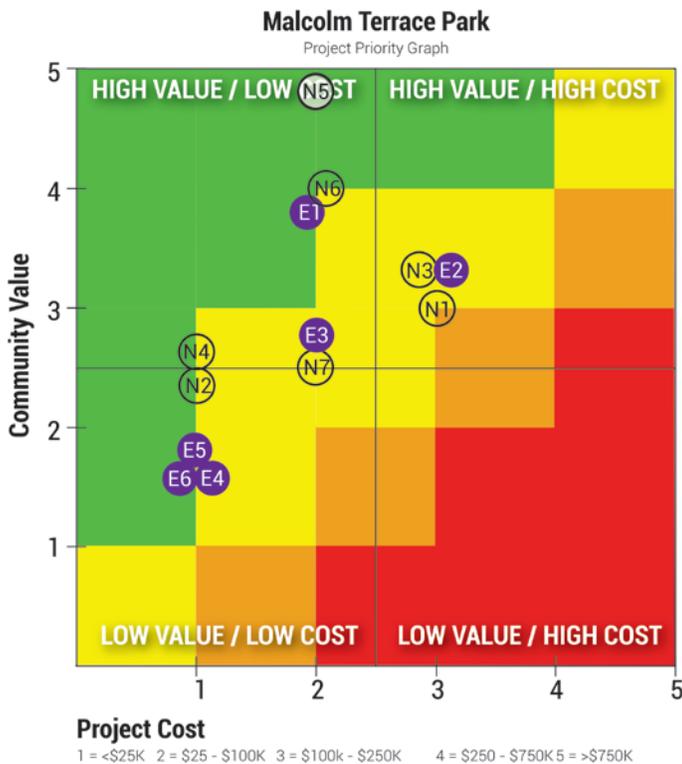


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implementation. The existing sand volleyball is an ongoing maintenance item that is recommended for removal and replacement with a multi-use court for badminton, pickleball, and other sports. This recommendation was determined to have a high community value and moderate cost. This could be added in the near term to quickly expand the park's programming.

MALCOLM TERRACE PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Replace Pavilion	0-3 years	\$25-100K
Improve Signage	0-3 years	< \$25K
Remove Sand Volleyball Court	0-3 years	< \$25K
Convert Restrooms to Year-round Use	0-3 years	< \$25K
Replace Asphalt Trail	3-6 years	\$25-100K
Replace Play Equipment & Safety Surface	3-6 years	\$100-250K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Develop Nature Trails	0-3 years	\$25-100K
Multi-use Court for Badminton, etc.	0-3 years	\$100-250K
Add Two Pedestrian Bridges	3-6 years	\$250-750K

Figure 16: Recommended Improvements with Timeframe and Order of Magnitude Cost



Improvements to Existing Features	Considerations for New Facilities
E1 Nature Trail	N1 Themed Playground Elements
E2 Playground Improvements	N2 Solar Charging Stations
E3 Replace Pavilion	N3 New Bike Trails
E4 Sand Volleyball Court	N4 Gaga Pit
E5 Modify Restroom for Year-Round Use	N5 Nature Trail
E6 Better Signage	N6 Multi-Use Court
	N7 Dog Park

Figure 15: Community Value Vs. Cost Scatter Chart

The play equipment at Malcolm Terrace is still functional but is showing signs of age. Replacing this facility is a high value improvement of moderate cost. The importance of replacing the playground will increase over time as the equipment ages. This plan recommends implementing this in 3-6 years.

Improved signage is part of an overall park system improvement project that is already included in the city's capital improvement plan. Converting all park restrooms to year-round use was found to be a strong community desire and is included as a near term project. Performing this renovation to all four unheated restrooms at the same time may save the city money on parts and labor.