

ANALYSIS AND DESIGN

COLUMBIA VIEW NEIGHBORHOOD PARK

The Columbia View Neighborhood Park site is approximately 7 acres in size and lies in the Wilkes East neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on NE 169th Ave. on the western and southern edges and H.B. Lee Middle School to the north.

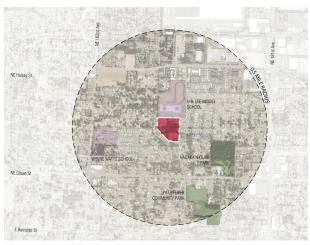
Natural Resources

The 7.46 acre property slopes down gently to the northeast. A channel runs out of the west and drains the wetland. There is a small strip of flat land on the east end of the park. Geology of the site is composed of sediment deposits from the Missoula floods after the last ice age. Material is of a coarse nature and forms a thick layer. The park contains a slightly wooded area and a large grassy field, and is visited by skunks, squirrels, birds, and raccoons.

¹https://www.oregongeology.org/pubs/gms/GMS-060.pdf

Surrounding Community and Access

This undeveloped neighborhood park site is surrounded primarily by low-density residential development with multi-family residential development interspersed around the edge of the quarter-mile service area. This park is located within the Wilkes East Neighborhood and shares a northern border with H.B. Lee Middle School. There are two developed parks located nearby with Nadaka Nature Park within the quarter-mile service area walking distance and Pat Pfeifer Community Park further out into the half-mile radius that requires crossing NE Glisan Street, which is a busy



Adjacent Properties Map



Field Tree Canopy



Tree Canopy Edge

arterial with a signalized crosswalk located at the intersection of NE 172nd Ave. Both developed parks include a range of active and passive recreation opportunities for nearby residents. Additionally, there is a private school located to the west of the park site, which provides neighborhood access to play equipment. There are also accessible sports court facilities located at H.B. Lee Middle School.

Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately 1,707 residents located within a half-mile of walking and biking to the park. Both passive and active recreation upgrades to this park would serve all ages and abilities with 23% of the surrounding population youth and 14% seniors.

Existing Site Amenities

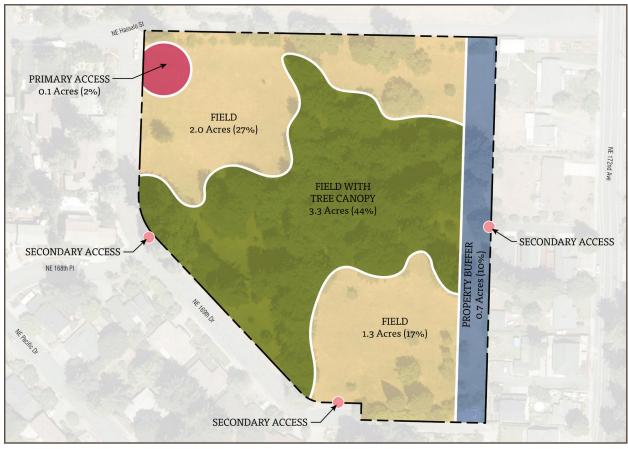
There is one existing park bench, a park entry sign, a dog waste station, and a trash receptacle. The entire southwestern and western side of the park along NE 169th Dr. is used for access, as well as a smaller entrance on the east end from NE 172nd Ave. Current usage is mainly passive recreation, with many users walking and playing with their dogs, on and off-leash. The northwest corner of the park provides views towards the Columbia River gorge.



Existing Conditions Plan

COLUMBIA VIEW NEIGHBORHOOD PARK ZONES DIAGRAM

Potential amenities were identified for each zone based on their optimal surroundings and the least amount of interruption of natural systems. The range of amenities and their associated zones are as follows:



Columbia View Neighborhood Park - Zones Diagram

FIELD

The field zone is 3.3 acres in size and consists of open mowed grassy areas.

Range of Amenities:

Dog Park Picnicking
Viewpoint Play Area
Community Basketball

Gardens Outdoor Learning Futsal Accessible Trails/

Pollinator Garden Paths

Benches



FIELD WITH TREE CANOPY

The field with tree canopy zone is 3.3 acres in size and contains parts of the field with that have been planted with trees. Species range from native canopy trees to ornamental and fruit trees.

Range of Amenities:

Accessible Trails/ Benches
Paths Play Area

PRIMARY ACCESS

The primary access area is 0.1 acres in size and provides a range of basic amenities to park users.

Range of Amenities:

Trailhead Kiosk Dog Waste Station
Park Entry Signage Waste Receptacles
Water Fountains

PROPERTY BUFFER

The property buffer is 0.7 acres in size and comprises of a 50' wide buffer zone between park amenities and adjacent properties.

Range of Amenities:

Habitat Protection Fire Break & Restoration







COLUMBIA VIEW NEIGHBORHOOD PARK

KEY SITE FEATURE

The Northwest Corner of the park provides views towards the Columbia River gorge and out over mountain foothills to the East. This promontory point is located directly adjacent to H.B. Lee Middle School and, if made accessible, could provide a central meeting location for members of the community of all ages and abilities. The open character of the park allows for lines of site from most areas of the park towards this point. An example of what a viewpoint might look like is shown at the right.



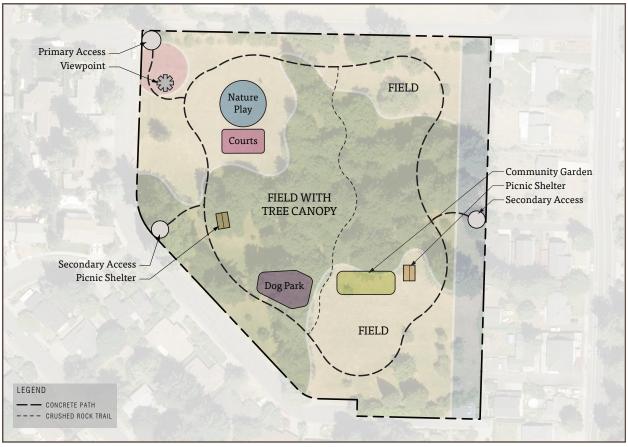
Viewpoint



View towards Columbia River Gorge

COLUMBIA VIEW NEIGHBORHOOD PARK CONCEPT PLAN

Based on analysis of the unique existing conditions and feedback on the zones diagram during public engagement meetings, the following concept plan was developed.



Columbia View Neighborhood Park - Concept Plan

The concept plan focuses activities and future park amenities outside of the tree canopy area. The primary entrance point at the northwest corner of the site includes a dog waste station, water fountain, and trailhead. The nature play and courts are located close to the primary entrance for ease of access. The main trail network is a 6 foot-wide accessible concrete path loop. An accessible crushed rock trails meanders through the trees. A viewpoint in the northwestern corner of the site provides views towards the Columbia River Gorge. The picnic shelter and dog park are located close to a secondary entrance to separate the two heavy-use areas and community garden and second picnic shelter are located in the southern lawn area close to the eastern secondary access point to provide neighbors with easy access, and to gather the most sunlight.

COLUMBIA VIEW NEIGHBORHOOD PARK COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

		LOW
ltem	%	\$
Construction		924,074
Total Direct Construction Contract Costs		824,330
Construction contingency	10.0%	82,433
Fixtures, Furniture and Equipment (FF&E)	1.0%	8,243
Staff Construction Work	1.0%	824
Post-occupancy problem solving	1.0%	8,243
Professional, Technical, Expert Services		118,704
Miscellaneous External Costs		41,217
Land Use Approvals	1.0%	8,243
Bldg Permit Review Fees	2.0%	16,487
System Development Charges (SDCs)	2.0%	16,487
Estimated Escalation to Mid-Point of Const.	10.09%	109,377
	TOTAL PROJECT COST =	\$ 1,190,000

HIGH		
	\$	
	1,108,889	
	989,196	
	98,920	
	9,892	
	989	
	9,892	
	142,444	
	49,460	
	9,892	
	19,784	
	19,784	
	133,265	
\$	1,430,000	

ESCALATION	
Construction Cost Index	3.00%
Months to start of construction	36
Months of construction duration	5
Calculated months to mid-point of construction	38.5
Total Estimated Escalation	10.09%

POTENTIAL SITE AMENITIES AND IMPROVEMENTS

Primary Access

Trailhead Kiosk

Park Entry Signage

Water Fountain

Bike Racks

Dog Waste Station

Waste Receptacle

Secondary Access

66

Trailhead Kiosks

Dog Waste Stations Waste Receptacles

Field

Playground Equipment

Sports Courts

2,000' Concrete Paths

Benches

Tree & Shrub Plantings

Community Garden

Picnic Shelter

Pollinator Garden

Viewpoint

Educational Signage

Field with Tree Canopy

500' Crushed Rock Trails

Tree & Shrub Plantings

Benches

Dog Park

Picnic Shelter