The Southeast Neighborhood Park site is approximately 15 acres in size and lies in the Kelly Creek neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on Hwy 26 on the western edge and SE Barnes Road on the eastern end. A wetland lies along the northern edge of the park.

**Natural Resources**

The 6.53 acre property lies on a flat site above Hwy 26. Geology of the site includes the Springwater Formation rising to the surface, composed of debris and conglomerate brought down from the Cascade Mountains. It is mainly sandstone and siltstone with some outcrops of volcanic rock.1 There are existing wetlands scattered throughout the park, and entire area is forested. This park is visited by skunks, elk, coyotes, rabbits and raccoons.


**Surrounding Community and Access**

This undeveloped neighborhood park site is surrounded by low-density residential development that is located in the Kelly Creek Neighborhood. To the south of the park site is the Springwater Plan Area where a mix of future Commercial and Industrial development is planned. The western park border is Highway 26 and directly to the north is privately owned vacant land. While there are no developed parks located within the quarter-mile service area of this park,
the site is in close proximity to wooded open space, the Springwater Corridor and the Upper Johnson Creek Natural Area. Direct access to this undeveloped park is from SE Hillyard and SE Barnes Road via Highway 26. There are no public schools and three private schools with no access to recreation amenities located near this undeveloped park site.

Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately 920 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 28% of the surrounding population youth and 15% seniors.

Existing Site Amenities
Currently there are some undeveloped trails on site. There is one point of access on the southeast corner of the park, and usage seems to be limited to pedestrians looking to use the trails and to experience the natural features of the site.
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:

**FOREST**

The forest zone is 5.4 acres in size consists of a mixed riparian and coniferous forest. The undergrowth contains hazel and blackberry.

**Range of Amenities:**
- Accessible Trails
- Benches
- Education
- Play Area
- Wildlife Viewing
- Picknicking
**PROPERTY BUFFER**
The property buffer is 0.8 acres in size and comprises of a 50’ wide buffer zone between park amenities and adjacent properties.

- Habitat Protection
- Fire Break
- & Restoration

**WETLAND**
The wetland zone is 0.1 acres in size and contains moist, swampy ground in low-lying areas of the forest.

- Habitat Protection
- & Restoration

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

- Trailhead Kiosk
- Dog Waste Station
- Park Entry Signage
- Waste Receptacles
- Water Fountains
SOUTHEAST NEIGHBORHOOD PARK
KEY SITE FEATURE

Undeveloped footpaths leading through the park take users past areas of marshy ground and some small sections of open water. The wetlands at Southeast Neighborhood Park drain into Burlingame Creek, and continue downstream to Kelly Creek and eventually the Sandy River. The presence of marshy soils allows for riparian tree species such as Red Alder, Black Poplar, and Oregon Ash to become dominant in some areas. A viewpoint allows users to appreciate the wildlife that visit the wetland. An example of what a wetland viewpoint might look like is shown at the right.

Forest Understory

Wetland Viewpoint
Southeast 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.

The concept plan focuses activities and future park amenities as close as possible to the primary entrance. The primary entrance point at the eastern end of the site includes a dog waste station, water fountain, and trailhead. The nature play, lawn, and picnic shelter are located within proximity of the primary entrance for ease of access and to minimize impacts to natural habitat. The main trail network is a 6 foot-wide accessible concrete path. An accessible crushed rock trail circles through the forest. A wetland viewpoint in the center of the site provides opportunities for wildlife viewing in the wet, lower portions of the park. A secondary entrance in the southeastern corner of the park allows trail walkers to avoid more heavily used portions of the park.
SOUTHEAST NEIGHBORHOOD PARK
COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

<table>
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<tr>
<th>Item</th>
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<td>11,042</td>
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<td>System Development Charges (SDCs)</td>
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<td><strong>Estimated Escalation to Mid-Point of Const.</strong></td>
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**TOTAL PROJECT COST = $ 670,000**

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 Fountains
- Bike Racks
- Dog Waste Station
- Waste Receptacles

Secondary Access
- Trailhead Kiosks
- Dog Waste Stations
- Waste Receptacles

Forest
- Playground Equipment
- 600’ Concrete Paths
- 900’ Crushed Rock Trails
- Open Lawn
- Picnic Shelter
- Benches
- Tree & Shrub Plantings
- Pollinator Garden

Wetland
- Deck Viewpoint
- Tree & Shrub Plantings
- Educational Signage
- Benches