ANALYSIS AND DESIGN

SOUTHWEST COMMUNITY PARK

The Southwest Community Park site is approximately 34 acres in size and lies in the Centennial neighborhood. This site has been designated as a community park and therefore will serve the entire Gresham community. The property borders on Powell Blvd and the Gresham Fairview Trail on the eastern edge. Grant Butte rises to the north.

Natural Resources
The 34.11 acre property is generally flat, with a steady decline towards the wetland along the western edge of the site. Geology of the site includes coarse material leftover from Missoula flood deposits. Mixture of boulder to pebble-sized gravel, mainly basalt, and a sandsilt mixture filling in the gaps. The large wetland, part of the headwaters of Fairview Creek, and groves of native trees are significant wild areas that provide habitats for a variety of wildlife including deer, coyotes, owls, ducks, turtles. The canopy cover is wooded in part, containing groves of Western Red Cedar and Douglas Fir, both recognized as significant by the City of Gresham.

Surrounding Community and Access
This undeveloped community park site is surrounded by low-density residential development and located primarily in the Centennial Neighborhood, bordered by Southwest Neighborhood to the south and both Northwest and Hollybrook Neighborhoods to the east. The park is

Adjacent Properties Map

Wetland

Douglas Fir Grove
located just south of the 33-acre Grant Butte Natural Area that includes 69-acres of publicly owned forest with an informal trail network on the upper flanks of the butte. There are no developed parks located within the half-mile service area of this site where there is no direct access from Powell Boulevard or the Gresham-Fairview Trail. There is one fenced off private school located within walking distance to the park, and there are two public schools nearby that are located along the busy SE 182nd arterial with limited safe access to school recreation amenities.

**Existing Site Amenities**
There are some undeveloped trails leading through the park. Currently there are no amenities on site. There are three fairly-small access points into the park. Parking is limited to street spaces adjacent to the openings. Current usage seems to be limited to light recreation, including walking and wildlife viewing. Northwest corner of park provides views to Grant Butte in the North.

![Grant Butte](image_url)

**Existing Conditions Plan**
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:

**MEADOW**

The meadow zone is 7.5 acres in size and consists of an open field area with a few scattered trees.

**Range of Amenities:**

- Play Area
- Accessible Trails/Paths
- Viewpoint
- Dog Park
- Picnicking
- Community
- Gardens
- Frisbee Golf
- Basketball
- Futsal
- Wildlife Viewing
- Education
- Wetland Viewpoint
FOREST
The forest zone is 7.9 acres in size and comprises of two separate groves of conifer trees. On the western end there is a Douglas Fir grove, and to the east a grove of Western Red Cedars.

Range of Amenities:
Education
Accessible Trails

WETLAND
The wetland zone is the largest area of Southwest Community Park, at 14.1 acres. The Fairview Creek headwaters are located within the wetland.

Range of Amenities:
Habitat Protection & Restoration

PRIMARY ACCESS
The primary access area is 0.6 acres in size and provides a range of basic amenities to park users.

Range of Amenities:
Parking Lot
Bathrooms
Trailhead Kiosk
Park Entry Signage

PROPERTY BUFFER
The property buffer is 4.1 acres in size and comprises of a 100’ wide buffer zone between park amenities and adjacent properties.

Range of Amenities:
Habitat Protection & Restoration
SOUTHWEST COMMUNITY PARK
KEY SITE FEATURE

The wetland complex within the park property is a significant natural resource which can provide key design cues for the overall park development. A wetland viewpoint has been located to help visitors connect to the critical habitat. An example of what a wetland viewpoint might look like is shown at the right. Educational signage can discuss information about the importance of wetlands and their role in our ecosystem. The playground and nature play area could reflect its proximity to the wetland through shapes, colors, patterns, or signage.

Fairview Creek Headwaters Wetlands
SOUTHWEST COMMUNITY 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 in the existing meadow zone along the northern edge of the site. The primary entrance point at the northwest corner of the site includes a 20 stall parking lot, restroom, and trailhead. The nature play, picnic shelter, lawn, and courts are located within proximity of the parking lot for ease of access and furthest from the wetland to protect the natural resources. The main trail network is a 6 foot-wide accessible concrete path. Accessible crushed rock trails meander along the northern edge of the wetland and through the existing conifer forest. A viewpoint in the northeast corner of the site provides views of the wetland valley. The wetland viewpoint provides ample bird watching opportunities. The dog park and community garden are located near the secondary access point and away from the main activities area of the park to reduce potential user conflicts.
TOTAL COST ESTIMATE OVERVIEW

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TOTAL PROJECT COST = $ 2,680,000 $ 3,220,000

ESCALATION

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POTENTIAL SITE AMENITIES AND IMPROVEMENTS

Primary Access
- Parking Lot
- Bathroom
- Trailhead Kiosk
- Park Entry Signage
- Water Fountains
- Bike Racks
- Dog Waste Station
- Waste Receptacles

Meadow
- Playground Equipment
- 2,600’ Concrete Paths
- Viewpoint
- Educational Signage
- Picnic Shelter
- Community Garden
- Sports Courts
- Dog Park
- Open Lawn
- Benches
- Tree & Shrub Plantings

Forest
- Tree & Shrub Plantings
- Benches
- 1,600’ Crushed Rock Trails

Wetland
- Educational Signage
- Deck Viewpoint
- Benches