



COLUMBIA VIEW NEIGHBORHOOD PARK

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/
Paths |
| Pollinator Garden | |
| 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/
Paths Benches
 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 sight from most areas of the park towards this point. An example of what a viewpoint might look like is shown at the right.



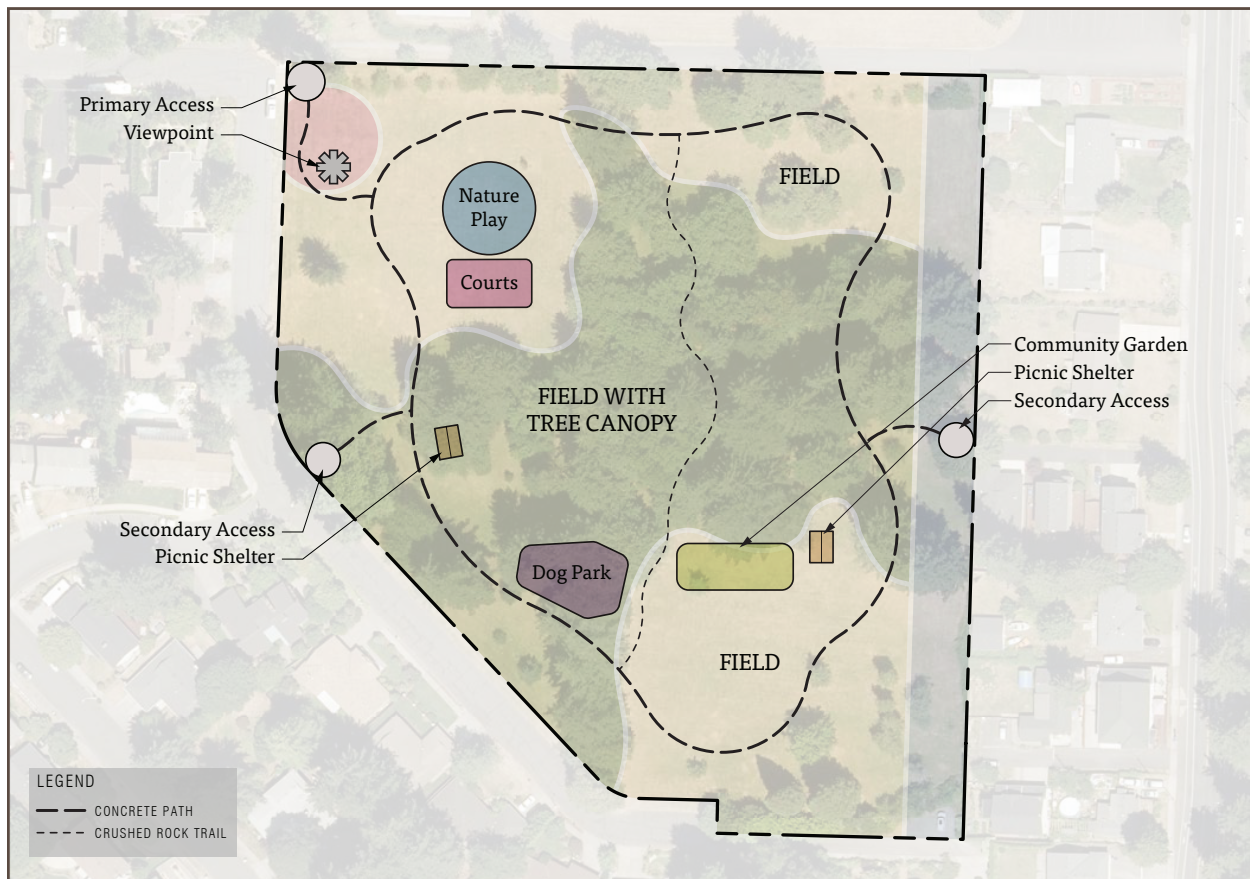
Viewpoint



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			
Item	%	LOW	HIGH
		\$	\$
Construction		924,074	1,108,889
Total Direct Construction Contract Costs		824,330	989,196
Construction contingency	10.0%	82,433	98,920
Fixtures, Furniture and Equipment (FF&E)	1.0%	8,243	9,892
Staff Construction Work	1.0%	824	989
Post-occupancy problem solving	1.0%	8,243	9,892
Professional, Technical, Expert Services		118,704	142,444
Miscellaneous External Costs		41,217	49,460
Land Use Approvals	1.0%	8,243	9,892
Bldg Permit Review Fees	2.0%	16,487	19,784
System Development Charges (SDCs)	2.0%	16,487	19,784
Estimated Escalation to Mid-Point of Const.	10.09%	109,377	133,265
TOTAL PROJECT COST =		\$ 1,190,000	\$ 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

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