

A blue-tinted photograph of a park landscape. The foreground is a grassy field. In the middle ground, there is a line of evergreen trees. The background shows a clear blue sky. The text "SOUTHWEST COMMUNITY PARK" is overlaid in white, bold, sans-serif font in the upper right quadrant.

SOUTHWEST COMMUNITY PARK

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 sand-silt mixture filling in the gaps.¹ 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.

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

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



Existing Conditions Plan

SOUTHWEST COMMUNITY 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:



Southwest Community Park - Zones Diagram

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 | Gardens |
| Accessible Trails/
Paths | Frisbee Golf |
| Viewpoint | Basketball |
| Dog Park | Futsal |
| Picnicking | Wildlife Viewing |
| Community | 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	Benches
Accessible Trails	Wildlife Viewing



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	Water Fountains
Bathrooms	Bike Racks
Trailhead Kiosk	Dog Waste Station
Park Entry Signage	Waste Receptacles



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	Fire Break
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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.



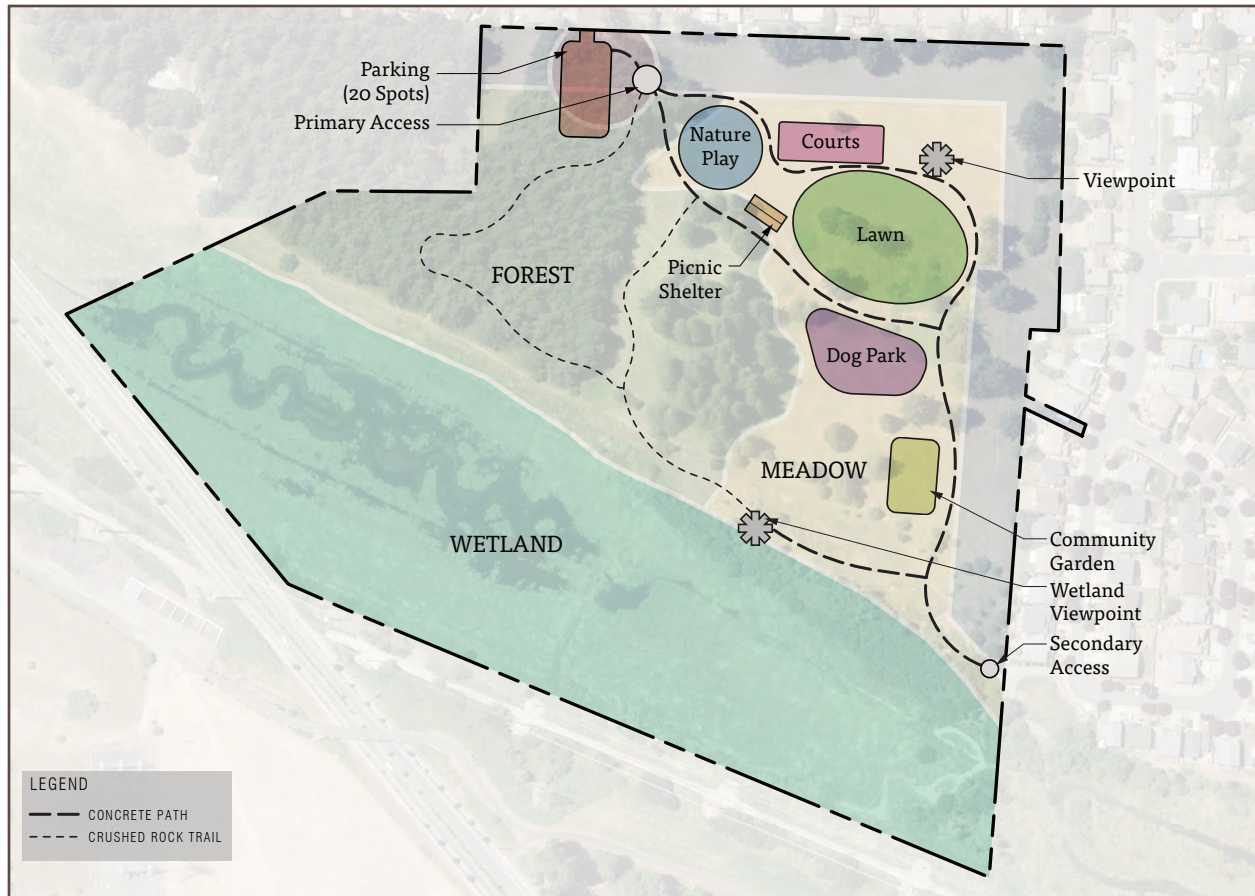
Wetland Viewpoint



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.



Southwest Community Park - Concept Plan

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.

SOUTHWEST COMMUNITY PARK COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

Item	%	\$	\$
Construction		2,071,116	2,485,340
Total Direct Construction Contract Costs		1,847,561	2,217,074
Construction contingency	10.0%	184,756	221,707
Fixtures, Furniture and Equipment (FF&E)	1.0%	18,476	22,171
Staff Construction Work	1.0%	1,848	2,217
Post-occupancy problem solving	1.0%	18,476	22,171
Professional, Technical, Expert Services		266,049	319,259
Miscellaneous External Costs		92,378	110,854
Land Use Approvals	1.0%	18,476	22,171
Bldg Permit Review Fees	2.0%	36,951	44,341
System Development Charges (SDCs)	2.0%	36,951	44,341
Estimated Escalation to Mid-Point of Const.	10.50%	255,182	306,219
TOTAL PROJECT COST =		\$ 2,680,000	\$ 3,220,000

ESCALATION	
Construction Cost Index	3.00%
Months to start of construction	36
Months of construction duration	8
Calculated months to mid-point of construction	40
Total Estimated Escalation	10.50%

POTENTIAL SITE AMENITIES AND IMPROVEMENTS

Primary Access

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

Secondary Access

Trailhead Kiosk
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