



EAST GRESHAM NEIGHBORHOOD PARK

ANALYSIS AND DESIGN

EAST GRESHAM NEIGHBORHOOD PARK

The East Gresham Neighborhood Park site is approximately 7 acres in size and lies in the Powell Valley neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on SE Williams Rd on the eastern edge. A tributary of Kelly Creek runs through the northwest corner of the park.

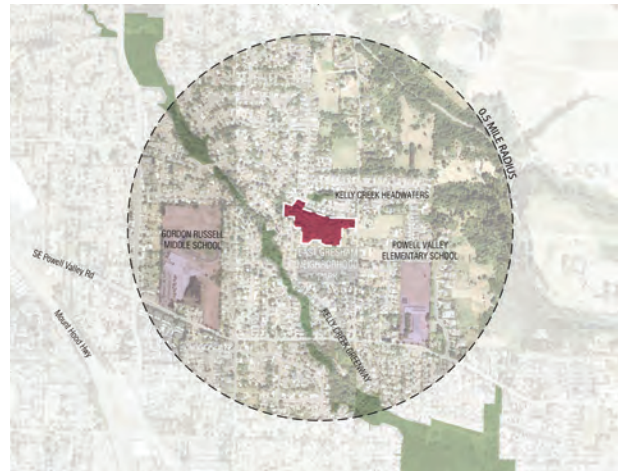
Natural Resources

The 7.31 acre property slopes down towards the Kelly Creek tributary in the west. Some small hills along trails in the woods. Geology of the site includes the Springwater Formation, composed of debris and conglomerate brought down from the Cascade Mountains. Mainly sandstone and siltstone with some outcrops of volcanic rock.¹ The forest is composed of a native deciduous forest with Alder and Maple and some invasive Himalayan blackberry in the understory. Many birds fly through this area on migratory routes, and deer browse through the forest. Blockages downstream prevent many fish from coming up into the Kelly Creek headwaters area, but the tributary supports smaller riverine animals.

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

Surrounding Community and Access

This undeveloped neighborhood park site is surrounded by low-density residential development and located entirely in the Powell Valley Neighborhood. The park is located just south of the Kelly Creek Headwaters and east of the Kelly Creek



Adjacent Properties Map



Tree Fort



Kelly Creek Tributary Footbridge

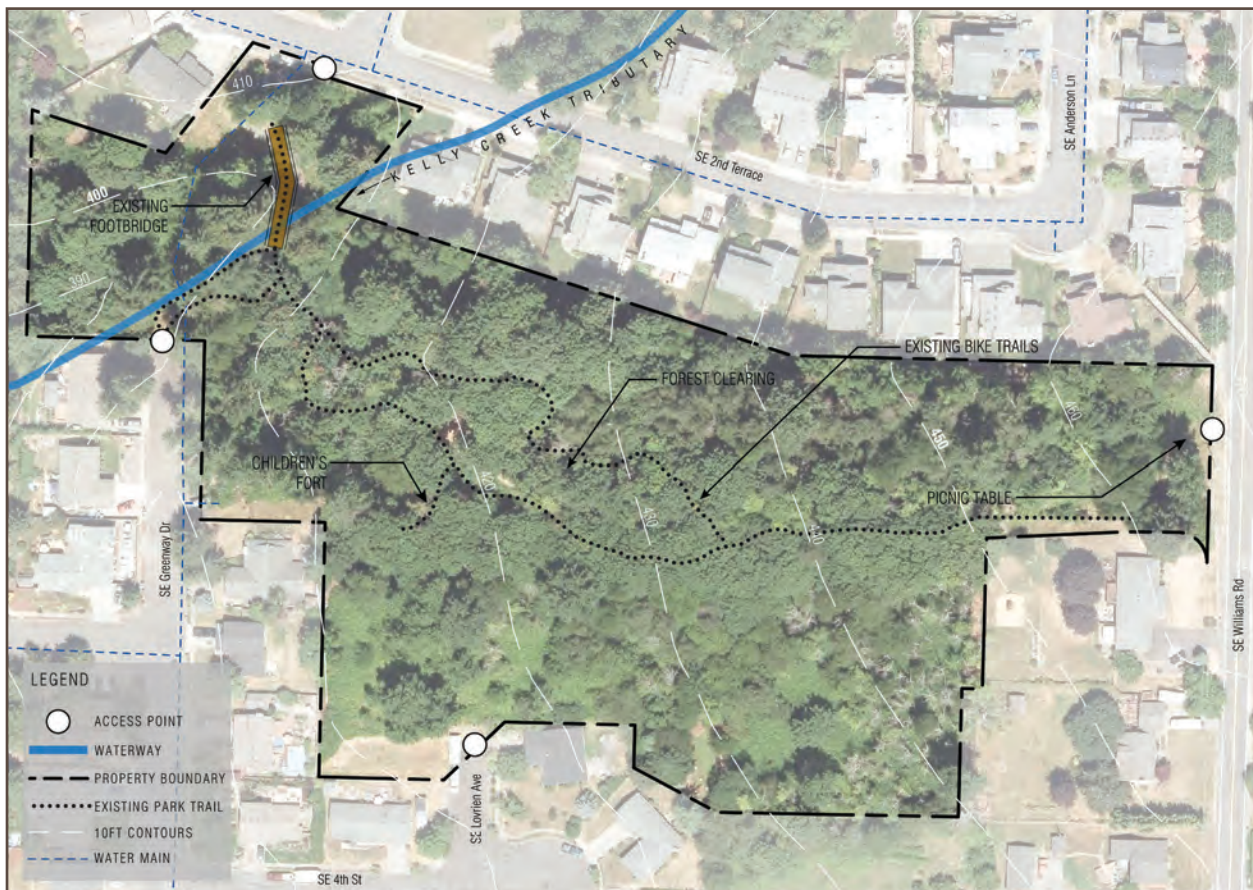
Greenway. There are no developed parks located within the quarter-mile service area of this site. Direct access to this undeveloped park is primarily off SE Williams Road on the eastern border and two entry points exist from homes to the south off SE Lovrien Ave and from the north off SE 2nd Terrace via an existing footbridge. This undeveloped park is situated between Gordon Russell Middle School and Powell Valley Elementary School where residents have limited access to school recreation amenities such as playground equipment and basketball courts.

1,378 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 20% of the surrounding population youth and 12% seniors.

Existing Site Amenities

On site there is one picnic table, and an existing walking and bike trail network. A volunteer group currently maintains the park. Paths are used by pedestrians and dog walkers; children use central clearing to play. No central parking location, so access is mainly by foot or bike, and there is one major and two minor access points.

Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately



Existing Conditions Plan

EAST GRESHAM 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:



East Gresham Neighborhood Park - Zones Diagram

FOREST

The forest zone is 4.1 acres in size consists of mainly deciduous trees in the canopy, typically alder and bigleaf maple.

Range of Amenities:

Play Area	Picnicking
Bike Trails	Wildlife Viewing
Accessible Trails	Benches
Dog Park	Restoration

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	Bike Racks
Park Entry Signage	Dog Waste Station
Water Fountains	Waste Receptacles

PROPERTY BUFFER

The property buffer is 3.1 acres in size and comprises of a 50' wide buffer zone between park amenities and adjacent properties.

Range of Amenities:

Habitat Protection & Restoration	Fire Break
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KEY SITE FEATURE

The Powell Valley Neighborhood Association has done extensive work in East Gresham Neighborhood Park, including invasive species removal and trail restoration. The responsiveness and care shown for this park by the PVNA has preserved its character and beauty for current and future generations.



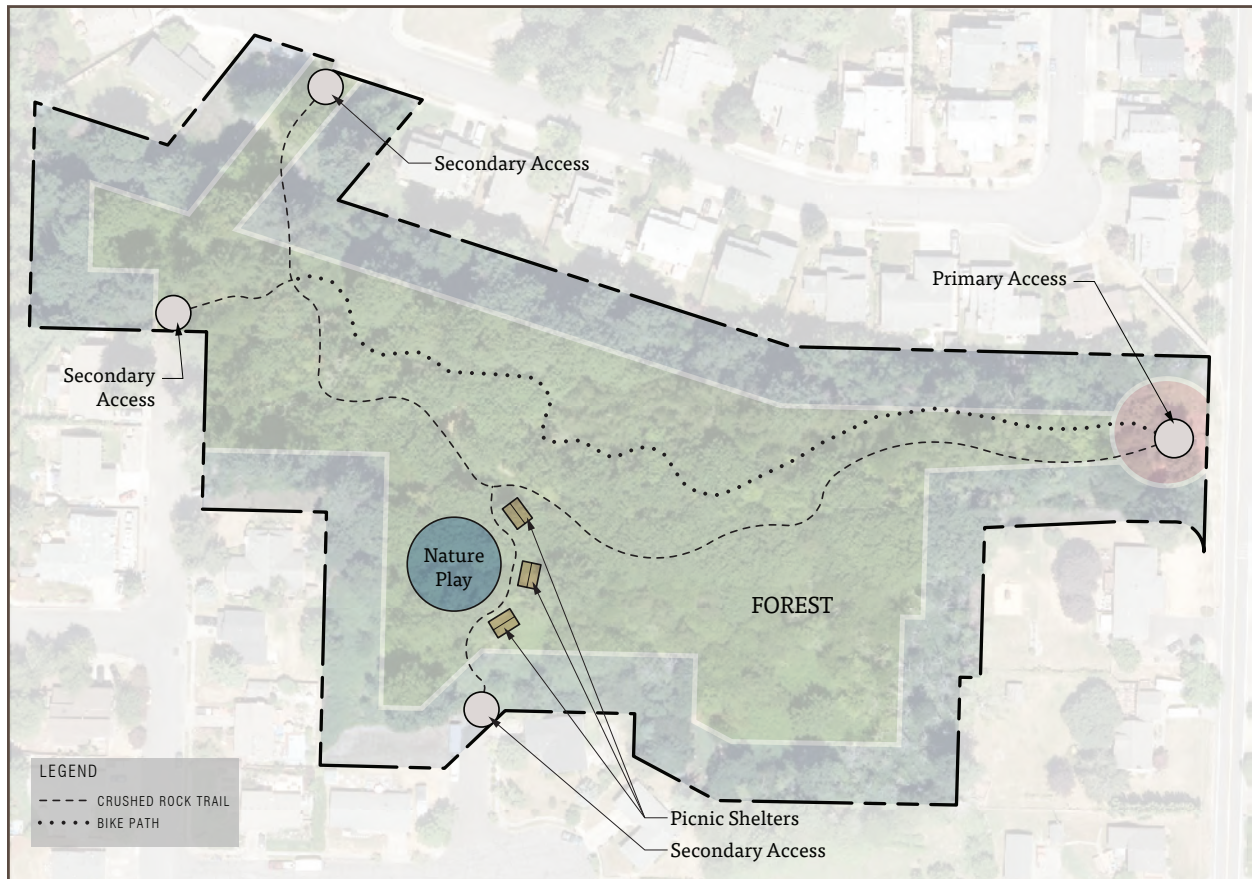
Existing Bike Pump Track



Restored Park Trails

EAST GRESHAM 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.



East Gresham Neighborhood Park - Concept Plan

The concept plan focuses activities and future park amenities in the existing forest zone throughout the site. The primary entrance point at the eastern end of the site includes a dog waste station, bike racks, and a trailhead. The nature play and picnic shelters are located within proximity of the secondary entrance, while being far enough away from main trails to provide a quiet, contemplative forest walking experience. The main trail network is an accessible crushed rock trail. Bike paths roll along the northern edge of the forest away from the main trail. The two secondary entrances on the western end of the park provide end points for the crushed rock trails.

EAST GRESHAM NEIGHBORHOOD PARK

COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

Item	%	\$	\$
Construction		559,990	671,987
Total Direct Construction Contract Costs		499,545	599,454
Construction contingency	10.0%	49,954	59,945
Fixtures, Furniture and Equipment (FF&E)	1.0%	4,995	5,995
Staff Construction Work	1.0%	500	599
Post-occupancy problem solving	1.0%	4,995	5,995
Professional, Technical, Expert Services		71,934	86,321
Miscellaneous External Costs		24,977	29,973
Land Use Approvals	1.0%	4,995	5,995
Bldg Permit Review Fees	2.0%	9,991	11,989
System Development Charges (SDCs)	2.0%	9,991	11,989
Estimated Escalation to Mid-Point of Const.	10.09%	66,283	80,759
TOTAL PROJECT COST =		\$ 720,000	\$ 870,000

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
 1,400' Crushed Rock Trails
 Bike Trails
 Picnic Shelters
 Benches
 Tree & Shrub Plantings