



# SOUTHEAST COMMUNITY PARK



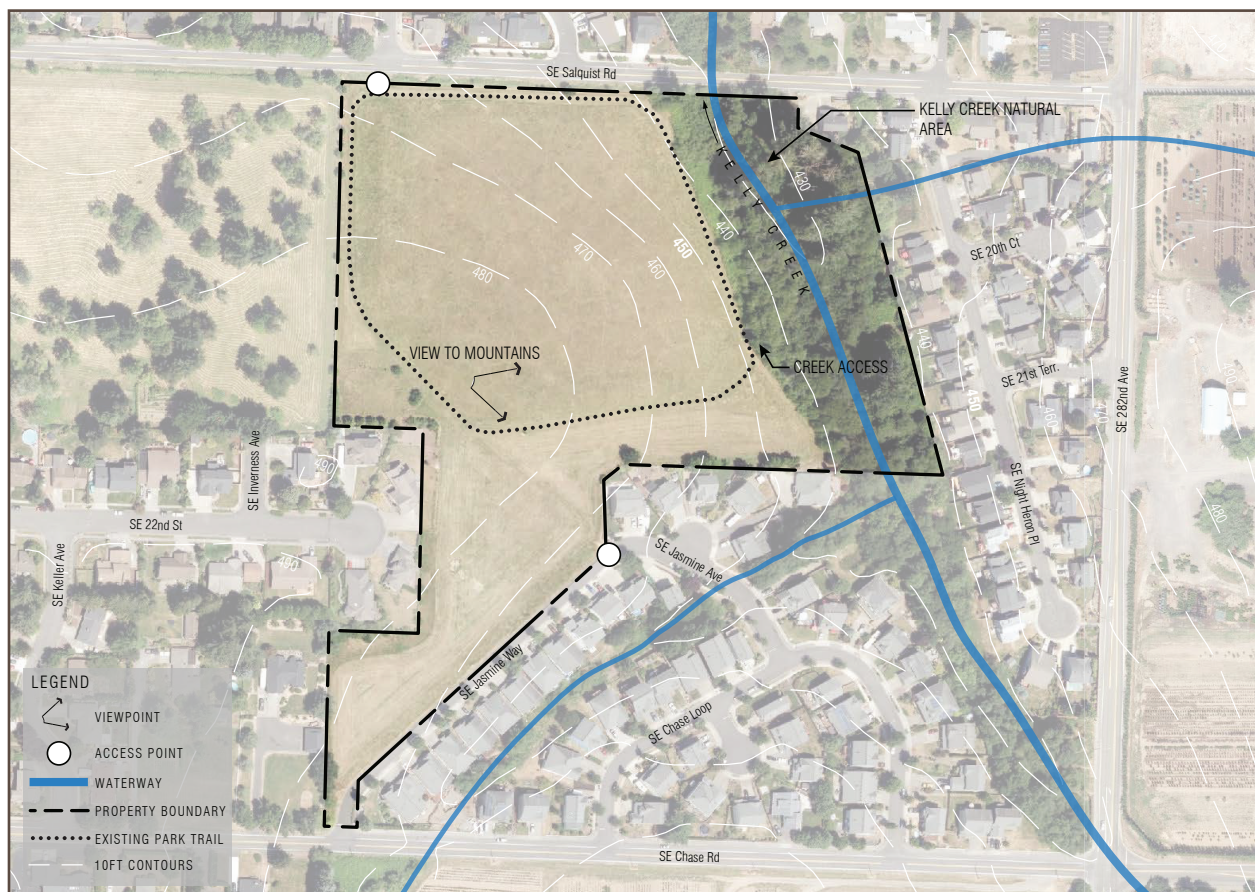
School District. Newly developed single-family homes are under construction in a 200-unit subdivision located off SE 282nd. There are no developed parks located within the half-mile service area of this site. Direct access to this undeveloped park is limited to a neighborhood street from SE Chase Road to the south and no access from SE Salquist Road that borders the park site to the north. Kelly Creek Elementary School is in close proximity to the park with limited access to school recreation amenities that includes a playground and basketball court. Access from this school property to the park is connected only by traveling along SE Chase Road.

### Existing Site Amenities

Some undeveloped trails lead through the park. There are currently two access points. Park visitors use the trails for walking or jogging. The open space is used for activities, and users enjoy viewing wildlife on site. The high point in the field at the park is an amazing viewpoint to Mount Hood, Grant Butte and, if conditions are right, to Mount St. Helens.



Grassy Slope



Existing Conditions Plan

# SOUTHEAST 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:



Southeast Community Park - Zones Diagram

## UPLAND MEADOW

The upland meadow zone is 4.1 acres in size and consists of the more flat meadow areas at the top of the park's slope.

### Range of Amenities:

- |                             |                      |
|-----------------------------|----------------------|
| Play Area                   | Dog Park             |
| Accessible Trails/<br>Paths | Pickleball           |
| Viewpoint                   | Basketball           |
| Education                   | Wildlife Viewing     |
| Picnicking                  | Community<br>Gardens |
| Futsal                      |                      |



### HILLSIDE MEADOW

The hillside meadow zone is 5.9 acres in size and contains the steeply sloped areas of the meadow. Because of the topography, the grasses in this area are not often mown and can get quite tall.

#### Range of Amenities:

Education	Accessible Trails/
Benches	Paths



### RIPARIAN FOREST

The riparian forest zone is 3.8 acres in size and comprises the eastern edge of the park. Kelly Creek runs through the center of the forest.

#### 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 1.8 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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# SOUTHEAST COMMUNITY PARK KEY SITE FEATURE

At the top of the hill on the western end of the park is a sweeping vista of Mount Hood, Mount St. Helens, and the western foothills of the Cascades. The wide expanse of field grass with scattered trees provides a textured and open foreground for the viewer to appreciate the sights. By providing a central location for the viewpoint and building in an accessible route leading to it, there will be a unique opportunity to draw visitors into the space and to educate them about the history, ecology and geology of the area. An example of what a viewpoint might look like is shown at the right.



*Viewpoint*



*Views to Mountains and Buttes*

# SOUTHEAST 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.



*Southeast Community Park - Concept Plan*

The concept plan focuses activities and future park amenities in the existing upland meadow zone along the western 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, courts, and dog park are located within proximity of the parking lot for ease of access and furthest from the riparian forest to protect the natural resources. The main trail network is a 6 foot-wide accessible concrete path. Accessible crushed rock trails meander along the western edge of the riparian and through a proposed grove of oaks. A viewpoint on the western edge of the site provides views of mountains and buttes to the east. The community garden is located near the secondary access point and on the southern slope of the park to gather ample amounts of sunlight.

# SOUTHEAST COMMUNITY PARK PARK COST ESTIMATE

## TOTAL COST ESTIMATE OVERVIEW

Item	%	LOW	HIGH
		\$	\$
<b>Construction</b>		<b>1,853,038</b>	<b>2,223,645</b>
Total Direct Construction Contract Costs		1,653,022	1,983,626
Construction contingency	10.0%	165,302	198,363
Fixtures, Furniture and Equipment (FF&E)	1.0%	16,530	19,836
Staff Construction Work	1.0%	1,653	1,984
Post-occupancy problem solving	1.0%	16,530	19,836
<b>Professional, Technical, Expert Services</b>		<b>238,035</b>	<b>285,642</b>
<b>Miscellaneous External Costs</b>		<b>82,651</b>	<b>99,181</b>
Land Use Approvals	1.0%	16,530	19,836
Bldg Permit Review Fees	2.0%	33,060	39,673
System Development Charges (SDCs)	2.0%	33,060	39,673
<b>Estimated Escalation to Mid-Point of Const.</b>	<b>10.50%</b>	<b>228,313</b>	<b>267,235</b>
<b>TOTAL PROJECT COST =</b>		<b>\$ 2,400,000</b>	<b>\$ 2,880,000</b>

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
<b>Total Estimated Escalation</b>	<b>10.50%</b>

## 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

### Upland Meadow

Playground Equipment  
800' Concrete Paths  
Viewpoint  
Educational Signage  
Picnic Shelter  
Sports Courts  
Dog Park  
Open Lawn  
Benches  
Tree & Shrub Plantings

### Hillside Meadow

Oak Grove Plantings  
Benches  
1,900' Crushed Rock Trails  
Community Garden