



SOUTHEAST NEIGHBORHOOD PARK

ANALYSIS AND DESIGN

SOUTHEAST NEIGHBORHOOD PARK

The Southeast Neighborhood Park site is approximately 15 acres in size and lies in the Kelly Creek neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on Hwy 26 on the western edge and SE Barnes Road on the eastern end. A wetland lies along the northern edge of the park.

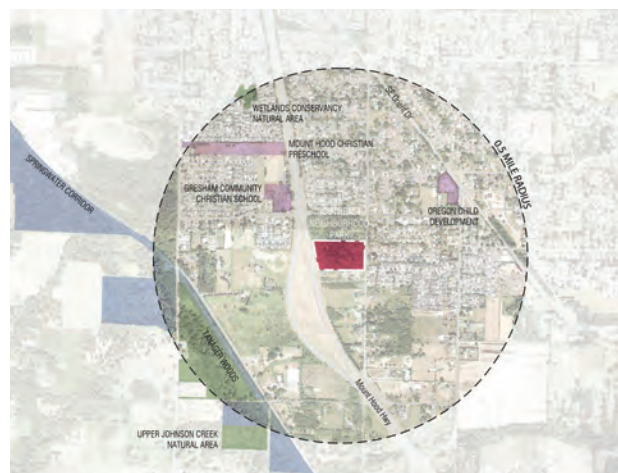
Natural Resources

The 6.53 acre property lies on a flat site above Hwy 26. Geology of the site includes the Springwater Formation rising to the surface, composed of debris and conglomerate brought down from the Cascade Mountains. It is mainly sandstone and siltstone with some outcrops of volcanic rock.¹ There are existing wetlands scattered throughout the park, and entire area is forested. This park is visited by skunks, elk, coyotes, rabbits and raccoons.

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 that is located in the Kelly Creek Neighborhood. To the south of the park site is the Springwater Plan Area where a mix of future Commercial and Industrial development is planned. The western park border is Highway 26 and directly to the north is privately owned vacant land. While there are no developed parks located within the quarter-mile service area of this park,



Adjacent Properties Map



Wetland Edge



Community Meeting

the site is in close proximity to wooded open space, the Springwater Corridor and the Upper Johnson Creek Natural Area. Direct access to this undeveloped park is from SE Hillyard and SE Barnes Road via Highway 26. There are no public schools and three private schools with no access to recreation amenities located near this undeveloped park site.

Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately 920 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 28% of the surrounding population youth and 15% seniors.

Existing Site Amenities

Currently there are some undeveloped trails on site. There is one point of access on the southeast corner of the park, and usage seems to be limited to pedestrians looking to use the trails and to experience the natural features of the site.



Existing Park Trail



Existing Conditions Plan

SOUTHEAST 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:



Southeast Neighborhood Park - Zones Diagram

FOREST

The forest zone is 5.4 acres in size consists of a mixed riparian and coniferous forest. The undergrowth contains hazel and blackberry.

Range of Amenities:

- | | |
|-------------------|-------------|
| Accessible Trails | Benches |
| Education | Play Area |
| Wildlife Viewing | Picknicking |



WETLAND

The wetland zone is 0.1 acres in size and contains moist, swampy ground in low-lying areas of the forest.

Range of Amenities:

Habitat Protection
& 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 Dog Waste Station
Park Entry Signage Waste Receptacles
Water Fountains



PROPERTY BUFFER

The property buffer is 0.8 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



SOUTHEAST NEIGHBORHOOD PARK

KEY SITE FEATURE

Undeveloped footpaths leading through the park take users past areas of marshy ground and some small sections of open water. The wetlands at Southeast Neighborhood Park drain into Burlingame Creek, and continue downstream to Kelly Creek and eventually the Sandy River. The presence of marshy soils allows for riparian tree species such as Red Alder, Black Poplar, and Oregon Ash to become dominant in some areas. A viewpoint allows users to appreciate the wildlife that visit the wetland. An example of what a wetland viewpoint might look like is shown at the right.



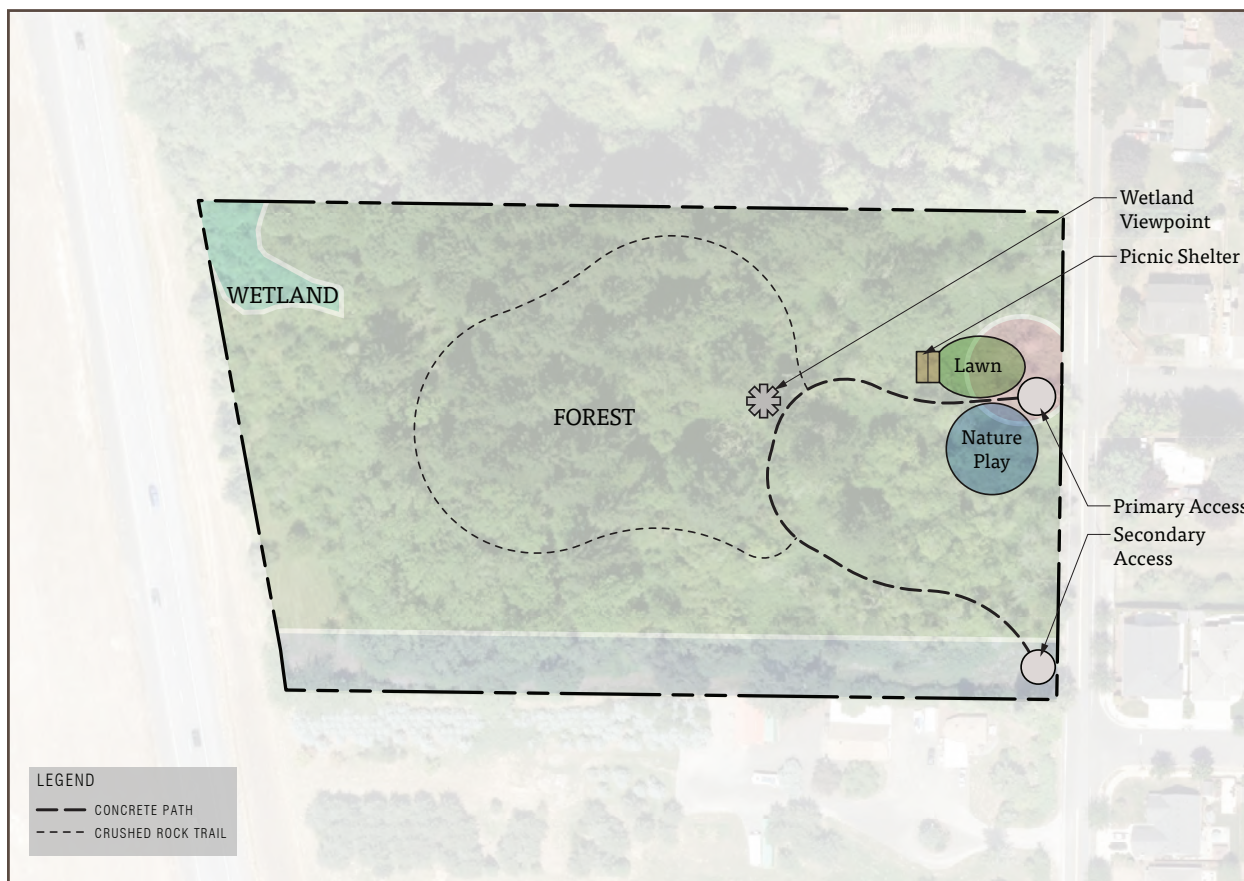
Wetland Viewpoint



Forest Understory

SOUTHEAST 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.



Southeast Neighborhood Park - Concept Plan

The concept plan focuses activities and future park amenities as close as possible to the primary entrance. The primary entrance point at the eastern end of the site includes a dog waste station, water fountain, and trailhead. The nature play, lawn, and picnic shelter are located within proximity of the primary entrance for ease of access and to minimize impacts to natural habitat. The main trail network is a 6 foot-wide accessible concrete path. An accessible crushed rock trail circles through the forest. A wetland viewpoint in the center of the site provides opportunities for wildlife viewing in the wet, lower portions of the park. A secondary entrance in the southeastern corner of the park allows trail walkers to avoid more heavily used portions of the park.

SOUTHEAST NEIGHBORHOOD PARK COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

Item	%	\$	\$
Construction		515,772	618,927
Total Direct Construction Contract Costs		460,100	552,120
Construction contingency	10.0%	46,010	55,212
Fixtures, Furniture and Equipment (FF&E)	1.0%	4,601	5,521
Staff Construction Work	1.0%	460	552
Post-occupancy problem solving	1.0%	4,601	5,521
Professional, Technical, Expert Services		66,254	79,505
Miscellaneous External Costs		23,005	27,606
Land Use Approvals	1.0%	4,601	5,521
Bldg Permit Review Fees	2.0%	9,202	11,042
System Development Charges (SDCs)	2.0%	9,202	11,042
Estimated Escalation to Mid-Point of Const.	10.09%	61,049	73,259
TOTAL PROJECT COST =		\$ 670,000	\$ 800,000

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

Wetland
Deck Viewpoint
Tree & Shrub Plantings
Educational Signage
Benches

Forest

Playground Equipment
600' Concrete Paths
900' Crushed Rock Trails
Open Lawn
Picnic Shelter
Benches
Tree & Shrub Plantings
Pollinator Garden