



CITY OF MILWAUKIE & NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

# BALFOUR PARK MASTER PLAN

FINAL REPORT 04.20.2015

lango . hansen





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### SPECIAL THANKS TO:

Residents of NCPRD and the City of Milwaukie who  
contributed to this master planning process.

For more information, contact:  
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## INTRODUCTION

### INTRODUCTION

This master plan was developed in partnership between the City of Milwaukie and North Clackamas Parks and Recreation District (NCPRD). Balfour Park is a 0.8-acre, undeveloped neighborhood park site located in the Ardenwald - Johnson Creek neighborhood at 3103 S.E. Balfour St. in Milwaukie, Oregon. The City of Milwaukie purchased the land in 2008 with funds from Metro's voter-approved 2006 natural areas bond measure. The site's existing steep topography and mature canopy trees provide a unique opportunity for recreation on a site very special to the neighborhood.

### MISSION STATEMENT

Protect the existing character of the site while accommodating the neighborhood needs for an interesting and engaging place for flexible active and passive recreation. Through design, promote a sense of ownership by neighbors.

### SCOPE OF PROJECT

The Balfour Park property offers the potential for a much needed place for neighbors to come together and enjoy both active and passive recreation. The master plan for the park addresses the functional needs of the park site such as circulation and Right-of-Way improvements, and provides a framework for reshaping the site so that it can meet the neighborhood's recreation needs. An open and interactive approach to the master planning process engaged City and District staff as well as neighbors and community members to create a lasting plan to guide future implementation of the park.

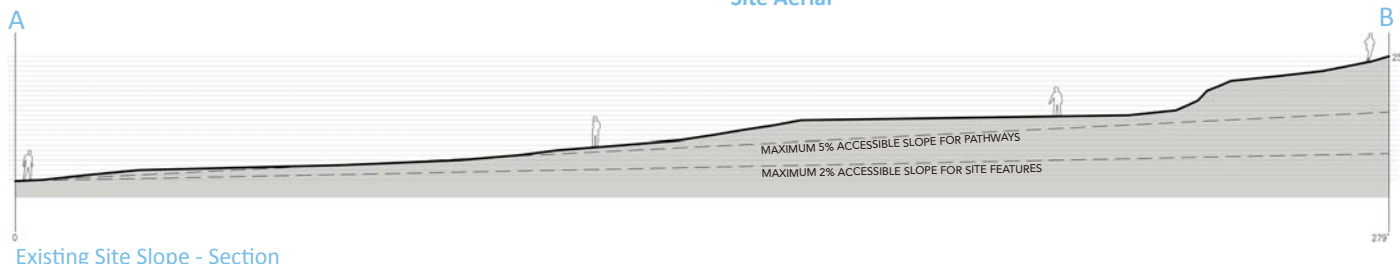
The Master Plan for the park includes active recreational use areas, passive use areas, storm water treatment, signage, landscaping, accessible pathways and site features including benches and picnic tables, an accessible play area, a possible community garden space, fencing and maintenance vehicle access.



Context Aerial



Site Aerial



Existing Site Slope - Section

## SITE DESCRIPTION

### PARK CLASSIFICATION

NCPRD defines a neighborhood park with the following:

- Serves as the recreational and social space of the neighborhood
- May provide opportunities for natural areas, informal activities, and passive recreation
- Typically includes playgrounds, picnic areas, natural areas, trails, open grass areas for passive use, outdoor basketball courts, and/or multi-use sports fields
- On-site parking and restrooms are not typically provided
- Typically serve an area of an approximately 1/2 to 1-mile radius
- Typically vary in size from 1/2 to 5 acres
- Examples of neighborhood parks are Water Tower Park and Ardenwald Park

NCPRD and the City of Milwaukie strive to use native plants whenever possible and provide long-lasting and easy to maintain site furnishings within parks.

### MASTER PLANNING : SITE ASSESSMENT

The first step in the Master Planning process was to gather information related to the existing conditions of the site and City Code requirements. Using GIS information, a site analysis aerial was compiled for use throughout the master planning process. Site visits were conducted to gather information about existing site features including fencing and tree species. Interviews with City and District staff to understand site specific issues were performed. KPFF Civil Engineers provided resources related to storm water treatment requirements.

Information gathered during the initial phase was compiled into a single site analysis drawing along with existing site photos to illustrate the existing conditions and opportunities and constraints. The site analysis drawing and site photos were shared with City and District Staff for comments prior to the initial public meeting.

### MASTER PLANNING : SITE ANALYSIS

The existing site is bordered by single family residences on the north, east and west sides. The south edge of the site is adjacent to the SE Bowman Street Right-of-Way. Existing fences line the majority of the park property. The northwest corner of the site is not fenced. Several large significant trees exist on the site included in a tree inventory completed as part of this project, as well as many smaller shrubs and fruit trees. The site slopes about 24' from the northeast corner down to the southwest corner. Because of the steepness of the site, several trees located in the middle of the site may need to be removed to accommodate site grading that is necessary to make the site usable and accessible. NCPRD will prioritize protection of the most significant trees. An official site survey documenting the location and species of all trees will be conducted once the District has funding for construction and moves toward development. Additionally it is recommended that an arborist be consulted to verify the health of existing trees and future maintenance requirements.

### HISTORY : EARLY NEIGHBORHOOD INVOLVEMENT

As part of the site analysis, we reviewed the previous master plan concept that was developed by the Neighborhood Association in 2011. The Ardenwald - Johnson Creek Neighborhood Association is very interested in and committed to the future development of this park site. To promote awareness of the park property, over the past several years, they have been holding native plant sales and other events to raise money to support the future development of the park. The neighborhood association used funds they had raised to commission a design for the park from Mayer/Reed Landscape Architects. This preliminary design was a compilation of site elements neighbors were interested in seeing within the park. It was meant to show a range of possibilities for site elements and express the feel of the park the neighbors were interested in. To attain neighbor interest, the Neighborhood Association held a survey and questioned neighbors at a movie night at nearby Ardenwald Park and at the Milwaukie Farmers Market. This early concept plan was not a part of the City or District's official public process.

As part of this master planning process, the neighborhood's early concept plan developed by



# BALFOUR PARK MASTER PLAN

## EXISTING CONDITIONS & OPPORTUNITIES AND CONSTRAINTS



## SITE DESCRIPTION, CONT.

Mayer/Reed was adjusted to fit the actual site dimensions, and amended to show the existing site contours received from GIS data. The early design concept was then redrawn with the new site context data to show how the site dimensions and contours affected the initial proposed concept.

To ensure the park design relates to the existing site conditions and appeals to a wide variety of users, three initial design options were developed to include a wide array of site elements that might typically be found within a neighborhood park in Milwaukee.



LEGEND			
1 - Community Garden	4 - Picnic Area	7 - Bike Rack	10 - Bridge
2 - Dog Run	5 - Drinking Fountain	8 - Gravel Walking Path	11 - Screening Vegetation
3 - Play Area	6 - Water Play	9 - Dry Stream	12 - Shrub Planting

Early Concept Plan - Commissioned in 2011 by Neighborhood Association

## MAINTENANCE CONSIDERATIONS

Throughout the design process, NCPRD maintenance staff were consulted so that the park would be designed to facilitate maintenance requirements. In addition to a pathway for maintenance vehicle access, the location of site furnishings and types of plant material were coordinated with maintenance staff.

## PUBLIC PROCESS

### PUBLIC PROCESS

As part of this master planning process, two public meetings were held to discuss design options and gather neighbor feedback. At the first public meeting, the site analysis and existing conditions materials were presented along with three initial master plan concepts. Meeting attendees were asked to actively participate in the group discussion and a breakout session with consultants and staff. After the first public meeting, comments were compiled and discussed with the City and NCPRD and incorporated in the design process. A final draft master plan concept was presented at the second public meeting.

### NEIGHBORHOOD FEEDBACK

In general, the neighbors like the natural feel of the existing park site and want to protect as many of the existing mature trees as possible. Native planting is important to them, and there is a desire for edible plants if possible. The neighbors also expressed an interest in community gardens, an open flexible lawn, contemplative areas, areas for all ages of children to play, a unique nature play area with places for climbing, and places for sitting such as picnic tables and benches. There was also an interest in a drinking fountain located near the sidewalk. There was consensus for keeping a smaller looped pathway similar to the pathway in Option 1, located farther to the south. The neighbors also had a preference for locating the play area on the north side of the site in order to incorporate the slope with the open lawn in the center.

There was also a general consensus that structured active recreation such as a half basketball court was not desired.



## MASTER PLAN CONCEPT

### MASTER PLANNING : CONCEPT DEVELOPMENT

The City will require half-street development standards as part of the future site development. NCPRD and the City have a number of park and site development standards that must be included in all concept plan development; therefore, all three of the initial concept plans included the following: a curb cut to allow maintenance vehicles to access the site, a removable bollard to prevent unauthorized vehicles from entering the site, three bike racks, an entry sign, and low perimeter screening shrub planting to delineate and soften the park boundary while maintaining views into the park from the street frontage.

Design of the park master plan incorporates principles from Crime Prevention Through Environmental Design (CPTED) which includes keeping planting low to allow views into and through the park, keeping evergreen trees limbed up to prevent hiding spots, and maintaining clear entrances.

### DEVELOPMENT PROPOSAL / ELEMENTS

The final master plan site improvements include:

- A nature play area with built-in slide and rock climbing slope
- A seating area with bench and picnic table near the play area
- A small ornamental planting area next to the play area with potential for educational signage and/or edible native plants
- A flexible open lawn area for informal play and gatherings
- A small flexible community garden area with a perimeter fence and gate
- A looped concrete pathway, wide enough to accommodate maintenance access to the play area
- A small paved area with a picnic table adjacent to the lawn
- A stormwater swale with native planting
- Low retaining/seat walls to hold the grade and provide seating opportunities
- New evergreen and deciduous trees
- Low-maintenance, native landscape plants
- Half-Street improvements
- Bike parking
- Drinking fountain
- Perimeter fencing

The design for the community garden, planting, and play area are general in nature and intended to be refined further with specific elements and locations once the District has funding for the park and moves toward development. Development of the community garden area will be based on neighborhood demand and the commitment by a group to assume management and maintenance responsibilities.

### SUMMARY

NCPRD will make improvements to the park when funding for the whole park is available. This plan will make it possible for NCPRD to apply for grants and solicit partnerships to help complete improvements. Initial cost estimates were developed and provided to NCPRD to provide an initial estimate for future budgeting and planning purposes. The cost estimates and project elements are subject to change due to further refinements that may occur as the final park design is completed.

This plan is conceptual in nature. Final decisions regarding dimensions, materials and precise locations of improvements will be determined per all applicable regulatory requirements and as funding is available.

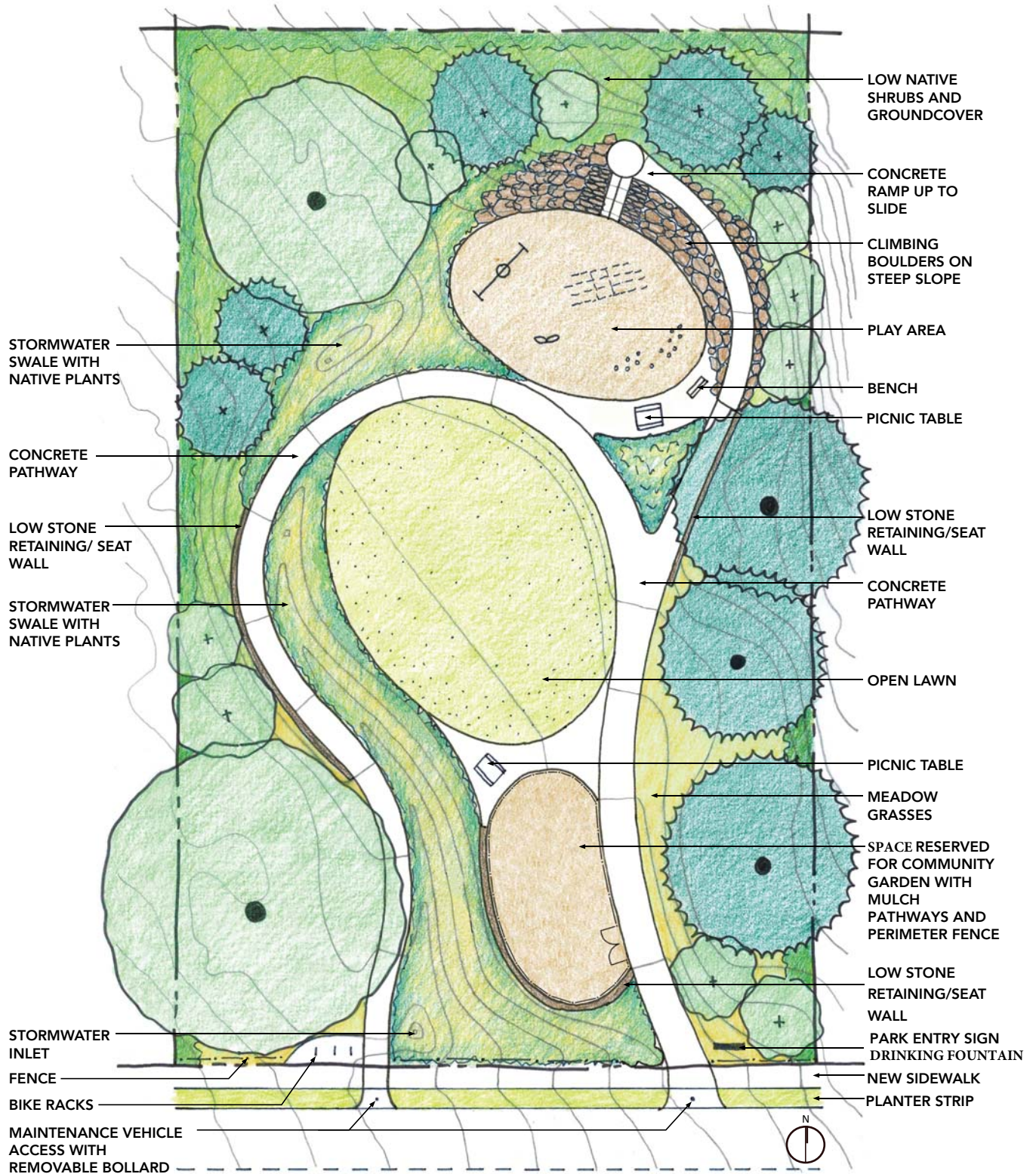
NCPRD will coordinate improvements with the City of Milwaukie and will follow necessary land use processes to ensure elements are consistent with all City policies and codes.



# BALFOUR PARK MASTER PLAN

REFINED CONCEPT

APRIL 20, 2015











CITY OF MILWAUKIE & NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

# BALFOUR PARK MASTER PLAN APPENDIX

FINAL REPORT 04.20.2015

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Open Lawn



Independent Structured Play Elements



Independent Structured Play Elements



Nature Play Tunnel



Built-In Slide with Climbing Boulders



Low Retaining / Seat Wall



Community Garden Beds

Note: Precedent images are only shown as examples, and are not proposed specific elements.





Low Meadow Grasses



Open Lawn



Evergreen Trees Limbed Up



Stormwater Swale Planting



Low Native Shrubs and Groundcover



Low Evergreen Hedge at Perimeter Fence

Note: Precedent images are only shown as examples, and are not proposed specific elements.

## APPENDIX : EARLY DESIGN OPTIONS

As part of this master planning process, two public meetings were held to discuss design options and gather neighbor feedback. At the first public meeting, the site analysis and existing conditions materials were presented along with the three initial master plan concepts. Meeting attendees were asked to actively participate in the group discussion and a breakout session with consultants and staff. After the first public meeting, comments were compiled and discussed with the City and NCPRD and incorporated in the design process. A final master plan concept was presented at the second public meeting.

### NEIGHBORHOOD FEEDBACK

In general, the neighbors like the natural feel of the existing park site and want to protect as many of the existing mature trees as possible. Native planting is important to them, and there is a desire for edible plants if possible. The neighbors also expressed an interest in community gardens, an open flexible lawn, contemplative areas, areas for multiple aged children to play, a unique nature play area with places for climbing, and places for sitting such as picnic tables and benches. There was also an interest in a drinking fountain located near the sidewalk. There was consensus for trying to keep a looped pathway similar to the pathway in Option 1, but to reduce the size of it so that it wasn't located as far north. The neighbors also had a preference for locating the play area on the north side of the site in order to incorporate the slope with the open lawn in the center.

There was also a general consensus that structured active recreation such as a half basketball court was not desired.



Option 1

### OPTION 1 : INSPIRED BY EARLY CONCEPT PLAN

With inspiration from the Ardenwald-Johnson Creek Neighborhood Association's Early Concept Plan, Option 1 includes as many elements from the early concept plan as possible, accounting for site grading so that the pathway and site features are accessible. Site features include a shaded picnic area with two picnic tables and two benches on the north side of the site. A low seat/retaining wall holds back the northeast slope and provides opportunities for flexible seating. On the west side of the site, a large open lawn with the option for several community garden plots is shown. Community gardens could be added or subtracted from this master plan based on neighborhood demand and commitments for management and maintenance by non-City and non-District organizations. A second low seat/retaining wall lines the west side of the site to hold the grade and provide flexible seating in that area. Scattered small canopy trees with a informal nature play area are shown in the center of the site. A designated accessible nature play area with benches, and a low seat/retaining wall is located on the eastern portion of the site. Bike parking, perimeter fencing, and a park entry sign are located adjacent to the sidewalk along SE Balfour St.



## OPTION 2 : FLEXIBLE OPEN PLAY

Option 2 is the most flexible of the three options with a large central open lawn area for informal play. The central lawn is flanked to the west by an informal accessible nature play area with permanently placed rocks and logs and bench seating under small, canopy trees. To the east of the open lawn is a small, more intimate picnic area under deciduous tree canopy. A small shelter with 2-3 picnic tables is located on the north edge of the site for gatherings or parties. A permeable paver plaza anchors the shelter and an additional exterior picnic table near the play area. At the south edge of the site, five community garden plots are shown as an option in an area with good exposure to sunshine. Two low seat/retaining walls are located on either side of the site to hold the grade and provide flexible seating options. New evergreen trees frame the park features.



Option 2

## OPTION 3 : ACTIVE PLAY

Option 3 provides the most opportunity for structured active play of all the options. The site is graded to create several different areas within the site to provide options for varying activity. A small open lawn on the north edge of the site provides space for playing catch or other informal recreation. An accessible play area in the middle of the site is large enough for a play structure that could include a slide. A small shaded picnic lawn with native perennial planting on the west side of the site provides a more quiet place to relax. A half basketball court is located on the south side of the site for active play. New trees are densely planted around the perimeter of the active areas. And low native groundcover is planted on slopes steeper than 4:1. Two low seating/retaining walls are located in the center of the site to hold the grade and provide flexible seating opportunities.



Option 3

APPENDIX : COST ESTIMATE

BALFOUR PARK							
Master Plan Cost Estimate							
Lango Hansen Landscape Architects							
4.20.2015							
Item		Quantity	Unit	Cost/Unit	Cost	Subtotal	Total
<b>SITWORK</b>							
<b>Mobilization</b>		1	ls	\$15,000.00	\$15,000		
<b>Earthwork</b>							
	Clear and Grub	1	ls	\$14,000.00	\$14,000		
	Rough Grading	35,560	sf	\$1.15	\$40,894		
	Import Topsoil	259	cy	\$45.00	\$11,655		
	Fine Grading	35,560	sf	\$0.30	\$10,668		
	Erosion Control	1	ls	\$5,800.00	\$5,800		
<b>TOTAL - Earthwork</b>							<b>\$98,017</b>
<b>HARD SURFACES</b>							
	Concrete Curb in Play Area	162	lf	\$20.00	\$3,240		
	Concrete Area for Benches	384	sf	\$5.00	\$1,920		
	Concrete Trails - 6' wide	1,260	sf	\$5.00	\$6,300		
	Concrete Trails - 8' wide	1,520	sf	\$5.00	\$7,600		
	Concrete Ramp to Slide	668	sf	\$5.00	\$3,340		
	Concrete Area for Picnic Tables	410	sf	\$5.00	\$2,050		
	Concrete Pad for Bike Racks	102	sf	\$5.00	\$510		
	ROW - 5' Concrete Sidewalk	720	sf	\$6.25	\$4,500		
	ROW - 14' Asphalt Improvements	2,016	sf	\$4.25	\$8,568		
	ROW - Concrete Curb	144	lf	\$12.00	\$1,728		
<b>TOTAL - Hard Surfaces</b>							<b>\$39,756</b>
<b>SITE FURNISHINGS</b>							
<b>Furnishings</b>							
	Picnic Tables	2	ea	\$1,800.00	\$3,600		
	Benches	1	ea	\$1,400.00	\$1,400		
	Stone Seat Wall / Retaining Walls	182	lf	\$400.00	\$72,800		
	Bike Racks	3	ea	\$1,150.00	\$3,450		
	Waste Receptacles	1	ea	\$1,150.00	\$1,150		
	Informational Signage	1	ea	\$5,800.00	\$5,800		
	Community Garden Beds	1	ls	\$11,500.00	\$11,500		
	Community Garden Fencing + Gate	137	lf	\$28.75	\$3,939		
	Split-Rail Fencing at Balfour ROW	112	lf	\$35.00	\$3,920		
	Drinking Fountain	1	ea	\$4,000.00	\$4,000		
<b>TOTAL - Site Furnishings</b>							<b>\$111,559</b>



LANDSCAPING & IRRIGATION							
<b>Trees, Shrubs, Groundcover</b>							
	Trees (min. 7 required)	14	ea	\$300.00	\$4,200		
	Low Shrubs and Groundcover	7,140	sf	\$3.50	\$24,990		
	Ornamental Shrubs and Groundcover	260	sf	\$5.00	\$1,300		
	Perimeter Screening Shrubs	2,200	sf	\$4.50	\$9,900		
	Stormwater Shrubs and Groundcover	4,645	sf	\$3.00	\$13,935		
	Meadow Grasses	7,885	sf	\$0.30	\$2,366		
	Lawn	4,100	sf	\$0.30	\$1,230		
	4" Depth Bark Mulch	1	ls	\$2,500.00	\$2,500		
<b>Irrigation</b>							
	Low Shrubs and Groundcover	7,140	sf	\$2.00	\$14,280		
	Ornamental Shrubs and Groundcover	260	sf	\$2.00	\$520		
	Perimeter Screening Shrubs	2,200	sf	\$2.00	\$4,400		
	Stormwater Shrubs and Groundcover	4,645	sf	\$2.00	\$9,290		
	Meadow Grasses	7,885	sf	\$0.75	\$5,914		
	Lawn	4,100	sf	\$0.75	\$3,075		
<b>TOTAL - Landscaping &amp; Irrigation</b>							<b>\$97,899</b>
<b>UTILITIES</b>							
<b>Utilities</b>							
	Electric Connection to Controller	1	ls	\$5,750.00	\$5,750		
	Water Connection to Drinking Fountain	1	ls	\$9,200.00	\$9,200		
	Sanitary for Drinking Fountain	1	ls	\$14,375.00	\$14,375		
	Stormwater	1	ls	\$40,825.00	\$40,825		
<b>TOTAL - Utilities</b>							<b>\$70,150</b>
<b>PLAY AREA</b>							
	Playground Equipment	1	ea	\$70,000.00	\$70,000		
	Wood Chip Safety Surfacing	1,975	sf	\$3.50	\$6,913		
	Boulders	1	ls	\$28,750.00	\$28,750		
	Drainage System	1	ls	\$5,750.00	\$5,750		
<b>TOTAL - Play Area</b>							<b>\$111,413</b>
<b>CONSTRUCTION</b>							
<b>CONSTRUCTION TOTAL</b>							<b>\$528,794</b>
	Permits and SDCs (1.5%)						<b>\$7,932</b>
	Construction Design Documents, Plans and Specifications (10%)						<b>\$52,879</b>
<b>Total</b>							<b>\$589,605</b>
This cost estimate is an estimate of the cost of developing the park as shown on the conceptual plan. It was developed by professionals with information available at the time. Additional work to refine the cost estimate will occur when construction plans and specifications are developed. Final project cost is unknown until the project is bid.							



## Meeting Minutes

Date: September 25, 2014  
 To: Katie Dunham, North Clackamas Parks & Recreation District  
 From: Heidi Baker  
 Project: Balfour Neighborhood Park  
 RE: 1st Public Meeting – September 24, 2014

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*The following represents Lango Hansen Landscape Architect's understanding of comments made, and decisions reached during the meeting. The minutes are organized by subject.*

### Overall Character/Planting

- A more natural feel is desired, with native plantings. It was discussed that all groundcover and shrub plantings would need to be chosen for low height to keep sight lines open throughout the park and reduce need for pruning.
- Value the large perimeter trees

### Desired Programmatic Elements

- Community Gardens
- Contemplative Areas
- Areas for multiple aged children to play
- Natural/more unique play elements. Interest in web/rope climbing structure
- Open flexible lawn area for larger gatherings/pot lucks
- Small area for micro soccer field, about the size of a half basketball court
- Drinking Fountain and Bike racks because the park is on a designated Milwaukie bike route
- Water play/splash pad was discussed, but there was consensus that the park was too small for water play and it required too much maintenance.
- A dog park was discussed, but there was consensus that Balfour Park was not the right place for a dog park due to its limited size.
- More soft surface trails toward the back of the park, but there is an understanding that park elements need to be accessible, which would require access by hard surface trail.

### Options Comments

#### Option 1

- Majority interest in community gardens, but would like them to be in a sunny area
- Like the looped walking pathways, but felt the park could have less paved surfaces



## Meeting Minutes

Date: November 4, 2014  
To: Katie Dunham, North Clackamas Parks & Recreation District  
From: Heidi Baker  
Project: Balfour Neighborhood Park  
RE: 2nd Public Meeting – November 3, 2014

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*The following represents Lango Hansen Landscape Architect's understanding of comments made, and decisions reached during the meeting. The minutes are organized by subject.*

### Overall Response to the Refined Design Concept

- There was a general approval of the refined concept plan as it was shown

### Desired Additional Programmatic Elements

- Interpretive/Educational Signage
- Some Edible Plants
- Option for a Picnic Table in the Shade
- Drinking Fountain
- Dog Waste Bag Dispenser/Trash Can



