



CITY OF MILWAUKIE & NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

BOWMAN-BRAE PARK MASTER PLAN

FINAL REPORT 4.20.2015

lango . hansen



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SPECIAL THANKS TO:

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

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INTRODUCTION

INTRODUCTION

This master plan document for Bowman-Brae Park was developed in partnership between the City of Milwaukie and North Clackamas Parks and Recreation District (NCPRD). Bowman-Brae Park is a 0.69-acre undeveloped neighborhood park located at the intersection of SE Bowman Street and SE Brae Street in Milwaukie, OR. The City purchased the land in 2011 with assistance from Metro's voter-approved 2006 natural areas bond measure. Currently the undeveloped park site is maintained by NCPRD through an intergovernmental agreement with the City as an undeveloped open space. The open nature of the site and its location provide an exciting opportunity to meet the neighborhoods needs for flexible recreation.

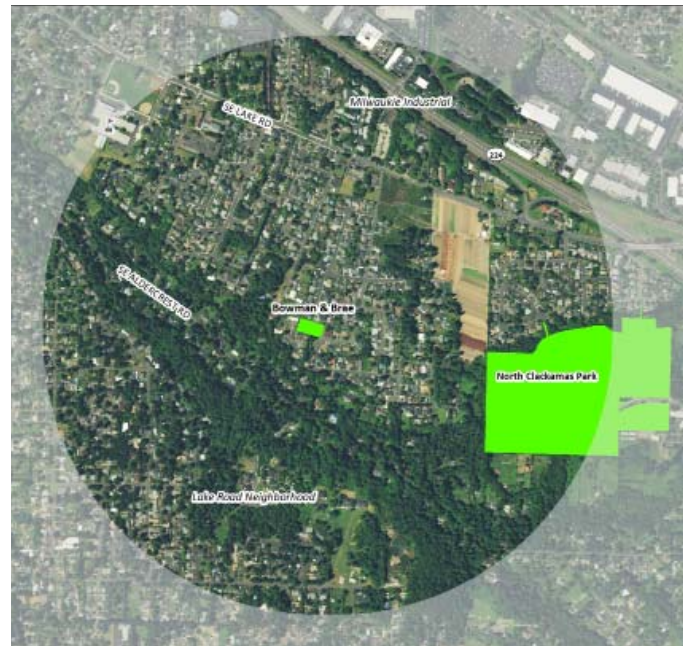
MISSION STATEMENT

Create an attractive neighborhood park that offers a variety of outdoor recreation opportunities for everyone living in the neighborhood.

SCOPE OF PROJECT

Bowman-Brae Park is a well-used property within the Lake Road Neighborhood that offers 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 organizing the site so that it can meet the neighborhood's recreation needs. An open and interactive approach to the master planning process engaged neighbors, community members, City and NCPRD staff as well as the opportunity to create a lasting plan to guide future implementation by the City and District.

The Master Plan for the park includes open lawn, a small picnic shelter, storm water treatment, signage, landscaping, accessible pathways and site features including benches and picnic tables, an accessible play area, fencing and maintenance vehicle access.



Context Aerial

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 Homewood 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 neighborhood parks.

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. LHLA performed interviews with City and NCPRD staff to understand specific site issues. KPFF Civil Engineers provided resources related to storm water treatment requirements.

Information gathered during the initial phase was compiled into a 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.

SITE ANALYSIS

The site is currently vacant and being used actively by the neighbors for picnics, informal sports and dog walking. The site slopes minimally from the northeast corner to the southwest corner of the site. The southeast edge of the site is bordered by approximately 170 feet of the SE Bowman St public right-of-way. The remaining 50' of the southwest edge of the site is bordered by an Oak Lodge Water District property, which contains a pump house that is no longer being used by the Water District.

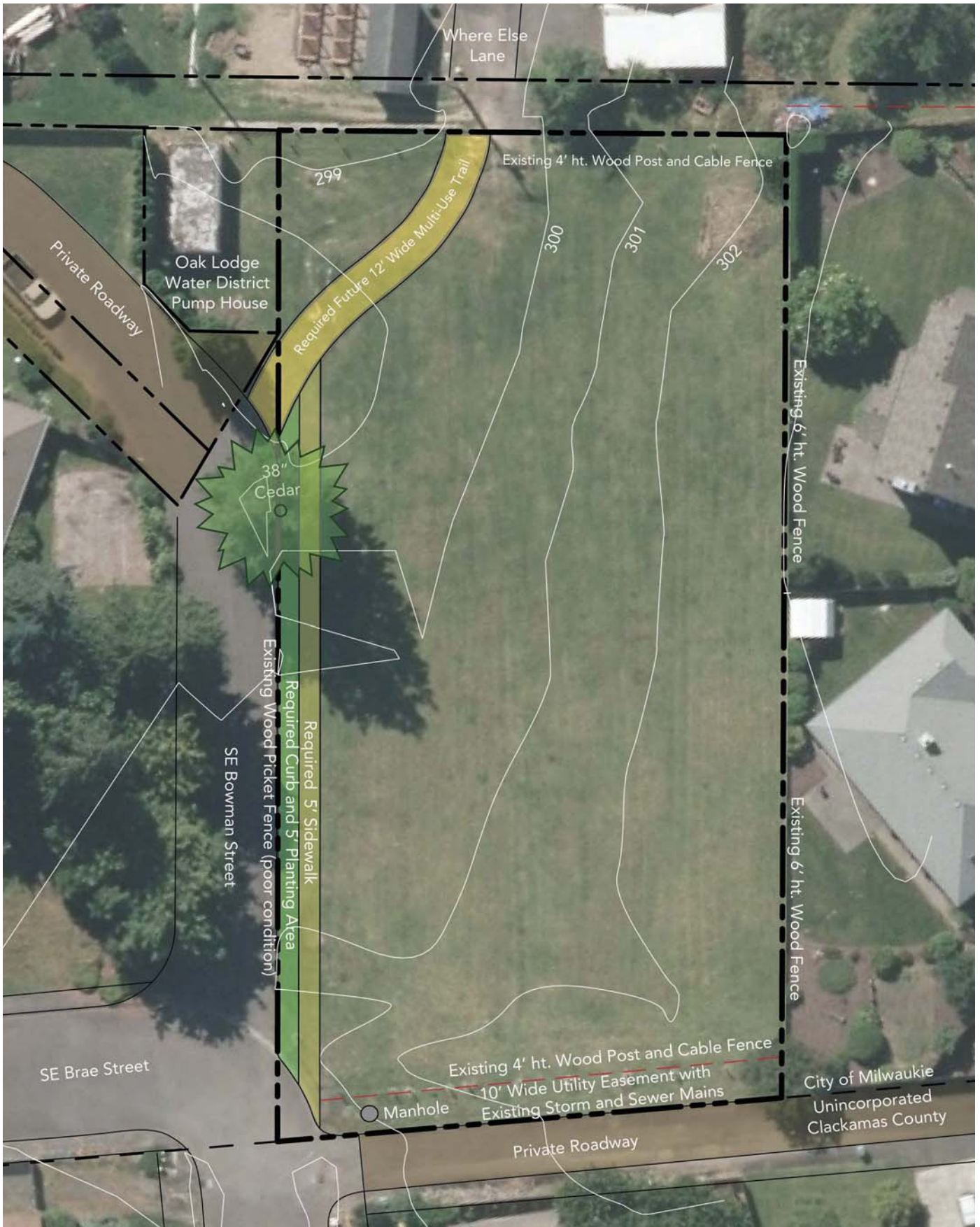
The east edge of the park is bordered by 124' of private roadway, the north edge of the park is 237 feet long and bordered by two private single family residences with existing privacy fencing. The west edge of the park is bordered by a 13' wide swath of privately owned land. The Where Else Lane right-of-way ends at the west edge of the privately owned land. There is currently no publicly-owned connection to the park's west side, but it is being used by neighbors as a park entrance at this time.

The park has a variety of perimeter fencing ranging from weathered wood picket fencing on the south side along SE Bowman Street to wood post and cable fencing along the east and west boundaries. One mature cedar is located on the south edge of the site. It will be protected. A previous development application for three single-family homes had been strongly opposed by neighbors because it would have required removal of this tree.

MAINTENANCE CONSIDERATIONS

Throughout the design process, District maintenance staff were consulted so that the park would be designed with maintenance in mind. In addition to a pathway for maintenance vehicle access to the play area, the location of future site furnishings, features and types of plant material were coordinated with maintenance staff.

SITE ANALYSIS



PUBLIC 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, a breakout session with consultants and staff, review materials, and place their comments on notes directly on the plans. Public comments from the first meeting were incorporated into a final master plan concept that was presented at the second public meeting.

NEIGHBORHOOD FEEDBACK

Comments from the first public meeting significantly influenced the design of the final master plan. From the public meetings we heard that in general, the neighbors want to keep the feel of the park simple, without a lot of programmed elements. Protecting the existing cedar is important to them, and they like the size and feel of the existing open lawn area, but would like to see perimeter planting as a buffer between the park and adjacent residences. The neighbors want to keep the multi-use trail connection as minimal as possible so as to preserve as much of the site for park use.

At the final master plan community meeting, neighbors expressed interest in keeping the open lawn area as large as possible, locating a small play area on the south edge of the site near SE Bowman St., including a small shelter for gatherings, creating opportunities for relaxation, and including a meandering walking pathway that was not too close to the residences on the north edge of the park. The neighbors also want to deter parking along SE Bowman Street and along the private road for park use by including signage, and include perimeter fencing to delineate the park boundary on all sides. The final master plan incorporates neighbor feedback from the first public meeting. The final draft master plan was presented to the neighbors at a second public meeting, and an overall consensus in favor of the plan was reached.

MASTER PLANNING : CONCEPT DEVELOPMENT

The City will require right-of-way improvements which include a new concrete sidewalk, a planter strip, and new curb along the publicly owned portion of SE Bowman Street right-of-way as part of the future site development. The City will also require the ability to construct a future multi-use trail connection from SE Bowman Street to SE Where Else Lane. The multi-use trail is not currently shown connecting to Where Else Lane because the adjacent property is privately owned, but ultimately a future connection is planned to provide improved cross-circulation through the neighborhood.

NCPRD will require a curb cut at the main park entrance which is located at the corner of SE Bowman and SE Brae Streets to allow park maintenance vehicles to access the site. A removable bollard will be installed to prevent unauthorized vehicles from entering the site. In addition to these requirements, design options included three bike racks, a paved area to accommodate a temporary/seasonal portable restroom, a waste receptacle, and an entry sign at the main park entrance adjacent to the SE Bowman and SE Brae intersection. All design options include low screening shrub planting at the north park boundary to delineate and soften the park boundary.

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 throughout the park, keeping evergreen trees limbed up to prevent hiding spots, and maintaining clear entrances. Planting shown on all options takes this need for site visibility into account. Trees shown will be limbed up as they become established. Evergreen trees shown are spaced 20' apart at a minimum. Any shrub and groundcover planting would be low, not higher than 3', to allow views into the park and avoid creation of hiding places.

The District's dedication to planting native species will be integral to the planting design. Native plants provide important habitat for wildlife and are easier to maintain.

DEVELOPMENT PROPOSAL / ELEMENTS

The final master plan site improvements include:

- A designated park entrance at the corner of SE Brae and SE Bowman Streets

- A park entry sign
- Bike parking with 3 bike racks
- A small shelter with 2-3 picnic tables
- Accessible play area with adjacent curb cut for maintenance vehicle access
- 2 picnic tables adjacent to the play area
- A meandering concrete pathway around the perimeter of the site
- A multi-use trail connection from the west end of SE Bowman St to the end of SE Where Else Lane. Construction of this element will depend on ownership and timing of the neighborhood cross-circulation plan
- Perimeter Fencing
- Evergreen and Deciduous trees, scattered around the perimeter of the site near the pathway to keep the central lawn area open for informal active use
- A small storm water detention area with native planting to treat and collect storm water runoff from the site
- Native ornamental shrub planting
- Low native evergreen screening shrubs on the north edge of the park
- An area for a possible seasonal toilet
- 2 Benches

SUMMARY

NCPRD will make improvements to the park when funding for the whole park is available. 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. Funding for construction of this park is not available at this time. This plan will make it possible for NCPRD to apply for grants and solicit partnerships to help complete improvements.

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. NCPRD is also committed to making sure all regulatory permits have been acquired prior to project commencement (eg. Army Corps of Engineers, Division of State Lands, etc.)

BOWMAN-BRAE PARK MASTER PLAN

REFINED CONCEPT

APRIL 20, 2015







CITY OF MILWAUKIE & NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

BOWMAN - BRAE PARK MASTER PLAN APPENDIX

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APPENDIX : PRECEDENT IMAGES



Large Flexible Open Lawn for Active Play



Winding Walking Pathways



Picnic Shelter



Small Play Area with Structured Play Elements



Perimeter Fence

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



Low Native Shrubs and Groundcover



Open Lawn



Evergreen Trees Limbed Up



Low Evergreen Hedge at Perimeter Fence



Stormwater Planting

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

PUBLIC 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, a breakout session with consultants and staff, review materials, and place their comments on notes directly on the plans. Public comments from the first meeting were incorporated into a final master plan concept that was presented at the second public meeting.

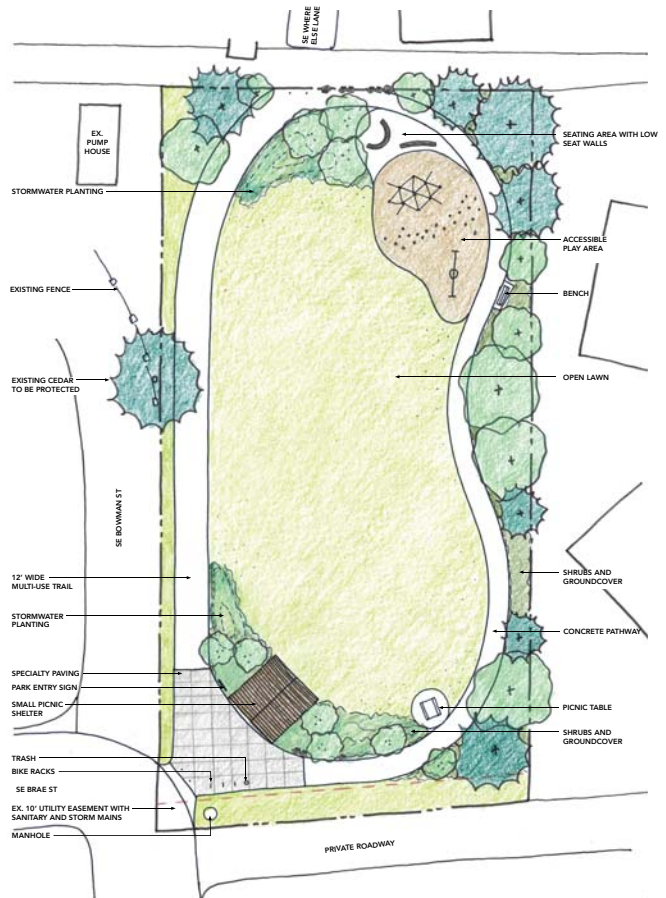
NEIGHBORHOOD FEEDBACK

Comments from the first public meeting significantly influenced the design of the final master plan. From the public meetings we heard that in general, the neighbors want to keep the feel of the park simple, without a lot of programmed elements. Protecting the existing cedar is important to them, and they like the size and feel of the existing open lawn area, but would like to see perimeter planting as a buffer between the park and adjacent residences. The neighbors want to keep the multi-use trail connection as minimal as possible so as to preserve as much of the site for park use.

OPTION 1 : FLEXIBLE PLAY

Option 1 provides opportunities for flexible play. A large open lawn area is kept open for diverse informal active play such as throwing a ball or flying a kite. A permeable paver entry plaza is located at the park’s main entrance at the corner of SE Bowman Street and SE Brae Street to offer a point of arrival and group gathering area. A small shelter with 2-3 picnic tables sits at the main entrance for informal picnics and shelter from the elements. Native planting with a small stormwater treatment area surround the shelter. A picnic table located in the northeast corner of the site offers a sunny picnic spot. There is a small play area in the northwest corner of the site large enough to provide nature play and structured play opportunities. A nearby bench offers seating and viewing opportunities. Two curved seat walls on the west side of the play area provide flexible seating areas that may also be used for small gatherings. A second stormwater treatment garden is located on

the west edge of the park to treat the majority of site runoff. Low native shrubs and groundcover offer visual interest and separation from the adjacent residences. A meandering concrete pathway creates an accessible walking loop and connects all site features. All site features are designed to be accessible. Split-rail fencing is located around the south, east, and west perimeters to delineate the park boundary.



Option 1

OPTION 2 : ACTIVE PLAY

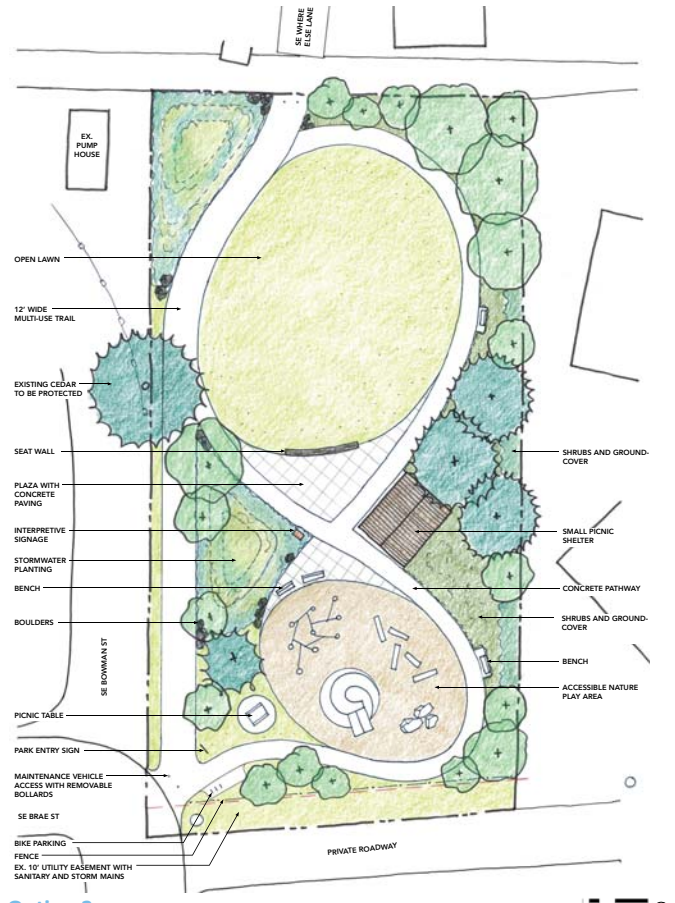
Option 2 provides the most opportunities for active play. The main looped walking pathway winds past low earth mounds that enclose the pathway, offer visual interest, and provide play potential. A larger play area with room for separate age groups on either side of the pathway is located on the east edge of the park. Picnic tables and benches for families are located near the play area. A small half basketball court is located on the northwest corner of the site to provide active recreation opportunities for a variety of ages. Deciduous and evergreen trees are planted along the park's north boundary to provide visual interest and separation from the neighboring residences. A stormwater treatment area is located on the southwest corner of the site to treat site runoff. Split-rail fencing is located around the south, east, and west perimeters to delineate the park boundary.



Option 2

OPTION 3 : PASSIVE / NATURE PLAY

Option 3 provides opportunities for passive recreation and structured nature play. An accessible nature play area with manufactured play elements is located at the east edge of the park near the entrance. A winding pathway loops through the site and creates a sense of rooms within the park for diversity in experiences. A small shelter is located in the center of the site with a central plaza and stone seat wall to provide opportunities for outdoor education or group gatherings. Low native shrub and groundcover planting areas surround the site to provide opportunities for educational signage related to pollinator species, native habitat and/or stormwater planting. A smaller open lawn area provides room for unstructured play such as throwing a ball or flying a kite. Stormwater treatment areas are located along the south and west edges of the site to treat site runoff. Scattered site boulders offer informal places to sit along the pathways. The east edge of the site, nearest the play area is fenced to delineate the park boundary and keep children in the park.



Option 3

APPENDIX : COST ESTIMATE

BOWMAN-BRAE PARK							
Master Plan Cost Estimate							
Lango Hansen Landscape Architects							
04.20.2015							
Item		Quantity	Unit	Cost/Unit	Cost	Subtotal	Total
SITWORK							
Mobilization		1	ls	\$15,000.00	\$15,000		
Earthwork							
Clear and Grub		1	ls	\$14,000.00	\$14,000		
Rough Grading		30,200	sf	\$1.15	\$34,730		
Fine Grading		30,200	sf	\$0.30	\$9,060		
Erosion Control		1	ls	\$5,800.00	\$5,800		
TOTAL - Earthwork							\$78,590
HARD SURFACES							
Concrete Curb in Play Area		1	ls	\$8,400.00	\$8,400		
Concrete Area for Benches		84	sf	\$4.75	\$399		
Concrete Trails - 6' wide		3,085	sf	\$4.75	\$14,654		
Concrete Trails - 8' wide		770	sf	\$4.75	\$3,658		
Concrete Area for Picnic Tables		584	sf	\$4.75	\$2,774		
Concrete Pad for Bike Racks		137	sf	\$4.75	\$651		
ROW - Multi-Use Trail Concrete		780	sf	\$8.15	\$6,357		
ROW - New Curbs and Asphalt Repair		266	lf	\$16.25	\$4,323		
TOTAL - Hard Surfaces							\$41,215
SITE FURNISHINGS							
Furnishings							
Shelter		1	ea	\$40,000.00	\$40,000		
Picnic Tables		4	ea	\$1,800.00	\$7,200		
Stone Seat Wall		6	lf	\$400.00	\$2,400		
Benches		2	ea	\$1,400.00	\$2,800		
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		
Entry Sign		1	ea	\$3,000.00	\$3,000		
Split-Rail Fencing at S, E, + W Perimeter		450	lf	\$35.00	\$15,750		
Privacy Fencing at North Perimeter		239	lf	\$75.00	\$17,925		
Bollards		3	ea	\$1,375.00	\$4,125		
TOTAL - Site Furnishings							\$63,600

LANDSCAPING & IRRIGATION						
Trees, Shrubs, Groundcover						
	Trees (min. 7 required)	15	ea	\$300.00	\$4,500	
	Low Shrubs and Groundcover	4,200	sf	\$3.50	\$14,700	
	Ornamental Shrubs and Groundcover	430	sf	\$5.00	\$2,150	
	Perimeter Screening Shrubs	942	sf	\$4.50	\$4,239	
	Stormwater Shrubs and Groundcover	675	sf	\$3.00	\$2,025	
	Lawn	16,945	sf	\$0.30	\$5,084	
	4" Depth Bark Mulch	1	ls	\$2,500.00	\$2,500	
Irrigation						
	Low Shrubs and Groundcover	4,200	sf	\$2.00	\$8,400	
	Ornamental Shrubs and Groundcover	430	sf	\$2.00	\$860	
	Perimeter Screening Shrubs	942	sf	\$2.00	\$1,884	
	Stormwater Shrubs and Groundcover	675	sf	\$2.00	\$1,350	
	Lawn	16,945	sf	\$0.75	\$12,709	
TOTAL - Landscaping & Irrigation						\$60,400
UTILITIES						
Utilities						
	Electric Connection to Controller	1	ls	\$5,750.00	\$5,750	
	Water Connection for Irrigation	1	ls	\$8,625.00	\$8,625	
	Stormwater	1	ls	\$18,975.00	\$18,975	
TOTAL - Utilities						\$33,350
PLAY AREA						
	Playground Equipment	1	ls	\$46,000.00	\$46,000	
	Wood Chip Safety Surfacing	225	cy	\$40.00	\$9,000	
	Drainage System	1	ls	\$5,750.00	\$5,750	
TOTAL - Play Area						\$60,750
CONSTRUCTION						
CONSTRUCTION TOTAL						\$337,905
Permits and SDCs (1.5%)						\$5,069
Construction Design Documents, Plans and Specifications (10%)						\$33,790
Total						\$376,764

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 29, 2014
To: Katie Dunham, North Clackamas Parks & Recreation District
From: Heidi Baker
Project: Bowman-Brae Neighborhood Park
RE: 1st Public Meeting – September 29, 2014

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

- The neighbors would like the feel of the park to be simple, without a lot of programmed elements
- The neighbors want to make sure the existing cedar is protected
- The neighbors like the open feel of the existing grass, but would like to see perimeter planting as a buffer between the park and residences.
- There was expressed concern about leaf litter from park trees blowing into neighbors' yards.
- The City's Natural Resource Overlay Zone was mentioned, but it has been confirmed that the park is not within the Zone.
- Interest in challenging the 12 wide multi-use trail requirement, so that the trail is either more narrow or connects closer to the west edge of the park.

Desired Programmatic Elements

- Community Gardens were mentioned, but there was consensus that Bowman-Brae was not the right place for community gardens because of the small park size.
- Contemplative Areas
- Open flexible lawn area for pickup soccer or football games, informal play
- No off-leash dog area
- No Basketball court
- Small area for micro skate park, about 16'x20', but there was consensus that the neighbors had concern about potential noise and the potential for a skate spot to bring people from outside the neighborhood to the park, so it was decided that a small skate area was not desired.
- There was an interest in soft surface trails, but there was consensus and a general understanding that park elements need to be accessible, which would require access by hard surface trail.
- There was interest in a perimeter fence to control access to the site for safety.

Note: 15 attendees signed into the meeting.

Meeting Minutes

Date: November 11, 2014
To: Katie Dunham, North Clackamas Parks & Recreation District
From: Heidi Baker
Project: Bowman-Brae Neighborhood Park
RE: 2nd Public Meeting – November 6, 2014

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

General Comments

- There was consensus in favor of the refined park concept plan
- A few additional items were discussed as desired for the future park

Desired Programmatic Elements

- Trees and/or shrubs with edible fruit
- Native plants
- Signage to restrict parking on the section of Bowman adjacent to the park, due to lack of public property for a car to turn around
- Signage to indicate private drive/property beyond the right-of-way on Bowman
- Possibility of replacing privacy fences for neighbors to the north of the site
- Dog Waste Bags

Additional Comments

- The neighbor to the west of the park property has requested confirmation about ownership of the Where Else Lane Right-of-Way.

Note: 9 attendees signed into the meeting.

