

ANALYSIS AND DESIGN

SOUTHEAST COMMUNITY PARK

The Southeast Community Park site is approximately 16 acres in size and lies in the Kelly Creek neighborhood. This site has been designated as a community park and therefore will serve the entire Gresham community. The property borders on Salquist Rd on the northern edge. Along the eastern edge of the park lies Kelly Creek.

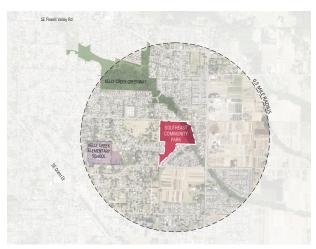
Natural Resources

The 16.13 acre property is a large slope, with low points in the east along Kelly Creek, and high points along the park's western edge. Geology of the site includes the Springwater Formation, composed of debris and conglomerate brought down from the Cascade Mountains. It is mainly sandstone and siltstone with some outcrops of volcanic rock.¹ The northeastern section of the park contains Kelly Creek and surrounding forest. Much of the park area is a grassy hill. Coyotes and deer access the park, mainly sticking to the forested creek area. Many birds visit the park, including some waterfowl.

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

Surrounding Community and Access

This undeveloped community park site is surrounded by low-density residential development and located entirely in the Kelly Creek Neighborhood. The park is located just south of the Kelly Creek Natural Area, north of undeveloped agricultural land and its western edge borders 12-acres of fenced off vacant open space owned by the Gresham Barlow



Adjacent Properties Map



Views of Mt. Hood



Community Meeting

School District. Newly developed singlefamily 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.



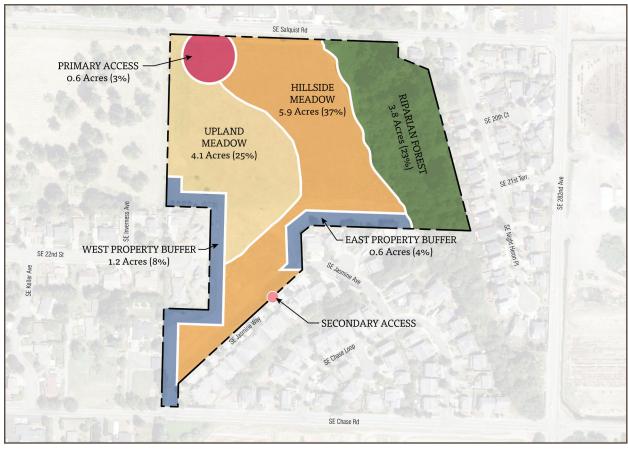
Grassy Slope



Existing Conditions Plan

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/ Pickleball
Paths Basketball

Viewpoint Wildlife Viewing

Education Community
Picnicking 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 Fire Break

& Restoration









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.



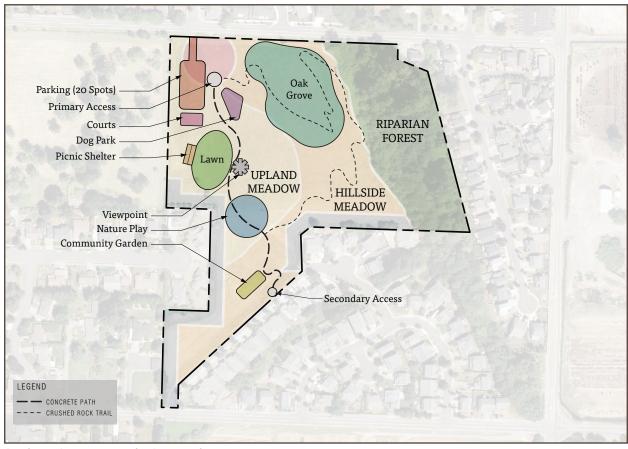
Viewpoint



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.

PARK COST ESTIMATE

TOTAL COST ESTIMATE OVERVIEW

		LOW	HIGH
Item	%	\$	\$
Construction		1,853,038	2,223,645
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
Professional, Technical, Expert Services		238,035	285,642
Miscellaneous External Costs		82,651	99,181
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
Estimated Escalation to Mid-Point of Const.	10.50%	228,313	267,235
	TOTAL PROJECT COST =	\$ 2,400,000	\$ 2,880,000

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		
Total Estimated Escalation	10.50%		

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

Deficies

Tree & Shrub Plantings

Hillside Meadow

Oak Grove Plantings

Benches

1,900' Crushed Rock Trails

Community Garden