



CITY OF OREGON CITY

FILBERT RUN PARK MASTER PLAN

09.04.2015

lango.hansen



INTRODUCTION

The 3.5-acre Filbert Run Park property is located in Oregon City in the Hazel Grove/Westling Farm neighborhood on the south side of Hazelnut Avenue, between Vincent Drive and Hazel Grove Drive. The site is surrounded by single-family homes on the east, south, and west sides, and across Hazelnut Avenue to the north. A dead-end spur of Westwood Drive extends into the site on the south. There are several mature Douglas Fir and Oak trees in the middle of the site, and open lawn on both the east and west sides. Additional scattered trees, both mature in size and very young, are located on the west side. In wet weather, stormwater runoff drains through the middle of the site via an ephemeral drainage way that exits out an inlet on the south side near Westwood Drive.

The site is currently undeveloped, but has been actively used as a park by neighbors for quite some time. The neighbors have planted small coniferous trees on the west side of the site and memorialized a few large fallen trees with boulder rings. Neighbors have also become very involved with ongoing maintenance of the property including invasive species removal and the clearing of dense understory to reduce site vandalism. One neighbor has even become a frequent participant in lawn mowing with his personal lawn mower! The development of Filbert Run Park is much anticipated by the community. The goal of this Master Plan is to address both site constraints and opportunities, and to plot a course for its future.

MISSION STATEMENT

Protect the existing character of the site while accommodating the neighborhood's needs for an interesting and engaging place for active and passive recreation for multiple age groups ranging from early childhood through seniors.

TABLE OF CONTENTS

Introduction.....	1
Existing Conditions.....	3
Site Analysis.....	3
Public Involvement.....	5
Concept Development.....	6
Master Plan Concept.....	9
Precedent Images.....	11
Cost Estimate.....	13
Maintenance Considerations.....	15
Next Steps.....	15

ACKNOWLEDGEMENTS

City of Oregon City

Scott Archer COMMUNITY SERVICES DIRECTOR
Denise Kai ASSISTANT PARKS AND RECREATION DIRECTOR
Kelly Moosbrugger CITY PLANNER

Lango Hansen Landscape Architects

Kurt Lango PRINCIPAL, LANDSCAPE ARCHITECT
Heidi Baker ASSOCIATE, LANDSCAPE ARCHITECT

Pacific Habitat Services

John van Staveren PRESIDENT, SENIOR SCIENTIST

Sisul Engineering

Tom Sisul PRESIDENT, PE





AERIAL OVERVIEW

EXISTING CONDITIONS



EXISTING OUTFALL AT HAZELNUT AVENUE



EXISTING HAZELNUT AVENUE SIDEWALK



EXISTING DRAINAGE-WAY MANHOLE



EXISTING ENTRANCE AT WESTWOOD DRIVE

EXISTING CONDITIONS

The existing Filbert Run Park site slopes very gently from the northeast corner to the southwest corner. The site is generally divided into three distinct areas. The easternmost third of the site is a gently sloping open grass area. The center of the site contains many large trees, including Fir, Oak, and Maple. The western third is a mix of open grass, medium-sized trees, and very small trees newly planted by the neighbors. The right-of-way along Hazelnut Avenue contains medium-sized street trees and a concrete sidewalk that winds around the larger trees in the center of the site. An additional sidewalk spur from Hummingbird Loop dead-ends at the eastern edge of the site.

In wet weather, Filbert Run Park functions as part of the City's stormwater conveyance system for runoff from the surrounding neighborhoods. An existing stormwater outfall at Hazelnut Avenue, located on the northeast side of the site, is surrounded by loose rock. Stormwater drains from that outfall and continues south in a very shallow depression toward the perimeter of the site. Several years ago, the City excavated a deeper section of the drainage swale to the south because adjacent residences were experiencing standing water in their backyards. Two manholes and a large drain inlet are located on the south edge of the site near the Westwood Drive spur. From the inlet, stormwater conveyance continues south to a nearby detention facility. A low berm and reflective bollards at the end of the Westwood Drive spur prevent cars from driving onto the site.

SITE ANALYSIS

To assess the health of the mature tree canopy, an arborist visited the site for a preliminary review. The existing Oaks, Maples and Firs are predominantly healthy and will not require much in the way of pruning or branch removal. It was suggested that the existing Apple trees be removed as they are not in good health and fallen fruit can create maintenance problems for Parks staff. A few other less significant trees, such as a large Hazel thicket, are suggested to be removed as they are not long-lived and may carry disease that could impact the health of the adjacent tree canopy. A more in-depth arborist evaluation will occur with the development of the park construction documents. As part of the future site development, a 15 foot vegetated corridor will be required on both sides of the existing drainage-way to enrich habitat and water quality. This will be required under the City's Natural Resource Overlay District Code.

OREGON CITY TYPICAL NEIGHBORHOOD PARK FEATURES

- Play Areas
- Picnic Areas
- Pathways
- Natural Areas
- Informal or Passive Recreation Areas
- Unstructured Active Recreation Areas (Open Lawn)
- Basketball or Multi-Use Sports Courts

ADDITIONAL POTENTIAL PARK ELEMENTS

- Interpretive Signage
- Small Foot Bridge
- Small Shelter

NATURAL RESOURCE OVERLAY DISTRICT

Within the vegetated corridor, site development restrictions include:

- Hand-dug trails, no wider than 48", no closer than 10' to stream corridor
- Native Plantings/Stream Corridor Restoration
- Invasive Species Removal
- Limited Stream Corridor Crossings/Bridge
- Limited Utility Connections
- No Impervious Surfaces, No Grading, No Non-Native Planting

Development Opportunities

- Hand-dug trails, no wider than 48", no closer than 10' to stream corridor
- Native Plantings/Stream Corridor Restoration
- Invasive Species Removal
- Limited Stream Corridor Crossings/Bridges
- Limited Utility Connections



SITE ANALYSIS



PUBLIC INVOLVEMENT

Three public meetings were held to gain input from neighbors about desired park use. Neighbors within a 1/2 mile radius were invited to attend the initial meeting. The notice area included the Hazel Grove/Westling Farm neighborhood, the South End neighborhood, and the Tower Vista neighborhood. For subsequent meetings, attendees from the first meeting and neighbors within a 300' radius of the park were notified. Information was posted on the City's website and in local publications to announce all public meetings. At the beginning of the master planning effort, the City's parameters for the park were clearly defined to direct community expectations throughout the public process. These parameters included the accepted programmatic elements for a neighborhood park versus a community park, and site specific opportunities and constraints including required City code improvements.

All three public meetings were very well attended. The initial public meeting was held on site and attracted over 50 people. It was a chance for the design team to discuss existing site conditions, opportunities and constraints, and to gather information about the desires and needs of the community.

The second meeting incorporated comments from the neighbors into three options for the park site. These three options were presented as illustrated concepts with related precedent imagery. Meeting participants commented on what they liked about each of the options, and expressed their preferences for the future development of the park. Based on reactions to the three options from the neighbors, the preferred master plan concept was developed and presented at the final meeting.

With consensus from the neighbors, the master plan was ultimately presented to and approved by the Oregon City Parks and Recreation Advisory Committee. It was also presented to the City Commission at a work session meeting. Lastly, the Filbert Run Park Master Plan was presented to the Oregon City Planning Commission for adoption.



WHAT WE HEARD AT THE 1ST PUBLIC MEETING....

Overall Character/Planting

- The neighbors like the feel of the natural areas, i.e. not too manicured
- Native plants are preferred
- Keep existing tree canopy, minimize grading to protect the roots
- Perimeter planting that provides screening but allows some views into the park

Desired Programmatic Elements

- Small park shelter
- Pathways in a material that won't get muddy in the winter
- A looped pathway of a measured length for walking
- A few benches near pathways
- A few picnic tables throughout the site
- Small play area, something to climb, nature play areas with rocks and logs
- Fitness equipment circuit
- Permeable paving
- Irrigated lawn areas
- Dog waste bag dispensers and trash receptacles
- No basketball or multi-purpose sport courts
- No restroom

Drainage-Way / Ephemeral Stream Channel

- Minimize improvements to the stream channel
- Provide pedestrian crossing(s)
- The winter high water lasts about a day and a half, and extends 5'-6' total width in the shallowest areas
- Concern about safety near the stream and at the outfall



NATURE PLAY ELEMENTS



NATURE PLAY ELEMENTS



NATURE PLAY ELEMENTS



STEPPING STONE BRIDGE

OPTION 1

Design Option 1 shows the least amount of park site development, with a small shelter located in an existing clearing within the center of the site. A winding pathway passes the shelter and loops around the eastern perimeter to offer a 1/4-mile loop for walking. The accessible pathways shown under the existing tree canopy would require very minimal grading to protect the root zones of the trees. Seating boulders, low log stumps, and fallen logs along the pathway provide informal nature play opportunities. A low wood pedestrian bridge at the south edge of the site provides pedestrian access across the deepest section of the existing drainage-way. The eastern lawn area would be minimally regraded, seeded with turf grass, and irrigated. To facilitate crossing during wet weather, very low stepping stones are shown as informal bridges to create better access throughout the site while water is present in the drainage-way.





NATURE PLAY ELEMENTS



NATURE PLAY ELEMENTS



NATURE PLAY ELEMENTS



WOOD BRIDGE

OPTION 2

Design Option 2 focuses the majority of park site development outside of the central tree canopy area. This option shows a re-routed stream channel to more closely model the shape of a natural stream channel, a large play area, increased native planting areas, a paved overlook with interpretive signage at the outfall, new tree planting areas, a 1/2-mile walking loop, and a level accessible entrance at the Westwood Drive spur with entry kiosk. In this option a new pathway connects to the existing Hummingbird loop spur, winds past the new play area, crosses a new pedestrian bridge, and connects to the northwest corner of the site near an existing bus stop. A few picnic tables and benches are located adjacent to pathways and in clearings under the existing tree canopy.



CONCEPT DEVELOPMENT



BOARDWALK / NATURE PLAY ELEMENTS



NATURE PLAY ELEMENTS



NATIVE PLANTINGS



SHELTER

OPTION 3

Design Option 3 focus on a more structured nature play area. A series of bridges near the center of the site connects the activity to the re-routed stream channel and new native ornamental planting. The central clearing in the trees becomes a larger picnic area with seating for multiple families in close proximity to the play area. A looped accessible walkway winds around the western portion of the site and connects to the existing Hummingbird Loop spur. This walking pathway, when Hummingbird Loop is included, provides a 1/2 mile walking loop. The eastern lawn area would be regraded, seeded with turf grasses and irrigated to provide active recreation opportunities, while the western grass area would be minimally regraded, irrigated, and seeded with low maintenance eco-lawn. An accessible entrance with seating and a park entry sign at Westwood Drive is created by regrading and relocating the drainage-way inlet further east. Stacked ledge stone at the Hazelnut Avenue outfall creates a gentle slope down to the site, while dense native planting deters access.





EAST - EXISTING OPEN GRASS AREA



CENTER - EXISTING MATURE TREE CANOPY



WEST - EXISTING OPEN GRASS WITH SCATTERED SMALL TREES

WHAT WE HEARD AT THE 2ND PUBLIC MEETING

Overall Character/Planting

- Neighbors like the use of native plants
- Like preserving the existing tree canopy with minimal grading to protect the roots
- Like the perimeter planting that provides screening but allows some views into the park

Desired Programmatic Elements

- A central looped pathway similar to the location shown in Option 3
- A central play area, similar to the location shown in Option 3
- Small shelter near the play area
- A more direct connection from the neighborhood to the east and to the shelter and play area
- A few picnic tables throughout the site
- A play area with opportunities for play targeting a variety of ages, not just young children
- A play area with some sort of structured play such as swings, a tire swing, zip line, or larger climbing structure
- Like the idea of low-maintenance eco-lawn on the west side
- Dog waste bag dispensers and garbage cans

Stream Channel

- Minimal improvements to the stream channel. Like the current location.
- Would like to see one or more pedestrian crossings

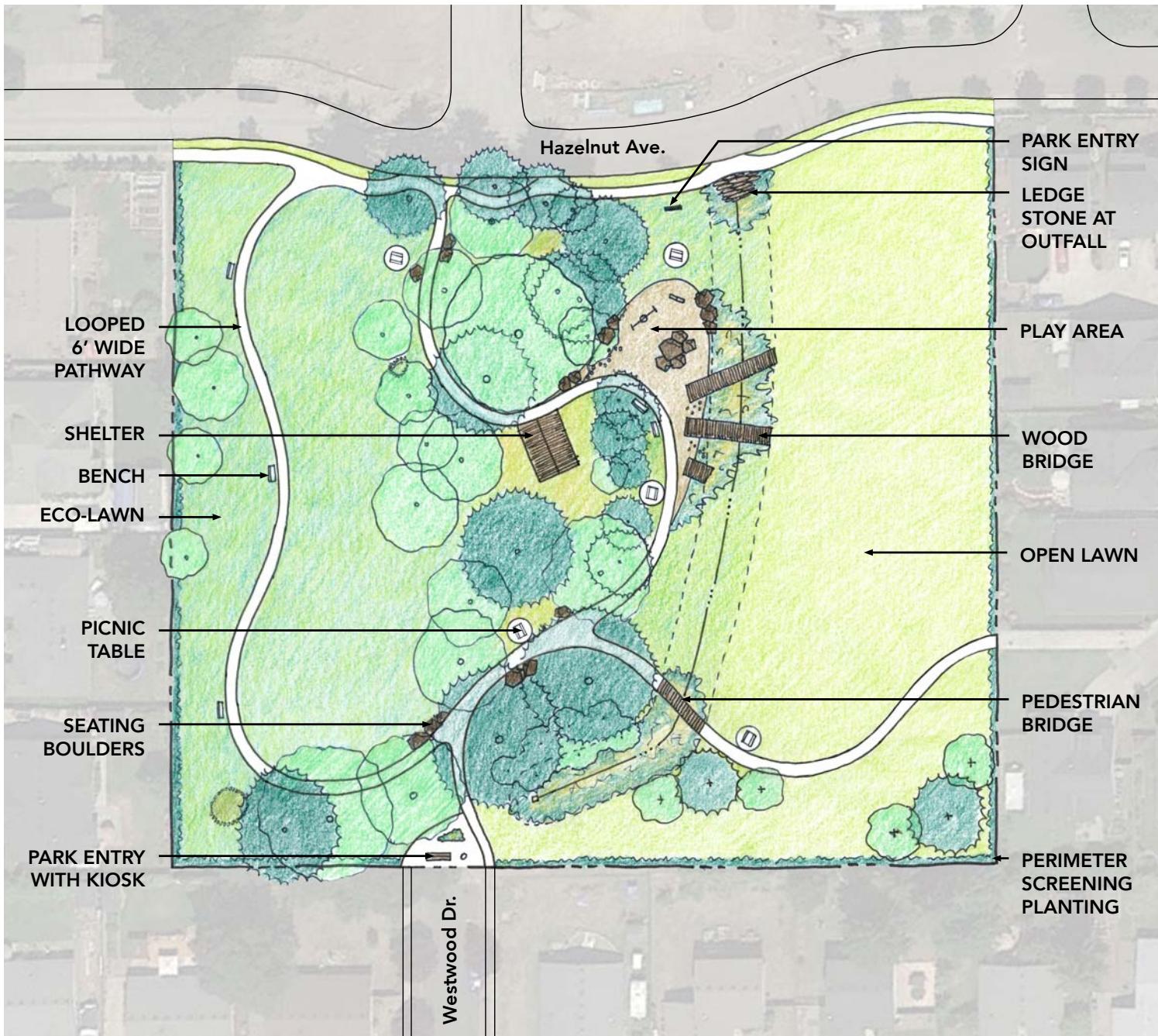
FINAL MASTER PLAN CONCEPT

The final master plan design concept incorporated the comments from the second public meeting into one final plan. It was important to the neighbors to keep the most active areas of the site centrally located. For the final concept, a shelter and children's nature play area are centrally located to cause minimal impact to the existing mature tree canopy.

The nature play area will have a combination of more structured play elements, such as a single swing or tire swing, and play elements made from natural materials. The large play area incorporates a series of low pedestrian bridges both as play features and as access across the drainage-way during wet weather. The playful pedestrian bridges will offer closer views of enhanced vegetation and wildlife associated with the drainage-way.

The general shape of the drainage-way is maintained to maximize the available open lawn area for active recreation opportunities. New native ornamental planting is located in selected areas of the drainage-way to increase water quality and create visual interest. An accessible walking loop connects the main site features and winds through the west side of the park, past benches and scattered picnic tables. The existing sidewalk spur from Hummingbird Loop is extended and winds over a new wood pedestrian bridge into the center of the park, and down to a new accessible park entrance at the end of the Westwood Drive spur.

The new accessible entrance at Westwood Drive is created by regrading the site and relocating the drainage-way inlet further east. The low pedestrian bridge is located to facilitate crossing of the steepest section of the drainage-way, and connection to the larger site and adjacent neighborhoods. Dense native planting in the steepest areas of the drainage-way deter access. The eastern third of the park will be regraded, irrigated, and reseeded with turf grasses for active recreation. The western third of the park will be slightly regraded, just enough to prevent any tripping hazards, irrigated and seeded with low-maintenance and drought-tolerant eco-lawn. No irrigation will be installed under the drip lines of the existing mature trees in the center of the site. A kiosk at the new Westwood Drive entrance informs visitors of neighborhood events and provides information related to the park. Interpretive signage informs visitors of the site's rich habitat.



FINAL MASTER PLAN CONCEPT



Eco-Lawn



Foot Bridge



Shelter



Interpretive Signage



Native Plantings



Seating Boulders

PRECEDENT IMAGES – SITE ELEMENTS



Foot Bridge



Climbing Boulders



Nature Play Climbing Structure



Nature Play Tunnel



Nature Play Stepping Stumps



Structured Play Element



Structured Play Element

PRECEDENT IMAGES - PLAY AREA

Filbert Run PARK MASTER PLAN						
Master Plan Design Estimate						
Lango Hansen Landscape Architects						
02.02.2015						
Item		Quantity	Unit	Cost/Unit	Cost	Subtotal
TOTAL						
SITEWORK						
Mobilization						\$15,000
Mobilization		1	ls	\$15,000.00	\$15,000.00	
Earthwork						\$149,492
Clear and Grub	130,638	sf	\$0.20	\$26,127.60		
Rough Grading	57,190	sf	\$1.00	\$57,190.00		
Fine Grading	130,638	sf	\$0.25	\$32,659.50		
Soil Prep	130,638	sf	\$0.18	\$23,514.84		
Erosion Control	1	ls	\$10,000.00	\$10,000.00		
Tree Protection						\$15,000
Tree Protection and Transplanting	1	ls	\$15,000	\$15,000.00		
TOTAL-Sitework						\$179,492
HARD SURFACES						
Outfall Improvements	1	ls	\$20,000.00	\$20,000.00		
Concrete Pathways	7,226	sf	\$5.00	\$36,130.00		
Concrete Plaza	740	sf	\$5.00	\$3,700.00		
Conc Pad for Furnishings	905	sf	\$5.00	\$4,525.00		
Wood Bridge	32	lf	\$300.00	\$9,600.00		
TOTAL-Hard Surfaces						\$73,955
SITE FURNISHINGS						
Shelter		1	ls	\$70,000.00	\$70,000.00	
Entry Signs		2	ea	\$2,500.00	\$5,000.00	
Kiosk		1	ea	\$10,000.00	\$10,000.00	
Informational Signage		1	ea	\$5,000.00	\$5,000.00	
Picnic Tables		9	ea	\$750.00	\$6,750.00	
Benches		5	ea	\$1,000.00	\$5,000.00	
Bike Racks		3	ea	\$1,000.00	\$3,000.00	
Seating Boulders		1	ls	\$10,000.00	\$10,000.00	
Barrier Boulders at Westwood Dr.		1	ls	\$5,000.00	\$5,000.00	
Waste Receptacles		2	ea	\$1,000.00	\$2,000.00	
Drinking Fountain		1	ea	\$3,500.00	\$3,500.00	
TOTAL-Site Furnishings						\$125,250

PLANTING						
Site Trees		6	ea	\$250.00	\$1,500.00	
Perimeter Screening		5,630	sf	\$4.00	\$22,520.00	
Shrubs and Groundcover		7,550	sf	\$4.50	\$33,975.00	
Turf		48,585	sf	\$0.25	\$12,146.25	
Eco-Lawn		55,245	sf	\$0.25	\$13,811.25	
TOTAL-Planting						\$83,953
IRRIGATION						
Perimeter Screening		5,630	sf	\$1.50	\$8,445.00	
Shrubs and Groundcover		7,550	sf	\$1.50	\$11,325.00	
Turf		48,585	sf	\$0.75	\$36,438.75	
Eco-Lawn		55,245	sf	\$0.75	\$41,433.75	
TOTAL-Irrigation						\$97,643
UTILITIES						
Electric (irr controller, shelter outlets)		1	ls	\$10,000.00	\$10,000.00	
Water (drinking fountain, irrigation)		1	ls	\$10,000.00	\$10,000.00	
Sanitary (drinking fountain)		1	ls	\$5,000.00	\$5,000.00	
Manhole Adjustment		1	ls	\$2,500.00	\$2,500.00	
Stormwater Inlet Relocation		1	ls	\$10,000.00	\$10,000.00	
Additional Stormwater Piping		40	lf	\$50.00	\$2,000.00	
TOTAL-Utilities						\$39,500
PLAY AREA						
Conc Curb		382	lf	\$12.00	\$4,584.00	
Wood Bridge Elements		1	ls	\$30,000.00	\$30,000.00	
Seating Boulders		1	ls	\$5,000.00	\$5,000.00	
Bark Chips		3,565	sf	\$2.00	\$7,130.00	
Play Equipment		1	ls	\$65,000.00	\$65,000.00	
Drainage		1	ls	\$5,000.00	\$5,000.00	
TOTAL-Play Area						\$116,714
CONSTRUCTION TOTAL						
Overhead and Profit (12%)						\$716,506
Design Contingency (15%)						\$85,981
						\$107,476
Total						\$909,963
<i>Cost Estimate does not include:</i>						
Permitting Fees						
<i>Hazelnut Avenue culvert improvements outside of site boundary</i>						
<i>Stormwater treatment in detention pond at Kolar Dr. and Geranium Pl.</i>						

MAINTENANCE CONSIDERATIONS



BOY WITH BUTTERFLY NET IN THE EXISTING DRAINAGE-WAY

At the beginning and throughout the master planning process, Lango Hansen communicated closely with the City and their maintenance staff to adequately plan for long-term maintenance of the park. Their input guided neighbor expectations for the final park design. Parks maintenance staff provided information on the need for maintenance vehicle access, ideal locations of site furnishings and waste receptacles, and selection of surface materials and plantings.

The Filbert Run Park site offers unique opportunities to partner with community groups and volunteers to increase the quality of maintenance in the park. The current neighbor efforts to maintain the park are extraordinary. Though the park will be designed to be maintained solely by the City, there may be opportunities for continued neighbor and volunteer involvement as desired.

NEXT STEPS

The intent of this master plan is to clarify the design direction desired by both the City and the neighborhood for their community park. This master plan creates a framework for the City to use in pursuit of funding to implement park plans. The approved master plan can be used to apply for grants and solicit partnerships to help complete the improvements.



EXISTING SIDEWALK SPUR FROM HUMMINGBIRD LOOP



VIEW OF EXISTING OPEN GRASS AREA FROM NE CORNER

