



CITY OF OREGON CITY

GLEN OAK PARK MASTER PLAN

09.04.2015

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MATURE OAK TREE



MEADOW



CAUFIELD CREEK

INTRODUCTION

The Glen Oak Park property located at 14491 South Glen Oak Road is a 9.1-acre site located in the Caufield neighborhood of Oregon City. The site is surrounded by single family homes to the south, the Oregon City High School to the east, a single family home with tree farm to the west, and a vacant lot to the north that is the proposed site of the future Oregon City School District Transportation and Maintenance Facility. It is bordered by High School Avenue on the east and South Glen Oak Road on the south. As property development occurs, Meyers Road will be extended along the northern border of the park site.

To the south, a culvert carries Caufield Creek under South Glen Oak Road and onto the site. The creek exits the park on the west side.

To the southwest, there is a ½-acre delineated wetland, just north of the perennial Caufield Creek, in an area of existing horse pasture. We have heard from neighbors that the wetland typically has 6" of standing water during the wet season.

Two homes are located on the site. One, at the southern border of the site on South Glen Oak Road, is a house with an adjacent garage and barn. A second house and barn at the northeast corner exists in the location of the future Meyer's Road Extension. Both houses are currently being rented out by the City.

The majority of vegetation present is invasive or nuisance species. These will be removed with park development. Mature Oak, Ash, and Fir trees at the center of the site will be protected and preserved as park amenities.

MISSION STATEMENT

Protect the existing natural resources and significant site trees while accommodating the community's needs for an interesting and engaging place for active and passive recreation for multiple age groups ranging from early childhood through seniors.

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ACKNOWLEDGEMENTS

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AERIAL OVERVIEW

EXISTING CONDITIONS



EAST PARK EDGE AT HIGH SCHOOL AVENUE



PARK EDGE AT SOUTH GLEN OAK ROAD



RESIDENCE ON SOUTH GLEN OAK ROAD



BARN AT HORSE PASTURE / WETLAND AREA

EXISTING CONDITIONS

Glen Oak Park slopes from north to south, with the most gently sloping areas in the southeast quadrant. Slopes useable for typical park activities, between 2% and 5%, are located throughout the site on the east, the north, and in the existing horse pasture and wetland areas.

Steeper site slopes between 5% and 10% are located in the central west portion of the site, and in the south at the existing house and outbuildings. The steepest slopes, over 10%, are located on the eastern edge adjacent to High School Avenue and near the inlet for Caufield Creek.

Neighbors have reported that the creek culvert backs up in wet weather, causing soggy areas and flooding that extend toward a mature Oak grove located just north of the creek. A remnant Hazelnut grove is located just north of the stand of Oaks. Himalayan blackberry and other invasive species are the predominant vegetation. Their required removal will create opportunities for restoration with native plants as part of future park development.

With park development, the City will require improvements to the right-of-way. Currently no sidewalks exist creating dangerous conditions for pedestrians and bicyclists. Sidewalks, pedestrian crossings at intersections, stormwater treatment, and street trees will be provided at all streets bordering the site, including the planned Meyers Road Extension. Right-of-way area will be dedicated to these improvements on the north, east and south sides of the park.

A 50 foot vegetated corridor is required on both sides of Caufield Creek. This requirement is outlined in the City's Natural Resource Overlay District Code, and will protect water quality and enrich habitat.

SITE ANALYSIS

This 9.1-acre park is considered a small community park, but it will also function as a neighborhood park to meet the needs of the rapidly developing and densifying surrounding neighborhoods. Existing site conditions such as the presence of a large wetland and steep slopes offer the opportunity to include unique elements of passive recreation, in addition to active areas that are typical in a community park. The size of this site allows for the inclusion of community park elements that don't currently exist in this neighborhood, such as a dog park, a small parking area, a skate spot, pump track, basketball, pickleball courts and multi-use courts.

OREGON CITY COMMUNITY & NEIGHBORHOOD PARK FEATURES

- Play Areas
- Informal Picnic Areas, Shelters
- Pathways
- Natural Areas, Informal or Passive Recreation Areas
- Educational Signage
- Unstructured Active Recreation Areas (Open Lawn)
- Athletic Fields, Basketball or Multi-Use Sports Courts
- Limited Parking

ADDITIONAL POTENTIAL GLEN OAK PARK ELEMENTS

- Re-Use of Existing House
- Re-Use of Existing Barns or Outbuildings
- Interpretive Elements

NATURAL RESOURCES OVERLAY DISTRICT (NROD)

At Glen Oak Park, the NROD area is the required 50' vegetated corridor on either side of the perennial stream corridor of Caufield Creek.

Development Opportunities

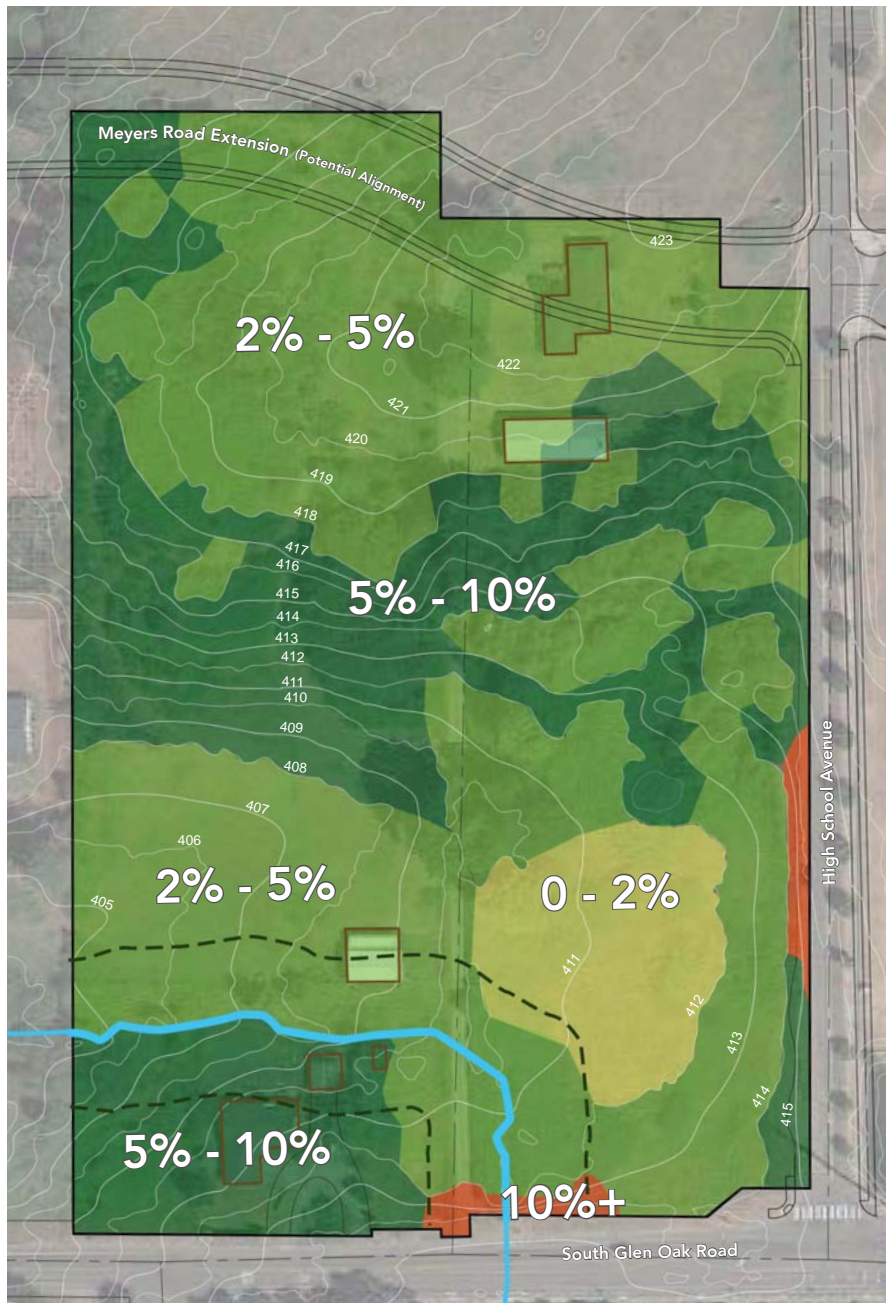
- Hand-dug trails, no wider than 48", no closer than 25' to the stream corridor
- Native Plantings / Stream Corridor Restoration / Invasive Species Removal
- Limited Stream Corridor Crossings/Bridges, Limited Utility Connections

Development Constraints

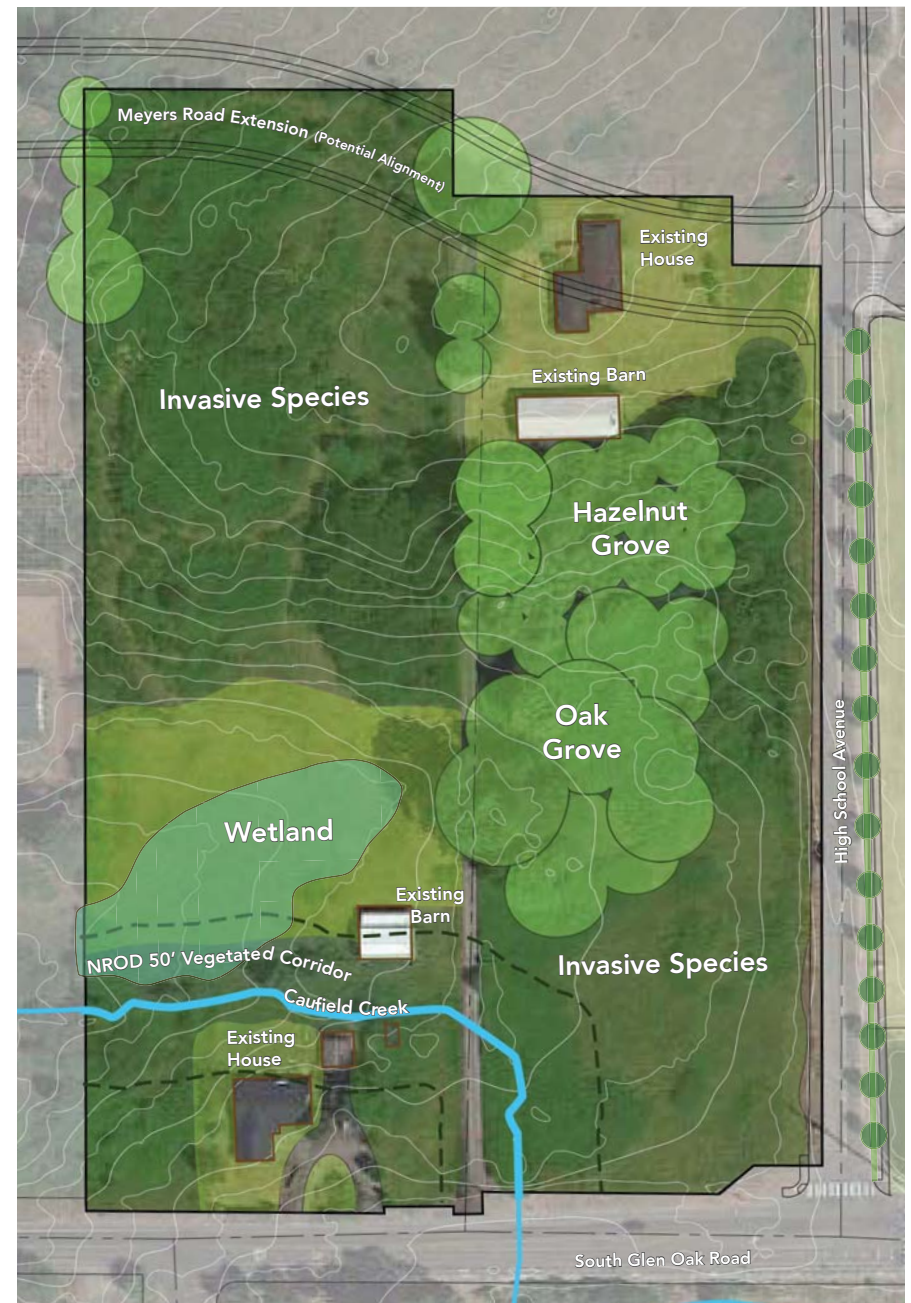
- No Impervious Surfaces, No Grading, No Non-Native Planting

EXISTING WETLAND

Development within the existing 1/2-acre wetland will be regulated by the Department of State Lands and the Army Corps of Engineers.



SITE ANALYSIS - SLOPES



SITE ANALYSIS - NATURAL FEATURES



SITE TOURS LED BY PACIFIC HABITAT SERVICES



INITIAL PUBLIC MEETING ON SITE



INITIAL PUBLIC MEETING ON SITE

PUBLIC INVOLVEMENT

Three public meetings were held to gain input from neighbors and the community about desired park use. Neighbors within a 1/2 mile radius were invited to the first meeting. The notice area included the Caufield neighborhood and the Gaylene Lane 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 by diverse age groups with a wide variety of active interests. 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, as well as a chance for the community to tour the site.

The second meeting incorporated comments from the neighbors into three concepts 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 Glen Oak Park Master Plan was presented to the Oregon City Planning Commission for adoption.

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

Desired Programmatic Elements

- Shelter
- Restroom
- Fenced off-leash dog area
- Dog waste bag dispensers and trash receptacles
- Benches and picnic tables
- Diversity in play areas, nature play areas with rocks and logs, shade
- Contemplative areas
- Basketball court, multi-use sport court
- Skate area, located away from neighboring homes
- Bocce court
- Looped pathway for walking or young children learning how to ride a bike
- Pump track, mountain biking trails, BMX area
- Pickleball

Existing House on South Glen Oak Road

- Use as community center with Wi-Fi, meeting space for Scouts, an art gallery
- May have some flooding in backyard in winter, is within the Natural Resource Overlay District
- The stream culvert under the existing driveway is too small, causing winter flooding around the Oak Grove
- In winter, the wetland area typically has about 6" of standing water

Stream/Wetland/Natural Resource Overlay District

- The stream culvert under the existing driveway is too small, causing winter flooding around the Oak Grove
- In winter, the wetland area typically has about 6" of standing water

CONCEPT DEVELOPMENT



FENCED DOG PARK WITH TURF



BOARDWALK AND OVERLOOK WITH INTERPRETIVE SIGNAGE



STRUCTURED PLAY ELEMENTS



BASKETBALL HALF-COURT AND HARD SURFACE PLAY AREA

CONCEPT DEVELOPMENT

Design options were developed based on community comments from the 1st public meeting and City requirements for the site. All design options show a small parking area and right-of-way improvements including new sidewalks, on-street parking and stormwater treatment. All options show a protected and enhanced stream corridor. Pathways that cross the wetland area will be constructed as minimally-invasive boardwalks and provide opportunities for learning about and observing wildlife. The wetland and stream corridor will be planted with native vegetation to increase stream health and encourage diverse wildlife.

OPTION 1

Design Option 1 creates opportunities to explore Caufield Creek and the enhanced wetland area with a winding boardwalk, small pedestrian bridges, and a viewing platform on the north side of the existing residence, which will find new use as a community center. Adjacent to the community center is a small parking area to accommodate a variety of new uses and events. Accessible pathways wind throughout the site to create a variety of walking loops. A large, gently-sloping open lawn is located in the northwest corner of the site to provide opportunities for active recreation. A parking lot with 22 stalls is located adjacent to the open lawn area near a restroom, park shelter, and children's play areas. A 1/2-acre fenced dog park is located at the northeast corner of the site in an area of gently sloping terrain, close to new on-street parking and a short walk from the parking area. Two play areas are centrally located and organized to provide opportunities for different age groups to play side by side. A central pathway winds past scattered picnic tables next to the mature oak grove, and connects to the most active hard-surface play areas. A basketball half-court, a skate spot, and a hard surface play area/multi-use sport court are located near High School Avenue. Several benches and picnic tables are located adjacent to the pathways and scattered throughout the site to offer seating and picnicking opportunities.



CONCEPT DEVELOPMENT



LOOPED TRAILS FOR BEGINNING RIDERS



NATURE PLAY AREA



BOARDWALK



INTERPRETIVE SIGNAGE

OPTION 2

Design Option 2 expands opportunities to explore the enhanced wetland with a winding accessible pathway loop, habitat overlooks with informational signage, and boardwalks. The existing pasture barn is preserved to offer covered picnic opportunities at the wetland area and stream corridor. The natural area pathway connects to two additional loops, one winds around the dog park and oak grove and the second around a large open lawn to the north.

The open lawn area is sized to accommodate non-league youth sports. A basketball court, skate spot, and multi-use sport court are close by in the north west corner. A shelter is located to the south of the open lawn, overlooking the steep slopes with views into the natural area below.

The parking area off High School Avenue provides nearby access to the open lawn, shelter, play area, and dog park. The restroom is located in close proximity to these amenities, and near the parking area to facilitate maintenance.

An accessible play area is centrally located and tucked into the steeper slopes near the site's largest existing trees. Site conditions at this play area location may allow for a hillside slide or other nature play features.

New intersection crosswalks provide safe street crossing into the park. At the southwest corner is a small entry plaza with bench seating. The densest neighborhood developments are near this corner. The plaza will create a place for neighbors to gather and meet, and provide an entrance into the dog park. The 3/4-acre fenced dog park is located convenient to on-street parking, in an area with gently sloping terrain.

The existing house at South Glen Oak Road remains as a community center, with new plaza paving added to enhance the entrance. An adjacent paved area is provided for a park host camper.



CONCEPT DEVELOPMENT



BASKETBALL HALF-COURT



DIVERSITY IN STRUCTURED PLAY ELEMENTS



NATIVE PLANTINGS



SHELTER

OPTION 3

Design Option 3 offers a small picnic lawn at the south west corner instead of preserving the existing building on South Glen Oak Road. A long pathway loops through the enhanced natural area and over boardwalks above the wetland and Caufield Creek, passing a new tree grove that climbs the central slope. Benches are located along the pathway loops, and picnic tables are scattered throughout the park to offer a variety of options for picnicking.

As the pathway continues uphill, it winds past a park shelter and an open lawn area flanked by sloped earth amphitheater seating. A small stage is provided for outdoor performances.

A centrally located parking lot separates the earthen amphitheater and open lawn from a 3/4-acre fenced dog park to the west. Just north of the dog park is a parking space for the park host camper.

South of the parking lot is a small restroom, a basketball half-court, and a multi-use sport court. A skate spot is to the west of the parking area, adjacent to the Meyers Road Extension and close to the High School.

The children's play area is tucked against the east side of the Oak grove for shaded play during the hottest months. South of the play area, additional open lawn accommodates unprogrammed active recreation opportunities.

An overlook at the edge of this open lawn, just off the path, cantilevers toward Caufield Creek and creates views out over the natural area. Educational signage informs visitors of the significance of the wetland and creek habitat they are invited to observe here.





EXISTING HORSE PASTURE / WETLAND AREA



EXISTING DRIVEWAY TO NORTH RESIDENCE



EXISTING LAWN AT GLEN OAK RESIDENCE



EXISTING DRIVEWAY TO NORTH RESIDENCE

WHAT WE HEARD AT THE 2ND PUBLIC MEETING....

Desired Character / Programmatic Elements

- Large open lawn areas in Options 1 and 2
- Shelter in a central location, similar to Option 1
- Parking area located on Meyers Road
- Restrooms located near the parking lot and park shelter
- Fenced off-leash dog area close to the parking area with waste bag dispensers and trash receptacles
- Benches and picnic tables scattered throughout the site
- Shaded play area, near the shelter and open lawn
- Basketball court, multi-use sport court, pickleball courts, pump track
- Skate area, located away from neighboring homes
- Looped pathways with a separate loop through the wetland area, similar to Option 2
- Interpretive signage, educational opportunities, wildlife viewing areas
- Benches for viewing natural areas
- Native plantings

Existing House on South Glen Oak Road

- Interest in pursuing the existing house for reuse as a Community Center, as long as future opportunities outweigh potential constraints
- Community Wi-Fi
- Educational Opportunities for the High School Students
- Use by Scouts
- Art Gallery

FINAL MASTER PLAN CONCEPT

Winding looped pathways that provide connectivity throughout the site and between park amenities define the final master plan concept. A parking area off the Meyers Road Extension provides 24 spaces and is punctuated by a welcoming entry plaza for park users accessing the park from the north. An interpretive seatwall rings a large tree as the tree provides refuge for those who sit beneath it. From the entry plaza visitors can access a 3/4-acre fenced dog park, or a large open lawn with opportunities for informal active recreation. A small restroom is centrally located between entry plaza, dog park and open lawn. The lawn slopes gently to the south, with a park shelter anchoring it to the east. The shelter is situated in close proximity to the children's play area, located just to the south. The large play area is defined by a perimeter seatwall, and is shaded by the Oak grove.

The southeast corner of the park will include several active-use areas such as a basketball half court, multi-use/pickleball courts, a skate spot and a pump track to provide much needed recreational opportunities for teens and young adults. Smaller open lawn areas are peppered throughout the site for additional picnicking and informal recreation. Secondary pathways and boardwalks provide more opportunities for exploring, leading visitors into the enhanced wetland and restored natural area, and through the mature stand of Oaks.

Approximately 1/3 of the park will be protected as natural area and enhanced with native trees, shrubs and groundcovers. As part of the required Natural Resource Overlay requirements, a 50' offset on both sides of Caufield Creek will be protected and restored. Native plantings and habitat restoration will create a healthy wetland with unique opportunities for wildlife viewing. The west edge of the site will provide stormwater treatment via a small detention pond and over-land flow from the north down to Caufield Creek. This process will slowly release stormwater to prevent flooding at the creek, protecting adjacent properties. Additional stormwater treatment will be located within the paved sport court areas and adjacent to both parking areas, including a small parking area of five spaces adjacent to the existing house at South Glen Oak Road. A parking space for a park host camper is also located here. This master plan includes preserving the existing house for reuse as a community center. If after further investigation the City determines retaining the house is not economically feasible, it may be removed.

Property at the perimeter of the site will be dedicated on the south, east, and north sides of the park to create sidewalks with street tree wells, stormwater planters, bike lanes, and 52 on-street parking stalls to provide additional parking for the community.



FINAL MASTER PLAN CONCEPT



Open Lawn



Fenced Dog Park



Pathways for Learning



Skate Spot



Basketball Half-Court



Pump Track



Pickleball

PRECEDENT IMAGES - ACTIVE PLAY



Shelter



Walking Paths



Boardwalk



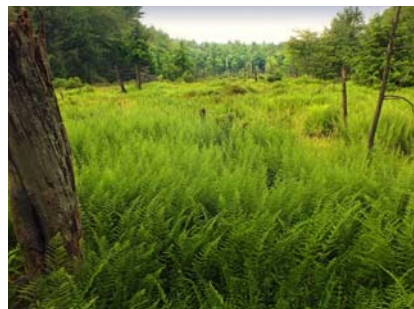
Interpretive Signage



Overlook



Natural Area Planting



Native Wetland Planting



Stormwater Planters

PRECEDENT IMAGES – SITE FEATURES



Play Structures



Nature Play



Diverse Structured Play

PRECEDENT IMAGES – PLAY AREAS

MAINTENANCE CONSIDERATIONS



EXISTING PARK SIGN - NATURE IN NEIGHBORHOODS SITE

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.

Additionally, the Glen Oak park site offers unique opportunities to partner with community groups and volunteers to increase the quality of maintenance in the park. The close proximity of the Oregon City High School provides opportunities for students to use the park areas as a learning laboratory. Active involvement by students as part of the high school curriculum might also provide effort for on-going park maintenance of those areas and deter vandalism.

NEXT STEPS



PARKING ON SHOULDER OF HIGH SCHOOL AVENUE

At this time, the City of Oregon City does not have adequate funding for the Glen Oak Park development. The intent of this master plan is to clarify the design direction desired by the community and to create a framework for the City to adequately pursue funding for the park. The approved master plan can be used to apply for grants and solicit partnerships to help complete the improvements.

There are also potential opportunities to partner with community and volunteer groups to reduce the cost of construction of the park development. Because of the site's proximity to the Oregon City High School, there is a great opportunity to partner with the High School Construction class for participation with construction of the shelter and restroom facilities, among other items, as they have helped with design and construction of the Wesley Lynn and Rivercrest Park facilities.



VIEW OF MEYERS ROAD DEAD-END FROM NORTH RESIDENCE

GLEN OAK 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		
Demo						\$55,000	
	North Residence Shed	1	ls	\$15,000.00	\$15,000.00		
	North Residence Pasture Barn	1	ls	\$15,000.00	\$15,000.00		
	South Residence Garage + Outbuildings	1	ls	\$15,000.00	\$15,000.00		
	Central Driveway and Culvert	1	ls	\$10,000.00	\$10,000.00		
Earthwork						\$329,140	
	Clear and Grub including Invasives	309,140	sf	\$0.25	\$77,285.00		
	Rough Grading	309,140	sf	\$0.50	\$154,570.00		
	Fine Grading + Soil Prep	309,140	sf	\$0.25	\$77,285.00		
	Erosion Control	1	ls	\$20,000.00	\$20,000.00		
Tree Protection						\$8,000	
	Tree Protection	1	ls	\$8,000	\$8,000.00		
TOTAL-Sitework							\$407,140
HARD SURFACES							
	Concrete Pathways	27,156	sf	\$5.00	\$135,780.00		
	Conc Pad for Furnishings	3,406	sf	\$5.00	\$17,030.00		
	Skate Park	1,175	sf	\$40.00	\$47,000.00		
	Pump Track	1	ls	\$20,000.00	\$20,000.00		
	Basketball Half-Court Asphalt	4,200	sf	\$4.00	\$16,800.00		
	Multi-Use Courts Asphalt	2,200	sf	\$4.00	\$8,800.00		
	Pickleball /Multi-Use Striping	1	ls	\$200.00	\$200.00		
	Entry Conc Paving at Existing House	638	sf	\$5.00	\$3,190.00		
	Wood Boardwalks	268	lf	\$250.00	\$67,000.00		
	Wood Overlooks	2	ls	\$10,000.00	\$20,000.00		
	Wood Bridges	48	lf	\$300.00	\$14,400.00		
	HC Symbols	4	stalls	\$32.00	\$128.00		
	HC Signage	4	ea	\$200.00	\$800.00		
	Parking Lot Curbs	1,230	lf	\$12.00	\$14,760.00		
	Parking Lot Asphalt	15,165	sf	\$4.00	\$60,660.00		
	Parking Stall Striping	29	ea	\$10.00	\$290.00		
TOTAL-Hard Surfaces							\$426,838

SITE FURNISHINGS							
	Shelter		1	ls	\$200,000.00	\$200,000.00	
	Restroom		1	ls	\$150,000.00	\$150,000.00	
	Entry Signs		3	ea	\$2,500.00	\$7,500.00	
	Informational Signage		2	ea	\$5,000.00	\$10,000.00	
	Basketball Hoops (standard)		1	ea	\$2,500.00	\$2,500.00	
	Interpretive Stone Seat Wall		86	lf	\$350.00	\$30,100.00	
	Picnic Tables		12	ea	\$750.00	\$9,000.00	
	Benches		15	ea	\$1,000.00	\$15,000.00	
	Bike Racks		6	ea	\$1,000.00	\$6,000.00	
	Waste Receptacles		3	ea	\$1,000.00	\$3,000.00	
	Drinking Fountain		2	ea	\$3,500.00	\$7,000.00	
	Dog Park Fencing		677	lf	\$40.00	\$27,080.00	
	TOTAL-Site Furnishings						\$467,180
PLANTING							
	Site Trees		63	ea	\$250.00	\$15,750.00	
	Wetland Restoration Planting		19,700	sf	\$2.50	\$49,250.00	
	Ornamental and Perimeter Screening		4,835	sf	\$4.50	\$21,757.50	
	Stormwater Planting		1,902	sf	\$2.50	\$4,755.00	
	Natural Area Shrubs and Groundcover		61,367	sf	\$1.00	\$61,367.00	
	Parking Lot Screening Shrubs		6,183	sf	\$4.00	\$24,732.00	
	Lawn		140,064	sf	\$0.25	\$35,016.00	
	Reinforced Turf (seed+reinforcement)		220	sf	\$2.50	\$550.00	
	TOTAL-Planting						\$213,178
IRRIGATION							
	Wetland Restoration Planting		19,700	sf	\$0.75	\$14,775.00	
	Ornamental Shrubs and Groundcover		4,835	sf	\$1.50	\$7,252.50	
	Stormwater Planting		1,902	sf	\$1.50	\$2,853.00	
	Natural Area Shrubs and Groundcover		61,367	sf	\$0.75	\$46,025.25	
	Parking Lot Screening Shrubs		6,183	sf	\$1.50	\$9,274.50	
	Lawn		140,284	sf	\$0.75	\$105,213.00	
	TOTAL-Irrigation						\$185,393
UTILITIES							
	Electric Connection to Controller		1	ls	\$5,000.00	\$5,000.00	
	Water		1	ls	\$10,000.00	\$10,000.00	
	Sanitary		1	ls	\$7,500.00	\$7,500.00	
	Park Host (Elec, Water, Sewer) Connect		1	ls	\$15,000.00	\$15,000.00	
	TOTAL-Utilities						\$37,500

PLAY AREA							
	Conc Curb		245	lf	\$12.00	\$2,940.00	
	Stone Seat/Retaining Wall		95	lf	\$350.00	\$33,250.00	
	Bark Chips		4,555	sf	\$2.50	\$11,387.50	
	Play Equipment		1	ls	\$125,000.00	\$125,000.00	
	Drainage		1	ls	\$5,000.00	\$5,000.00	
	Drinking Fountain		1	ls	\$3,500.00	\$3,500.00	
	TOTAL-Play Area						\$181,078
GLEN OAK RIGHT-OF-WAY							
	Demo		10,688	sf	\$0.25	\$2,672.00	
	Clear and Grub		10,688	sf	\$0.20	\$2,137.60	
	Grading (Rough/Fine)		10,688	sf	\$1.25	\$13,360.00	
	Erosion Control		1	ls	\$5,000.00	\$5,000.00	
	Concrete Sidewalk		4,412	sf	\$6.50	\$28,678.00	
	Stormwater Planters		1,915	sf	\$30.00	\$57,450.00	
	Street Trees		15	ea	\$300.00	\$4,500.00	
	Stormwater Planting		1,915	sf	\$2.50	\$4,787.50	
	Sawcut		530	lf	\$2.50	\$1,325.00	
	Curb + Gutter		530	lf	\$12.00	\$6,360.00	
	Asphalt + base rock for parking stalls		2,396	sf	\$10.00	\$23,960.00	
	Bike Lane Striping		1	ls	\$1,000.00	\$1,000.00	
	Parking Stall Striping		12	ea	\$10.00	\$120.00	
	Crosswalk Striping		1	ea	\$200.00	\$200.00	
	Storm Sewer Connection		1	ls	\$5,000.00	\$5,000.00	
	TOTAL-Glen Oak ROW						\$156,550
HIGH SCHOOL AVE RIGHT-OF-WAY							
	Demo		16,230	sf	\$0.25	\$4,057.50	
	Clear and Grub including Invasives		16,230	sf	\$0.25	\$4,057.50	
	Grading (Rough/Fine)		16,230	sf	\$1.25	\$20,287.50	
	Erosion Control		1	ls	\$5,000.00	\$5,000.00	
	Concrete Sidewalk - 8' Multi-Use Trail		9,282	sf	\$6.50	\$60,333.00	
	Stormwater Planters		3,845	sf	\$30.00	\$115,350.00	
	Street Trees		17	ea	\$300.00	\$5,100.00	
	Stormwater Planting		3,845	sf	\$2.50	\$9,612.50	
	Sawcut		645	lf	\$2.50	\$1,612.50	
	Curb + Gutter		645	lf	\$12.00	\$7,740.00	
	Asphalt + base rock for parking stalls		3,440	sf	\$10.00	\$34,400.00	
	Asphalt + base for addl. 10' width req.		6,450	sf	\$10.00	\$64,500.00	
	Bike Lane Striping		1	ls	\$1,000.00	\$1,000.00	
	Parking Stall Striping		22	ea	\$10.00	\$220.00	
	Crosswalk Striping		2	ea	\$200.00	\$400.00	
	Storm Sewer Connection		1	ls	\$5,000.00	\$5,000.00	
	TOTAL-High School Ave ROW						\$338,671

MEYERS ROAD RIGHT-OF-WAY							
	Demo		13,635	sf	\$0.25	\$3,408.75	
	Clear and Grub including Invasives		13,635	sf	\$0.25	\$3,408.75	
	Grading (Rough/Fine)		13,635	sf	\$1.25	\$17,043.75	
	Erosion Control		1	ls	\$5,000.00	\$5,000.00	
	Concrete Sidewalk		4,579	sf	\$6.50	\$29,763.50	
	Stormwater Planters		4,535	sf	\$30.00	\$136,050.00	
	Street Trees		13	ea	\$300.00	\$3,900.00	
	Stormwater Planting		4,535	sf	\$2.50	\$11,337.50	
	Sawcut		540	lf	\$2.50	\$1,350.00	
	Curb + Gutter		540	lf	\$12.00	\$6,480.00	
	Asphalt + base rock for parking stalls		3,465	sf	\$10.00	\$34,650.00	
	Asphalt + base for addl. 1/2 street paving		12,315	sf	\$10.00	\$123,150.00	
	Bike Lane Striping		1	ls	\$1,000.00	\$1,000.00	
	Parking Stall Striping		15	ea	\$10.00	\$150.00	
	Crosswalk Striping		1	ea	\$200.00	\$200.00	
	Storm Sewer Connection		1	ls	\$5,000.00	\$5,000.00	
TOTAL-Meyers Road ROW							\$381,892
SITE WORK FOR MEYERS ROW STORMWATER OVERLAND FLOW							
	Demo		20,000	sf	\$0.20	\$4,000.00	
	Clear and Grub including Invasives		20,000	sf	\$0.25	\$5,000.00	
	Grading (rough/fine)		20,000	ls	\$1.25	\$25,000.00	
	Soil Prep		20,000	sf	\$0.18	\$3,600.00	
	Check Dams		6	ea	\$250.00	\$1,500.00	
	Planting		20,000	sf	\$2.50	\$50,000.00	
	Irrigation		20,000	sf	\$1.50	\$30,000.00	
TOTAL-Meyers Road ROW							\$119,100
CONSTRUCTION TOTAL							
Overhead and Profit (12%)							\$2,914,519
Design Contingency (15%)							\$349,742
							\$437,178
Total							\$3,701,439
Notes:							
1. Cost Estimate does not include any required improvements to the existing house or permitting fees.							
2. If Right-of-Way improvements are constructed at the same time as the park, itemized erosion control costs for each right-of-way may be deleted.							

