

ANALYSIS AND DESIGN COLUMBIA VIEW NEIGHBORHOOD PARK

The Columbia View Neighborhood Park site is approximately 7 acres in size and lies in the Wilkes East neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on NE 169th Ave. on the western and southern edges and H.B. Lee Middle School to the north.

Natural Resources

The 7.46 acre property slopes down gently to the northeast. A channel runs out of the west and drains the wetland. There is a small strip of flat land on the east end of the park. Geology of the site is composed of sediment deposits from the Missoula floods after the last ice age. Material is of a coarse nature and forms a thick layer.¹ The park contains a slightly wooded area and a large grassy field, and is visited by skunks, squirrels, birds, and raccoons.

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

Surrounding Community and Access

This undeveloped neighborhood park site is surrounded primarily by low-density residential development with multi-family residential development interspersed around the edge of the quarter-mile service area. This park is located within the Wilkes East Neighborhood and shares a northern border with H.B. Lee Middle School. There are two developed parks located nearby with Nadaka Nature Park within the quarter-mile service area walking distance and Pat Pfeifer Community Park further out into the half-mile radius that requires crossing NE Glisan Street, which is a busy



Adjacent Properties Map



Field Tree Canopy



Tree Canopy Edge

arterial with a signalized crosswalk located at the intersection of NE 172nd Ave. Both developed parks include a range of active and passive recreation opportunities for nearby residents. Additionally, there is a private school located to the west of the park site, which provides neighborhood access to play equipment. There are also accessible sports court facilities located at H.B. Lee Middle School.

Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately 1,707 residents located within a half-mile of walking and biking to the park. Both passive and active recreation upgrades to this park would serve all ages and abilities with 23% of the surrounding population youth and 14% seniors.

Existing Site Amenities

There is one existing park bench, a park entry sign, a dog waste station, and a trash receptacle. The entire southwestern and western side of the park along NE 169th Dr. is used for access, as well as a smaller entrance on the east end from NE 172nd Ave. Current usage is mainly passive recreation, with many users walking and playing with their dogs, on and off-leash. The northwest corner of the park provides views towards the Columbia River gorge.



Existing Conditions Plan

COLUMBIA VIEW NEIGHBORHOOD PARK 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:



Columbia View Neighborhood Park - Zones Diagram

FIELD

The field zone is 3.3 acres in size and consists of open mowed grassy areas.

Range of Amenities:

Dog Park	Picnicking
Viewpoint	Play Area
Community	Basketball
Gardens	Outdoor Learning
Futsal	Accessible Trails/
Pollinator Garden	Paths
Benches	



FIELD WITH TREE CANOPY

The field with tree canopy zone is 3.3 acres in size and contains parts of the field with that have been planted with trees. Species range from native canopy trees to ornamental and fruit trees.

Range of Amenities:

Accessible Trails/ Paths Benches Play Area

PRIMARY ACCESS

The primary access area is 0.1 acres in size and provides a range of basic amenities to park users.

Range of Amenities:

Trailhead Kiosk Park Entry Signage Water Fountains Dog Waste Station Waste Receptacles

PROPERTY BUFFER

The property buffer is 0.7 acres in size and comprises of a 50' wide buffer zone between park amenities and adjacent properties.

Range of Amenities:

Habitat Protection F & Restoration

Fire Break







COLUMBIA VIEW NEIGHBORHOOD PARK **Key Site Feature**

The Northwest Corner of the park provides views towards the Columbia River gorge and out over mountain foothills to the East. This promontory point is located directly adjacent to H.B. Lee Middle School and, if made accessible, could provide a central meeting location for members of the community of all ages and abilities. The open character of the park allows for lines of site from most areas of the park towards this point. An example of what a viewpoint might look like is shown at the right.



Viewpoint



View towards Columbia River Gorge

COLUMBIA VIEW NEIGHBORHOOD 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.



Columbia View Neighborhood Park - Concept Plan

The concept plan focuses activities and future park amenities outside of the tree canopy area. The primary entrance point at the northwest corner of the site includes a dog waste station, water fountain, and trailhead. The nature play and courts are located close to the primary entrance for ease of access. The main trail network is a 6 foot-wide accessible concrete path loop. An accessible crushed rock trails meanders through the trees. A viewpoint in the northwestern corner of the site provides views towards the Columbia River Gorge. The picnic shelter and dog park are located close to a secondary entrance to separate the two heavy-use areas and community garden and second picnic shelter are located in the southern lawn area close to the eastern secondary access point to provide neighbors with easy access, and to gather the most sunlight.

COLUMBIA VIEW NEIGHBORHOOD PARK COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW				
		LOW	HIGH	
Item	%	\$	\$	
Construction		924,074	1,108,889	
Total Direct Construction Contract Costs		824,330	989,196	
Construction contingency	10.0%	82,433	98,920	
Fixtures, Furniture and Equipment (FF&E)	1.0%	8,243	9,892	
Staff Construction Work	1.0%	824	989	
Post-occupancy problem solving	1.0%	8,243	9,892	
Professional, Technical, Expert Services		118,704	142,444	
Miscellaneous External Costs		41,217	49,460	
Land Use Approvals	1.0%	8,243	9,892	
Bldg Permit Review Fees	2.0%	16,487	19,784	
System Development Charges (SDCs)	2.0%	16,487	19,784	
Estimated Escalation to Mid-Point of Const.	10.09%	109,377	133,265	
	TOTAL PROJECT COST =	\$ 1,190,000	\$ 1,430,000	

ESCALATION		
Construction Cost Index	3.00%	
Months to start of construction	36	
Months of construction duration	5	
Calculated months to mid-point of construction	38.5	
Total Estimated Escalation	10.09%	

POTENTIAL SITE AMENITIES AND IMPROVEMENTS

Primary Access Trailhead Kiosk Park Entry Signage Water Fountain Bike Racks Dog Waste Station Waste Receptacle

Secondary Access

Trailhead Kiosks Dog Waste Stations Waste Receptacles

Field

Playground Equipment Sports Courts 2,000' Concrete Paths Benches Tree & Shrub Plantings Community Garden Picnic Shelter Pollinator Garden Viewpoint Educational Signage

Field with Tree Canopy 500' Crushed Rock Trails Tree & Shrub Plantings Benches Dog Park Picnic Shelter