



JENNE BUTTE NEIGHBORHOOD PARK

ANALYSIS AND DESIGN

JENNE BUTTE NEIGHBORHOOD PARK

The Jenne Butte Neighborhood Park site is approximately 15 acres in size and lies in the Southwest neighborhood. This site has been designated as a neighborhood park and therefore will serve the surrounding community. The property borders on SW Border Way on the northern end. A tributary of Kelley Creek runs through the western side of the park.

Natural Resources

The 15.43 acre property lies on a slope in a basin at the center of a sunken crater. A channel runs out of the west and drains the wetland. Geology of the site includes the crater of a collapsed volcanic vent. Jenne Butte rises out of the North end of the Park, and together these features are a part of the East Buttes segment of the larger Boring Lava Field. The eruptions that occurred here happened between 10-11 million years ago, after which the crater gradually sank into the earth, catching both water and sediment to create the wetland that now exists in the park center.¹ The underlying rock is basaltic scoria from the volcanic eruptions.² There is a significant wetland existing on site lying within the Kelly Creek watershed. Waterfowl frequent the wetland portion of the park, as well as deer. The site lies within a bee fly zone, as these pollinators are attracted to the non-mowed meadow portions of the field.

¹<https://www.portlandoregon.gov/civic/article/633833>.

²<https://www.oregongeology.org/pubs/gms/GMS-060.pdf>



Adjacent Properties Map



Wetland Bird Box



Pollinator Habitat

Surrounding Community and Access

This undeveloped neighborhood park site is surrounded by low-density residential development and located primarily in the Southwest Neighborhood. The park is located southeast of the Jenne Butte Natural Area and borders the Pleasant Valley Plan Area to the south where a 150-unit subdivision is currently underway. There are no developed parks located within the quarter-mile service area of this site. Direct access to this undeveloped park is primarily off SW Border Way via SW Highland Drive/SW Pleasant View Drive. There are no public or private schools located near this undeveloped park site. Investment in this undeveloped site would increase access to park amenities and to nearby nature for approximately

1,378 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 20% of the surrounding population youth and 12% seniors.

Existing Site Amenities

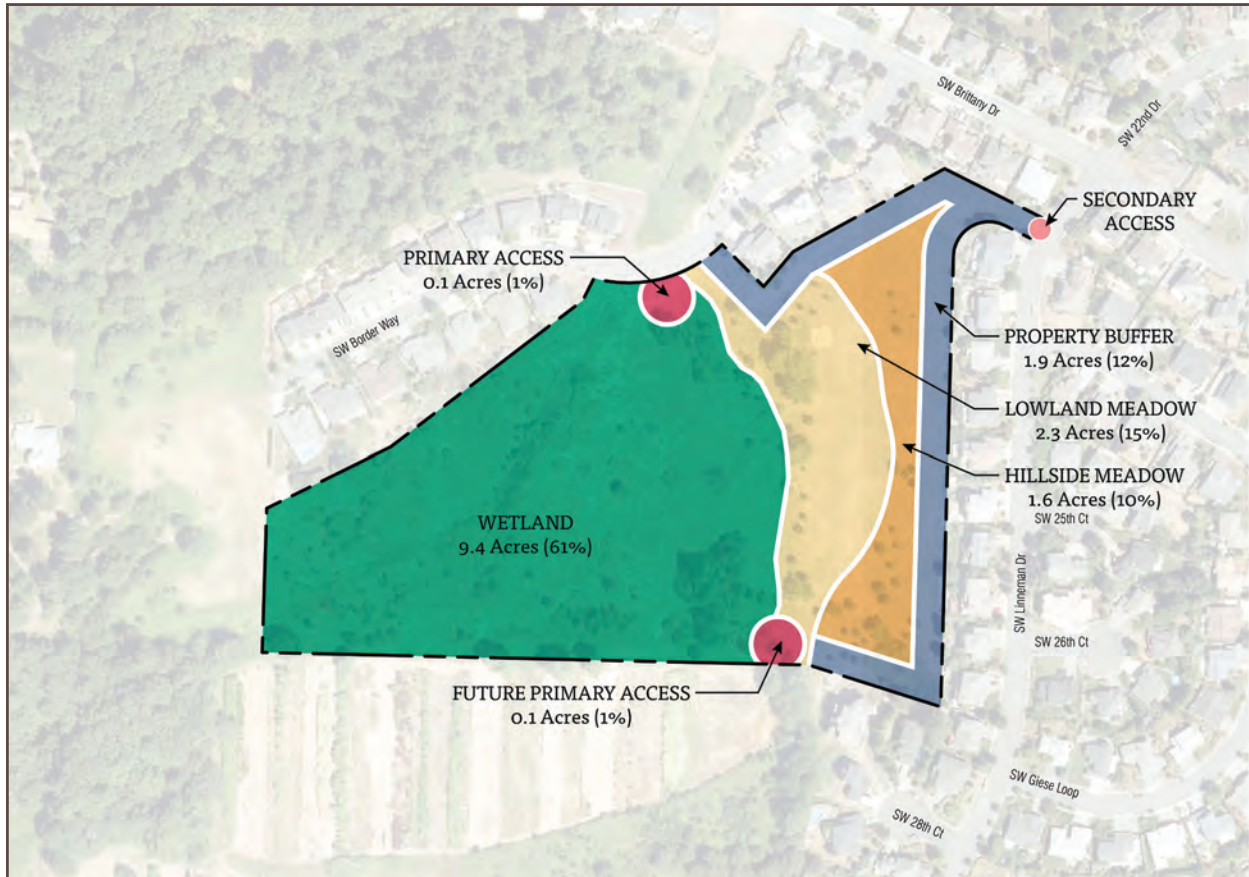
Currently one set of swings exist, as well as a bench. There are two access points to the park. Members of the community use the park for playing with dogs, trail walking, and wildlife watching. There is one viewpoint at the top of the hill in the Northeastern corner of the park over the wetland and to the surrounding caldera.



Existing Conditions Plan

JENNE BUTTE 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:



Jenne Butte Neighborhood Park - Zones Diagram

LOWLAND MEADOW

The lowland meadow zone is 2.3 acres in size and consists of the more flat meadow areas at the base of the park's slope.

Range of Amenities:

- | | |
|-------------------|--------------------------|
| Play Area | Swings (Existing) |
| Dog Park | Benches |
| Community Gardens | Wildlife Viewing |
| Picnicking | Accessible Trails/ Paths |



HILLSIDE MEADOW

The hillside meadow zone is 1.6 acres in size and contains the steeply sloped areas of the meadow.

Range of Amenities:

Pollinator Garden	Wildlife Viewing
Education	Wetland Viewpoint
Viewpoint	Accessible Trails/ Paths
Benches	



WETLAND

The riparian forest zone is 9.4 acres in size and comprises the western end of the park. A deep channel drains the wetland out in a western direction.

Range of Amenities:

Habitat Protection & Restoration



PRIMARY ACCESS

The primary access areas have a total area of 0.2 acres and provides a range of basic amenities to park users.

Range of Amenities:

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



PROPERTY BUFFER

The property buffer is 1.9 acres in size and comprises of a 50' wide buffer zone between park amenities and adjacent properties.

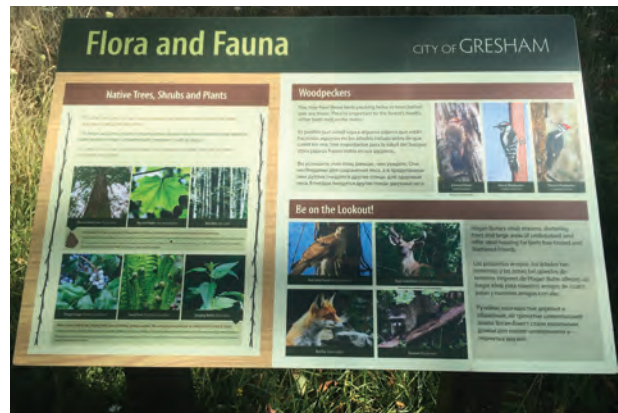
Range of Amenities:

Habitat Protection & Restoration	Fire Break
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JENNE BUTTE NEIGHBORHOOD PARK KEY SITE FEATURE

Jenne Butte Neighborhood Park lies in the center of a collapsed volcanic vent. Over time, this caldera filled with debris and water, creating a wetland at its lowest elevation. The creation of this volcanic vent and the wetland at its center makes it a point of interest in the area. The wetland itself is significant enough for wildlife that it has and will continue to attract visitors interested in viewing this ecosystem. Educational signage can discuss the ecology and geology of the area and how the caldera and wetlands were formed. An example of what educational signage might look like is shown at the right.



Educational Signage



Riparian Edge

JENNE BUTTE 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.



Jenne Butte Neighborhood Park - Concept Plan

The concept plan focuses activities and future park amenities outside of the wetland area. The primary entrance point at the northern end of the site includes a dog waste station, water fountain, and trailhead. The nature play, community garden, and dog park are located within proximity of the parking lot for ease of access and are far enough from the wetland to protect the natural resources. The main trail network is a 6 foot-wide accessible concrete path. Accessible crushed rock trails meander around the edge of the wetland. A viewpoint in the northeastern corner of the site provides views of the wetland and Jenne Butte. The picnic shelter and dog park are located in the hillside meadow to bring heavy visitation farther from the wetland. Due to planned future development to the south, an additional primary access point is proposed along the southern edge of the park.

JENNE BUTTE NEIGHBORHOOD PARK

COST OVERVIEW

TOTAL COST ESTIMATE OVERVIEW

Item	%	\$	\$
Construction		966,410	1,159,692
Total Direct Construction Contract Costs		862,097	1,034,516
Construction contingency	10.0%	86,210	103,452
Fixtures, Furniture and Equipment (FF&E)	1.0%	8,621	10,345
Staff Construction Work	1.0%	862	1,035
Post-occupancy problem solving	1.0%	8,621	10,345
Professional, Technical, Expert Services		124,142	148,970
Miscellaneous External Costs		43,105	51,726
Land Use Approvals	1.0%	8,621	10,345
Bldg Permit Review Fees	2.0%	17,242	20,690
System Development Charges (SDCs)	2.0%	17,242	20,690
Estimated Escalation to Mid-Point of Const.	10.09%	114,388	139,370
TOTAL PROJECT COST =		\$ 1,250,000	\$ 1,500,000

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 Kiosks
 Park Entry Signage
 Water Fountains
 Bike Racks
 Dog Waste Stations
 Waste Receptacles

Secondary Access

Trailhead Kiosk
 Dog Waste Station
 Waste Receptacles

Lowland Meadow

Playground Equipment
 1,800' Concrete Paths
 Benches
 Tree & Shrub Plantings
 Community Garden

Wetland

2,200' Crushed Rock Trails
 Deck Viewpoint
 Benches
 Tree & Shrub Plantings

Hillside Meadow

Tree & Shrub Plantings
 Pollinator Garden
 Benches
 Dog Park
 Picnic Shelter
 Viewpoint
 Educational Signage