

BAGAN PARK MASTER PLAN



June 26, 2015

ACKNOWLEDGMENTS

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EXECUTIVE SUMMARY

The Bagan Property is located on the east side of SW Greenburg Rd. west of Hwy 217 and south of SW Shady Lane. The property shares a border with The Washington Square Hotel (previously Shilo Inn) to the north, and Ash Creek Condominiums to the south. The City of Tigard purchased the 2.9-acre site in 2013 with funds from the Parks Bond Program.

The Bagan Park Master Plan is a conceptual planning document that will guide future development of the site as a neighborhood park. It was developed through discussions with City of Tigard staff and by engaging the community in conceptual plan review. Design efforts were guided by goals established in the City's Park System Master Plan, which identifies recreation needs based on demographics and of population growth forecasts. The findings of the Park System Master Plan informed decisions about the kinds of recreational amenities that should be considered for the Bagan Property. To tailor master plan goals to the Bagan site, two public open house meetings were organized to provide a forum for community members and local park advocates to voice ideas and concerns related to park development.

Simultaneous with document review and public involvement, an analysis of the site was conducted to determine the opportunities presented and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify internal views and both recreational and educational opportunities within a site that is characterized by frequently-flooded natural resource areas.

The site analysis process identified three dominant traits of the site: a small grove of mature deciduous trees, an open meadow, and the Ash Creek stream corridor and associated pond and wetlands. These site characteristics, and the desire to keep park improvements

understated, greatly influenced the layout of park amenities including a small parking lot for ADA accessibility, nature play area, walking path, community gardens, and open lawn areas for passive recreation.

Because three-quarters of the site is dominated by wetland and the associated vegetated corridor regulated by Clean Water Services (CWS), park amenities are consolidated in a narrow strip of the park property along the north boundary. The areas of the site available for development can take advantage of the shade provided by existing mature trees, and are elevated enough to accommodate views to the resource area. Visual screening of adjacent properties to the north and east will be an important component of park development.

Because the site abuts residential neighborhoods to the south, the design team considered appropriate activities, noise levels, age groups, hours of operation, and sought to balance these concerns with meeting neighborhood-scale recreational needs. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation.

Prior to park development, a detailed design and planning effort will need to address wetland delineation, CWS requirements, stormwater facilities, and other considerations revealed through detailed design. The preliminary cost estimate for the concept totals approximately \$140,000, including about \$34,000 in mobilization, bonding, contingency, and engineering.

SITE ANALYSIS

An analysis of the site was conducted to determine the opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify the most suitable location for proposed park amenities, given the constraints of resource areas and buffer setbacks, and the desire to avoid resource impacts that would increase the cost of park development planning, permitting, and construction.

Land Use

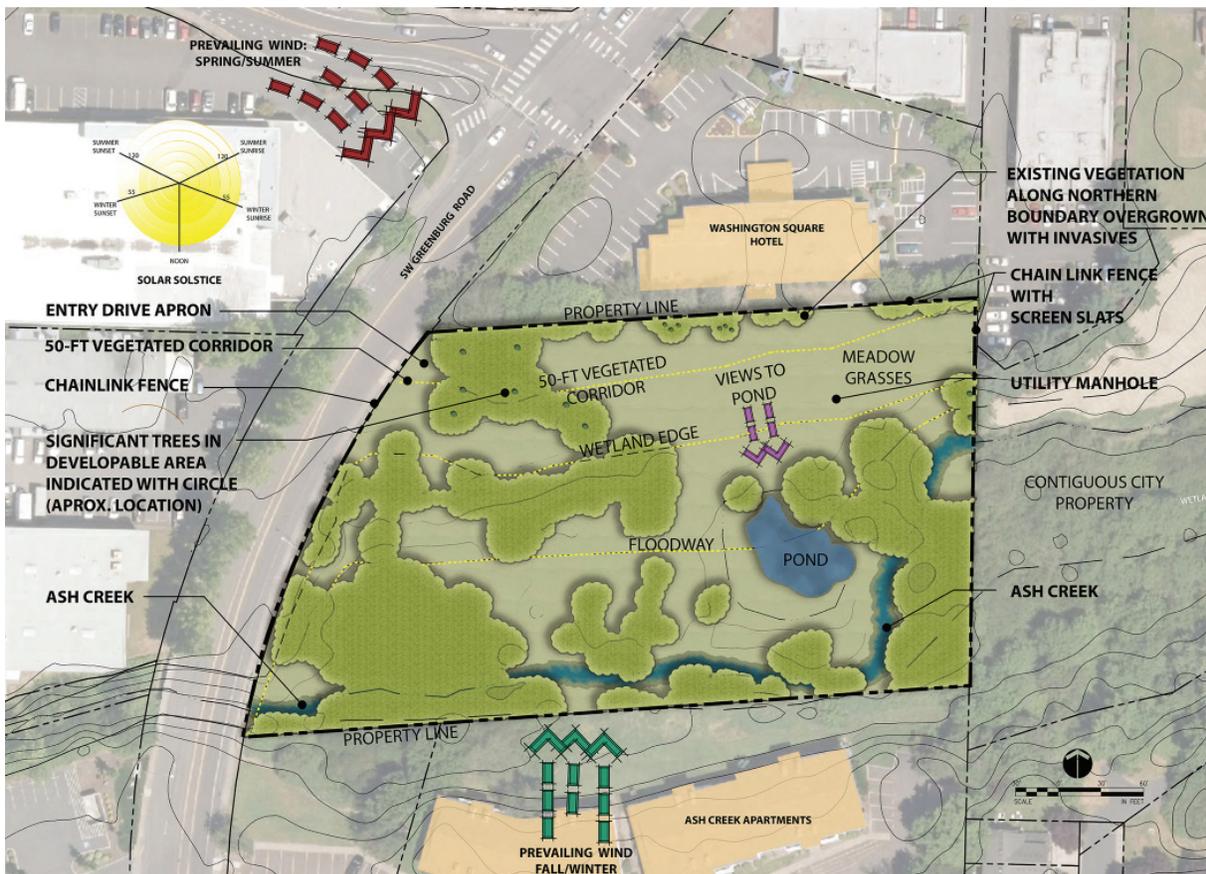
The Bagan Park Property is bordered to the north and west by MUC Mixed Use Commercial and to the south by R-12 Residential. The abutting two-acre parcel to the east is zoned CC Community Commercial and is owned by the City. The project site is zoned PR Parks and Recreation. Park development is therefore an allowed use.

Slope Analysis

The site is relatively flat east to west and slopes gently south down to the Ash Creek wetlands and the stream channel that runs east-west near the southern property border.

Resource Assessment

The southern three-quarters of the site are wetlands associated with Ash Creek, a tributary of Fanno Creek, part of the Tualatin River drainage which flows into the Willamette River. Ash Creek runs east to west, entering the eastern border of the site about midway, turning south and then west, at which point it roughly parallels the southern property line before leaving the property at the southwest corner through a culvert crossing at SW Greenburg Road. A small pond fed by the creek, roughly a fifth of an acre in size, is located near the



Site analysis

middle of the site. SW Greenburg Road, which forms the western site boundary, constricts the Ash Creek drainage and the site is prone to flooding during moderate storm events.

There are patches of non-invasive, native emergent plant species along the stream banks, though much of the wetland is dominated by invasive Reed Canary Grass. Upland areas of the wetland edge have also been colonized by invasive species.

A wetland delineation was performed in 2007 and recorded by the Oregon Department of State Lands. The edge identified at that time is depicted in the Bagan Park Master Plan map. The delineation expired in 2012. A new delineation will need to be performed and receive a jurisdictional determination by the US Army Corps of Engineers prior to commencing site development.

Clean Water Services regulates a 50-foot-wide buffer setback from the wetland edge. The northern boundary of this Vegetated Corridor defines a narrow area along the northern edge of the site that can be developed without triggering environmental review.



The site slopes gently down to Ash Creek wetlands.

Access and Circulation

SW Greenburg Road is the only vehicular access to the site. A driveway apron exists from the old residence and is likely the best location for entering the site. The site entry is on an inside curve of SW Greenburg Road, and limited removal of existing vegetation will be required to keep sight distance lines open. Internal site circulation is limited by the creek corridor to the south, but there is potential to connect the main path proposed in the Master Plan to a possible future trail leading east through the adjacent property under City ownership. Due to security concerns, direct connections to commercial properties to the north are not proposed, and access from these adjacencies will be discouraged with fencing and screen plantings.

Streets

SW Greenburg Road is classified as an arterial with a varying right-of-way width. The right-of-way fronting the site measures 70 feet with a paved width of 48 feet which includes two travel lanes and a center turn lane. Curb-tight sidewalk exists along both sides of the street. A lighted intersection at SW Cascade Avenue is approximately 150 feet north of the site and includes button-activated crosswalk signals. The transit stop nearest to the site exists at the southeast corner of the intersection with SW Cascade Avenue. The existing public sidewalks will provide sufficient pedestrian access to the park. Because of the neighborhood-serving nature of the proposed improvements, and the absence of park elements which might tend to draw visitors from outside the neighborhood, anticipated vehicular traffic to the park is very minimal. Though the Park System Master Plan does not require that Neighborhood Parks include off-street parking, one accessible parking stall and one standard stall are included in the plan to accommodate ADA accessibility standards, and maintenance vehicles.

PLANNING PROCESS & CONCEPT DEVELOPMENT

Utilities

Storm, sewer, water, and electrical service are available within the SW Greenburg Road right-of-way. Utilities were extended to the site to service the previous owner's residence. The existing water service and meter are sufficient for supplying the proposed community garden. No sewer service is required by proposed amenities. Storm run-off will be conveyed to and treated by an on-site stormwater swale. The City may explore the installation of solar panels to power security lighting.



Pedestrian access at SW Greenburg Road.

The Bagan Park Master Plan was developed through discussions with project stakeholders and City of Tigard staff, and by engaging the community in conceptual plan review. Stakeholders include the Good Neighbor Center south of the park on SW Greenburg Road, the Washington Square Hotel (formerly Shilo Inn) immediately north, Community Partners for Affordable Housing, and businesses on the west side of Greenburg Road.

To begin the master plan process, the project team met with City staff and discussed the preliminary objectives held for the park, and how the objectives could be met given site development constraints. Reviewing this information set the stage for an efficient design process and for meaningful public involvement throughout the project. Based on preliminary objectives identified with City staff, the design team developed two site plan concepts to begin a dialogue with community members during two open houses. The purpose of the open houses was to invite participants to review site analysis findings, park improvement goals, and solicit feedback that the design team could use to further develop site plan concepts.

The key elements discussed with City staff were as follows:

- Include:
 - Picnic area in northwest corner to serve local businesses.
 - Possibly include a small shelter, but design to discourage vagrancy.
 - Playground; swing set or tire swing, possible nature play elements.
 - Community Gardens, in the open area just south of the Washington Square Hotel.
 - Overlook at pond.

- Exclude:
 - Dog park.
 - Sport court (even a half-court basketball court might be too loud for Washington Square Hotel.)
 - Bocce ball (it would be the only one in Tigard and thus act as an unwanted attractor.)

Circulation/Parking

- Right in-right out at entrance.
- Small off-street parking lot, five stalls.
 - Include turn-around space for maintenance vehicles.

Maintenance, Utilities, Other

- Small lawn to be maintained with walk-behind mower.
- Vegetative clearing, remove fences.
- Future path through parcel to the east.
- Meter(s) are already in place at site of former house.
- Irrigation may be included.

Open House #1

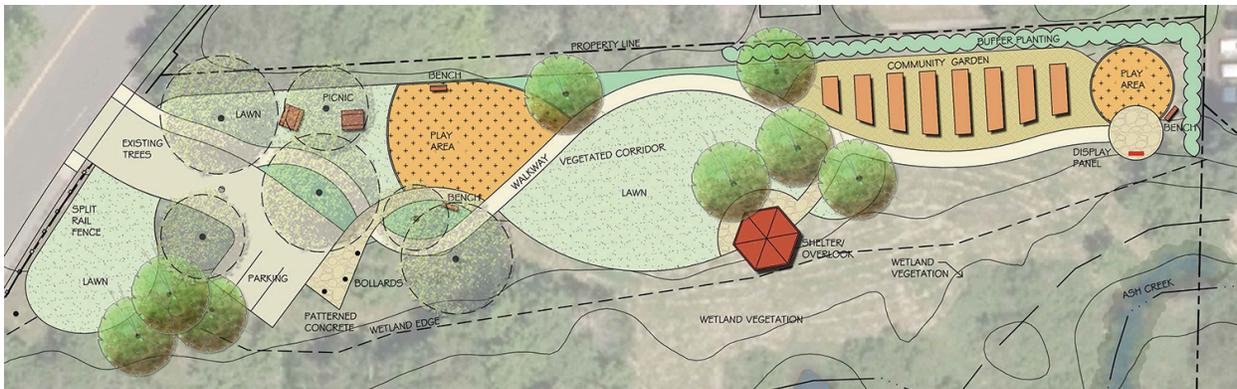
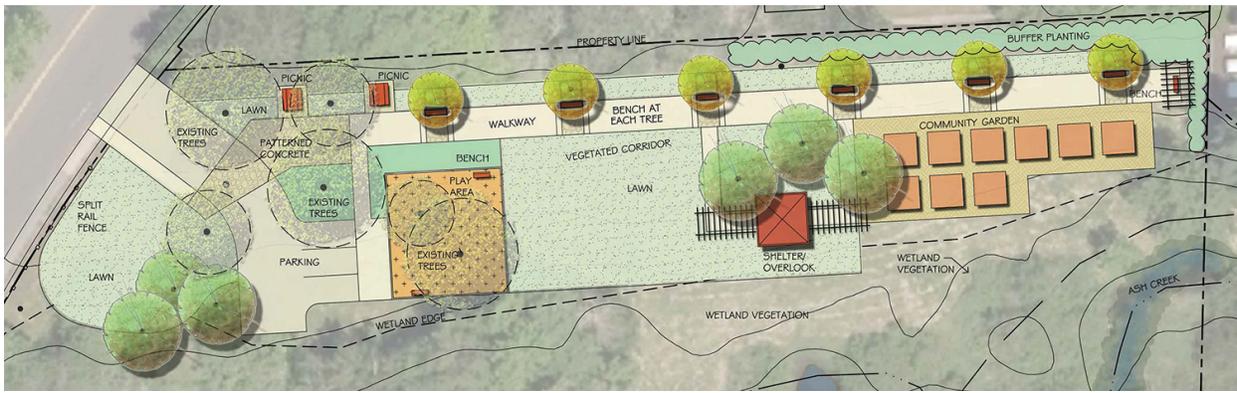
The project team held two public open houses to build upon these key elements and provide an opportunity for the broader community to voice ideas and concerns pertaining to potential park development. The first open house was held on March 11, 2015, and focused on analysis of the site and how opportunities identified for the property fit within site constraints and the broader context of the City's Park System Master Plan. The project team presented amenity layout alternatives that showed how the proposed park elements might be arranged on the site.

Members of the Ash Creek Condominium Home Owner's Association attended and one of the participants provided a list of concerns that helped guide the discussion. After discussion, the participants expressed preference for a more informal, curvilinear site layout that was deemed a better fit with the character of the site. Highlights of the comments received include:

- Preference for nature play elements (climbing logs, boulders).
- Age-separated play areas if possible.
- Support expressed for community garden amenity.
- Desire for a looped walking trail.
- Concern expressed over locating play areas below large trees due to potential hazard of falling debris.
- Climbing wall suggested, but drew concern over attracting people from outside of the neighborhood.
- Proximity of the park to the Good Neighbor Center was viewed as beneficial.
- Participants expressed desire to assist in funding or organizing volunteers to help with park development.

Open House #2

The project team worked with the City of Tigard to incorporate the community feedback and develop a concept plan for the property. The second open house, held on April 17, 2015, provided the community an opportunity to view and comment on the draft preferred concept plan. Participants expressed general support of the concept plan and provided feedback and questions concerning park maintenance, invasive



Two park layout options were discussed at the first Open House.

vegetation removal, and park security. The project team responded that such issues would be resolved at the time of future detailed design and land use approvals. Participants repeated their desire to assist in organizing community efforts to begin park development. A detailed record of comments received during the open house events is included in the Appendix.

Clean Water Services

Otak met with Clean Water Services (CWS) environmental review staff to apprise them of the City of Tigard’s Bagan Park master planning process. At the master plan level of detail, CWS staff cannot issue an official determination on which review process will be required, but are able to guide design efforts. Staff recommended that park improvements be designed to avoid all encroachment into the vegetated corridor, and determine whether such a plan will meet

the City’s level of service objectives for the park. While avoiding all encroachment proved too restrictive, the site master plan depicted in this document does adhere to the CWS minimal encroachment standard. Encroachments are limited to paths, which are an allowed use. Mitigation plantings will be required to compensate for these encroachments. The area of encroachment into the vegetated corridor will need to be mitigated at a 2-to-1 ratio.

The question was raised about the possibility of locating mitigation plantings in the City’s adjacent property east of the Bagan site. This is common practice and CWS didn’t anticipate problems with this approach, depending on what ultimate plans the City has for the parcel. The City will need to work with CWS and formalize their intentions for the property in order for it to qualify as a mitigation site.

MASTER PLAN

Design efforts were guided initially by goals established in the City's Park System Master Plan, which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Master Plan informed decisions about the kinds of recreational amenities that should be considered for the Bagan Property. The two public open houses provided a forum for neighborhood members to help tailor the master plan goals to the Bagan Property.

An important goal noted early in the design process was to create a passive-use park appropriate to the neighborhood character. The less manicured meadow grass areas south of the main path will complement the more refined character of the proposed improvements north of the path. The understated nature of park elements will encourage use by neighborhood residents and create less of an attractor for undesirable activities.

The site analysis process identified three dominant traits of the site: natural resource areas that are to remain undisturbed and that provide wildlife viewing opportunity, open meadow, and a mature grove of trees at the west end of the site. These site characteristics, and the desire to keep park improvements understated, greatly influenced the layout of park amenities including activity areas, viewpoint, and path layout.

The design development process yielded a plan with four distinct functional areas arranged in a linear configuration along a walking path running the length of the park (see Master Plan enlargement, page 10). A small off-street parking area is shown at the park entry off of SW Greenburg Road, nestled into the existing tree grove. A play area is located near the parking to take advantage of convenient access and the shade provided by the tree grove. The



Master Plan

play area is supported by picnic tables and a small lawn area immediately east. Community gardens occupy the remaining developable site area. A trellis feature with benches separates the community garden from other park uses, and provides an attractive focal point for the park. The trellis/seating area is oriented to take advantage of views to the pond. All park improvements are designed to comply with accessibility guidelines of the Americans with Disabilities Act.

The design team considered appropriate activities, noise levels, age groups, hours of operation, and accommodations such as site furnishings, and how these concerns are balanced with meeting recreational needs within the park system as a whole. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation.

Security Concerns

Vagrants have been observed living at the site. Based on experience with similar developments, the incidence of vagrancy is greatly reduced or eliminated by increased activity at the site.

The City has noted that park operation hours will be from dawn to dusk. The proposed parking area is near the park entry, and will be easily monitored from SW Greenburg Road.





Bagan Park Master Plan

IMPLEMENTATION

The approval by the City Park and Recreation Advisory Board of the master plan will formalize the City’s commitment to this park development project. Prior to construction, a detailed design and planning effort will need to address wetland delineation, CWS requirements, stormwater facilities, and other considerations revealed through the permit process.

There is currently no funding available for park development. The property was acquired with funds from the 2010 Parks Bond, but the limited remaining assets from the bond are dedicated to land acquisition. The Master Plan document will be a tool to aid in future grant funding or phased development. Several elements of the proposed park design can be installed incrementally. The community garden, picnic tables, and playground amenities can be installed at fairly low cost. The City also has experience coordinating with Eagle Scouts on projects of limited scope.

Sustainability

Sustainable design features should be incorporated into the final park design and development. Potential features to consider include native and drought tolerant plants, pervious paving, and materials that are easy to repair and maintain.

Cost Estimate

A cost estimate was prepared for planning purposes and reflects current industry standards for unit costs based on recent projects. Following is a summary of the major categories, and the complete cost estimate is in the appendix of the report.

Category	Sub-total
Mobilization	\$9,000
Site Preparation and Earthwork	\$5,600
Utilities and Stormwater	\$13,500
Surfacing and Hardscaping	\$35,200
Site Furnishings	\$24,700
Fencing	\$3,400
Landscaping	\$15,800
Structures	\$7,800
Miscellaneous	\$36,500
Total	\$151,500





APPENDIX

Project Kick-Off Meeting Notes

Open House #1 Summary

Open House #2 Summary

Clean Water Services Interview

Master Plan Cost Estimate

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651

Meeting: Bagan Park Master Plan Kick-Off
Project No.: 17489
Meeting Date: January 8, 2015
Meeting Time: 10:00AM
Location: Tigard Public Works
Attendees: Greg Stout, Martin McNight, Steve Martin- City of Tigard; Steve Duh- Conservation Technix; David Haynes, Maggie Daly- Otak
Minutes By: Maggie Daly

Context, Public Involvement, Schedule

- This is a Neighborhood Park. The site is wooded and is dominated by wetlands including a pond associated with Ash Creek which runs east-west along the southern border of the property. The City also owns the property to the east.
- Park Master plan design services are being funded through the City of Tigard Park Bond; the project must be completed before June 30, 2015.
- Stakeholders include:
 - Apartments to the south, Good Neighbor Center to the south, Shilo Inn north of park site, Community Partners for Affordable Housing, businesses on the west side of Greenberg Road.
- Public Meeting venue: City to identify.
- A wetland delineation was done in 2007 and DEA concurred with the delineation in 2012 when the City bought the property.

Park Program Elements

- Include:
 - Picnic area in northwest corner to serve local businesses.
 - Possibly include a small shelter, but design to discourage vagrancy.
 - Playground:
 - Swingset or tire swing, possible nature play elements
 - Community Gardens, in the open area just south of the Shilo Inn
 - Overlook at pond. Keep outside wetland edge.
 - Low voltage solar lighting for community garden and shelter
 - Small lawn

Meeting Minutes

January 8, 2015

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- Horseshoes okay
- Exclude:
 - Not a dog park
 - No sport court (even a half-court basketball court might be too loud for Shilo Inn.)
 - Bocce Ball (it would be the only one in Tigard and thus act as an un-wanted attractor.)

Circulation/Parking

- Right in-right out at entrance
- Small off-street parking lot, 5 stalls.
 - Include turn-around space for maintenance vehicles (does not need to be big enough for maintenance trailer).

Maintenance, Utilities, Other

- Small lawn to be maintained with walk-behind mower.
- Vegetative clearing, remove fences
- Future path through parcel to the east
- Meter(s) are already in place at site of former house
- Irrigation may be included

Next Steps

- Otak to proceed with site reconnaissance, analysis
- City to contact stakeholders
- Subsequent to meeting, Otak prepared draft project schedule and suggests Wed March 18, 2015 for first community meeting, with first progress meeting with City earlier that week.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.

Meeting Notes



*700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651*

Meeting: Bagan Park - Open House 1
Project No.: 17489
Meeting Date: March 11, 2015
Meeting Time: 7:00 - 8:30
Location: Ash Creek Condominiums - Community Room
Attendees: Steve Martin, Martin McKnight - City of Tigard;
Steve Duh - ConservationTechnix; David Haynes,
Maggie Daly - Otak, Inc.; Community members
Notes By: Steve Duh and David Haynes

The City of Tigard advertised and made venue arrangements for the first of two Open Houses for the project. The purpose of the first Open House was for the design team to present site analysis findings and discuss potential park development options. The goal was to encourage comment and determine a preferred design option to take to the next level of development. There were 14 participants at peak attendance.

At one point in the discussion, an elementary school-age participant read a prepared statement and provided images of amenities he would like to see in the park (attached). Also attached is a list of concerns compiled by a member of the Ash Creek Condo Home Owner's Association to be considered during park design development.

Some of the following notes are in question/answer format.

Q: Will you go down to the creekfront and remove weeds and bramble?

A: The pond, wetland and creek are protected resources. The park concept plan aims to limit impacts to these areas. The removal and replanting of vegetation is also regulated.

Q: When will the park be developed?

A: At the present, there are no funds to develop the park. The property was acquired with funds from the 2010 Parks Bond, but the few remaining dollars from the bond are dedicated toward land acquisition. The park concept plan will be the tool to aid in future grant funding or phased development.

Q: What are the costs for the two different options?

A: Cost estimates have not been prepared yet. A cost estimate of the preferred concept will be compiled at the end of the project.

Meeting Notes – Bagan Park Open House 1

March 11, 2015

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Q: What about a dog park?

A: The property was purchased to serve as a local neighborhood park. Dog parks are not components of neighborhood park, since they attract users from outside the immediate neighborhood and require parking.

Q: Will there be a restroom?

A: Restrooms are not typically included in neighborhood parks.

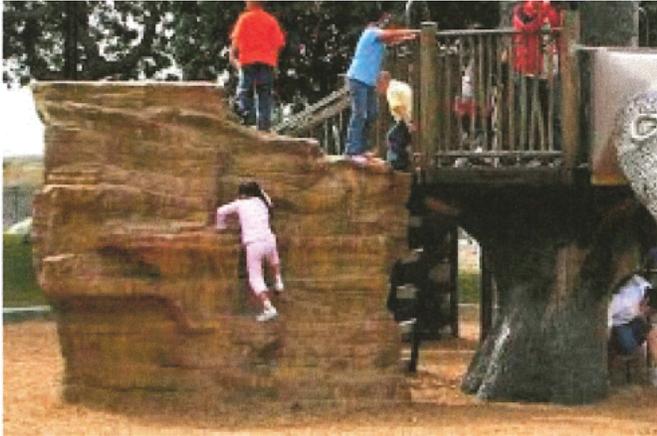
Design preferences:

- o Option 2 generally more preferred - softer, less formal layout, and matches with the natural area around Ash Creek.
- o Include nature play elements (rocks, climbing boulders).
- o The two age-separated playgrounds between toddler and older kids is good.
- o Try to include a walking loop.

Miscellaneous comments:

- o Minimal off-street parking is proposed, mostly for accessibility purposes.
- o Bat and bird houses suggested.
- o Nature play elements are preferred over conventional play structures.
- o Climbing wall was suggested but concern was raised about attracting users from outside the neighborhood.
- o Playground in Option 1 raised concerns due to proximity to large trees and potential hazard of falling debris.
- o It was noted the park would be very beneficial to patrons of the Good Neighbor Center adjacent to Ash Creek Condos.
- o See if a swing set will fit into the limited area available for play structures.
- o The participants expressed a desire to assist in funding park development. It was requested that the City provide a list of possible grant sources.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.



1.



2.

3.



4.

Hi

I would love it if you made a nature/play ground. I think a climbing rock wall would be cool because it would be long standing and waterproof. I would love some kind of tree house play structure. I would like picnic bench area to eat and rest. I love the pond and nature area I would like to see a learning board to teach about the wetlands. And have a nature viewing area. Adding bird and bat houses would be cool.

I don't want a dog park because dogs bark. I don't want you to take all the trees away.

Thank you

Bagan Property, proposed city park.

Ash Creek Condo / City of Tigard HOA Meeting March 11, 2015

HOA: Member

Areas of Concern;

1. Sensitive Wildlife Protection. This area is habitat for a pair of white Snowy Egrets, *Egretta thula*, which is a Vulnerable Species protected by Oregon Department of Fish and Wildlife. Please see the Oregon policy ORS 496.012, and the administrative rules OAR 635-100 to 0130. Also this habitat contains three mammals, Coyote, Possum and Nutria. Many birds; Crow, Mallard, Blue Winged Teal, Canadian Geese, Short-Eared Owl, Great Blue Heron, Marsh hawk, Ruddy Duck, California Blue Jay, Nuthatch, Anna hummingbirds, Robins, Oregon Juncos, and House Finch.
 2. The Spring & Winter flood plain of the area covers almost half of the Bagan Property. From the Pond, the West side is flooded regularly, too a couple of feet of water.
 3. With forecasted droughts and being a grass and shrub area, the Bagan Property is extremely sensitive to fires as is the Ash Creek Condos. This needs to be a no-smoking area with signage.
 4. This sensitive wildlife refuge and fire sensitive area, requires 'signage' and 'fences' to protect the wildlife refuge/ park and surrounding green-space. This will also keep out the squatters, who camp in the area throughout the year and leave their garbage and tents.
 5. The park will be located in the back yard of a residential area, and needs to close at 10:00 PM. No loud car stereos, car engine or other noise, after hour transient parties, etc.
 6. There will have to be rest-rooms and garbage cans so the area is not damaged by garbage and excrement, like the transient campers did.
 7. The park when closed at 10:pm needs to be gated and locked to keep out transient car campers out at night.
 8. The City of Tigard needs to have active police patrol protection and enforcement, so the Ash Creek residents don't have to do their job of keeping peace in the park. Most of us are retired and don't need drama or an ecological disaster in our back yard.
-

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651

Meeting: Bagan Park - Open House 2
Project No.: 17489
Meeting Date: April 27, 2015
Meeting Time: 7:00 - 8:30
Location: Ash Creek Condominiums - Community Room
Attendees: Steve Martin, Martin McKnight - City of Tigard;
Steve Duh - ConservationTechnix; David Haynes,
Maggie Daly - Otak, Inc.; Community members
Notes By: Steve Duh and David Haynes

The City of Tigard advertised and made venue arrangements for the second of two Open Houses for the project. The purpose of Open House 2 was for the design team to summarize the options presented at Open House 1, review decisions made, and present a site plan that was developed based on participant comments and feedback received from the regulatory agency (CWS). The goal was to encourage further comment and determine if there outstanding questions or concerns to be addressed before moving forward with completion of the master plan. There were 11 participants at peak attendance.

After Open House 1, the site plan option preferred by most of the participants of was revised in response to their comments and input from CWS. Most of the proposed amenities of the preferred option were retained, but were re-arranged and reduced in size to minimize encroachment into the vegetated corridor.

The plan was generally well received, and community members expressed interest in initiating action toward fund raising and volunteerism to construct some elements of the master plan.

Some of the following notes are in question/answer format.

Q: Who will maintain the park?

A: The City Parks Division will maintain the park property. Maintenance issues particular to the creek and wetlands will be managed by the City Storm Water Division.

Q: How much vegetation will be removed?

A: The proposed design calls for the removal of one tree for the parking area, and brush removal in the area of the community garden. The proposed plan also calls for replanting in the park. Invasive species, such as blackberry and reed canary grass, will be removed.

Meeting Notes – Bagan Park Open House 2

April 27, 2015

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Q: Who will be responsible for site security?

A: The City of Tigard will manage the property. Park development and the active use of the park will help deter unwanted activities.

Q: What is the cost estimate for the park? Can development happen in phases?

A: A cost estimate has not yet been developed for the proposed concept, but a cost estimate will be included in the final summary report for the project. The proposed concept plan and final summary will be posted on the City of Tigard website when completed.

Several elements of the proposed park design can be installed incrementally. The community garden, picnic tables and playground amenities can be installed at fairly low cost. The City also has experience coordinating with Eagle Scouts on projects of limited scope.

If residents have questions about funding sources or grants, they can contact Steve Martin at 503-718-2583 or steve@tigard-or.gov

Q: Will a restroom be provided?

A: No, restrooms are not typically included in neighborhood parks.

Q: Will a trash receptacle be provided?

A: The City of Tigard anticipates the need for one or two trash receptacles to serve park users. Trash pickup service will be provided by the City.

Q: What kind of path is proposed, and will it extend to the east?

A: The pathway may be surfaced with asphalt, gravel or wood chips. As a long-term vision, the City would like to see a connection to the east across 217, but that is not part of the current park design project.

Q: Is the parking area set in stone?

A: The parking area is intended to make the community garden more accessible for users. One of the stalls will be marked as an Accessible stall to meet ADA requirements. Additionally, an off-street parking area is needed by City maintenance staff for site management.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax: (360) 737-9651

Meeting: Bagan Park - CWS Meeting
Project No.: 17489
Meeting Date: March 18, 2015
Meeting Time: 3:00 - 4:00
Location: Clean Water Services
Attendees: Amber Weirck, Elle Allen, Steve Olson - CWS;
David Haynes, Maggie Daly - Otak, Inc.
Notes By: David Haynes

The purpose of the meeting was to inform Clean Water Services (CWS) environmental review staff of the City of Tigard's Bagan Park master planning process and to solicit input on conceptual site development plans prepared to date.

The CWS review process is categorized into four levels of rigor depending on the degree of encroachment into the vegetated corridor the proposed site plan makes. These review categories are described in CWS Design and Construction Standards Manual section 3.07. The degree of encroachment shown in Option 2 as presented to the community at the first Open House on March 18, 2015 would likely trigger a Tier 2 Alternatives Analysis in accordance with CWS 3.07.4.

While CWS cannot issue an official determination of which review process is required until the City is prepared to submit documents for a Service Provider Letter, they did recommend that the master plan currently being prepared include an option that minimizes encroachment, and determine whether such a plan will meet the level of service needs established in the City's Park System Master Plan. Depending on the result of the minimal encroachment option, the City can determine what CWS review process they are prepared to pursue so they can include the capital outlay required to meet CWS standards and achieve level of service goals at the Bagan property site in future grant applications.

The question was raised about the possibility of locating mitigation plantings in the City's adjacent property east of the Bagan site. This is common practice and CWS didn't anticipate problems with this approach, depending on what ultimate plans the City has for the site. The City would need to work with CWS and formalize their intentions for the property in order for it to be an acceptable mitigation site. Mitigation would have to be at a 2-to-1 ratio.

Next steps: 1) Otak to work with the City to develop a third park plan concept that minimizes vegetated corridor encroachment and determine whether it meets the level of service goals for a Neighborhood Park.
2) City to consider providing CWS with documentation of development goals for adjacent property.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.

ITEM	UNIT	QTY	UNIT COST	SUB-TOTAL	TOTAL
A. MOBILIZATION					
Mobilization @ 5%	LS	1	\$7,000.00		\$7,000
Performance Bond @1.5%	LS	1	\$2,000.00		\$2,000
	Subtotal			\$9,000	
B. SITE PREPARATION & EARTHWORK					
Clearing & Grubbing	AC	0.50	\$2,000.00		\$1,000
Survey & Construction Staking	LS	1	\$600.00		\$600
Earthwork	CY	288	\$12.00		\$3,500
Erosions Control Measures	LS	1	\$500.00		\$500
	Subtotal			\$5,600	
C. UTILITIES & STORMWATER					
Water Line, 1"	LF	100	\$15.00		\$1,500
Stormwater Facility, Complete	LS	1	\$12,000.00		\$12,000
	Subtotal			\$13,500	
E. SURFACING AND HARDSCAPING					
Asphalt Path - 6' width	SF	1,760	\$2.50		\$4,400
Concrete Walks	SF	660	\$5.00		\$3,300
Concrete Ramp to Play Area	SF	150	\$8.00		\$1,200
Concrete Walks - Patterned	SF	1,040	\$6.50		\$6,800
Concrete Drive - Patterned	SF	775	\$7.50		\$5,800
Concrete Curb, Reinforced - Play Area	LF	95	\$18.00		\$1,700
Resilient Surfacing - Play Area Wood Chips	CY	81	\$60.00		\$4,900
Crushed Rock Surfacing - Community Garden	CY	17	\$32.00		\$500
4-inch depth over weed fabric (1400 sf)					\$0
Parking Areas - 3" Depth Asphalt	SY	243	\$10.00		\$2,400
Parking Areas - 8" Aggregate Base	CY	72	\$26.00		\$1,900
Parking Areas - Striping	LS	1	\$350.00		\$400
Parking Areas - ADA signs, etc.	LS	1	\$450.00		\$500
Parking Areas - Wheel Stop	EA	3	\$120.00		\$400
Parking Areas - Curb	LF	66	\$15.00		\$1,000
	Subtotal			\$35,200	
F. SITE FURNISHINGS					
Benches	EA	5	\$1,250.00		\$6,300
Picnic Tables with Concrete Pad	EA	2	\$2,300.00		\$4,600
Boulders - Access Control	EA	10	\$150.00		\$1,500
Signage/Interpretive Displays	LS	1	\$2,500.00		\$2,500
Nature Play Elements	LS	1	\$8,500.00		\$8,500
Trash Receptacles	EA	2	\$650.00		\$1,300
	Subtotal			\$24,700	
G. FENCING					
Split Rail Fence at Frontage	LF	40	\$15.00		\$600
6' Ht. Screen Fence - Wood	LF	110	\$25.00		\$2,800
	Subtotal			\$3,400	
H. LANDSCAPING					
Shrub Beds - Planting	SF	4,800	\$2.00		\$9,600
Turf - Non-Irrigated	SF	2,200	\$0.15		\$300
Topsoil - Import, at shrub beds and turf areas	CY	130	\$45.00		\$5,900
6-inch depth					
	Subtotal			\$15,800	
I. STRUCTURES					
Garden Beds - Raised, 6ft X 10ft, 18-inch deep	1	8	\$400.00		\$3,200
Garden Beds - Raised, 6ft X 6ft, 18-inch deep	1	6	\$350.00		\$2,100
Trellis Structure - Wood	LS	1	\$2,500.00		\$2,500
	Subtotal			\$7,800	
J. MISCELLANEOUS					
Estimating Contingency (10%)	LS	1	\$11,470.00		\$11,500
Engineering and Permitting Consultation (see notes below)	LS	1	\$25,000.00		\$25,000
	Subtotal			\$36,500	
				TOTAL:	\$151,500

Notes:

This preliminary estimate is based on the Conceptual Master Plan drawings dated April 27, 2015.

The above estimates do not include permit fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs.

The above estimates assume a competitively bid project with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The estimates must be indexed at a rate of 3% per year compounded.

This is a probable cost estimate based on in-progress documentation. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, market conditions, Contractor's method of pricing, or Contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids, or the negotiated cost of the Work will not vary from the estimator's opinion of probable Construction cost.

