

# SUNRISE PARK PROPERTY

## CONCEPT PLAN

June 6, 2013



# ACKNOWLEDGEMENTS

This document represents the collaborative process between the City of Tigard and community residents and organizations. This effort would not have been successful without the contributions from the following individuals who participated in public meetings and reviews, and who generously shared their time during the planning process.

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## *Tigard Community*

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Southside Soccer Club  
Tigard Lacrosse Club  
Tigard Little League  
Tualatin River Keepers  
Washington County  
Area Residents



HanmiGlobal Partner

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# EXECUTIVE SUMMARY

The Sunrise Property is located on Bull Mountain at the northeast corner of SW 150th Avenue and Sunrise Lane. The City of Tigard purchased the 19.43-acre site in May 2011 with funds from the Parks Bond Program.

The Sunrise Park Property Concept Plan describes a potential layout for the park based on the needs and guidance in the City of Tigard Park System Master Plan, which includes program elements that should be considered for a community park. The concept plan tailors the program elements to the Sunrise Property to help guide planning and more detailed design in the future.

The planning process included site analysis, stakeholder interviews, and two public open house meetings that provided a forum for community members and local park and trail advocates to voice ideas and concerns related to park development. The site analysis process identified three dominant traits of the site: open meadow surrounded by dense forest, steep slopes, and spectacular views to the north and west.

Through the design process and public outreach, it was determined that the site was best suited to small group activity and passive recreation, with

only limited organized sport play. The concept plan includes a soccer field, t-ball field, tennis court, basketball court, playground, picnic shelter, hard and soft surface loop trails, and parking. Since the site becomes increasingly steep to the north, all of the amenities requiring large, level areas were consolidated within the flatter terrain to the south, near Sunrise Lane. The sloped character of the site created good opportunity for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. The concept plan also identifies potential access connections to the existing Cach property to the west and to the future Westside Regional Trail to the east.

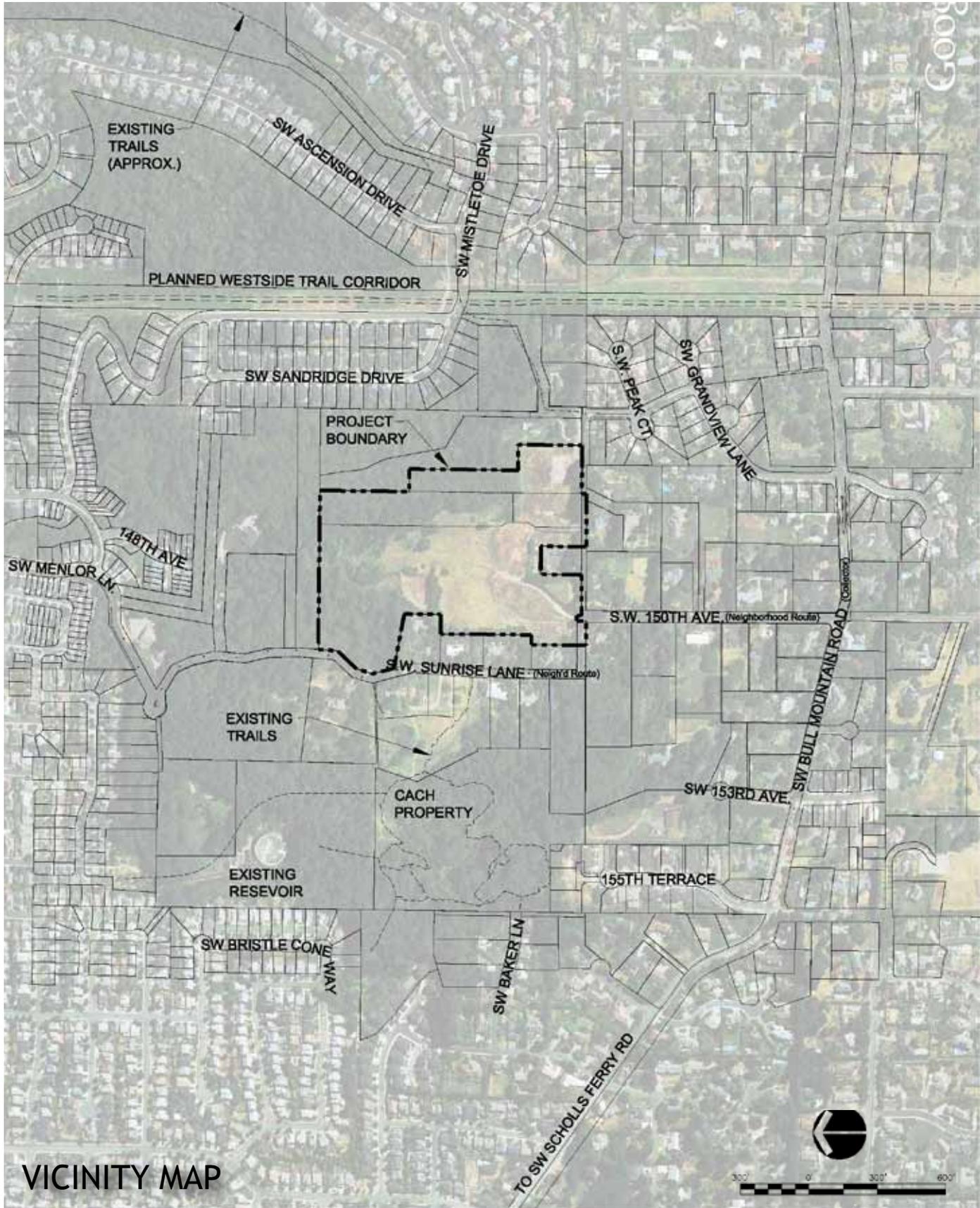
The approval by the Parks and Recreation Advisory Board of the concept plan will formalize the City's commitment to this park development project. At such time in the future when this property is developed, detailed design and planning will need to address street and access improvements, sustainable design, and further community input. The preliminary cost estimate for the concept totals \$3.8 million in development costs, \$2.25 million (59%) of which are for street and access improvements needed for the park.

## Concept Plan



See page 9 for larger image.





VICINITY MAP

# BACKGROUND

## *Project Purpose*

The City of Tigard purchased the 19.43-acre Sunrise Property in May 2011 with funds from the Park Bond that was approved by the voters in 2010. A park site concept plan was created for the property, as requested by the Park and Recreation Advisory Board for each property acquired through the use of the bond funds, to define and facilitate future development of the site. The intent is to develop the Sunrise Property as a community park to meet the need identified in the Park System Plan. The concept plan was prepared to explore the site opportunities, refine the recreation program called for in the Park System Plan, and address pedestrian linkages to the adjacent Cach Natural Area property.

## *Background*

The City adopted its Park System Master Plan in 2009. The plan outlines the need to acquire park property and construct park improvements to preserve open spaces, enhance water quality, and provide recreational opportunities. On November 2, 2010, Tigard voters passed a \$17 million general obligation bond to fund the purchase of real property for parks and to fund a limited amount of park improvements. The Sunrise Property meets the classification of the proposed community park for site acquisition, master planning, and sport fields specifically identified in the Parks System Plan recommendations.

The City of Tigard manages the nearby Cach Natural Area, which is located immediately west of the Sunrise property. The site is made up of two pieces of undeveloped parkland (Cach and Clute properties) with an 11-acre reservoir site in between. Certain limitations exist for the development of the Cach property, since the site was purchased with Metro Greenspaces bond funds. Additionally, the water utility envisions the need for another reservoir nearby to accommodate continued growth in the Bull Mountain area.

## *Project Study Area*

The property is located on Bull Mountain at the northeast corner of SW 150th Avenue and Sunrise Lane with approximately 1,100 linear feet of frontage on Sunrise Lane along the south and western edges. The northern and eastern edges of the property contain a mixed forest and steep slopes. The site was previously owned by DR Horton and platted for a subdivision, and several buildings and trees had been cleared from the site prior to purchase by the City.

### *The Sunrise Property - Two Distinct Landscapes*



The cleared area on the south side of the property with steep slopes dropping off to the north affords dynamic views in that direction.



In contrast, the northern portion of the site is steeply sloped and heavily wooded.

# 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 potential access connections, and to explore ways to effectively integrate the site into regional objectives for park amenities and trail networks.

## Land Use

The Sunrise Property is nestled in a residential area of single-family homes and heavily wooded areas. It is zoned R-7, in which “Community Recreation” is permitted as a conditional use according to the Tigard Development Code. Properties east and west of the site are also zoned R-7, and properties north and south of the site are in unincorporated Washington County.

## Slope Analysis

The site has a steep elevation change falling approximately 200 feet from south to north. Elevations range from a high point of 630 feet along the east/west portion of Sunrise Lane to a low of 430 feet in the wooded area to the north. Areas of steep slopes (>25%) exist along the northern and eastern property edges. The southern third of the site has rolling topography, with vistas to the north and northwest.

## Resource Assessment

A wetland determination and delineation conducted by Schott & Associates for DR Horton, Inc. shows a 0.05-acre (2,005 sf) sloped wetland exists near the property’s northwest corner. It lies within a depression flanked by steep slopes in a heavily wooded area.

## Access and Circulation

SW 150th Avenue provides the only vehicular access to the site. SW 147th Terrace dead ends at Sunrise Lane. Barricades at this location prevent vehicular access, but allow pedestrian connections to Sunrise Lane, the site, and an existing trail to Mistletoe Drive.

The existing Cach Natural Area is immediately west of the Sunrise property, and the Westside Regional Trail corridor is a short stroll to the east via the existing Mistletoe Drive trail. Path

connections to these valuable recreational assets will firmly integrate the Sunrise property into the City’s parks and trail system. Connections to the Cach area and Westside trail will open access to the expansive residential neighborhoods that surround the site in all directions.

## Streets

Sunrise Lane is classified as a Local Street with a standard right-of-way width of 46 feet and a paved width of 24 feet. SW 150th Avenue is classified as a Neighborhood Street with a standard right-of-way width of 50 to 58 feet and a paved width of 28 to 36 feet. Currently, however, no sidewalk or planter strip exists along these streets and the width of street pavement currently ranges from approximately 12 to 18 feet.

## Utilities

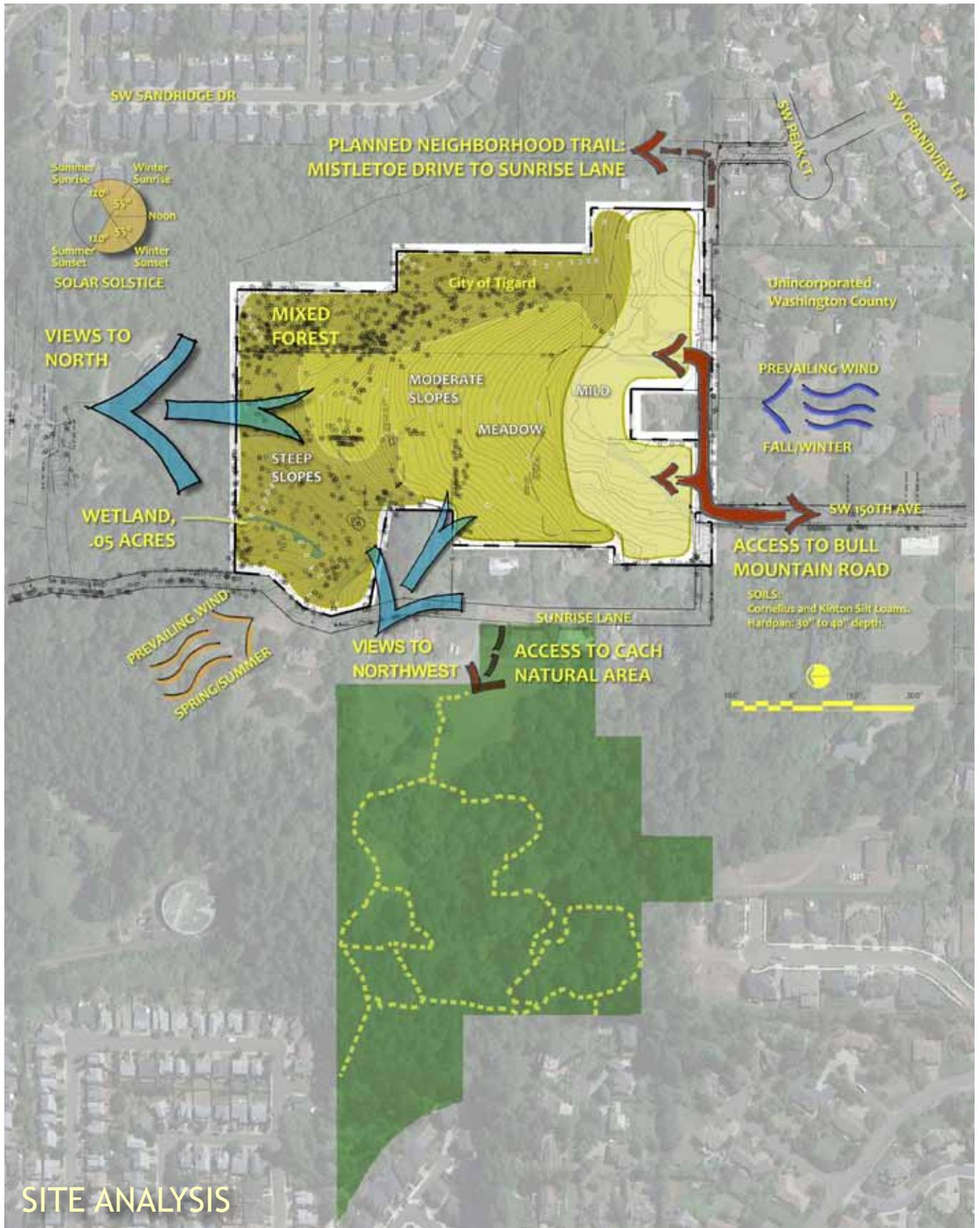
Access to water and electrical service are available near the site along Sunrise Lane, but sanitary and stormwater systems are not present on Sunrise Lane.

## Site Character

The steep slopes on site will impact earthwork and views to and from the site. The varied vegetation offers opportunities for different experiences and levels of comfort. The sun orientation will influence plant selection and placement. Prevailing winds will help determine locations for shelters and seating. Specific design decisions in response to these site characteristics are discussed in the Concept Plan section.



Pedestrian access at 147th Terrace.



# PLANNING PROCESS & CONCEPT DEVELOPMENT

The Sunrise Park Property Concept Plan was developed through discussions with project stakeholders and City of Tigard staff and by engaging the community in conceptual plan review.

To begin the concept plan process, the project team conducted phone interviews with key organizations to gain a better understanding of project stakeholders' objectives and concerns. These interviews set the stage for an efficient design process and for meaningful public involvement throughout the project. Specific organizations were selected in consultation with the City, and represent the broad recreational and environmental interests in Tigard and surrounding area.

The key findings, concerns, and recommendations from these interviews were as follows:

- While new park facilities of any kind are desired, there is a keen interest from recreation and sports groups for all-weather facilities, specifically turf fields and covered basketball courts, in order to maximize usage of the park year round.
- There is support for multi-function spaces to serve as many interests as possible; however, consideration should be given to layout and function of fields for efficient and shared use by different groups.
- Proper field maintenance is a major concern for sports clubs. Many of them pay to maintain fields for their use in order to reduce risk of injury.
- Parking is essential to serve the sports uses of the park, but attention needs to be paid to potential pedestrian and bicycle connections as well.
- Formalized trails through the lower, forested area are needed to minimize erosion from informal trails.
- The City should reach out directly to the home owners on Sunrise Lane to discuss their perspectives related to trails, lights, parking, and privacy.
- Tigard Little League feels the youngest ball players and softball players are the most underserved in terms of field space.

## Open House #1

The project team held two public open houses to build upon these findings 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 February 27, 2013 and focused on the history of the site and how opportunities identified for the property fit within the broader context of the City's Comprehensive Plan and Parks System Plan. The project team presented program layout alternatives that showed how the proposed park elements might be arranged on the site.

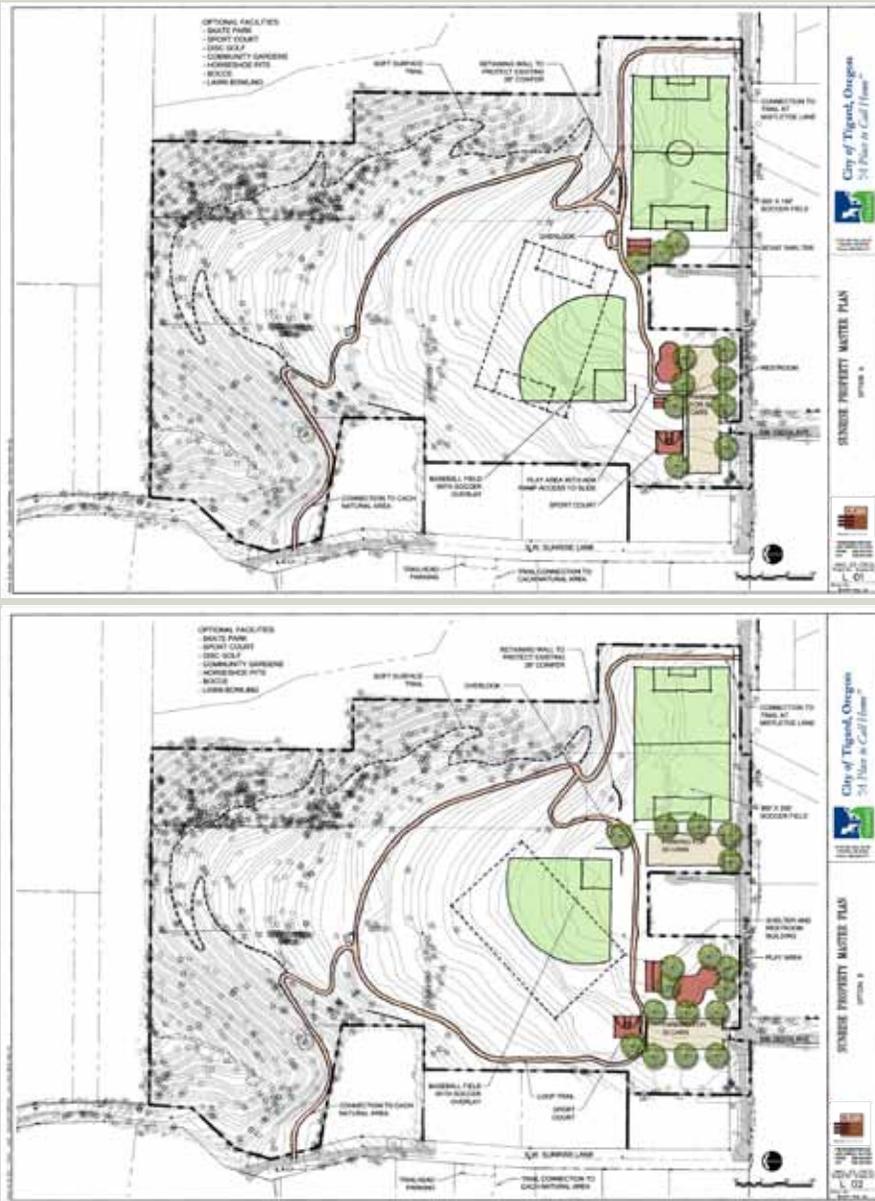
The participants supported a park on this property as opposed to previous owners' plans for a residential subdivision. They were pleased with the mix of active recreation elements and the natural, more undeveloped areas. Participants identified the walking trails and family-friendly feel of the park as some of the most positive aspects of the designs. They also expressed concerns over the traffic and parking that would be generated by the park. The comments included safety concerns about the narrow width of the area streets, the singular vehicular access point, and the limited sight lines at the intersection of Bull Mountain and SW 150th Avenue. Additional park amenities requested for consideration included:

- Covered/uncovered basketball courts
- Well-designed shelters and playground
- Tennis courts
- Dog park
- Community room
- More walking paths
- Bike paths/cycle-cross
- Amphitheater



The project team described the site and design possibilities and listened to ideas and concerns about future park development.

## Program Layout Alternatives



The project team presented alternatives for how the recreation and related program elements might be arranged on the site.

## Open House #2

The project team worked with the City of Tigard to incorporate the community feedback received and develop a concept plan for the property. The second open house, held on April 24, 2013, provided the community an opportunity to view and comment on the draft concept plan. Participants expressed general support of the

concept plan and provided feedback and questions concerning future safety aspects such as parking control, site lighting, and hours of use. Residents expressed concerns regarding site access and street width. The project team responded that such issues would be resolved at the time of future detailed design and land use approvals.

# CONCEPT 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 Sunrise Property. The two public open houses provided a forum for community members and local park and trail advocates to help tailor the concept plan goals to the Sunrise Property.

An important goal noted early in the design process was to create convenient links to the existing Cach Property to the west and to the future Westside Regional Trail to the east (by way of the existing trail connection to Mistletoe Drive). The soft surface trails and densely wooded slopes of the Cach property will complement the more active and open character of the proposed Sunrise Property improvements. The close proximity of the site to the Westside Trail corridor will make the Sunrise Property a favored destination within the regional trail network. With development of the Sunrise Property, the Cach Property will likely see increased use. The Concept Plan includes a trailhead with 3 to 4 gravel surface parking stalls and a hammerhead turnaround for improved vehicular circulation at Sunrise Lane.

The site analysis process identified three dominant traits of the site: open meadow surrounded by dense forest, steep slopes, and spectacular views to the north and west. These site characteristics, and the desire to keep anticipated construction costs manageable,

influenced the layout of park amenities including a soccer field, t-ball field, tennis court, basketball court, playground, picnic shelter, and parking.

Since the site becomes increasingly steep to the north, all amenities requiring large, level areas were consolidated within the flatter terrain to the south, near Sunrise Lane. To better fit the terrain, the sport fields, sport courts, and parking lots were set at different elevations and separated by transition slopes. The sloped character of the site created good opportunity for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Both hard and soft surface loop trails are shown that venture down slope to the north providing various levels of difficulty and quality of experience as they wind through the property.

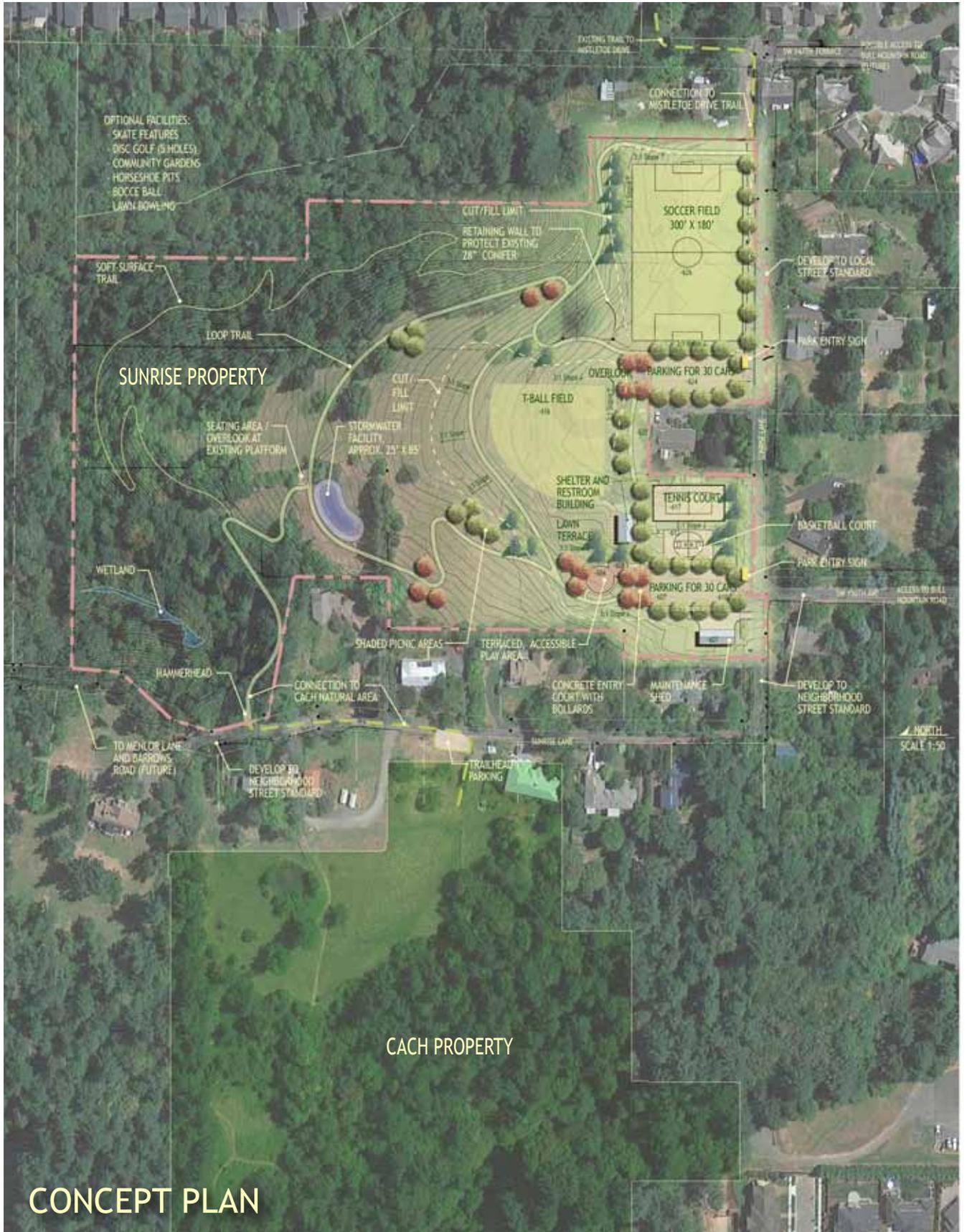
Consideration was given to appropriate activities, noise levels, age groups, hours of operation, and accommodations such as lighting, and how these concerns are balanced with meeting city-wide recreational needs. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation, and only limited organized sport play. Restroom, playground, and sport court elements are located close to parking for convenient access and ease of monitoring, and lighting is limited to a single fixture at the restroom for security. Optional activities identified as appropriate to the site and context include: disc golf (up to 5 holes), small skate features, community gardens, horseshoe pits, bocce ball, and lawn bowling.



The Park will be well-connected to the regional trail system.



T-ball and soccer fields will accommodate youth sports.



# CONCEPT PLAN

*Current Right-of-Way Conditions*



Safety issues due to speeds and limited sight distance at the intersection of Bull Mountain Road and SW 150th Avenue is of concern to the community.

*Future Connections*



Improved connections from the Sunrise Property to the Cach Natural Area would link the two destinations. New trailhead parking could be located next to Sunrise Lane.



SW 150th Avenue leading to the Sunrise Property would need to be upgraded to its classification as a Neighborhood Street, which would widen the paved surface for appropriate vehicle and bicycle travel and add sidewalks.



The Sunrise Property could also improve connections to the planned extension of the West Side Trail by connecting to the current path to Mistletoe Drive.



Sunrise Lane would also likely need to be upgraded to its classification as a Local Street to provide safe multi-modal access to the park.



Consideration should be given in the future to creating more access to the park by continuing Sunrise Lane through to connect to Menlor Lane and Barrows Road.

# IMPLEMENTATION

The approval by the Parks and Recreation Advisory Board of the concept plan will formalize the City’s commitment to this park development project. In the future when this property is developed, the following permitting and infrastructure considerations will need to be addressed through detailed design and planning. This concept plan is meant to guide the future development and use of the property, and the future use may change with the needs of the City and the local community.

## *Land Use and Infrastructure*

The Sunrise Property is zoned R-7, in which “Community Recreation” is permitted as a conditional use according to Table 18.510.1 of the Tigard Development Code. Properties east and west of the site are also zoned R-7, and properties north and south of the site are in unincorporated Washington County.

Street, water, and sewer improvements will be designed in accordance with the City’s Public Improvement Design Standards and corresponding design details. Because sanitary systems are not adjacent to the site, a least cost review of sewer options will be required.

Stormwater facilities and modifications to the vegetated corridors will need to meet Clean Water Services and City design standards. Also, this project will be permitted under the City’s land use codes and environmental permitting requirements.

Street and access improvements will need to be made along SW 150th Avenue and Sunrise Lane. The Tigard Transportation System Plan does not identify specific improvements on these two

streets, but at a minimum the park side of the street would likely need to be upgraded. 150th Avenue is classified as a Neighborhood Street, which has a standard right-of-way width of 50-58 feet, and Sunrise Lane is classified as a Local Street, which has a standard right-of-way width of 46 feet. A secondary vehicular access should be considered as well as potential safety improvements at Bull Mountain Road and SW 150th Avenue. The TSP calls for bike lanes and sidewalks along Bull Mountain Road.

Due to the growing demand for water near Bull Mountain, a water reservoir may be built on either the Cach property or the Sunrise property in the future. The preferred location has not been determined yet. Extensive studies will need to be completed to determine a suitable location, which will depend on the stability of the ground, size of the reservoir, security of the tank, and the associated costs. Placement of the tank may require the park concept plan to be revisited in the future when the tank is designed as landscaping around the tank will be needed. Future tank design solutions may include partially buried or soil-covered options generally similar to the Forest Park Low Tank Reservoir project.

## *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, low flow water fixtures, photovoltaic energy sources for lights and fixtures, LED and compact fluorescent lighting, 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 as well as jurisdictions' current permit fees. Following is a summary of the major categories, and the complete cost estimate is in the appendix of the report.

Category	Sub-total
Mobilization	\$97,000
Site Preparation & Earthwork	\$182,000
Utilities & Stormwater	\$191,950
Fields & Sports Courts	\$203,352
Surfacing & Hardscaping	\$205,584
Furnishing	\$145,300
Fencing	\$18,360
Landscaping & Irrigation	\$246,242
Buildings & Structures	\$281,600
Permit & Fees	\$18,426
<b>Total</b>	<b>\$1,589,814</b>

Access Improvements are calculated by multiplying the linear feet of improvement by \$500 per linear foot. These access improvement and related PFI permit application fees are estimated as follows:

Access Improvements	Sub-total
SW 150th to Bull Mountain Road	\$550,000.00
Sunrise Lane Park Frontage	\$600,000.00
Sunrise Lane to Menlor Lane	\$1,000,000.00
PFI Permit Applications	\$107,500.00
<b>Total</b>	<b>\$2,257,500</b>

The park and access improvement estimates total \$3,847,314.

# APPENDIX

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## A. STAKEHOLDER INTERVIEWS MEMORANDUM



# Memorandum



17355 SW Boones Ferry Rd.  
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**To:** Steve Duh, CPRP  
**From:** Jennifer Mannhard, AICP  
**Copies:** David Haynes, RLA  
**Date:** 01/29/2013  
**Subject:** Sunrise Master Plan – Stakeholder Interviews

**Project No.:** 16667

The project team conducted phone interviews with key individuals to gain a better understanding of project stakeholders' objectives and concerns. These interviews set the stage for an efficient design process and for meaningful public involvement throughout the project. Specific organizations and individuals were selected in consultation with the City, and represent the broad recreational and environmental interests in Tigard and surrounding area. The interviews included:

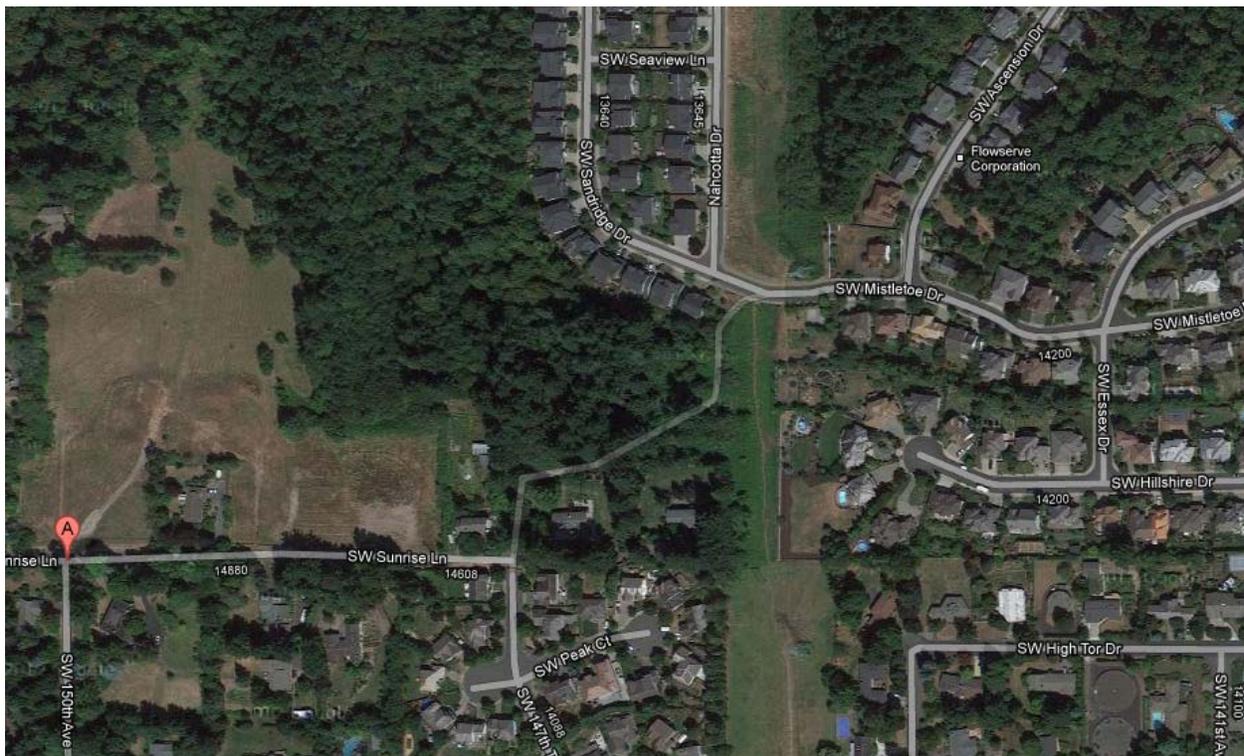
- Friends of Bull Mountain - Doug Vorwaller
- Southside Soccer Club - Jason Cleaver, SSC Vice President & Treasurer
- Tigard Lacrosse Club - Cort McCalister, TLC Treasurer
- Tigard Little League - Vincent Ibarra, TLL Secretary & Treasurer
- Tualatin River Keepers - Paul Whitney, Ph.D. Ecologist
- Washington County – Paul Schaefer, Long Range Planning

## **Key Findings, Concerns, and Recommendations**

- While new park facilities of any kind are desired, there is a keen interest from recreation and sports groups for all weather facilities, specifically turf fields and covered basketball courts, in order to maximize usage of the park year round.
- There is support for multi-function spaces to serve as many interests as possible; however, consideration should be given to layout and function of fields for efficient and shared use by different groups.
- Proper field maintenance is a major concern for sports clubs. Many of them pay to maintain fields for their use in order to reduce risk of injury.
- Parking is essential to serve the multi-function nature of the park, but focus needs to be paid to potential pedestrian and bicycle connections to and through the park. Trails through the lower land are needed to focus activity and minimize erosion.
- The City should reach out directly to the home owners on Sunrise Lane to discuss their perspectives related to trails, lights, parking, and privacy.
- Tigard Little League feels the youngest ball players and softball players are the most underserved in terms of field space.

### Friends of Bull Mountain

- Trail connectivity is important. Have a trail system through the park that connects to other trails in the area, specifically the proposed West Side Trail.
- Tying into the Cache property is essential. Property ownerships along the east side of Sunrise Lane may require an easement. There is an old road along the side of one of the properties.
- Soft trails work well on top of utility rights-of-way, such as a sewer easement because the soft trail maintains easy access to the utility.
- Look at the bigger picture and connect trails to and through the property while maintaining some green space.
- There is an existing paved trail that is not complete connecting Sunrise Lane to Mistletoe Drive. It was put in a number of years ago on a utility right-of-way.
- There is an existing trail tie-in one house in on Ascension Drive that leads to the east.
- Look at how a trail might be connected through on the north. There is no easy connection in that direction today.
- Number one priority for trail connections should be to Mistletoe Drive and to the West-Side Trail. These two will open access for people to walk and bike to the park.
- Investigate disc golf. It is a growing sport and would be of minimal cost to tie it into a trail to be built.
- This park will be a destination park. It should accommodate people moving through it and using it as a trailhead if there is enough parking. There should be potential to expand parking in the future. Bike parking should be provided as well.



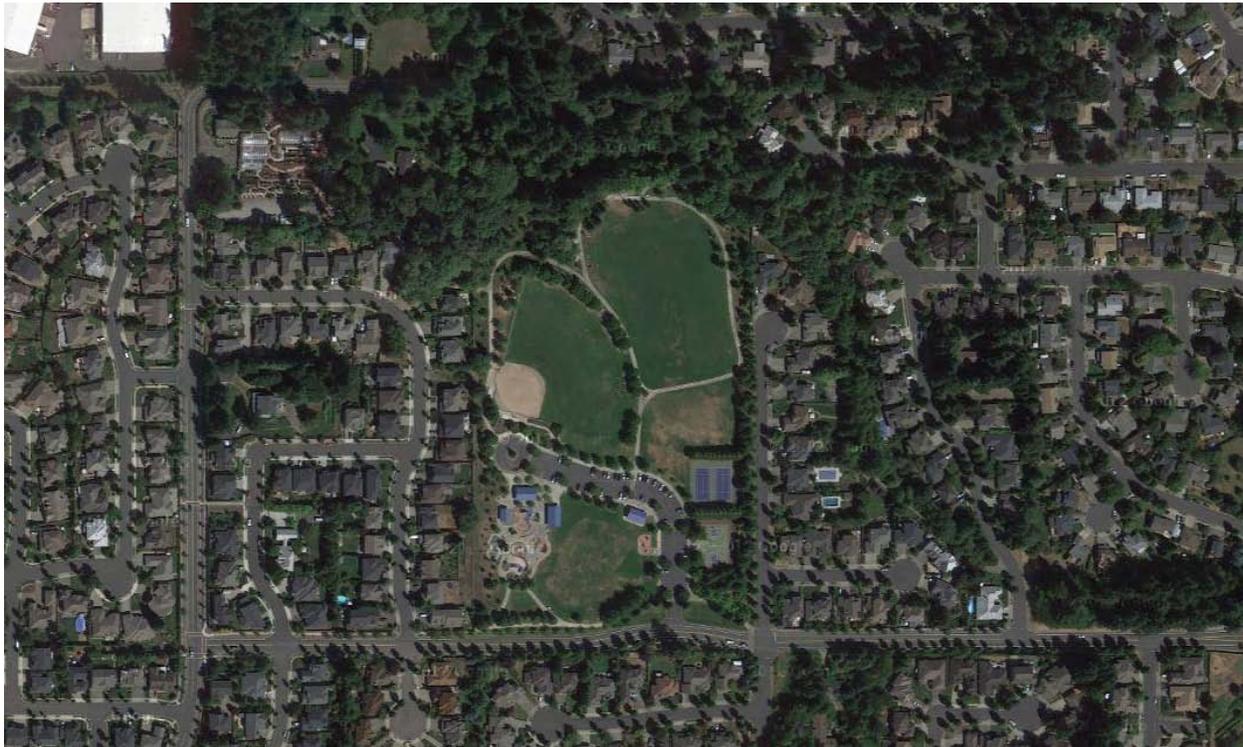
### **Southside Soccer Club**

- The city needs a turf field. Are there guidelines, restrictions, or other reasons the City seems resistant to turf? Grass fields can be used only five to six months out of the year, whereas a turf field could be used year round.
- If the City is going to spend money to develop the park and field(s), then we should get more use out of it.
- Turf also eliminates some safety issues related to field maintenance and potholes in the fields.
- Currently the Recreation program uses local elementary school fields for ages K through third or fourth grade, but fifth grade and older need bigger fields like Cook Park.
- Programs fight for field space, particularly in March when baseball and lacrosse start up.
- Any size field would be used. Even big kids practice in smaller areas.
- A new field at the Sunrise property would be used for practices only as the Soccer Club pays a significant amount of money to use the Tigard High School turf field (\$55,000 per year) and the Cook Park fields (\$20,000).
- Soccer is getting expensive due to these charges. Tigard should subsidize field use similar to other surrounding cities. For example, Lake Oswego charges a \$10 per diem per child as opposed to the large amount Tigard charges for field rental.
- Parking should accommodate approximately 30 families if it is turf field that could accommodate games. A practice field needs only 10 to 15 spots somewhere close in the neighborhood.
- Consider parking needs for other activities such as barbeques, receptions, and other celebrations.
- Other than restrooms, amenities are not required and are not a priority.
- For grass fields, put the goals on big rollers so they can be moved around easier for maintenance and mowing.
- The most important and basic element is to make the fields level. Analyze how much the district spends on sand and seed versus what a turf field would cost. The turf itself is not the most expensive; it is the preparation and leveling work.
- There is not a facility in the area to host a regional tournament. There isn't a group of fields. They are scattered one or two all over and there is not a consolidated place with many fields to accommodate a tournament.
- Citizens want to know when the development of the park might take place.

### **Tigard Lacrosse Club**

- There is a need for more multi-use sports fields that would accommodate lacrosse, soccer, and football.
- A turf field would be great. With the area's climate, it can be raining well into May. Playing on the wet grass does much damage to the fields, particularly in March when it is really wet. The City doesn't allow use of Cook Park fields in March for this reason.
- Torn up fields creates a safety issue. Large holes can twist ankles and cause other injuries.
- Lighted fields would be good and allow greater use of the facilities.

- Regulation size would also allow for greater usage opportunities. Smaller fields can be used for practice, but get eliminated from consideration for games.
- The park should also have basketball courts. Covered, but not fully enclosed, courts would be great. Alberta Rider Elementary School is a great example. It has covered basketball courts that are really well used and allow for recreation in the rainy months.
- Bathroom facilities are essential, but other amenities are low priority. Bleachers would be nice, but not essential and concessions are not needed. Playground facilities near the field(s) are great to keep younger children happy while the older kids practice or play games.
- Convenient parking is needed to accommodate the field use. For a single game, there are 20 kids on each team, so there will be 40 families trying to park.
- Regular maintenance of fields is a huge issue. The Tigard Lacrosse Club uses membership money to help maintain the middle school fields. This year, Tigard Lacrosse Club and Youth Football each paid \$3,500 to improve the fields. The Club utilizes one City ball field and several fields operated by TTSD.
- Lacrosse fields in Tigard are embarrassing. Because Tigard Lacrosse Club plays games all over the region, they have the opportunity to use fields in other jurisdictions. Comparatively, all other local communities have much better maintained fields that do not have large divots.
- Do not overlap the baseball field with the mixed-use field. When baseball players are hitting, it makes the multi-use field unusable.
- There needs to be a fair distribution of types and locations of fields based on need.
- Tualatin's Ibach Park is a great example. (Shown below)



### **Tigard Little League**

- The Tigard Little League is currently experiencing a shortage of fields, particularly for the youngest players (Pee Wee) and softball players. They rent space from Tigard Parks and from local elementary, middle, and high schools for games.
- Some of the school fields are older, not maintained as well, and could be safer. Tigard Little League has to prepare a yearly safety report to the national organization for its charter. Often they work with the Eagle Scouts and the schools to rectify safety issues, but funding is always an issue.
- They have also played on Hanson Field behind the LDS church and on St. Anthony's field.
- The T-ball kids play on an open field at Summer Lake Park.
- Growth in the League is expected to continue. And the League is supportive and will help in the development of more ball fields to the extent possible. They have been successful in getting sponsors and funds to help make development happen.
- Their season is more limited than other sports playing April through July, but the partial use allows the fields to recuperate between seasons.
- The older boys play at Cook Park. The relationship with the City of Tigard is good for that facility. The greatest need is for the youngest players and for softball.
- Nicer fields can have movable bases to accommodate a variety of players.
- Bleachers and dugouts would be nice, but the priority is on the fields themselves.
- Parking is essential. There are about 12 kids per team, so need approximately 20 spaces per game.
- The Pee Wee games can be on open fields, on turf, and located closer to parking lots and streets because they are not hitting the ball with the same force as the older kids.

### **Tualatin River Keepers**

- This property is a wonderful natural area, but does not have any specific attributes of ecological value (i.e., no wetland, old growth trees, or rare plants).
- There are trails of various conditions, including an old logging road and basic dirt trails, through the lower area. The trails need maintenance and attention.
- Several places are eroding significantly and will get worse. Water bars need to be installed to prevent erosion. If a trail is mid-slope, it will catch rainwater. Installing water bars or logs across the trail can divert water into existing vegetation to minimize erosion. The trail along the main water way, specifically, really needs water bars.
- Connect the upper and lower areas with formalized trails with switchbacks to help minimize erosion.
- Add trails to help focus activity and keep people in specific locations.
- There is a fence blocking the trail that ran along the creek in the lower area, presumably put up by the neighbor to keep people from taking the trail through their property. It is essential to talk to the neighbors and to work with them to screen their property from the trail.
- Paul provided some anecdotal evidence of concerns by the neighbors. They are going to be protective of the area and may be concerned about trails adjacent or near their properties.
- There are some logical connections to the Cache property that are basically straight shots through on gravel with no trees, but the neighbors obviously don't want people cutting

through as there is a fence blocking the way. Come into this design process with strategies for screen and fencing to help neighbors feel better about a connection.

- Between the lower and upper areas, there are isolated areas of conifer trees. A decision needs to be made as to adding vegetation around them to blend the trees into the forest area or to removing them.
- Trails on the Sunrise and Cache properties need to be added to the regional master plan and be included in Metro's intertwine concept sponsored by ODOT.
- Tigard should wait to master plan parks until all the bond money has been used to purchase property in order to determine the most appropriate sites for natural areas and the more suitable for ball fields and courts.
- The educational opportunities of these properties need to be optimized. There seems to be a feeling that the environmental community doesn't want children in natural areas in order to protect the land, but this is not true. Trails and interpretive signs should be installed to educate people of all ages about the natural area.

### **Long Range Planning, Washington County**

- There will likely be much public support for a new park in this area. They hear often about the lack of and need for more parks.
- Access and connectivity will be important. This includes trails and sidewalks in addition to roads. Over time as property changes hands, the road improvements and access may become easier.

## B. OPEN HOUSE #1 SUMMARY

# Memorandum



17355 SW Boones Ferry Rd.  
Lake Oswego, OR 97035  
Phone (503) 635-3618  
Fax (503) 635-5395

**Meeting:** Sunrise Property Master Plan Open House #1  
**Project No.:** 16667  
**Meeting Date:** February 27, 2013  
**Meeting Time:** 5:30 – 7:00 pm  
**Location:** Alberta Rider Middle School  
**Attendees:** Steve Martin, City of Tigard; Steve Duh, Conservation Technix, Inc.; David Haynes, Jennifer Mannhard, Otak; community attendees  
**Notes By:** David Haynes

On Wednesday February 27, 2013 an open house was held at Alberta Rider Elementary School in Tigard from 5:00–7:30pm. The purpose of the open house was two-fold. The first was to inform participants about the history of the property, how opportunities identified for the property fit within the broader context of the City’s Comprehensive Plan on Parks, Recreation, Trails, and Open Space, and to show a few preliminary concepts exploring ways that the proposed park elements might be arranged on the site. Second was to encourage the community to offer input on the preliminary concepts, and to provide an opportunity for participants to voice ideas and concerns pertaining to potential park development. Following is a summary of comments received.

## **Comment Cards**

### **Question #1: What do you feel are the most positive aspects of the proposed design?**

- Parking
- Walking trails, kids play structure
- Improved space in general
- Trails, shelters
- Mostly natural, “undeveloped.”
- Trails – family friendly
- A[n] area for friends, family, safe, fun
- The inclusion of at least one sports field for youth athletics
- That it is a park and not 86 homes.

**Question #2: Do you have concerns about any aspects of the proposed designs?**

- Connect 150<sup>th</sup> to street on North side.
- Prefer walking features over organized sport fields.
- Parking, traffic
- Car parking
- Access/egress – 150<sup>th</sup> & Bull Mtn. Road intersection is dangerous. Tigard knew the limitations of this property before acquiring it. The steep slope is unusable. Don't try to force more development than the property can comfortably accommodate.
- I feel money would be better spent turfing Tuality M.S., and 2 fields @Fowler M.S. than adding add'l grass fields.
- 150<sup>th</sup> only access is not good.
- Small fields for tot or family play
- Too much traffic
- Wet rain – no baseball, no soccer!
- The danger of the intersection of 150<sup>th</sup> & Bull Mountain Road and the width of 150<sup>th</sup>.
- We live at 14905 SW Sunrise Lane and we are concerned about foul balls from the ball park that is proposed behind our house. Possibly ball hitting vehicles, house or hunting trailer on our property.

**Question #3: Please feel free to leave any other comments.**

- Must have access onto property from Grandview Ln., not just 150<sup>th</sup>.
- Need more access from north and more bathroom[s].
- Dog parks and walking trails would be less invasive to the natural area.
- Looking forward to using the space. Thanks!
- Open the access into the Bull Mtn. Estates neighborhood to moderate traffic congestion. Sunrise Lane realignment should preserve the tree grove on the south side. As plans develop, more of these meetings will be needed.
- I'd like to see the park amenities planned in conjunctions with EBMP, Cach, West Side Trail and the Sunrise annexation. Think about the full picture of what you are building for community park services & a linked trail system through the city.
- Dog Park
- Basketball hoops lots around a slab like (Laurel Ridge School); diff. sizes some for the little guys
- Make it a nature park. Put trees and native plants. The view from the park is very beautiful.

## **Comments on Poster Boards**

### **Access and Parking**

- Access off Grandview and 150<sup>th</sup> to Sunrise Ln.
- Complete Sunrise Lane connection to Barrows Rd.
- Consider overflow/secondary parking under power line to east of site with path/trail to park.
- Access along Bull Mtn @ 150<sup>th</sup> is problem
  - Worst intersection – hazard – on rise
  - Fire and safety access
- Road access – provide at least 2 points of entry
- If fields remain and programmed, not enough parking provided

### **Site Program and Amenities**

- Do more with site – expected more:
  - add tennis, full court basketball
  - Make it for full community – people park
- Consider location for Community Room.
- Can a dog park be accommodated?
- Basketball (look at Laurel Ridge in Sherwood)
  - Excellent community activity
- Consider using the entire site as green space and walking park.
- Sport court (basketball / tennis court)
- Maximize enjoyment of view – signature of this park.
- Soft trails
- Dog Park (like L.O. off Stafford Rd, Luscher Farm Park)
- Consider dog park & playground instead of ball fields.
- Hillside could accommodate amphitheater space
- How was it decided to suggest ball fields on site?
  - What guides site development options?
- Will fields be staked/fenced in wet season?

### **Materials and Quality**

- Use creativity/imagination/quality materials that are renewable and cost effective.
- Consider tuft fields for extra play-ability.
- As natural settings and amenities as possible
- Well designed playgrounds and shelters (like Tualatin, Sherwood and L.O.)

### **Other**

- Ask sport leagues to stagger game schedule to minimize parking loads and transportation impacts.
- Cycle cross as fund raiser – “build trails and they will come.”

### **Comments Submitted by Nancy Younger**

Brief List of Ideas for Sunrise Lane Park: I have many ideas which I have developed as I have walked and hiked the mountain side and savored the fantastic view of our special park. I will make a list of several ideas and expand on them later.

1. Mountainside Park. The park site is on the side of a mountain. It does not lend itself to large scale organized sports like soccer and baseball. (These types of sports specific areas need to be on Beef Bend Road, a main thoroughfare, where the terrain is flat and is easily accessed by large numbers of cars.) The mountainside park is especially suited for individual and small group activities like walking, trail hiking, biking, dog walking, enjoying the panoramic view and play.
2. View points (plural) with mountain pointers. “What is that mountain over there? What is that range? Is that the Coast range?” An in-ground view guide to our local hills and mountains would be educational, view enhancing and fun. There is a perfect view of Mt St Helens.
3. Native American spot for “Morning Song” Native Americans greet the day with a morning song and prayer. The gorgeous pink morning skies in the east are spiritually renewing and a great way to start the day.
4. Say Goodnight. Every evening at least in summer when the sun is out. The crows and other birds roost in the very tip tops of the trees to say goodnight to the sun and the day. The “Morning Song” spot could double as a spot to thoughtfully end the day. “The sun bowl”...I’ll explain later.
5. Parkour trail. How great. the sport of moving along a route, typically in a city, trying to get around or through various obstacles in the quickest and most efficient manner possible, as by jumping, climbing, or running: *his amazing parkour skills*
6. Climbing wall.
7. Amphitheatre. For small music presentations. Outdoor Cinema . A magician. Political speeches. Et al.
8. Lawn is passe’ Expensive in tools, equipment, water and man hours. Environmentally on the outs.
9. Timber buildings are in keeping with lodge atmosphere like those in NY.
10. Benches to enjoy the view.
11. The Orchard. Delicious Apples, Pears, Plums on the property. Trees which Master Gardeners can use to teach tree care.
12. Tennis Court. OK if you must.
13. Hiking trails to connect with wildlife area, West side trail, around the park.
14. Fort or Cabin for kids to play in. They were playing war games the other day. We need holes, caves, hillocks and hiding places.
15. Garden. A special design that would draw older adults who enjoy the rose garden type display. Wildflowers maybe. Some of each.

16. The Christmas Tree. There is a perfect Douglas Fir xmas tree that would be fun to decorate at Christmas. It could be seen for miles.
17. Dog Park. Tons of people bring their dogs, via foot or car to run in the park.
18. Picnics. Wagons in the parking area to carry picnic supplies throughout the park.
19. Fire Pit for singing around. Storytelling. The library is having a special storytelling event. This park would be perfect for that.
20. Fireworks. Well we go there on the 4<sup>th</sup> to watch the fireworks around the county. Cool. Multi-shows.
21. Community Building for classes, wedding, photography instruction.
22. Sledding Hill. It is a natural sledding hill when it snows. I have my disc.
23. Biking. Mountain biking trail would be so cool.
24. Geocaching Welcome / Amenable Now a hugely popular sport/activity. My sister just help out with a meet in Yuma, AZ and 1000 geocachers attended.
25. Frisbee Golf – No. My daughter and I visited Sunset Park in Las Vegas, NV. It was evidently a sports park because they had soccer and baseball fields as well as Frisbee Golf. Everywhere we sat in our three different visits to the park, we had to duck and cover to avoid Frisbees which don't just fly straight toward the target. They curve and take a wide swath.
26. Tai Chi – I would love to visit the park like they do in China and do Tai Chi in the morning with a group.
27. Cultural Amenities – We have a large Asian population on Bull Mountain and a variety of ethnicities in Tigard. Some activities and amenities could be designed for activities they particularly enjoy.
28. BBQs – A big favorite at Cook Park. Family fun. Hamburger and a birthday party and a gorgeous sunset.
29. Wildlife overlook. Enhance the pond in the gulch and provide an overlook with benches to view the wildlife below.
30. Volks walks. A popular activity along with Orienteering where people enjoy trails with stops along the way and GPA points.
31. Giant Checkers. Oh I loved this at Peninsula Park, now celebrating their 100<sup>th</sup> anniversary. Maybe we could get some rose starts from their roses.
32. Rolling down the hill. A meadow, grassy or ground cover hill where kids can roll down and laugh.
33. Bird watching. We have a wide variety of birds. Would a **bird blind** aid in watching and photographing the birds? Fun!
34. Singing Tree. Not people but birds. Every morning the birds sing like crazy from particular trees. Identify these trees and limit pruning and enhance care so you don't scare the birds away.
35. A wild flower meadow would be an ideal spot for walking and weddings.
36. Skate Park. The Tigard Skate Park looks tough. I have seen skateboarders on the street. Some have those long banana boards. A beginner skate park would be fantastic. A down hill run would be cool.

## C. OPEN HOUSE #2 SUMMARY

# Meeting Notes



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

**Meeting:** Sunrise Property Open House #2

**Project No.:** 16667

**Meeting Date:** April 24, 2013

**Meeting Time:** 5:30 - 7:00 pm

**Location:** Alberta Rider Middle School

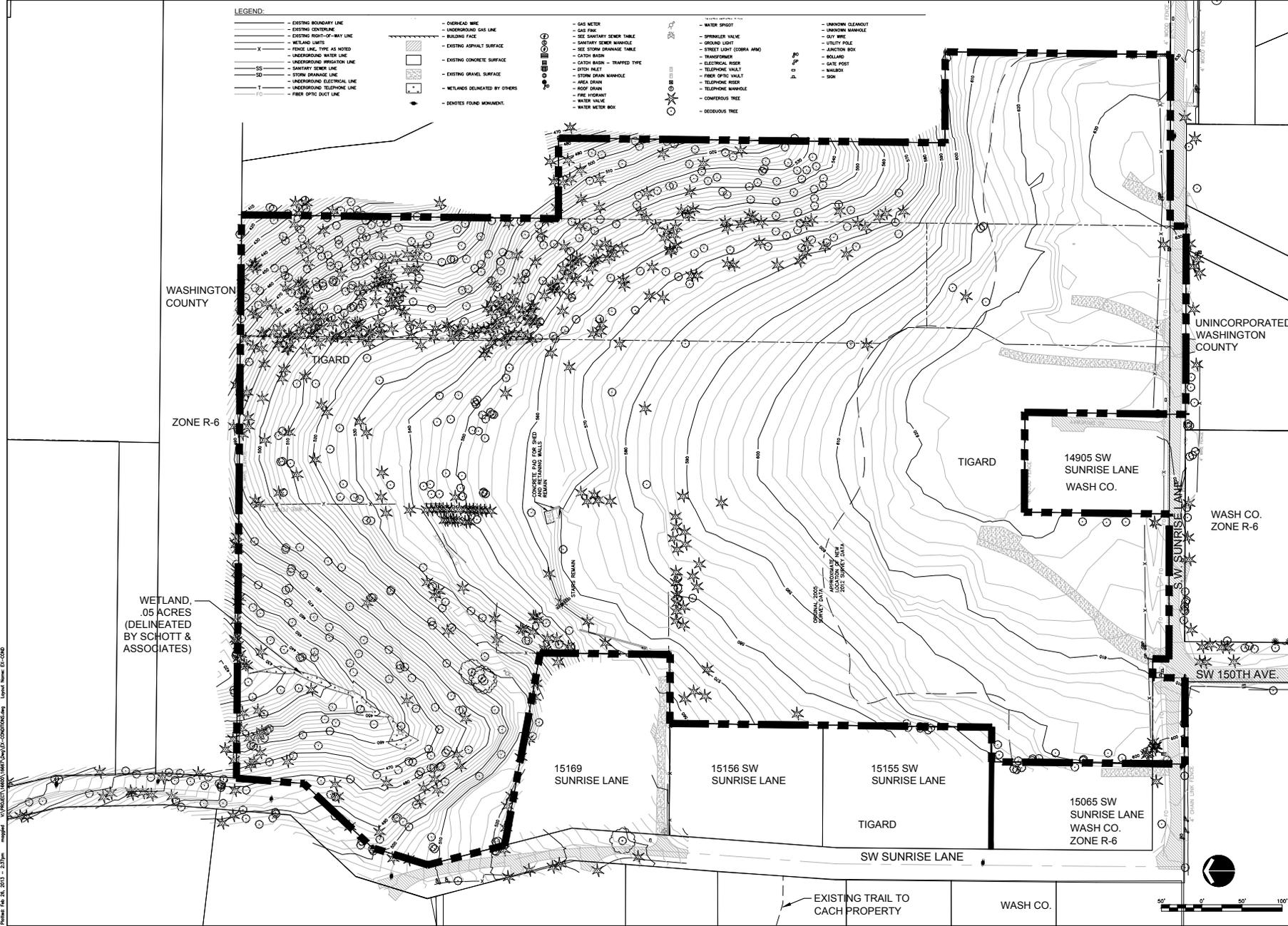
**Attendees:** Steve Martin, City of Tigard; Steve Duh, Conservation Technix, Inc.; David Haynes, Maggie Daly, Otak; community attendees

**Notes By:** Maggie Daly

Verbal comments and questions during Open House #2:

- How many access points (road)?
  - At least two – and preferably three – recommended.
  - Land use requirements will dictate the number and development of park access ways.
- Will you buy additional right of way to expand the street?
  - Additional right of way will be discussed as part of a future land use application review.
- Will you provide a dog park?
  - Consider looking at Area 63/64.
- How might a future water tower affect the site design?
- Will lighting be installed?
  - Ball field lighting is not proposed, and safety/security lighting may be installed.
- Parking – will both lots be closed after hours?
  - Consider providing managed controls or gates for each parking lot.
- What is enforcement of afterhours use?
- Post pathways with “stay on the trail” signs to keep walkers on path
- Provide doggie bags/dispensers
- Do a field mowing now – grass is tall.
- What funding options are you considering?
  - Timeline for development?
- Continue to clean up camps/garbage on Cach
- Expand T-ball field to full size baseball field

## D. OPEN HOUSE EXHIBITS



**LEGEND:**

- |   |                             |   |                               |   |                            |   |                          |   |                  |
|---|-----------------------------|---|-------------------------------|---|----------------------------|---|--------------------------|---|------------------|
| - | EXISTING BOUNDARY LINE      | - | OVERHEAD WIRE                 | - | GAS METER                  | - | WATER SPOUT              | - | UNKNOWN CLEANOUT |
| - | EXISTING CENTERLINE         | - | UNDERGROUND GAS LINE          | - | LOSS PINE                  | - | SPRINKLER VALVE          | - | UNKNOWN MANHOLE  |
| - | EXISTING RIGHT-OF-WAY LINE  | - | BUILDING FACE                 | - | SEE SANITARY SEWER TABLE   | - | GROUND LIGHT             | - | GUY WIRE         |
| - | WETLAND LIMITS              | - | EXISTING ASPHALT SURFACE      | - | SEE SANITARY SEWER MANHOLE | - | UTILITY POLE             | - | UNKNOWN MANHOLE  |
| X | FENCE LINE, TYPE AS NOTED   | - | EXISTING CONCRETE SURFACE     | - | SEE STORM DRAINAGE TABLE   | - | STREET LIGHT (COBRA ARM) | - | JUNCTION BOX     |
| - | UNDERGROUND WATER LINE      | - | EXISTING GRAVEL SURFACE       | - | CATCH BASIN - TRAPPED TYPE | - | TRANSFORMER              | - | BOLLARD          |
| - | UNDERGROUND IRRIGATION LINE | - | EXISTING CONCRETE SURFACE     | - | OTCH INLET                 | - | ELECTRICAL RISER         | - | LATE POST        |
| - | SANITARY SEWER LINE         | - | EXISTING ASPHALT SURFACE      | - | STORM DRAIN MANHOLE        | - | TELEPHONE VAULT          | - | WATER METER      |
| - | STORM DRAINAGE LINE         | - | EXISTING GRAVEL SURFACE       | - | AREA DRAIN                 | - | FIBER OPTIC VAULT        | - | TELEPHONE RISER  |
| - | UNDERGROUND ELECTRICAL LINE | - | WETLANDS DELINEATED BY OTHERS | - | ROOF DRAIN                 | - | TELEPHONE MANHOLE        | - | CONIFEROUS TREE  |
| - | UNDERGROUND TELEPHONE LINE  | - | WETLANDS DELINEATED BY OTHERS | - | FIRE HYDRANT               | - | DECIDUOUS TREE           | - |                  |
| - | FIBER OPTIC DUCT LINE       | - | WETLANDS DELINEATED BY OTHERS | - | WATER VALVE                | - |                          | - |                  |
|   |                             | - | DENOTES FOUND MONUMENT        | - | WATER METER BOX            | - |                          | - |                  |

WASHINGTON COUNTY

ZONE R-6

WETLAND, .05 ACRES (DELINEATED BY SCHOIT & ASSOCIATES)

TIGARD

TIGARD

14905 SW SUNRISE LANE  
WASH. CO.

UNINCORPORATED WASHINGTON COUNTY

WASH. CO. ZONE R-6

SW 150TH AVE.

15169 SUNRISE LANE

15156 SW SUNRISE LANE

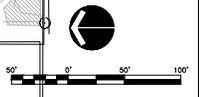
15155 SW SUNRISE LANE

15065 SW SUNRISE LANE  
WASH. CO. ZONE R-6

SW SUNRISE LANE

EXISTING TRAIL TO CACH PROPERTY

WASH. CO.



City of Tigard, Oregon  
"A Place to Call Home"



13125 SW HALL BLVD.  
TIGARD, OR 97223  
Phone: 503.636.4171

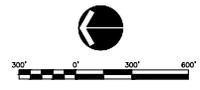
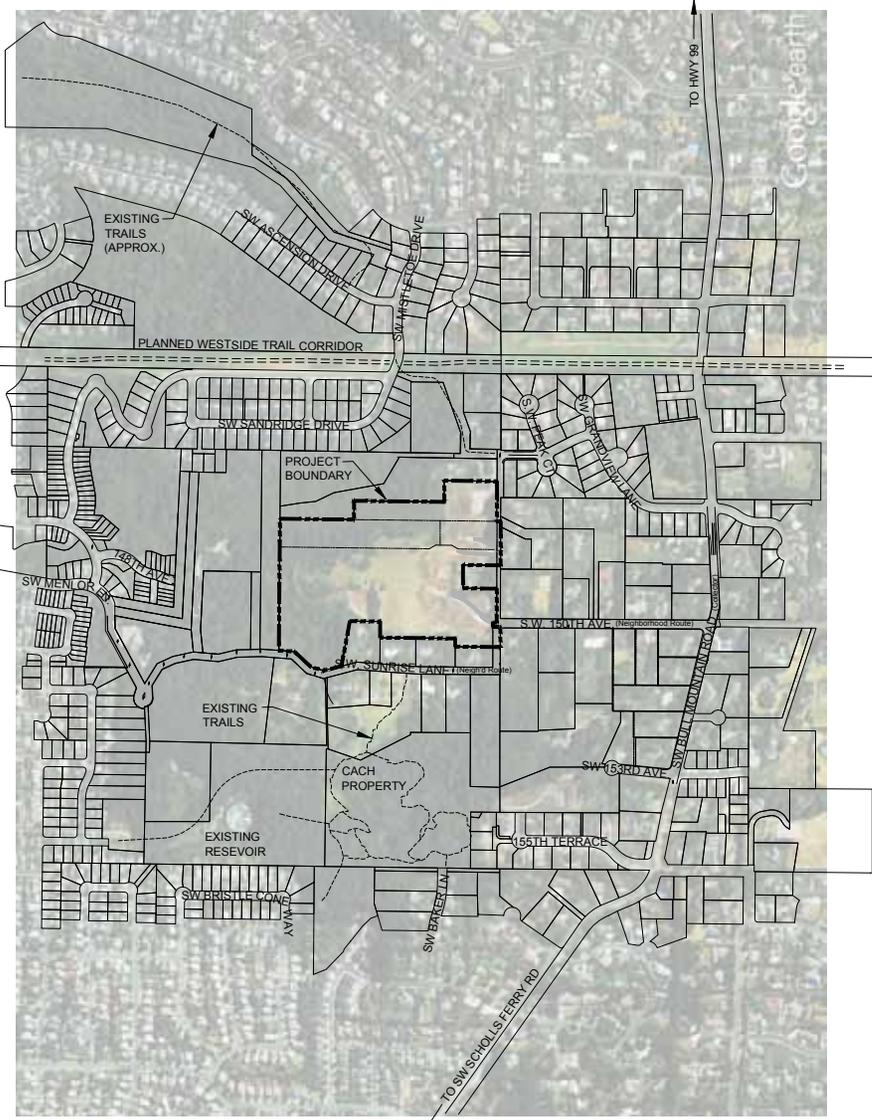
**SUNRISE PROPERTY MASTER PLAN**  
EXISTING CONDITIONS



1735 SW BONES FERRY ROAD  
LAKE OSWEGO, OR 97035  
PHONE: (503) 636-3618  
FAX: (503) 636-6395

16667 EX-CONDITIONS  
Project No. Drawing No.  
**EX 02**  
Sheet No.  
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Printed: Feb. 26, 2013 - 2:37pm  
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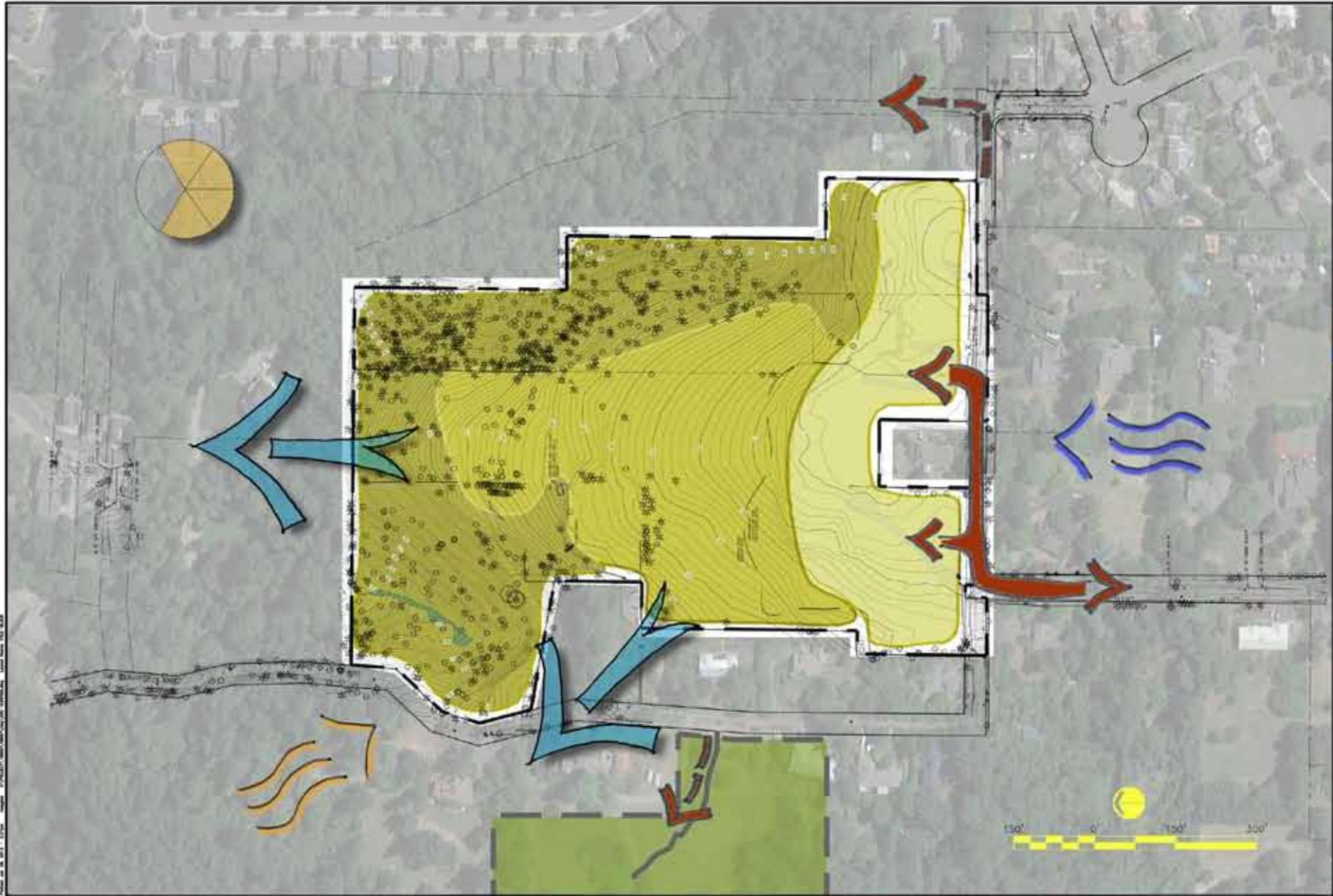


13125 SW HALL BLVD.  
TIGARD, OR 97223  
Phone: 503.639.4171

SUNRISE PROPERTY MASTER PLAN  
VICINITY MAP



16667 EX-CONDITIONS  
Project No. Drawing No.  
EX 01  
Sheet No.  
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10/20/2017 10:00 AM 10/20/2017 10:00 AM

**SUNRISE PARK MASTER PLAN**  
 SITE ANALYSIS



1119 SW 10th Blvd  
 Tigard, OR 97138  
 Phone: 503.636.4171

**City of Tigard, Oregon**  
*"A Place to Call Home"*



Hatched Area: Wetland  
 Dotted Area: Wetland Buffer  
 Solid Area: Wetland

10/20/2017 10:00 AM  
 Project No. 10/20/2017  
**Ex. 3**  
 Drawing No.



HORSESHOES



COMMUNITY GARDENS



BOCCE BALL



SPORT COURT



ACCESSIBLE PLAYGROUND



SKATE PARK



DISC GOLF



LAWN BOWLING

City of Tigard, Oregon  
"A Place to Call Home"



13125 SW HALL BLVD.  
TIGARD, OR 97223  
Phone: 503.639.4171

SUNRISE PROPERTY MASTER PLAN  
OPTIONAL FACILITIES



otak  
1730 SW BONES FERRY ROAD  
LAKE OSWEGO, OR 97035  
PHONE: (503) 635-2618  
FAX: (503) 635-6396

16687 SITE-CONFIGS  
Project No. Drawing No.  
Ex. 03  
Sheet No.  
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Photos: Bocce: Meridancity.org; Disc Golf: Ozarksunbound.com; Community Gardens: accessfayetteville.org; Horseshoes: Gallitown Blogspot; Lawn Bowling: nyprss.com; Playground: westbloomfield parks.org; Skatepark: awesomeskateboard.com; Sport Court: sportcourtof austin.com

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- OPTIONAL FACILITIES:
- SKATE PARK
  - SPORT COURT
  - DISC GOLF
  - COMMUNITY GARDENS
  - HORSESHOE PITS
  - BOCCE
  - LAWN BOWLING

SOFT SURFACE TRAIL

RETAINING WALL TO PROTECT EXISTING 28" CONIFER

CONNECTION TO TRAIL AT MISTLETOE LANE

300' X 180' SOCCER FIELD

30'X45' SHELTER

OVERLOOK

RESTROOM

PARKING FOR 50 CARS

SW 150TH AVE.

CONNECTION TO CACH NATURAL AREA

BASEBALL FIELD WITH SOCCER OVERLAY

PLAY AREA WITH ADA RAMP ACCESS TO SLIDE

SPORT COURT

S.W. SUNRISE LANE

TRAILHEAD PARKING

TRAIL CONNECTION TO CACH NATURAL AREA



1925 SW HILL BLVD  
 TIGARD, OR 97139  
 Phone: 503.636.4111



otak  
 1925 SW HILL BLVD  
 TIGARD, OR 97139  
 Phone: 503.636.4111

PROJECT: SUNRISE  
 PROJECT NO.: 2015-01-01  
 SHEET NO.: L 01

DATE: 08/2015



- OPTIONAL FACILITIES:**
- SKATE PARK
  - SPORT COURT
  - DISC GOLF
  - COMMUNITY GARDENS
  - HORSESHOE PITS
  - BOCCIE
  - LAWN BOWLING



# SUNRISE PARK PROPERTY CONCEPT PLAN



- OPTIONAL FACILITIES:
- SKATE FEATURES
  - DISC GOLF (5 HOLES)
  - COMMUNITY GARDENS
  - HORSESHOE PITS
  - BOCCE BALL
  - LAWN BOWLING



## E. CONCEPT PLAN COST ESTIMATE

Sunrise Park Master Plan: Concept Cost Estimate, 5/21/2013

ITEM	UNIT	QTY	UNIT COST	SUB-TOTAL	TOTAL
<b>MOBILIZATION</b>					
Mobilization @ 5%	LS	1	\$75,000.00		\$75,000.00
Performance Bond @1.5%	LS	1	\$22,000.00		\$22,000.00
				<b>Subtotal</b>	<b>\$97,000.00</b>
<b>SITE PREPARATION &amp; EARTHWORK</b>					
Demolish Existing Stairs	LS	1	\$400.00		\$400.00
Clearing & Grubbing	AC	10.00	\$1,200.00		\$12,000.00
Survey & Construction Staking	LS	1	\$10,000.00		\$10,000.00
Earthwork	CY	19,200	\$8.00		\$153,600.00
Erosions Control Measures	LS	1	\$6,000.00		\$6,000.00
				<b>Subtotal</b>	<b>\$182,000.00</b>
<b>UTILITIES &amp; STORMWATER</b>					
Water Meter and SDC	EA	1	\$30,000.00		\$30,000.00
Water Line, 2"	LF	180	\$15.00		\$2,700.00
Drinking Fountain	EA	2	\$2,500.00		\$5,000.00
Septic Tank & Drain Field	LS	1	\$15,000.00		\$15,000.00
4" Septic Line	LF	340	\$12.50		\$4,250.00
Electrical, Complete	LS	1	\$10,000.00		\$10,000.00
Stormwater Detention, Complete	LS	1	\$125,000.00		\$125,000.00
				<b>Subtotal</b>	<b>\$191,950.00</b>
<b>FIELDS &amp; SPORT COURTS</b>					
Soccer Field - Drainage	LS	1	\$56,000.00		\$56,000.00
Soccer Field - Turf and Irrigation	AC	1.24	\$18,000.00		\$22,314.05
Soccer Field - Import Topsoil	CY	1,000	\$45.00		\$45,000.00
Soccer Field - Goals, in-ground	EA	2	\$3,000.00		\$6,000.00
T-Ball Field - Turf and Irrigation	AC	0.77	\$18,000.00		\$13,898.35
T-Ball Field - Import Topsoil	CY	620	\$45.00		\$27,900.00
Tennis Court - Asphalt	SF	7,200	\$2.50		\$18,000.00
Tennis Court - Striping	SF	170	\$1.85		\$314.50
Tennis Court - Net	EA	1	\$1,500.00		\$1,500.00
Basketball Court - Asphalt	SF	4,200	\$2.50		\$10,500.00
Basketball - Striping	SF	230	\$1.85		\$425.50
Basketball - Goals	EA	2	\$750.00		\$1,500.00
				<b>Subtotal</b>	<b>\$203,352.40</b>
<b>SURFACING AND HARDSCAPING</b>					
8' width Asphalt path	SF	28,100	\$2.50		\$70,250.00
Concrete Walks	SF	900	\$5.00		\$4,500.00
Concrete Stairs and Railings	LF	170	\$25.00		\$4,250.00
4' Width Crushed Rock Path	TON	300	\$23.00		\$6,900.00
Specialty Paving at shelter, (2) entry court, overlook	SF	4,900	\$12.00		\$58,800.00
Parking Areas - 3" Depth Asphalt	SY	2,230	\$10.00		\$22,300.00
Parking Areas - 8" Aggregate Base	CY	500	\$26.00		\$13,000.00
Parking Areas - Striping	SF	560	\$1.85		\$1,036.00
Parking Areas - ADA signs, etc.	LS	1	\$450.00		\$450.00
Parking Areas - Curb	LF	1,000	\$15.00		\$15,000.00
Gravel Lot at Maintenance Shed	TON	90	\$23.00		\$2,070.00
Gravel hammerhead	TON	16	\$23.00		\$378.22
Gravel trailhead parking at Cach access	TON	50	\$23.00		\$1,150.00
Retaining Walls	FF	220	\$25.00		\$5,500.00
				<b>Subtotal</b>	<b>\$205,584.22</b>

Sunrise Park Master Plan: Concept Cost Estimate, 5/21/2013

ITEM	UNIT	QTY	UNIT COST	SUB-TOTAL	TOTAL
<b>FURNISHINGS</b>					
Benches	EA	7	\$1,250.00		\$8,750.00
Picnic Tables	EA	8	\$2,000.00		\$16,000.00
Picnic Tables with Concrete Pad	EA	3	\$2,300.00		\$6,900.00
Bollards	EA	6	\$450.00		\$2,700.00
Signage/Interpretive Displays	LS	1	\$5,000.00		\$5,000.00
Play Area Structures & Surfaces	LS	1	\$100,000.00		\$100,000.00
Portable Backstop	EA	1	\$2,000.00		\$2,000.00
Portable Ball Catch Fence	LS	1	\$2,000.00		\$2,000.00
Trash Receptacles	EA	3	\$650.00		\$1,950.00
				<b>Subtotal</b>	<b>\$145,300.00</b>
<b>FENCING</b>					
5' Ht. Perimeter Fence-along Sunrise Ln	LF	750	\$12.00		\$9,000.00
12' Ht. Fence at Tennis Court	LF	360	\$26.00		\$9,360.00
				<b>Subtotal</b>	<b>\$18,360.00</b>
<b>LANDSCAPING &amp; IRRIGATION</b>					
Shrub Beds - Planting and Irrigation	SF	51,000	\$2.00		\$102,000.00
Non-Irrigated Turf	AC	2.62	\$2,500.00		\$6,550.00
Import Topsoil - shrub beds and turf areas	CY	3,060	\$45.00		\$137,691.67
				<b>Subtotal</b>	<b>\$246,241.67</b>
<b>BUILDINGS &amp; STRUCTURES</b>					
Shelter with Restroom	LS	1	\$125,000.00		\$125,000.00
Maintainence Shed	LS	1	\$116,400.00		\$116,400.00
Maintainence Shed-Concrete Pad	SF	1,200	\$5.00		\$6,000.00
Maintainence Shed-Foundation Wall	SF	570	\$60.00		\$34,200.00
				<b>Subtotal</b>	<b>\$281,600.00</b>
<b>PERMITS AND FEES</b>					
Land Use Application	LS	1	\$7,200.00		\$7,200.00
Sign Permit	EA	2	\$170.00		\$340.00
Grading Permit	LS	1			\$0.00
Building Permits	LS	1	\$9,300.00		\$9,300.00
DEQ 1200 C Erosion & Sediment Control	LS	1	\$1,586.00		\$1,586.00
Public Health - Septic and Drain Field	LS	1			\$0.00
Stormwater Permit (CWS)	LS	1			\$0.00
				<b>Subtotal</b>	<b>\$18,426.00</b>
					<b>TOTAL: \$1,589,814.29</b>
<b>ACCESS IMPROVEMENTS</b>					
SW 150th to Bull Mountain Road	LF	1,100	\$500.00		\$550,000.00
Park Frontage along Sunrise Lane	LF	1,200	\$500.00		\$600,000.00
Sunrise Lane to Menlor Lane	LF	2,000	\$500.00		\$1,000,000.00
PFI Permit Applications	LS	1	\$107,500.00		\$107,500.00
				<b>Subtotal</b>	<b>\$2,257,500.00</b>
					<b>TOTAL: \$3,847,314.29</b>

