

SPRING GARDEN PARK MASTER PLAN



Portland Parks and Recreation
June 2002



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SPRING GARDEN PARK MASTER PLAN

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INTRODUCTION

Spring Garden Park is a 4.65 acre site in southwest Portland. Acquired in 1999, the site is part of a constellation of parks in the Multnomah neighborhood. In an area where greenspace is at a premium, the park will be increasingly valuable as an open space and as a neighborhood park that offers a variety of recreational opportunities.

Purpose of the Master Plan

The Master Plan is designed to serve as a blueprint and a working guide for the future development and improvement of Spring Garden Park. The plan establishes a direction for future development, outlines priorities, identifies potential new facilities, and outlines an implementation strategy. The next step in the process, once funding is secured, is to prepare a set of construction drawings that will be used to develop the park.

Location & Context

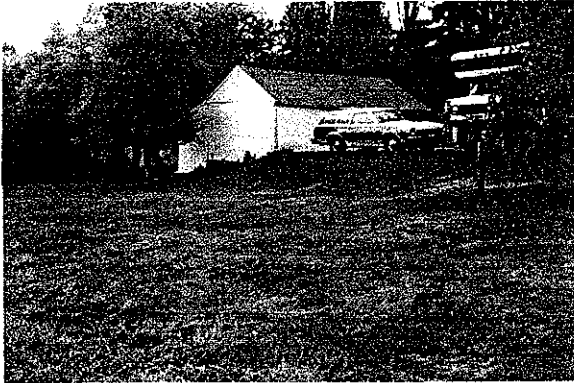
The 4.65 acre park is in the Multnomah Neighborhood, and is part of the Southwest Neighborhoods, Inc. (SWNI). The site is bordered by SW Spring Garden Street and SW Dolph Court, between SW 32nd and SW 35th Streets.

The site lies roughly equidistant between the commercial strip along Barbur Blvd. several blocks to the south, and Multnomah Village, to the north. Because of the hilly terrain, neighborhood streets are often discontinuous and do not necessarily follow a strict grid pattern. There are very few pedestrian amenities such as sidewalks or crosswalks in the neighborhood and as a result, people have to walk in the streets (see photo below).



SW Spring Garden St. is the northern boundary for the park (to the right in the photo).

The surrounding neighborhood consists primarily of smaller single dwelling homes. Ten homes back up to the park along its length -- seven on the east and three on the west sides, all visible to some extent from the open field in the park.



A single-family residence along the northwestern boundary of the park.

Once a preliminary concept had been prepared, an open house was held to review it in February, 2002. The plan also was reviewed by PPR's operations staff to ensure that the design met the agency's maintenance guidelines.

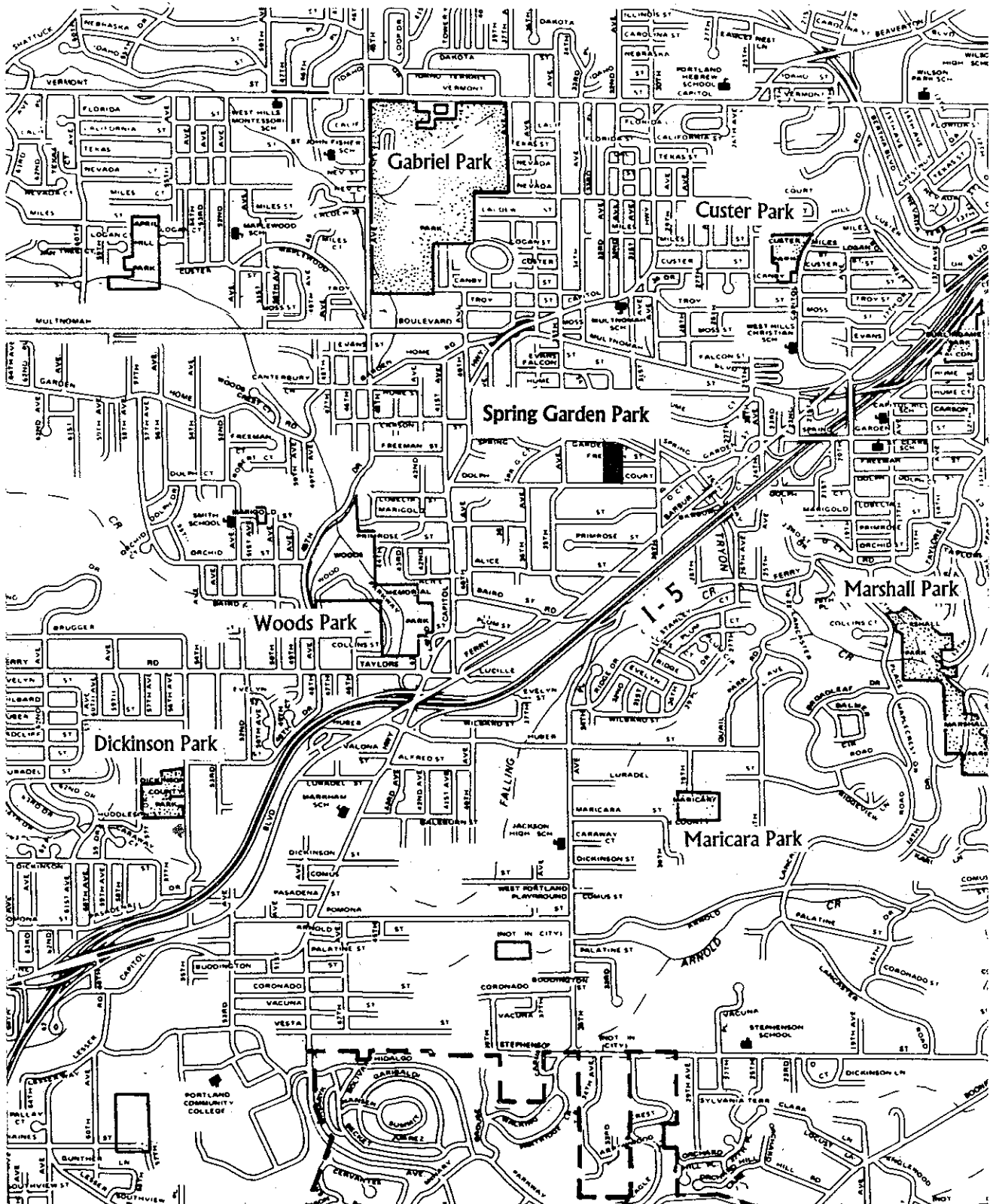
Acquisition

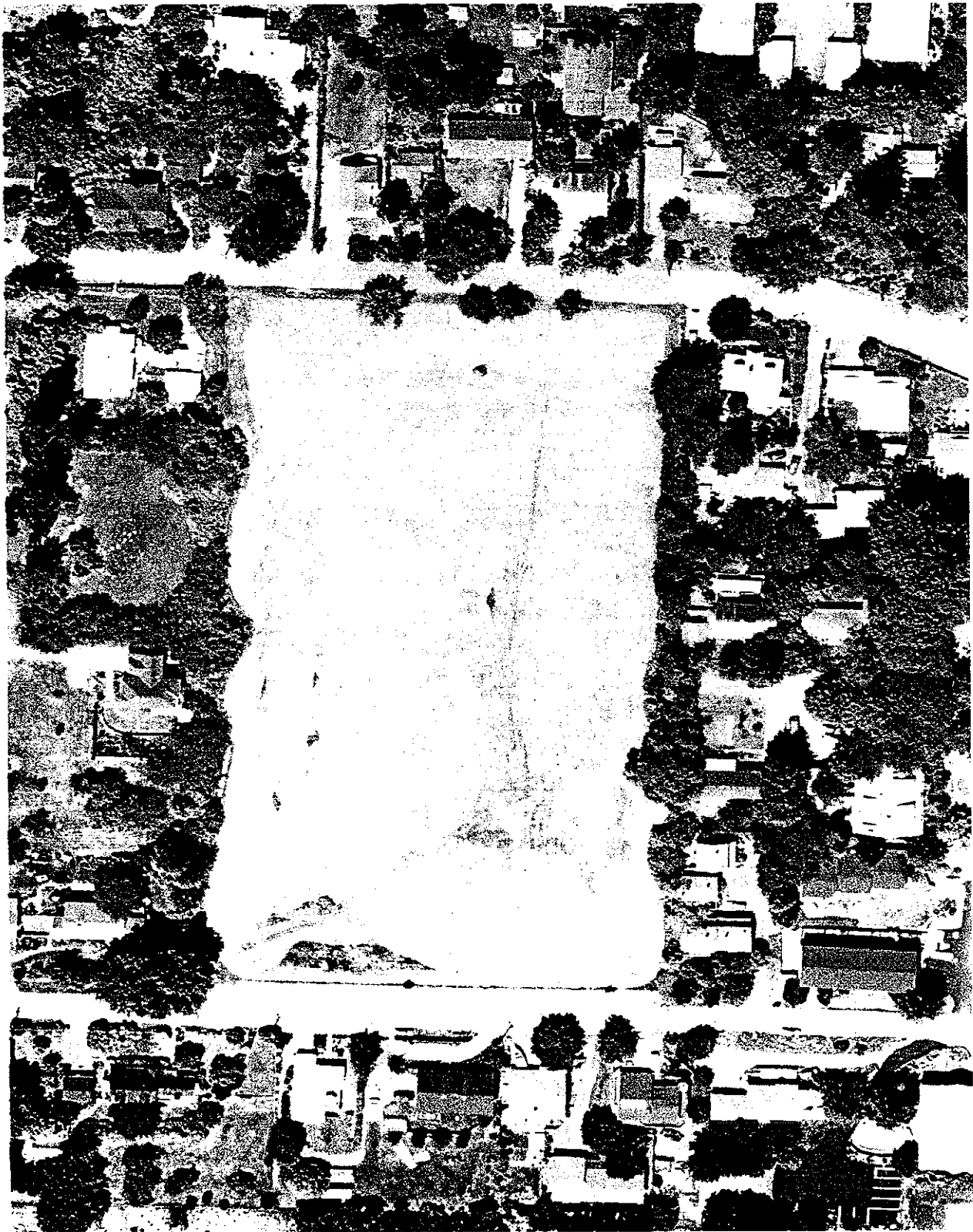
The site was acquired by Portland Parks and Recreation (PPR) in 1999 from Portland Public Schools. At the time, the school district was disposing of "surplus" lands that had been in their inventory. The park site was acquired as part of a large transaction that transferred title to six properties that became future park sites. Acquisition cost of the Spring Garden site was \$ 552,000. See Appendix C for a copy of the ordinance.

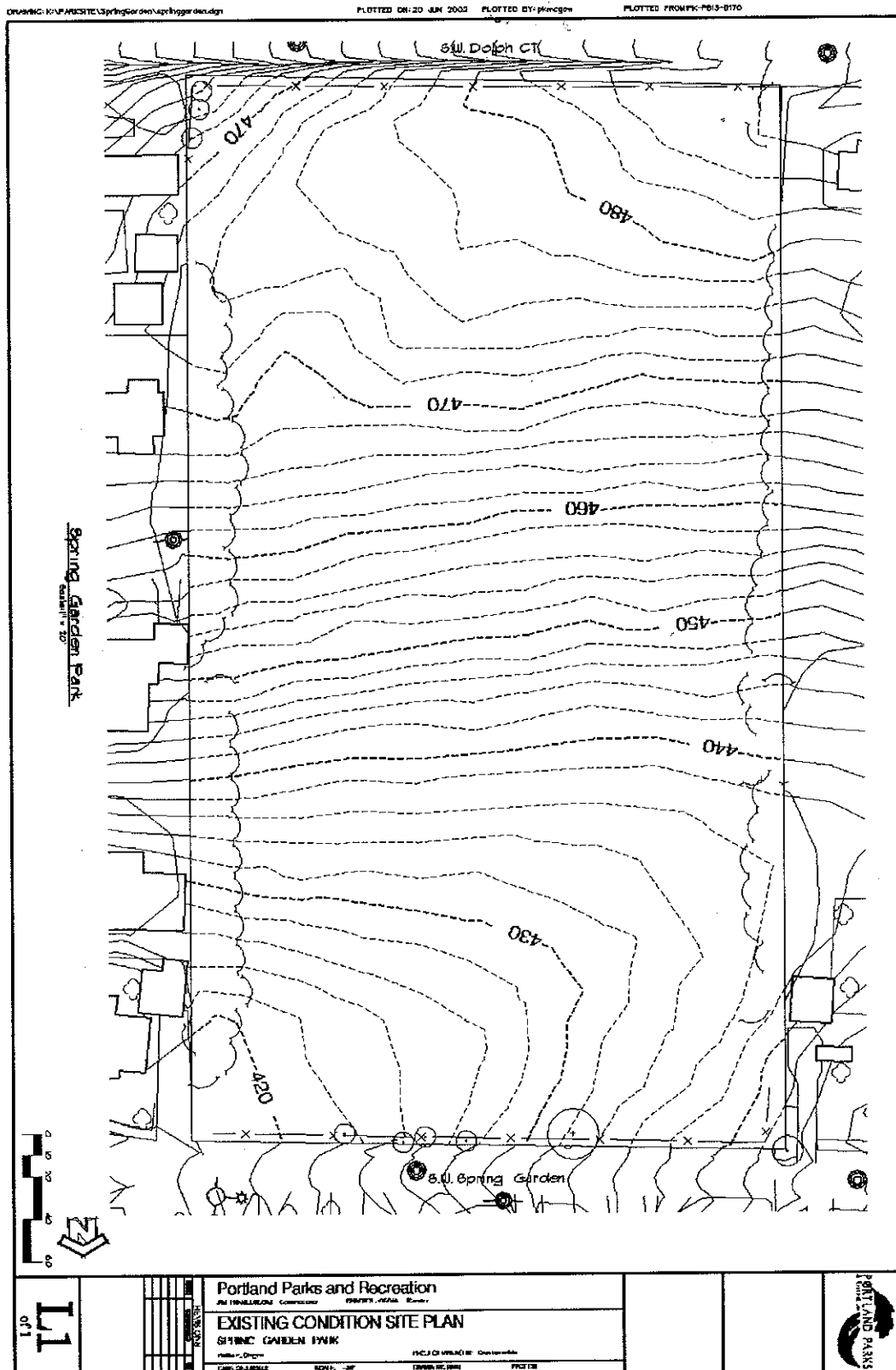
Planning Process

Planning for the park began in July, 2001 with an open house at the park, which attracted over 150 people. A Citizen's Advisory Committee (CAC), which had been formed a month earlier, began its meetings in the fall and met several times over the next year. A survey also was sent out in July, just before the open house, to ask residents for their ideas and concerns about the project. Results of the survey are shown in Appendix A.

LOCATION MAP







EXISTING CONDITIONS

The Spring Garden site is typical of many parks in southwest Portland, with its steep hillside and relatively small amount of flat space. True to its name, the park includes many springs, especially along the hillside. As a result, future improvements are limited to those that are appropriate to both steep and wet conditions. The park also is bordered by a informal line of mature trees, which gives the site a pastoral quality, which belies its location just a stone's throw from a major highway. Despite this, what visitors remember most about the park are the open field, the grass, the trees, and the sky.

AN OVERVIEW OF THE SITE

Topography

The park is a 4.65 acre rectangular field that rises 66 feet from its lowest point at the northeastern boundary on SW Spring Garden St. to its highest point at the southwestern corner at SW Dolph Court. At approximately the 470' contour, the terrain becomes somewhat less steep.

Near the base of the slope a swale extends diagonally from the western boundary to its lowest point at the northeastern boundary corner, discharging into a drain that runs under Spring Garden Street, and emptying into the nearby tributary of Tryon Creek.

The upper (southern) property boundary drops approximately 22 feet from its highest point at the southwest corner, to its lowest point at the southeast corner. This grade change creates a steep embankment along the SW Dolph Court boundary as the road descends the hill to the east.

This section was prepared by Jackie Hand, a member of the Citizen's Advisory Committee.

Access

The park is accessed by SW Dolph Court, and SW Spring Garden and SW Freeman Streets. Visitors must step over cable fencing at SW Spring Garden to enter the field. From there, an unimproved foot trail transects the length of the slope approximately mid-way, then veers towards the southwest at the point where the contour intervals widen, connecting with SW Dolph Court at the southwest corner.



The southwest corner of the park, where many visitors now enter the park.

Another pathway follows the treeline along the western boundary, and a third connects SW Freeman to the area where the terrain becomes less steep at approximately the 470' contour. There is also evidence of foot traffic up the steep embankment at the southeastern corner

Parking

There are no improved parking spaces, although occasionally vehicles park along the shoulder of SW Spring Garden. There is no space to park at the shoulder of the SW Freeman Street entry, and room for only a couple of cars along the shoulder of SW Dolph Court. Most current park users are pedestrians from the neighborhood.

Views

From the base of the hill almost the entire expanse of the field and slope is visible. From that vantage point, there are only a few vertical elements (such as trees or street light or telephone poles) that punctuate the skyline, and on rare occasions, cumulous clouds appear to rest on the brow of the hill.

Mt. Hood is visible from the southwestern corner of the site(though partially obscured by a water tower). From the crest, there are views to the north toward Multnomah Village, the West Hills, and microwave towers, and back toward apartment complexes and Barbur Blvd. From mid-field, the ten residences that back up to the park are visible, as well as houses along Spring Garden that front the park. An embankment and hillcrest prevent views into the site from SW Dolph Ct., except from the southwestern corner.



Looking up the hill, to a meeting of sky and earth, a view that is treasured by area residents.

ENVIRONMENTAL CONDITIONS

Climate

The field is exposed to the elements, with little or no shade. According to basic climatic data, the average maximum annual temperature is 62.4°F and minimum average is 44.8° F. Rainfall averages 36.3 inches per year. During the dry season prevailing winds are from the NNW, whereas in winter the winds shift to the ESE.

The park is popular on warm summer evenings because it tends to be cooler than the surrounding neighborhood. An almost constant breeze keeps it cool in the summer and colder in the winter.

Soils

The soil at the site is composed entirely of Cascade series soil (8B), with inclusions of other soil types, namely Goble and Cornelius soils, with these concretions being typical of upland soils.

According to the Soil Survey of Multnomah County (USDA Forest Service), the Cascade-Urban Land Complex comprises somewhat poorly drained soils that have been modified through cutting, filled, or graded. Main limitations for urban development are its seasonal high water table, slow permeability, and a dense subsurface layer at a depth of 20-30 inches.

Hydrology

During the rainy season, a small, shallow pool of standing water can be observed in the northwest quadrant in the vicinity of the swale and bubbles can be seen rising from the mud. This pool was not, however, observed by the geologist at the time of his visit in June, 2001. Speculation is that this "spring" is the source of the name for Spring Garden Street. The adjacent ground in the swale at the lower end of the park is also "spongy" during the wet season.



The northwest corner of the site, where much of the run-off from the slope, creates a very wet area during the winter and spring.

Several smaller springs dot the hillside during the winter rainy season. In January of 2001, much of the water accumulating in the swale disappeared into a small sinkhole, which had, according to reports, been filled in during previous years. Across the street, a tributary of Tryon Creek runs behind the houses roughly parallel to the park boundary. This tributary ordinarily has some water flow year round. From the top of the hill, the slope also descends sharply to the south across Dolph Court, terminating in a wetland of several acres.

Vegetation

The following vegetation has been observed at the site:

- Trees (at perimeter): Cherry, hawthorn, Douglas fir, yellow cedar, maple, plum, apple, black locust (thicket), birches, filberts
- Shrubs/Vines (at perimeter): Scotch broom, wisteria, grape
- Various grasses and clovers (at least 3 types of clover)
- Herbaceous: Queen Anne's lace, yarrow, lupine, comfrey, daffodils

- **Pernicious Weeds:** Bindweed, thistle, nightshade, dock, plaitain, dandelion, Himalyan blackberry (perimeter).

The field is mowed several times a year by the Portland Parks staff. At the request of neighbors, stands of lupine are flagged and left unmowed. Some neighbors have cut back black locus seedlings and blackberry thickets, and regularly mow strips of the field next to their properties. Some neighborhood people harvest fruit from the trees along the property line.

Throughout the blackberry season, the park is visited by a steady stream of neighborhood families who visit the park to pick berries and play in the field.

Wildlife

The field hosts animals that ordinarily inhabit the neighborhood, such as opossum, racoons, rats, moles, birds, insects, etc. and of course, cats and dogs. At least once, a blue crane was seen at the park.

Trees

There are a few large trees along the east and west borders but they all appear to be privately owned. Three 8" birch and one 12" silver (or red) maple also are on the site. According to Portland Parks's Urban Forestry office, all of the trees are in satisfactory condition.

Of these, only one, the birch farthest east, is of very good quality. All the others have minor defects (multiple stems, co-dominant leaders, long laterals). They are all now small enough to prent any problems and the defects are not significant..



The existing birch and maple trees along SW Spring Garden St.

EXISTING FEATURES, USE, AND ZONING

Built Features

The field is bounded on the upper and lower edges by a metal post and cable fence, with numerous small hanging signs with faded "no trespassing" signs. A trash can is a recent addition at the upper end of the slope on the trail that leads to Dolph Court. There is also a fire hydrant conspicuously located on SW Spring Garden St. There are no sidewalks or curbs. A drainage grate exists near the northeastern boundary corner.

At the upper extremity of the property there are a number of small mounds of dirt that date back to when the school district owned the property and would dump excess soil at the site. Along the path from SW Freeman St. is a large sinkhole that has visibly subsided further in recent years. Neighbors believe that an old automobile body is buried in the vicinity of the depression.

Uses

The field has historically been used as an informal off-leash dog area by as many as 50 local dog owners, and has become a focus of neighborhood social interaction. In the winter the slope is enjoyed by sledders and cross-country skiers.

Neighbors, particularly families with small children, pick blackberries throughout the summer. Aside from these activities, the primary use is by neighborhood people who come to sit or walk and enjoy the open space. Because the slope is almost entirely open to view, with few features and no play equipment, relatively few children use the space.

As more people learn that the site is an "official" park site, more children of all ages have been visiting the park. The site is used also by families with toddlers as a place to practice walking.

Zoning

The site comprises a base zone -- OS (Open Space) -- with and two Environmental overlay zones.

The *Open Space Zone* is intended to "preserve public and private open and natural areas identified in the Comprehensive Plan." Under the zone's regulations, some uses may require a conditional use review, such as "facilities that draw spectators to events in a park". Open Space regulations also define development standards for building setbacks, parking, street trees, and other related improvements.

The *Environmental Conservation Overlay (c)* "conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development".



The northwest corner of the site, which has an Ec overlay through the low draw in the photo.

Activities that are affected by the Environmental Overlays regulations include "development, all land divisions, removing, cutting, mowing, clearing, burning, or poisoning native vegetation listed in the

Portland Plant List; changing topography, grading, excavating, and filling; resource enhancement; and dedication and expansion of rights-of-way."

As stated in Title 33, "Public recreational trails, rest points, view points, and interpretive facilities will be approved if the applicant's impact evaluation demonstrates that all of the following are met:

- proposed development locations, designs, and construction methods are less detrimental to identified resources and functional values than

Zoning

other practicable and significantly different alternatives;

- the public benefits of the proposal outweigh all significant detrimental impacts;
- areas disturbed during construction, that do not contain permanent development, will be restored with native vegetation that is similar to the vegetation existing on the site and found on the Portland Plant List; and
- there will be no significant detrimental impact on resources and functional values in the areas designated to be left undisturbed.

NEIGHBORHOOD SURVEY

Survey

The design program for the park is based on ideas comments generated from a variety of sources. At kick-off meeting for the project in July, 2001, participants sketched their vision for the park. The *Citizen's Advisory Committee* reviewed these sketches and used them as a starting point in the process. The CAC provided a consistent source of ideas and information throughout the process.

An *open house* was held to review the preliminary plan in February. The event attracted about 20 people, who reviewed the four alternatives, then filled out evaluation forms.

A *mail survey* was mailed to residents in the area around the park site. Surveys were also available at open houses in the field. About 150 surveys were returned and were tabulated by staff. The primary findings of the survey are shown below.

♦ *Other Parks Visited*

When respondents were asked what parks they now visit, the three sites mentioned most often were Garbriel Park (90%), Custer Park (20%), and Tryon Creek State Park (14%).

♦ *Most Popular Activities*

When visiting other parks, respondents listed the activities they participated in most often. These included:

- jogging and walking (74%)
- picnicking and relaxing (70%)
- visiting the children's playground (43%)
- walking a dog (43%).

♦ *Profile of Respondents with Children*

Of the approximately 150 respondents, about 100 have children in their household.* The age group breakdown is as follows (numbers are in parentheses):

- 0-2 years old: 24
- 3-6 years old: 25
- 7-12 years old: 42
- Teen-agers: 10

♦ *Improvements Preferred*

Three improvements were cited most often for the park. Trees, benches, and open grass were mentioned by over 65 -70% of respondents. Unpaved paths were listed by 53% of respondents.

♦ *Concerns and Issues*

The issues that people were concerned about included:

- (1) natural qualities (some want 'no development' while others wanted amenities;
- (2) parking (both for and against);
- (3) dogs (both for and against); and
- (4) security (ranging from 'no outsiders' to not obstructing views into the park)

♦ *Improvements to Avoid*

When asked which improvements they do not support, respondents mentioned three things most often -- development in general (leave the site alone), off-leash areas, and parking.

* Since the survey was taken, neighbors have reported that several new babies have "arrived" in the neighborhood.

MASTER PLAN

Because of its size, topography, and environmental conditions, Spring Garden Park is intended to be a low-intensity park that serves its local neighborhood. But this is not to say that it won't be a popular place. The flat area at the south end will likely be the most actively used. The north end, with its natural plantings and wooded areas, will reflect the sites' particular environmental conditions.

The master plan also envisions a park that acts as a special place for the neighborhood. a place that will remain special even as the neighborhood changes, as new people move in, as the city grows, and as the neighbors age. It should be a place for neighbors to meet other neighbors, for newcomers to meet their neighbors, for all residents to come together for special events to renew their friendships. For children, the park should be a place to discover nature, a safe place to hang out, and a place where they create special memories of their childhood. For older people, the park should be a place where they can walk, relax, and maintain long held bonds with other neighbors.

GOALS

The four primary goals for the Spring Garden Park Master Plan are to:

- maintain and enhance the existing character of the park, with its broad, open areas, while meeting the long-term recreational needs of area residents;
- provide recreational opportunities with facilities that are consistent with those found in other neighborhood parks, where appropriate;
- protect and restore the natural resource areas, providing access where appropriate, but ensuring that protection of the resource values is a priority in these areas; and
- use the park as an educational resource for children and adults.

SITE CONCEPT & DEVELOPMENT STRATEGIES

Overall Concept

The development concept for the park is based on four major ideas, listed below.

- *Develop a playground and sitting area along SW Dolph Ct.*
- *Connect SW Dolph Ct. and SW Spring Garden Rd. with a simple system of paths.*
- *Improve and maintain the hillside area as a passive recreation area, with native grasses and other appropriate plant materials.*
- *Protect and improve the habitat value and environmental integrity of the natural resource areas.*

The Playground and Sitting Area

Develop a playground and sitting area at the south end of the park.

The playground will be located in the southwest corner will conform to ADA regulations, and will include equipment for both younger and older children. A decorative fence will encircle the playground and will be screened in part by a low hedge. The hedge and fence will be approximately 3-4' in height, high enough to provide security without creating a visual barrier.

This corner of the park also will be the most active part of the park, with a playground, benches, and other improvements designed to accommodate a range of visitors.

Benches will be installed along the edge of the sitting area and trees will be planted to allow unobstructed views. *Signs, trash cans, and other ancillary site furniture* will be located here, to support the use of the area as the main gathering place.

Lawn Area

Provide a lawn area east of the playground that can accommodate a variety of informal active recreation uses.

Two types of grasses will be provided at the park -- a traditional lawn around the playground will be installed to accommodate intensive use expected in this area.

On the hillside, a less-manicured "*meadow*" will be planted. This area is designed for recreational activities such as kite-flying, frisbee, and informal games involving small numbers of people. The area will likely not be mowed as often as the playground area but will still be usable for activities that do not require a manicured lawn.

Circulation

Develop a circulation system that connects visitors with access points and with its built and natural features.

The circulation system consists of a two major walkways. One is a winding path that crosses the hillside and winds its way down to the edge of the wet area plantings in the north end of the park.

This path will be accessible and will conform to ADA standards. Because of the wet conditions found on the hillside, the path will have to be carefully designed to avoid erosion and deterioration from runoff and underlying ground water. The path also will be designed so that it is less visible when viewed from the lower sections of the park.

The second path is a direct link along the western edge that connects the north and south ends of the park. The steep slopes along this route will require that many steps be provided. Although this will undoubtedly be expensive, this direct link will likely be heavily used by visitors who do not wish to take the more meandering route. This route, with its several sets of steps, will likely be popular with runners and others looking for a more vigorous workout.

Because of the vacated streets granted to private parties, there are fewer pedestrian access streets, making access by foot difficult in the neighborhood. As a result, Spring Garden Park is often used as a shortcut for neighbors.

Develop park entry points along SW Dolph Ct. and SW Spring Garden Rd.

Several access points into the park will be developed. Major entry points are from SW Dolph Ct. and SW Spring Garden while a minor and local access point will be provided from SW Freeman.

Along SW Dolph, two entry points will provide access into the more developed part of the park, all leading into the area around the playground. A parking space for visitors who are disabled also will be located in the vicinity of these entry points.

Along Spring Garden, two major entry points will be developed. One entry will be marked with a planting bed and will connect to the path that bisects the ash-alder forest. Another entry will be at the northwest corner of the park and will offer a direct route between SW Dolph and SW Spring Garden.

Install sidewalks along SW Dolph and SW Spring Garden Sts.

Over the long term, sidewalks will have to be provided along the two streets as part of the city's long range transportation plans and policies. For park projects, it is sometimes possible to develop small-scale improvements such as playgrounds without triggering the sidewalk construction requirement. This provision is based on the assumption that the improvement will not result in higher levels of traffic and pedestrian use.

Site Furniture

Install and place benches and picnic tables along the paths and in appropriate areas in the park.

Benches and picnic tables will be distributed at key points through the park. In general, these are located around the playground and along paths. Specific locations will be determined when construction drawings are prepared.

Bollards

Install a barrier along the northern and southern edges of the park.

A *bollard and cable barrier* will be installed along the northern edge of the park to prevent unauthorized vehicles from entering the park. Decorative, removable bollards may also be installed at the park's entrances.

Plantings

Revegetate the low, wet area along the north side of the park as a natural resource area.

The northern third of the park includes a draw that extends diagonally towards a low point in the northeast corner of the park. This draw acts as a drainage course for runoff from the hillside and is very wet during the winter and wetter months.

An ash-alder plant community is proposed to reflect what would naturally occur in wet conditions. The overstory of ash and alder would be underplanted with native shrubs such as snowberry, salal, and ferns.

Although the goal will be to mimic a native plant community, plantings will be selected and maintained so as not to become so dense and high that it creates a security problem.

A boardwalk will cross the drainage way through this draw, as part of the park's path system that curves along the hillside.

Install planting beds at selected points in the park to mark entries, landscape steep slopes, and act as vegetative buffers.

Planting beds will be developed along the southern edge of the park, where it drops off to the street. The beds will add seasonal color and will also help to prevent cut-through foot traffic, which could create erosion problems.

Where possible and appropriate, plantings will be those that attract wild life and/or are native. This will not preclude the use of ornamental plants, which can provide seasonal interest and serve as an effective vegetative barrier.

Perimeter plantings will be selected carefully, to avoid creating hiding places and situations that may compromise security.

COST ESTIMATE

The estimate shown below provides a range of potential costs and *should be considered an "order of magnitude" cost*. It does not account for unexpected situations and there may be additions and revisions.

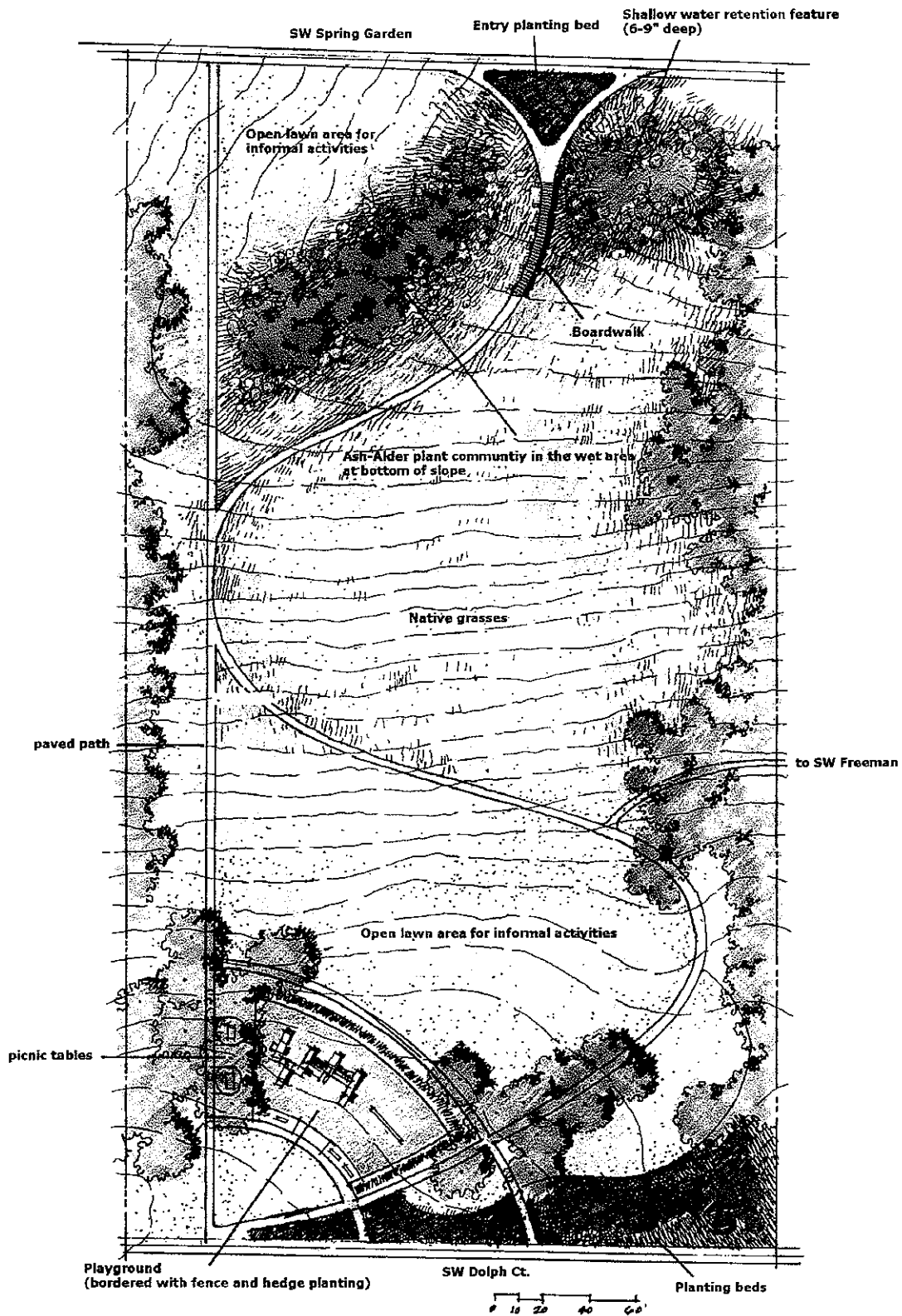
Item	Unit	Quantity	Unit Price	Total Amount
Mobilization	LS	1	4000	4000
Clearing and Grubbing	LS	1	5000	5000
Earthwork	CY	1500	7	10500
Asphalt Walk	SF	12688	2	25376
Aggregate Base	SF	12688	0.4	5075
Concrete Sidewalk	SF	3836	3.5	13426
Concrete Stairs	LF	240	20	4800
Concrete Pad	SF	1042	3.5	3647
Concrete Curb	LF	548	9	4932
Concrete Curb @ Play Area	LF	251	9	2259
Storm Drainage	LS	1	5000	5000
Erosion control	LS	1	2000	2000
Landscape				
Lawn	SF	28209	0.5	14104.5
Deciduous Trees	EA	18	350	6300
Shrubs / Ground Covers	SF	20055	2.5	50138
Wetland Plantings	SF	14955	1	14955
SW Dolph Ct. Plantings	SF	7055	2.5	17638
Perimeter Plantings	SF	15787	2	31574
Street Trees	EA	10	450	4500
Restoration seed	SF	20000	0.1	2000
Irrigation				
Meter	EA	1	2000	2000
Backflow Preventer	EA	1	500	500
Irrigation	SF	35264	0.5	17632
Furnishings				
Picnic Tables	EA	2	1200	2400
Benches	EA	4	500	2000
Boardwalk	SF	400	40	16000

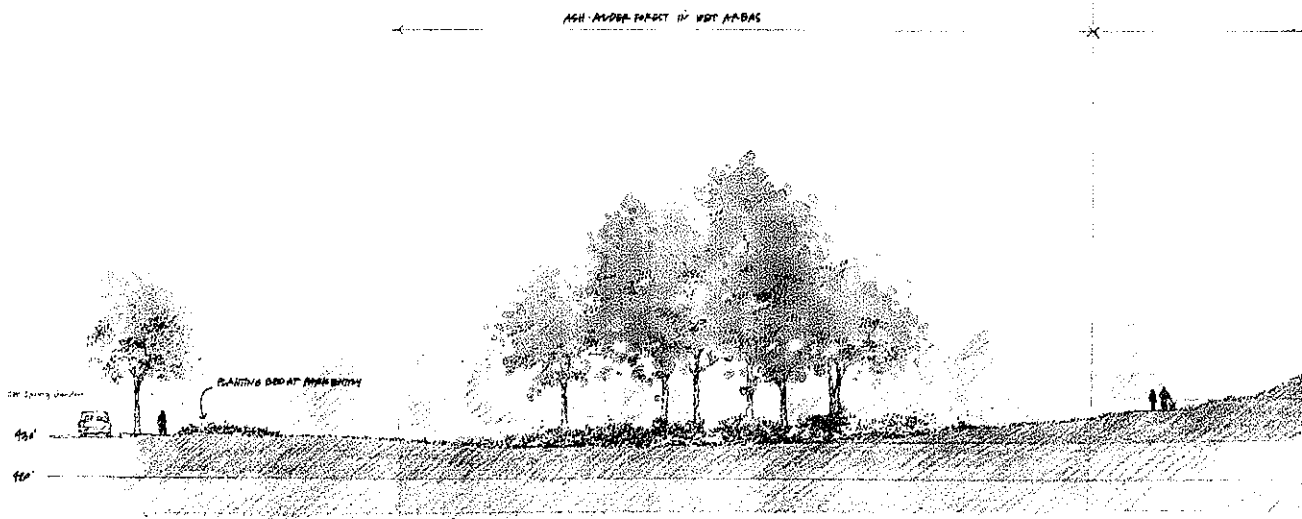
Bollards	EA	2	300	600
Play Equipment*	ALLOW	1	75000	75000
Play Surfacing	SF	3667	4	14668
Fencing @ play area	LF	250	13	3250
Park Identificaion	EA	1	1500	1500

Subtotal	\$362,774
Contractor OH & P (12%)	\$43,533
Subtotal	\$406,307
Contingency @ 20%	\$81,261
TOTAL	\$487,568

* Play equipment costs can vary considerably. The figure shown is a very rough estimate that assumes a medium size playground.

Master Plan Concept





Appendix A: Survey Results

SPRING GARDEN PARK
Citizen Survey
Preliminary Results

September 17, 2001

Number of respondents: 147

Most visited other park: Gabriel (90%)
Custer (20%)
Tryon Creek (14%)

Most popular activities:
(at other parks) Jog / walk (74%)
Picnic / relax (70%)
Children's playground (43%)
Walk Dog (43%)

Total number of children: 102

Age: 0-2 24
3-6 25
7-12 42
teens 10

Most requested improvements: Trees (103 or 70%)
Benches (102 or 70%)
Open grass (96 or 66%)
Unpaved paths (77 or 53%)

Main issues: Dogs (both for and against)
Parking (both for and against)
Natural (some wanting no "development" but others wanting amenities)
Security (a mix of issues, from no "outsiders" to obstructed views)

Most requested to avoid: Development, amenities
Dog off-leash area
Parking

Spring Garden Park Master Plan Open House Results

23 Feb 2002

	Like					Dislike				
	1	2	3	4	5	1	2	3	4	5
Develop playground.	13	0	2	1	0					
Develop paved paths in park.	11	4	1	0	0					
Develop lawn area next to playground and at south end of park.	11	1	3	1	0					
Replant wet area as ash-alder plant community.	11	3	1	0	1					
Plant and manage hilly area with native grasses and wildflowers.	14	2	0	0	0					
Provide benches and picnic tables around playground.	13	1	1	0	0					

Written Comments from Comment Cards

DEVELOP PLAYGROUND

- Will the city replace broken equipment and benches in an expediate manner?
- All very nice.
- I like the location at the top of the park.
- Avoid loud colors-natural tones in construction of play structure.
- Move 15+ feet to west, keep central 1/3 of site open to view.
- Please add monkey bars too.
- My first priority. Include fence.

DEVELOP PAVED PATHS IN PARK

- Paths yes-maybe gravel.
- As long as it is a surface other than asphalt-something accessible but soft on the eye.
- Prefer more natural alternative to asphalt. Should be below grade to preserve 'unbroken' view of slope.
- Not hard surface.

DEVELOP LAWN AREA NEXT TO PLAYGROUND AND AT SOUTH END OF PARK

- Will the grass be maintained or ugly dried up or worse-muddy mess? What kind of grass?
- All very nice.
- It would be nice to be able to utilize this for small kids soccer.
- Not thrilled about this-would prefer keeping it the natural "weeds" there too, but, oh well-don't feel strongly against it either.

REPLANT WET AREA AS ASH-ALDER PLANT COMMUNITY

- All very nice.
- I am concerned that the view from Spring Garden to the top of the hill will be reduced and the proposed view corridor is too narrow from the Spring Garden side. Alder-ash too tall trees-I suggest that the planting into the center of the park be reduced to plants 2' to 3' high. I believe the full view of the park for both safety/usage and visual purposes be as close as possible to the current full view. Keep tall trees to park edges-keep the glory of the open hill visible!!
- Keep taller trees neat west border-shorter trees and shrubs into middle of park.
- Extend to West property line.

PLANT AND MANAGE HILLY AREA WITH NATIVE GRASSES & WILDFLOWERS

- All very nice.
- Yay! Awesome!
- Retain Lupines.

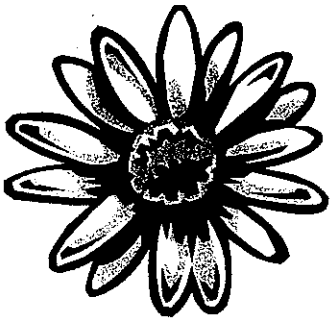
PROVIDE BENCHES & PICNIC TABLES AROUND PLAYGROUND

- Again, if a bench is vandalized how long will it take you to fix it? You have a poor record at Gabriel.
- All very nice.
- Again, Natural materials and colors, please.
- Benches at Dolph Ct. entry and NW corner of Spring Garden.
- And possible others.

ADDITIONAL COMMENTS

- I would like to see the trees, native grasses, and wildflowers planted, along with the paths. Forget the expensive stuff like the playground, especially since there is not tangible budget to use. Can the Boy Scouts help us out with the laborious part of this? They do good trail work and bridgework.
- Soccer fields would be real nice compliment to this plan but the slope makes this more difficult to consider...other than real small fields for little kids. Very nice plan.
- I am thrilled at the new park-especially the open space-I so much appreciate the saving of the open space. I am concerned in the long run that the Park Dept. be able to appropriately maintain any improvements. Over the years too many Portland parks have not been maintained as well as necessary. I would strongly prefer the current undeveloped status to a low-key development with things needing painting, replacing, repair. I don't feel the Parks Dept. has a very good track record in maintenance and city parks too often are not kept to as high quality as needed. Currently the mowing by the Parks Dept not as good as the school district did previously. Afraid of the type of "Parks Dept" thought as per the idea of pulling out trashcans from parks (failed idea, but implemented for a bit).
- Nice plan!
- Need to show parking spaces on drawings to the public. At south end, the east-most pathway into park from Dolph Ct. needs to show stairs.
- Vegetation in central 1/3 of site should be low to preserve view of slope. Taller plants at perimeter. More picnic tables south of upper path to allow playground to move 15+' to the west. Add gate to playground.
- The hilly site seems like it might have a view of Mount Hood at the top and view of the park itself. Being an urban park, it seems that plans should include space to maybe add a structure of platform for viewing. This should be modest to mix with the naturalness of park but take advantage of peoples desire to over see the world (the bigger perspective).
- I really love the plans that have been developed. I feel it is very true to what the neighborhood wants and has discussed. Thank you.
- As much as I hate blackberries, and think they should be exterminated as nonnative invaders, they are an important component to the local community, who annually have berry-picking-days-I don't know what to do about the berries.
- Great plan!! Well thought out, perfect for a neighborhood park!!
- I like the general low-key approach keeping natural as possible.
- I'm very pleased with plan as I feel it honors the geology and history of the site.

Appendix B: Project Newsletters



It is time to begin planning for Spring Garden Park

July 2001

In 1999, Portland Parks & Recreation acquired a 4.65 acre parcel from the Portland School District. The site, now referred to as "Spring Garden Park", is bounded by SW Spring Garden and SW Dolph Court, between SW 32nd and SW 35th. Access is available along Spring Garden and along Dolph Court.

Now it is time to create the functional plan that will guide future development of the park.

An Advisory Committee will help guide the planning process.

A Citizens Advisory Committee has been formed to assist Portland Parks & Recreation in crafting the plan for Spring Garden Park. Committee members represent a cross section of the community and a wide range of interests. Included are families with young children, immediate neighbors, nearby schools, those with physical limitations, artists, and people with a variety of recreational interests. We would also appreciate the participation of someone who is knowledgeable about the history of this site. If you are interested, or know of someone to suggest, please contact Mary Anne Cassin, Project Manager, at the numbers on the inside of this newsletter.

A special thanks to all those who have agreed to serve on the advisory committee!

Hannah Davidson is the Multnomah Neighborhood Association representative to the SWNI Parks Committee and was selected by both groups to be the neighborhood representative for the planning of the Spring Garden park site. She and her husband live next door to the park and for years they have maintained the public access path to the park from Freeman. Other neighbors and park users serving on the committee include Roger Aldrich, Chris Breil, Augusto and Susan Bassanini, Matt Dinsmore, Brian Stenberg, Gary Gilbert, Jackie Hand, Judy

Hathaway, Jane Hawks, Lori Hedrick, Hillary Hyde, Elliot Kayser, Anne Mavor, David Siegel and Lainie Smith. Frank and Susan Rudloff (Frank is current chair of the Multnomah Neighborhood Association) and Martie Sucec (past chair of the Multnomah Neighborhood Association) will serve as special advisors to the park planning group.

Advisory Committee Meetings

The Citizens Advisory Committee will meet briefly immediately following the Community Gathering in the Park on July 19th. Regular meetings will begin after Labor Day.

All CAC meetings will be publicized and anyone with an interest in this project is encouraged to attend and join in the discussion. Postcard meeting notices will be sent to everyone who asks to be on the mailing list, and will be posted on the PP&R web site (www.portlandparks.org) and on signs in the park.

Join us for a
Sundae in the Park!
Thursday, July 19th
6:30 - 8:00 p.m.



Portland Parks & Recreation staff and members of the advisory committee are hosting this informal community gathering in the park to kick-off the planning effort.

Stop by to share ideas, sketch the park of your dreams, visit with friends and neighbors, and enjoy an ice cream sundae!

To return your survey, please cut along the line and fold your survey so that the Portland Parks & Recreation address is facing out! Add a stamp, then pop it into the mail.



What is your dream for the new park at Spring Garden?

Community Survey

The following survey will provide valuable initial information as the Advisory Committee begins its work. Please take some time to complete the survey - then cut it on the dotted line, add your stamp, and send it back to us! If we receive your survey by **July 18th** your suggestions can be included in the early survey response report we'll give to the Advisory Committee when they meet in the park on the 19th. But if you miss that date, don't worry - just bring it to the park that night or pop it into the mail some-time before Labor Day. Thanks very much for your help.

1. Do you use the park now? ☐ yes ☐ no

If yes, how do you use it? If you don't use the park, why not?

5. Do you have children under 18 in your household? ☐ yes ☐ no

If so, what are their ages?

2. What other area parks do you use?

6. What issues or concerns do you think should be addressed during the planning process?

3. What do you and your family do when you visit those other parks? What facilities have you used?

(Check all that apply.)

- | | |
|--|--|
| <input type="checkbox"/> Jog/Walk | <input type="checkbox"/> Basketball |
| <input type="checkbox"/> Ride bikes | <input type="checkbox"/> Baseball/softball |
| <input type="checkbox"/> Picnic/relax | <input type="checkbox"/> Volleyball |
| <input type="checkbox"/> Children's playground | <input type="checkbox"/> Soccer/Field sports |
| <input type="checkbox"/> Wading pool | <input type="checkbox"/> Walk the dog on/off leash |
| <input type="checkbox"/> Tennis | <input type="checkbox"/> Other: (please describe) |

8. Are there specific improvements you **DO NOT** want to see in the park? Why?

4. What improvements would you like to see in this park? (check as many as you like)

- | | |
|---|---|
| <input type="checkbox"/> paved pathways | <input type="checkbox"/> picnic tables |
| <input type="checkbox"/> unpaved pathways | <input type="checkbox"/> flower/shrub beds |
| <input type="checkbox"/> benches | <input type="checkbox"/> open grassy area |
| <input type="checkbox"/> pathway lighting | <input type="checkbox"/> trees |
| <input type="checkbox"/> drinking fountain | <input type="checkbox"/> landscape improvements |
| <input type="checkbox"/> natural areas | ___ trees |
| <input type="checkbox"/> play equipment | ___ shrub beds |
| <input type="checkbox"/> community garden | ___ flowers/perennials |
| <input type="checkbox"/> improved access for: | ___ natural landscape |
| ___ bikes | <input type="checkbox"/> safety fencing |
| ___ pedestrians | <input type="checkbox"/> dog watering hole |
| ___ wheelchair/strollers | <input type="checkbox"/> improved parking (describe): |
| ___ other: _____ | _____ |
| | <input type="checkbox"/> other ideas: |

9. We don't want to miss anyone! Do you know of organizations or specific interest groups we should be sure to include on the mailing list?

10. Would you like to remain on the mailing list for this project? If your newsletter was addressed to you personally, you are already on the mailing list. Otherwise, please include your name and address here:

Name: _____

Address: _____

City: _____ Zipcode: _____

Telephone: _____

email address: _____

Get Involved! Stay in Touch!

This initial newsletter is being widely distributed. Future newsletters and meeting notices will be mailed to all who ask to remain on the mailing list. Or you can keep track of the project on the web! We'll post meeting notes, public meeting results, and meeting notices on the Portland Parks website. Meeting notices will also be posted in the park.

Call 503-823-5588 Fax 503-823-5570

www.portlandparks.org

SEND US YOUR THOUGHTS

1120 SW Fifth Room 1302
Portland, OR 97204

CONTACT THE PROJECT MANAGER

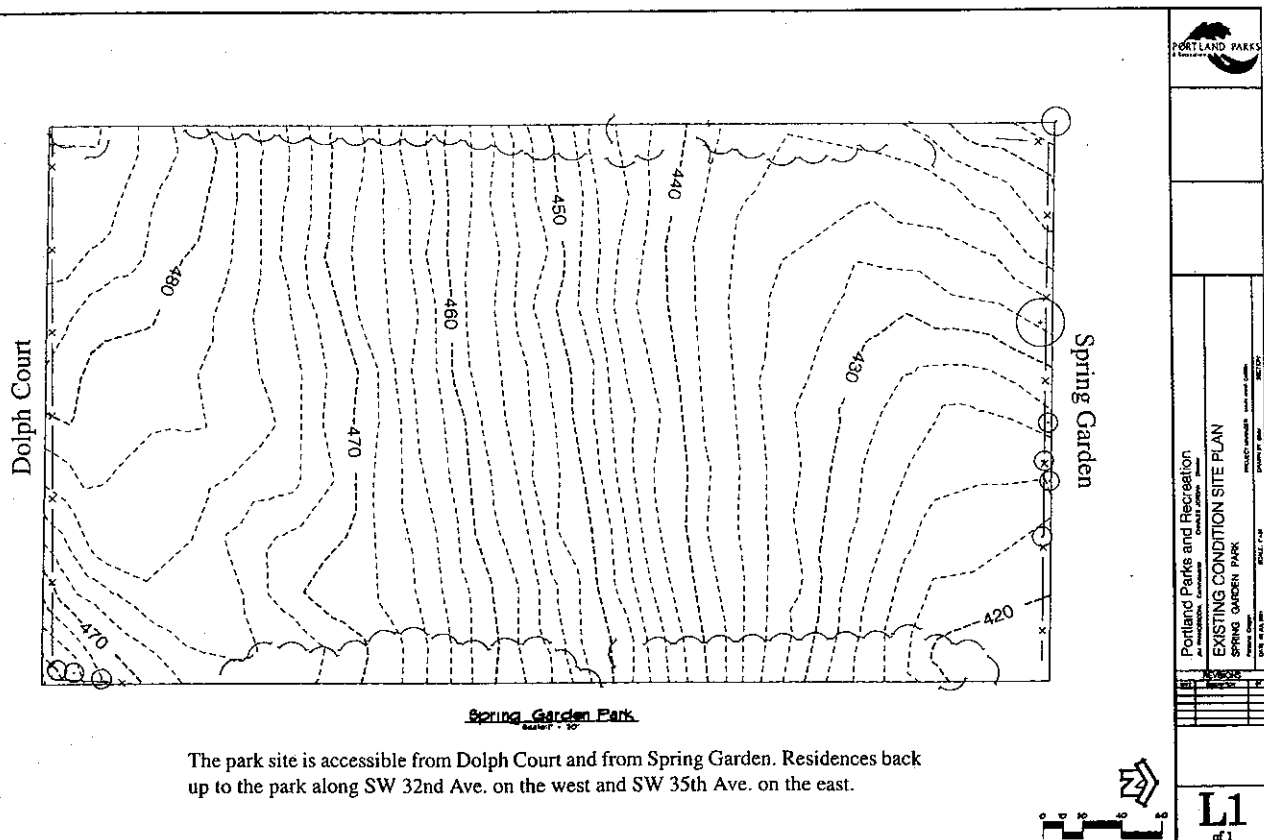
Mary Anne Cassin
pkmac@ci.portland.or.us
503-823-5229

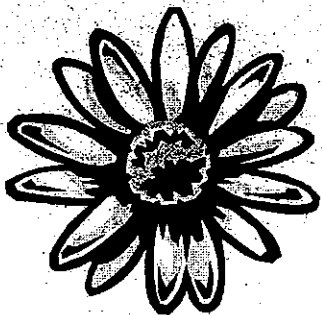
Planning a new park

As we develop a community vision for this new park, it will be important to think about its general character. How dramatic should the changes be? Should some or all of the park be kept more natural? Are there special site features, landscape elements or historical uses that should be preserved? What kind of "feel" do you want this park to have? Jot down your ideas on this base map and bring it with you on the 19th to help get the discussion started.

Some improvements, such as sidewalks, may be required by code. As we get further along in the planning process, we will have a better idea of what these requirements will be and how to best incorporate them into the plan.

The completed plan will include a strategy for implementation, which could easily include a role for community volunteers.





Come check out the plans for Spring Garden Park

SW Spring Garden and SW Dolph Court, between
SW 32nd and SW 35th.

February 2002

Some background . . .

Last July, planning for Spring Garden Park began with an ice cream social on the site. Over 100 people took advantage of the beautiful evening and the opportunity to share ideas for the park. Creation of a Master Plan is the first step in developing a new park on this 4.65 acre parcel acquired from the Portland School District in 1999. Input from the ice cream social and responses to a community survey helped set the direction for the plan.

Since that time, the Citizens Advisory Committee has held several open community meetings to craft Master Plan. *Once approved, the plan will be used to guide future park development. Implementation of the plan will likely happen over time, as funds become available.*

Project Goals

Four primary goals guided the planning effort for Spring Garden Park:

- ◆ Maintain and enhance the existing character of the park, with its broad, open areas, while meeting the long-term recreational needs of area residents;
- ◆ Provide recreational opportunities with facilities that are consistent with those found in other neighborhood parks;
- ◆ Protect and restore the natural resource areas, providing access where appropriate, but ensuring that protection of the resource values is a priority in these areas; and
- ◆ Use the park as an educational resource for children and adults.

About the Plan

The proposed Master Plan, illustrated on the inside of this newsletter, reflects four specific development objectives.

1. Develop a playground and sitting area at the south end of the park. Assure that the playground is appropriate for both smaller and older children.

The proposed playground will conform to ADA (Americans with Disabilities Act) regulations and adequate in size to accommodate equipment appropriate for both younger and older children. The lawn area north and northeast of the

playground will be improved to provide a more "finished" surface. The rest of the meadow can be maintained as a more naturalistic grassy area.

Benches are recommended along the edge of the sitting area. Signs, trash cans, and other ancillary site furnishings will be located here, to support the use of this area as the main gathering place.

Spring Garden Park Master Plan Public Open House

Saturday, February 23, 2002

Multnomah Center

7688 SW Capitol Highway - Room 39

10:00 - noon

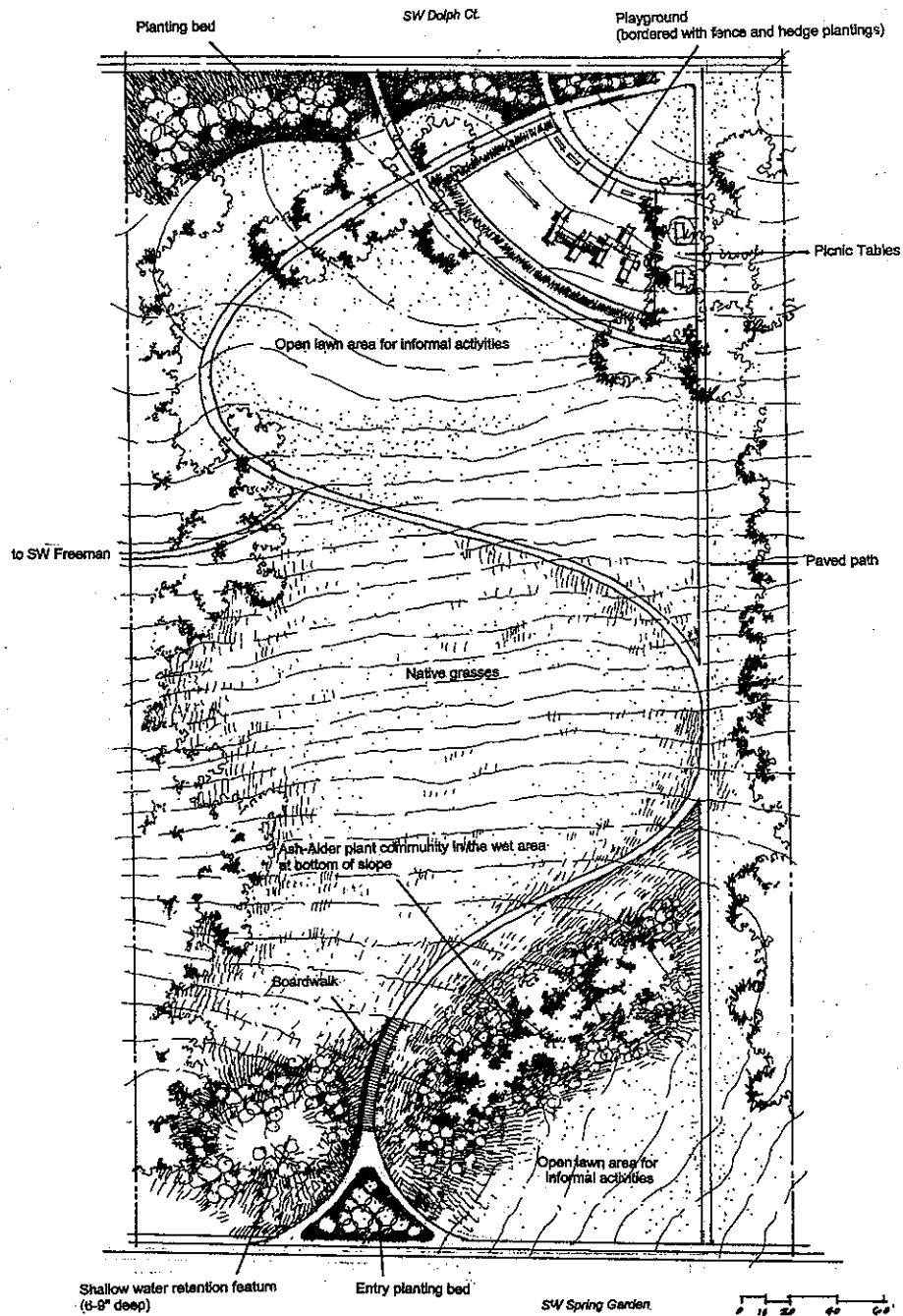
Review and comment on the proposed plan. Talk to members of the Advisory Committee and David Yamashita, Portland Parks & Recreation Project Manager.

2. Connect SW Dolph Court and SW Spring

Garden Road with a system of paths. Primary and secondary park entries are recommended along SW Dolph Court and SW Spring Garden, with an additional entrance from SW Freeman. The informal pathway currently linking Dolph Court and Spring Garden on the west side of the park will be paved and a meandering path is proposed through the meadow area, with a boardwalk over the wet area on the Spring Garden end. The plan calls for installing benches and picnic tables along the paths and in other appropriate areas of the park but recommends determining specific locations for these furnishings when the construction drawings are prepared.

Continued on back . . .

Spring Garden Park Master Plan



About the plan, continued from front

3. Improve and maintain the hillside area as a passive recreation area with native grasses and other appropriate plant materials. Two types of grasses are recommended - a traditional lawn around the playground to accommodate the more intensive use anticipated for this area. On the hillside, a less-manicured meadow will be planted. This area is designed for recreational activities such as kite-flying, frisbee, and informal games involving small numbers of people. The area will likely not be mowed as often as the playground area but will still be usable for activities that do not require a manicured lawn.

4. Protect and improve the habitat value and environmental integrity of the natural resource areas.

The plan recommends replanting native vegetation in the habitat areas and revegetating the wet area along the north side of the park as a natural resources area. Planting beds will be developed along the perimeter of the park, along SW Dolph, and at the main entrance from Spring Garden. Where possible and appropriate, the plantings will be those that attract wildlife and/or are native. This will not preclude the use of ornamental plants, which can provide seasonal interest. Interior and perimeter plantings will be selected carefully to assure views into the park and avoid creating situations that may compromise security.

Thank you!

From the beginning, there has been great community involvement in development of this Master Plan. Thanks to everyone who completed surveys, attended meetings, and shared ideas for Spring Garden Park.

Special thanks goes to Hannah Davidson, who helped coordinate the effort on behalf of the neighborhood. Her efforts to keep people informed and encourage involvement have helped make this process successful.

A sincere thank-you also goes to the other neighbors and park users who have served on the Citizens Advisory Committee for this project: Roger Aldrich, Chris Breil, Susan Bassanini, Brian Stenberg, Gary Gilbert, Jackie Hand, Judy Hathaway, Lori Hedrick, Hillary Hyde, Elliot McArthur, and Lainie Smith.

For more information, contact

Portland Parks & Recreation
David Yamashita, Project Manager
503-823-5120
pkDMY@ci.portland.or.us

Appendix C: Acquisition Ordinance

173252

ORDINANCE NO:

*Purchase and maintain surplus real property from Portland Public School District No. 1J. (Ordinance.)

The City of Portland ordains:

Section 1. The Council finds:

1. The Council appropriated \$7.4 million in fiscal year 1998-99 for acquisition of surplus real property from Portland Public School District No. 1J ("School District").
2. The School District has declared the following properties as surplus, and, based upon mutually acceptable appraisals, the City and the School District have negotiated the exchange of the properties for the following prices:

Multnomah Art Center Annex Buildings & Site	\$ 300,000
Dickinson Site	690,000
Spring Garden Site	552,000
Hoyt Site	400,000
Kerr Site	1,100,000
Columbia Arboretum Site	2,075,000

3. The School District's agreement to sell the Columbia Arboretum Site is contingent upon its retention of an easement over part of the site for its existing bus parking. The School District will maintain the portion of the site which is covered by the easement as long as it uses the area for bus parking.
4. The City's purchase of the Kerr site is contingent upon the City of Lake Oswego's acquiring an undivided 50% interest in the property from the City, which the City of Lake Oswego has agreed to do. Additionally, the City of Lake Oswego will be responsible for the cost of on-going maintenance for the Kerr Site.
5. Metro has acquired property, known as the Maricara Site, from the School District as part of Metro's open space acquisition program with the understanding that the Portland Parks would provide for the site's on-going maintenance as a natural area in accordance with the Tryon Creek Watershed Properties Intergovernmental Agreement (Tryon Creek IGA) with Metro, authorized by Ordinance #171795 and passed by Council on November 26, 1997. The Maricara Site is adjacent to park land the City already owns and maintains. The Director of Parks recommends that the City accept management responsibility for the Property under the terms of the Tryon Creek IGA.
6. The buildings on the Multnomah Art Center Annex Site are in poor condition and certain basic repairs are needed to make them safe for continued occupancy by the existing tenant. The \$75,000 estimated to be needed for repairs will be funded by the Portland Parks Trust Fund. Rent from the buildings will be deposited in the Portland Parks Trust Fund.
7. The Director of Parks estimates that the on-going maintenance costs for the Maricara Site and the above cited School District properties, except the Kerr Property, will be \$79,730 per year.

NOW, THEREFORE, the Council directs:

- a. The Commissioner of Public Utilities is authorized to execute all documents necessary to close the transactions for the acquisition of the properties described above, once such documents have been approved as to form by the City Attorney;
- b. The Mayor and the City Auditor are authorized to draw a warrant or warrants, as directed by the Commissioner of Public Utilities or the City Attorney, for an aggregate amount not to exceed \$5,117,000, payable to Portland School District No. 1], to be exchanged for title to the properties as described above;
- c. Upon delivery of the deeds from the District, in a form approved by the City Attorney, the City Auditor is directed to record the deeds in the official deed records of Multnomah County;
- d. The Director of Parks is directed to add the Property to the City's park inventory and to manage the Maricara Site according to the terms and conditions of the Tryon Creek IGA; and,
- e. In accepting responsibility for the properties described above, the Council acknowledges the need to fund the annual on-going maintenance costs for the properties, estimated at \$79,730. The Office of Finance and Administration is directed to add \$79,730 to the Park's on-going budget target at the next update of the General Fund forecast to pay the on-going maintenance expenses.

Section 2. The Council declares that an emergency exists in order to avoid delay in acquiring the properties and providing the School District with needed cash; therefore, this Ordinance shall be in effect from and after its passage by the Council.

Passed by the Council,

APR 14 1999

GARY BLACKMER

Auditor of the City of Portland

By

Britta Olson

Deputy

Commissioner Francesconi
Judith Rees
April 7, 1999