



**PORTLAND PARKS & RECREATION**

Healthy Parks, Healthy Portland



## **Parklane Park Master Plan**

March 2009

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# Parklane Park Master Plan

March 2009

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# 1. INTRODUCTION

## 1.1 Summary



Parklane Park



Park expansion area

Parklane Park is a 25 acre park in outer southeast Portland. Five acres is currently developed as a neighborhood park. It was constructed in the 1970s when the surrounding neighborhood was developed. The 20 acres acquired by the City of Portland in 2006 was most recently a gravel mine. Together, these two parcels form one of the largest parks in outer southeast Portland and have the potential to provide recreation opportunities the area lacks.

The park is surrounded by residential properties to the north, west and south. It shares its eastern boundary with Harold Oliver Primary and Intermediate Schools. Although the park is large enough to accommodate a variety of recreation needs, development should provide recreation without significantly impacting neighbors. Park development should also recognize opportunities to share resources and infrastructure between the park and school.

Parklane Park has an open character with views of Mount Hood and the surrounding hills. In a dense urban landscape where tall evergreen trees dominate nearby parks, it provides an opportunity to experience both distant views and open sky.

## 1.2 Purpose of Plan

The Parklane Park Master Plan should be used to guide detail design and construction of the park. The master plan addresses issues important to the successful expansion of Parklane Park. It reviews the potential for this park to be a distinctive, park for outer southeast Portland.

The planning phase has included an extensive public involvement process. The Parklane Park Master Plan provides a conceptual design for the park based on this input, and outlines a set of guidelines for the park's development. The Master Plan is not a site plan, but a generalized concept suggesting a range of recreational facilities that meets the neighborhood's needs. This concept is described in the recommendations section.

## 1.3 A Signature Park

Parklane Park is a large, centrally located park in outer southeast Portland. There is a significant lack of parks and open spaces, and a shortage of recreation facilities in the neighborhood. Parklane has the potential to provide many recreation amenities for the area. As a large park it can provide facilities that meet the needs of the greater outer southeast community, as well as the immediate neighborhood.

The park program needs to balance providing developed facilities and maintaining open space. Although over-development is a concern, the neighbors want a place that will be perceived as a signature destination for outer Southeast Portland. The idea of a “Signature Park” was influenced by iconic Portland parks like Laurelhurst, Mt Tabor, and Peninsula Park. These contribute to the identity of their neighborhoods and elegantly serve the dual purpose of providing open space, and fulfilling community recreation needs.

Those parks are the result of thoughtful park system planning in the early days of Portland’s urban development. The Olmsted brothers’ report to the park board in 1903 provided the foundation for a comprehensive park system. It identified potential parks within the city that would preserve significant Portland scenery and topography, providing the groundwork to build iconic or “signature” parks. Because the Centennial Neighborhood was far outside of the city limits at the time of early park planning, it did not directly benefit from this long-range vision. Portland Park’s purchase of the old quarry site gives the City an opportunity to create a contemporary signature park for the outer southeast area.

During the planning process neighbors and citizens were asked to define their vision of a Signature Park. Comments included:

***A signature park...***

- ***is a place of great purpose, where people of all ages and physical abilities play together, where everyone feels welcome and safe in all areas of the park.***
- ***promotes the spirit of community.***
- ***has a unique identity.***
- ***celebrates local history.***
- ***integrates art throughout the park.***
- ***has magnetism and is an attraction for the community.***
- ***is a destination where you can spend an entire day, with places to picnic, shady areas, and shelter from the rain.***
- ***provides enough places to play, and is a place for peaceful respite and a place of beauty.***



Peninsula Park

These ambitions served as principles that informed discussions and decisions made during the master planning process and should be considered during later stages of design.

## 2. THE NEIGHBORHOOD

### 2.1 Park Location



SE Main Street; looking southeast

Parklane Park, formerly a Multnomah County park, is located in the Centennial Neighborhood which was annexed into the City of Portland in 1990. When the neighborhood was built in the 1950s and 1960s, county standards governing development were inconsistent with City of Portland standards (and certainly not consistent with current standards.) Municipal sewers and sidewalks were not provided in many areas. Parks were provided but were typically small with limited amenities. Large parks with strong community identities (Laurelhurst, Mt. Tabor, etc.) were not built as a component of the public infrastructure in the Centennial Neighborhood.



Context map

Parklane Park is located at SE 155th Ave and SE Millmain St, between SE Stark and SE Division. The 25 acre park is the largest open space in the neighborhood. Single family homes and the Harold Oliver School campus surround the perimeter of the park. A number of apartment buildings are located adjacent to the major streets that provide access to the park.

## 2.2 Demographics

The homes around the park and are generally modest in scale. While many neighbors have lived in these homes since they were built, other residents include young families who are attracted to the affordable neighborhood. Immigrant communities, including Russian/Ukrainian, Asian, and Hispanic, characterize a large and growing demographic in the neighborhood and at the schools.

## 2.3 Community Organizations

The park shares its eastern boundary with the Harold Oliver Primary and Intermediate Schools (Centennial School District). This proximity provides opportunities to share complementary resources and develop efficiencies that benefit both the park and school. Developing complementary facilities can provide more recreation opportunities in an area that is generally underserved with public amenities.

Parklane Church is situated just east of the school property. The church is active in the local community and was a helpful and supportive neighbor during the master planning process. Together, the school, park and church form a large community campus that includes open space, playfields, classrooms, meeting rooms, and parking.



View of Harold Oliver Schools from the park

### 3. SITE HISTORY

#### Cultural Influence

**11,200 B.C.**  
Human habitation of Oregon

**1500**  
Chinook Tribes inhabit the Portland area. They include: Multnomah (also called Wappato) Clackamas and Tuálati.

**1700**  
Chinook Jargon, an Indian trade language based on Chinook words, assimilates other Native and European vocabulary, showing the importance of Chinook tribes in pre-1840 trade relations.

**1805**  
The Lewis and Clark expedition reaches Portland.

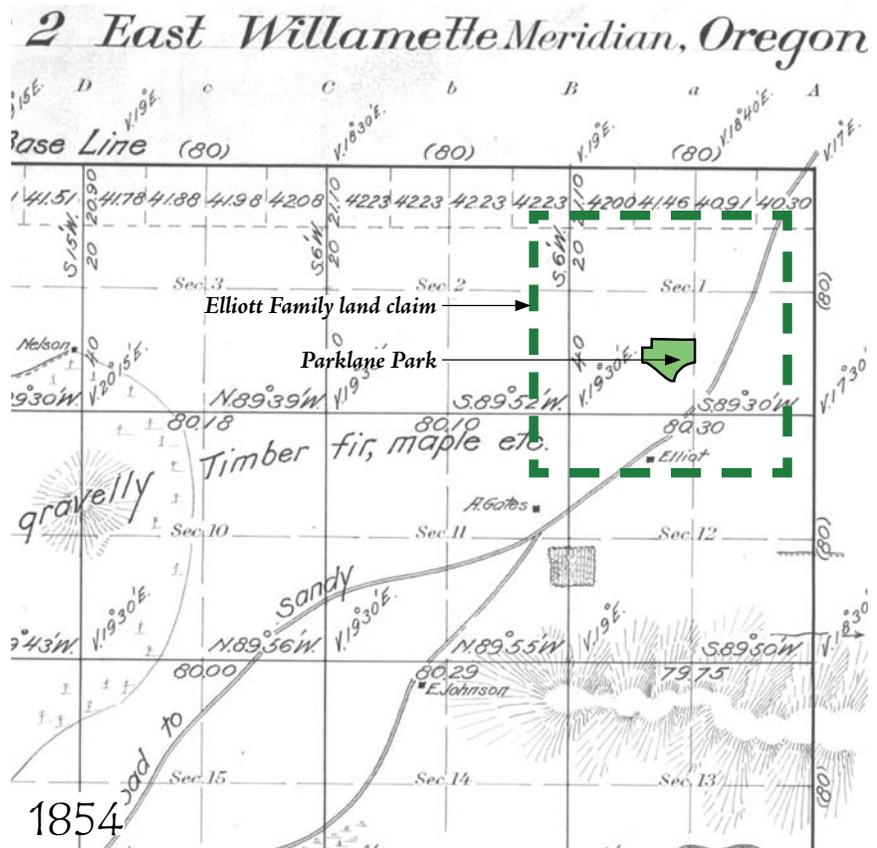
**1843**  
Portland's first land claim

**1843 to 1853**  
53,000 pioneers travel the Oregon Trail

**1900**  
Portland serves as a gateway for Oregon bound immigrants from Europe, China and Japan.

#### 3.1 Chinook Lands

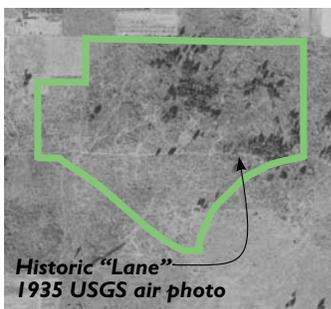
Before white settlers arrived, Chinook Tribes including the Multnomah (also called Wappato) Clackamas and Tuálati inhabited the Portland area. Chinook tribes were prominent in pre-1840 trade relations. Chinook Jargon, developed as a trade language, was based on the Chinook language and incorporated other Native and European vocabulary.



General Land Ordinance map - first survey of Oregon

#### 3.2 Donation Land Claim

In 1873, Francis Elliott and his wife Adelia Elliott claimed 640 acres through the Donation Land Claim Act that included the land Parklane Park is built on. At that time the road to Sandy traversed the Elliott family's land. When they eventually platted their land, they were required to dedicate a right-of-way which passed through the Parklane Park site where the gravel path exists today. The road was vacated in 1952, to make way for Troh's Skypark Airport. The path that exists today was later rebuilt to provide access to the quarry.



### 3.3 Centennial Neighborhood

In the years following early settlement, the landscape was inhabited by small family farms and orchards. The park site itself was vacant pasture land with some Douglas fir stands. The community surrounding present day Parklane Park became known as the Lynch District. Small subdivisions started to appear in the late 1940s, and majority of the development around Parklane Park occurred in the late 1950s and early 1960s. The growth of this neighborhood coincided with the celebration of the Oregon state centennial and the district's new high school was named for the centennial. In 1990 the Lynch District was incorporated into Portland and renamed Centennial Neighborhood.

### 3.4 Harold Oliver

Harold Oliver came to the local school district in 1939. He was one of a six person teaching staff in the one-school district then called the Lynch District. Harold Oliver retired after 13 years of teaching and 17 years as superintendent of the Lynch District and later died at the age of 96. He was known for his leadership and devotion to both students and teachers. After Harold Oliver's retirement in 1969, Harold Oliver Primary School and Harold Oliver Intermediate School were named to commemorate his contributions to the community.



Harold Oliver

#### City and State Landmarks

**1851**

*City of Portland is founded*

**1859**

*Oregon becomes a state  
(14 Feb 1859)*

**1903**

*Olmsted Brothers Parks  
Plan proposals include what  
is now Forest Park, Mt.  
Tabor Park and Terwilliger  
Boulevard Scenic Parkway.*

**1905**

*Portland celebrates the  
centennial of the Lewis and  
Clark expedition with the  
Lewis and Clark Centennial  
Exposition.*

**1929**

*New Deal programs help  
build many projects in  
Oregon.*

*Many Portland Parks  
improvement projects are  
built by the CWA (Civil  
Works Administration) and  
CCC (Civilian Conservation  
Corps).*

**1959**

*Oregon celebrates its  
Centennial.*

*Centennial High School is  
named to commemorate  
Oregon's 100th birthday.*

**2005**

*Portland celebrates  
the Lewis and Clark  
bicentennial.*

**2009**

*Oregon will celebrate its  
sesquicentennial*



Troh's Sky Park Airport (1956) at current Parklane Park site

### 3.5 Troh's Sky Park

In the 1940s, Henry Troh (known by his nickname Hank) opened a small airport called Troh's Skypark at the current-day Parklane Park site. The 1948 aerial shows an airport runway, hangars and a terminal at the Parklane Park site. The airport closed in the 1950s and was replaced by a sand and gravel quarry.



USGS Aerial Photo 1948

### 3.6 Sand and Gravel

15,000 years ago, the Missoula Floods shaped the Columbia and Willamette valleys. The floods left deep deposits of gravel in the area. The 1854 General Land Ordinance identifies flat land, second rate gravelly soil, timber fir and maple trees in the vicinity of Parklane Park. Taking advantage of these gravel deposits, and the development boom in need of a gravel supply, Oregon Asphaltic Paving Company opened a sand and gravel quarry on the site. Gravel from the park site helped to build the surrounding neighborhood.

By 1984 the excavation reaches the water table, and groundwater fills the quarry. Neighbors remember sneaking in to take a swim and even catch planted fish. The quarry was filled in the 1990s, largely with material excavated in the surrounding neighborhoods, when they were required to install sanitary sewers.



USGS Aerial Photo 1984

### 3.7 Parklane Park

When the surrounding subdivisions were built, the triangular parcel that is now Parklane park, become a Multnomah County park. Local residents planted many of the trees, and installed red and white striped playground equipment, giving the park its nickname “Candy Cane Park”. In 1993 The City of Portland acquired Parklane Park from Multnomah County. The 1996 Centennial Neighborhood Plan recommended acquisition of 20 acres to the north, and in 2002 the City purchased the three additional parcels that make up the park expansion area from Oregon Asphaltic Paving Company. Parklane Park master planning began in 2008.



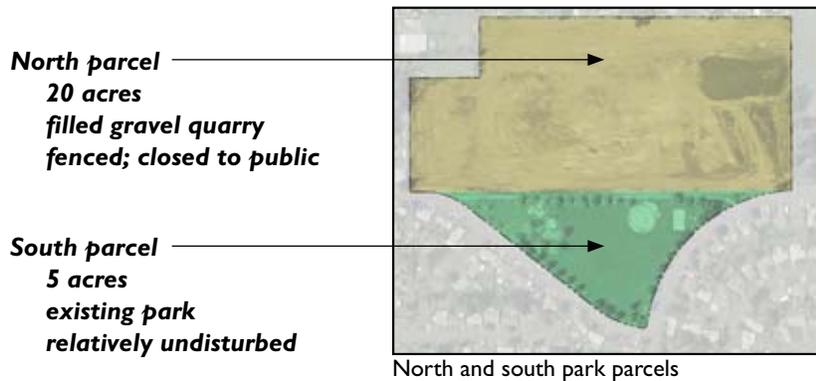
Parklane Park play features



Basketball on a summer evening in Parklane Park

## 4. EXISTING CONDITIONS

The site is divided into a north and south parcel for the existing conditions report based on historic use. The south parcel has been a park since the 1970s and has been relatively undisturbed with the exception of its use as an airport in the 1950s. In contrast, the north parcel's soils and native geology are highly disturbed as a result of its use as a gravel quarry. Existing conditions for these parcels are discussed below.



### 4.1 Geology and Soils

Gravelly, well draining subsoil from the Missoula floods characterizes native soils in the vicinity of the park. A summary of existing conditions for the north and south parcels is as follows:



Map of quarry pits soil type according to the USGS Soil Survey.

#### North Parcel

- A geotechnical assessment related to housing development (*Report of Geotechnical Engineering Services, Main Street Subdivision*; GeoDesign Inc., 1999) is summarized here.
- Native soil and subsoil has been extracted by gravel quarry operation.
- The material used to backfill the quarry is varied; much of the fill was excavation from the surrounding neighborhood when it was required to abandon septic tanks and tie in to municipal sewers. The site is highly compacted causing water to pond and infiltrate very slowly.
- The upper 4 to 6 inches is composed primarily of pea gravel mixed with sand and silty material. Larger gravel, cobble, and rock are also common.
- Little topsoil is present.

#### South Parcel

- Gravelly native soil has been minimally disturbed, and drains well.
- Topsoil supports trees and grass in the existing park.

## 4.2 Topography and Hydrology

The site is generally flat, sloping gently toward the southeast, and slope provides no restrictions to park development. A detailed topographical survey was not available for the study.

### North Parcel

- A berm in the northeast corner is composed of mixed fill material (soil, rock, rip-rap, etc). There is evidence that it may include larger boulders.
- An earth berm at the southeast corner detains runoff to prevent the flooding of SE Millmain Drive, to the southeast.
- Water appears to move freely through the top few inches of pea gravel, but highly compacted, semi-pervious surface soil, causes very slow stormwater infiltration.
- Two depressions in the southeast corner were excavated to a depth of a few inches. In this location, water ponds temporarily to depths of up to nearly 3 feet in the winter and shallow ponding extends into early summer.
- Winter and early spring ponding of up to 4 to 6 inches occurs in depressions scattered across the site.
- The site was reviewed by Oregon Division of State Lands as part of this study and determined to not be a jurisdictional wetland. A copy of the letter is included in the appendix.

### South Parcel

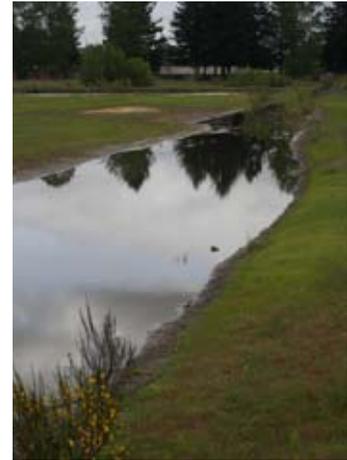
- The existing park has no notable topographic features.
- Soil infiltrates well and provides opportunities for on-site stormwater infiltration and treatment.



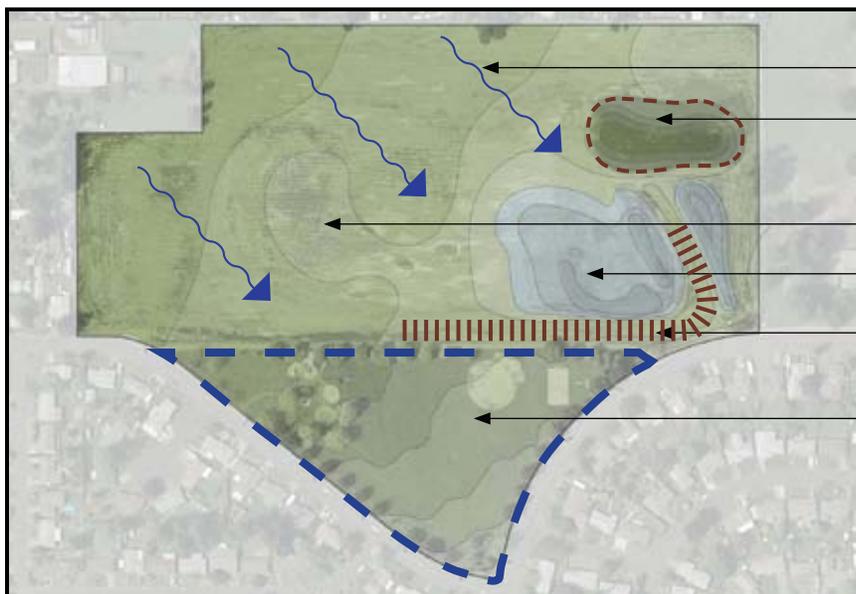
Ponding on the north parcel



Geese in the park



Water held by berm



**Surface Drainage**

**Existing Berm  
(a pile of mixed fill material left from quarry)**

**Wet in early spring**

**Shallow depressions that are seasonally flooded**

**Earthen berm to contain stormwater**

**High infiltration rates**

General topography and water flow

### 4.3 Wind

The park is affected by prevailing winds in the Willamette Valley and the Columbia Gorge.

- In the summer prevailing winds blow from the north in the Willamette Valley, and west in the Columbia Gorge. Wind direction reverses in the winter blowing from the south and east.
- Data from a local weather station near SE 136th and Division show average wind speeds to be about 2 to 5 mph, with speeds up to about 30 mph.
- The neighbors say that it can get very windy in the park.

### 4.4 Plants

#### North Parcel



Existing blackberries along north property line

- Existing vegetation on the north parcel was reviewed by Pacific Habitat Services as part of this study. Their findings are summarized below, and the full report can be found in the appendix.
- Vegetation on site is dominated by mixed native grasses and forbs (the result of a seed mix that was planted after the quarry was filled) and non-native weedy species that colonize and thrive in disturbed soils.
- Saplings of *Populus balsamifera* and several willow species are also distributed throughout the site.
- Blackberry screens the neighbors along the north property line.

#### South Parcel



Lawn at the developed portion of Parklane Park

- Deciduous maple trees along the historic path and along the park border with SE Mill and SE Millmain Streets were planted by neighbors when the site was developed as a Multnomah County park.
- The lawn is irrigated.

### 4.5 Land use

The north parcel is zoned Residential (R7). Parks are an allowed use within an R7 zone. Conditional uses are necessary for facilities such as swimming pools, parking areas and sports fields.

The south parcel is zoned for Open Space (OS).

### 4.6 Facilities

The existing park is an active open space. On any nice day, a variety of activities take place in the park. Casual basketball games, soccer, football, and volleyball are all common. No organized groups or leagues use the park. Generally, with a few exceptions, the local residents think the park is a good neighbor.

#### North parcel

- The perimeter is enclosed with a chain link fence, and the north parcel is closed to the public. There are two locked gates, one at the southeast corner and one at the southwest corner for access.

#### South parcel

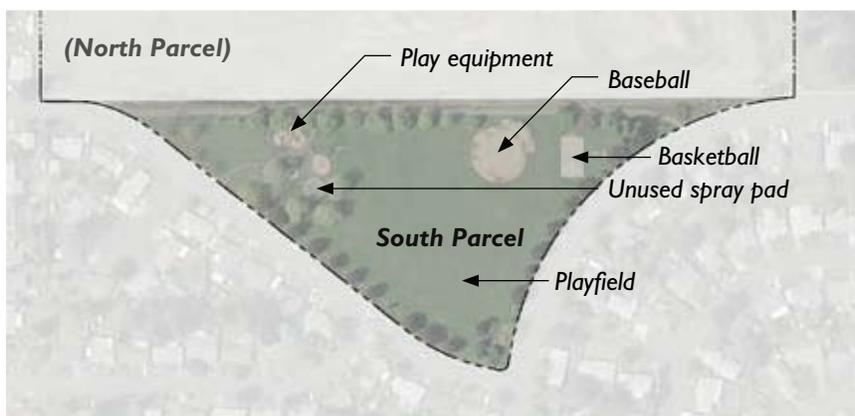
- Basketball court: A single court is located on the east side of the park. The court was resurfaced in 2004.
- Baseball field: A backstop with a dirt infield is located in the east side of the park.
- Play equipment: The play equipment was updated in 1993 and includes climbing structures and slides.
- A spray pad has been decommissioned due to health codes.
- An open field is used for a variety of field sports and games.



Existing basketball courts



Existing play area



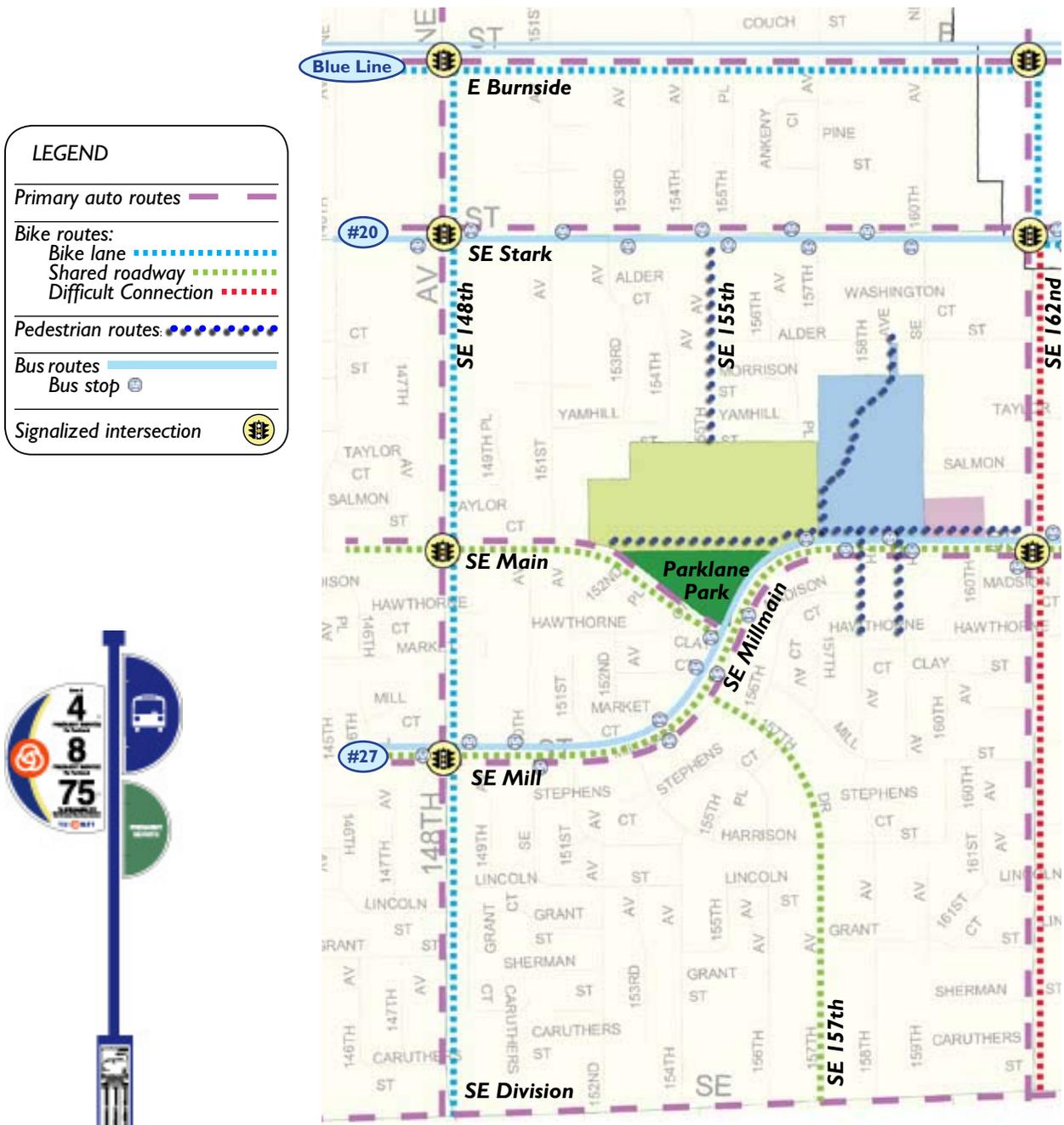
Existing facilities



Existing baseball field

### 4.7 Transportation

The park can be accessed from SE 148<sup>th</sup>, SE 162<sup>nd</sup> or SE 157<sup>th</sup> along SE Main and SE Millmain, and from SE Stark via SE 155<sup>th</sup> Ave. Public transit and bike routes connect to the park, and a casual pedestrian connects to SE Alder Street through the school yard.



### Streets

SE Main and SE Millmain Streets, along the park southern boundary, are two lane streets with on-street parking. SE Millmain is designated a Major Emergency Response street, which can limit traffic calming measures such as speed bumps. SE 155th street provides access to the park from the north. This street dead-ends at the park's north boundary perimeter fence. SE 155th street has a narrow street section of 20 feet, with no sidewalks, curbs or formal drainage.



SE 155th Ave: view south towards the park

### Public Transit

Two TriMet bus lines operate near the site. Route 20, on SE Stark, operates with a frequency of approximately 15 minutes during peak times, and route 27 runs adjacent to the park on SE Millmain, with a peak frequency of 70 minutes. The MAX light rail blue line runs along E Burnside, with stations at E 148<sup>th</sup> and E 162<sup>nd</sup>.

### Bikes

The Outer Southeast Neighborhood bikemap designates shared roadway bike routes on SE Main and SE Millmain. They connect to bike lanes on SE 148<sup>th</sup>, E Burnside, and SE Stark east of SE 162<sup>nd</sup>, although the connection at SE 162<sup>nd</sup> is difficult.

### Pedestrian Access

Sidewalks are infrequent in the neighborhood surrounding the park. Because the walks are intermittent, pedestrians commonly walk in the streets. From the north, neighbors access the park from SE Alder Street through the school property. Of the major streets surrounding the park, only SE 162<sup>nd</sup> has continuous sidewalks on both sides of the street. SE Millmain has sidewalks on the north side of the street along the school and the park. This sidewalk continues to SE 162<sup>nd</sup> with breaks at two properties. SE Mill does not have sidewalks.



Sidewalk on SE Millmain, looking east

#### 4.8 Utilities



Existing wellhead

##### Water

The site is served by the Rockwood Water District. Rockwood Water has water mains in all surrounding streets, including an 8 inch line in SE Main Street, a 6 inch line in SE Millmain and a 4 inch line SE 155th. Any of these water mains are adequately sized to serve domestic water needs for the park. The 8 inch main off of Main Street would best serve any needs for fire flows on the park site. It is assumed that irrigation water would be provided by the well head on the park site and will not need to be supplemented by water from Rockwood Water District.

##### Well

A well is located on the southwest corner of the site. In 1952, the well provided 740 gallons with a drawdown of 7 feet. The well is 287 feet deep, pumps 300 gallons per minute and is capable of providing irrigation water for the site. No pump equipment is currently on the site. Drywells to accommodate site stormwater need to be located 500 feet away from the well. The well capacity should be tested and confirmed.



Existing dry well

**Storm Drainage**

There are no formal storm drainage facilities other than public drywells in the vicinity of the park. Storm drainage for the site will need to be accommodated by surface infiltration facilities or underground drainage facilities in the park. Underground drainage facilities, such as drywells will likely require an Underground Injection Control (UIC) Permit from the Department of Environmental Quality. Because a wellhead exists on the site, a UIC will likely need to be located at least 500 feet from the wellhead location. At this time, surface infiltration facilities do not require a DEQ permit. Surface infiltration facilities should be the first option for any stormwater drainage needs.

**Sanitary Sewer**

The City of Portland serves the area with sanitary sewer. There are 8 inch sewer mains in both SE Main Street and SE 155th Avenue. There is also a 24 inch sewer main in Millmain Street. Any of these sewer mains are adequately sized to handle expected park sanitary sewer flows.

**Electrical Service**

Electrical service panels are located on the site. Depending on the final configuration of the site, these may need to be relocated or updated to meet demands of the construction program.



Existing electrical service panel on the undeveloped park parcel



Parklane Park

#### 4.9 Views and Character

The flat nature of the site allows unobstructed view into all areas of the park, offering good park surveillance. This will contribute to safety in the park. The site provides open views of Mt. Hood, the buttes to the south, and open sky. It stands out from the surrounding neighborhood which is heavily developed without significant natural areas or open space. The feeling of openness on the north parcel differs even from the existing park which is protected and enclosed with mature trees.



The view of Mount Hood from Parklane Park, looking east

### 4.10 Historic patterns

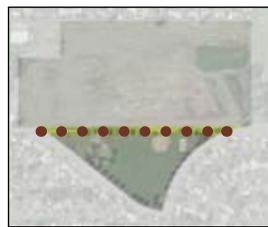
This site has many stories to tell. They can be read in patterns on the landscape or found buried in historical records. Many live on in the memories of neighbors. At the meetings, residents reminisced about sneaking in to swim in the lake at the bottom of the quarry. They talked about the constant background noise of the quarry trucks coming and going, taking gravel out, then filling the pits back in. Stories include brush fires, model airplanes, waterfowl and a legend told by school children about ghosts haunting the quarry. Henry Troh's Sky Park even has a cameo appearance in *Red Hats*, a novel about life in Oregon in the 1940s and 1950s.



Quarry



Runway.



Historic trail



Troh's Sky Park



Parklane Park



Quarry



Orchard

## 5. THE PLANNING PROCESS

### 5.1 Public Advisory Committee



A site visit with the PAC

The master planning process began in June 2008. A nine member Public Advisory Committee (PAC) met five times between June and September. The committee consisted of a variety of stakeholders including park neighbors, representatives of the Harold Oliver schools, and the City of Gresham Parks Department. In addition to contributing their time and insight to the planning discussion, the PAC was actively involved in neighborhood outreach and assisted at public events.

PAC members provided review and input to all components of the project.

### 5.2 Public involvement

Two open houses were held to give the public an opportunity contribute to the plan. The first open house was held at Parklane Church. Approximately 40 people attended the first meeting. Site history, existing site conditions and the upcoming park master planning process were presented. Input from the community about preferences and concerns for the park's future development was gathered at this initial event. The drawings remained on display for public viewing and comment at the church for three weeks after the open house. They were also shown at a community oil change event hosted by Parklane Church where additional comments were gathered.



The first open house

With the community input in mind, three alternatives (shown below) were designed and presented at a second open house held in the park on August 5, National Night Out. Approximately 100 people attended the event. Gates to the park expansion area were opened, allowing neighbors to see the view of Mt. Hood and experience the expansion area first hand. Neighbors commented on alternative concepts and selected their preferences.



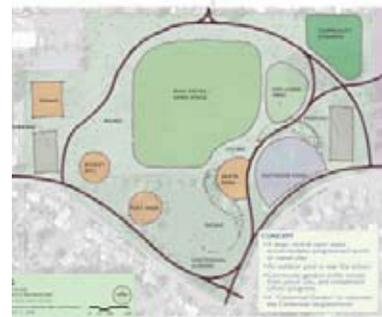
Walking to the viewpoint on the north parcel at Open house 2



Alternative 1



Alternative 2



Alternative 3

Comments at both open houses were collected through questionnaires, which were translated into Spanish and Ukrainian, and through notes and discussion during the events. These questionnaires were also available on-line for people who were unable to attend the open houses. Neighbors offered feedback and demonstrated strong support for the project at both open houses.

Alternative 2 was chosen as the preferred alternative and a refined concept was developed. Feedback about all three alternatives was reviewed, and with input from the PAC, elements that people liked about alternatives 1 and 3 were reviewed, and incorporated into the refined concept whenever possible. The refined concept was then reviewed by the Parks Bureau Technical Advisory Committee.

The refined concept plan was presented to an enthusiastic community at the annual back to school night event at Harold Oliver Primary and Intermediate Schools.



Neighbors attending the second open house



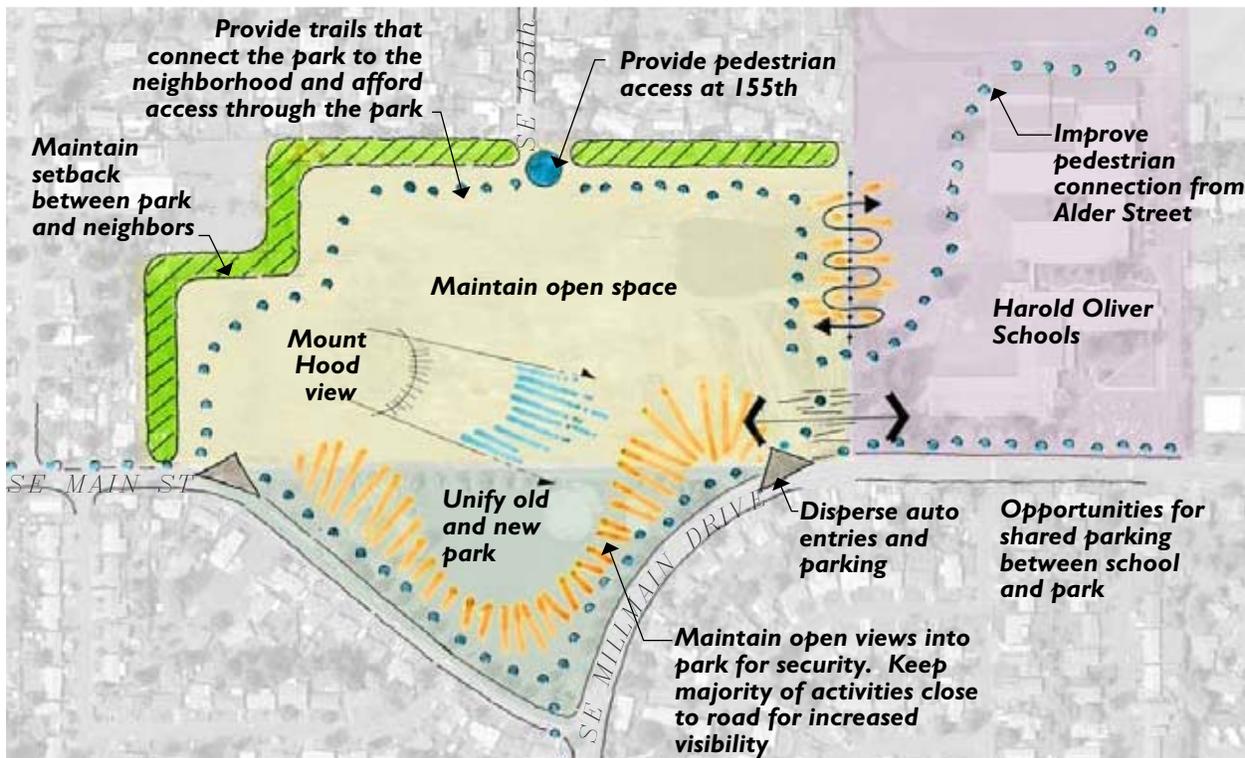
The second open house

## 6. RECOMMENDATIONS

### 6.1 Park Concept

The concept for park development shown in the illustration below provides a framework for general organization of the grounds. It integrates ideas from neighbors and the PAC and provides a basis for locating specific park facilities. General principals of organization include:

- Preserve views and open landscape to maintain view of open sky and Mt Hood.
- Maintain separation between homes and park facilities to minimize impacts to existing neighbors.
- Insure that the park is compatible with the residential neighbors in intensity of use and location of facilities.
- Provide safe access into the park from the neighborhood and schools.
- Ensure clear visibility into the park and park facilities from surrounding areas to maintain security.
- Connecting the park physically and programmatically to the Harold Oliver Intermediate and Primary Schools.
- Maintain and enhance existing facilities in the park.
- Preserve existing trees for shade and as a physical tie to park history.
- Relate the park's design to site and neighborhood history.



## 6.2 Park Program

The park development program shown in the illustration below was generated by evaluating facilities at nearby parks and open spaces, gathering input from neighbors, and reviewing previous park system studies. The master plan program recommendations, discussed in detail in the next pages intend to accomplish the following:

- Create a “signature park” for outer southeast Portland.
- Provide facilities and activities that are not accommodated in nearby parks.
- Program the park with activities that keep people in the park throughout the day and year.
- Promote safety in the park through thoughtful design and ongoing communication with neighbors.
- Strengthen the park and school together as a campus to serve as a center for the Centennial Neighborhood and promote a partnership between park and school.



### 6.3 Vehicle Access and Parking Lots

Parking and vehicle access is shown on the east and west corners of the park adjacent to Main and Millmain Streets. These locations provide the best access to park facilities without impacting central open spaces. Parking is dispersed at the two locations to minimize the traffic impacts on one street location.



Example of a parking lot bioswale

**East Parking Lot (±75 spaces)**  
**West Parking Lot (±50 spaces)**

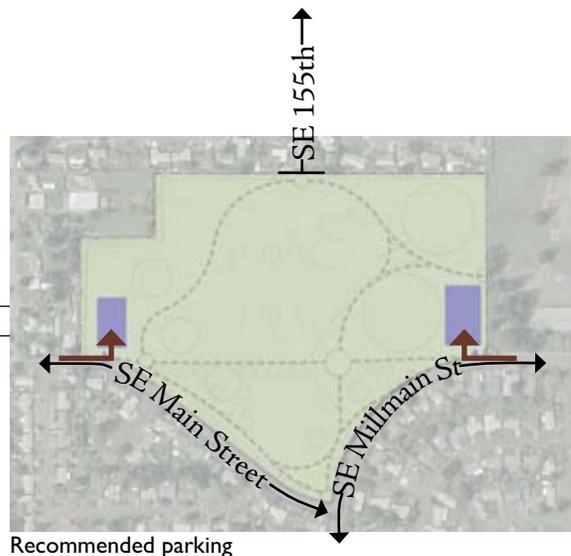


Existing Harold Oliver parking lot



Parking lot example showing how landscape can be integrated with parking lot design.

- The east parking area is located in reasonable proximity to the school campus so that the school and the park can share parking during peak demand times. Peak demand for the park will be during in the summer and on weekends when there is not a significant demand for parking at the school.

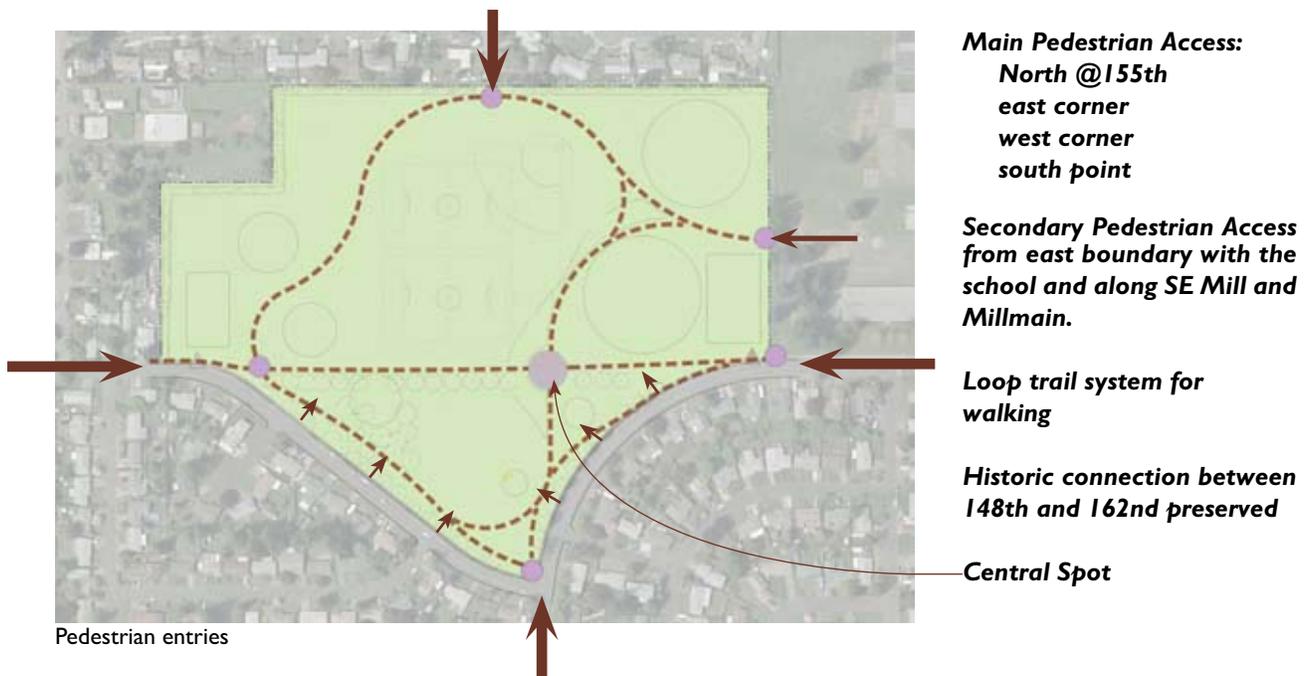


Recommended parking

- Parking count recommendations are part of the traffic study for the master plan. The study recommends 50 spaces for the park and between 50 and 100 for the outdoor aquatic facility. These parking counts are in addition to the on-street parking spaces. Specific numbers for the aquatic facility can vary depending on the final construction program of the aquatic facility.
- Auto access is not recommended at SE 155th Ave. The entry is on a dead end street, is located distant from primary park activities, and the street right-of-way is too narrow for sidewalks. Parking at this location would be difficult to monitor and is a potential security problem. A terminus to SE 155th St. will need to be designed. Portland Office of Transportation (PDOT) indicated that they will require a hammerhead or cul-de-sac configuration for emergency vehicle turn-around.

## 6.4 Pedestrian Circulation

Four pedestrian entries connect the park with the neighborhood and the school campus. Park trails are located to connect park facilities and provide a one-half mile loop walk through the park. Walks need to be located along SE Main and SE Millmain streets to meet PDOT sidewalk requirements. Walks in the park can serve to meet this requirement as long as they are not too far from the street.



Primary walks through the park are  $\pm 10'$  wide and can accommodate two way casual bike use. The primary walk can also accommodate maintenance and security vehicles.

The historic and much used trail connection through the park between SE 148th and SE 162nd Avenues should be maintained. This walk provides direct east west connection through the park. The walk also divides the more active portions of the park from more casual use in the southern part of the park. A central gathering place is shown where the paths intersect. This can be used as a place to gather or to disperse neighborhood and park information.

Traffic calming or curb extensions should be developed to provide safer access to the park from Main and Millmain.

## 6.5 Facilities

### Outdoor Aquatic Center

An outdoor aquatic center is shown in the southeast section of the park, adjacent to the school. This concentrates high intensity uses in one location. This proximity also allows for shared parking between the park and the school. An outdoor aquatic center is recommended for the park based on need and neighborhood support. There is no outdoor pool in outer SE Portland. Recommendations and considerations include:



Outdoor aquatic center location

- The aquatic center water features should include a lap pool, play pool, current channel, pool house and restrooms.
- The structures associated with the aquatic center must be carefully sited to ensure that the Mount Hood view is preserved from the park.
- The pool house structure should include park amenities such as restrooms, and should explore incorporating a flexible space for year round community functions when the pool is closed.



Pool



Spray feature



Careful siting and design of the aquatic center will preserve the Mount Hood view.

**Recommended aquatic center location**

**Community Garden / Outdoor Education**

A community garden / outdoor education area is included in the northeast corner of the park. This area is in reasonable proximity to a parking lot for convenient access for gardeners with tools, and for deliveries of soil and other garden materials. This location is close to the school so that classroom and summer school programs can take advantage of the garden space. It also activates an area of the park that is somewhat distant from the street.

A community garden and outdoor education center can foster community within the park and between neighbors, students, and teachers. In a neighborhood where many different languages and cultures are represented, a community garden can provide common ground. Considerations for development of the space includes:

- Start small with the idea that the area can grow over time.
- Keep the outdoor education area close to the school for easier monitoring.
- Fence the garden.
- Maintain sun exposure for the community garden.
- Provide water for irrigation.



Fruits..



and vegetables



**Community garden located close to parking lot for delivery and tool access, and close to school to be a successful outdoor classroom**

**Maintain solar access**

**Harold Oliver Primary & Intermediate Schools**

**Parking lot nearby**



Compost

Recommended community garden location

### Picnic

Clusters of tables, picnic shelters and individual tables should be provided at various locations in the park. Some of the picnic areas should be covered to provide shelter from the rain and because there are no mature trees in the north parcel of the park. General suggestions for picnic areas include:

- Locate larger picnic areas toward the west side of the park, where the view of Mt. Hood is best.
- Size picnic areas to accommodate small and large groups.
- Disperse picnic areas through the park adjacent to proposed facilities.
- Provide some picnic facilities near the gardens.
- Plant trees adjacent to tables for shade.



### Children's Play Area

Play equipment has been a part of the park since its development. The early equipment was painted in a “candy cane” theme which gave the park its original name. In the early 1990s Portland Parks, with input from the neighborhood, improved the play area. Since that time, the safety standards for play equipment have been modified, and equipment options have improved. The neighbors expressed a desire that the play area be improved to accommodate a wider variety of features that would provide more play value and interest for kids.



Play equipment

The existing play area location is favorable because it is shaded by mature trees, is removed from school and would not attract kids during the school day. The new park play facilities should complement the facilities at Harold Oliver Primary and Intermediate schools. Suggestions include:

- Explore possibility of a covering components of the improved play area to extend use during rainy days.
- Include a spray feature adjacent to the play area.
- Maintain good visibility around the children's play area, especially from SE Mill and SE Millmain streets.



Play area location

### Off-leash Dog Area

Outer southeast Portland has few off-leash areas. Dog owners can have a positive impact on the park because they use the park consistently, and will activate the space in the early and late hours of the day, even when it is cold and rainy.

The off-leash area is shown in the northwest section of the park. This corner of the park does not have clear surveillance from the street. Locating the off-leash area here will help activate and provide watchful eyes in this corner of the site

Locating the off-leash area in the northwest area of the park keeps it away from the school, stormwater facilities, gardens and active play areas. The Proximity to a parking lot is important because people tend to let dogs run unleashed from the car to the off-leash area.

Considerations for design include:

- Fencing the off-leash area from the path.
- Providing for both large and small dogs.



Off-leash dog area location



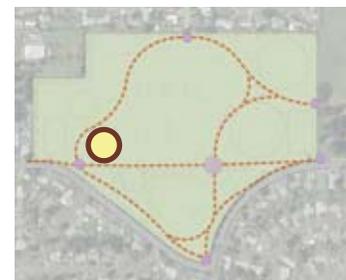
Off-leash dog area

### Skate Park

The 2005 Portland Parks and Recreation’s Skate Parks System Plan identifies Parklane park as a potential skate park site. The facility can be either a skate site with limited skate features or a formal concrete skate park.

Design considerations for the skate park include:

- Site the skate park at the west end of the park, away from the school and basketball courts.
- Complement facilities found in other skate parks.



Skate park location

### Sportsfields

The neighborhood around Parklane Park has a demonstrated demand for sports fields to accommodate youth and adults. Many sports can be played within a central lawn area, in an open flexible space. By not providing formal field fencing, the lawn can be adapted to a variety of games or casual park use. Recommendations for fields include:

- Relocate the existing backstop to minimize conflicts between baseballs and traffic.
- Provide proper drainage for turf areas so that use can be extended through rainy seasons.
- Explore the possibility of providing well water to the adjacent school property to improve the playability of the existing school soccer field.

**Sports fields**



Open space and play fields

### Tennis Courts

There are no tennis courts in parks in east Portland, with the exception of Argay Park, which is north of I-84. The courts are shown on the west side of the park so that the courts and the fencing does not impact views from the park to the mountains. Considerations for siting include:

- Provide at least two courts so classes can be accommodated.
- Explore options for night lighting that are sensitive to adjacent neighbors. This could include shields for the lights, and timers.
- Orient courts in a north south orientation from base line to base line.
- Courts should be fenced to prevent stray balls bouncing off the courts and dogs running onto the courts.



Recommended tennis location

### Basketball

A basketball court was one of the first improvements in the park. The court has been renovated recently and is popular and busy most times of the afternoon and evening. Neighbors felt that because there is good visibility to the court and that it is in good condition, it should be maintained at its current location. According to public comment and members of the PAC, there is a demand for more courts in the neighborhood. Some of this demand could be accommodated by improving the existing courts on the school property.



Basketball court

Considerations for accommodating the basketball use include:

- Improve the existing court by adding a half court in an L-shaped configuration.
- Explore a partnership with the school to improve the existing basketball courts on the school property.

### Centennial Feature

The Centennial Neighborhood was named to commemorate the 1959 Oregon State Centennial. Through the planning process, the group has discussed the idea of what has been called a “Centennial Garden” or Feature, as way to celebrate the neighborhood and to define the park as a destination and signature park. This feature is shown near the south entrance of the park in a more passive park location. Although nothing was specifically designed as part of this study, a number of suggestions were given on what this feature could be. Some of the ideas from the PAC include:



Oregon centennial coin

- A garden water feature or sculpture that commemorates neighborhood history
- Sculpture with an Oregon identity. This could include interpretive signs, gardens and benches that show the timeline and history of the park.
- A quiet place or gathering place in an active park
- A water feature
- Some recognition of Harold Oliver and his contribution to the community
- Tables with checker boards or timeline celebrating the neighborhood and park history
- Information that shows historical site elements including Candy Cane Park, Troh's Airport, etc.
- A meeting area, gathering place, or amphitheater
- A fountain with flowers or a garden
- Centennial feature that celebrates the cultural diversity of the neighborhood.

## 6.6 Park Landscape

Because the north parcel of the park lacks topsoil, there are special challenges to making it an attractive and successful park.

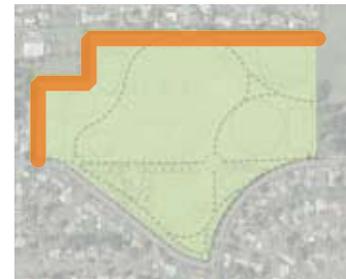
- A site drainage plan will be critical in ensuring that surface conditions are appropriate for the park uses, and that unwanted ponding of water does not occur.
- Soil appropriate for a site with poor drainage will need to be imported.

Specific components of the park landscape include:

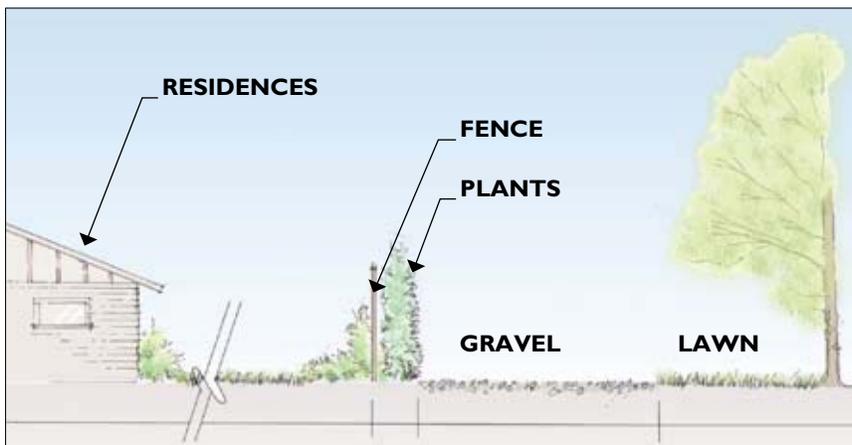
### Buffer between park and adjacent properties

The plan shows a buffer between the existing homes and the park. This buffer is described as a fence, a narrow landscape screen and a gravel border. This was included in the plan to maintain privacy of the residences and discourage park use in secluded areas of the park.

There is an existing fence on the park perimeter that was part of old quarry. Although it may be possible to preserve this fence when the park is constructed, it is difficult to evaluate how much of the fence is salvageable. Currently much of the fence is covered in blackberries and other vegetation that will need to be removed. Typically, fencing is not included in a park plan, however the cost estimate includes a cost for replacement of the fence and for planting a screen.



Buffer adjacent homes



Example of buffer between existing homes

## Recommendations



Trees to separate activity areas

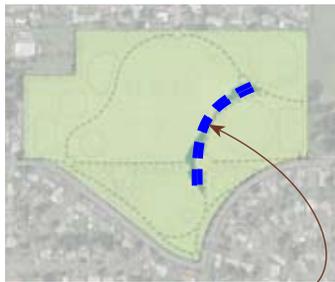
### Existing Trees

Many of the existing trees in the park were planted by local residents. Currently they are the only trees in the park, provide the only shade and should be protected.

### New Trees

Trees are shown on the perimeter of the park to provide shade along paths and picnic areas, and to provide some separation between activities. These should be pruned high to allow views into and within the park. Considerations for tree plantings include:

- Select tree species that thrive in the compacted soil conditions of a filled quarry.
- Provide adequate soil depth for planting new trees.
- Plant a variety of trees.
- Prior to park construction, install some small trees to see how they adapt to the quarry conditions.



Central stormwater feature

### Stormwater

Stormwater will need to be accommodated on site. Stormwater infiltration is very slow on the north parcel because of the compacted quarry fill. The plan shows a central stormwater feature that to collect and infiltrate rain water. The feature is shown connecting the poorly draining north parcel with the well draining existing park. Water collected in this facility should infiltrate in the existing park. Considerations for design of the facility include:

- Install low growing plants.
- Collect water for irrigating the community gardens.
- Design a stormwater facility that is a park feature and a teaching tool for schools in the area.

### Open Lawn

A large open space is included in the center of the park. This can provide areas for active sports in the center, and casual use and picnic areas on the edges. Considerations for development of this area include:

- Ensure good drainage of the lawn area.
- Maintain views. The best views of Mount Hood should be preserved.
- Include picnic areas.
- Separation of play fields from play areas is important.

## 6.7 Safety and Security

The park is programmed and facilities sited to minimize park safety and security problems. Generally, the plan tries to activate all areas in the park with programmed spaces. General considerations to address security issues include:

- Locate park facilities near roads for safety and visibility.
- Maintain clear views into and through park.
- Keep the park active through all hours and all seasons.
- Provide path lighting for safety.
- Explore options to involve neighbors in security programs or foot patrols.
- Promote ParkScan for park use. Park Scan is a web-based system where citizens can access a web site and report security, crime, and maintenance issues directly to the parks bureau.
- Involve security experts (PP&R's security manager, portland police) in final park designs.

## 6.8 Green Design Opportunities

Park program, construction techniques, and maintenance all can contribute to the positive environmental standards of a park. Parklane Park will be a positive component of the green infrastructure of the city. A number of design opportunities are available that can compliment both the park and school programs. Some of these include:

- Development of the community gardens, or orchards for the neighbors and school.
- On-site composting of park leaves for use in community gardens or composting or school cafeteria waste.
- Provide on site of stormwater management.
- Investigate the potential of wind power generation for the irrigation pump, or to pump pool water.
- Install green street features on SE Mill and SE Millmain streets.
- Use of well water for park irrigation.
- Identify solar heating opportunities for aquatic center and pool heating.

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## 7. IMPLEMENTATION

The master plan is just the first step in the process leading to park construction. The project can not be built until funding is identified and secured. Between the completion of the master plan and final design of the park, an effort should be made to maintain community enthusiasm for the project, to learn more about the site, and begin fund raising efforts. The following measures can help maintain project momentum:

### 7.1 Project Promotion

Provide materials to help neighbors promote the project including:

- Maintain a city website about the project and local involvement efforts.
- Organize a Friends of Parklane Park group through one of the neighborhood organizations.
- Keep an e-mail list from the planning process to inform people about park and funding news.
- Develop a power point presentation that neighbors can use to promote the project.
- Keep a sign or information board in the park that displays park expansion news and keeps people informed who don't have access to the internet, or might not otherwise know about the project.
- Develop promotional materials to support park funding.

### 7.2 Identify Funding and Grant Opportunities

A variety of funding sources to be pursued include:

Potential sources include:

- Parks funding measure
- SDC (Systems Development) funding
- Government and private foundations
- Funding organizations for environmental education, site restoration, open space development, sports facilities, etc
- Partnership with local universities to study site sustainability and specifically quarry restoration.

### 7.3 First Steps

Steps can be taken prior to the park construction that can assist the future design and engineering. Simple steps completed in the next year show the capability of the site to accommodate park development and can give clues to how the park can be successfully engineered. Opportunities may also be available that can reduce the park cost. Ideas include:

#### Soils

- Topsoil is a major cost of the project. If a free source for clean, fertile soil suitable for park construction can be identified and secured, development costs can be reduced substantially.

#### Site

- Break up the soil surface to determine if site drainage can be improved.
- Monitor site drainage to determine how the site can accommodate various storm intensities.
- Plant trees to determine adaptability of various species.
- Plant additional cover crops to improve and condition soil.

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## 8. COST ESTIMATE

A cost estimate was prepared based on the general concept plan. The estimate is based on a diagrammatic plan, and many assumptions have been made in its preparation. Prior to final design, these cost should be updated to make sure they are consistent with current materials and labor markets. The construction estimate is based on 2008 construction costs. Data for these cost was derived from Parks, PDOIT, and other recent construction projects. The estimates include a contingency that ranges from 20% to 40%. A more detailed estimate will be developed when construction drawings are being prepared.

<b>Item of work</b>	<b>Range</b>
Demolition	\$ 23,475 - 27,388
Salvage and Recycling	\$ 6,000 - 7,000
Earthwork	\$ 1,302,900 - 1,520,050
Utilities	\$ 129,600 - 151,200
Pavement/Paths	\$ 397,080 - 463,260
Aquatic Center	\$ 7,200,000 - 8,400,000
Planting/Landscape	\$ 540,000 - 630,000
Irrigation	\$ 471,000 - 549,500
Site Furnishing/Miscellaneous	\$ 360,000 - 420,000
Activities	\$ 918,000 - 1,071,000
Fencing	\$ 110,040 - 128,380
Electrical	\$ 198,000 - 231,000
Construction Sub-total	\$ 11,656,095 - 13,598,778
Mobilization @ 10%	\$ 1,165,610 - 1,359,878
Construction Total	\$ 12,821,705 - 14,958,655
Soft Costs @ 25%	\$ 3,205,426 - 3,739,664
<b>Total Cost</b>	<b>\$ 16,030,000 - 18,700,000</b>