PORTLAND PARKS & RECREATION℠

Healthy Parks, Healthy Portland

SE 150th & Division Park Master Plan
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Prepared by **Mayer/Reed**

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Sustaining a healthy park and recreation system to make Portland a great place to live, work and play.

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Plan Summary

Delivering New Parks in SE Portland

The future park at SE 150th & SE Division Street will help fill a significant need for parks in one of Portland's most diverse neighborhoods. The 7.5-acre property, purchased by Portland Parks & Recreation (PP&R) in 2014, is a gently rolling, grass-covered site, surrounded by single and multi-family housing, and offering views of Powell Butte. Residents and park users speaking Russian, Somali, Nepali, Spanish, and English participated in a multi-cultural and multi-lingual community design process. The recommended park design reflects a collaborative effort involving neighbors and community groups to create a welcoming space with activities for people of all ages. Overall, there is great enthusiasm for this new park and a strong desire to accelerate the development process.

Growing Gardens and Outgrowing Hunger

A unique partnership with Outgrowing Hunger resulted in the creation of a large community garden at a temporary location in the park site, bringing daily visitors to the area. The community quickly adopted the garden, bringing life to the otherwise empty space and providing inspiration to those anticipating the future park.

Building Community Through Park Design

PP&R collaborated with community partners to gather authentic and valuable input from the underrepresented, low income, refugee and immigrant communities in the area.

Highlights:

- A "Party in the Park" kicked off the master planning process with a multi-lingual event, welcoming community members to the site to share their ideas about park features and activities. For many, this was the first opportunity to participate in shaping their city.
- A community advisory committee, composed of individuals representing many community organizations, provided expertise to guide the park design.
- A culturally-specific outreach program using focus groups facilitated by Community Engagement Liaisons Services (CELs) enriched participation. Working with these community leaders and language translators enhanced the quality of the park design and strengthened community relationships.

Community Vision and Enthusiasm

This master plan reflects diverse community needs for recreation activities such as playing soccer or splashing in cool water, and also responds to the strong community desire for a gathering space for groups and families.

- The design creates a heart of the park, with group picnic and recreation space centered near the community garden and playground.
- The large community garden and a fenced Dog Off-Leash Area anchor the park, and bring daily visitors year round.
- A landmark entry at Division Street features a summer splashing water feature and an open plaza for community events and programs.

SE 150th and Division Park Master Plan

14 New crosswalk

13 Restrooms

1 Skate spot (2-3 features)

2 Splash pad

3 Basketball court

4 Picnic area

5 Picnic shelter

6 Playground

7 Nature spot

8 Pollinator garden with path

9 Community garden (1.2 acres)

10 Small hill

11 Lawn with space for soccer

12 Dog off-leash area

Resumen del Plan Maestro del parque en SE 150th y Division

Creación de nuevos parques en el sureste de Portland

El futuro parque en SE 150th y SE Division Street ayudará a llenar una necesidad significativa de parques en uno de los vecindarios más diversos de Portland. La propiedad de 7.5 acres, que Parques y Recreación de Portland adquirió en 2014, es un terreno ligeramente ondulado cubierto de pasto, el cual está rodeado de viviendas individuales y multifamiliares y ofrece vistas de Powell Butte. Residentes y usuarios del parque que hablan ruso, somalí, nepalí, español e inglés participaron en un proceso de diseño comunitario multicultural y multilingüe. El diseño recomendado del parque refleja un esfuerzo colaborativo entre v y grupos comunitarios para crear un espacio acogedor con actividades para personas de todas las edades. En general, hay mucho entusiasmo por este nuevo parque y un fuerte deseo de acelerar el proceso de desarrollo.

Growing Gardens y Outgrowing Hunger

Una colaboración única con Outgrowing Hunger dio lugar a la creación de un gran huerto comunitario en una ubicación temporal en el terreno del parque que atrae visitantes al área todos los días. La comunidad adoptó el huerto rápidamente y, así, le dio vida a un espacio que hubiera permanecido vacío y brindó inspiración a aquellas personas que esperan el futuro parque.

Desarrollo de la comunidad a través del diseño del parque

PP&R colaboró con socios comunitarios para reunir comentarios auténticos y valiosos de las comunidades, marginadas, de bajos ingresos, de refugiados y de inmigrantes en el área.

Aspectos destacados:

- Un evento multilingüe llamado “Party in the Park” le dio inicio al proceso de planeación maestra y le dio la bienvenida al sitio a los miembros de la comunidad para compartir sus ideas sobre las atracciones y actividades del parque. Para muchas personas, esta fue la primera oportunidad de participar en el diseño de su ciudad.
- Un comité asesor comunitario, compuesto de representantes de muchas organizaciones comunitarias, aportó sus conocimientos para guiar el diseño del parque.
- Un programa de extensión culturalmente específico que usa grupos de discusión facilitados por Community Engagement Liaisons Services (CEL) enriqueció la participación. Trabajar con estos líderes comunitarios y traductores de idiomas mejoró la calidad del diseño del parque y fortaleció las relaciones comunitarias.

Visión comunitaria y entusiasmo

Este plan maestro refleja necesidades comunitarias diversas de tener actividades recreativas, como jugar fútbol o chapotear en agua fresca, y también responde a un fuerte deseo de la comunidad de contar con un espacio de reunión para grupos y familias.

- El diseño crea un centro del parque, con espacios grupales para pícnics y espacios recreativos ubicados cerca del huerto comunitario y del área de juegos.
- El gran huerto comunitario y el área cercada para perros sin correa consolidan el parque y atraen a visitantes todos los días del año.
- Una entrada emblemática en Division Street cuenta con una atracción acuática para chapotear en el verano y una plaza al aire libre para eventos y programas comunitarios.

Plan Maestro del parque en SE 150th y Division

14 Nuevo cruce peatonal

13 Baños

1 Área para patinetas (2-3 atracciones)

2 Splash pad (Atracción acuática)

3 Cancha de básquetbol

4 Área para pícnics

5 Refugio para pícnics

6 Área de juegos

7 Paraje natural

8 Jardín polinizador con sendero

9 Huerto comunitario (1.2 acres)

10 Pequeña colina

11 Césped con espacio para jugar fútbol

12 Área para perros sin correa

Краткий обзор генерального плана создания парковой зоны на пересечении улиц SE 150th Avenue и Division St.

Создание новых парков в юго-восточной части Портленда

Будущий парк на пересечении улиц SE 150th Avenue и Division St. поможет восполнить значительную потребность в наличии парков в одном из самых многонациональных районов Портленда. Территория площадью 7,5 акров (3 га), выкупленная Портлендским бюро парков и организации отдыха (PP&R) в 2014 году, представляет собой слабохолмистый участок, покрытый травой и окруженный домами на одну или несколько семей, откуда можно наслаждаться видом природного парка Powell Butte. Местные жители и посетители парков, говорящие на русском, сомалийском, непальском, испанском и английском языках, приняли участие в процессе проектирования, который был рассчитан для представителей местного многокультурного общества, говорящих на различных языках. Рекомендуемый дизайн парковой зоны отражает совместные усилия соседей и общественных групп с целью создания гостеприимного места отдыха, предлагающего развлечения для посетителей любого возраста. В целом, наблюдается высокий уровень энтузиазма по отношению к этому новому парку, а также сильное желание ускорить процесс строительства.

Организации Growing Gardens и Outgrowing Hunger

Уникальное партнерство с организацией Outgrowing Hunger привело к созданию большого общественного сада, временно занимающего территорию парковой зоны и ежедневно привлекающего посетителей в этот район. Местные жители сразу же приступили к использованию сада, вдохнув жизнь в ранее незаполненное пространство и подарив вдохновение тем, кто находится в ожидании будущего парка.

Объединение сообщества посредством проектирования парковой зоны

Бюро PP&R провело соместную работу с местными партнерскими организациями по сбору реальных и ценных отзывов от недостаточно представленных, малообеспеченных жителей района, а также беженцев и иммигрантов. Ключевые моменты:

- Мероприятие «Party in the Park» (вечеринка в парке) положило начало процессу генерального планирования, в котором приняли участие представители многих языковых групп, распахнув свои двери членам нашего сообщества, чтобы они могли поделиться своими идеями относительно особенностей парка и предлагаемых в нем развлечений. Для многих участников это мероприятие стало первой возможностью принять участие в формировании своего города.
- Консультативный комитет сообщества, состоящий из лиц, представляющих многие общественные организации, представил экспертные знания для направления работы по проектированию парковой зоны.
- Культурно-просветительская программа, использующая фокус группы, при содействии расширенного участия Службы взаимодействия с сообществом (CELs). Работа с лидерами общества и языковыми переводчиками повысила качество дизайна парковой зоны и укрепила отношения между представителями общественности.

Видение сообщества и энтузиазм

Этот генеральный план отражает широкое разнообразие потребностей сообщества в мероприятиях активного отдыха, таких как игра в футбол или обрызгивание холодной водой, а также отвечает острому желанию местных жителей по созданию места для групповых или семейных встреч.

- Дизайн предусматривает создание «сердца» парка – места для общих пикников и активного отдыха, расположенное рядом с общественным садом и детской игровой площадкой.
- Большой общественный сад и огороженное место для выгуливания собак без поводка являются основой парка, и ежедневно привлекают посетителей на протяжении всего года.
- Отличительный ориентир у входа в парк с улицы Division St. представляет собой водяной фонтан и открытое пространство для проведения общественных мероприятий и программ.

Генеральный план создания парковой зоны на пересечении улиц SE 150th Avenue и Division St.

14 Новый пешеходный переход

13 Туалеты

1 Скейт-парк (2-3 элемента)

2 Площадка с фонтаном

3 Баскетбольная площадка

4 Место для пикников

12 Место для выгуливания собак без поводка

11 Газон с футбольным полем

10 Небольшой холм

9 Общественный сад (1,2 акра или 0,5 га)

5 Навес для пикников

6 Детская игровая площадка

7 Природный уголок

8 Сад опылителей с тропой

साउथ ईस्ट १५० र डिभिजनको पार्कको गुरुयोजनाको सारांश

दक्षिण पूर्वी पोर्टल्याण्डमा नयाँ पार्कहरुको पूर्ति गर्दै

भविष्यमा साउथ ईस्ट १५० र साउथ ईस्ट डिभिजनमा बन्ने पार्कले पोर्टल्याण्डको एक सबै भन्दा विविधता भएको छिमेकमा पार्कको आवश्यकतालाई निकै हद सम्म पूर्ति गर्छ। यस ७.५ एकड जमीन, जुन पोर्टल्याण्ड पार्क्स एंड रेक्रीएसन (PP&R) द्वारा २०१४ मा खरिद गरिएको हो। यो हल्का भिरालो भएको, घाँसले ढाकिएको क्षेत्र हो। यो स्थान एकल र बहु परिवार आवासले घेरिएको छ, र यहाँबाट पावेल ब्युटको दृश्य हेर्न सकिन्छ। उक्त छिमेकमा बस्ने बासिन्दा र पार्कका प्रयोगकर्ताहरु जो, रुसी, सोमाली, नेपाली, स्पेनी र अंग्रजी भाषा बोल्छन, उनीहरु बहुसांस्कृतिक र बहुभाषिक समुदायिक डिजाईन प्रक्रियामा सहभागी भए। प्रस्तावित पार्कको डिजाईनले छिमेकीहरु र समुदायका अन्य समुहको सबै उमेरका व्यक्तिहरुलाई स्वागत हुने कार्यक्रमहरु सहितको स्थान निर्माण गर्न भएको सहकार्यको झल्को दिन्छ समग्र रूपमा, समुदायमा यो नयाँ पार्कको लागि धेरै उत्साह छ र विकासको प्रक्रियालाई छिटो अघि बढाउन बलियो आकांक्षा छ।

बगैंचाहरु हुर्काउने र आउटग्रोइंग हंगर

आउटग्रोइंग हंगर संस्थासँगको सहकार्यको परिणाम स्वरुप पार्क बन्ने स्थान भित्र एक अस्थाई स्थानमा ठुलो सामुदायिक बगैंचाको निर्माण भयो, जसले गर्दा सो स्थानमा दैनिक रूपमा मानिसहरुको आवतजावत हुन थालेको छ। समुदायले छिट्टै बगैंचालाई आत्मसाथ गरे, जसले संधै जस्तो खाली रहने स्थानमा जिवन आयो र भविष्यमा पार्कको प्रतिक्षा गरिरहेका मानिसहरुलाई उत्साह प्रदान भयो।

पार्कको डिजाइनको मध्यमबाट समुदाय निर्माण

PP&Rले सामुदायिक साझेदारसँग साझेदारी मार्फत कम प्रतिनिधित्व भएका, निम्न आय भएका, शरणार्थी र आप्रवासी समुदायका सदस्यहरुबाट विश्वसनिय र बहुमुल्य जानकारी प्राप्त गर्यो।

मुख्य बूँदाहरु :

- "पार्कमा पार्टी" कार्यक्रमबाट मुख्य योजना प्रक्रिया सुरु गरियो जसमा बहु-भाषिक कार्यक्रममा समुदायका सदस्यहरुलाई पार्क बन्ने स्थानमा स्वागत गरि पार्कमा के-के रहने र कस्तो कार्यक्रम संचालन गर्ने भन्ने बारे सल्लाह लिईयो। धेरैको लागि यो आफ्नो शहरको योजनामा सामेल भएको पहिलो आवसर थियो।
- धेरै समुदायका व्यक्तिहरूको प्रतिनिधित्व भएको एक सामुदायिक सल्लाह समितिले पार्कको डिजाईनको लागी मार्ग देखाउन विज्ञता प्रदान गरियो।
- संस्कृतिक विविधतालाई आधार मानेर गरिएको समुदायमा पहुंच कार्यक्रममा, कम्युनिटी इन्गेजमेन्ट लिएजन सेवा (CELs) बाट गरिएको समूहिक वार्तालापले अझ राम्रो बनायो। यी समुदायका अगुवाहरु र भाषा अनुवादकहरुसँग सहकार्य गरेर पार्कको डिजाइन अझ राम्रो भयो र समुदायसँगको सम्वन्ध पनि अझ बलियो भयो।

सामुदायिक दृस्टी र उत्साह

यो गुरुयोजनाले मनोरंजनका लागी बिबिध समुदायिक आवश्यकताहरु जस्तै सकर खेल्ने वा ठण्डा पानीमा खेल्ने आदि उल्लेख गर्छ र साथै समुदायको लागी परिवार र समूहहरुको भेला हुने स्थानको मागको पनि सम्बोधन गर्छ।

- डिजाइनले पार्कको मुटु निर्माण गर्छ, जसमा सामुदायिक बगैंचा र खेल्ने स्थान नजिकै पिकनिक स्थान र मनोरंजन स्थल हुनेछ।
- ठुलो सामुदायिक बगैंचा र पर्खाल सहितको कुकुरलाई बाँध्न नपर्ने क्षेत्र पार्क भित्रै हुनेछन र यसले पार्कमा दैनिक रूपमा मानिसहरु आउनेछन्।
- डिभिजनबाट पार्कमा भित्र छिर्ने स्थानमा गर्मीमा पानीसँग खेल्ने सुविधा हुनेछ र सामुदायिक कार्यक्रमहरुको लागी खुल्ला स्थान हुनेछ।

साउथ ईस्ट १५० र डिभिजन पार्कको गुरुयोजना

14 नयाँ बाटो काट्ने स्थान

13 शौचालय

1 स्केट खेल्ने ठाउँ (२-३ आकर्षणहरु)

2 स्प्लाश प्याड

3 बास्केटबल कोर्ट

4 पिकनिक स्थल

5 पिकनिक गर्ने टहरा

6 खेलमैदान

7 प्राकृतिक स्थान

8 बाटो सहित पराग शेचन बगैंचा

9 समुदायिक बगैंचा (१.२ एकड)

10 सानो पहाड

11 सकर खेल्ने स्थान सहितको घाँसे मैदान

12 कुकुरलाई बाँध्न नपर्ने क्षेत्र

Warbixinta Qorshaha Weyn ee Beerta Nasashada ee SE 150th iyo Division

Keenida Beeraha Cusub ee Nasashada la keenayo Koonfur-bari Portland

Beerta nasashada ee mustaqbalka laga samaynayso SE 150th & SE Division Street waxay dabooli doontaa baahida weyn ee loo qabo beeraha nasashada ee mid ka mid ah xaafadaha Portland ee dadka ugu badan ee kala duwan ku nool yihiin. Hantida qiyaasteedu tahay 7.5-acre, ee ay 2014-kii gadatay Beeraha Nasashada iyo Raaxada Portland (PP&R), waa goob si tartiib ah u socota, caws qariyay, oo ay ku wareegsan yihiin guryo qof kaliya iyo qoysas badan loogu talagalay, iyo meel si fiican looga arki karo Powell Butte. Dadka degaanka iyo dadka isticmaala beerta nasashada ee ku hadla Afka-Ruushka, Soomaaliga, Nepali iyo Ingiriisiga ayaa ka qayb qaatay nidaam naqshad lagu samaynayo oo loogu talagalay bulsho dhaqamo iyo luqad kala duwan leh. Naqshada beerta nasashada ee lagu taliyay waxay ka turjumaysaa dadaalka wada shaqayn ee la xiriira xaafadaha iyo kooxaha bulshada si loo abuuro meel soo dhaweyn leh oo leh oo ay ka socdaan hawlo loogu talagalay dadka da'kasta leh. Guud ahaan, waxaa jira xiiso weyn oo loo qabo beertan nasashada ee cusub iyo rabitaan xoog leh si loo dardar-geliyo nidaamka horumarka.

Beeraha La Beerayo iyo Ka Kor Marida Gaajada

Iskaashi gaar ah oo lala leeyahay Ka Kor Marida Gaajada "Outgrowing Hunger" ayaa keentay in beer dadweyne oo weyn laga sameeyo meel ku meel gaar ah oo ku taala goobta beerta nasashada, taasi goobta keenta dad maalin kasta soo booqda. Bulshadu waxay isla markiiba la qabsadeen beerta, iyada oo nolol u keentay goobta haddii kale noqon lahayd meel madhan iyada oo dhiirigelin siiyay kuwo mustaqbalka rajaynaya beer nasasho.

Dhismaha Bulshada La Adeegsanayo Naqshada Beerta Nasashada

PP&R waxay iskaashi la yeelatay dadka bulshada u adeega si la iskugu soo uruiryo talooyin dhab ah oo qiimo leh oo laga helo bulshooyinka cid matalaysaa aanay jirin, dakhligoodu hooseeyo, qoxootiga iyo muhaajirka ah ee ku nool degaanka.

Tilmaamaha:

- Barnaamijka "Party in the Park" wuxuu bilaabay nidaamka qorshe weyn oo la isticmaalayo kulan lala leeyahay dad luqad kala duwan leh iyada oo xubnaha bulshada ka tirsan lagu soo dhaweynayo goobta, si ay fikradahooga ku saabsan muuqaalada beerta nasashada iyo hawlaha dadka ula wadaagaan. Kuwo badan oo ka mid ah, tani waxay ahayd fursadii u horeysay ee kaga qayb qaataan qaabaynta magaaladooda.
- Guddiga tala bixinta bulshada, oo ka kooban shaqsiyaad matalaya ururada bulshada oo badan, ayaa bixiyay khibrad si loo hago naqshada beerta nasashada.
- Barnaamij xiriir oo u gaar ah dhaqanka oo la isticmaalayo kooxo la isku keenay oo talo dhiibanaya oo ay fududeeyeen Xiriiriyayaasha Adeegyada Ka qayb qaadashada Bulshada (CELs) ayaa xoojiyay ka qaybgalka. La shaqaynta hoggaamiyayaasha bulshadan iyo turjubaanada luqadda ayaa kordhiyay tayada naqshada beerta nasashada isla markaana xoojiyay xiriirada bulshada.

Aragtida Bulshada iyo Xiisaha

Qorshahan weyni wuxuu ka turjumayaa baahiyaha ay bulshada kala duwani u qabto hawlaha dhanka madadaalada sida ciyaarista kubadda cagta ama ku ciyaarista biyo qabow , iyada oo uu sidoo kale jawaab u yahay rabitaan xooga leh ee bulshadu u qabto meelo la iskugu yimaado oo loogu talagalay kooxaha iyo qoysaska.

- Naqshadu waxay abuuraysaa meel wadne u ah beerta nasashada, oo leh goob dad badani ku nastaan/wax ku cunaan iyo meel madadaalada loogu talagalay oo ku taala bartamaha meel u dhow beerta dadweynaha iyo goobta lagu cayaaro.
- Beerta dadweyne oo weyn iyo Meesha deyrka leh ee Ayda aan Hogaanku 'leash' ku Xirnayn ayaa ku dhejisan beerta nasashada, isla markaana waxay sanadka oo dhan keentaa dad maalin kasta soo booqda.
- Meel astaan ah oo laga gelayo Division Street waxay leedahay muuqaalka biyo xagaaga lagu cayaaro iyo dhisme furan oo loogu talagalay dhacdooyinka bulshada iyo barnaamijyada.

Qorshaha Weyn ee Beerta Nasashada ee SE 150th iyo Division

14 Jid cusub oo laga talaabo

13 Musqulo

1 Meel lagu cayaaro "skate" (2-3 muuqaal leh)

2 Meel biyo lagu cayaaro leh

3 Meel kubadda kolayga loogu talagalay

4 Goob nasasho/cunto

5 Hoy nasasho/cunto

6 Goob lagu cayaaro

7 Meel deegaan dabiici ah leh

8 Beer faxalka ubaxa loogu talagalay oo jid la maro leh

9 Beer dadweyne (oo gaaraysa 1.2 acres)

10 Buur yar

11 Dhul caws ah oo leh meel kubadda cagta loogu talagalay

12 Goob eyda aan hogaanka 'leash' ku xirnayn loogu talagalay

Introduction

The 7.5-acre site at SE 150th and Division Street will become a valuable asset that defines the neighborhood and provide a sense of place and space for community to gather. As Portland grows, access to open space becomes even more critical to improve health and quality of life. This park is one of several that will begin to address the underserved communities in East Portland.

The purpose of this master plan document is to establish a vision for the park that is embraced by the community. The plan will address access, safety, social needs and recreation opportunities for people of all ages and abilities.

Chapter 1 includes analysis of the site conditions and context that may influence the design of the park. A large and very important part of the overall planning effort was community engagement. Chapter 2 summarizes the strategies used to involve culturally diverse communities in this process. The design team synthesized the site analysis and community input into a preferred design concept for the park, which is described in Chapter 3. Chapter 4 addresses an implementation strategy for the park, including phasing, estimated costs and items that require further study.

Youth soccer team practicing at the "Party in the Park"

Existing Conditions

Site Context

The site is a 7.5-acre property acquired by Portland Parks & Recreation (PP&R) in 2014. It is located in the Centennial neighborhood.

ADJACENT USES

The park site is bordered on all sides by residential development. Residences on the west side of the site are medium density, multi-family homes, zoned R1-R3. Residences on the east and south sides of the park are largely single family homes in R7 zone. The block west of the site along Division Street is zoned General Commercial. This area includes a Fred Meyer, Carl's Jr., and a 7-Eleven.

The Franciscan Montessori Earth School is a private K-8 school just west of the park site. North of the site, across Division Street, is the Serendipity Center, a private, therapeutic school for at-risk students, and the St. Joseph Catholic Church.

PARKS

East Portland is a notably park deficient area of Portland. The nearest parks to the site are Powell Butte Nature Park (0.8 mi) and Parklane Park (1.1 mi). Powell Butte provides mostly passive recreation, such as walking and biking trails, a natural area and vistas of the city. Parklane Park provides more active uses, such as sports fields, picnic area and playground. A master plan was completed for this park in 2009, and it is planned for redevelopment in the future.

SCHOOLS

The park site is located in the Centennial School District. Children who live within walking distance of the park may attend public school at Parklane and Oliver Elementary Schools (1.2 mi away), Lynch Wood Elementary School (1.8 mi), Centennial Middle School (1.7 mi) and Centennial High School (2.2 mi). Lincoln Park Elementary School in the David Douglas School District is also nearby (1.5 mi).

DEMOGRAPHICS

As of October 2014, the Centennial district has "majority minority" enrollment, with a total minority population of 51.6%. Within that group, Hispanic (25.3%) is the greatest percentage, Asian/Pacific Islander (13.8%), multi-ethnic (5.9%), Black (5.7%) and American Indian/Alaskan Native (0.9%).

Household income as reflected in the percentage of free and reduced price lunch count in the Centennial school district is moderate to low, with 65.91% of students receiving free or reduced price lunches. Harold Oliver Elementary, Lynch Wood and Parklane are designated as Community Eligible Provision (CEP), where all of the students receive free or reduced price breakfasts and lunches and the schools receive reimbursement at 96%. Lynch View Elementary has 87.85% of the students receiving free and reduced price meals.

In the David Douglas School District, Lincoln Park Elementary School has an enrollment of 653 students, of which 34% are White, 30.8% Hispanic, 17.8% Asian, 7.7% multi-ethnic, 6.9% Black, 2.8% Pacific Islander and 0.2% Native American as of October 2014. The ESL count is 257, or 39% of the student body.

The Lincoln Park Elementary School, near the park site, has a 100% participation rate in the free lunch program, indicating that the households, and

especially the youth surrounding the school and park, may be more at-risk.

TRANSPORTATION

The site is served by TriMet bus route 4, connecting to Gresham and St. Johns. There are bus stops at the southeast and northwest corners of the SE Division Street/148th Avenue intersection. The Division Transit Project is currently being planned for this segment of Division Street, which would provide bus rapid transit from Gresham to Downtown Portland.

The nearest signalized pedestrian crossing is at the intersection of SE Division Street and SE 148th Avenue. The next nearest pedestrian crossing of SE Division Street is at SE 156th Avenue, 0.4 mi away. There is an unsignalized crossing at SE 148th Avenue and SE Clinton Street. The next nearest crossing of SE 148th Avenue is at SE Powell Boulevard. There are bike lanes on SE Division Street and SE 148th Avenue. SE Division Street has a high crash network street designation by the Portland Bureau of Transportation (PBOT).

See Appendix B for a traffic safety study and recommendations.

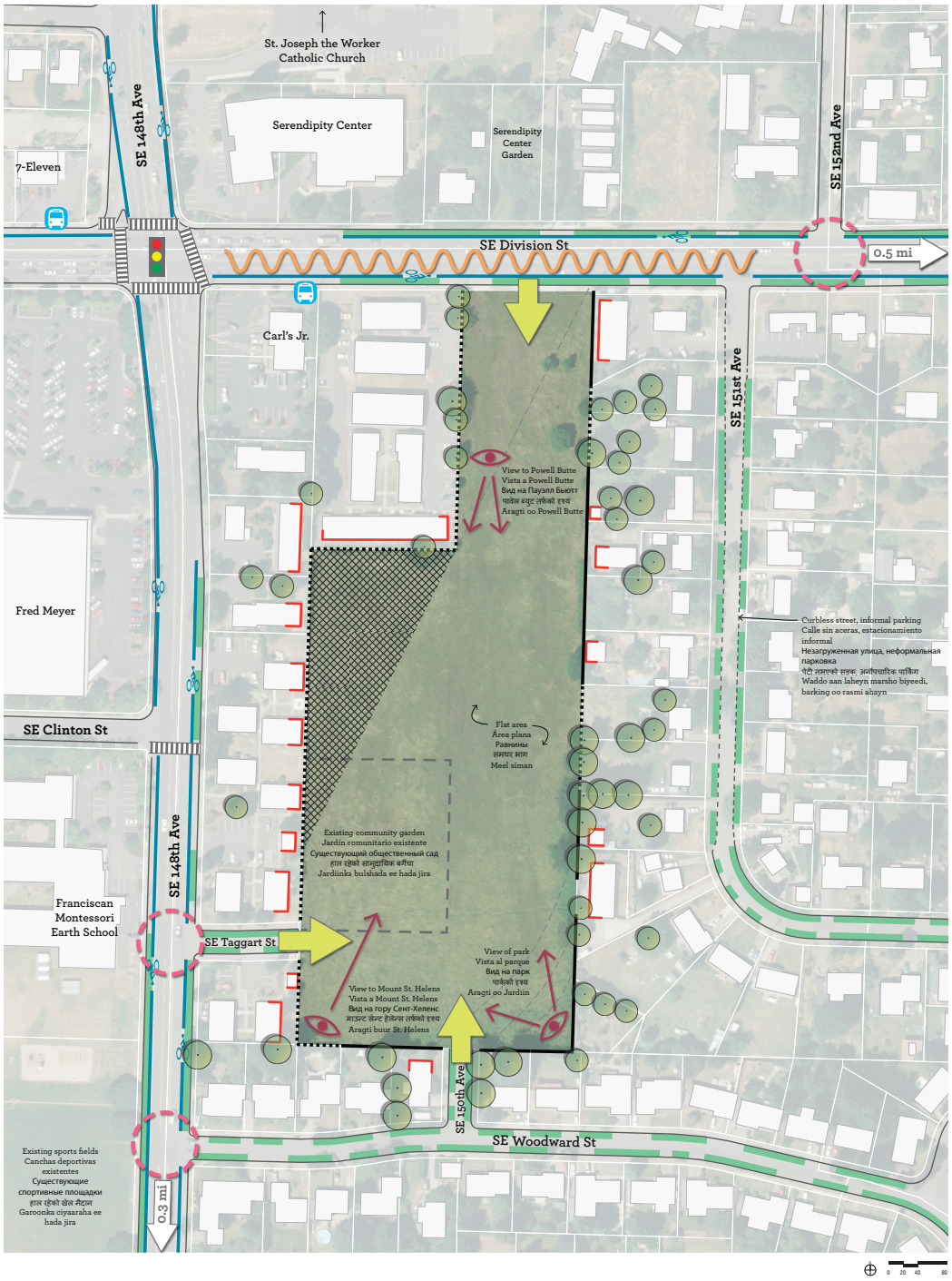
Currently, only on-street parking is available near the site. SE Division Street, SE 148th Avenue, SE Taggart Street, SE Woodward Street, SE 150th Avenue, and SE 151st Avenue all offer on-street parking today. The northern portion of 151st Avenue is currently a curbless street with gravel shoulders. Because right-of-way boundary is not clearly defined with a curb or sidewalk, it may not be clear to park users that parking is available on this street.

Site Conditions

CURRENT USES

In 2015, Portland City Council authorized a grant agreement between PP&R and Outgrowing Hunger to increase access to land for the purposes of food production for low-income, minority, refugee and immigrant populations living in East Portland. In the summer of 2016, Outgrowing Hunger created

View north on SE 148th Avenue just south of SE Taggart St


St. Joseph the Worker Catholic Church
Serendipity Center
Serendipity Center Garden
7-Eleven
SE 148th Ave
SE 152nd Ave
SE Division St
0.5 mi
Carl's Jr.
SE 151st Ave
View to Powell Butte
Vista a Powell Butte
Вид на Пауэлл Бьютт
पावेल ब्युट तर्फको दृश्य
Aragti oo Powell Butte
Fred Meyer
Curbless street, informal parking
Calle sin aceras, estacionamiento informal
Незагруженная улица, неформальная парковка
पेटी नभएको सडक, अनौपचारिक पार्किङ
Waddo aan laheyn marsho biyeedi, barking oo rasmi ahayn
SE Clinton St
Flat area
Área plana
Равнины
समथर भाग
Meel siman
Existing community garden
Jardín comunitario existente
Существующий общественный сад
हाल रहेको सामुदायिक बगैंचा
Jardiinka bulshada ee hada jira
SE 148th Ave
Franciscan Montessori Earth School
SE Taggart St
View of park
Vista al parque
Вид на парк
पार्कको दृश्य
Aragti oo Jardiin
View to Mount St. Helens
Vista a Mount St. Helens
Вид на гору Сент-Хеленс
माउन्ट सेन्ट हेलेन्स तर्फको दृश्य
Aragti buur St. Helens
SE 150th Ave
SE Woodward St
Existing sports fields
Canchas deportivas existentes
Существующие спортивные площадки
हाल रहेको खेल मैदान
Garoonka ciyaaraha ee hada jira
0.3 mi
0 20 40 80
Potential park entrance
Posible entrada al parque
Потенциальный вход в парк
पार्कको संभावित प्रवेश
Meesha jardiinka laga gali kara
Existing crosswalk
Paso peatonal existente
Существующие пешеходные переходы
हाल रहेको बाटो काट्ने स्थान
Tallowga jira
Existing traffic signal
Señal de tránsito existente
Существующий светофор
हाल रहेको ट्राफिक बत्ति
Seenyaale traafig ee jira
Unmarked crossing
Cruce sin señalamientos
Необозначенные перекрёстки
चिह्न नलगाएको बाटो काट्ने ठाउँ
Isgooyska oo sumad lahayn
0.5 mi
Distance to next crosswalk
Distancia al siguiente cruce peatonal
Расстояние до следующего пешеходного перехода
अर्को बाटो काट्ने ठाउँ सम्मको दुरी
Masaafada tallowga ku xiga
Existing bus stop
Parada existente de autobús
Существующая автобусная остановка
हाल रहेको बस स्टप
Joogsiga baska ee jiraa
Existing bike lane
Carril para bicicletas existente
Существующая велосипедная дорожка
हाल रहेको साइकल ट्रिलो बाटो
Haadka baaskiilka ee jira
On-street parking
Estacionamiento en la calle
Парковка на улице
बाटो छेउको पार्किङ
Gaari dhigasho waddada ku taal
Solid fence
Barda sólida
Капитальный забор
स्थाई पर्खाल
Bowd adag
Transparent fence
Barda transparente
Прозрачный забор
पारि देखिने पर्खाल
Bowd hufan
Noisy street
Calle ruidosa
Шумная улица
हल्ला हुने बाटो
Wado buuq badan
Area hidden from street
Área escondida de la calle
Площадь, скрытая от улицы
बाटोबाट नदेखिने क्षेत्र
Meel waddada ka qarsson
Special view
Vista especial
Особенный вид
विशेष दृश्य
Aragti gaar ah
Mature trees close to park
Árboles maduros cercanos al parque
Взрослые деревья рядом с парком
पार्क नजिक रहेका ठुला रुखहरु
Geedo baaluq oo u dhow Jardiinka
Buildings close to park
Edificios cercanos al parque
Здания рядом с парком
पार्क नजिक रहेका भवनहरु
Dhismaha u dhow jardiinka

a 1-acre community garden on the park property, with the understanding that this garden would be an interim use on the site and a permanent garden may be relocated on the site after the master planning process is completed. The current access to the garden is off of SE Taggart Street.

At the time of this report, the garden is in its second season. Outgrowing Hunger and many of the current gardeners participated in the community outreach process for this master plan. In general, the garden has been well-received by the neighbors of the park, and there is a wait list for plots in the existing garden.

SITE FEATURES

The site is relatively flat, with a small hill in the southeast corner. It is covered in non-irrigated meadow grass that is mowed regularly by PP&R. There are a few existing trees on the site and many large fir trees on private property around the perimeter. There are several structures on all sides

Existing community garden

View northeast of community garden from SE Taggart Street entrance

of the park that are within 20 feet of the property line.

The northern end of the park is very noisy due to its proximity to SE Division Street. The northern third of the park is approximately 180 feet wide, while the southern two thirds widen to approximately 380 feet. This creates a blind corner in the northwest of the site that cannot easily be seen from the street. There are views from the park to Powell Butte in the south and Mt. St. Helens in the north. The small hill in the southeast corner is a good vantage point from which to see the whole park.

ACCESS

The site is somewhat "land locked," with limited street frontage and access points. There is approximately 180 feet of frontage on SE Division Street. SE Taggart Street and SE 150th Avenue are both short streets that terminate at the edge of the park. Due to these conditions, maintaining sight lines into the park is important for public safety.

The majority of the site is fenced around the perimeter. Because the existing fencing is provided by each adjacent property owner, the material, height and degree of maintenance varies.

View north of SE Division Street

Private residence adjacent to the park site

View north of the gate at SE 150th Avenue

Public Engagement Process

Healthy Community and Healthy Park

Park spaces provide neighbors opportunities to develop new relationships, connect with one another, and enjoy outdoor activities together, thus creating new communities and strengthening others.

The objective of the public engagement process was to design a great community-supported park and enhance relationships with community partnership.

GOALS

- Collaborate with the local community to develop a community-supported park design.
- Understand how diverse communities want to use the park.
- Learn communities' preferences for design features.
- Build and strengthen relationships with the communities of East Portland.

Building Community Through Park Design

The recommended park design reflects a collaborative effort involving neighbors and community groups to create a welcoming space with activities for people of all ages. Overall, there is great enthusiasm for this new park and a strong desire to accelerate the development process.

Portland Parks & Recreation (PP&R) and Mayer/Reed connected with community partners to gather valuable input with an intentional focus on

Phase 1 "Party in the Park" image board activity

engaging underrepresented, low income, refugee and immigrant communities in the area. Residents and park users speaking Russian, Somali, Nepali, Spanish, and English participated in a multi-cultural and multi-lingual community design process. Graphics that communicate ideas without language became an essential part of the outreach.

A unique partnership with Outgrowing Hunger resulted in the creation of a large community garden at a temporary location in the park site, bringing daily visitors to the area. The community quickly adopted the garden, bringing life to the otherwise empty space and providing inspiration to those anticipating the future park.

PHASE 1: LEARNING ABOUT THE SITE

The first phase included collecting information about the existing conditions of the park property, the surrounding community and desired park activities from the community. The team welcomed the Project Advisory Committee (PAC), provided a project orientation and site tour, and invited neighbors and the community to a party in the new park space. Engagement activities included colorful image boards depicting a variety of park activities and a site model where people flagged possible locations for activities.

PHASE 2: IDENTIFYING GOALS AND PRIORITIES

The second phase focused on analyzing the ideas and feedback gathered from the community to identify design goals and priorities. The PAC considered the public comments and ideas and provided guidance to the design team. The community participated in a second open house gathering and shared feedback via a public survey to inform preliminary designs. At these meetings, participants arranged and prioritized

Phase 1 “Party in the Park” model activity

scaled templates of amenities such as sports fields, playgrounds and gardens on a site model. A separate art activity encouraged young and old to depict their ideal park experiences, which was then composed into a colorful "tapestry" to represent the shared vision.

PHASE 3: CONSIDERING DESIGN OPTIONS

The team shared with the PAC and community the two design options, combining the most popular features and activities. The conversations focused on how their ideas were taking shape, what were key choices between park features, and how the team arrived on overall design choices. PP&R made a concerted effort to engage the underrepresented, low income, and refugee and immigrant communities through multiple focus groups. The team then shared the two design options at a community meeting. Community members shared their feedback and spoke with project staff about next steps.

PHASE 4: REVIEWING PREFERRED DESIGN AND MASTER PLAN

Finally, the team shared the preferred design with our advisors, stakeholders and the community to see how well it reflects their guidance and project goals. These final meetings focused on design refinements, next steps for planning and park development, reflection on the planning process, and celebration of the collaborative effort.

Highlights

The following outreach activities added to the larger public involvement effort, including focus groups and community meetings designed to engage interested Portlanders in this project.

- Four Community Gathering events were hosted between July 2016 and September 2017. More than 300 community members participated in these community gatherings.

Phase 2 PAC meeting model activity

- The PAC met five times to provide local expertise and community perspectives to inform the design and guide the planning process.

- Three online comment surveys expanded opportunities for community members to provide their feedback on park priorities, design features, and planning process. More than 250 people participated in the web-based surveys.

- The Community Engagement Liaisons Program (CELs) enhanced the outreach process by engaging the underserved communities in this project. They facilitated and provided language translation for three focus groups to Russian, Bhutanese and Zomi, and Somali speaking communities.

- Using email lists drawn from the Community Engagement database, PP&R sent multiple email notifications about the events and surveys to local neighbors, stakeholders, PAC members, focus group participants, and community organizations.

- Neighborhood canvassers contacted local residents living near the park site on three occasions, distributing a total of 2400 flyers promoting the project, events and surveys.

- PP&R web pages featured project updates, announcements, and events were also posted on the City of Portland online citywide events calendar.

- Lawn signs were placed on the fences of the park property two weeks before Community Gathering events.

Photos from activities at Public Meeting #2 in October 2016

Events & Activities Timeline

EVENT	DATE
Project Advisory Committee #1 – Orientation	7/6/2016
Neighborhood Canvassing – Invitation to Participate	7/7/2016
Project Advisory Committee #2 – Site Tour	7/13/2016
Community Gathering #1 – 'Party in the Park'	7/16/2016
Project Advisory Committee #3	9/28/2016
Community Gathering #2	10/6/2016
Project Advisory Committee Meeting #4	1/24/2017
Midway Business Alliance – Focus Group	2/14/2017
Russian Speaking Community – Focus Group	2/23/2017
Bhutanese & Zomi Communities with Outgrowing Hunger – Focus Group	2/26/2017
Arbor Glen Apartments Residents – Focus Group	3/1/2017
Somali Community – Focus Group	3/24/2017
Neighborhood Canvassing – Invitation to Review Designs & Comment	3/25/2017
Community Gathering #3	4/6/2017
East Portland Neighborhood Coalition – Parks Committee	4/6/2017
Neighborhood Canvassing – Invitation Neighborhood Meeting 5/18	5/8/2017
Neighborhood Meeting with Adjacent Residents – Safety & Security	5/18/2017
Project Advisory Committee Meeting #5	5/23/2017
Project Advisory Committee Meeting #6	7/12/2017
Community Gathering #4	9/20/2017

LIGHTS
Soccer
Volleyball
Tennis
Playground
Open Space!
Basketball
Slide
Swings
Celebration of many cultures in a beautiful nature! Space!
TENNIS
Community Garden - Seed Exchange
Climbing structure
Tennis/basketball
Covered area for picnics
Soccer/Baseball
Basketball Court
Tot lot
Swings
Grass
BETTER LIGHTING!!
SECURITY!
I ♥ MY DOG

Preferred Park Design

The preferred design for the park comes from the existing site conditions analysis and from community feedback on the concept options. Below is a summary of the recommended site features.

North Entry

The north edge of the park touches SE Division Street, which is a high volume urban street. The north entry serves as a transition between this boisterous environment into the quieter interior of the park. As such, the uses in this area are conducive to traffic noise and large areas of pavement, such as a plaza with a water feature, a skate spot, and a basketball court.

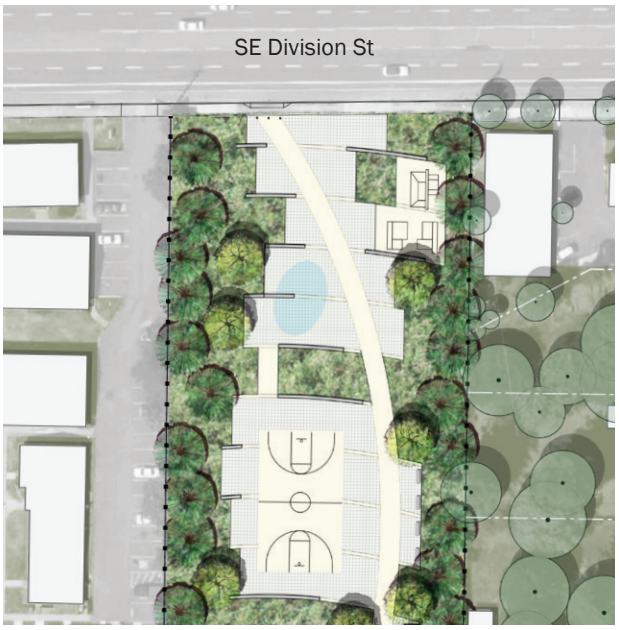
There is strong community support for a splash pad-style water feature, accessible to people of all ages in the summer. This feature is imagined as a paved space with water jet that can be used as a plaza when the water is turned off.

There is space in the North Entry area for a small skate spot with 2-3 features for entry to intermediate-level skateboarders. Its placement at the north end of the site ensure that it is highly visible and compatible with the noise level from Division Street.

Example of a water feature from McCoy Park in Portland, OR

A full size basketball court fits in the center of the North Entry, where it can maintain a 50-foot setback from property lines. This space may also be used temporarily for large events, such as festivals or markets.

Seat walls and some benches offer places for people to sit and observe the skate spot, water feature, and basketball court. Plantings and trees buffer these uses from the adjacent properties to the east and west.



North Entry

Example of a skate spot in Woodside Urban Park in Silver Spring, MD

Preferred Park Design

Item	Size	Notes
Skate Spot	2,100 sf (0.05 acres)	2-3 skate features
Parking Lot	27 spaces	25’ from adjacent properties
Dog Off-Leash Area	13,175 sf (0.3 acres)	20’ from adjacent properties
Community Garden	51,000 sf (1.2 acres)	12-foot wide gate for truck access from Taggart with 4’ WWM Fence
Pollinator Garden	9,200 sf (0.2 ac)	Includes gravel foot path
Soccer Field	135’ x 180’	U10 field
Lawn with Space for Soccer	62,175 sf (1.4 acres)	Includes soccer field & small hill
“Heart of the Park”: Picnic shelter & area, playground, restroom	28,600 sf (0.66 acres)	South end of park, visible from SE 150th & from SE Taggart
Playground	11,000 sf (0.25 ac)	Includes a mix of traditional and nature play elements
Splash Pad	1,100 sf (0.03 acres)	Splash pad doubles as plaza/event space when turned off
Picnic Shelter	2,075 sf (0.05 acres)	Capacity approx. 100 people
Picnic Area	12,400 sf (0.3 acres)	Several picnic areas scattered around the park
Restrooms	200 sf	Two gender-neutral bathrooms and storage space
Basketball Court	4200 sf	Full court
Perimeter Fence	2600 lf	6ft HT.
Paths	3,600 lf	12’ width paths, minimum 15’ offset from property line
Trees	98 trees	
ROW Pedestrian Improvements	Pedestrian crossings at 148th & Clinton and 152nd & Division	

1 Skate spot (2-3 features)

2 Splash pad

3 Basketball court

4 Picnic area

5 Picnic shelter

6 Playground

7 Nature spot

8 Pollinator garden with path

9 Community garden (1.2 acres)

10 Small hill

11 Lawn with space for soccer

12 Dog off-leash area

13 Restrooms

14 New crosswalk

“Heart of the Park”

South of the North Entry is an area referred to as the “heart of the park”, a hub of activity that includes a picnic shelter, adjacent picnic area, playground and restrooms.

The picnic shelter is intended for large gatherings with a capacity for at least 100 people. Additional picnic tables and lawn space around the shelter allow space for overflow during large events. The shelter is likely to be used by PP&R’s summer Lunch + Play program. Visibility of the shelter from Division Street is important for security. A separate structure houses two, gender-neutral bathrooms and a storage space for use by PP&R for programs.

The playground has traditional-style play equipment placed on a pour-in-place rubber safety surface. A smaller “nature spot” offers play features made from natural materials on an engineered wood fiber surface. The design of the play equipment should be inclusive and sensory-rich. A partial, 4-foot high, ornamental fence allows the playground to feel contained while also being permeable enough for families to enter and exit from all sides. Some additional planting areas offer a buffer between the play area and adjacent paths.

Heart of the Park

Flexible Lawn

This large, grassy area provides open space that many members of this dense community do not have access to otherwise. A flat portion of the field is large enough for a U-10 soccer field (approximately 135 x 180 ft). During the community outreach process, it became clear that demand for soccer is high. However, the community also wanted the flexibility to use the field for other activities. Additional picnic areas are located around the perimeter of the lawn, providing space for multi-generational gathering. Southwest of the flexible lawn sits a quieter space for picnicking and nature play.

A small, 3 to 4-foot high mound on the north side of the field introduces some topography into a relatively flat site. The mound allows people to sit overlooking activities on the field and around the park. This space may be programmed for events, such as movies or concerts in the park. The north side of the mound incorporates seat walls that overlook the playground.

A nature play “spot” may be one or a few simple elements.

Gardens

The west edge of the site includes a community garden approximately 1 acre in size. The garden is surrounded by a 4-foot high fence, with lockable gates on the south and east sides. A small gravel yard area allows space for deliveries near each entrance. The south entrance also includes a small tool shed, picnic tables, and accessible raised planters. The community garden occupies an otherwise invisible corner in the park.

A pollinator garden creates a buffer between the community garden and the main north-south path through the park. This garden is planted with a variety of shrubs and perennials that attract pollinating insects. It has a 4-foot wide gravel foot path through it.

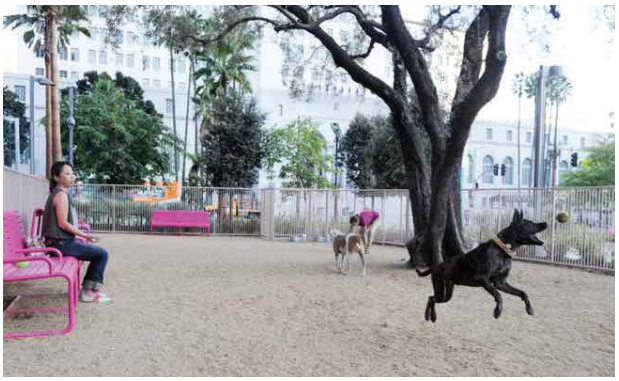
Dog Off-Leash Area

The southeast corner of the site has a fenced dog off-leash area. Access to the dog park is on the west side, with “airlock” gates that allow owners to leash their dogs before entering the park. It also includes an in-ground dog waste disposal container, which requires truck access for maintenance. Due to its small size, this dog park will be surfaced with a well-drained material, such as decomposed granite or infield mix, rather than grass. Because the dog park is located on a sloping area of the site, it may be terraced with seat walls or small retaining walls.

Access

Pedestrian access to the site will be provided via SE Division Street, SE Taggart Street, and SE 150th Avenue. Vehicular access will be limited to SE Taggart Street. The 28-space parking lot includes two ADA parking stalls and a small drop-off area. It will be separated from the adjacent property line by a 25-foot planted buffer. The design team considered a 10-space parking lot off Division Street during the concept alternatives phase, which is not shown in the preferred design due to concerns about traffic safety around this access point (see Appendix B). Additional study is required to determine if this area is suitable for additional vehicular access.

Dog Off-Leash Area



Example of a small dog park at Grant Park in Los Angeles, CA

The main paths through the park follow a curvilinear form, sweeping north-south and creating a loop around the flexible lawn. These paths are 12 feet wide, designed to accommodate ADA requirements and maintenance vehicles. Some smaller paths branch off from the main paths, such as a 5-foot wide gravel path around the dog park and a 4-foot wide gravel path in the pollinator garden. From the south entry plaza off SE 150th Avenue, a short path leads up the slope to a park overlook with benches.

Intersection improvements are needed on the adjacent streets surrounding the park in order to ensure that people may safely walk and bike to the park. In particular, SE Division Street and SE 148th Avenue, which are wide, high volume streets, should be studied for pedestrian crossing enhancements, road diets, traffic calming, access management, and other improvements to make access to the park safer. See Appendix B for an in-depth discussion of the existing conditions and recommendations for traffic safety improvements.

Plantings

The plantings in the park will adhere to the City of Portland Title 11 Tree Code and the PP&R Ecologically Sustainable Landscape Initiative. Large trees will offer shade in picnic areas and around the perimeter of the site. Placement of trees takes into consideration sight lines from SE Division Street and areas that require full sun, such as the community garden and pollinator garden.

The buffer zones along the property line will be planted with low shrubs and groundcovers. Lawn areas will be limited, with clearly defined edges to facilitate mowing. The pollinator garden is an opportunity to diversify the plants in the park with native and native-adapted species.

Events and Programs

In addition to the permanent features of the park, there will be a number of events that take place here. At the North Entry, the water feature may be turned off to allow use of the plaza. Likewise, the basketball court may be temporarily used for events, such as farmers' markets or the Neighborhood Night Out.

The picnic shelter is designed to accommodate large events of 100 or more people, such as the summer free Lunch + Play program, offered by PP&R. Park programs may utilize the storage area and restrooms, adjacent to the picnic shelter. A new curb cut and removable bollards off SE Division Street allow PP&R staff vehicular access to the picnic shelter for pick-up and drop-off of event materials.

The flexible lawn with its small grass mound may be used for concerts or movies in the park. Power and water needs for these events should be considered as the park design progresses.

The flexible lawn may be used for events, such as concerts or movies.

Maintenance

Maintenance is key to the success of the park. PP&R maintenance staff were represented on the Technical Advisory Committee for this project and influenced the design with regard to planting areas, maintenance vehicle access, and placement of the different program elements. Maintenance staff should continue to be involved as the design evolves, and a landscape maintenance plan should be developed. This plan must adhere to the Ecologically Sustainable Landscape Initiative. A maintenance budget should also be established to ensure resources to adequately maintain the park.

Safety and Security

Safety and security for park users and neighbors must continue to be a priority. The concept design for the park addresses these issues in the following ways:

- Provides emergency vehicle access on all major paths throughout the park and removable bollards at the street entrances.
- Activates otherwise hard to see corners of the park with round-the-clock uses, such as the community garden in the northwest corner and the dog park in the southeast corner.
- Keeps open sightlines into the park from SE Division Street toward the skatepark, splash pad, basketball court and picnic shelter.
- Vehicular gate at the parking lot entrance at SE Taggart Street, so that the parking lot may be closed and locked while the park is closed.
- The dog off-leash area is fenced with double gate “air-locks” at both entrances, which give dog owners space to unleash their dogs without negatively impacting other park users.
- Community garden is fenced with locked gates so that gardeners can protect their plots from damage or use by members of the public.
- A perimeter fence around the entire park will prevent unwanted traffic in and out of the park through adjacent neighbors’ private property.

As the design moves forward, additional considerations include:

- The placement of lighting along pathways and around structures, such as the restrooms and picnic shelter.
- The selection and grouping of plant species that maintain open sightlines throughout the park, not attractive areas to hide or camp.
- The selection of durable site furnishings that do not accommodate sleeping or camping.
- The selection and design of play features that are accessible to children of many ages and abilities.

Budget item	*% Budget estimation*	*Total ($)*
CONSTRUCTION		**13,380,563**
Construction Contract		**11,841,206**
Direct Construction Costs		**9,472,965**
Total Materials & Labor		
Site Preparation		800,605
Paved Trails		900,950
Community Garden		77,438
Picnic Shelter & Restroom		400,000
Play Ground Areas		560,013
Basketball Court		38,258
Skate Spot		75,000
Splash Pad		350,000
Site Features and Furnishings		287,600
Dog Off leash Area		96,387
Parking Lot		88,059
Landscaping		1,719,625
Mechanical Utilities		585,525
Electrical Utilities		770,250
Right of Way Development		145,500
Total Materials & Labor		**6,895,210**
Estimating Level of Confidence Buffer	10.00%	689,521
General Conditions	10.00%	758,473
Overhead	3.00%	250,296
Profit	7.00%	601,545
Insurance	1.50%	137,926
Bonding	1.50%	139,995
Scope Contingency	25.00%	2,368,241
Construction Contract Contingency	10.00%	1,184,121
Miscellaneous Construction Costs		355,236
SOFT COSTS		**5,523,086**
External Soft Costs[1]		2,198,123
Internal Soft Costs[2]		3,324,963
TOTAL PROJECT COSTS		**18,903,649**

1 Includes design services, technical professional services, permitting costs and other fees
2 Includes staff costs like project management, public involvement, and overhead

Implementation Strategy

Phasing

Due to the high demand for open space in East Portland, PP&R aspires to build the park in a single phase. The existing community garden on the site, managed by Outgrowing Hunger, plans to continue as an interim use until park construction begins.

Estimated Costs

The estimated total project cost, including soft costs such as design services and staff time, is $18,903,649. This estimate assumes start of construction in FY2018. A summary of cost by feature is included in the table on the opposite page. See Appendix C for a more detailed breakdown of these costs.