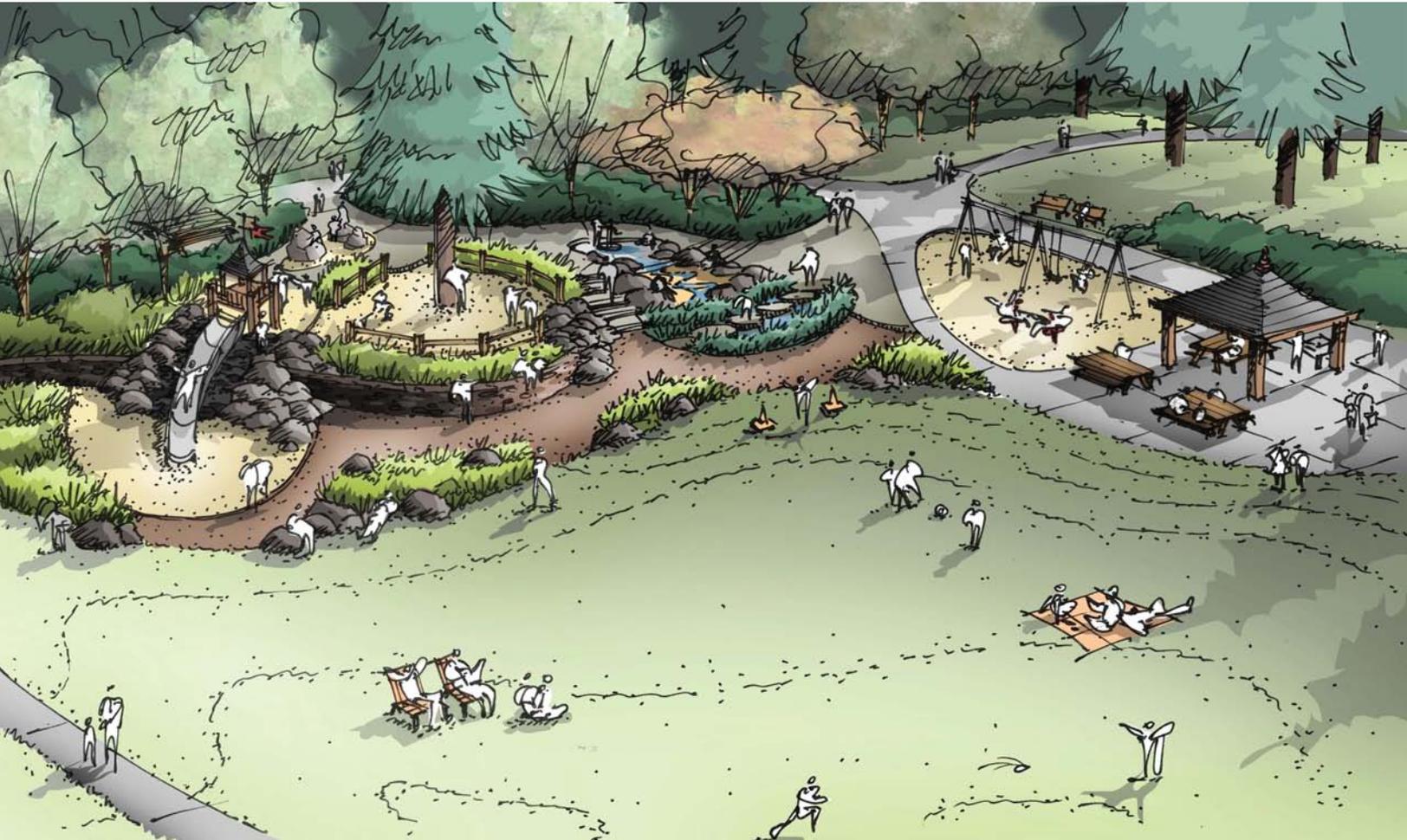


WERBIN PROPERTY

Master Plan Report

November 2012



WERBIN PROPERTY
MASTER PLAN REPORT

Prepared For:

Portland Parks & Recreation
1120 SW Fifth Ave., Suite 1302
Portland, OR 97204

November 2012

Prepared By:

GreenWorks, P.C.
Landscape Architecture - Environmental Design
24 NW 2nd Ave., Suite 100
Portland, Oregon 97209



ACKNOWLEDGEMENTS

Portland Parks & Recreation

Nick Fish, Commissioner

Mike Abbaté, Director

Sarah Huggins, Project Manager

Sue Glenn, Zone Manager

Mike Grosso, Zone Supervisor

Elizabeth Kennedy-Wong, Public Involvement Manager

Alejandro Vidales, Outreach Coordinator

Public Advisory Committee

Michael Alexander, PP&R Board Liason

Jennifer Alkezweeny

Victoria Demchak

Karen Gonzalez

Richard Gunderson

David Kurushima

Alejandro Manzo

Nicole Markwell

Gina Mattioda

Shayla Rogers

Kathleen Sheridan

Cesar Torres

Mercedes Yanez

GreenWorks, P.C.

Mike Faha, Principal

Ben Johnson, Project Manager

Michelle Mathis

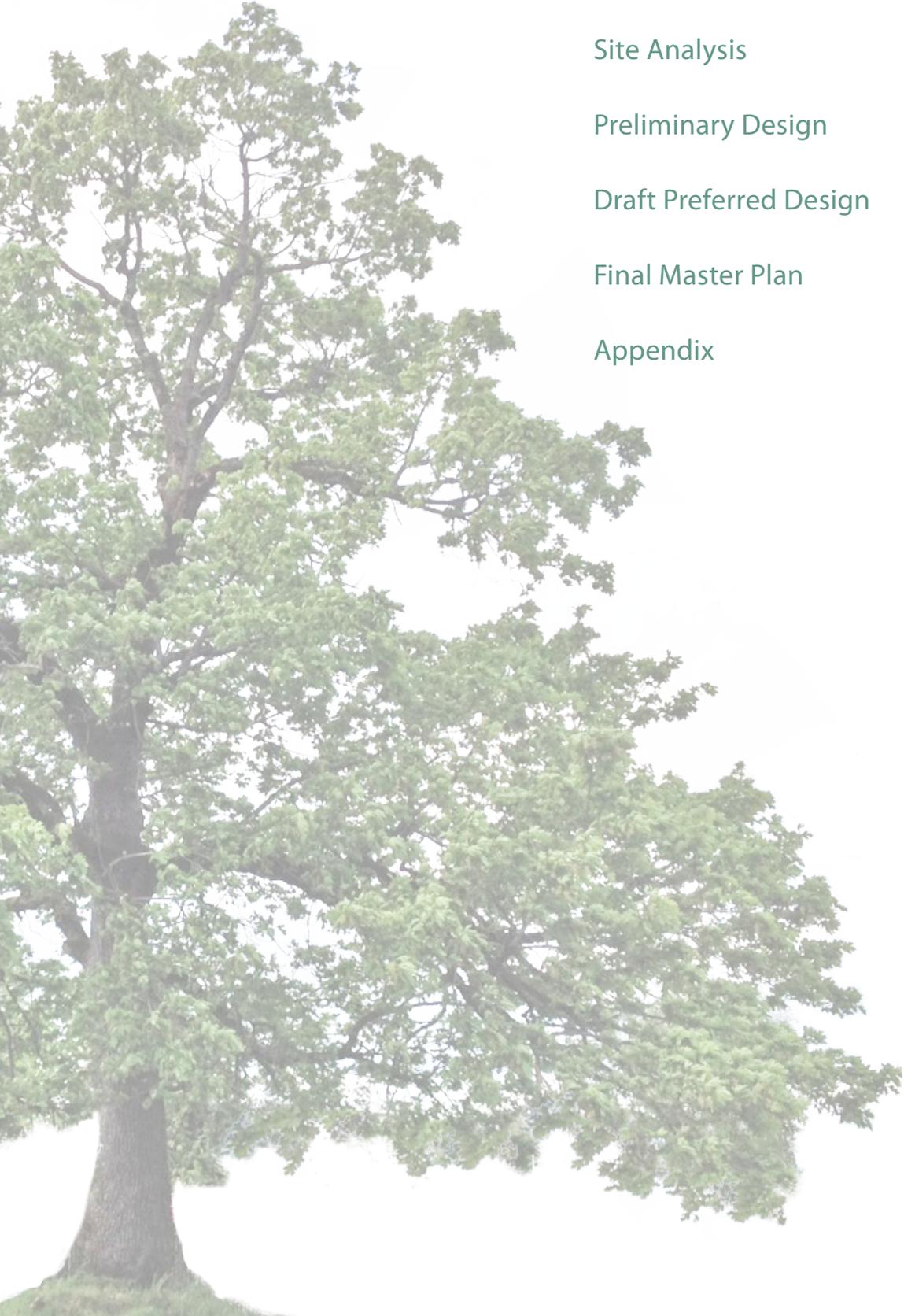
Jeff Boggess

Wes Shoger

Derek Sergison

TABLE OF CONTENTS

Summary	6
Community Engagement	8
Site Analysis	12
Preliminary Design	20
Draft Preferred Design	28
Final Master Plan	30
Appendix	35



SUMMARY

The Werbin Property was purchased by Portland Parks & Recreation in 2009 to help fulfill the need for park and open space within the Cully Neighborhood. The Werbin Property Master Plan is a vision for the project site and a framework to guide the preparation of detailed design documents for the development of the park. The Werbin Property Master Plan was developed as a collaboration between Portland Parks & Recreation, the Cully community, the Project Advisory Committee, and GreenWorks PC. This document includes background information and analysis of the neighborhood and park site, outlines the planning process, and provides a conceptual design for the park, as a result of extensive research and community outreach. The process was conducted in stages over the course of nine months in 2012 with the intent to create a vision that reflects the communities wants and needs.



COMMUNITY ENGAGEMENT



COMMUNITY ENGAGEMENT

The Cully neighborhood is one of the most economically and racially diverse neighborhoods in the City of Portland. The significant number of Latino community members required an approach to public involvement that was broad, innovative and inclusive. In addition to the more tradition activities like the development of the Project Advisory Committee (PAC) and Open Houses, special attention was given to translation (in writing and verbal), recruitment, and presenting the options, designs and information at community gathering spaces.

For each engagement activity all materials were translated into Spanish, a Spanish speaker was available at each open house, and additional outreach was done to bring the images and designs to organizations that worked with the Latino Community. For each open house more than 200 fliers were distributed, lawn signs were placed throughout the community, people received electronic notification directly from PP&R and the Cully Association of Neighbors and an article was placed in the neighborhood newsletter. The engagement activities generally fell into the following three phases: Phase One - Site Analysis, Education, and Engagement, Phase Two - Analysis, Understanding and Direction, and finally Phase Three - Validating the Design.

Phase One: Site Analysis, Education, and Engagement

The key goals in the first phase of outreach were to 1) inform the community about the project, 2) offer them an opportunity to participate, 3) engage them in a discussion about who lived in the community and how they would use the park.

Open House #1 was held at Rigler Elementary School with approximately 30 residents participating. Additionally, presentations were made to two SUN School classes and to three adult classes at the Ortiz Center, a facility that works with the Latino Community.

In total, more than 170 individuals completed the comment form, and more than ¼ of the respondents were non-Caucasian.

Using the information from the comment form, the Project Advisory Committee met, discussed design options and provided direction about the experiences they thought the community was seeking from the park.



COMMUNITY ENGAGEMENT



Phase Two: Analysis, Understanding and Direction

The second phase of engagement began with Open House #2. At this Open House, the community was provided with three alternative park designs and asked to share their preferred elements and experiences. This Open House was advertised as a social event and held outside at Rigler Elementary. More than 100 people participated and 136 individuals completed the comment form. More than ¼ of respondents were non-Caucasian. Based on the community response, the PAC provided direction to the consultant on the final project design.



Phase 3: Validating the Design

At the third and final Open House, the community was shown a design that the consultant believed reflected the intent and value of the community and the PAC. Overwhelmingly, the community indicated a positive response to the design. Of the 50 respondents, more than 82% of respondents felt the design did a good job of balancing the active and passive recreational needs of the community.

This sense was validated by Cully Association of Neighbors at their General Meeting and by the PAC. The PAC recommended the final design by consensus.

SITE ANALYSIS



SITE ANALYSIS

Neighborhood and Site Context

Cully Neighborhood

The Cully Neighborhood is home to more than 13,000 residents. Cully is a culturally diverse urban neighborhood with a mix of commercial and relatively dense residential development. The northern edge of the neighborhood is the Columbia Slough with its associated lakes and slough extensions. Generally the northern portion of the neighborhood is industrial with a few commercial uses and older homes. The central and southern portions of the neighborhood are residential, with small pockets of commercial development. The major open space landmarks are the 68+ acre Rose City cemetery and Colwood Golf Course. The commercial center of the neighborhood is at the intersection of NE Cully, 60th and Prescott. This five-way intersection is a commercial node with a grocery store and other commercial businesses. (1992 Cully Neighborhood Plan).

Street Network

The street network and buildings in Cully were primarily developed prior to 1960. Much of the neighborhood did not become a part of the City of Portland until the 1980s, and the neighborhood has poor connectivity to surrounding areas. There is a lack of sidewalks and other basic infrastructure compared to the surrounding neighborhoods. City connectivity standards aim for full street connections every 530' and pedestrian and bike connections every 330'. In Cully, connections can be 500 to 700' apart. Sidewalks and bicycling infrastructure are deficient, increasing the distance of travel (Cully Local Streets Plan).

The Portland Bureau of Planning and Sustainability and the Portland Bureau of Transportation have begun the Cully Main Street and Local Street Plans Project in order to develop a set of recommendations for addressing identified land use, zoning, economic and transportation concerns in the neighborhood. In the spring and summer of 2012, the Portland Bureau of Transportation (PBOT) created the Neighborhood Greenways Program which promotes Portland's best streets for walking and bicycling in North and Northeast Portland. In the Cully Neighborhood, the campaign focused on Alberta Street between 47th and 72nd Ave. That section of Alberta is the eastern most section of the "Going Street Neighborhood Greenway." (Cully Neighborhood Newsletter, Winter 2011).

Sense of Community

There is a strong sense of community identity, and active neighborhood involvement in improving the quality and livability of the area. Neighbor involvement and contributions recently helped in making the Rigler Community Garden a great success. The garden provides a great gathering place, with an opportunity for children and adults to garden, and also helps provide a healthy food source for the surrounding community.

Park Service

The Cully neighborhood has been identified by Portland Parks & Recreation as being park deficient. PP&R has a goal of providing a park or natural area within 1/2 mile of each residence, and the 1/2 mile service area around the Werbin Property was not being served. Currently, Sacajawea Park is the only developed park within the neighborhood. Sacajawea Park consists of walking paths and an off-leash dog area. Fernhill Park borders the neighborhood to the west and Thomas Cully Park is currently undeveloped.

There is a need for recreational facilities to meet the needs of the community. Over the last decade, the population of the neighborhood has changed significantly – there are more children and the ethnic composition has shifted as well. Between 1990 and 2000, the percentage of Hispanic residents quadrupled from four to seventeen percent (Cully Park MP).

In 2009, the "Werbin Property" was purchased to help fulfill the need for park and open space for the community.

Cully Neighborhood Map

The Figure below is a diagram highlighting existing conditions in the Cully Neighborhood. The Werbin property is sited with a 1/4 mile and 1/2 mile radius to give a sense of proximity and scale of the site in relationship with homes and other neighborhood landmarks.

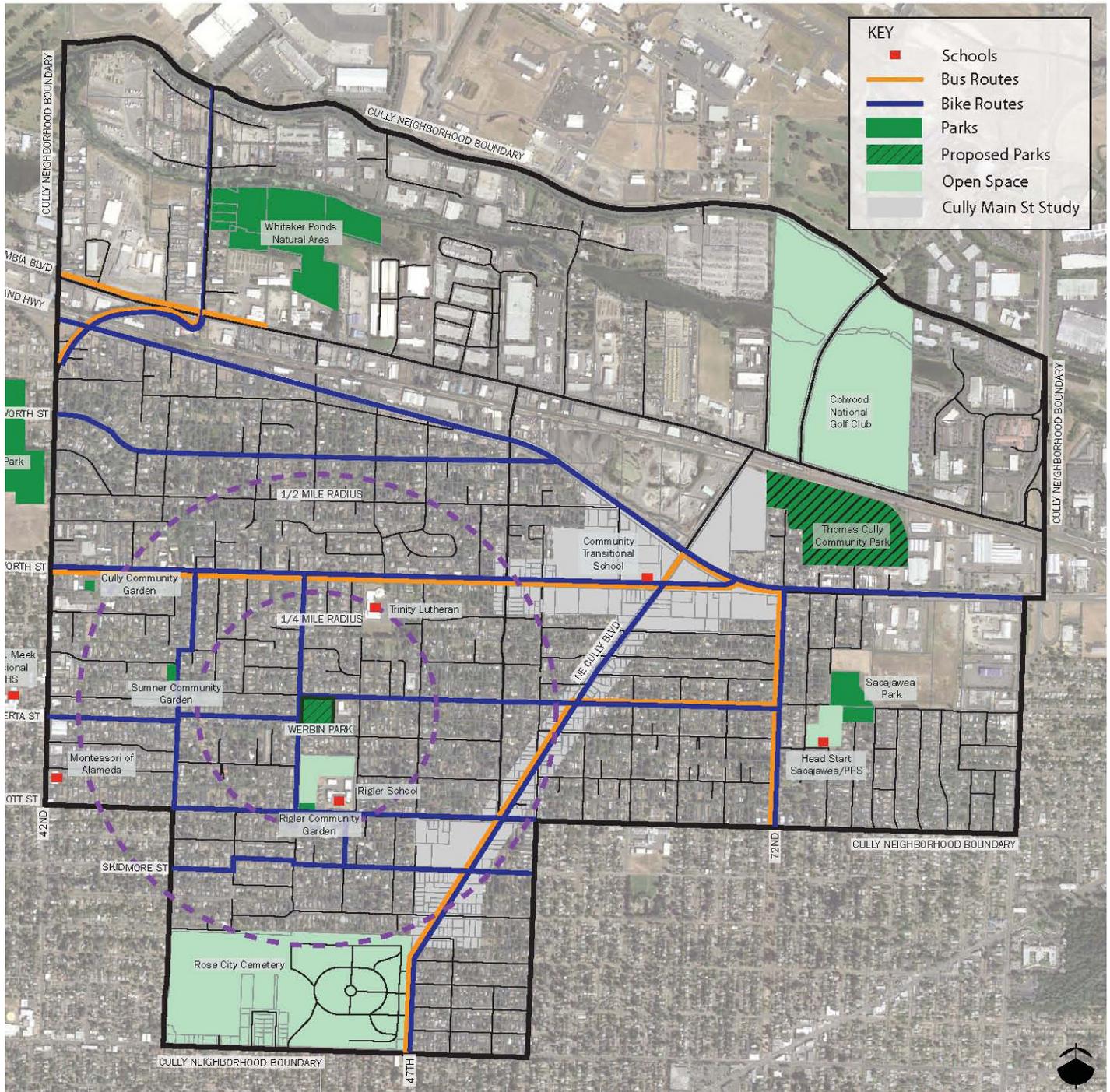


Figure 1: Context Map

SITE ANALYSIS

Werbin Property

Portland Parks & Recreation purchased the property in 2009 with a leaseback option to allow the seller to continue to use the property for a business operation. The site is being leased to Werbin West Contracting Inc, categorized under Underground Utilities Contractor, hence the temporary name of the site and project.

The Werbin Property is 2.4 acres in the Cully Neighborhood in northeast Portland. The site is 347' in the East-West direction by 305' in the North-South direction. The current entrance (no public access) is at NE Alberta Street along its northern edge. NE 52nd Avenue is along the park's west edge. The site is bounded by residential housing on the southern boundary and a large church property to the east.

Structures

The site has been used for industrial purposes and is primarily recognized for the large structure located in the northwest corner of the site. The structure consists of a 5,000 square foot, clear span, period maintenance building and a 900 square foot office addition. The maintenance building is built from solid old growth structural members.

Waterleaf Architects evaluated the existing structure to make recommendations as to whether it could be reused, relocated, or recycled. Based on Waterleaf's evaluation, it was determined that deconstructing the building and recycling was the best strategy for the future use of the site. The Building Evaluation is included in the Appendix of this document.

Topography and Drainage

The site gently slopes towards the northeast and has a knoll in the center that is approximately 5' high with an established Douglas Fir Tree growing on the top. The knoll and Fir have been noted as distinctive and used as a signature element of the design.

The site as well as the existing streets are not connected to the City's underground storm sewer network. Currently, stormwater drains and infiltrates in lawns and planting areas. This was a major consideration as to how the park and adjacent streets are designed.



Bird's Eye View of the Site



Existing Structure



Center of the Site



Existing Big Leaf Maple

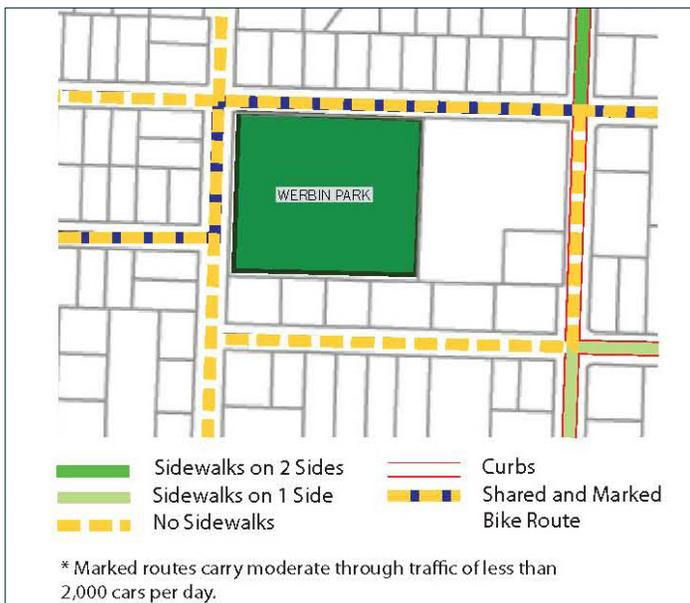


Figure 2: Street Diagram



NE Alberta Street Looking East

Vegetation

In addition to the large fir tree in the middle of the site, the site also has several mature evergreen trees along the west property line and a signature Big Leaf Maple on the north boundary that's size and structure have a commanding presence. It is recommended that a certified arborist evaluate the mature trees and prepare a tree protection plan to minimize impacts from surface improvements.

A very old Arbor Vita hedge row along the entire east boundary of that currently buffers the property from the church parking lot. This hedge appears to have reached it's climax and has a few gaps where some branches have died or have been blown over. We recommend removing the hedge and replacing it with a native or native/adaptive massing of plants.

Streets

The site is bordered by NE 52nd Avenue to the west and NE Alberta Street to the north. Both streets are local streets paved with 11' wide travel lanes and 25 MPH speed limits. Alberta Street is a Bike Boulevard that is striped for shared bike use. The bike boulevard turns from Alberta Street onto NE 52nd for half of a block to continue in the East-West direction along Alberta Court. Neither Alberta nor 52nd have sidewalks, curbs, or stormwater sewer. PP&R is required to construct half-street improvements along the entire frontage of the property as a condition of approval by Portland Bureau of Transportation for of the development of the property. Figure 2 is a diagram of the adjacent street conditions.

NE Alberta Street Conditions

NE Alberta Street is a designated Local Street with a 50' Right-of-way and runs along the 347' northern frontage of the park. The street is crowned in the center and slopes gently (approximately 1% slope) from the west to east. This street is designated by PBOT as a Bike Boulevard and stripping for shared bike use with speed - bumps to caution and slow vehicular traffic.

SITE ANALYSIS

NE 52nd Avenue Conditions

NE 52nd Avenue is a designated Local Street with a 60' Right-of-way and runs along the 305' west site frontage of the park. The street is crowned in the center and slopes gently (approximately 2.5% slope) to the north. This street is designated by PBOT as a Bike Boulevard between Alberta Street and Alberta Court and stripping for shared bike use with speed - bumps to caution and slow vehicular traffic. This street is also designated on the "Safe Routes To School" and is a key pedestrian access link to Rigler Elementary School.

Site Utilities

Figure 3 below shows existing utilities within NE Alberta Street and NE 52nd Avenue which will serve the project.



NE 52nd Avenue Looking South

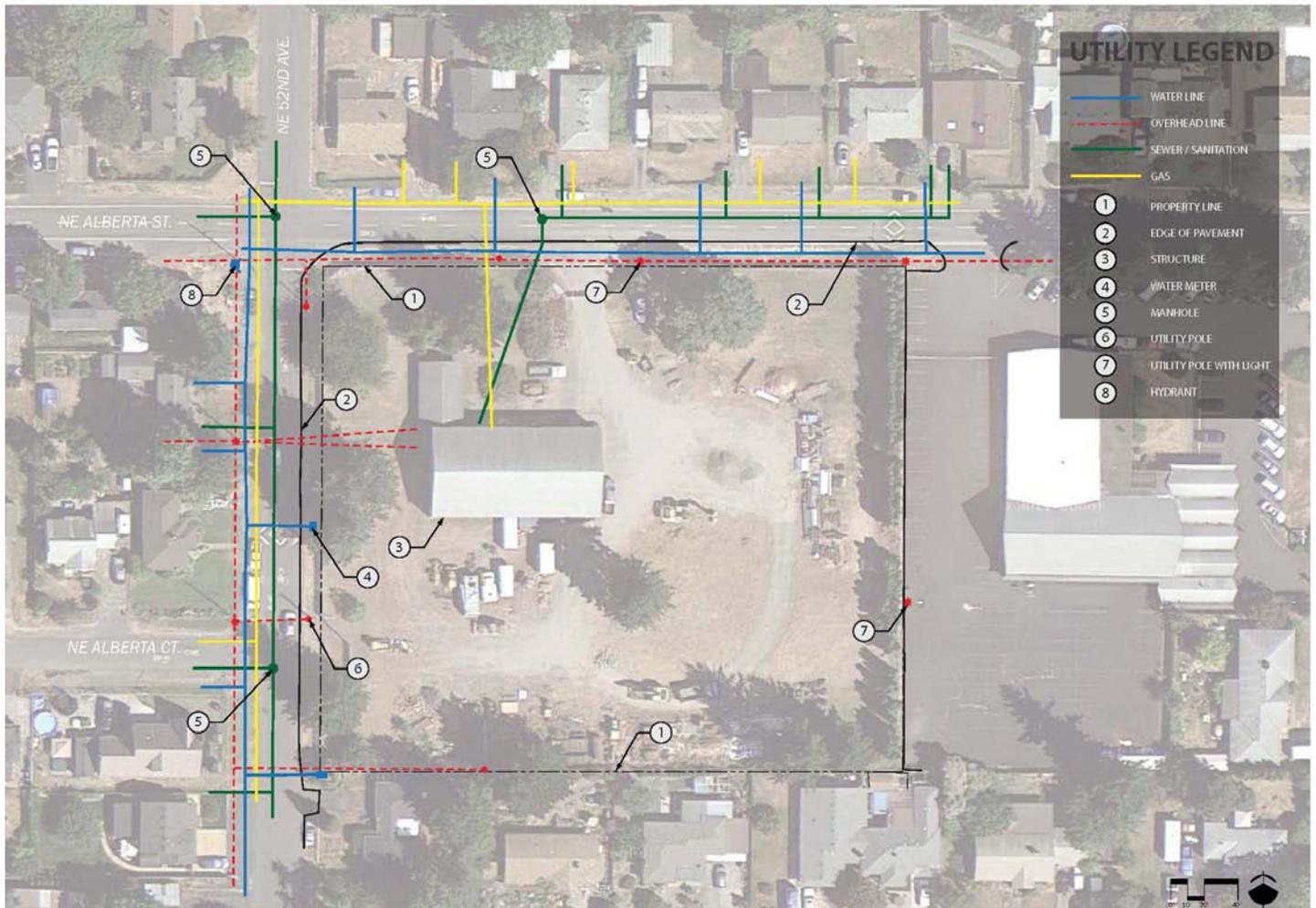


Figure 3: Utility Diagram

Opportunities and Constraints

Figure 5 below is the Site Analysis Diagram of the Werbin Property highlighting unique features, opportunities, and challenges the site. This figure was used as a basis for establishing opportunities and constraints for the design of the park. Additional constraints related to setback requirements will need to be addressed during a subsequent Design Development phase of the project.



Figure 5: Site Analysis Diagram

PRELIMINARY DESIGN



PRELIMINARY DESIGN

Three Conceptual Design Option were prepared based on the comment summary from Open House #1 (*Open House #1 is described above in the Community Engagement section of this report*). The three options represent a range of active and passive uses starting with a highly active park in Option #1 , a very passive park in Option #2, and a balance between an active and passive park in Option #3.

Option 1

This option has the largest number of active park elements. A central open lawn space is large enough for informal sports activities (soccer, Frisbee, etc.) yet not suitable for programmed sports. The lawn is surrounded by a seat wall that creates an amphitheater-like space for summer gatherings, concerts, movies and special events. Elements are carefully placed to minimize conflict between uses - the park is easily seen from the street, and the park feels safe.

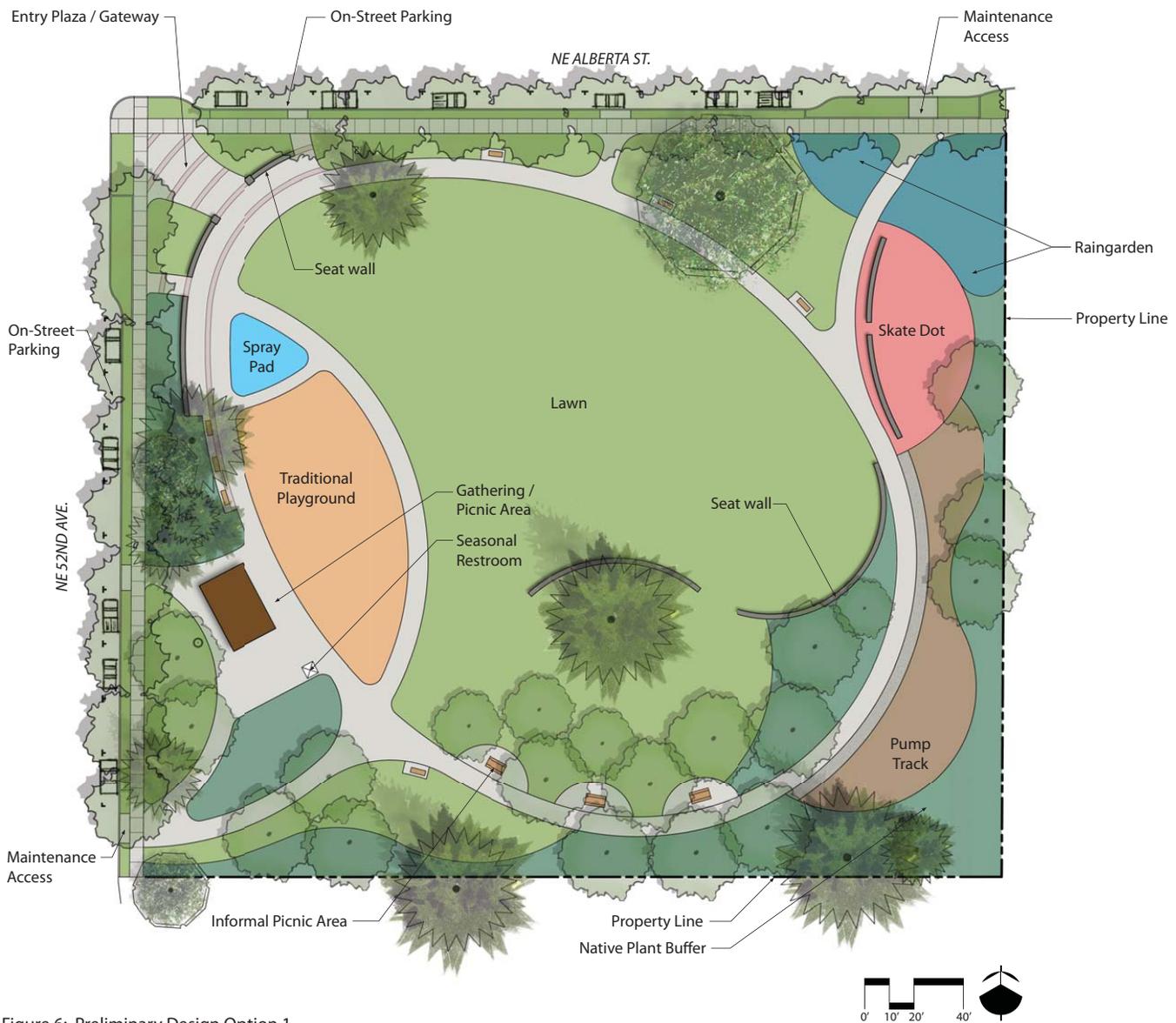


Figure 6: Preliminary Design Option 1

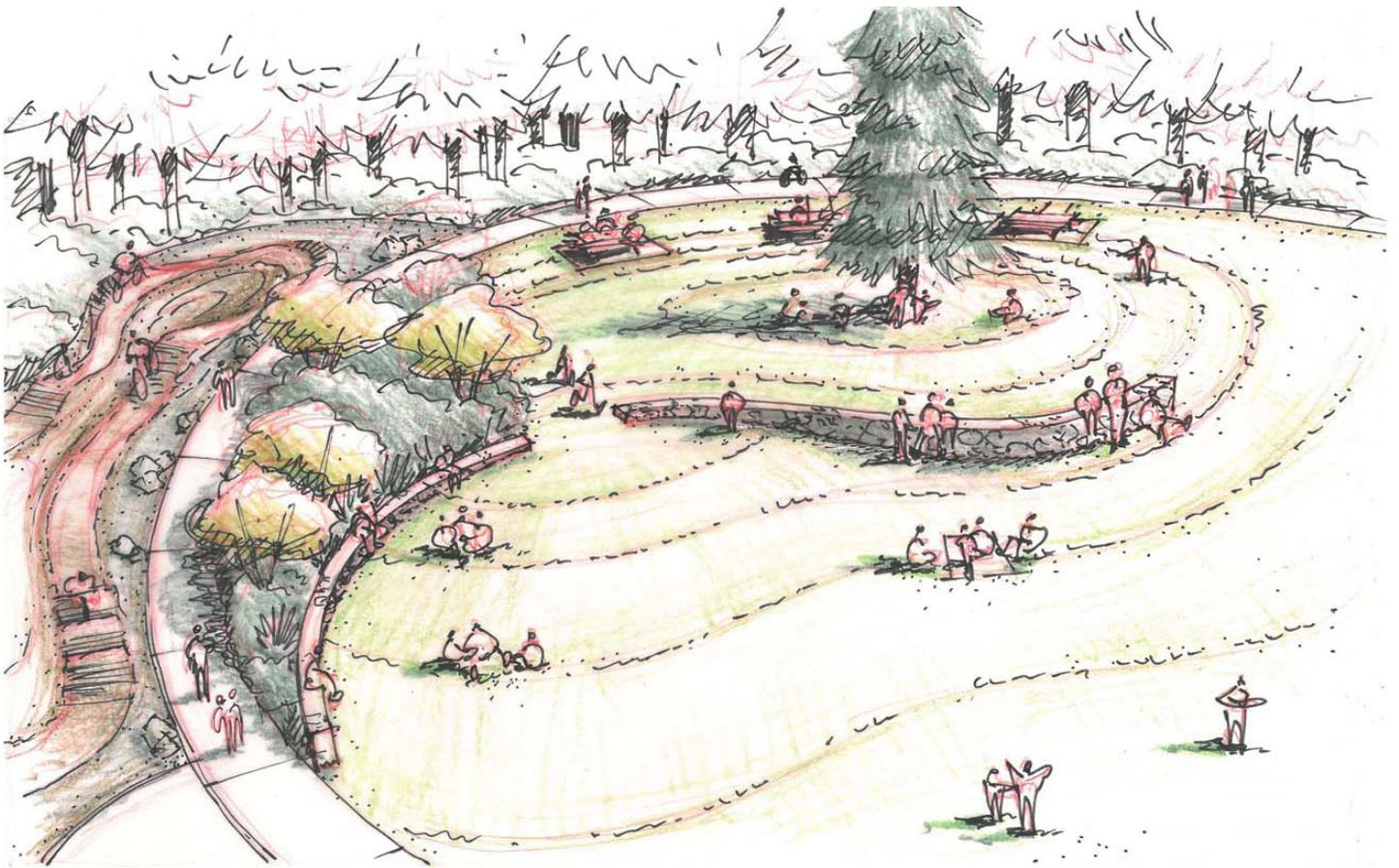


Figure 7: Sketch View of lawn, seat walls, and BMX pump track



Entry Plaza / Gateway (2,680 s.f.)



Gathering / Picnic Area (2,400 s.f.)



Traditional Playground (2,700 s.f.)



Spray Pad (791 s.f.)



Seat Wall



Lawn (58,500 s.f.)



Skate Dot (3,300 s.f.)



Pump Track (3,400 s.f.)



Informal Picnic Area



Raingarden

Figure 8: Precedent Images for Option 1

PRELIMINARY DESIGN

Option 2

This option creates a quiet neighborhood park. This concept uses the existing concrete pad from the old building, and nestles it within a tree grove to provide a small and intimate gathering space surrounded by seat walls constructed from the remnant concrete. A sand and water play area is located in the gathering space for young children while a more challenging nature-based playground is across the lawn space at the knoll. The nature-based playground area takes advantage of the existing topography to provide different playground levels, climbing walls, and an embankment slide.

This option takes advantage of the evolution and growth of the tree canopies. As the tree canopy establishes, the park will become more intimate over next 20+ years. Seeing the trees and vegetation mature over the next few decades will be a unique experience for people who continue to live in the neighborhood and use the park.

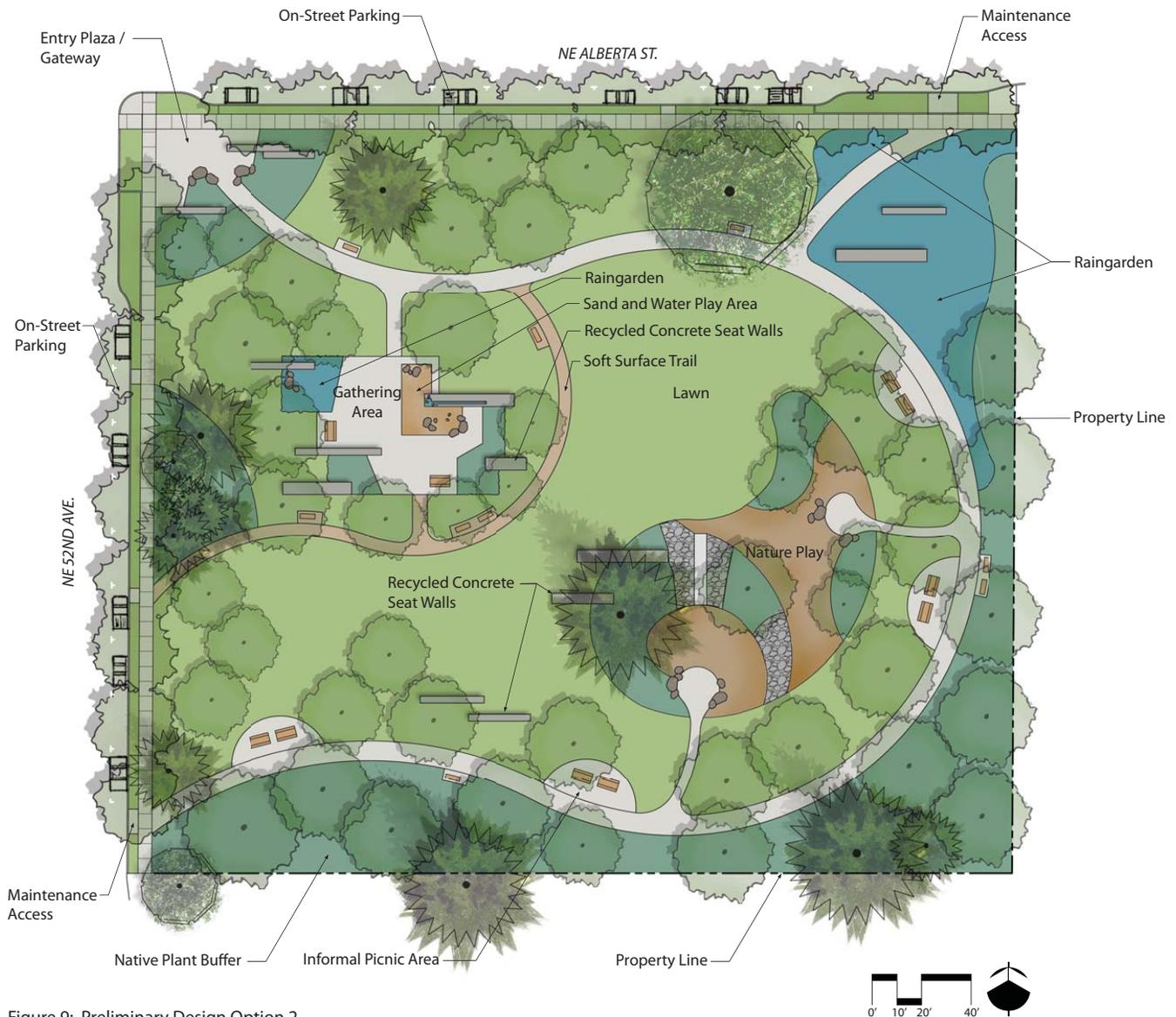


Figure 9: Preliminary Design Option 2

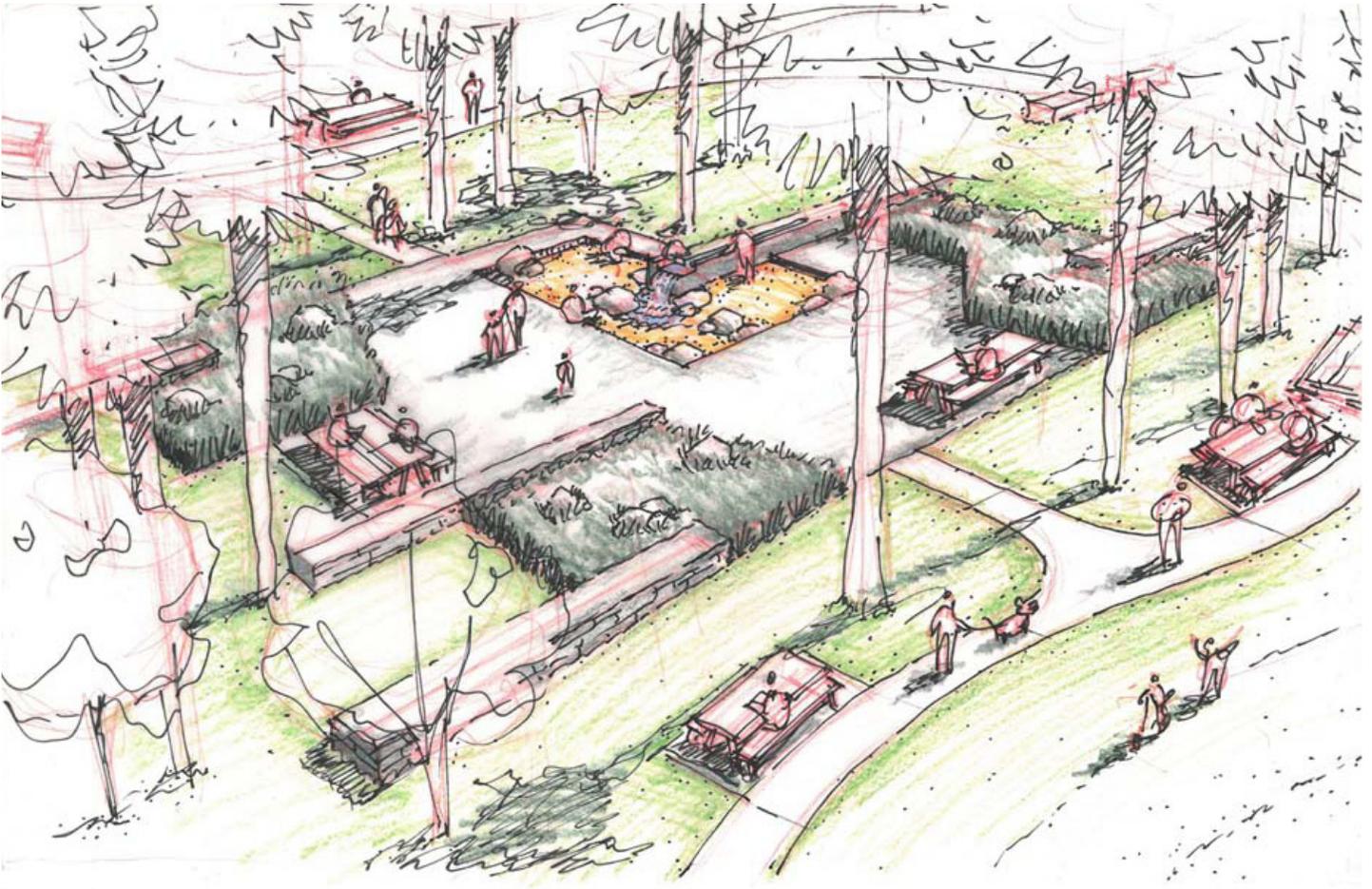


Figure 10: Sketch view of gathering area



Figure 11: Precedent Images for Option 2

PRELIMINARY DESIGN

Option 3

This option combines active park elements and recreational opportunities of Option A with aspects of the passive park concept shown in Option B. This design concentrates the active uses and gathering space within the middle of the park which will become a social hub for the neighborhood. A mix of traditional and nature-based play in this option provides a range of play activities and challenges for different ages.

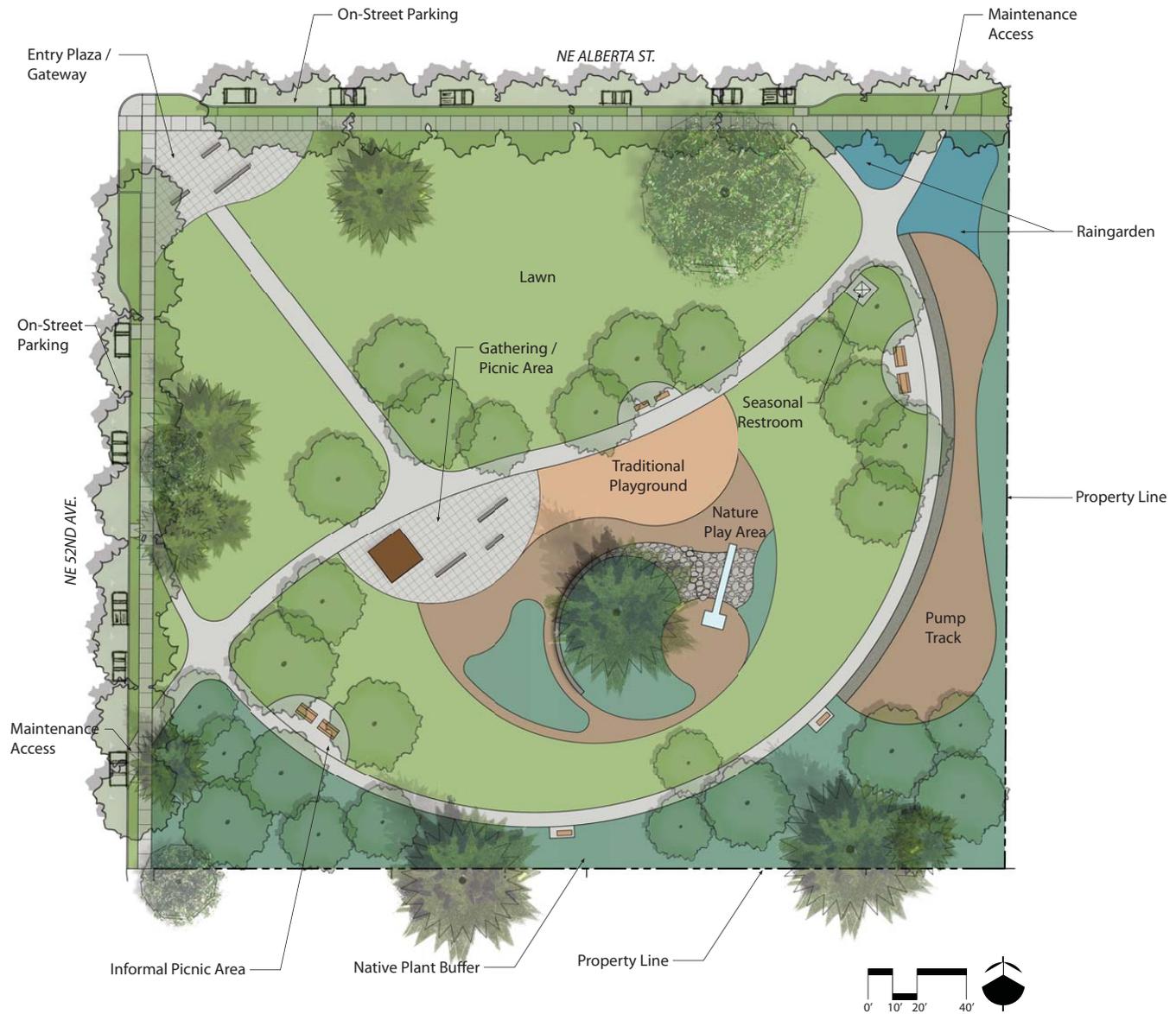


Figure 12: Preliminary Design Option 3

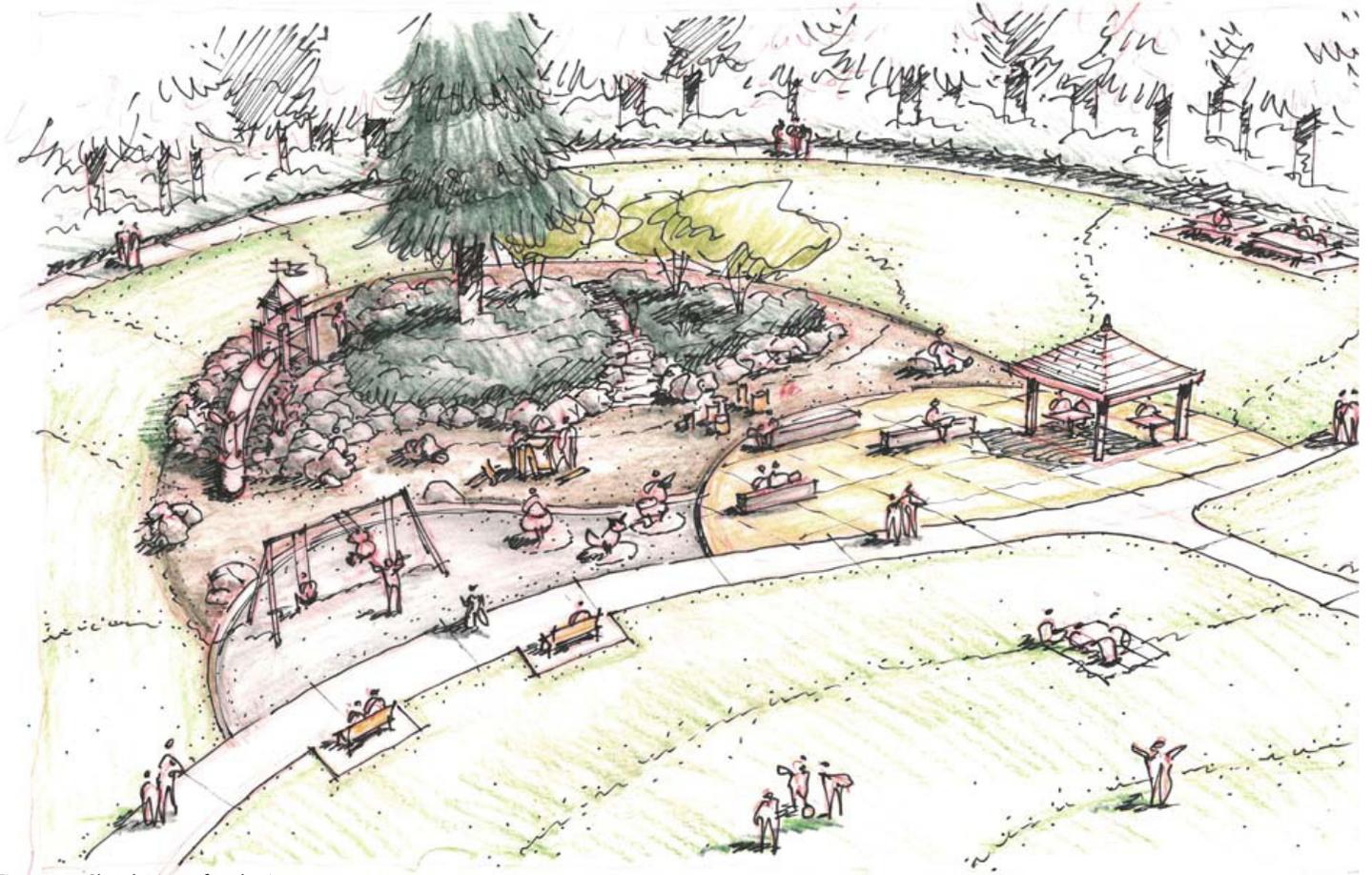


Figure 13: Sketch view of gathering area



Figure 14: Precedent Images for Option 3

DRAFT PREFERRED DESIGN



DRAFT PREFERRED DESIGN

The Draft Preferred Design for the Werbin property is based on feedback from previous open houses, community surveys, and input from the public advisory committee (see *Community Engagement* section above). The design for the park elements are oriented around a large, open central lawn space for informal activities (soccer, Frisbee, sunbathing, picnicking, etc.) yet not suitable for programmed sports. The sculpted lawn and seatwall create an amphitheater-like space for summer gatherings, concerts, movies, and special events. Uphill from the lawn is the heart of the park: a paved gathering space with a small picnic shelter, a traditional playground with swings, and a nature-based play area that consists of water play and several nodes that provide a variety of play, challenge, and imaginative experiences for children of all ages and abilities. The design also includes a small, beginner-level Skate Dot situated in the Northeast corner. The main entry to the park is located at the intersection of NE Alberta and 52nd and is designed to provide a natural transition from the street into the park while providing a place for art. Trees and a variety of plantings and raingardens in the park provide year-round natural beauty. The Draft Preferred Design was shared with the community at Open House #3.

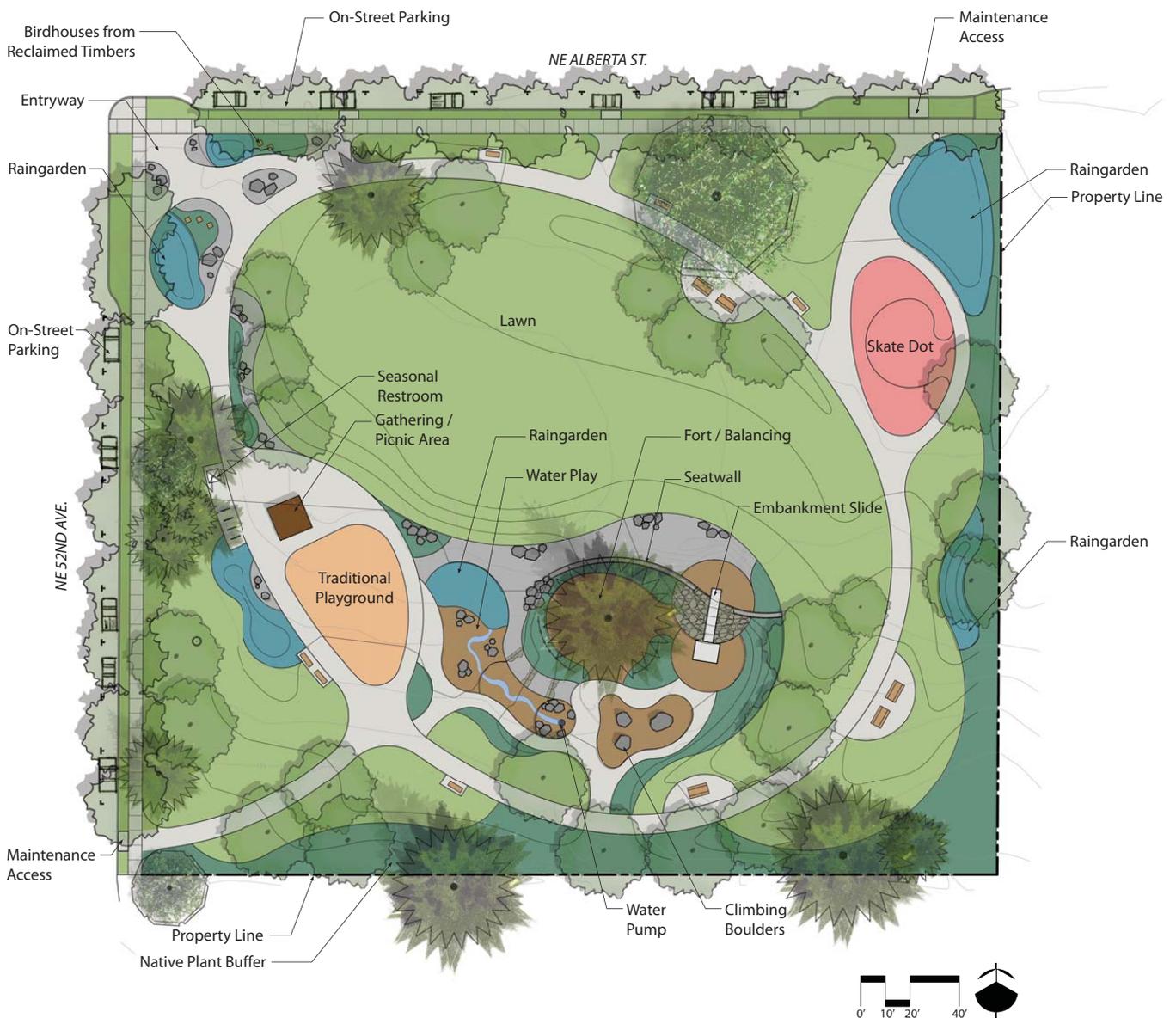


Figure 15: Draft Preferred Design

FINAL MASTER PLAN



FINAL MASTER PLAN

The Final Master Plan for the Werbin property is based on feedback from previous open houses, community surveys, and input from the public advisory committee (see *Community Engagement* section above). The Final Plan, shown below in Figure 16, contains minor modifications to the Draft Preferred Design which includes shifting the skatedot south to provide more distance from the residences to the north, relocating the seasonal restroom to provide better maintenance access, and pedestrian lighting around the main pathway.



Figure 16: Final Master Plan



Figure 17: Perspective of Central Gathering and Play Areas

FINAL MASTER PLAN

Master Plan Elements

Central Lawn

The design is oriented around a large, open lawn space for informal activities (soccer, Frisbee, sunbathing, picnicking, etc.). The lawn is approximately three-quarters of an acre and is designed to act as the neighborhood living room. It will be graded in such a way to create an amphitheater-like space for summer gatherings, concerts, movies, and special events. A arcing seatwall and large boulders are informally placed along the south side of the lawn as featured landscape elements that provide additional seating spaces for summer events. The lawn area will be enhanced by strategically placed trees to provide shade and create a sense of enclosure.

Picnic Area

On the uphill (south) side of the lawn is the heart of the park - a 1,600 square foot gathering space. This area will be paved with cast in place concrete and have a small picnic shelter - approximately 16x16'. The shelter could be prefabricated or custom designed using reclaimed timbers from the existing structure. A prefabricated and engineered structure would be more cost effective, but a custom shelter could provide a unique element that tells the history of the past use of the site and model the reuse of materials.

The picnic area is intended to be a communal space that is also highly visible from NE 52nd Avenue and Alberta Street and have a strong connection overlooking the park's central lawn and playground areas.

Playground Areas

The Master Plan consists of two playground zones: one traditional and one nature-based. The traditional play area is approximately 2,200 square feet and will have swings and could include other small pieces of equipment such as spinners or spring elements.

The nature-based play area is approximately 9,000 square feet and is a key feature of this park. This themed play area is divided into multiple zones to provide a range of experiences including imaginative play, physical challenges, and provide accessibility. The conceptual ideas for the nature-base play zones are described below:

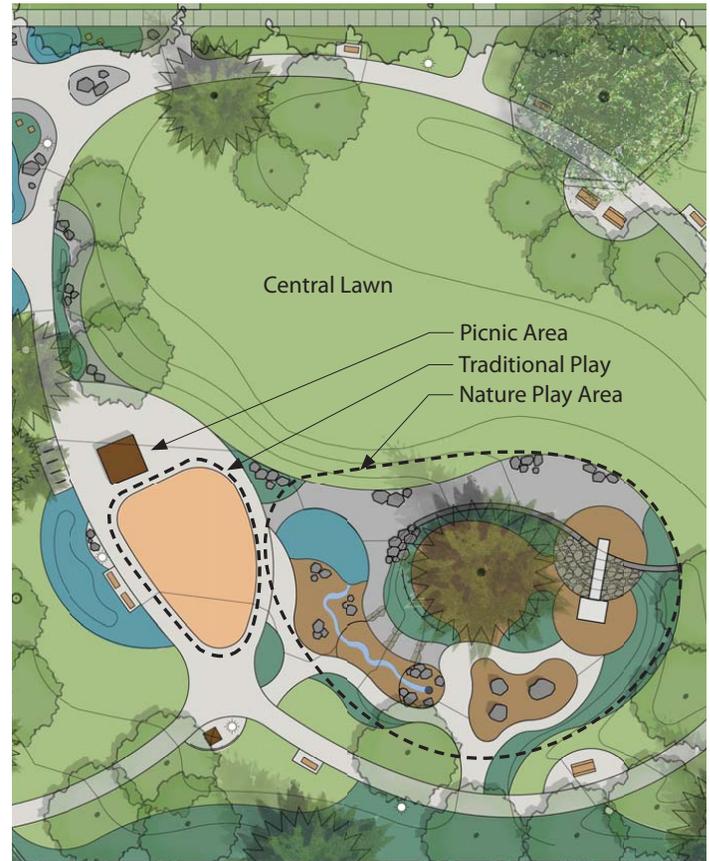


Figure 18: Central Spaces

Water Play

The Water Play area will be a major attraction for kids of all ages. There will be a source of water, either a small spray or pump at an upper terrace. There will be a channel where water will meander down from the upper terrace to a lower play space. The lower water play space will provide a place where kids can manipulate the water with dams, create pools, and change the course of the water. The lower water play terrace will have a few small, manually operable ground spray features that will manually activated to provide additional splashing experiences. All the water from this area will be domestic water and drain and infiltrate in an adjacent raingarden.

Rock Climbing

The Rock Climbing area consists of prefabricated boulders that provide a range of climbing challenges for all ages and abilities.



Figure 19: Nature Play Area

Kid's Space

Located at the top of the knoll underneath the existing Fir tree, this area is less prescribed than the other play zones. The Kid's Space will offer a more secluded place where children can gather, play, build things, and generally just be kids without being told what to do.

Embankment Slide

The Embankment Slide will utilize the existing topography of the knoll and provide a unique experience of sliding in a non-traditional manner. The slide will have approximately 6' in elevation change and follow the graded down the slope to a lower landing. The upper portion of the slide could have a small fort-like platform and roof structure that will be a visual centerpiece for the nature-play area.

Skate Dot

The design also includes a small, beginner-level Skate Dot situated in the Northeast corner of the site. The location will allow this feature to be easily surveyed from NE Alberta Street.

Park Entry

The main entry to the park is located at the intersection of NE Alberta and 52nd and is designed to provide a natural transition from the street into the park while providing a place for art. One option for integrating art could be to reuse timbers from the existing structure to make birdhouses or community art totems. An artist should be selected during the next phase of the project to further develop an art concept for the park and coordinate with Portland Regional Arts and Culture Council.

Raingardens

Raingardens are situated throughout the park to capture surface drainage at low points. Because there is no municipal storm sewer system, the raingardens will need to infiltrate stormwater and be sized to meet local codes.

Stormwater runoff from the street could be handled in the raingarden in the NW and NE corners of the park. This would eliminate the need to put stormwater planters within the right-of-way.

Landscaping

Trees and a variety of plantings will provide year-round natural beauty and be easily maintainable. The raingardens will be planted with appropriate species that tolerate seasonal inundation and designed to be aesthetic features of the park.

Miscellaneous Amenities

- Additional park amenities would include the following:
- Seasonal Restroom
 - Benches
 - Pedestrian Lighting
 - Park Signage
 - Drinking Fountain
 - Picnic Tables
 - Trash Receptacles
 - Electrical Outlets

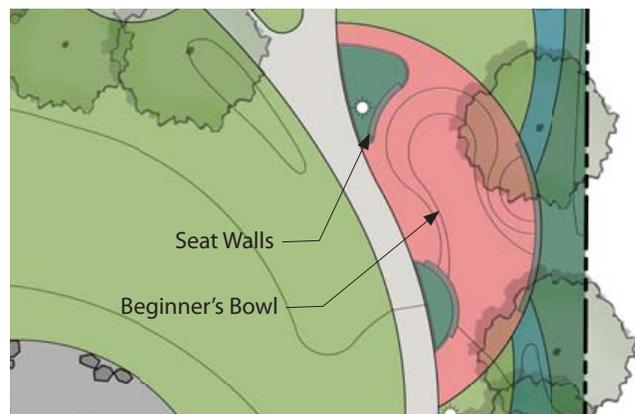


Figure 20: Skate Dot

APPENDIX - TABLE OF CONTENTS

Elements of Nature-Based Play	A-1
Streetscape Design Options	A-2
Open House #1 Meeting Notes	A-3
Community Survey #1 Results	A-4
PAC Meeting #1 Notes	A-5
Community Survey #2 Results	A-6
PAC Meeting #2 Notes	A-7
Community Survey #3 Results	A-8
PAC Meeting #3 Notes	A-9
Building Evaluation	A-10
Estimate of Probable Cost	A-11

APPENDIX: A-1
Elements of Nature-Based Play

Elements of Nature-Based Play

Nature-Based Play Areas are outdoor spaces designated for play that are made of or invoke natural components such as plants, logs, water, sand, mud, boulders, hills and trees. These components represent the larger wild environment in a way that feels safe and manageable to young visitors and their parents while inviting imaginative and explorative play (Oregon Nature Play Initiative). Experiences desirable to Werbin's Public Advisory Committee are described in PAC Meeting #3 Notes (Appendix A-9). The elements listed within this appendix section do not prescribe specific nature play requirements for the Werbin Property but are provided as a reference guide. Elements of nature-based play are described below:

Crossings & Pathways

- Can be bridges going over or pathways going through
- Can be a variety of materials
- Adds interest and fun to park circulation
- Can separate different areas of the park, give a feel of going from one space to another

Loose Parts

- Provide opportunities for creative, less structured play
- Pieces can be a variety of materials; wood, stone, fabrics
- Increase tree canopy

Stone

- Can be used as walls, seating, paths, tunnels and climbers
- Is a natural, hardwearing material
- One stone grouping can be used in many different ways
- Provides opportunities for challenges and skill building
- Adds character to the park

Planting

- Can define edges, add height and screening
- Adds shade
- Can be used in themes (edible, butterfly, 'weird', etc)
- Creates an inviting and soft space

Concrete Stamping

- Stamping will relate to the main design concept
- Stamping can occur on pathways and water channels
- Offers a 'discovery point' for kids to find and follow
- Acts as an interpretive feature without the sign





Hills, Mounds & Slides

- Can be grass or stone
- Opportunity for sliding down
- Creates interesting spaces in-between
- Encourages climbing, sliding and tumbling skills
- Can be central feature
- Lends itself to unstructured play and encourages creative use

Climbers & Towers

- Creates a destination
- Can be 'bird habitat,' imaginative perch/nest
- Creates a viewpoint
- Adds height to playground experience



Art

- Helps give the park unique, memorable qualities
- Adds interest
- Adds a playful character and feel to the park

Sand & Water

- Can have buried relics to unearth
- Exploration of materials
- Log jam
- 'Mud' pies
- Can have accessible raised area
- Lends itself to unstructured play and encourages creative use

Runnels

- Traces to a water source; metaphor for larger watershed
- Add movement through the site
- Raised channel can provide accessibility
- Channel can define edges between play areas
- Can be dammed, things floated down
- Lends itself to unstructured play and encourages creative use

Low Climbing

- A safer opportunity for climbing play because it is low to the ground
- Accommodates a range of skill levels
- Improves balance and coordination
- Can be with made with rope and wood, stone, or steel poles

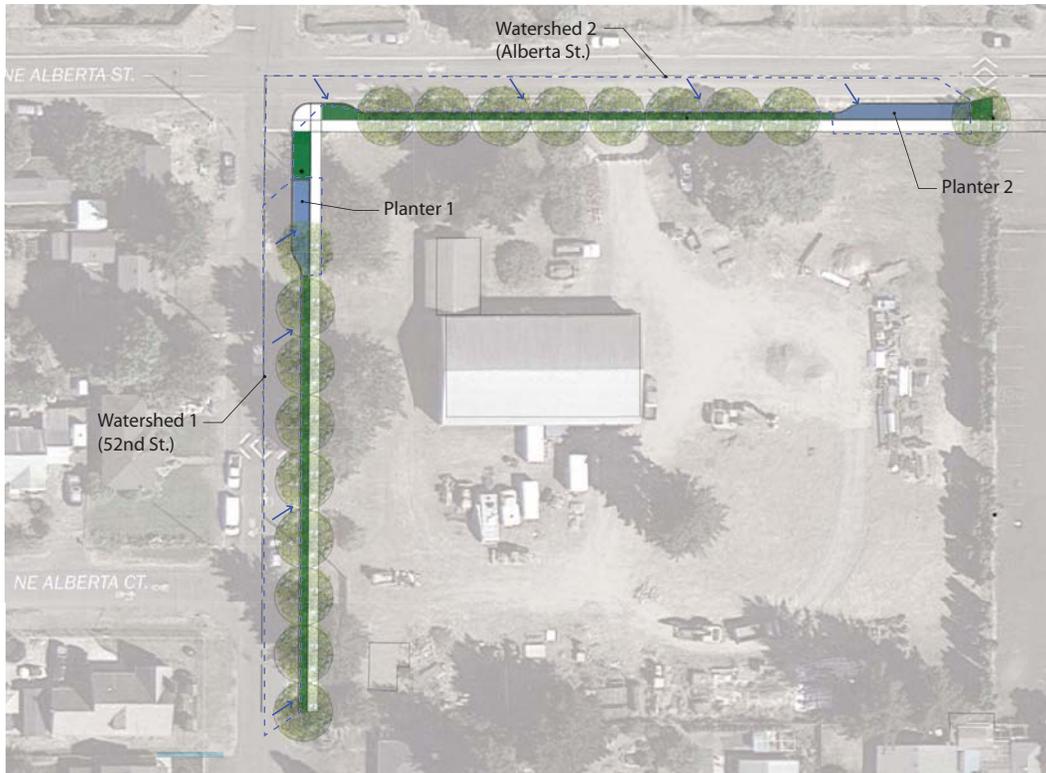
Simple Machines

- Can be levers, pulleys, wedges, waterwheels, etc.
- Teaches physics and math concepts
- Creates activity stations
- Builds mechanical understanding

APPENDIX: A-2
Half Street Improvements

Half Street Improvements

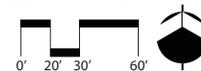
As noted above in the Site Analysis section, development of the Werbin Property will require half-street improvements for NE 52nd Avenue and NE Alberta Street along the park frontage. The improvements includes improving the 12' wide shared travel lane with bikes (Bike Boulevard), 7' wide parallel parking, 6" curb, 4' wide planter strip, and 6' wide sidewalk. Because there is not municipal stormwater system, collection and treatment will have to occur in the planter strips or in the park. Option 1 below shows the treatment in the planter strips within the public right-of-way. Option 2 on the following page shows collection and treatment occurring within the park.



Green Street Planters

Watershed 1 Area- (5,845 S.F) @ 6.00% = 350 S.F.

Watershed 2 Area- (8,450 S.F) @ 6.00% = 507 S.F.



Stormwater Facility

Planter 1 (52nd St.)

Planter 2 (Alberta St)

Facility Size

383 S.F.

523 S.F.

Total

819 S.F.

Total Needed

906 S.F.

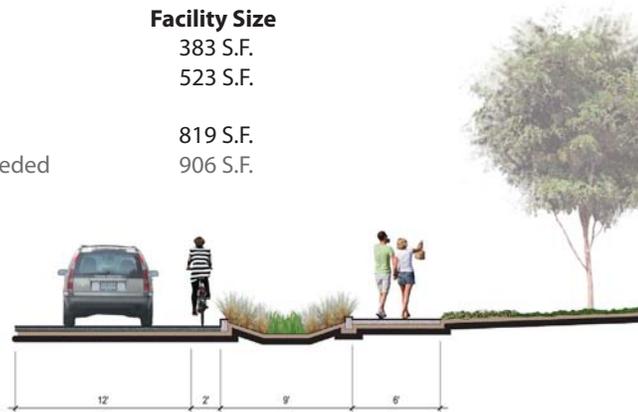


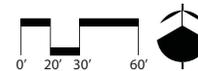
Figure A-2.1: Street Improvements with stormwater treatments within the right-of-way



Green Street Swales

Watershed 1 Area- (5,364 S.F) @ 9.00% = 485 S.F.

Watershed 2 Area- (7,882 S.F) @ 9.00% = 710 S.F.



Stormwater Facility

Swale 1
Swale 2

Facility Size

580 S.F.
780 S.F.

Total 1,360 S.F.
Total Needed 1,195 S.F.



Figure A-2.2: Street Improvements with shared stormwater treatment facilities within the park

APPENDIX: A-3
Open House #1 Meeting Notes

- Walkable neighborhood but no destinations

Group 3

- Lack of green space within the neighborhood
- Desire for a variety of parks that offer different resources for the neighborhood
- Integrated with safety and community

Group 4

- Multicultural
- Lacks a community garden
- A broad range of age groups will be using the park

Exercise #2: Park Element Desires

In this exercise, we asked what park elements people thought the neighborhood needed and would like to see incorporated into the design of the park. Below are notes from each of the groups:

Group 1

- Playground for all ages and abilities, but don't duplicate Rigler playground
- Picnic and game tables
- Open lawn
- Perimeter path

Group 2

- Focus on young people and ethnic diversity to create positive intergenerational environment for play.
- A destination for play
- Minimal impervious surfaces
- Community gathering space
- Naturescaping

Group 3

- Shelter re-use (dog space, flexible space, community center, rentals)
- Nice landscaping, nature, drought, tolerant, wildflowers, natural features
- Meandering walking paths

Group 4

- Maximize open space
- Natural elements such as boulders - nature play
- Multi-use wood chip path

Groups not represented at the Meeting

In closing, we asked what community groups or people were not at the open house that we should engage to incorporate their feedback into the analysis and design of the park. The following groups were mentioned:

- Hispanic/Latino Community
- Providence Elderly Community

APPENDIX: A-4
Community Survey #1 Results



Survey Results: Werbin Questionnaire

Total Items: 172

Overview

The Cully Neighborhood is home to more than 13,000 residents. Cully residents are served only by Sacajawea Park. In 2008 the park was developed to include a walking path and an off-leash dog area. Portland Parks & Recreation has identified this neighborhood as parks deficient. In 2009 the “Werbin Property” located at NE 52nd Avenue between Alberta and Wygant, was acquired. The site is approximately 2.5 acres. The development of this park fulfills one of the actions in the Cully/Concordia Action Plan, “Advocate for full-funding and development of a park in the Cully neighborhood.”

The first Open House to develop the Werbin property was held on March 20th at Rigler Elementary School. Outreach for the Open House included:

- Front page article on the park and open house date in the Cully Association of Neighbors distributed to every door in the neighborhood on March 1
- Bi-lingual fliers distributed through Rigler and Scott Elementary Schools (more than 1,000)
- Electronic notification sent four times to contacts based on zip code and proximity to park
- 10 lawn signs advertising meeting placed throughout the neighborhood

Approximately 30 individuals attended the Open House. In an effort to broaden the demographic represented in the comment form – the deadline to receive comments was extended by one week. Additionally efforts were made by staff to contact key organizations in the community that work with Spanish speaking residents. Staff presented the project at community meetings with the Ortiz Center and Hacienda CDC. Additionally, volunteers in the community distributed an additional 1,000 comment forms throughout the neighborhood.

Highlights

- Respondents indicated a preference for both passive and active recreation
- Respondents indicated strong preference (more than 60% yes) for the following amenities:
 - Benches
 - Picnic tables
 - Informal grassy area
 - Playground
- Respondents indicated strong lack of preference (more than 60% no) for:
 - Splash pad
 - Basketball court
 - Skate spot
 - Volleyball
 - Soccer field
 - Horseshoes
- There was a slightly stronger desire to remove the building than to keep it. Those who did want to keep it generally favored a community center type space.

This summary reflects only the preferences of the 172 individuals who completed the form. The responses cannot be generalized to the entire community.

How do you want to use this park?

Both

99 58.6%

Passive recreation (paths/benches/plants)	48	28.4%
Active recreation (sports/athletic activities/play area)	22	13.0%
Total	169	
Other		
DOG PARK	8	26.6%
But mostly green and small play area- that is unique	8	26.6%
Community gathering space	3	10.0%
Jogging / walking path	3	10.0%
indoor community center, 8m weight room, meeting rooms	3	10.0%
Passive activities	2	6.7%
native horticulture OR planting trees and plants	2	6.7%
especially a safe maintained walking path around the perimeter	1	3.3%
futbol field?	1	3.3%
Music, movies etc	1	3.3%
Total	30	
What specific features would you like to see? (check all that apply)		
Paved pathways		
No	102	59.3%
Yes	70	40.7%
Total	172	
Unpaved jogging path		
No	90	52.3%
Yes	82	47.7%
Total	172	
Pathway lighting		
Yes	92	53.5%
No	80	46.5%
Total	172	
Benches		
Yes	124	72.1%
No	48	27.9%
Total	172	
Picnic tables		
Yes	131	76.2%
No	41	23.8%
Total	172	
Covered picnic area		
No	90	52.3%
Yes	82	47.7%
Total	172	

Informal open grassy area		
Yes	119	69.2%
No	53	30.8%
Total	172	
Horseshoes		
No	128	74.4%
Yes	44	25.6%
Total	172	
Soccer field		
No	129	75.0%
Yes	43	25.0%
Total	172	
Volleyball		
No	141	82.0%
Yes	31	18.0%
Total	172	
Drinking fountain(s)		
Yes	96	55.8%
No	76	44.2%
Total	172	
Seasonal restroom		
Yes	94	54.7%
No	78	45.3%
Total	172	
Community gathering place		
No	93	54.1%
Yes	79	45.9%
Total	172	
Playground		
Yes	106	61.6%
No	66	38.4%
Total	172	
Skate spot (small area generally for younger children)		
No	138	80.2%
Yes	34	19.8%
Total	172	
Basketball court		
No	120	69.8%
Yes	52	30.2%
Total	172	

Splash pad		
No	113	65.7%
Yes	59	34.3%
Total	172	
Other ideas?		
Recurring ideas included		
<ul style="list-style-type: none"> • Pathways • Play area • Natural play – tree house • Native plantings 		
Total	94	
There is currently a large building on the site. Which statement is most true for you?		
Maximize the amount of open space in the park and remove the building.		
No	94	54.7%
Yes	78	45.3%
Total	172	
Keep the building.		
No	136	79.1%
Yes	36	20.9%
Total	172	
Use the building as – recurring suggestions...		
a covered basketball court		
Community Center		
deconstruct bldg; build picnic shelter here and other parks in NE		
do what's most realistic financially if re-purposing the building as a community is feasible, that would be lovely!		
indoor recreation		
indoor soccer		
Offices & studio rooms		
Open Air Community Space with few fixed features		
open it up to use as a covered rec area		
ping pong		
skate park		
skatepark		
small picnic/ reuse timbers-gathering space		
Supplies, lawn mowers etc		
Total	77	
How far do you live from the Werbin site?		
Less than 1/4 mile (5 minute walk)	66	41.0%
1/4-1/2 mile (5-10 minute walk)	48	29.8%

48 respondents had children representing 76 youth

Total	111	
How old are they?		
1 - 5	28	
6 - 10	23	
10 - 15	11	
15 - 18	2	
Total		
Regarding residence, I		
Own my home	124	79.5%
Rent my home	23	14.7%
Other	9	5.8%
Total	156	
I identify as (check all that apply)		
Latino		
Yes	14	8.1%
Total	172	
African American/Black		
Yes	9	5.2%
Total	172	
Asian/SE Asian		
Yes	6	3.5%
Total	172	
Pacific Islander		
Yes	1	0.6%
Total	172	
Native American/Alaska Native		
Yes	5	2.9%
Total	172	
Caucasian/White		
Yes	128	74.4%
Total	172	
Other		
Irish	1	20.0%
multi-ethnic	1	20.0%
Scandinavian	1	20.0%
welsh lesbian	1	20.0%

48 respondents had children representing 76 youth

Total	111	
How old are they?		
1 - 5	28	
6 - 10	23	
10 - 15	11	
15 - 18	2	
Total		
Regarding residence, I		
Own my home	124	79.5%
Rent my home	23	14.7%
Other	9	5.8%
Total	156	
I identify as (check all that apply)		
Latino		
Yes	14	8.1%
Total	172	
African American/Black		
Yes	9	5.2%
Total	172	
Asian/SE Asian		
Yes	6	3.5%
Total	172	
Pacific Islander		
Yes	1	0.6%
Total	172	
Native American/Alaska Native		
Yes	5	2.9%
Total	172	
Caucasian/White		
Yes	128	74.4%
Total	172	
Other		
Irish	1	20.0%
multi-ethnic	1	20.0%
Scandinavian	1	20.0%
welsh lesbian	1	20.0%
Why are you asking this? Would you like my religion? or sexual preference?	1	20.0%
Total	5	

APPENDIX: A-5
PAC Meeting #1 Notes



**Werbin Site
Project Advisory Committee Notes
May 3, 2012**

Meeting Goals:

- Staff and committee understand each others roles and responsibilities, develop agreements around process and participation
 - Committee understands site, scope of project, timeline and budget
 - Staff and committee share information about community, discuss public comments and needs and interests of the community
- I. Site Tour – committee members were taken an a tour of the site to give than a sense of the space and existing trees, topography etc.

After the site tour – participants will all move to Rigler Elementary School

Committee impressions of site:

- The space felt big but looks small on map
- Visibility into houses and yards – need to think about privacy
- What are the fences between houses?
- Are the trees healthy?
- Neighbors want a farmers market
- Concern about the ability to conduct future improvements after initial construction
- Take down the barbed wire
- Make the street more inviting
- A lot of potential!

II. PAC and Staff Roles

Advisory committee agreed to using consensus as a decision-making framework, they also agreed to the groundrules and the roles and responsibilities of the committee as outlined by PPR staff.

Committee responded to the question, “Why do you want to be on this committee?”

- Like design work
- Live next to park
- Want to see the process
- It is exciting
- It is fun, creative and exciting
- It is interesting, I want to get involved
- Want to participate in the experience – want more parks
- “Perfect for Park”
- Be more involved
- It is exciting
- Need more parks
- It is a commitment to the city



III. Project Overview

The Consultant reviewed the process, currently we are developing the Master Plan for the site, it is like painting a picture, we are setting out the vision, developing the budget and the scale of the project.

First step is to understand the site and the neighborhood – what do we have as natural features? What are our needs in the community?

Site features:

Great trees

Need to look at Arbor Vita

Alberta is a bike boulevard

Building – can it be reused? Can timbers be incorporated into design?

Site Development Requirements;

- Street Improvements are required to the middle of the street, this includes stormwater and sidewalks
- Sidewalks can be incorporated into park
- We are not required to provide restrooms
- We are required to replace trees if we remove them

Committee Comments:

- Need to pay attention to the needs of immediate neighbors
- Who pays cost of ongoing maintenance, water and sewer - Portland Parks & Recreation pays for those costs
- Need bike racks
- Don't do something people don't want
- Want creative, integrated play
- BBQ's
- Water/play element
- Build a multi-generational park, one that will grow with the children in the neighborhood
- Don't overthink it – people will play
- Benches and picnic tables
- Swings
- Accessible to elders
- Dogs should be included
- Include fitness activities
- Skateboarding
- Translated signage and interpretation
- Chess sets in picnic tables
- Address noise
- art

IV. Public Comments

Committee reviewed and discussed the feedback from the community – what the committee heard

- Surprised there was no splash pad – not really in project budget



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



- Need mix of active and passive uses
- Water element/play
- Integrate play for all ages
- Water feature or multi-use feature
- Multigenerational – something for everyone
- Reflect the demographics of the neighborhood
- Recreational options reflect community culture
- Skate spot/bike skills area

V. Next Steps

Open House – where do we outreach?

Cully Grove – Co-Housing
42nd & Killingsworth – Farmers Market
Churches – Gina and Mercedes
Rocket Pizza
Soup Cycle
Youth Outreach – Sun School
Harvey Scott - IRCO

Already Done

Cully Association of Neighbors
Sunday Parkways



Community Survey #2 Results



Werbin Property

Overview

The Cully neighborhood is home to more than 13,000 residents. Cully residents are served only by Sacajawea Park. In 2008 the park was developed to include a walking path and an off-leash dog area. Portland Parks & Recreation has identified this neighborhood as parks deficient. In 2009 the Werbin Property, located at NE 52 Avenue between Alberta and Wygant, was acquired. The site is approximately 2.5 acres. The development of this park fulfills one of the actions in the Cully/Concordia Action Plan, "Advocate for full-funding and development of a park in the Cully neighborhood."

The second Open house was held on June 25. More than 100 people participated, including many families with children and youth using the adjacent basketball court. Notification for the Open house included the distribution of 200 fliers printed in both English and Spanish, bi-lingual posters (50) and 15 lawn signs placed throughout the neighborhood. Additionally, the announcement was sent out electronically twice to our contact list, which included the neighborhood association, previous participants in the project and others. The event was also announced in the neighborhood association newsletter.

Survey Highlights

- Respondents indicated a preference for the following features:
 - Open lawn area (Design A)
 - Pathway system presented in Design A
 - Inclusion of a water feature (specifically a spray pad)
 - Pump track
 - Gathering space
 - Skate dot
 - Nature play

It is notable that there was no strong preference indicated against any features.

It is also notable that in the first survey, respondents did indicate a lack of preference for the splash pad and the skatespot. Both item should be further reviewed by the Advisory Committee.

This summary reflects only the preferences of the 136 individuals who completed the form. The responses cannot be generalized to the entire community.

1) Options

Option A

This option shows the largest number of active park elements. A central open lawn space is large enough for informal sports activities (soccer, Frisbee, etc.) yet is not suitable for programmed sports. The lawn is surrounded by a seat wall that creates an amphitheater-like space for summer gatherings, concerts, movies and special events. Elements are carefully placed to minimize conflict between uses. Additionally, there is good visibility between the park and the street.

Option B

This option is focused on creating a quiet neighborhood park. This concept uses the existing concrete pad from the old building, and nestles it within a tree grove to provide a small and intimate gathering space surrounded by seat walls constructed from the remnant concrete. A sand and water play area is

located in the gathering space for young children while a more challenging nature-based playground is across the lawn space at the knoll. The nature-based playground area takes advantage of the existing topography to provide different playground levels, climbing walls, and an embankment slide. This option takes advantage of the evolution and growth of the tree canopies. As the tree canopy establishes, the park will become more intimate over next 20+ years. Seeing the trees and vegetation mature over the next few decades will be a unique experience for people who continue to live in the neighborhood and use the park.

Option C

This option combines active park elements and recreational opportunities of Option A with aspects of the passive park concept shown in Option B. This design concentrates the active uses and gathering space within the middle of the park which will become a social hub for the neighborhood. A mix of traditional and nature-based play in this option provides a range of play activities and challenges for different ages.

Each plan calls for unique features that provide similar experiences. Please tell us your thoughts about each activity/experience:

1 = I like this a lot 2 = I like it 3 = I don't have an opinion 4 = I don't like it 5 = I really dislike it

Option A

Option B

Option C

a) Park design – no clear direction

	Active recreation elements with large gathering & play area	Nature focused design with intriguing play elements	Mixture of traditional and natural park design and play elements
Like it	66.7%	64.5%	65.6%
No Opinion	10.6%	13.4%	16%
Don't Like it	22.7%	22.1%	18.3%

b) Lawn – preference to A

	Central open lawn for active use and gathering	Lawn area provides numerous private spaces	Open lawn separated from three smaller lawn areas.
Like it	69.2%	53.5%	54.8%
No Opinion	29.2%	17.3%	23.4%
Don't Like it	12.3%	29.2%	21.8%

c) Pathways – Preference to A

	Main oval path keeps to the perimeter of the park	Meandering inner and outer paths divide park in two	Strong diagonal axis paths with good perimeter circulation
Like it	66.7%	54.4%	42.6%
No Opinion	15.7%	17.6%	33.6%
Don't Like it	17.9%	28.0%	23.8%

d) Picnic Area – no clear direction

	One large covered picnic area on the western edge of 52 nd St. and several informal picnic areas	No large formal picnic area but several informal picnic areas	One small covered picnic area and three separated informal picnic areas
Like it	55.1%	62.1%	57.1%
No Opinion	22.8%	17.7%	23.0%
Don't Like it	22.1%	20.2%	19.8%

e) Play Features – preference to Nature play/mixed – supported in comments also

	Large traditional playground	Nature-Based playground with additional sand play area	Traditional and nature-based play areas
Like it	46.0%	68.3%	68.8%
No Opinion	20.2%	14.3%	15.6%
Don't Like it	33.8%	17.4%	15.6%

f) Entry Plaza – NE 52nd and NE Alberta – preference to C

	Large entry plaza gives park a formal and open feel	Small entry plaza allows park spaces to unfold slowly	Mid-size entry plaza opens to full view of the park
Like it	49.6%	30.3%	58.8%
No Opinion	21.5%	54.9%	27.4%
Don't Like it	29.0%	14.7%	13.7%

g) Water Feature – preference to A

	Spray Pad	Water element as part of sand play area	None
Like it	72.8%	57.3%	54.8%
No Opinion	10.4%	19.4%	22.6%
Don't Like it	16.8%	22.4%	22.6%

h) Skate Dot – preference to A

	Small beginner skate dot for less younger children and learners	None	None
Like it	52.8%	37.7%	36.8%
No Opinion	19.7%	24.7%	27.4%
Don't Like it	27.6%	37.6%	37.6%

i) Pump Track – slight preference for pump track – also supported by comments

	Dirt pump track stretched along east perimeter for less experienced levels	None	Dirt pump track nestled along east perimeter for less experienced levels
Like it	50.8%	40.9%	49.6%
No	18.3%	30.7%	24.4%

Opinion			
Don't Like it	30.9%	28.5%	26.0%

j) Planting Areas – preference to B

	Mix of ornamental and native	Primarily native plantings	Mix of ornamental and natives
Like it	58.1%	68.2%	60.2%
No Opinion	25.6%	14.5%	24.6%
Don't Like it	16.2%	7.2%	15.2%

k) Gathering Space – Distinct preference for A

	Large lawn serves as major gathering space for events, concerts & movies.	Small, intimate gathering space around sand play	Open lawn for gathering with small area near picnic shelter
Like it	71.8%	47.5%	66.6%
No Opinion	15.3%	30.8%	19.7%
Don't Like it	12.9%	21.6%	13.7%

2) What else would you like us to know?

Water feature	10
Skate dot	8
Nature play	8
Pump track	7
Like A	5
Inappropriate behavior	4
Yay!	4
Small gathering spaces	4
Open grass	4
Like C	4
Don't like pump track	4
Covered meeting area	3
Visibility/safety	3
Basketball	3
Consider older kids	3
Like B	3
Reuse materials	2
Like trees	2
Views to Mt. St. Helens	2
Seating	1
Solar Panels	1
Enclosed meeting area	1
Walking/running path	1
No dog area	1
Lights	1
Bike parking	1
Open area	1
Community input	1
Quiet natural setting	1
More trees	1

Recovered area	1
Don't like skate dot	1
Large entry	1
Include volunteers	1
Swing	1
No sand	1
No paving	1
Hate it	1
Need cc	1
Bathrooms	1
Drinking fountain	1
BBQ	1
DOLA	1
Econ devo	1
Too busy	1

Please tell us about yourself!

I am age

35-44	40	30.8%
25-34	36	27.7%
45-59	26	20.0%
60-79	19	14.6%
under 16	5	3.8%
16-24	4	3.1%

Total **130**

I am

Female	67	54.9%
Male	55	45.1%

Total **122**

Regarding residence, I

Own my home	97	80.2%
Rent my home	24	19.8%

Total **121**

My most frequently used mode of transportation is

car	79	65.3%
bike	26	21.5%
foot	10	8.3%
bus	6	5.0%

Total **121**

I identify as

(check all that apply)

Latino

No	129	94.9%
Yes	7	5.1%

Total **136**

African American/Black		
No	127	93.4%
Yes	9	6.6%
Total	136	
Asian/SE Asian		
No	133	97.8%
Yes	3	2.2%
Total	136	
Pacific Islander		
No	136	100.0%
Total	136	
Native American/Alaska Native		
No	132	97.1%
Yes	4	2.9%
Total	136	
Caucasian/White		
Yes	100	73.5%
No	36	26.5%
Total	136	

APPENDIX: A-7
PAC Meeting #2 Notes



**Werbin Site
Project Advisory Committee Notes
July 26, 2012**

Meeting Goals:

- Understand designs presented at the Open House
- Review and understand community feedback
- Discuss and affirm community direction
- Provide direction to consultant where there is no clear community direction
- Work together to provide clear direction to consultant to allow development of final draft design

I. Experience at Open House

- Liked the location (outside)
- Location drew diverse, younger audience
- Excited about engagement of basketball playing kids
- Positive tone of feedback
- Excitement about idea of getting a park
- Very family oriented
- Ice cream helped draw diverse/young crowd
- Few negative comments during OH
- Great turn out
- Good engagement of attendees

II. Design Overview

- 3 design concepts were presented
- Key elements and features were emphasized
- Pointed out the main active areas in each design option
- Mentioned how the feedback on the designs would ultimately create one preferred design
- Project expected to be completed by summer of 2014
- Shift in management would not affect completion of project
- September 8th—next open house
- September 20th—final PAC meeting

Advisory member questions

- Would there be a time when the lot would be vacant?
 - Parks is not sure, since the property is being leased.
- Bureau of transportation, changing standards in regards to sidewalks
 - Have been ongoing conversations
 - Something that is being worked on
 - A topic that will be debated heavily in these next few years

Advisory members were sent PDF files with design options. Explained to committee that the layout was not specific to each option, rather they were testing out layout for active/passive design ideas.



A—Active

- Would try out oval centered on lawn—both active and passive recreation
- Inclusion of a pump track and skate dot
- Highlighted areas with trees, spaces for concerts and movies

Concerns

- Pump track during rainy season
- Pump track becoming a mud hole
- Sarah pointed out need for maintenance for it to keep its shape, and increased use in drier months

B—Passive

- Less intense uses, walking paths
- Made a gathering space using existing cement area
- Forested field—long term
- Use knoll for a play area (nature play)
- Perimeter planting used as a separation
- Lawn is chopped up—more confined

Concerns

- Impact on maple tree root system
 - Will probably have an arborist check it out
 - Tree WILL be protected and WILL be addressed (during development)

C—Blend

- Community hub
- Center path for park circulation
- Combines a mix of both park schemes
- Has smaller shelter and a few informal picnic tables
- Trying to get kids back in nature
- Showing a blend of prefabricated play material with natural
- Using hills and slopes (existing topography) for nature play
- Kids like water!

Questions

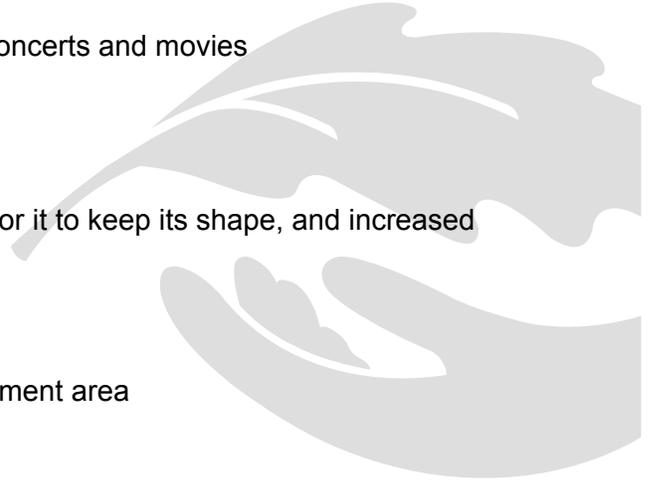
- Does it have any regular benches along paths
 - Pointed out benches in all designs
- Spray pad?
 - will go over spray pad vs. water pump later
- Vandalism on water features?
 - Pump is VERY durable, hard to vandalize

III. Comment Summary

- People felt that they wanted to blend both active and passive

The process:

- Try to provide everyone who wants to be involved the opportunity to do so
- That is why we do ice cream social/open house





- Important to involve Spanish speakers
- Had about 100 attendees (40 adults +kids)
- Had comment summary available online
- Had additional 80-90 comment online
- This does not represent everyone
- It is not fail proof, not science
- Committee is here to be sure that it is REALLY what the community wants

Explanation of format

- Significance of percentage values (10% NOT significant, 70%+ is)
- Explain the order of comment for summary

Discussion of elements

LAWN

- Rigler is a big open area, and there is also another one
- Keep in mind diversity of community
- If you have a large area you are leaving out other things
- Opening up space means other things won't be possible
- Preference is for smaller, broken up spaces
- Like areas closer together—easier to watch kids
- Want to avoid duplication
- Size is already limiting
 - Size is about ¼ of a football field
- Option C has both spaces available to it
- Thinking of having different type of park experience
- Trying to create a park for future use
- We have no control over other areas—we have control over THIS park

Consensus: Want large area, but not as large as one in A. Lawn area should feel between A and C in size.

PATHWAYS

- Thinking about option C without cutting through path
- Want something small and intimate
- In terms of maintenance cost, big open spaces are more cost effective
- Less leaf removal=better
- Trees are evil on grass
- People generally preferred bigger lawn at the OH, but here at meeting going away from that
- People are going to be happy no matter what
- Comment forms generally positive
- People like everything
- Large open space is more equitable
- Communities can come together
- People like open lawn, not as big as A, less broken up than C
- Still want the other special spaces



- Paths should be universally acceptable—easier to maintain
- Easy to teach kids to ride bikes
- Main ones would be paved

Consensus: Loops within the park and connections to the exterior are both important

PICNIC AREA

- Like C small covered picnic area, three separate ones
- Like to be able to access without being a formal group
- Covered something is GOOD
- Covered promotes bad activity
- Picnics only happen in good weather
- Covering protects from ALL weather—even heat (sun)
- Picnic area should be in secure area—under lights, by street, etc.

Consensus: Smaller covered picnic area with additional smaller informal (uncovered) picnic areas

PLAY FEATURES

- Affinity towards nature play
- It is defined very vastly

Consensus: Desire for nature based play, with one or more pieces of traditional equipment as well. Details on what that play could look like will be discussed in the next meeting.

ENTRY PLAZA

- Seems that A was too formal.
- Use of the word “formal”?

Consensus:

- Midsized seems to be the best. Should be a transition.
- Not so abrupt
- Soften transition from entry plaza, especially looking at pathways to do that

WATER FEATURE

- Shouldn't have mentioned spray pad
- Too big/too expensive
- Small park can't handle the volume of people a spray pad draws
- Do not want to eliminate water entirely—has to fit park scale
- Can we connect rain garden to the water feature?
- Not too late in process to back out of spray pad

Consensus: Create a smaller play element for a water feature, like a pump/slough feature, and look at ways to re-use the water in the park (potentially in the rain garden).

SKATE DOT

- Must be kept away from pump track
- Are great and super popular



- Discussed the size
- Prefer not to, due to high percentage of first OH group not wanting it
- Would it detract from desire to come to park?
- Find a way to deal with information gap b/w first and second OH response
- Proximity to residences—keep away
- Minimize the size
- Closer to the church
- Shifting it towards the street

Consensus: Trending towards having a skate dot, not a pump track
Away from residences, either by a busy street or church

PUMP TRACK

- Would prefer to see something with exercise element
- Idea of having both doesn't seem so agreeable
- Discussed agreement with or without pump track
- Nervous of maintenance
- Possibility of becoming a big mess
- Generally more supportive of skate dot
- Nervous of park balance
- Lacking cohesive feeling

Consensus: present design option without pump track, see how public responds to it

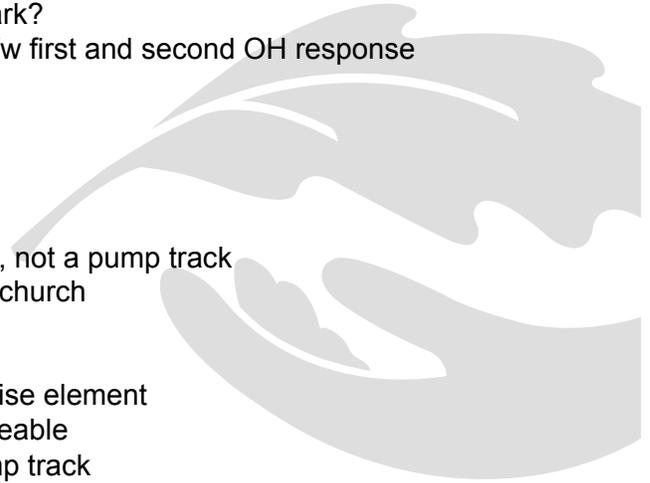
PLANTING AREA

- Stuff that looks nice in the winter
- Colors
- Seasonally attractive
- Wildlife benefit
- Cannot use fruit/nut trees (maintenance)
- Herbs, textures, scent (integration with nature play)
- Tactile/sensory considerations

Consensus: Preference for planting that includes native or climate adapted plantings, with attention to textures, scents, color, plantings that are seasonally attractive, and have a wildlife benefit

GATHERING SPACE

- Already discussed as part of the lawn/picnic items above.



APPENDIX: A-8
Community Survey #3 Results



Survey Results: Werbin Comment Form

Total Items: 48

The Draft Master Plan for the Werbin property is based on feedback from previous open houses, community surveys, and input from the project advisory committee and staff.

Please review the [draft master plan](#) and submit your comments. Comments must be received by **Monday, September 17, 9:00 AM.**

In the initial outreach phase, respondents strongly indicated that this park needed to balance passive and active recreation needs. Please tell us how well this design reflects that.

- 1 = very well
- 2 = somewhat
- 3 = does not

Provides a balance of active and passive recreation opportunities.

1	33	82.5%
2	6	15.0%
3	1	2.5%
Total	40	

When my children (grandchildren, nieces/nephews, friends, etc.) are using a play area, they prefer to:
(check all that apply)

Feel like they can connect to and explore nature

Yes	31	64.6%
No	17	35.4%
Total	48	

Engage in creative play

Yes	34	70.8%
No	14	29.2%
Total	48	

Spin

No	32	66.7%
Yes	16	33.3%
Total	48	

Climb

Yes	39	81.3%
No	9	18.8%
Total	48	

Swing on equipment		
Yes	27	56.3%
No	21	43.8%
Total	48	
Other		
play in water	2	25.0%
Get dirty	1	12.5%
Hang	1	12.5%
practice tricycles-skate/scooter	1	12.5%
Roll play	1	12.5%
Run/Get Dirty/Play in water	1	12.5%
waterfeature	1	12.5%
Total	8	
In the second outreach effort, respondents expressed a preference for a water feature. What elements and/or experiences are important to you in a water feature: (check all that apply)		
Ability to manually manipulate the source (pumping)		
No	27	56.3%
Yes	21	43.8%
Total	48	
Ability to create spray		
Yes	25	52.1%
No	23	47.9%
Total	48	
Ability to move water on the surface through channels and dams		
No	26	54.2%
Yes	22	45.8%
Total	48	
I like any water feature		
No	26	54.2%
Yes	22	45.8%
Total	48	
I don't prefer a water feature		
No	45	93.8%
Yes	3	6.3%
Total	48	
Other		
allow kids cool off in hot weather	1	14.3%
Allow nature to be observed without humans acting on the water	1	14.3%
Don't feel a need to interact with water	1	14.3%
The more active, the better	1	14.3%
To cool of on hot days	1	14.3%

wading	1	14.3%
water from above	1	14.3%
Total	7	

In the current design, what three items appeal to you most?

1.

Nature based play	6	15.0%
Water play	3	7.5%
embankment slide	2	5.0%
nature play	2	5.0%
amphitheater space	1	2.5%
Climbing boulder wall	1	2.5%
Combination of open area and natural area with tree	1	2.5%
continuous pathway around park	1	2.5%
covered picnic area	1	2.5%
fort/balancing	1	2.5%
Grassy area	1	2.5%
green space	1	2.5%
Heaps of foliage, native plants, and agreen acting as border	1	2.5%
Keeping it very tree filled	1	2.5%
Large slide and traditional swings	1	2.5%
Lots of play space!	1	2.5%
nature based play...I love the slide!	1	2.5%
Open lawn	1	2.5%
organic shape and flow	1	2.5%
picnic areas	1	2.5%
Play area	1	2.5%
Rain garden	1	2.5%
raingardens	1	2.5%
skate dot	1	2.5%
slide	1	2.5%
tree/shade balance	1	2.5%
trees	1	2.5%
Water	1	2.5%
water feature	1	2.5%
water play skate dot	1	2.5%
Water/nature areas	1	2.5%
Total	40	

2.

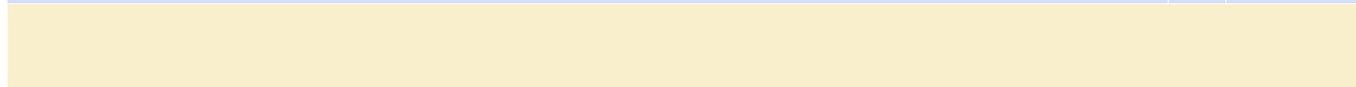
Skate dot	4	10.5%
water feature	3	7.9%
nature play	2	5.3%
pagoda	2	5.3%
Traditional playground	2	5.3%

big trees for shade and picnics	1	2.6%
concert/movies area	1	2.6%
fort	1	2.6%
Fort/balancing	1	2.6%
Gathering area	1	2.6%
Good mix of open space	1	2.6%
green area	1	2.6%
keeping existing trees	1	2.6%
Lawn	1	2.6%
layout of picnic areas, both covered and informal	1	2.6%
natural play structures	1	2.6%
nature based play	1	2.6%
open spaces	1	2.6%
Play areas within a natural setting, sand, etc.	1	2.6%
playground	1	2.6%
Rain garden	1	2.6%
Sea wall	1	2.6%
seat wall	1	2.6%
slide	1	2.6%
slide swings	1	2.6%
trails	1	2.6%
water	1	2.6%
Water features	1	2.6%
water play	1	2.6%
Water play area	1	2.6%
Total	38	

3.

playground	4	10.8%
Lawn	3	8.1%
raingardens	2	5.4%
Seat wall	2	5.4%
skate dot	2	5.4%
trees	2	5.4%
amptitheatre for possible concerts/gatherings	1	2.7%
both open lawn and more protected conversational spaces	1	2.7%
Central green space ringed by walkway	1	2.7%
climbing	1	2.7%
embankment slide and boulders	1	2.7%
fort area with water feature	1	2.7%
fort/balancing	1	2.7%
Happy there is a great place for kids in the neighborhood	1	2.7%
Informal picnic area	1	2.7%
Lots of benches/picnic tables	1	2.7%
mixed use ability	1	2.7%

movie/concert space	1	2.7%
nature based play	1	2.7%
open space	1	2.7%
picnic area	1	2.7%
restrooms	1	2.7%
seems like it will be good for both adults and children/families--love the birhouses and raingardens scattered around	1	2.7%
tables	1	2.7%
tradiational playground	1	2.7%
Traditional playground	1	2.7%
water area	1	2.7%
water feature	1	2.7%
Total	37	



Please tell us about yourself!

I am age

25-34	14	31.8%
35-44	14	31.8%
45-59	9	20.5%
60-79	6	13.6%
15 & under	1	2.3%
Total	44	

I am

Female	28	65.1%
Male	15	34.9%
Total	43	

How many children do you have living with you under the age of 18?

2	13	43.3%
1	6	20.0%
0	5	16.7%
3	2	6.7%
4	2	6.7%
1, and 1 on the way	1	3.3%
none	1	3.3%
Total	30	

How old are they?

7	3	12.0%
1+4	2	8.0%
0 and 7	1	4.0%
1-3	1	4.0%
1-4-6-14	1	4.0%
14	1	4.0%

2 and 5 weeks	1	4.0%
2 and newborn	1	4.0%
2 years	1	4.0%
2, 6, 8	1	4.0%
20 mos	1	4.0%
3, 4 months	1	4.0%
4.8	1	4.0%
5,2	1	4.0%
5.9	1	4.0%
6, 9	1	4.0%
8-17	1	4.0%
8.5	1	4.0%
9	1	4.0%
9.4.2.0	1	4.0%
9.6.4	1	4.0%
newborn, 7yr, 1yr	1	4.0%
Total	25	
Regarding residence, I		
Own my home	32	74.4%
Rent my home	11	25.6%
Total	43	
My most frequently used mode of transportation is: (check one)		
car	30	75.0%
bike	8	20.0%
foot	2	5.0%
Total	40	
Other		
bike	2	50.0%
bike, foot	1	25.0%
walker	1	25.0%
Total	4	
I identify as (check all that apply)		
Latino		
No	47	97.9%
Yes	1	2.1%
Total	48	
African American/Black		
No	48	100.0%
Total	48	

Asian/SE Asian		
No	45	93.8%
Yes	3	6.3%
Total	48	
Pacific Islander		
No	48	100.0%
Total	48	
Native American/Alaska Native		
No	47	97.9%
Yes	1	2.1%
Total	48	
Caucasian/White		
Yes	38	79.2%
No	10	20.8%
Total	48	
Other		
old	1	100.0%
Total	1	

APPENDIX: A-9
PAC Meeting #3 Notes



**Werbin Site
Project Advisory Committee Meeting #3
September 20, 2012**

Advisory Committee Meeting

NAYA Family Center 5135 NE Columbia Blvd., Youth Programming Room

5:00 – 8:00 PM

Meeting Goals:

- Receive information from Project Manager on project and budget
- Understand and discuss community input
- Make final recommendation on design

Agenda

I. <i>Introductions</i>	<i>Elizabeth Kennedy-Wong (EKW)</i>	<i>5:00 PM</i>
II. <i>Project Manager Update</i>	<i>Sarah Huggins (SH)</i>	<i>5:15 PM</i>
III. <i>Comment Summary</i>	<i>EKW</i>	<i>5:30 PM</i>
IV. <i>Committee Discussion</i>	<i>EKW</i>	<i>6:00 PM</i>
V. <i>Next Steps</i>	<i>Sarah Huggins</i>	<i>7:00 PM</i>
VI. <i>Committee Appreciation</i>	<i>Project Team</i>	<i>7:30 PM</i>
<i>Adjourn</i>		<i>8:00ish....</i>

Notes

Project manager update: Sarah Huggins

We have been receiving a very positive response on the proposed concept for the park. Given our current estimates, we should be able to construct the proposed park and streetscapes, without having to phase the project or make substantive changes to the concept.

Question: What happens if we don't have enough money?

The park estimated cost is 1.7million (including required street improvements which are estimated at \$500K). We currently have enough funds from our System Development Charges set aside to fund construction of the park and streetscape given the current design, and there is no need to reduce the scope of the project.

PP&R is committed to building the park the community wants, we believe this park design can be built within the available budget.

As we proceed through design development, we are committed to working with the committee if we need to substantially change the design, if not, will be moving forward with the design.

Design Review:

Went over the design and explained the features. The committee responded positively.



Comment Summary:

Outreach Process

We invested time upfront, specifically with the Latino community. The newsletter went out late, so that was bad timing. There was specific targeted outreach, and flyers were sent out to Rigler School. EKW involved the kids in the design response process.

Demographics of the respondents

Pointed out how people were generally just excited about the park, and needed/wanted a balance of passive and active play.

The community really wanted water. There was no specific “you must deliver it this way” apparent in the responses. There was not too much in the forms about the splash pad, but there was a definite desire to have some sort of water feature. Some people wondered about the slides getting too hot, but they are faced north to eliminate that problem. People seemed to love the nature based play.

There were not too many comments on the form from the open house. It was very positively received, and people seem to like it just the way it was. Everyone thought it was nice. The committee saw people being very excited about it.

Committee Discussion

Open Lawn

David- Mentioned the demographics of the area and how small changes could keep it from encroaching. It would allow teens and young adults (a group that was not very well represented in the park design) to enjoy the park as well. There is not enough space for youth soccer field. PPS does not have well maintained fields (Rigler). Subtle changes would allow for a broader age range to use the park.

Main Question: Should we adjust the open lawn area to accommodate more formal sports?

Discussion:

The direction on the shape of the field was already determined during PAC meetings. Adding a bigger field would diminish from the park feeling that the community had been talking about. The discussion reflected a desire to allow for informal play, but not to create a space large enough to be permitted as a formal sports field.

The topography of the existing lawn area was discussed, and it was determined that expanding the area would not be feasible.

Consensus: Keep the open lawn area as is, and do not adjust to expand the space.

Water Play

Question: Should sand be used as a part of the water play?

Discussion (sand): Maintenance is worried about the movement of the sand, but Parks is still learning about and testing nature play. Parents seemed to be worried about sand being very messy to play with. The group was also worried about the sand migrating around the park.

Consensus: Sand should not be a part of the water play feature.



Important Play Experiences (water): Spraying, filling channels, dumping/moving water (perhaps a water cup wheel?), pumping water, water activated by user, chain reaction, interactive use, water coming down, waterfall. Not a feature that could be used as a homeless shower. Desire is to regulate water use to reduce the overall amount used in the park, via user activation, timer/regulations, amount of water

Consensus: Park should include water play integrated into the nature play. Water play should incorporate the experiences identified above.

Pathways/Sidewalks

Question: Should we save money on the project by using the park paths instead of sidewalks, or should we construct both, as is currently shown?

Discussion: Reflected a desire for sidewalks, to spur more in the neighborhood, provide safe routes for kids to walk to nearby Rigler Elementary.

Consensus: The park should have sidewalks in addition to the interior pathways.

Traditional Play

Question: In the traditional play area, can we include swings?

Consensus: Include swings in the traditional play area. Look at whether including an adapted accessible swing seat is possible.

Skate dot

Questions: Will the skatepark be large? Will it be noisy?

Discussion: The skatedot will be small, and is intended for younger, less experienced skaters. PP&R will follow skating recommendations for skateparks made in the Skatepark System Plan, and will look to site the skatepark 200' from residences. At that distance, noise from the use of the skate facility should not be louder than ambient street noise.

Other details/questions:

When will the park be open?

The park will most likely be open from 5am – 12:01am, unless it is specifically changed by ordinance.

What about dogs?

Dogs will be welcome on leash. PP&R will not provide dog bags.

Would there be park lights?

Yes. Park lights would likely be on at night.



PAC Feedback

Jennifer

Worked well together, appreciate Portland process

Gina

Wore a lot of different hats
Appreciated patience

Mike

Great

Victoria

Enjoyed process. It was interesting how people see property's different representation

Shayla

Enjoyed process. Lots of feedback
Good to change world at community level

Rich

Process for naming of park

Nicole

fun to see design evolve

Kathleen

felt privileged to be involved

Additional Notes (EKW)

Follow up:

- EKW will send PAC members copies of the 'life of a project' chart, showing where we are right now in the concept phase and what future phases are to come.
- EKW will ask Andrew Aebi from PBOT to share more information with the PAC on the proposed streetscape LID.

Conclusion: Staff presented thank-you certificates, and all enjoyed cake.



APPENDIX: A-10
Building Evaluation

**Portland Parks and
Recreation
Werbin Property
Greenworks**
March, 2012



building evaluation

waterleaf

architecture, interiors & planning

www.waterleafarch.com



project no. 1203.00

General Overview:

Waterleaf Architecture has been contracted, as a sub-consultant to Greenworks to provide an evaluation of the building located at 5200 NE Alberta Street, in Portland's Cully Neighborhood. Portland Parks and Recreation acquired the property with the intention of constructing a neighborhood park. This evaluation is to determine the condition of the existing structure and make recommendations as to whether it can be reused, relocated or recycled as part of the project. The following is a summary of the findings and recommendations.



Southwest facade

Building Condition:

The existing structures on the site consist of a maintenance building and an attached office annex. A small residential building located on the Southwest portion of the site was demolished in 2011. For purposes of this report, only the maintenance building was reviewed for reuse. The following is a description of the structures:

Maintenance Building:

Construction Type: V – Wood Frame (Combustible) Construction.
Occupancy: S-1: Motor Vehicle Repair Garage.
Size: 5,368 sq. ft. plus storage mezzanine
Height: 31 ft.
Stories: 1 plus mezzanine.
Structure: Clear span wood sawn lumber frame trusses spaced at 10-feet on center supported on frame walls with lumber cross and knee braces.

Office Annex:

Construction Type: V – Wood Frame (Combustible) Construction.
Occupancy: B: - Office
Size: 910 sq. ft.
Height: 15-ft.
Stories: 1
Structure: Platform framed structure with gang-nail residential trusses supported on exterior wood frame bearing walls.

For its current use, the maintenance building is in serviceable condition. The exterior cedar siding is in need of cosmetic repairs and repainting. The sliding “barn” doors need to be repaired and repainted. The roofing is comprised of composition shingles, three-tab type and appears to be near the end of its useful life. No evidence of leaking was noted.



Wood Windows

Buildings of this era often contain lead-based paint. Repair and refinishing of painted wood elements like the window, doors and trim should take this into account.

The windows are single pane fixed sash wood in multi-pane configurations. The condition of the windows is fair and in need of minor repair and repainting. The windows have single-paned uninsulated glass and have little value for energy efficiency. They are, however, appropriate for use in an unheated building.

The interior concrete floor slab is in serviceable condition and no signs of water infiltration were noted. The wall and roof framing is burnished in color. If reuse is contemplated it should be reviewed to assure that the wood has not been treated with penta or other preservative product. Some of the roof trusses appear to be over-stressed. It is recommended that the use of the mezzanine be discontinued as it appears that overloading has caused this condition. The trusses in this area need to be repaired for continued use of the building. The end wall framing is discontinuous with a joint at the eave line. This joint is a weak condition in terms of wind and lateral loading. (see TM Rippey structural evaluation).

The building is equipped with a bridge crane with a chain-operated hoist with a 3-ton capacity designation. The crane rails are mounted to timber frame structure supported by timber posts. This equipment appears to be in operational condition.



Truss at Mezzanine



End wall framing / bridge crane rail support

Building Reuse:

For the purposes of this review, three options for the disposition of the building were considered. These options will examine the opportunities that the structure may offer to meet the goals of the neighborhood park development and Portland Parks and Recreation. As the mission of the neighborhood park does not involve maintenance of vehicles, reuse of the building in its current function and configuration was not considered. The following outlines the critical issues and recommendations based upon the field review of the buildings:

Reuse of the building as a community center was not considered as the program for a neighborhood park does not include such functions. In addition, the change of occupancy from a

garage to an assembly building would require full code upgrades for seismic, life-safety and energy efficiency on-top of integration of new utilities (power, water and sewer) thus making the proposal cost prohibitive.

Option 1: Reuse a portion of the building for Picnic or play shelter:

As the building is divided into 10-foot bays supporting the existing timber trusses, consideration was given to reuse of all or a portion of the building in place.

A. *Sport Court Play Area:*

1. *The entire roof area could be retained to support a full basket-ball court configuration (50-feet wide by 84-94 feet long). Provision of half-court type areas could reduce the reused structure accordingly.*

B. *Group Picnic Shelter:*

1. *The building could be divided into 2 or 3 bays providing a covered area of 20 x 53-feet or 30 x 53 feet. Amenities to be added may include bar-b-cue hearth, sink and tables.*

Reuse of the building to accommodate these uses would require the following design considerations:

- The renovated building will have to be brought-up to current code for seismic design, thus requiring significant cross-bracing and/or solid “shear” walls.
- Remaining trusses will have to be evaluated and upgraded to meet current code criteria for snow loading. The roof sheathing will need to be augmented with plywood, strapping and nailing to stitch together the components for seismic code forces.
- The Design must include “Crime prevention through environmental design” (CPTED) features. Solid shear-walls may be a serious barrier to CPTED compliance as it could block visibility throughout the park. Other forms of bracing the structure for code compliance may be cost prohibitive.
- The design must include measures to prevent “climbing” as an attractive nuisance. Cross bracing for structural stabilization may not meet this criteria.
- Vandal resistant lighting must be added for safety and security.
- An open truss design offers an attractive bird nesting and roosting environment. Bird deterrent measures may be expensive, unattractive and only marginally effective.
- In order for the proposal to be considered as cost effective, the reused portions should remain in their existing location. The existing building placement may not be conducive to the overall park design.

Option 2: Disassemble to reuse at another parks location:

The analysis for Option 2 evaluates the building components for deconstruction and reconstruction onto another site. This option includes the possibility of relocation as a maintenance building or repurposing of the structure on another site to function similarly to Option 1-above. This option has the following traits:

- The building components will need to be disassembled in order to economically transport. The building in its current size most likely will not be feasible to move as a single structure. The length and width are too large to fit on area streets in its current configuration.
- The 53-foot trusses would be longest element for transport. This will also be difficult to transport without special provisions or disassembly.
- Reassembly at a new location would require new foundations and full code upgrades to reused structure, including connections.
- Frame wall elements most like will not be able to be disassembled in components. New construction for the walls and roof, including sheathing, siding and roofing will most likely be more feasible than reuse.
- Reuse for as a Picnic or Shelter would require elements similar to Option 1.
- It is unlikely that this option will be economically feasible versus new construction.

Option 3: Deconstruct and recycle / repurpose building components.

This option would require deconstruction into usable components to be reused / salvaged on the open market. The effort of deconstruction requires the balance between added cost of labor to disassemble the components versus the savings in dump fees and the resale value of the salvaged components. This process is part of a sustainable approach to buildings, maintaining the inherent value of the energy embodied in the components versus land-fill dumping. The following elements are common to building deconstruction and recycling and demonstrate why this building would be a good component for this approach.

- The building does not contain excessive interior finishes or drywall. The structural elements are easily accessed for deconstruction.
- The interior frame components are unfinished and do not have lead paint.
- The lumber is clear grain, old-growth members. This is highly sought-after components for sustainable building reuse.
- The trusses, most likely, will be more marketable for their lumber than their capacity as a load bearing building component.
- The bridge-crane equipment should be marketable for reuse.
- Donation of window components to the “restore” (habitat for humanity) benefits the community through support of local low-income housing efforts.

Recommendation

Consideration of the upgrades required for reuse, including repair of damaged trusses, seismic upgrades for roof and vertical wall elements and the fact that cost effective reuse may not meet the goals of CPTED and safety, it is recommended that Option 3 – Deconstruction and Recycling be adopted as the strategy for dealing with the building. This approach gives a sustainable and stewardship based solution to this surplus structure. Based upon the limited resources for this park, and future maintenance costs we believe the best value will be to invest in other park amenities. While this review did not perform a cost benefit analysis, we believe that further investigation through costing would support this finding.



View of Northwest frontage



View of Typical Truss



View of East Frontage



View of Northeast Frontage

March 20, 2012

Waterleaf Architecture
Attention: Bill Bailey
419 SW 11th Avenue, Suite 200
Portland, OR 97205

Re: Building Observation - Werbin Site Review
Project Number: 12080

Dear Bill:

In summary, this is an older timber framed industrial style building approximately 53' x 101' in plan. There are eleven trusses that span the approximately 53' dimension at approximately 10 feet on center. Of these eleven trusses, the trusses that are 10' and 20' from the west wall, as well as the trusses that are 10' and 20' from the east wall, appear to sag significantly and likely would be difficult to reuse. Additionally, the third truss inboard, or fourth truss total from the west wall, has separated at the bottom chord. This means that five of the eleven trusses are significantly damaged. It is also our opinion that the 2 x 4 rough sawn joists that span 10' between the trusses are likely under sized for current snow loading. Laterally, the building has an identifiable lateral force system with knee braces at the trusses and cross braces in the end walls. However, in our opinion this bracing is significantly lighter than required to resist current wind and seismic forces. The building has a historic character; however, significant structural work would likely be required to reuse portions of the building.

The Following are our detailed walkthrough comments:

The Following are our Walkthrough Comments on 5200 NE Alberta:

1. This is a timber framed building with older heavy timber framed trusses. They are constructed of double 2 x 14 bottom chords and double 2 x 10 top chords. The diagonals appear to be approximately 3 x 6s. The trusses are located at 10' on center and span approximately 53 feet.

2. The western portion of the building is 60' in the east-west direction, which is six bays. The trusses in this portion of the building span approximately 53 feet in the north-south direction. For the eastern portion of the building the building is approximately 40' deep in the east-west direction. Also, the trusses are approximately 10' on center for a total building length in the east-west direction of approximately 101 feet.
3. There is one truss built into the west wall which is helping carry a mezzanine. The next two trusses that are free spanning also carry the mezzanine and have deflected downward significantly likely in the 6" range. Due to creep of the wood, in our opinion it will be difficult to reuse these two trusses.
4. The third truss inboard, or fourth truss total from the west wall, has separated approximately 1 1/2" to 2" at the bottom chord and in our opinion has failed.
5. There is a timber framed bridge crane runway that is approximately 30' wide with a hand chain operated hoist that is painted with a three ton designation on the bridge, and three tons on one of the two hoist, and one ton on the second hoist.
6. The joists spanning 10' between the trusses appear to be full sawn or something close to full sawn 2 x 4s at approximately 2' on center. These joists will not meet current snow load requirements.
7. At the east end wall there is a hinge in the wall at the top of the window elevation, which appears to be approximately the 10' elevation and there is another hinge in the wall at the bottom of the truss elevation, which is approximately 16'-9 5/8". The wall construction is 2 x 6 studs at 24" on center. At the truss elevation there is bracing back to the crane runway beam, but the crane beam is not braced. We are not sure if the crane beam is braced to this wall or the wall is braced to the crane beam. It does not appear to work well either way.
8. The underside of the roof at the peak is approximately the 31'.
9. The easternmost approximately 10' of the building has a wood plank floor. We are unsure of the condition of the floor framing.

The Following Comments are on the Exterior of the Building:

1. The exterior building siding is older cedar style shingles.
2. The building requires paint.
3. The windows are typically 16 pane single paned windows.
4. The roof is an older asphalt shingle roof that appears to require a reroof in the near future.
5. The sliding doors barn style are fairly heavily decayed and require replacement or serious repair.
6. As viewed from the outside the first two interior trusses inward from the east wall appear to have settled somewhat. We noted no visible structural damage based on our limited observation, however, from the outside siting down the roof it was obvious that the roof was lower in this area approximately 5' to 25' off of the east wall.
7. The building has a perimeter concrete foundation wall.

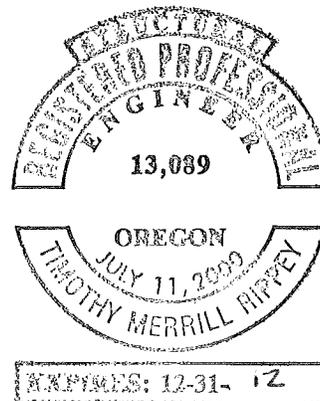
If you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Timothy M. Rippey, P.E., S.E.
Principal

TMR/mdg



APPENDIX: A-11
Estimate of Probable Cost

Werbin Property - Master Plan
Estimate of Probable Cost
GreenWorks, P.C.

	<i>ITEM</i>	<i>QTY.</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EXT. COST</i>	<i>REMARKS</i>
1.0	SITE CLEARING			Subtotal		\$27,500
1.1	Erosion Control Fence and Bio Bags	1	LS	\$3,500.00	\$3,500	
1.2	Clearing and Grubbing	105000	SF	\$0.10	\$10,500	Strip top 4" of entire site
1.3	Tree Pruning	1	LS	\$3,500.00	\$3,500	
1.4	Remove Existing Structure	1	LS	\$0.00	\$0	NIC
1.5	Remove Existing Concrete Pad	6250	SF	\$0.00	\$0	NIC
1.6	Miscellaneous Site Demo	1	LS	\$10,000.00	\$10,000	
2.0	EARTHWORK			Subtotal		\$54,715
2.1	Mass Excavation	1944	CY	\$10.00	\$19,444	entire development footprint at 6" deep
2.2	Topsoil at Lawn	650	CY	\$20.00	\$13,006	assume 4" of import
2.3	Topsoil at Planting Areas	233	CY	\$20.00	\$4,661	assume 6" of import
2.4	Topsoil at Raingardens	237	CY	\$30.00	\$7,103	assume 12" of import
2.5	Finish Grading	105000	SF	\$0.10	\$10,500	includes placement and compaction
3.0	UTILITIES			Subtotal		\$36,400
3.1	Water Connection and Distribution	1	EA	\$10,000.00	\$10,000	included upsizing existing meter to 1"
3.2	Electrical Connection and Distribution	1	LS	\$2,000.00	\$2,000	
3.3	Pedestrian Lights	12	EA	\$1,200.00	\$14,400	75' on center
3.4	Drainage Pipe and Field Inlets	1	LS	\$10,000.00	\$10,000	includes 4 inlets and playground drainage
4.0	PAVING and Walls			Subtotal		\$92,978
4.1	Paths - CIP Concrete	13467	SF	\$4.50	\$60,602	
4.2	Picnic Plaza - CIP Concrete	1928	SF	\$4.50	\$8,676	
4.3	Cobblestone Edging	252	LF	\$15.00	\$3,780	Between Crushed Rock and Lawn
4.4	Metal Edging	221	LF	\$8.00	\$1,768	Between Crushed Rock and Planting
4.5	Crushed Rock Paving in Park	3384	SF	\$3.00	\$10,152	1/4 minus in park
4.6	Seatwall	80	LF	\$100.00	\$8,000	Recycled Concrete
5.0	PLAYGROUNDS			Subtotal		\$121,700
	<i>Traditional Playground</i>					<i>\$32,671</i>
5.1	Playground Equipment	1	LS	\$20,000.00	\$20,000	Allowance - Swings and tot pieces
5.2	Play Surfacing	95	CY	\$35.00	\$3,335	2218 sf of engineered wood fiber - 14" depth
5.3	Crushed Rock Base	27	CY	\$35.00	\$949	2218 sf 4" depth
5.4	Concrete Playground Curb	178	LF	\$20.00	\$3,560	
5.5	ADA Ramp	1	EA	\$1,500.00	\$1,500	
5.6	Geotextile Fabric	2218	SF	\$1.50	\$3,327	under playground
	<i>Nature Based Playground</i>					<i>\$89,029</i>
5.7	Playground Equipment	1	LS	\$30,000.00	\$30,000	Allowance - Slide, fort, climbing boulder(s)
5.8	Play Surfacing	143	CY	\$35.00	\$5,013	3334 sf of engineered wood fiber - 14" depth
5.9	Paving at Waterplay Area	645	SF	\$8.00	\$5,160	
5.10	Crushed Rock Base	41	CY	\$35.00	\$1,426	3334 sf 4" depth under play areas
5.11	Concrete Playground Curb	406	LF	\$20.00	\$8,120	
5.12	CIP Concrete Paths	1887	SF	\$5.00	\$9,435	exposed aggregate
5.13	Crushed Rock Paving at NP Area	891	SF	\$3.00	\$2,673	1/4 minus
5.14	ADA Ramp	2	EA	\$1,500.00	\$3,000	
5.15	Water Play Equipment	1	LS	\$12,000.00	\$12,000	3 ground sprays, 1 source, and activator
5.16	CIP Conc. Water Channel	120	SF	\$15.00	\$1,800	
5.17	Boulders at Embankment	25	TON	\$180.00	\$4,500	18 SF per ton
5.18	Boulders in Water Play	5	TON	\$180.00	\$900	
5.19	Geotextile Fabric	3334	SF	\$1.50	\$5,001	under play areas
6.0	SITE IMPROVEMENTS			Subtotal		\$122,810
6.1	Skate Dot	1890	SF	\$30.00	\$56,700	Allowance
6.2	Picnic Shelter	1	LS	\$20,000.00	\$20,000	Prefabricated Structure
6.3	Perimeter Fencing	650	LF	\$15.00	\$9,750	Cedar Fence along South and East property lines
6.4	Benches	6	EA	\$1,200.00	\$7,200	
6.5	Picnic Tables	6	EA	\$2,000.00	\$12,000	
6.6	Trash Receptacles	4	EA	\$800.00	\$3,200	
6.7	Bike Racks	4	EA	\$800.00	\$3,200	
6.8	Drinking Fountain	1	EA	\$3,500.00	\$3,500	
6.9	Park Signs	3	EA	\$800.00	\$2,400	
6.10	Landscape Boulders	20	TON	\$180.00	\$3,600	
6.11	Accent Seating Boulders	7	EA	\$180.00	\$1,260	1 Ton Rocks

7.0	IRRIGATION			Subtotal		\$58,882
7.1	Irrigated Lawn	53205	SF	\$0.75	\$39,904	
7.2	Irrigated Planting Areas	12585	SF	\$1.00	\$12,585	
7.3	Irrigated Raingardens	6393	SF	\$1.00	\$6,393	
8.0	PLANTING			Subtotal		\$82,594
8.1	Trees - Large Deciduous	12	EA	\$300.00	\$3,600	Not including street trees
8.2	Trees - Small Deciduous	8	EA	\$150.00	\$1,200	
8.3	Trees - Evergreen	6	EA	\$150.00	\$900	
8.4	Planting - Shrubs and Groundcover	12585	SF	\$3.50	\$44,048	
8.5	Planting - Raingardens	6393	SF	\$4.00	\$25,572	
8.6	Seeded Lawn	53205	SF	\$0.10	\$5,321	
8.7	Bark Mulch	78	CY	\$15.00	\$1,168	2" depth at all planting areas
8.8	Gravel Mulch	20	CY	\$40.00	\$786	1" depth in raingardens
9.0	SOIL PREPARATION			Subtotal		\$9,869
9.1	Soil Preparation at Lawn Area	53205	SF	\$0.15	\$7,981	
9.2	Soil Preparation at Planting Areas	12585	SF	\$0.15	\$1,888	
9.3	Soil Preparation at Raingardens	6393	SF	\$0.00	\$0	

Subtotal	\$607,446
-----------------	------------------

Additional Cost Factors:

Estimating Contingency (25%)	\$151,861
Inflation to Project Start (5%)	\$37,965
G.C. Mobilization and General Conditions (7%)	\$55,809
G.C. Bond & Insurance (7%)	\$59,716
G.C. Overhead & Profit (5%)	\$45,640
Project Soft Costs (40%)	<u>\$383,375</u>

Total Construction Cost	\$1,341,812
--------------------------------	--------------------

