

EAST HILLSIDE PARK MASTER PLAN



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EXECUTIVE SUMMARY

The East Hillside Park Property is located in the Drewf's Farm at Prune Hill development on NW 27th Ave. off of NW Fargo St. in Camas, Washington. The property is immediately east of an undeveloped right-of-way of NW Elgin St. The 2.5-acre site is zoned NP (Neighborhood Park).

The East Hillside Park Master Plan is a conceptual planning document that will guide future development of the site as a neighborhood park. It was developed through discussions with City of Camas staff and by engaging the community in conceptual plan review. Design efforts were guided by goals established in the City's Parks, Recreation and Open Space Comprehensive Plan Update adopted in December 2014 which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Parks Comp Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf Property. In May 2014, the Drewf's Farm Home Owner's Association Board of Directors drafted a letter addressed to the City summarizing the findings of questionnaires sent to neighborhood residents to solicit input. To further tailor master plan goals to the Drewf site, two public open house meetings were organized to provide a forum for community members and local park and trail advocates to voice ideas and concerns related to park development.

Simultaneous with document review and public involvement, an analysis of the site was conducted to determine the

opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify potential connections to the surroundings, and to explore ways to integrate improvements on a steeply sloping site, while mitigating the effects of surface water runoff experienced by adjacent property owners downslope of the site.

The site analysis process identified three dominant traits of the site: open meadow, steep slopes, and expansive views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including a peaked knoll with slide, nature play area, overlook terrace, loop trail, and open lawn areas for passive recreation.





Because the site becomes increasingly steep to the east, most amenities requiring relatively level areas were consolidated within the flatter terrain to the northwest, where the park entry is proposed. To better fit the terrain, the various improvements were set at different elevations and separated by transition slopes. The sloped character of the site allows for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Loop trails are shown that venture down slope to the east providing various levels of difficulty and nature of experience as they wind through the property.

Because the site abuts residential neighborhoods on all sides, consideration was given to appropriate activities, noise levels, age groups, hours of operation, and how these concerns are balanced with meeting neighborhood-scale recreational needs. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation.

The approval by the Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City's commitment to this park development project. When this property is developed, detailed design and planning will need to address street improvements, sustainable design, and community input. The preliminary cost estimate for the concept totals approximately \$399,000, including about \$76,000 in contingency, engineering, and State taxes.

BACKGROUND

Project Purpose

The City of Camas purchased the 2.5 acre property with Growth Management funds. The site master plan was prepared for the property to define and facilitate future development of the site. The intent is to develop the property as a neighborhood park to meet the need identified in the Parks, Recreation and Open Space Comprehensive Plan. The master plan was prepared to explore the site opportunities, refine the recreation program called for in the Parks, Recreation and Open Space Comprehensive Plan, and address the need for pedestrian linkages to the residents south of the property.

Background

The City adopted its Parks, Recreation and Open Space Comprehensive Plan Update in December 2014. The plan outlines the need to acquire park property and construct park improvements to preserve open spaces, enhance water quality, and provide recreational opportunities. The East Hillside Property meets the classification of the proposed neighborhood park for site acquisition and master planning specifically identified in the Comprehensive Plan recommendations.

Construction of the Drewf's Farm subdivision included storm facility infrastructure for channeling and conveying park site stormwater runoff to a central detention pond located in a flag parcel on the southeast side of the NW 27th Avenue cul-de-sac. In the years since the subdivision was completed, grades have settled causing drainage to bypass an inlet structure in the southeast corner of the park property. Resultant drainage problems have been reported by neighborhood residents and are identified by the HOA as a priority issue that park development may be able to address.

The west edge of the park site is bordered by the undeveloped NW Elgin Street right-of-way.

The City currently has no plans to extend the street within this right-of-way. The question of whether the City will retain the right-of-way or change property designation for some other purpose is still under review as of this writing.

Project Study Area

The property is located at the southeast corner of the intersection of NW 27th Avenue and NW Elgin Street with approximately 640 linear feet of frontage on NW 27th Ave along the north and eastern edges. The site is dominated by meadow grasses that are mown twice a year for fire control. The southern and eastern portions of the property are characterized by steep slopes, with a quarter-acre thicket of mixed native brush and invasive vegetation near the base of the east-facing slope. An unknown percentage of the site was utilized as a repository of earthwork spoils generated during construction of the subdivision.



The Drewf Property - Open Sloping Meadow with Expansive Views

SITE ANALYSIS

An analysis of the site was conducted to determine the opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify the most suitable location for proposed park amenities, and to diagnose drainage problems.

Land Use

The East Hillside Property is nestled in a residential area of single-family homes and heavily wooded areas. It is zoned NP for Neighborhood Park. Properties east, west, and north of the site are zoned R-10, and properties south of the site are zoned R-7.5.

Slope Analysis

The site has a steep elevation change falling approximately 65 feet from west to east. Elevations range from a high point of approximately 565 feet at the northwest corner of the park, to a low of 500 feet at the drainage

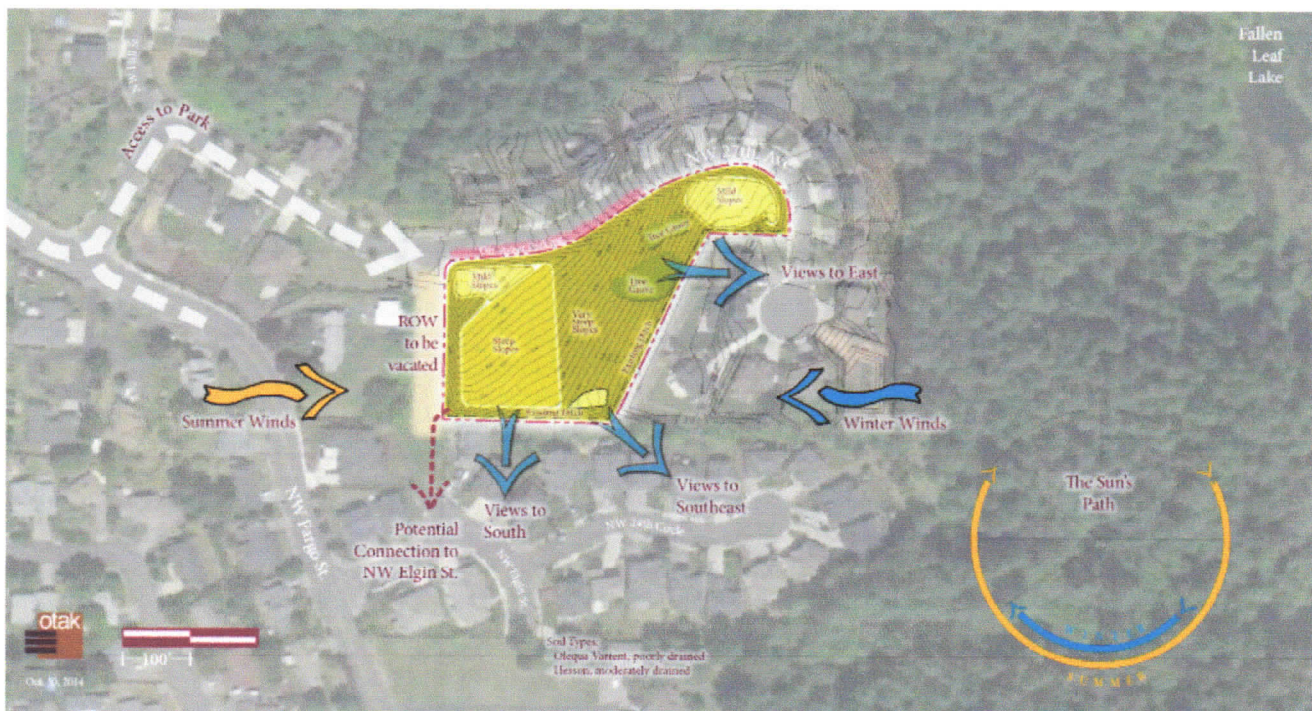
inlet at the far eastern point of the site. Areas of steep slopes (>25%) exist along the southern and eastern property edges. The northwestern corner of the site has flatter topography, with vistas to the east.

Resource Assessment

No resource areas have been identified within the property.

Access and Circulation

NW 27th Avenue provides the only vehicular access to the site from NW Fargo Street. NW 27th Avenue dead-ends in a cul-de-sac just east of the site. To the west, NW 27th Avenue turns north about 500 feet from the park property, becoming NW Hill Street, which also ends in a cul-de-sac. The NW Hill Street cul-de-sac is approximately one-third of a mile from the park. A paved trailhead connects with the cul-de-sac. The trail leads to the Fallen Leaf Lake recreation area



Site analysis plan

a short distance away, providing connectivity between Fallen Leaf Lake and East Hillside Park. An opportunity exists to create a connection to residential areas south of the park by crossing a drainage ditch at the southwest corner of the park site.

Streets

NW 27th Avenue is classified as a Local Street with a standard right-of-way width of 52 feet and a paved width of 28 feet. Sidewalk, planter strip, and street trees exist along the street. The existing public sidewalks will provide sufficient pedestrian access to the park. Because of the neighborhood-serving nature of the proposed improvements, and the absence of park elements which might tend to draw visitors from outside the neighborhood, anticipated vehicular traffic to the park is very minimal. The adjacent street provides approximately 20 on-street parking spaces immediately adjacent to the park.

Utilities

Access to water, storm, sewer, and electrical service are available within the NW 27th Avenue right-of-way.



Pedestrian access at NW 27th Avenue



Drainage ditch at eastern edge of site

PLANNING PROCESS & CONCEPT DEVELOPMENT

The East Hillside Park Property Master Plan was developed through discussions with project stakeholders and City of Camas staff and by engaging the community in conceptual plan review.

To begin the master plan process, the project team reviewed project-related correspondence provided by the City to gain a better understanding of project stakeholders' objectives and concerns. The Drewf's Farm Home Owner's Association (HOA) conducted two polling surveys of neighborhood residents requesting input on the preferred amenities for inclusion in the park. The results of these surveys were summarized in a May 21, 2014 letter from the HOA to the City. Preferred amenities include lawn for passive recreation, picnic tables, benches, paths, and planting improvements including shade trees and shrub beds. If the project budget allows, a small play area emphasizing natural materials (logs, boulders, bunch grasses, etc.) is desired. Reviewing this information set the stage for an efficient design process and for meaningful public involvement throughout the project. Several HOA members continue to remain in consultation with the City, and help represent the recreational preferences and concerns of the entire neighborhood.

The key findings, concerns, and recommendations from review of the correspondence were as follows:

- The overriding feedback from polling data is that the park be primarily passive-use, with walking paths, picnic tables, and benches as site furnishings.
- There is support for a relatively ambitious landscape planting component where appropriate. Respondents noted the preference for sustainable plant selections that are

drought tolerant and do not require intensive maintenance over the long term.

- A preference was expressed for planting evergreen trees along the south and east edges of the park to help provide some privacy for homes downslope from active areas.
- Concern was noted for operating hours and ways that the City would reinforce regulations.
- Respondents voiced a preference for play features - budget allowing - that have a nature play theme with earth tone colors. A small swing was mentioned as a favorite for families with young children.

Equally valuable for informing planning and design efforts were features identified by respondents as undesirable:

- Off-street parking.
- Lights that might create glare or encourage after-hours use of the park.
- Brightly colored plastic play structures.
- Skateboard features of any kind
- Restrooms

Open House #1

The project team held two public open houses to build upon these findings and provide an opportunity for the broader community to voice ideas and concerns pertaining to potential park development. The first open house was held on November 5, 2014 and focused on analysis of the site and how opportunities identified for the property fit within the broader context of the City's Parks, Recreation and Open Space Comprehensive Plan. The project team presented program layout alternatives that showed how the proposed park elements might be arranged on the site.

The participants supported the mix of active and passive recreation elements and the natural, more undeveloped areas between the loop path and the park boundary. They identified the level park entrance (currently steeply sloped) and family-friendly feel of the park as some of the most positive aspects of the designs. Participants expressed concerns over the need for traffic-calming measures to help ensure the safety of park users walking to and from the park. The comments included safety concerns about the speed of vehicles in the neighborhood, and the limited sight lines near the bottom of the hill as NW 27th Avenue turns sharply south to the cul-de-sac. Highlights of other comments include:

- Add a curb bulb-out near park entrance to reduce crossing distance and for traffic calming.
- Preference for soft-surface path at loop trail.
- Split rail fence at key locations to match existing fencing in the neighborhood.
- Restrict dog use of park. Include dog waste station.
- Raptors currently hunt on the park property. Consider accommodating this in the new design.
- Concern to reduce/eliminate use of chemicals for maintenance.
- Desire that park improvements will somehow address drainage issues for private parcels east of the park.
- Avoid introducing elements that might encourage loitering/undesirable activities.



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

Open House #2

The project team worked with the City of Camas to incorporate the community feedback received and develop a concept plan for the property. The second open house, held on November 19, 2014, provided the community an opportunity to view and comment on the draft concept plan. Participants expressed general support of the concept plan and provided feedback and questions concerning future safety aspects such as traffic calming, privacy concerns such as screening, drainage concerns, and plant material selection. The project team responded that such issues would be resolved at the time of future detailed design and land use approvals.

MASTER PLAN

Design efforts were guided initially by goals established in the City’s Parks, Recreation and Open Space Comprehensive Plan, which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Master Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf’s Farm Property. The two public open houses provided a forum for community members and local park and trail advocates to help tailor the master plan goals to the Drewf’s Farm Property.

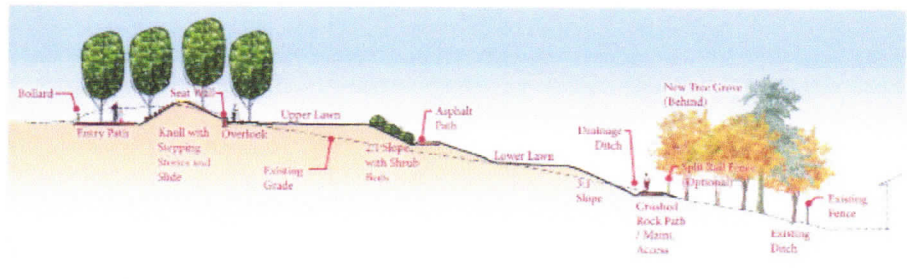
An important goal noted early in the design process was to create a passive-use park appropriate to the neighborhood character. The more natural meadow grass areas south and east of the loop trail will complement the more manicured character of the proposed improvements near the main park entry. The understated nature of park elements will encourage use by neighborhood residents and create less of an attractor for undesirable activities.

The site analysis process identified three dominant traits of the site: open meadow with a small thicket of vegetation, steep slopes, and views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including activity areas, grade transitions, and path layout.

Because the site becomes increasingly steep to the south and east, all amenities requiring relatively level areas were consolidated within the flatter terrain toward the northwest corner of the property, near the NW 27th Avenue/ NW Elgin Street intersection. To better fit the terrain, the entry knoll/overlook, nature play area, and picnic lawn are set at different elevations and separated by transition slopes. The sloped character of the site created good opportunity for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Two loop paths are shown; a shorter loop that stays near the top of the park, and one that ventures down slope to the south and east providing varying levels of exertion to suit user preference. A path connecting the main park entry to the picnic area is graded to comply with



Master Plan



Site section

accessibility guidelines of the Americans with Disabilities Act.

Consideration was given to appropriate activities, noise levels, age groups, hours of operation, and accommodations such as site furnishings, and how these concerns are balanced with meeting recreational needs within the park system as a whole. Through the conceptual design process, it was determined that the site was best suited for small group activity and passive recreation.

Safety Concerns

Safety issues due to motorists speeding when driving down the steep hill of NW 27th Avenue, and the limited sight distance at the curve leading into the cul-de-sac, are of concern to the neighborhood. A small curbed median with signage is proposed near the park entrance to reduce the width of the travel lane and draw motorist attention to the heightened need for careful driving. To alleviate the sight-distance problem, proposed grading of the park will include shaving off the existing low embankment that follows the sidewalk at the curve in the street. Reducing the height of the embankment will greatly improve the limited sight-distance condition that currently exists.



IMPLEMENTATION

The approval by the City of Camas Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City’s commitment to this park development project. At such time in the future when this property is developed, the following permitting and infrastructure considerations will need to be addressed through detailed design and planning.

Land Use and Infrastructure

A Site Plan Review application was submitted and reviewed by the City of Camas. A Notice of Decision was issued by the City in March 2015 which approved the East Hillside Park site plan contingent on meeting requirements of the Conditions of Approval included in the decision letter.

Key among the Conditions of Approval is the provision for an access easement or other agreement with property owner(s) which must be in place prior to construction of a ditch crossing at the southwest corner of the park property. The ditch crossing is needed to accommodate entry into the park from residential areas south of the park site.

Street, water, and storm facility improvements will be designed in accordance with the City’s Design Standard Manual and corresponding design details. Construction of the project will be permitted through the City’s Building Permit process.

Sustainability

Sustainable design features should be incorporated into the final park design and development. Potential features to consider include native and drought tolerant plants, pervious paving, and materials that are easy to repair and maintain.

Cost Estimate

A cost estimate was prepared for planning purposes and reflects current industry standards for unit costs based on recent projects and reflects jurisdictions’ current permit fees. Following is a summary of the major categories, and the complete cost estimate is in the appendix of the report.

Category	Sub-total
Mobilization	\$21,200
Earthwork and Drainage	\$74,020
Surfacing	\$111,568
Walls	\$2,700
Bridge	\$22,200
Fencing	\$12,660
Furnishing	\$14,190
Play Area	\$17,940
Planting and Irrigation	\$47,502
Soft Costs	\$75,741
Total	\$399,723