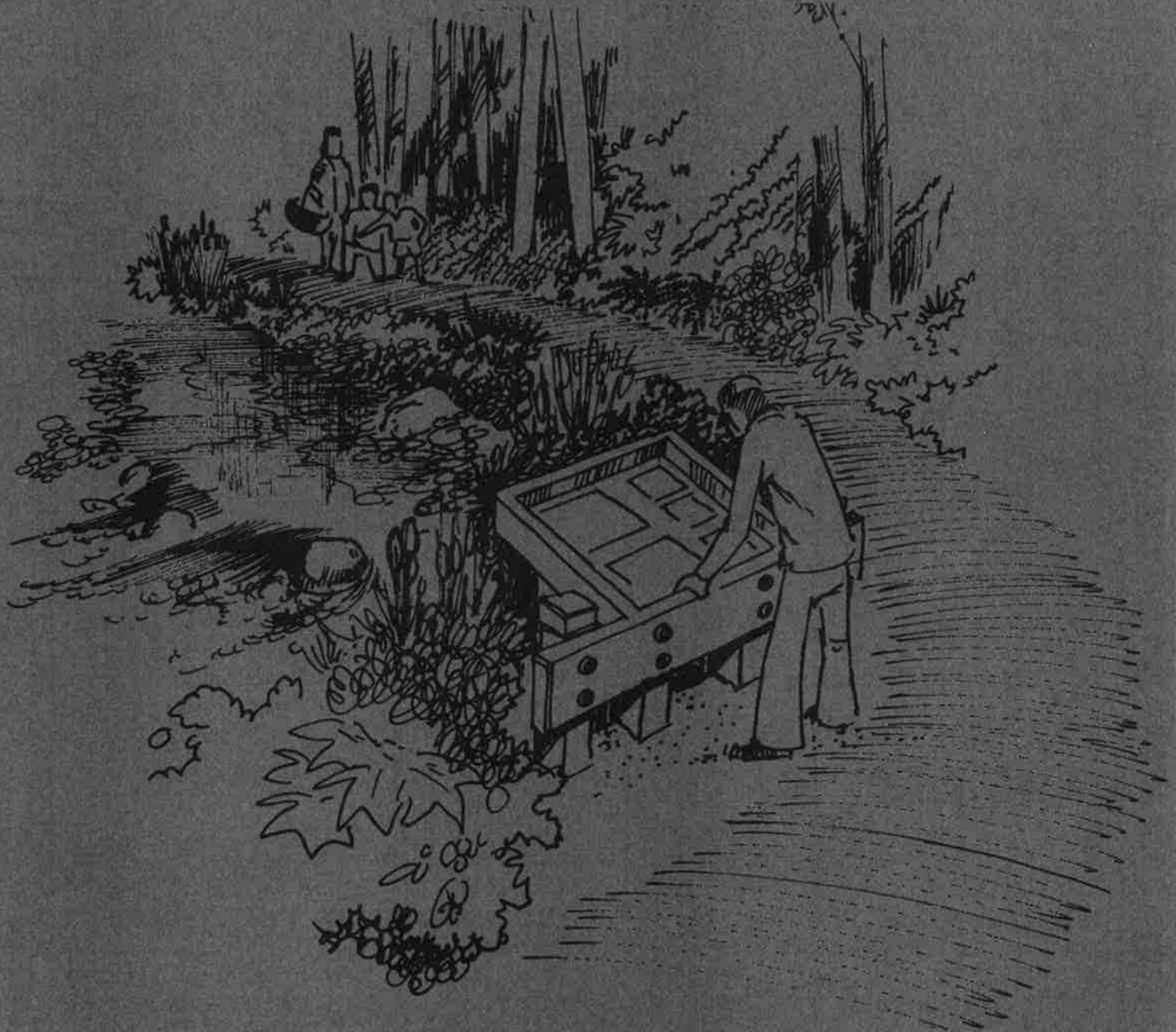


A PARK
MASTER PLAN
FOR THE
TICE PROPERTY
CITY OF McMinnville



THE ORB ORGANIZATION

1701 FTB-6750

TICE PROPERTY
PARK MASTER PLAN
Mc Minnville, Oregon

Prepared for the
City of McMinnville, Oregon

Prepared by
The ORB Organization
1730 S.W. Skyline Blvd.
Portland, Oregon

July, 1979

City of McMinnville, Oregon

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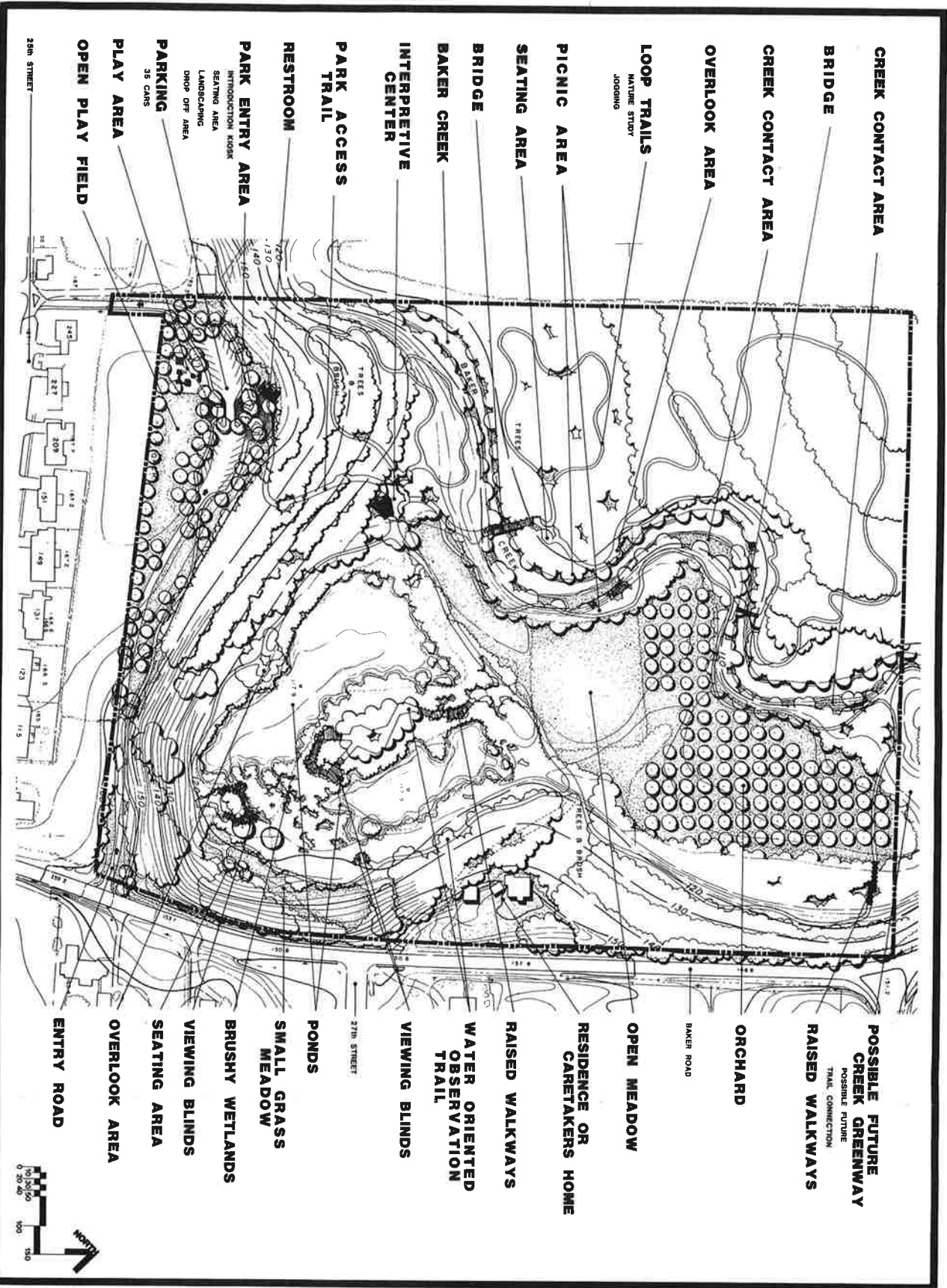
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SECTION 1



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- CREEK CONTACT AREA
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- POSSIBLE FUTURE CREEK GREENWAY
 - POSSIBLE FUTURE TRAIL CONNECTION
- RAISED WALKWAYS
- ORCHARD
- BAKER ROAD
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- RESIDENCE OR CARETAKERS HOME
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- WATER ORIENTED OBSERVATION TRAIL
- VIEWING BLINDS
- 27th STREET
- PONDS
- SMALL GRASS MEADOW
- BRUSHY WETLANDS
- VIEWING BLINDS
- SEATING AREA
- OVERLOOK AREA
- ENTRY ROAD

MASTER PLAN TICE PROPERTY
CITY of McMinnville, Oregon

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SECTION I INTRODUCTION

INTRODUCTION

In 1978 the City of McMinnville acquired the Tice Property as an addition to its parks system. Because of the unique characteristics of the site the city recognized a potential beyond that of a conventional neighborhood or community park. Therefore, this study was undertaken to examine and recommend a plan of development that maintained to the greatest extent possible the characteristics of the site while providing the public the opportunity to enjoy its natural values.

The following report establishes an information base and reviews design alternatives that evolved in the process of completing the park plan.

THE PLANNING PROCESS

The park plan for the Tice Property was developed by the ORB Organization for the City of McMinnville from April to July 1979. The process began with the collection, analysis and documentation of the natural and man made features.

Utilizing this information, various development concepts were prepared for the site as part of the preliminary planning process. In turn, these preliminary designs provided a range of options from which could be drawn a number of design concepts. These design alternatives with refinement and expansion are reflected in the plan.

GENERAL SITE DESCRIPTION

The property consists of a rectangular 33.4 acre parcel located 1.3 miles north of McMinnville's downtown core. Baker Street abuts the property on its east boundary with the southern property line set back approximately 300 feet and parallel to 25th Street.

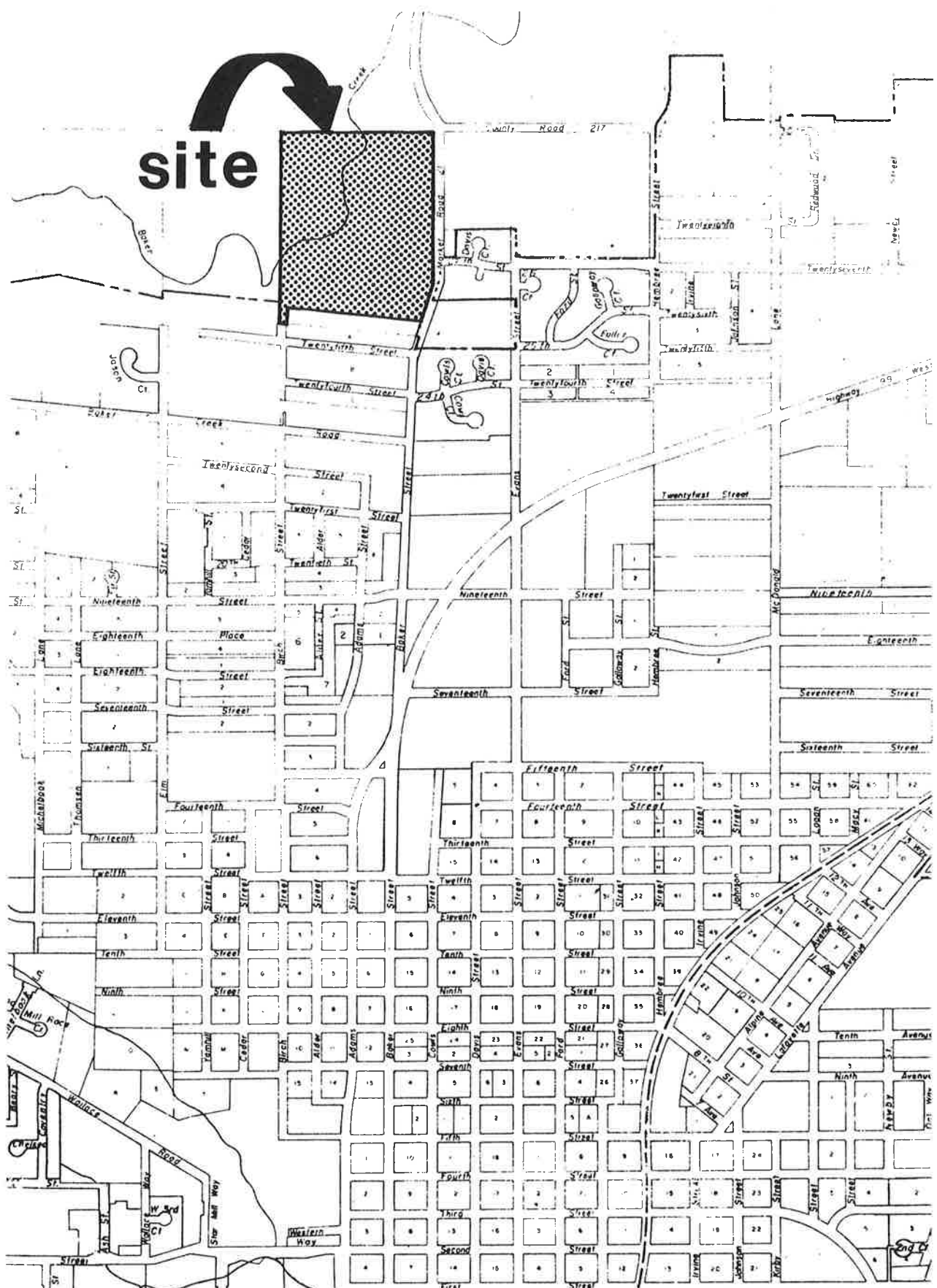
The west and northern property boundaries presently abut agricultural lands with the only concentrated residential development lying adjacent to 25th Street.

The site includes a ravine formed by Baker Creek that meanders diagonally through the property with areas east of the ravine forming a natural "bowl" that roughly parallels and incorporates half the property. That portion west of Baker Creek consists primarily of old growth timber.

The valley floor of the ravine covers about one-third of the site and contains the creek, two major ponds, extensive marshy areas and a large open meadow and orchard. The surrounding slopes are heavily wooded with old growth timber.

The only structures are in conjunction with the Tice residence overlooking the park from the eastern edge of the property. The dwelling and accessory structures, though part of the acquisition, are held as a life estate, and will not immediately become part of the park design.

The remainder of the site is in a natural state with the exception of two orchards; one in the valley meadow, the other of 2-1/2 acres overlooking the ravine from the southwest corner of the property.



site

LOCATION MAP



EXISTING SITE

**SECTION
2**

MODERATLY STEEP HILLSIDE - HIGH CANOPY OF TREES MIN. UNDERSTORY SOME LIMITED OVERVIEWS IDEAL FOR TRAILS OR PASSIVE USE.

CREEK - POSSIBLE LIMITED WATER USE - SPLITS SITE AND FORMS BARRIER.

MAIN PARK OPEN SPACE - SHELTERED FROM MAJOR WINDS - SUNNY AND FAIRLY OPEN - WELL DRAINED IN SUMMER - WET IN WINTER.

COMPLETE LOWER AREA OF PARK CONTAINED IN FLOOD PLAIN.

EXISTING ARCHAD PROVIDES FOOD FOR WILDLIFE.

EXISTING STRUCTURES FOR FUTURE PARK USE

EXISTING ONE LANE DRIVE AS ACCESS TO LOWER AREA - PROVIDES OVERVIEW OF PARK.

DEEP LAKE 2-3' MAX DEPTH SMALL WILDLIFE REFUGE.

OVER VIEW OF LAKE AREA FROM ROAD

LOW BRUSH ALONG STEEP SLOPE - SHELTERED SMALL MEADOW - QUIET AREA.

BUFFER STRIP SOLO TO ADJACENT HOMES.

LARGE FLAT AREA - DECIDUOUS TREES HEAVY UNDERSTORY

LOW RIVER BANK AREA - COOL - SHAD DAMP AREAS OF HANGING MOSS SOMEWHAT OPEN

COOL SHAD NORTH SLOPE HIGH PR TREE CANOPY MIN. UNDERSTORY

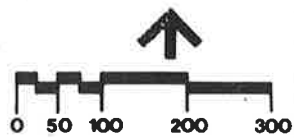
BROKEN VIEWS INTO LOWER PARK THROUGH TREES

GOOD SITE ACCESS FROM RESIDENTIAL AREA

MAJOR FLAT AREA WELL DRAINED - HIGH ABOVE PARK AREA. - SLOPE & TREES PROVIDE SEPARATION FROM LOWER PARK AREA.

SHALLOW LAKE AND WET LANDS 1-2' MAX. DEPTH - EXTENSIVE SMALL WILDLIFE

HIGH AREA - FORMING SMALL ISLAND BETWEEN LAKES. TREE COVERED COOL - QUIET - VIEWS TO EACH LAKE.



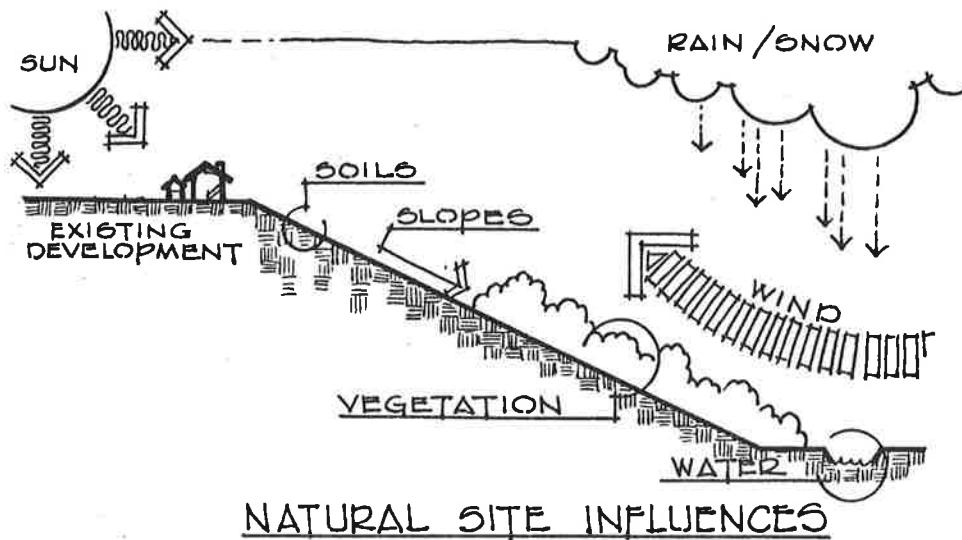
**TICE PROPERTY
PARK MASTER PLAN
CITY OF McMinnville, Oregon**

**OPPORTUNITIES and
CONSTRAINTS**

SECTION II RESOURCE ANALYSIS

INTRODUCTION

There are a number of factors that influenced the final design of the park plan. Those discussed focused on the physical features of the site which included soils, slope, drainage, vegetation and land use.



SLOPE ANALYSIS

The topography of the site consists of four basic land forms; a creek ravine, a valley floor surrounded by moderate to steep slopes and a relatively flat bench on the southwest corner and east edge of the property

Baker Creek meanders diagonally through the property with the adjacent ravine consisting of slopes of 33% or greater. The walls of the ravine at summer water flows are approximately 6 to 8 feet in height with winter high water overflowing the ravine and inundating the adjacent valley floor. Use is therefore limited, because of slope and flooding.

The valley floor of the site makes up approximately one third of the property with its major portion existing on the east side of Baker Creek. Slopes are minimal, 0 - 4%, and present very little development restriction. However, these areas are subject to stream flooding, ponding, and high water tables during the winter and spring months. Therefore, uses would not be limited by slope as much as by problems of high water.

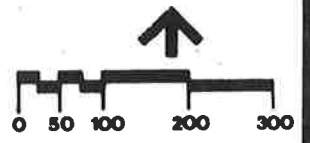
The slopes that surround the valley floor range from moderate slopes (4-10%) to steep slopes of 33% or greater. The steeper areas would require an extensive amount of grading to make them suitable for intensive use. They are, however, well drained and do not have the flooding problems associated with the valley floor.

The fourth area on the site consists of a flat bench that exists on the southwest corner of the property. This area is one of the few places on the site that is flat and not subject to flooding. This site would undoubtedly provide the best opportunities for any extensive development. Its major disadvantage is that it only contains about 2.5 acres. The other bench that overlooks the valley bottom consists of the Tice homesite. It will not be available for park use in the near future.



LEGEND

Symbol	% OF SLOPE
	0 TO 4%
	4 TO 10%
	10 TO 33%
	33% AND UP



**TICE PROPERTY
PARK MASTER PLAN
CITY OF McMINNVILLE, OREGON**

SLOPES

1

ANALYSIS OF VEGETATION

The site is relatively undeveloped and heavily wooded except for those areas on the valley floor and the orchard at the southwest corner of the property. The vegetation is divided into groups that relate strongly to the slopes of the site. They were broken into four major categories; forested, wooded, brush and cleared.

The forested area as shown on the vegetation map is basically confined to the hillsides and consists primarily of old growth Douglas Fir with scattered amounts of Western Red Cedar. This area also contains minimal amounts of understory vegetation with a high dense canopy, and for the most part end abruptly at the property lines.

The second category of vegetation is marked by heavily wooded areas of broadleafed trees. They are found along the creek banks and at the base of the slopes. Species vary considerably but include such species as Big Leaf Maple, Red Alder, Cascara, Oregon Ash, and Oregon White Oak. The west portion of the property contains the largest community of broad leafed species and presents a unique visual experience in its combination with slopes and shade.

The brush category occurs primarily around the ponds on the southeast corner of the site. This category is made up of scrub oak, Alder, blackberries, and other plants that are adaptive to standing water.

The last category consists of the cleared or cultivated areas found on the valley floor and are represented by two filbert orchards and meadow areas containing marsh and upland grasses.



OLD GROWTH LARGE
DOUGLAS FIR & SCATTERED
OAK WITH MIN.
UNDERSTORY

MAPLE
STAND
ON
STEEP SLOPE

FIR

ASH

ASH &
MAPLE

FILBERT
ORCHARD

OAK TREE
WITH STANDING
WATER

MAPLES &
SCATTERED
FIR

GRAND FIR
MIXED WITH
OAK.
MODERATE
UNDERSTORY

DENSE OAK
& UNDERSTORY

ASH & VERY
THICK
UNDERSTORY

ASH &
MAPLE MIX

MAPLE &
ASH SHADY
DAMP WITH
HANGING
MOSS
MODERATE
UNDERSTORY

OLD GROWTH
DOUGLAS
FIR.
HIGH CANOPY
NO
UNDERSTORY

OLD GROWTH
DOUGLAS FIR
HIGH CANOPY
NO UNDERSTORY

PEAR TREES
APPLE TREES

OPEN GRASS
FIELD

ALDER, ASH
& BRUSH

OLD GROWTH
FIR MIN. UNDER.

LARGE OAKS

BRUSH &
SCATTERED
OAK

SMALL STAND
OF FIR

BLACKBERRIES
& BRUSH

LARGE OAKS

SCATTERED
FIRS

LARGE OAKS

FILBERT
ORCHARD
GRASS FIELD

ASH, ALDER
& WILLOWS

FIRS

BRUSH &
BLACKBERRIES

WILD CHERRIES

WILD CRABAPPLES

WILLOWS
LARGE OAKS



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VEGETATION

ANALYSIS OF SOILS

Three soil classifications predominate the site. They are Cloquato silt loam, Woodburn silt loam and Terrace escarpments which is not actually a specific soil type but a mix of soil classes.

The overall soil interpretation and on site inspection indicates a fair to good topsoil profile with no visible areas of slippage.

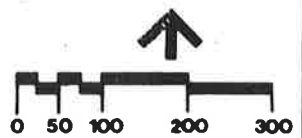
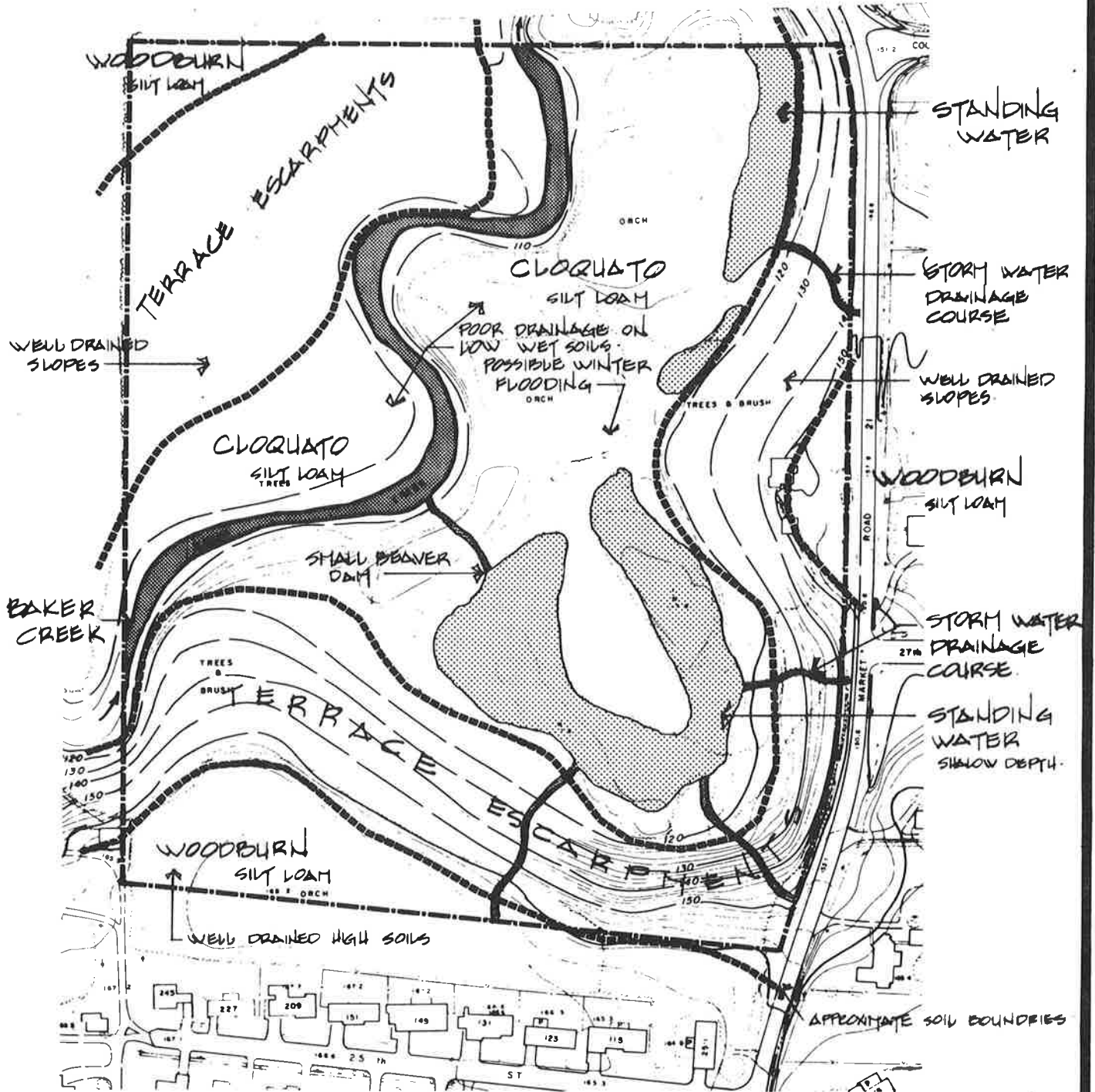
The Cloquato silt loam covers the valley floor and consists of a somewhat well drained soil formed from soil runoffs by rains from the surrounding hillsides. The greatest restriction of this soil type being one of occasional flooding and high water tables.

Woodburn silt loam occupies a small area at the southwest corner of the property. It is a moderately well drained soil due to its proximity to the hillside slopes and erosion is slight on the bench because of minimum slope.

Terrace escarpments are composed of silty and sandy material that is too variable to be classified as a soil series. They make up the soil mix that is identified with the hillside areas of the property. This soil mix is well drained but includes areas of small seep spots and intermittent springs. Unprotected areas have a high potential for slumping and landslides. Erosion hazards are severe. The Terrace escarpments identified on the property are all well suited for wildlife uses, but are restrictive for building or grading. This is because of the unstable soil conditions and the fact that existing vegetation has held this hillside soil in place.

DRAINAGE

Baker Creek which bisects the property drains the entire site as well as the northern part of the City. As a result, many small drainage ways pass through the Tice Property eventually terminating into Baker Creek. The large pond on the site is fed by several of these small streams. In the summer this pond is supplemented with water pumped from Baker Creek.



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CITY OF McMinnville, Oregon

SOILS and DRAINAGE

LAND USE

Land to the north and east is primarily vacant or in agricultural use. This area lies outside the City's urban growth boundaries and will probably remain in rural use.

On the south and west the property is being developed for residential use. The subdivision which fronts on 25th Street borders the Tice Property on the south. It is this area in which the property owners purchased a 100 foot strip from the City for a buffer between their homes and the future park.

ACCESS

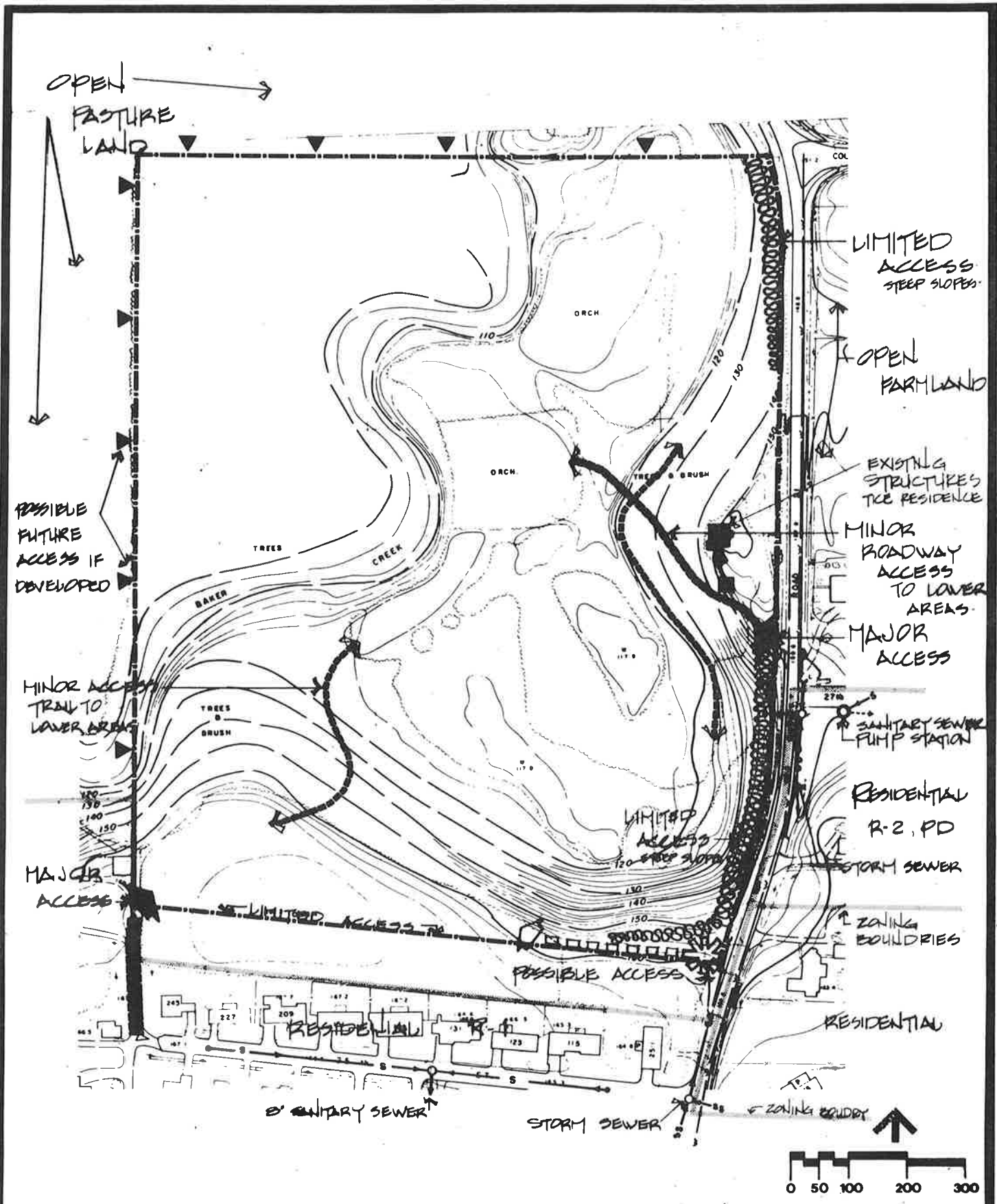
Access into the site is limited by slopes, extensive vegetation and other private property. Two points of access now exist. The first is from Baker Road utilizing the existing driveway into the Tice Farmstead. The second point is from Birch Street north of 25th Street. Both of these points are unimproved and consist of dirt driveways.

Although Baker Road borders the property along the entire east border of the property, the steep slopes from the edge of the road to the bottom of the valley preclude any future driveways. The only exceptions might be a point on Baker Road at the southeast corner of the site.

Although not as practical as the others, another access could be developed at the northeast corner of the property using the valley bottom. This would be limited, however, to obtaining right-of-way easements from the adjoining property corner or because of the steep slopes along the northeast boundary of the property.

UTILITIES

Sewer is available in two locations; a pump station on 27th Street east of Baker Street and a six inch service line in 25th Street. Almost the entire site would require a pump station to lift the sewage



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LAND USE, SITE
ACCESS & UTILITIES

to an existing service line. The only possible gravity flow connection may come from some land found at the southwest corner of the park. This area may be able to drain to the sewer line in 25th Street. City records on the depth of the sewer line in this area and the topography of the surrounding land are not available. Therefore, final determination will only come after the area has been surveyed.

Water is available from a 12 inch water main found along the east side of Baker Street. Pressure in this line averages 75 - 85 pounds per square inch which is more than adequate for park use.

ANALYSIS OF MICRO ENVIRONMENTS

The site contains a wide range of natural environments that are distinct from one another. This can be seen in the old growth timber stands as one habitat with the broadleaf areas, ponds, wetlands, meadows and creek being the others. It is this complex natural system that gives the site its unique qualities.

Views become a major part of the attraction as one moves through the site. Panoramic views from the areas above the valley floor give one an interesting perspective of vegetative patterns. The heavily timbered slopes, with trees covered by drapes of hanging moss are one example. Open ponds and wetlands providing another visual experience. It is this diversity and combination of these micro-environments that create a delicate balance that could have been substantially altered if care had not been taken in its final park design.

SECTION
3

SECTION III DESIGN DEVELOPMENT

PRELIMINARY DEVELOPMENT CONSIDERATIONS

The single most important design consideration was the natural character of the site and the impacts that development would have on it. Due to its close proximity to the center of the City, the site had the potential to become a highly developed park oriented to intensive recreation use. Therefore, the first stage in the design process was to establish the intent and use of the site. A number of options were considered ranging from minimal use to major development requiring extensive alterations to the site.

The most limited option was one of leaving the land much as it now exists. While this alternative would have a minimal impact on the site and cost very little to develop, it would not offer the public an appreciable amount of recreation opportunities.

At the opposite end of use was to develop it as a typical neighborhood or community park. It could include such activities as a ballfield complex, water oriented activities, equestrian center, picnic and playground areas and a system of trails and support facilities. This would allow the public an extensive amount of recreation opportunities but at the cost of the site's natural setting. Development of this alternative would require extensive land alterations, clearing and the placement of access roads and large areas for parking.

The third approach was a compromise of the two offering a limited amount of recreation use but at the same time maintaining the natural setting. This concept evolved as a nature study area complete with parking, restrooms, trails, observation areas and a small neighborhood park area on one corner of the site. This approach was selected because it offered the best of the two alternatives and related better to the existing site's characteristics.

DESIGN ALTERNATIVES

Design alternatives were developed to explore a variety of ways to implement the overall park concept. Each alternative addressed different qualities of the site as well as different levels of development.

The first priority was to locate the road access. The easiest location was at the Tice residence. This site had the advantage of being flat, centrally located and on a major arterial. It was rejected however because access would not be available until such time as this portion of the Tice estate was controlled by the City.

The second alternative was to locate the entrance at the south end of the property using Birch Street as its access. This option had the advantage of a good flat entrance of approximately 2.5 acres offering good parking and a place for support facilities. The biggest problem was that all the automobile traffic would use 25th Street, a local neighborhood street, as a means of getting to Birch Street.

The third alternative was to keep the entrance in the same place as alternative two but move the access point to Baker Road and bring in a driveway along the back of the existing homes that front on 25th Street. To minimize the amount of traffic that would use this driveway, it was decided to use it for ingress only and exit on Birch Street.

The second priority was to locate the entrance into the park itself. These options existed: place the entrance and the parking on the edge of the property or place the parking and entrance in the middle of the site. The second alternative had the advantage of being able to drive into the site. However, because the overall intent of the park had been to establish it as a native area, this alternative was rejected favoring the placement of parking and other support facilities on the edge of the park.

MASTER PLAN

The master plan is shown on the following page and reflects the design considerations and site limitations discussed in the previous chapters. The final concept is to develop the park as a native study area where the public may see and learn about the vegetation and wildlife that now exist on the site. The plan is a compromise between keeping the site in its primitive state and permitting the public to enter the park. A concern has been that overuse will destroy many of the habitats that now exist.

It was felt that visiting the park should be a learning experience. To help the public gain a full understanding about the site, a series of viewing stations should be created along the trails

describing the type of vegetation or species of wildlife that exist at that location. These viewing stations coupled with seating areas and open meadows will provide the opportunity for the visitor to meet with nature and learn something about its environment.

In keeping with the wilderness theme, the level of construction should be kept to a minimum using native materials wherever possible. At the same time the park will be susceptible to vandalism. Any construction should be designed to withstand vandalism as much as possible.

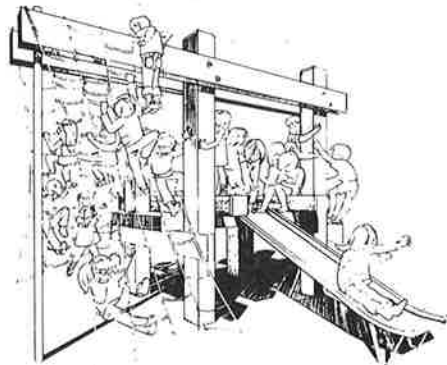
DESCRIPTION OF PARK USES

Park Entry Area

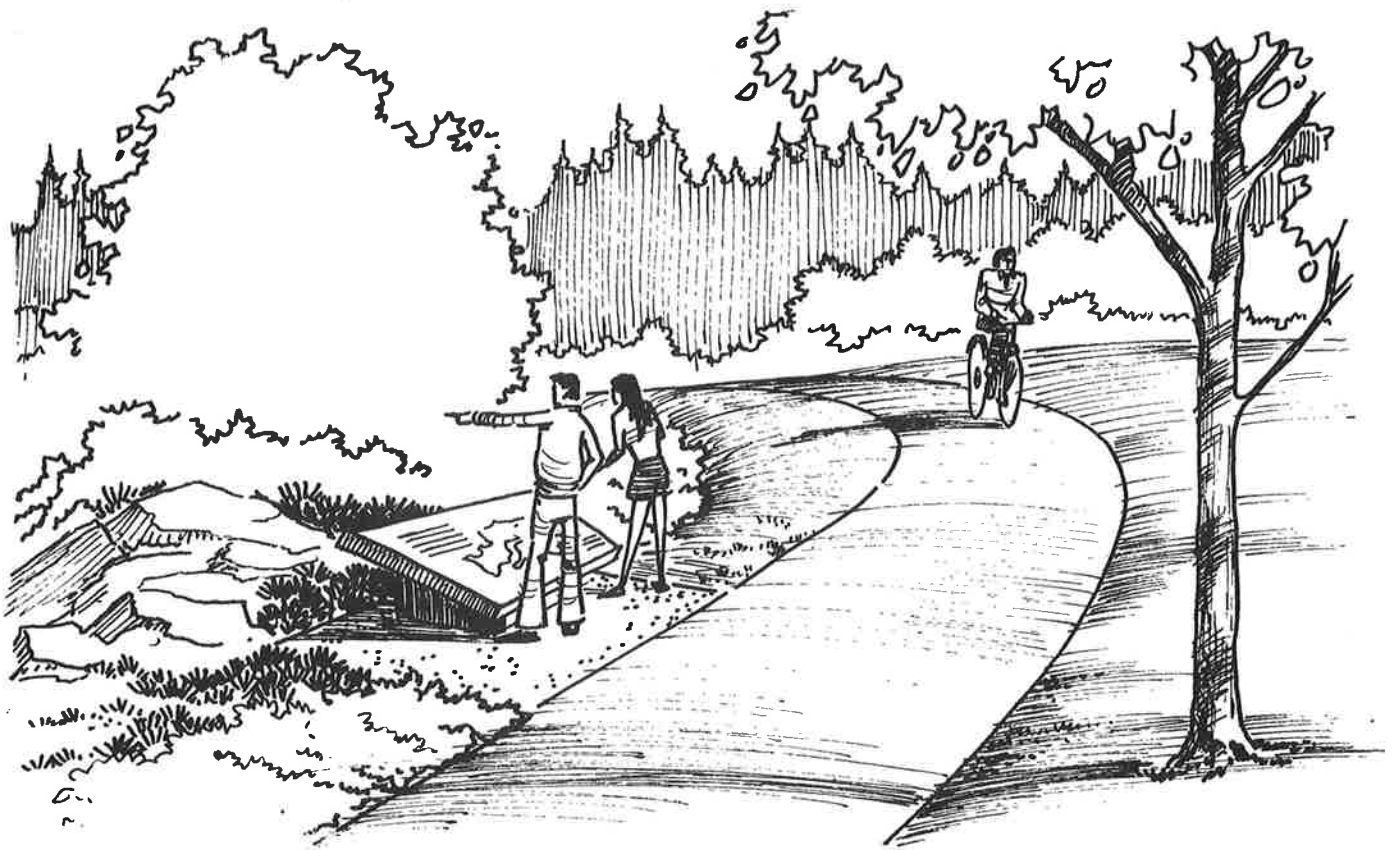
Entry into the site will be from Baker Road at the southeast corner of the property. The entry road will be for one way traffic only eventually exiting out on Birch Street at the southwest corner of the site. Since very little flat land exists in this area, the road should be as narrow as possible (approximately 10-12 feet) and hug the south property line until it reaches the bench of the southwest corner of the site.

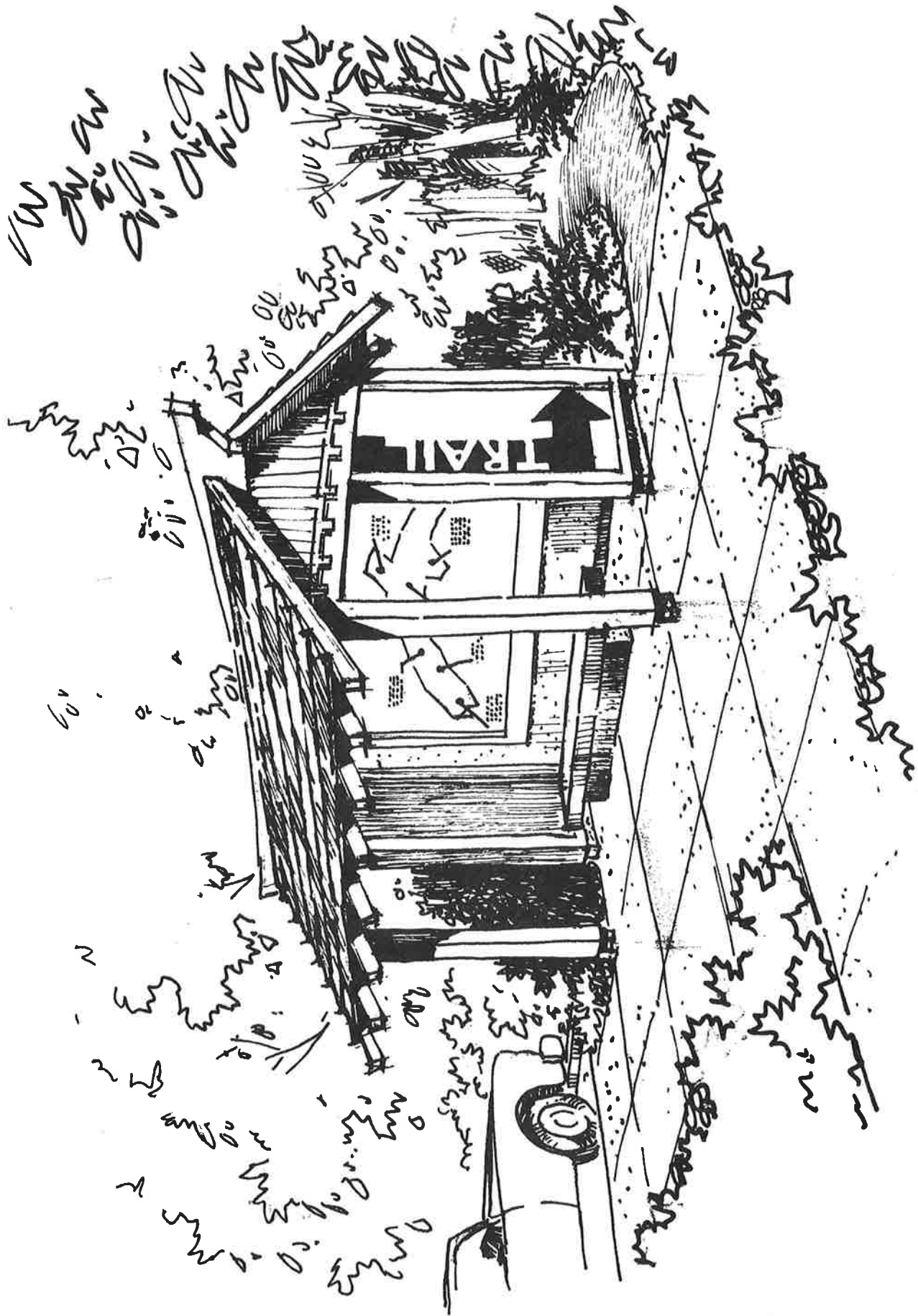
A limited amount of parking is provided. Because of the nature of the park it is felt that 35 spaces will be adequate. More space is available if needed. Both the road and parking area should be paved to reduce dust and noise to the adjoining homes. This is an expensive item and may have to be put off until later. At a minimum the road should be graded.

The bench is also an ideal spot to locate support facilities for the park. Since a need exists for a small park in the neighborhood, space has been reserved for a children's play area and an open play field for passive use.



Also included in this area would be the entry gate into the park and the restrooms. The restrooms were selected for this spot rather than inside the nature study area because it may be possible to drain by gravity into the sewer main in 25th Street. Another reason for selecting this site is that it is more visible and should be less susceptible to vandalism.

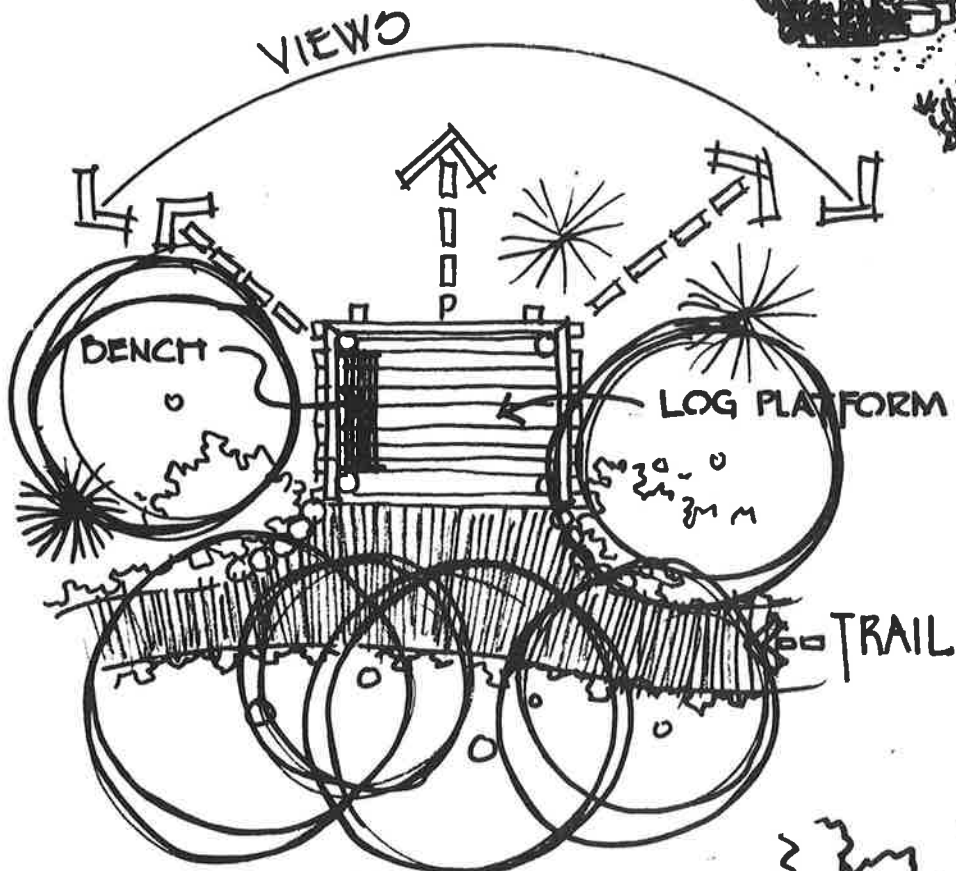




ILLUSTRATIVE CONCEPT - ENTRY AREA & KIOSK



SKETCH OF PARK OVERLOOK



PLAN

VIEWS

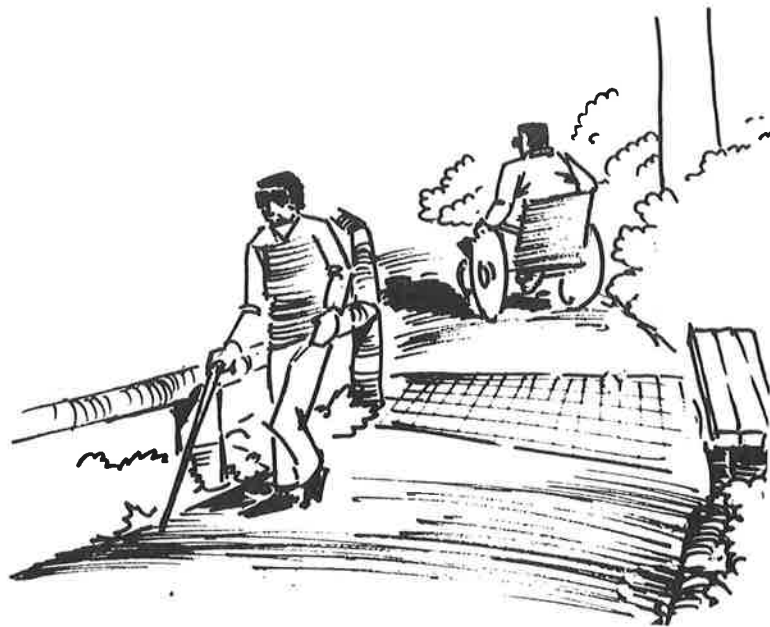


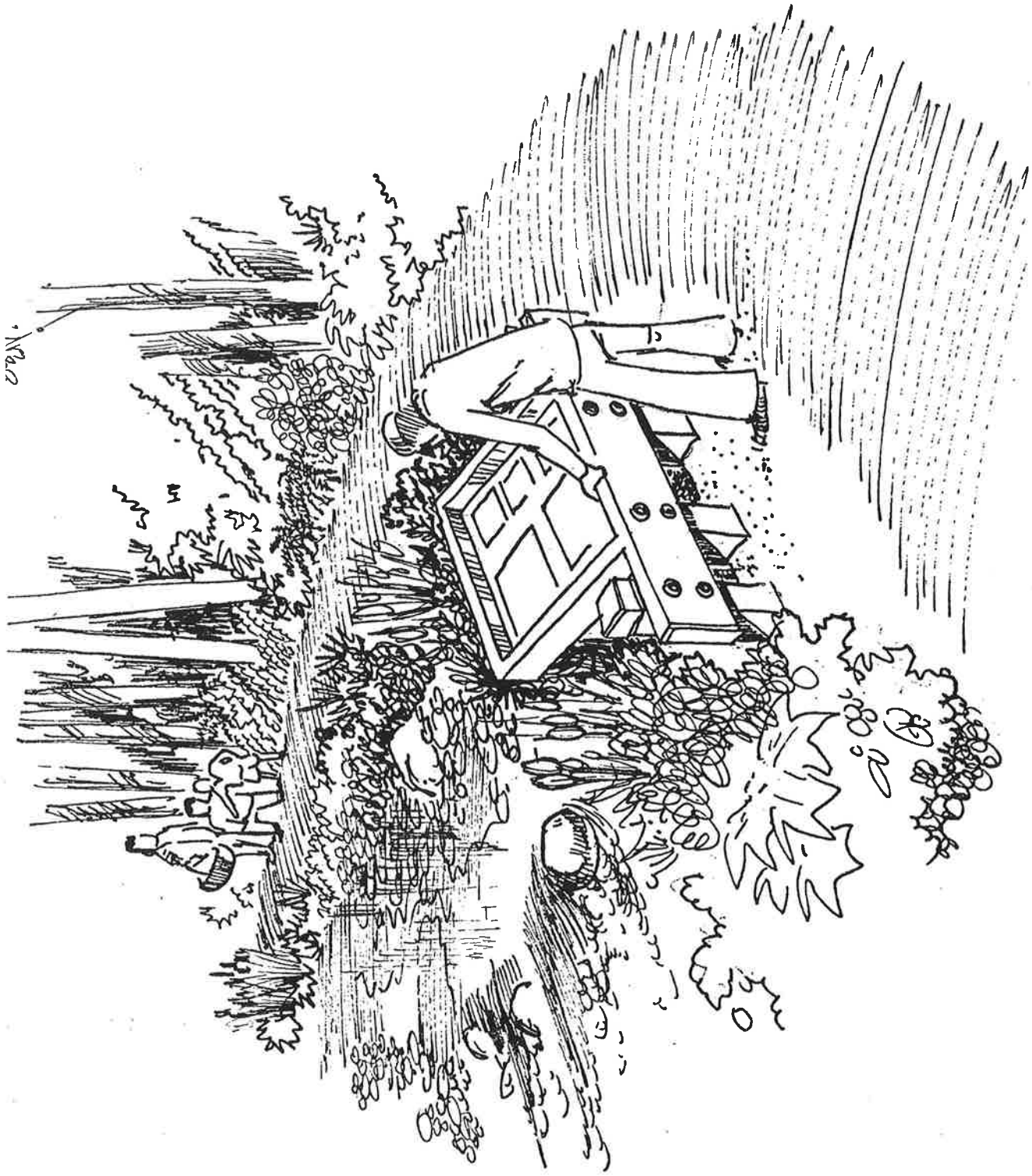
LOG PLATFORM ELEVATION

Trail System

A series of trails are proposed throughout the park. The main access trail begins at the park entry and terminates at the interpretive center. Since this trail will get a lot of use, it should be paved and made accessible for the handicapped and elderly. From the interpretive center, a system of loop trails are located to illustrate special qualities of the site. Each trail would have instructional signing and specialized viewing areas. For instance, one trail loop would be oriented to a water habitat whereas another loop is located in an area of large Douglas Fir and little understory brush.

At several points the trails cross over water areas requiring bridges or other structures. One of the two bridges crossing Baker Creek should be wide enough to carry small maintenance equipment. The other bridge could be very narrow limited to one way pedestrian travel. The trail to the island between the two lakes is very boggy. In several places a raised walkway is proposed so that the underlying ground will not be disturbed.





ILLUSTRATIVE CONCEPT OF INTERPRETIVE DISPLAY STATION

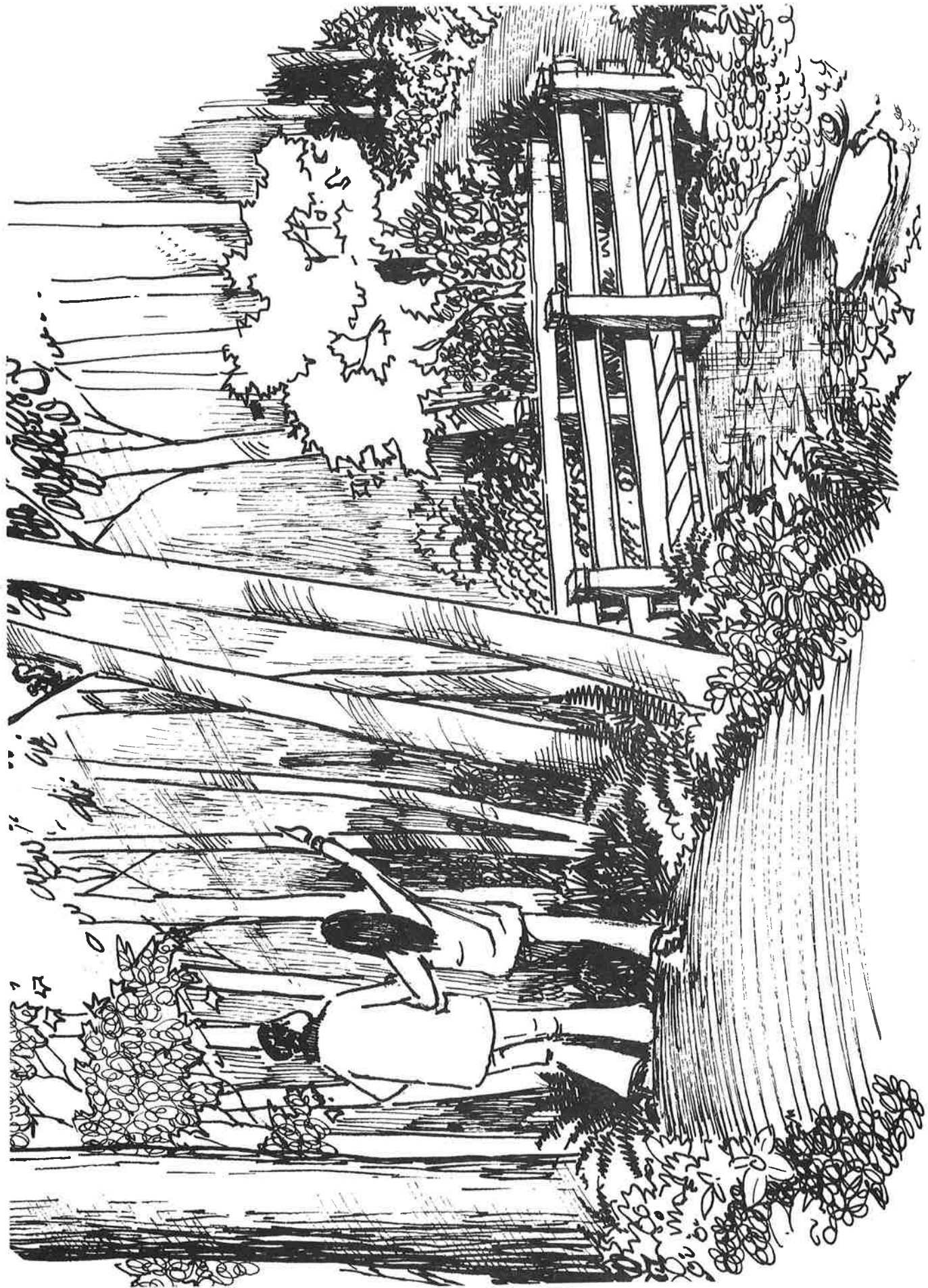
Interpretive Center

After leaving the parking lot, a 400 foot walk down the hillside brings the visitor to the interpretive center. This facility would be an open wood structure with hard surfaced flooring and a roof. Enclosed within this building would be a series of panels that describe the site, its history, geology and habitats that now exist. The covered area should be large enough to house a medium sized group for special lectures and meetings. From the interpretive center a series of trails begin in all directions.

Baker Creek

Access to Baker Creek is restricted because of the steep banks. To gain a point of access, one point along the bank should be graded to open up a flatter slope and a small beach area. Since the creek has a mud bottom, some sand and/or gravel should be placed in this area.





NATURE TRAIL AT BAKER CREEK

The Tice Farmstead

The house and farmstead are in a life estate and not available for park use. In the future when the City does own it, several uses can be made of the buildings. One option is to make it a caretaker's home and a place to house maintenance equipment. A person living on the park grounds has a distinct advantage of discouraging vandalism. The caretaker could maintain the park for free housing thereby eliminating some of the costs of operating the park. A second alternative for the home would be as a special use community center offering classes and programs oriented to nature studies.

COST ESTIMATES

The cost of developing the site may vary considerably depending upon the amount of volunteer effort and level of construction standards. In a park of this type a large amount of the work could be done by organized groups as civic projects. For instance, all the trails, viewing blinds, bridges, signing and even the interpretive center could be done in this manner. The remaining work should be done by qualified contractors. Even this work could vary in cost depending upon the quality of construction. For instance, a simple restroom with running water can be built for as little as \$25,000 but a better one can be built for \$45,000.

The cost estimates shown below are for a reasonable level of construction and reflect all work by contract.

<u>ITEM</u>	<u>QUANTITY</u>	<u>COST/UNIT</u>	<u>ITEM COST</u>
Clearing at road entry	.4 acres	2500/acre	1,000
Grading (road entry)	500 cu.yd.	3.00/cu.yd.	1,800
Asphalt roadway (10'wide)	1050 ln.ft.	8.50/ln.ft.	9,000
Parking area (asphalt)	14000 sq.ft.	.80/sq.ft.	11,200
Entry area paving	6000 sq.ft.	1.00/sq.ft.	6,000
Entry area landscaping	2500 sq.ft.	1.00/sq.ft.	2,500
6' asphalt path from streets	1600 ln.ft.	5.00/ln.ft.	8,000
Entry seating area	Allowance		1,200
Restroom	Allowance		45,000
Gravity sewer	550 ln.ft.	12.00/ln.ft.	6,600
Sewer lift station (if needed)	Allowance	7,500	
Electrical service	Allowance		2,500

<u>ITEM</u>	<u>QUANTITY</u>	<u>COST/UNIT</u>	<u>ITEM COST</u>
Water service	Allowance		2,000
Storm sewer (parking & road)	Allowance		4,500
Play area	Allowance		8,000
Seeding	1.5 acre	3200	4,800
Irrigation	2.0 acre	3600	7,200
Park Access Trail (10'wide)	360 ln.ft.	8.50	3,200
Access Trail Seating	3	250 each	750
Interpretive Center			
Paved Surface	3200 sq.ft.	1.75	2,400
Structure	800 sq.ft.	25.00/sq.ft.	20,000
Seating areas	5	250 each	1,250
Drinking fountain	1	1200	1,200
Instructional signing	Allowance		7,500
Main loop trail (8'gravel)	2000 ln.ft.	1.50/ln.ft.	3,000
Nature study loop trails (unpaved)	6500 ln.ft.	1.20/ln.ft.	7,800
Trail clearing & grubbing	1250 ln.ft.	.75/ln.ft.	1,000
6' wide raised wooden walkways	480 ln.ft.	15.00/ln.ft.	7,200
Viewing blinds & decks	8	1500 each	12,000
Overlook & viewpoints	8	750 each	6,000
Major bridge	Allowance		16,000
Minor bridge	Allowance		5,000
Creek contact areas			
Regrading	800 cu.yd.	3.00/cu.yd.	2,400
Bank	Allowance		2,500
Pond clean up	Allowance		2,500
Park area clearing & clean up	3.0 acres	2800	8,400
Park & meadow reseeding	4.2 acres	2400	10,000
Island seating area	Allowance		2,800
Small meadow seating area	Allowance		2,400
Lighting at park entry	Allowance		4,500
Lighting at center	Allowance		2,500
Park signing	Allowance		1,000
Park benches	8	250 each	2,000
Total Park Improvements			<u>\$264,100</u>

PHASING PRIORITIES

The park does not need to be all developed at one time to be enjoyed. In fact it may take as much as 5 years to complete it to the level shown on the master plan. Some projects should be completed in a logical sequence. The phasing plan shown below lists projects by priority.

Priority	Project
1.	Entry road and parking area
2.	Trail to the interpretive center
3.	Basic loop trail around the bottomland
4.	Completion of the entry area including entry kiosk, landscaping and play equipment
5.	Interpretive center and one bridge across creek
6.	Restroom and completion of trails on to the island
7.	Completion of the trails system

ACTION PROGRAM

In order for a park of this type to become successful, it must have the support and interest of the public. By encouraging people to become involved in its development, they will continue to offer their support. Some suggestions for getting this park project going are as follows:

1. Set up a meeting with local interests and members of the Oregon Department of Fish and Wildlife. This agency recently helped on a similar project for the City of Roseburg. In addition, they have on their staff trained biologists who can help in identifying the various forms of wildlife.
2. Form a "Friends of the Park" Committee made up of people with interest and special knowledge about plans and wildlife. This group should be recognized as a special advisory committee to the City on development and operation of the park.

3. Ask for Linfield College's help. The college has several biologists on its staff which can assist in plant and animal identification. Since the park can be a place to conduct classes, it should be of interest to them to see it develop. In addition, college credit could be given for special student projects related to the park's development.
4. Seek outside funding. The Land and Water Conservation Fund is the most logical grant to seek. This federal grant is oriented to the acquisition and development of recreation facilities and requires a 50% match. However, the money the City used to acquire the property could be used as the local match. Therefore, this amount of development could be done without any additional cash outlay by the City.