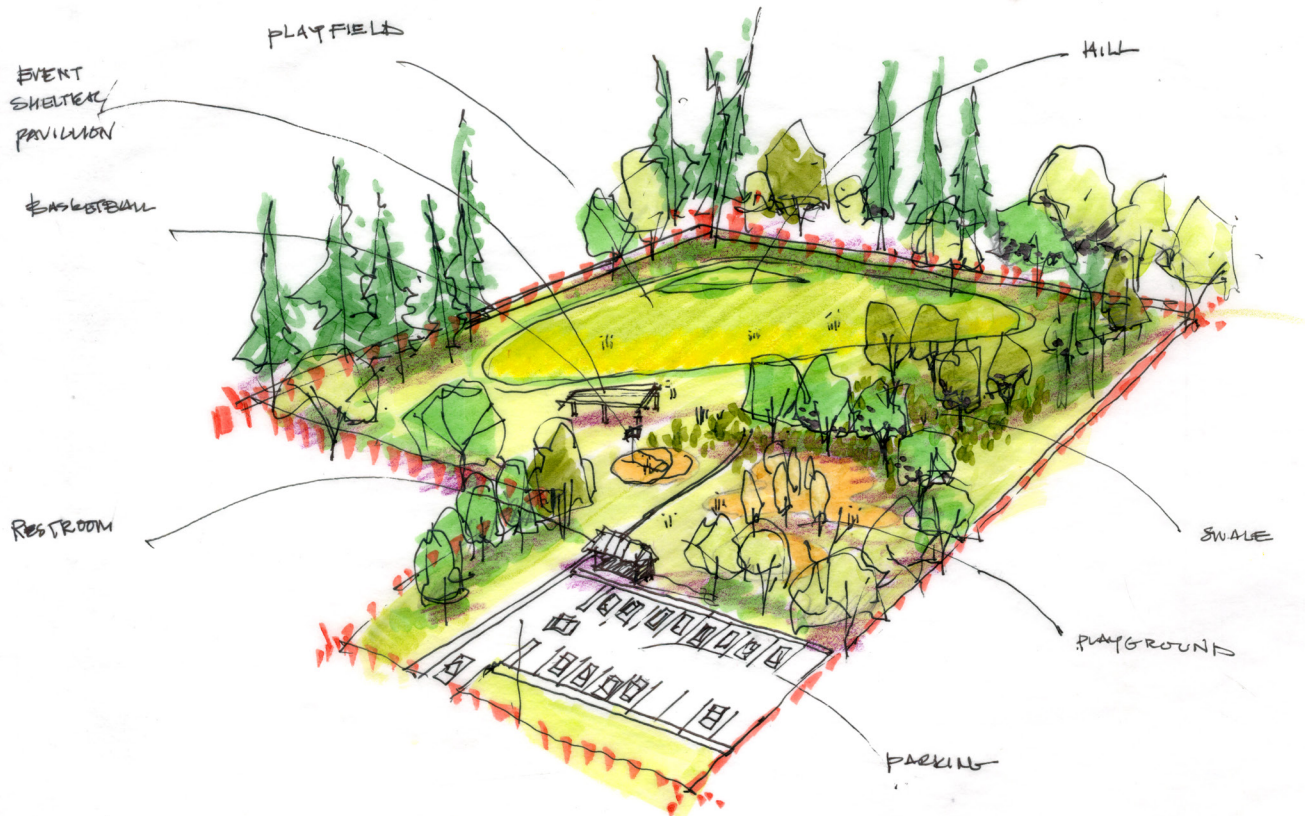


# STRAWBERRY PARK CONCEPT PLAN

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CITY OF SWEET HOME, OREGON  
OCTOBER 2015

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# ACKNOWLEDGEMENTS

This plan was developed by the University of Oregon's Community Planning Workshop (CPW) for the City of Sweet Home, Oregon. CPW wishes to thank Sweet Home Mayor Jim Gourley, Planning Services Manager Laura LaRoque, members of the Sweet Home Parks and Recreation Board, and Sweet Home City Council for their assistance with this project, as well as the public who participated in interviews in Sweet Home with the project team.

Community Planning Workshop is an experiential learning program affiliated with the Department of Planning, Public Policy and Management at the University of Oregon. Students work in teams under the direction of faculty and Graduate Teaching Fellows to develop proposals, conduct research, analyze and evaluate alternatives, and make recommendations for possible solutions to planning problems in Oregon communities.

## **CPW STAFF**

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## **COMMUNITY PLANNING WORKSHOP**

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Phone: 541-346-3615  
<http://csc.uoregon.edu>

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<b>INTRODUCTION:</b>	4-5
<b>SITE ANALYSIS:</b>	6
Summary	6
Location & Context	7
Existing Conditions Map	8
Tree Inventory Map	9
<b>PROCESS:</b>	10
Methodology	10
Project Timeline	11
Community Engagement Summary	12
Draft Design Options	14
Case Studies	15
<b>DESIGN RECOMMENDATIONS:</b>	16
Final Design Concept	16-18
Park Features	19
Project Phasing Strategies	20-21
<b>COST ESTIMATE</b>	22
Cost Estimate	23
<b>APPENDIX:</b>	24
Recommended Tree List	24
Vendor Resources	25-26

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# INTRODUCTION

## INTRODUCTION

The City of Sweet Home, Oregon (the City) contracted with the Community Planning Workshop (CPW) to create a conceptual site design and plan for Strawberry Park, a 3.2 acre neighborhood park as identified by the Sweet Home Park System Master Plan (2014).

From late June to late September 2015, the CPW team worked with City officials and community members to perform site analysis and background research, organize various public outreach efforts, and synthesize feedback and design iterations into a final conceptual plan. The purpose of this plan is to identify and document the Sweet Home community's goals for the park site, and develop a schematic design, phasing plan,

and initial cost estimate that reflects these goals for approval by the Sweet Home City Council.

This document presents: (1) a description of the site's existing conditions; (2) a summary of the outreach and design processes; (3) final design recommendations, phasing plans, and cost estimate; and (4) an appendix of various resources for future park development.

**STRAWBERRY PARK TODAY**



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# SITE ANALYSIS

## SITE ANALYSIS SUMMARY

Strawberry Park is located at 1340 Westwood Lane, in a residential neighborhood on the west side of Sweet Home. It is easily accessible from both OR-228 to the south and the Santiam Highway to the north. Located at a dead-end of Westwood Lane, the park has a single unmarked entrance that leads into an informal gravel parking lot with space for roughly 8 vehicles. There are no universally accessible spaces.

The park itself is composed largely of an open field with scattered trees concentrated around its perimeter. Benches and picnic tables are scattered modestly throughout the park, along with a small playground area and barbeque grill situated at the park's center.

A 6' chain-link fence, largely consumed by invasive vegetation borders the park to the east, south, and west, with residential lots beyond. A secondary pedestrian entrance from a multi-family housing development feeds into Strawberry Park from the west via a concrete path.

A large portion of the open field is a delineated wetland area, which becomes soggy and inundated in the wetter months. According to the 1983 Sweet Home Park System Master Plan, the park underwent turf and drainage improvements (1978 and 1979) through a grant from the Federal Land and Water Conservation Fund. Today, the irrigation system does not function. Based on limited

## LOCATION & CONTEXT












visual analysis, excess stormwater from the wetland area drains towards the northeast of the site into a small stream that feeds the South Santiam River. The stream is visible along the northern border of Strawberry Park, where it flows into a culvert near the park's entrance.

The trees in Strawberry Park vary greatly in both species and age (see tree inventory on

page 9 for details). In general, most of the deciduous tree species appear to be in fair health. Conversely, a number of the park's conifers are stressed or dying. The CPW team recommends a proper soil survey be conducted before any new tree plantings are undertaken to better understand which species will thrive in Strawberry Park's environmental conditions.

## EXISTING CONDITIONS MAP



- |   |                 |   |                          |   |                           |
|---|-----------------|---|--------------------------|---|---------------------------|
|  | Park Boundary   |  | Stream                   |  | Evergreen Coniferous Tree |
|  | Taxlot Boundary |  | Wetland Delineation Area |  | Park Bench (4)            |
|  | 2' Contour      |  | Broadleaf Deciduous Tree |  | Picnic Table (4)          |



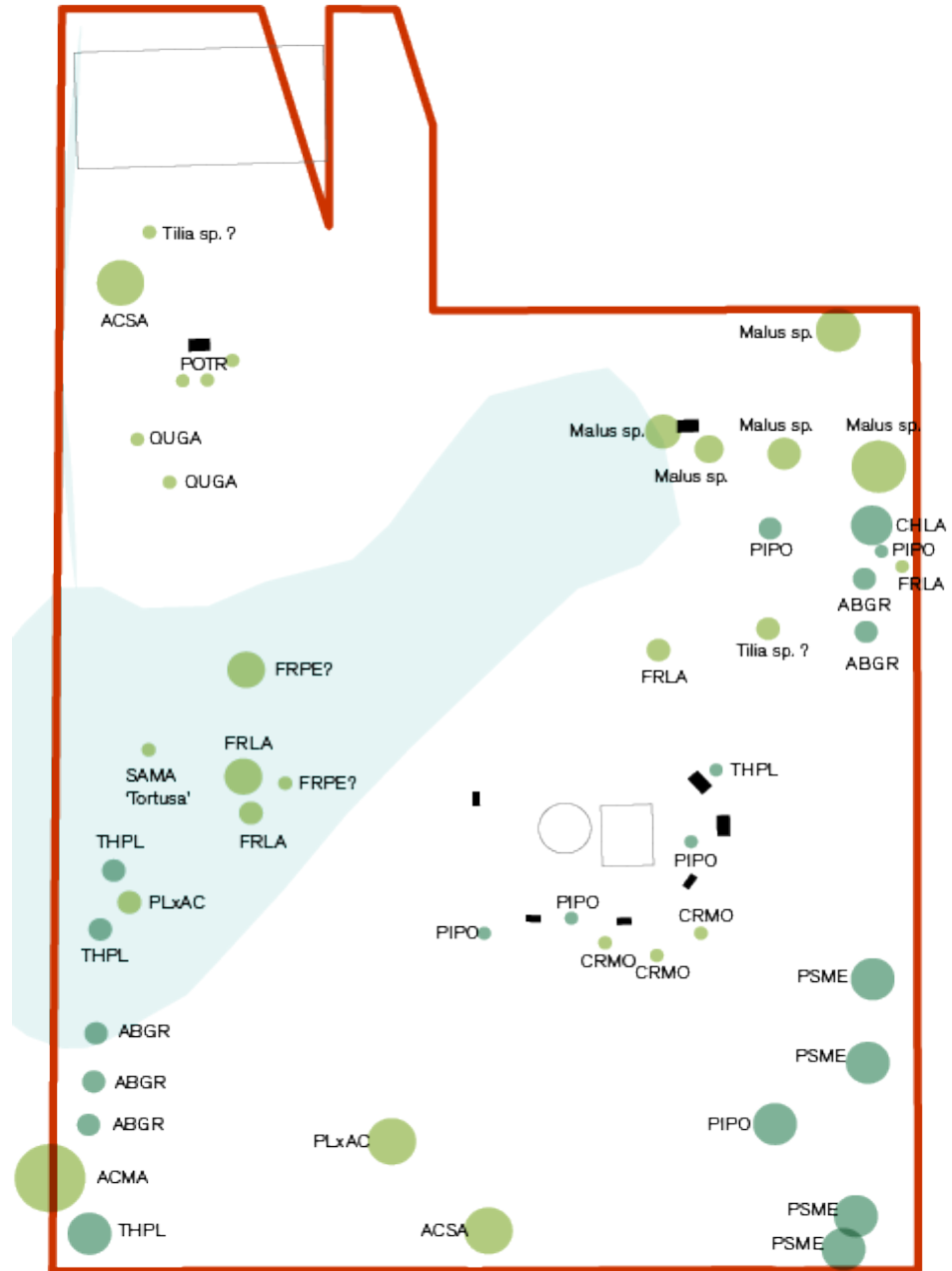
# TREE INVENTORY MAP

## DECIDUOUS TREES

- (2) Oregon White Oak  
*Quercus garryana* (QUGA)
- (3) Quaking Aspen  
*Populus tremuloides* (POTR)
- (1) Silver Maple  
*Acer saccharinum* (ACSA)
- (1) Sugar Maple  
*Acer saccharum* (ACSA)
- (1) Big Leaf Maple  
*Acer macrophyllum* (ACMA)
- (4) Oregon Ash  
*Fraxinus latifolia* (FRLA)
- (2) Green Ash  
*Fraxinus pennsylvanica* (FRPE)
- (2) London Planetree  
*Platanus x acerfolia* (PLxAC)
- (1) Corkscrew Willow  
*Salix matsudana* 'Tortusa'  
(SAMA 'Tortusa')
- (2) Linden  
*Tilia sp.*
- (3) Common Hawthorne  
*Crataegus monogyna* (CRMO)
- (5) Apple  
*Malus sp.*

## CONIFEROUS TREES

- (5) Grand Fir  
*Abies grandis* (ABGR)
- (6) Pine  
*Pinus sp.*
- (4) Douglas-fir  
*Pseudotsuga menziesii* (PSME)
- (4) Western Red Cedar  
*Thuja plicata* (THPL)
- (1) Port Orford Cedar  
*Chamaecyparis lawsoniana* (CHLA)



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# PROCESS

## METHODOLOGY

Using the Sweet Home Park System Master Plan as a guiding document, CPW approached the design for Strawberry Park by gathering information from site analyses and public outreach efforts. The following methods were used to develop the final plan and design for the park:

- Reviewed relevant literature including the current and previous iterations of park master plans and prior community engagement results.
- Inventoried and analyzed the existing conditions of Strawberry Park.
- Conducted stakeholder interviews of 14 Sweet Home residents to explore strengths and weaknesses of the park and to better understand the needs of the community, more specifically those residing or working near to the park.
- Incorporated feedback from two City-organized focus groups with local youth and senior citizens.
- Facilitated a community workshop to gauge greater public opinion about attitudes towards the park in its existing condition and explore the finer details of the park design.



## PROJECT TIMELINE

- 6/19/15 - Project kickoff meeting
- Late June - Early July - Stakeholder interviews (14 interviewees)
- Mid July - Two City-organized focus groups with youth and senior citizens (~30 attendees)
- 7/21/15 - Community workshop at Strawberry Park (~30 attendees)
- 8/13/15 - Feedback on three design options at Sankey Park Movie Night (~40 respondents)
- 8/24/15 - Draft design presentation City of Sweet Home Parks Board
- 9/22/15 - Final draft design proposal to City of Sweet Home City Council

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## **COMMUNITY ENGAGEMENT SUMMARY**

Following the various community outreach exercises performed by the project team, feedback was synthesized into three guiding principles for the development of the final design and plan for Strawberry Park:

### **A PARK DESIGNED WITH PEOPLE IN MIND.**

- Youth-centered play equipment such as swings, slides, open fields, and a water feature.
- A design that provides intentional seating and shade for parents to watch their kids play.
- Expanded parking lot to reduce street parking and make it easier for visitors to access the park.
- Simple restrooms to provide comfort to residents of all ages.
- Safety features such as lighting or improved visibility.

### **A PARK FOR CHANGING RECREATIONAL NEEDS.**

- A gathering space, such as a pavilion, for community events or family BBQ's.
- Many residents described a need for a flexible space, to be used for running, playing, dogs etc.
- A circuit of pathways that encourage users to traverse the entire park by walking, running, or biking.

### **A PARK WITH A UNIQUE APPEAL.**

- A community orchard to showcase the bounty of fruits that can grow in the Oregon climate.
- All residents recognize the need to reduce the amount of water that sits in the park. This area can be restored as a functioning wetland to increase biodiversity and increase opportunities for learning.
- Flowers, shrubs, and trees that are native to Oregon.



## THREE DRAFT DESIGN OPTIONS

### OPTION A



### OPTION C



### OPTION B



After conducting site analysis, stakeholder interviews, and the local community workshop at Strawberry Park, the CPW team created three draft design options to solicit broader community feedback at the Sankey Park Movie Night. While the three designs are comparable in terms of form and general scheme, the features and amenities in each design are different. The goal of this exercise was to refine the programming of the design concept and finalize the most essential features of the future park plan.

## CASE STUDIES

To aid the schematic design and cost-estimation processes, the CPW team conducted several brief case studies of successful neighborhood and community parks in the Eugene-Springfield area. These parks are of similar size, context, and character as Strawberry Park, and contain many features that were popular with community members throughout the various outreach activities.



### **FAIRMOUNT PARK, EUGENE, OR**

- .68 acres
- Basketball, Spray Play, ADA Playground, Picnic Area, Restrooms
- Community Development Block Grant, Private Funding, Neighborhood Matching Grants



### **SHADOW WOOD PARK, EUGENE, OR**

- 1.57 acres
- Play Area, Informal Sports Field, Vegetated Swale, Walking Path



### **OAKMONT CITY PARK, EUGENE, OR**

- 5.7 acres
- Basketball, Spray Play, Playground, Walking Path, Grassy Knoll
- Surrounded by residential land use on 3 sides.
- Focus on replacing irrigated zones with upland prairie habitat, multi-functional spaces to reduce project costs.

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# DESIGN RECOMMENDATIONS

## FINAL DESIGN CONCEPT

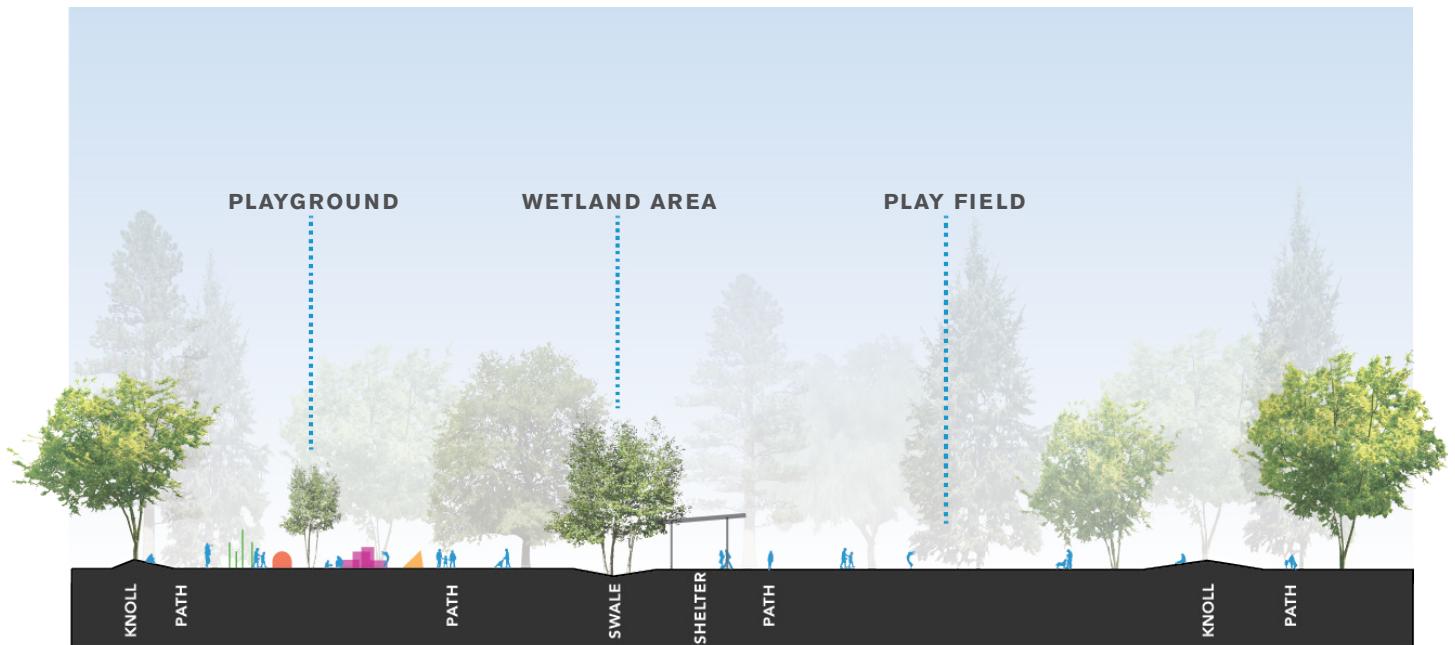
The final, synthesized concept for Strawberry Park provides a functional open space for neighbors and the Sweet Home community as a whole. The scheme concentrates actively-programmed areas and amenities, such as an expanded parking area, restrooms, a basketball court, and a playground near the park's entrance. Moving deeper into the park, users will experience more open-program, passive spaces for flexible recreation, gathering, and lounging. Two trails from the entry area traverse a restored wetland area, which will mitigate excess stormwater and provide a backdrop of native plantings for

aesthetic and ecological enhancement. The trails then merge to form a circuit, which encircles an open play field bordered by large shade trees, a small event shelter, and an orchard area with picnic tables. Grassy knolls are nestled at the park's northwest and southeast corners, providing a subtle variation in topography that will help divide the largely open park into a sequence of more intimate landscape spaces. Specific park features and amenities are described more in-depth on page 19.





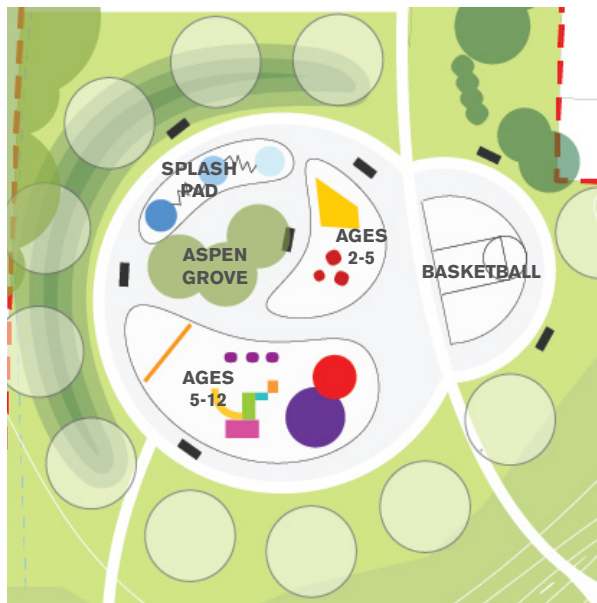
## CONCEPTUAL SECTION



A NTS

A,

## PLAY AREA DETAIL



## DESIGNING A SAFE PARK

Park safety was a point of concern for many community members involved in the outreach process. To ensure that Strawberry Park is a safe and welcoming space for many years to come, the CPW created a suite of design, maintenance, and use recommendations:

- Playground area should act as gateway or filter to rest of park, and thus be located near the park's entrance.
- Strong site lines from neighboring properties should be maintained to ensure constant "eyes on the park".
- Maintenance plans for both park and wetland area should prevent overgrowth of mid-story vegetation and low-hanging branches from trees.
- Path network should circulate activity to all corners of the park, but maintain a 25' minimum buffer from fence line.
- Bathroom should be locked during off hours.
- Park hours should be posted on park signage at entrance.
- As the park is developed, the City should assess the need for lighting with users, neighbors, and local law enforcement.

## PARK FEATURES



### TRAILS

A network of trails will divide Strawberry Park into a series of landscape experiences while making the site much more navigable for users young and old.



### VEGETATED SWALE

Restoring the existing wetland will provide ample ecological and educational benefits, while preventing standing water on-site.



### SPLASH PAD

A water play area provides a unique amenity that would be very popular with children in the summer months.



### SHELTER

A covered structure provides a space for larger neighborhood events throughout all seasons.



### RESTROOMS

Restrooms are essential to attracting steady use from families with children, especially if more community-oriented features such as the splash pad and pavilion are to be implemented.



### TOPOGRAPHY

Knolls, or small berms, bookend the park creating a subtle variation in topography. These hills are formed from soil excavated for the swale, and create space for seating while buffering the play area from the parking lot.



### ORCHARD

The existing apple trees on-site inspire a grid of ornamental fruit trees that frame a space for picnics and small events in the warmer months.

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## SUGGESTED PROJECT PHASING

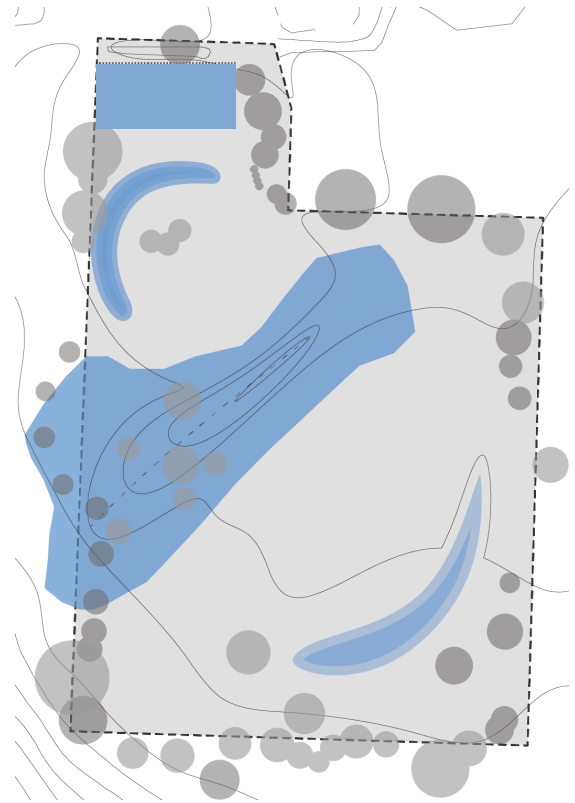
The following is an outline for a broad phasing strategy for the Strawberry Park plan. The CPW team, in consultation with City officials, was diligent to consider the most practical and cost-efficient sequence for the implementation of the park design, which first addresses immediate infrastructural needs in Phase 1. Once issues pertaining to drainage, utilities, and parking are resolved, Phases 2 and 3 outline flexible scenarios in which the

park can take shape as funding and resources become available. For more information on cost estimates for each project phase, see pages 22 & 23.

### PHASE 1: INFRASTRUCTURE

#### ACTION ITEMS:

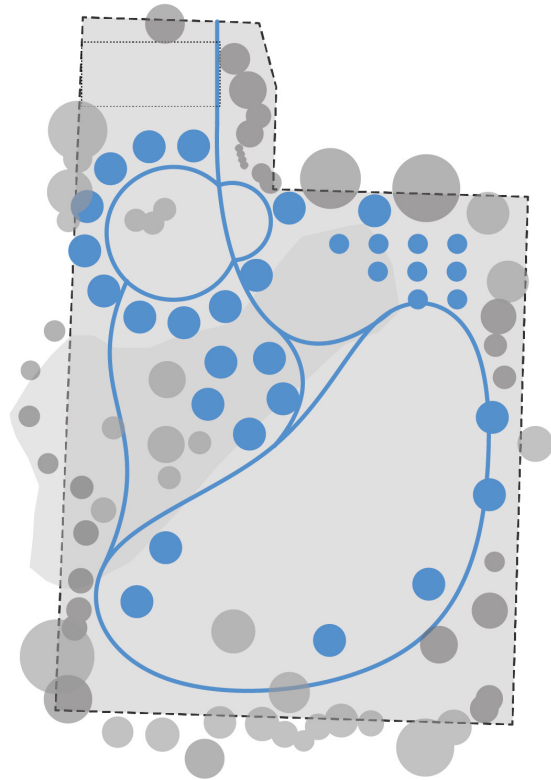
- Consult wetland restoration specialist (will require additional action items)
- Connect to City utilities
- Plan and install irrigation where deemed necessary
- Expand and pave parking lot
- Excavate vegetated swale and other earthworks related to wetland restoration
- Use fill soil to grade berms or store soil on site for future use
- Remove dead/dying trees
- Remove/relocate existing play structure
- Re-seed lawn where soil has been disrupted
- Develop wetland maintenance plan
- Install signage at park entrance



## PHASE 2: FRAMING SPACE

### ACTION ITEMS:

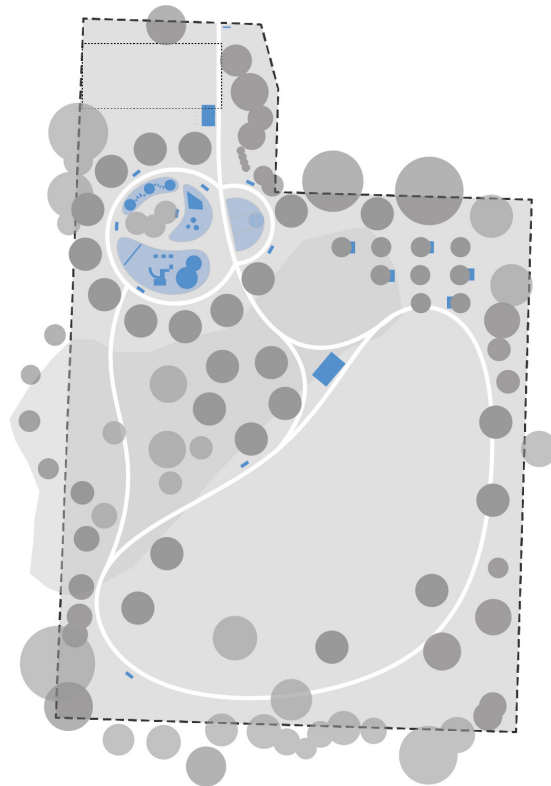
- Install hard and/or soft trail network
- Plant new trees around play field, orchard, swale, and play area
- Remove invasive species from property fence line
- Update park maintenance plan



## PHASE 3: PARK AMENITIES

### ACTION ITEMS:

- Build restroom or begin portable restroom rental service
- Install play equipment, splash pad, basketball hoop, and necessary ground treatment
- Install new and existing benches and picnic tables throughout park
- Install bike racks
- Build pavilion/shelter if deemed necessary



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# COST ESTIMATE

A project cost estimate has been prepared to illustrate potential construction costs that may be associated with items being considered for Strawberry Park. Actual costs may be higher or lower than those estimated. This estimate does not include costs for any outside consultation, or connection to City utilities.

Each line item is grouped into a project phase, with each phase showing a range for its projected total cost. As recommended by the City, the CPW team developed a design and associated budget that would give the

City flexibility in constructing the park within a phased approach while still allocating for the features and amenities desired by community members. This approach allows the City to continue to develop the park within the general framework illustrated in the Strawberry Park Concept Plan, while selecting specific facilities and amenities that best fit future budget constraints.

## COST ESTIMATE

Phase	Program Element	Quantity	Unit	Cost/Unit	Total	Notes
1	<b>Wetland</b>					
	Wetland Consultant	TBD	TBD	TBD	TBD	Potential for funding via grants and volunteered labor
	Swale Excavation/Earthworks	~700	Cubic Yards	\$15.90	\$11,130.00	
	<b>Utilities</b>					
	Irrigation	TBD	TBD	TBD	TBD	Potential to hook into existing irrigation lines
	Water Main Connection	TBD	TBD	TBD	TBD	
	<b>Parking Improvements</b>					
	Asphalt Paving	6527	Square Foot	\$3.00	\$19,581.00	
				\$30,000.00 - 60,000.00	Estimates vary depending on grant funding and labor/consultation costs	
2	<b>Path System</b>					
	5' Concrete Path	9892	Square Foot	\$4.28	\$42,337.76	
	5' Soft Path	9892	Square Foot	\$0.78	\$7,715.00	
	Bridge Crossing at Swale	20	Linear Foot	\$375.00	\$7,500.00	
	<b>Vegetation</b>					
	Deciduous Trees	32	Each	\$250.00	\$8,000.00	
				\$23,215.00 - \$57,837.00	Estimates vary depending on path material treatment number/species of trees	
3	<b>Restroom</b>					
	Single Flush Restroom	1	Each	\$50,000.00	\$50-75,000.00	Prices range depending on fixtures and finishes
	Double Flush Restroom	1	Each	\$75,000.00	\$75-100,000.00	Prices range depending on fixtures and finishes
	ADA Portable Restroom Renta	1	Month	\$150.00	\$1,800.00 Annually	
	<b>Youth Amenities</b>					
	2-5 Year Old Play Area	1	Each	\$35,000.00	\$35,000.00	Includes ground treatment
	5-12 Year Old Play Area	1	Each	\$45,000.00	\$45,000.00	Includes ground treatment
	Splash Pad	1	Each	\$65,000.00	\$65,000.00	Includes ground treatment
	Basketball Hoop Area	1	Each	\$4,000.00	\$4,000.00	Includes ground treatment
	<b>Site Furnishings</b>					
	Drinking Fountain	1	Each	\$2,000.00	\$2,000.00	
	Trash Cans	2	Each	\$500.00	\$1,000.00	
	Bike Racks	4	Each	\$200.00	\$800.00	
	Benches (New)	4	Each	\$1,000.00	\$4,000.00	
	Picnic Tables (New)	1	Each	\$1,500.00	\$1,500.00	
BBQ Grills (New)	1	Each	\$150.00	\$150.00		
Signage	1	Each	\$500.00	\$500.00		
<b>Shelter</b>						
Small Pavilion Structure	1	Each	\$20,000.00	\$20,000.00		
				\$50,000.00 - 280,000.00	Estimates varying greatly depending on restroom and playground configurations	

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# APPENDIX

## RECOMMENDED TREE LIST

NOTE: Proper soil survey should be conducted before selecting and planting tree species. The following are initial recommendations.

### PLAYGROUND AREA

Medium-large deciduous shade tree with fall color interest, strong trunk and branches, and tolerance of native soils.

Sugar Maple - *Acer saccharum*  
American Ash - *Fraxinus americana*  
Green Ash - *Fraxinus pennsylvanica*  
Northern Red Oak - *Quercus rubra*  
Scarlet Oak - *Quercus coccinea*

### WETLAND AREA

Low-maintenance, preferably native deciduous species tolerant of swale-like conditions and native soils (Consult with wetland restoration specialist).

Vine Maple - *Acer circinatum*  
Oregon Ash - *Fraxinus latifolia*  
Paperbark Maple - *Acer griseum*  
Red Alder - *Alnus rubra*  
Cascara - *Rhamnus purshiana*  
Himalayan Birch - *Betula utilis* var. *'jacquemontii'*

### ORCHARD AREA

Low-maintenance, preferably native ornamental/flowering fruit tree.

Adirondack Flowering Crabapple - *Malus 'Adirondack'*  
Sugar Tyme™ Flowering Crabapple - *Malus 'Sutyzam' Sugar Tyme™*  
Cutleaf Crabapple - *Malus transitoria 'Schmidcutleaf'* Golden Raindrops

### PLAYFIELD AREA

Variety of large and unique deciduous or coniferous trees with visual interest and high canopy. Species may be only example in Sweet Home, thus creating an arboretum-like effect.

Black Walnut - *Juglans nigra*  
Northern Red Oak - *Quercus rubra*  
Bigleaf Maple - *Acer macrophyllum*  
Tulip Tree - *Liriodendron tulipifera*  
Maidenhair Tree - *Ginkgo biloba*  
Deodar Cedar - *Cedrus deodara*  
European Beech - *Fagus sylvatica*



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## **VENDOR RESOURCES**

### **SITE FURNISHINGS**

Columbia Cascade Company  
1300 S.W. Sixth Avenue, Suite 310  
Portland, OR 97201  
Phone: 503-223-1157  
Email: david@gimberform.com

Huntco Site Furnishings, LLC  
P.O. Box 10385  
Portland, OR 97296  
Phone: 503-224-8700  
Email: sales@huntco.com

Cascade Recreation, Inc.  
PO Box 64769  
University Place, WA 98464  
Phone: 253-566-1320  
Email: info@cascaderec.com

### **WHOLESALE PLANT NURSERIES**

Native Grounds Nursery  
37545 Hwy 228  
Brownsville, OR 97327  
Phone: 541-954-0148  
Email: nativegroundsnursery@gmail.com

Seven Oaks Native Nursery  
29730 Harvest Drive SW  
Albany, OR 97321  
Phone: 541-757-6520  
Email: info@SevenOaksNativeNursery.com

### **PLAYGROUND EQUIPMENT**

Columbia Cascade Company  
1300 S.W. Sixth Avenue, Suite 310  
Portland, OR 97201  
Phone: 503-223-1157  
Email: david@gimberform.com

Buell Recreation Park and Playground Products  
7327 Southwest Barnes Road #601  
Portland, OR 97225  
Phone: 800-266-1250  
Email: doug@buellrecreation.com

Northwest Recreation  
6925 SW Canyon Drive  
Portland, OR 97225  
Phone: 503-248-7770  
Email: jim@nwrecreation.com

Northwest Playground Equipment  
P.O. Box 2410  
Issaquah, WA 98027  
Phone: 800-726-0031  
sales@nwplayground.com

### **SPRAY PLAY/WATER PLAY**

Rain Deck  
7319 S. Atwood Ste. 103  
Mesa, AZ 85212  
Phone: 888-445-7246  
Email: info@raindeck.com

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Aquatic Recreation Company, LLC  
6500 Carlson Drive  
Eden Prairie, MN 55346  
Phone: 877-632-0503

Northwest Playground Equipment\*  
P.O. Box 2410  
Issaquah, WA 98027  
Phone: 800-726-0031  
sales@nwplayground.com  
\*Area reseller of industry leader water play  
company, Water Odyssey

### **RESTROOM FACILITIES**

Public Restroom Company\*  
2587 Business Parkway  
Minden, NV 89423  
Phone: 888-888-2060  
Email: info@publicrestroomcompany.com  
\*Has manufacturing facility in Oregon

Rometec, Inc.\*  
18240 North Bank Rd.  
Roseburg, OR 97470  
Phone: 541-496-3541  
Email: service@rometec.com  
\*Based in Roseburg, Oregon

### **SHETERS/PAVILIONS**

Northwest Playground Equipment\*  
P.O. Box 2410  
Issaquah, WA 98027  
Phone: 800-726-0031  
Email: sales@nwplayground.com  
\* Reseller of pre-fab shelters from Poligon

