

## **ACKNOWLEDGEMENTS**

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Susan Dyssegard, Ashland Parks and Recreation  
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### **Special Thanks**

Ashland Neighbors and Community Leaders

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## Summary

Ashland Creek Park (unofficial name) is located approximately 1/3 of a mile north of Ashland's well known Lithia Park and Plaza area. The site follows the east side of Ashland Creek and is north of Hersey Street. The park is an existing 7-acre open space designated to fill the twin roles of community park and neighborhood park.

Prior to the city's purchase, the property was a farm. The land is largely within the flood plain of Ashland Creek and is nearly level with well drained soils sloping gently toward the creek. Views from the site are mainly to the northeast toward Grizzly Peak and to the south to Mount Ashland.



During the course of this master planning process, two public workshops were held, which were announced and advertised through newspaper ads, postcards, the City's website, contacts with interested groups and individuals, and other public outreach. Everyone was welcome to participate. The master plan has been formulated in close coordination with Parks staff, the public and the Parks Commission. This plan has been developed from a public process and reflects local desires and concerns. All parties have been of great assistance in developing this plan. Environmental, recreational and sustainability goals were kept foremost throughout the process.

This master plan is essential for accomplishing the program goals for the site and as a guide to the ultimate site design for the park. Final sizes, details and materials will be studied and determined during the design development and construction document phases of the design process. This plan will protect and restore an important riparian area; while allowing residents and visitors access to a scenic landscape and a range of activities for recreational enjoyment.

## Site Context and Existing Conditions

The consultants researched and studied the opportunities and constraints to development of the park site. The following regulatory information was provided by the City and was taken into account during the master planning process. In addition, a detailed site survey was produced by Stuart Osmus, Terrasurvey, Inc of Ashland. The following information regarding regulations, codes, policies and permit requirements was primarily provided by the city:

**Location:** The 7-acre park site is located on the north side of Hersey Street, near Oak Street. Ashland Creek flows under Hersey Street within a culvert and along the western edge of the park.



**Existing Vegetation:** The site is largely an open field with a narrowly vegetated riparian zone along the creek. Several trees have recently been planted along the south and east edges of the site. A fig tree is located at the south edge near the entry and street right-of-way.



**Existing Facilities:** The site is largely undeveloped. It serves in part as a temporary community garden including fencing and tool sheds. A horse barn and corral is leased to private users. A sewer pipe and easement cross the site and water and other utilities are available. There is an existing diversion dam in the creek at approximately the mid point of the park. Perimeter fencing and a central drive comprise the remainder of the built environment. An informal trail leads north along the creek.



**Zoning:** The zoning for this property is R-1, single family residential. Standard setbacks for structures are 20' along Hersey Street (front yard), 6' along the side property lines, and 10' per story for the rear property line (or that line most opposite Hersey Street), a little difficult to determine due to the shape of the property. Residential development surrounds the park on



three sides. A church facility is across Hersey Street to the south. Planned facilities in the vicinity include Ashland Creek Trail.

**Floodplain:** Most of the property is located in the City's floodplain corridor (a local floodplain designation far more restrictive than FEMA floodplains). That means that most of the property is off limits to "development" - but there is flexibility as to how the city handles public improvements, such as parking, restrooms, etc. Generally speaking, these should be located in the areas of shallowest flooding (farthest from the creek).

**Detention and infiltration:** The city is just in the process of adopting engineering standards that affect detention requirements. The Parks Dept. has been a leader in utilizing detention/treatment for parking areas in North Mountain Park and there may be an expectation that similar development will continue with this property. Direct discharge to the creek is probably not an option.

**Streetscape improvements:** Full sidewalk improvements will be required along the Hersey Street frontage. The city generally looks for a park row (8'-10') to separate the sidewalk from the street with street trees planted in this area (similar to Garfield Park on East Main Street). This helps to maintain the urban character of the streetscape.

**Tree removal or planting:** The Parks Department is not subject to the tree ordinance, but the Tree Commission does require an annual report regarding tree removal activities in City Parks. However, tree removal is regulated in the riparian areas, and is subject to the riparian ordinance. Any work constituting development in the riparian area is likely subject to a physical and environmental constraints permit. The Planning Department can advise on development and improvements in the riparian area and assist with permits.

**Vehicular access:** Vehicular access is a little difficult. Generally, parking has been at a minimum at most neighborhood park areas. Depending on the intensity of use, parking can

be incorporated into the site - with appropriate tree planting and storm water management. Diagonal parking on the street is not allowed.

**Park design guidelines:** Ashland Parks and Recreation does not have formal design standards or guidelines, which would include such facilities as community gardens, restrooms, parking areas, etc.



**Cultural resources:** There are not any mapped cultural resources for this site. Existing views are primarily to Grizzly Peak to the northeast and Mt. Ashland to the south.



Existing Conditions Diagram

## **Public Involvement Strategy**

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The Public Involvement Strategy was intended as a guide to:

1. Articulate the goals of this project.
2. Identify interested publics, stakeholders and key contacts.
3. Provide preliminary assessment of public concerns based on experience from previous projects, and stakeholder interviews.
4. Identify tools for opening and maintaining dialogue with interested publics and stakeholders.
5. Create avenues for bringing publics into the process and encourage their participation in determining the most appropriate design.
6. Craft appropriate messages that convey the purpose and goals of this project and the elements of the design process that may be influenced by public input.

### **Conference Call**

A conference call was held on May 4, 2005 with representatives of Ashland Park's to assist the City in formulating a Public Involvement Strategy and gather background information for the plan.

### **Taking part in the conference was:**

- Jo Ann Eggers, Ashland Parks Commission Chair
- Rick Landt (former commissioner who lives near site)
- Carol Wheeldon (former councilor who lives near site)
- Linda Chesney, Mountain Park Nature Center and community garden program staff
- Steve Gies, Parks Superintendent
- Don Robertson, Parks Director
- David Lewis, Landscape Architect, consulting team leader
- Dean Apostol, Landscape Architect
- Marcia Sinclair, Public Involvement Consultant

### **Agenda**

1. Establish the "decision space" - explanation and discussion.
2. Build a community engagement/public involvement strategy step by step.
3. Identify next steps.

### **Background questions during conference call**

1. What do existing policies recommend or determine for this park, or park type?
2. Are there certain functions this park is already expected to serve (i.e. play space for kids,) and others that it is not expected to serve? (i.e. organized sports).
3. Are there unmet city recreation needs that should be or might be met at this park?
4. What decisions have already been made regarding park facilities and services?
5. Could this park be designed along the lines of a specific theme, such as a "children's park or urban farm park" for example?
6. Are there any existing facilities or uses in the park that must remain?
7. What is the city policy with regard to management and restoration of Ashland Creek?
8. Are there specific requirements, like off-street parking, that must be met?
9. What are the known or suspected issues surrounding this park and the immediate neighborhood that could influence this plan or planning process?

### **Public involvement strategy questions**

1. What are the primary goals of the public involvement process?
2. Who will be interested in this park? Who are our "publics?"

A contact list of interested neighbors, organizations, commissions and individuals was created. The city contacted and/or met with many groups and individuals over the following months; and informed them of the park master planning effort and upcoming workshops. Notes from the conference call are in the appendix.

### **Advanced Outreach**

Cindy Deacon Williams, Aquatic Ecologist, attended an advanced outreach meeting, on March 24, 2005, with several local people and Linda Chesney, Stewardship Coordinator North Mountain Park Nature Center, Ashland Parks and Recreation Department. The group met at the site and looked at the segment of Ashland Creek that runs through the park property.

## **First Public Workshop**

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The first public workshop was held Saturday, June 11, 2005 from 10:30 am - 1:30pm at Ashland Christian Fellowship Church, 50 E. Hersey Street, Ashland, Oregon, directly across Hersey Street from the park.

Prior to the date, post cards were sent to residents throughout the surrounding neighborhood and to potentially interested persons and groups to announce the workshop. A short press release was posted on the City of Ashland website, along with a questionnaire developed for the purpose of collecting public input about the park site. The Parks and Recreation Department telephone contact and website information was provided. In addition, many personal contacts were made to invite interested parties and organizations to attend the workshop. The public was also invited to discuss the planning process with a member of the Ashland Parks Commission or city staff. The workshop was attended by approximately 50 persons including most of the Parks Commission.

### **Agenda**

The day began with a welcome, introductions and project background presented by city staff, Park Commission members and the consulting team. The workshop divided the day into three parts of approximately an hour each.

The consulting team presented an overview of project and discussed existing conditions size, cultural history and use, and shared their site analysis drawing of various attributes, an air photo of the neighborhood, the site survey, and a map of Ashland's Parks, Trails, and Open Space Program 2002-2012. The goal was to help the community understand the park options, planning process, role of the community, and gather ideas and information from those attending.

The second hour was spent touring the park site. The group divided into three smaller groups and spent time at each of three "stations": the creek and riparian area, the community garden, and the central field. Those attending could walk the site and share their ideas with park designers, city staff, Park Commission members, and natural resource specialists. The group learned about park site history from Vogel family members and long time city residents.

The third section of the workshop was spent back inside. The consultants explained the purpose of formulating a design program; and then facilitated community input to help prepare a draft design program. Small discussion groups were formed to: allow a creative exchange of comments; explore options and share ideas; and propose goals, objectives and guidelines. The public was invited to help define the type of park desired and suggest potential park improvements. Representatives from each group shared their results with the entire workshop.

Significant issues identified at the meeting included:

- Develop the site in an environmentally responsible way and preserve existing trees.
- Restore the site and enhance the creek
- Provide basic facilities such as restrooms, picnic benches, drinking fountain, play areas, etc.
- Consider keeping the community garden
- Primarily utilize native and riparian vegetation
- Protect existing views
- Provide an entry and orientation to the park as a whole
- Consider maintenance and vehicular access
- Provide limited parking and incorporate ADA accessibility

A questionnaire was distributed at the workshop and was also made available through the city's website and other sources. The consensus of the questionnaires was for creek & riparian restoration, a community garden, other garden uses, picnicking, paths, and restrooms. There was not much interest in traditional park type facilities, particularly organized sports use. There was a strong desire for minimal park "improvements," and to keep part of the area open.

From the workshop and questionnaire, the consulting team gained a deeper knowledge of the site; an understanding of the community's desires; and insight into the special issues of the project.



Dean Apostol leading discussion at the field



Cindy Deacon Williams leading the dialogue at the creek



Citizens discuss the community garden



Park Commissioners and citizens at garden presentation

## **Pre-design Program for Master Plan**

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Based on prior planning documents, the first workshop and public involvement, a pre-design program was developed, reviewed, revised and approved by the Parks Commission to direct the design of concept alternatives for the park. The following approved preliminary program was used to create three concept designs, which were presented at the second public workshop.

### ***ASHLAND PARK MASTER PLAN – PRE-DESIGN PROGRAM***

The following pre-design program consists of a simple listing of facilities and general guidelines. The program will be used to steer the master plan concept design drawings. Each basic program element will be developed to a varying extent within each concept design drawing. The design program has been intentionally written to allow latitude for the design team to emphasize certain facilities to a suitable level within each concept site design. An effort will be made to include most of the basic program facilities within each concept. Where suitable, the basic program may be expanded to include the discretionary program items.

#### **Basic Program**

1. An entry.
2. Restrooms.
3. Creek & riparian restoration.
4. Ashland Creek Trail as recommended by City's proposed Trails Plan.
5. The barn retained for future uses.
6. Picnic tables (such as dispersed to grouped).
7. Vehicular access to the site.
8. ADA access to site.
9. Parking (such as off-site/on-street to off street), with appropriate tree planting and storm water detention and treatment for site drainage.
10. An open area (such as meadow, wildflowers, or grass).
11. Streetscape improvements (such as sidewalks, bike lanes, street trees). Note: full sidewalk improvements are required along the Hersey Street frontage. The City generally looks for a planting strip with street trees, 8'-10' wide to separate the sidewalk from the street (similar to Garfield Park on East Main Street).
12. Screening and buffering for parking areas, restrooms, and other park facilities, as required.
13. The existing horses may live out their lives on site. Future use of barn and corral will change.
14. No lighting unless required for public safety.
15. Bicycle parking.
16. Drinking fountain.
17. Preservation of existing trees to a high extent.
18. Minimization of impervious paving.
19. A meditative space.

#### **Discretionary Program**

1. Community garden (area may be reshaped).
2. Demonstration and other gardens and/or nurseries.
3. A more substantial trail system.
4. Informal neighborhood space (grass, meeting area, kiosk).
5. Shelter and/or outdoor education area.
6. Casual recreation areas (horse shoes, bocce ball, simple child play facilities).
7. More neighborhood oriented facilities (play area, half-court basketball, badminton/volleyball, tricycle/bicycle path).
8. Environmental art.

#### **Master Plan Concept Design Drawings**

Three simply drawn concepts will be prepared, based on the above program. Each concept will be accompanied by a brief written description of the facilities. The facilities common all three concepts will be those shown in the Basic Program.



**Concept A** would be a minimal development option, with extensive creek and riparian restoration. Other likely facilities may include on-street parking, a natural meadow, minimal paths, sitting and picnicking, and a very simple, and rustic play area (a grassy mound, some rounded boulders).

**Concept B** would be somewhat similar to A, while beginning to scale back stream restoration and expand park uses, adding a community garden, maintaining the barn and adjacent meeting area, and introducing "green industry" demonstration things (eco-roofs, drip irrigation, rain water catchment, bio-swales, and so forth).

**Concept C** would be a more deliberate and detailed "garden/nature" park, which may have expanded demonstration and/or nursery gardens, maintain the barn as a community learning center, and explore a greater mix of development. Areas of the park may lean more towards a conventional neighborhood park, with some lawn, maybe a play court or field that takes up a part of the park. The community garden could be larger if need be to include other types of gardens, such as a children's/school garden. Lots of "green industry" demonstration things (eco-roofs, drip irrigation, rain water catchment, bio-swales, and so forth, etc.) would be considered. Creek restoration and other natural elements would be scaled back further but still have a large role. Walking, wildlife viewing, sitting and picnicking opportunities would likely be expanded.

## **Second Public Workshop**

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The Second public workshop was held Tuesday, October 11, 2005 from 6:45-9:00pm at Ashland Christian Fellowship Church, 50 E. Hersey Street, Ashland, Oregon, directly across Hersey Street from the park. The workshop was attended by approximately 45 persons including most of the Parks Commission.

### **Efforts by the city to notify the public of the park planning meeting included the following:**

- Asked Rogue Valley TV (RVTV) to create a TV "slideshow" announcement - to run on local cable access TV.
- Mailed postcards to all neighbors (within 1/4-mile radius) and other interested parties.
- Notified a list of stakeholders by email (list provided by JoAnne Eggers).
- Faxed press release to print and TV media throughout Ashland and Medford.
- Posted a notice to the front page of the City of Ashland Website.
- Submitted a notice to the Community Notes section of the Ashland Daily Tidings newspaper.
- Paid for a 2-column x 6" display ad in the Ashland Daily Tidings -- which ran on 10/6/05.
- Emailed "All Users" distribution list - which went out to all employees, city council members, and commission members within the City of Ashland.
- Asked Jefferson Public Radio to post information to their Website and announce it over the radio.
- Announced meeting details to the Lithia Springs Rotary Club and the Ashland Chamber of Commerce (Don Robertson made announcements).

### **The following press resulted from these efforts:**

- The Daily Tidings ran a notice in Community Notes on 10/10/05.
- The Daily Tidings ran an article on 10/10/05.
- The display ad ran in the Tidings on 10/6/05.
- Meeting details were posted and appeared on JPR's "Community Calendar" for the month of October.
- Another Daily Tidings article was printed on 10/12/05 following the meeting.

## Agenda

The evening began with a recap and overview of the June workshop; other public outreach which has occurred since the last workshop; the Parks Commission approval of a pre-design program; and an update regarding a policy decision on community gardens.

The consultant team reviewed their instructions as described in the completed Pre-Design Program, which was available as a handout. A clarification of the design process was presented to insure the community understood that after the Master Planning effort, Design Development, and Construction Detailing phases will follow. Together, these steps provide opportunities for more detailed decision making and public involvement.

The consultants presented a PowerPoint slide show to the group describing existing site conditions and alternative Concepts A, B and C. The slides included photographs of similar ideas within other parks.

### All three concepts:

1. Meet the base design program approved by Ashland Parks Commission.
2. Retain existing trees, with a few needing to be transplanted for the sidewalk.
3. Retain barn with different surrounding surfaces.
4. Concentrate development near Hersey Street, softening to the north and adjacent to the creek.
5. Provide vehicular access for maintenance and some public use.
6. Extend Ashland Creek Trail through the park.
7. Restore Ashland Creek riparian area.
8. Provide restrooms, possibly with an eco-roof.
9. Utilize porous paving & minimize imperious paving.
10. Provide a meditative space, drinking fountain and bicycle parking.
11. Incorporate several "green" demonstration facilities, including; eco-roofs, drip irrigation, rain water catchment cistern, hand pump, bio-swales, permeable paving, and so forth.

**Concept - A:** ~ Least developed - minimal facilities

**Riparian Restoration:** Restores greatest area with 200 foot average width, extensive creek and riparian restoration.

**Parking:** Parallel on street, approximately 5 spaces with attached sidewalk for ADA parking and access.

**Entry and Vehicle Access:** Central shared use accessible pathway.

**Barn:** Surrounded by adjacent riparian vegetation.

**Community Garden:** Reduced in size or replaced by other feature such as a children's play area, etc.

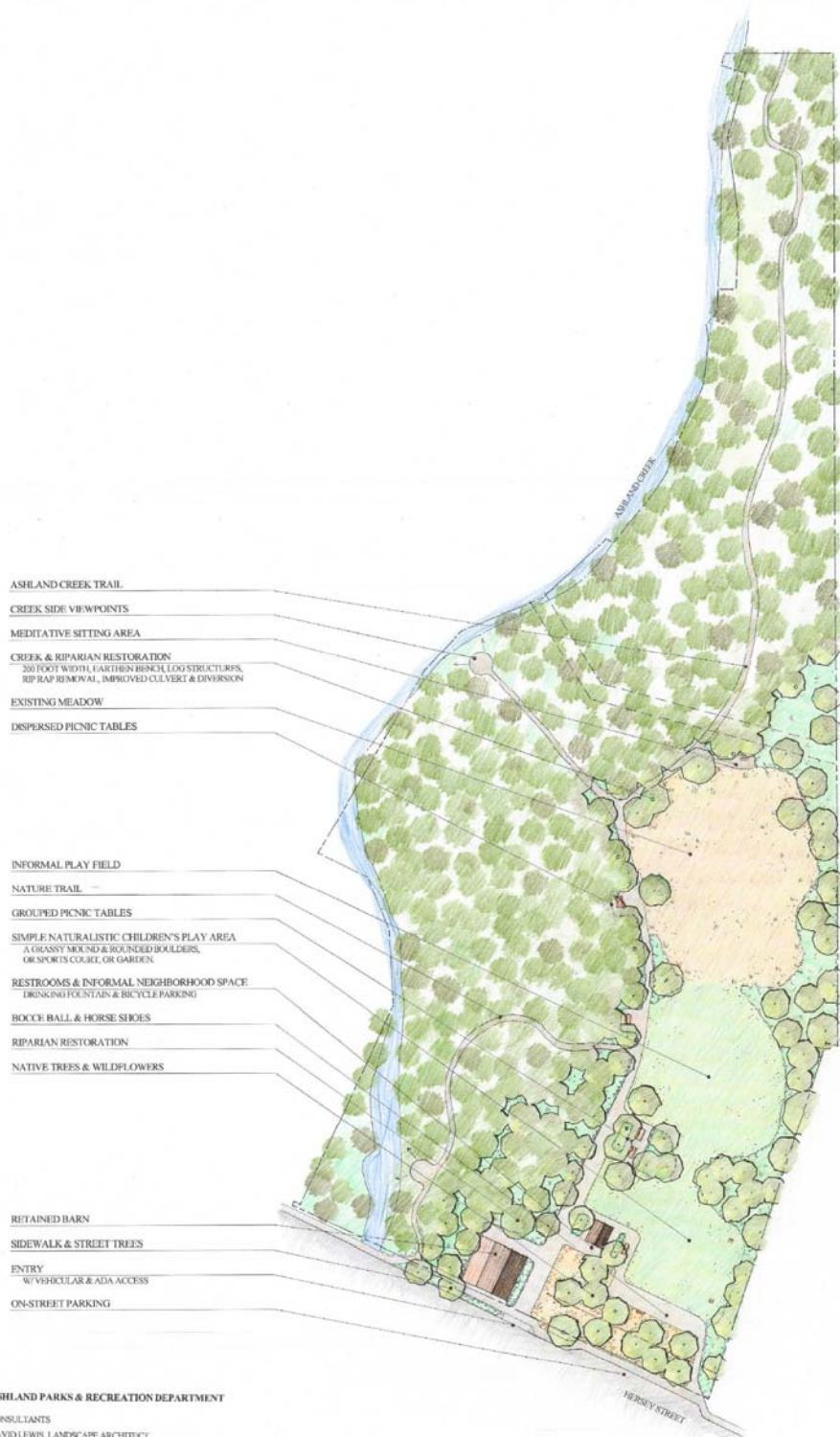
**Pathways:** A central path, in and out—no loop; short nature trails; accommodates Ashland Creek Trail; and two creek side viewpoints.

**Grass Area:** Retains existing pasture; and adds informal multi-use play field and simple naturalistic children's play area.

**Shelter:** None.

**Other facilities:** Bocce ball, horse shoes, informal picnic space near restrooms, and dispersed picnic tables.

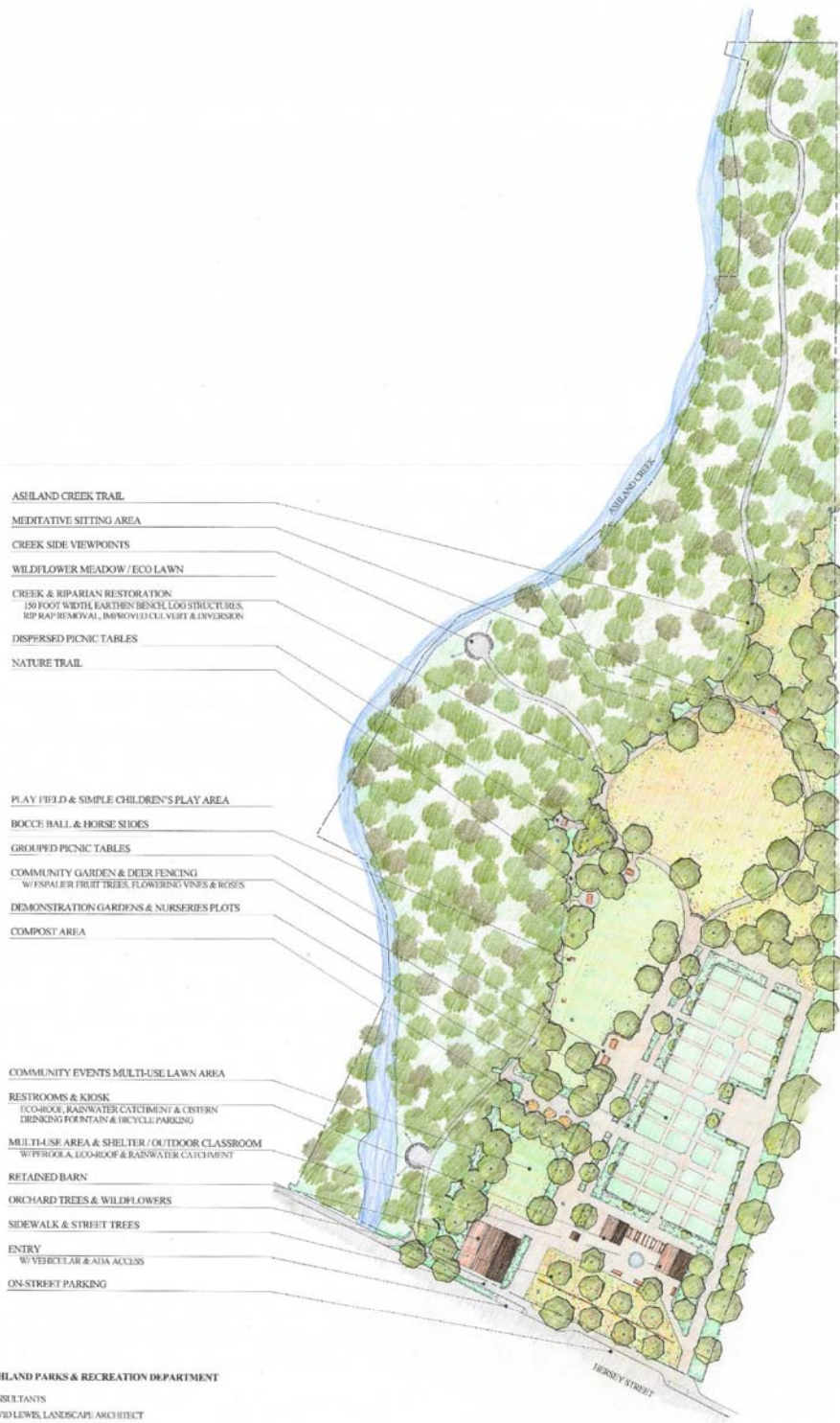
**Streetscape:** Native trees and wildflowers.



- ASHLAND CREEK TRAIL
- CREEK SIDE VIEWPOINTS
- MEDITATIVE SITTING AREA
- CREEK & RIPARIAN RESTORATION  
20 FOOT WIDTH, FORTIFIED BENCH LOG STRUCTURES,  
RIP RAP REMOVAL, IMPROVED CULVERT & DIVERSION
- EXISTING MEADOW
- DISPERSED PICNIC TABLES
- INFORMAL PLAY FIELD
- NATURE TRAIL
- GROUPED PICNIC TABLES
- SIMPLE NATURALISTIC CHILDREN'S PLAY AREA  
A GRASSY MOUND & ROUNDED BOULDERS,  
OR SPORTS COURT, OR GARDEN
- RESTROOMS & INFORMAL NEIGHBORHOOD SPACE  
DRINKING FOUNTAIN & BICYCLE PARKING
- BOCCIE BALL & HORSE SHOES
- RIPARIAN RESTORATION
- NATIVE TREES & WILDFLOWERS
- RETAINED BARN
- SIDEWALK & STREET TREES
- ENTRY  
VEHICULAR & ADA ACCESS
- ON-STREET PARKING

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 OCTOBER 11, 2009

**ASHLAND CREEK PARK MASTER PLAN**  
**CONCEPT - A**



- ASHLAND CREEK TRAIL
- MEDITATIVE SITTING AREA
- CREEK SIDE VIEWPOINTS
- WILDFLOWER MEADOW / ECO LAWN
- CREEK & RIPARIAN RESTORATION  
150 FOOT WIDTH EARTHEN BENCH LOG STRUCTURES,  
RIP RAP REMOVAL, IMPROVED CULVERT & DIVERSION
- DISPERSED PICNIC TABLES
- NATURE TRAIL
  
- PLAY FIELD & SIMPLE CHILDREN'S PLAY AREA
- BOCCIE BALL & HORSE SIDES
- GROUPED PICNIC TABLES
- COMMUNITY GARDEN & DEER FENCING  
W/ SPALLER FRUIT TREES, FLOWERING VINES & ROSES
- DEMONSTRATION GARDENS & NURSERIES PLOTS
- COMPOST AREA
  
- COMMUNITY EVENTS MULTI-USE LAWN AREA
- RESTROOMS & KIOSK  
ECO-ROOF, RAINWATER CATCHMENT & CISTERN  
DRINKING FOUNTAIN & BICYCLE PARKING
- MULTI-USE AREA & SHELTER / OUTDOOR CLASSROOM  
W/ PERGOLA, ECO-ROOF & RAINWATER CATCHMENT
- RETAINED BARN
- ORCHARD TREES & WILDFLOWERS
- SIDEWALK & STREET TREES
- ENTRY  
W/ VEHICULAR & ADA ACCESS
- ON STREET PARKING

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 OCTOBER 11, 2005

**ASHLAND CREEK PARK MASTER PLAN**  
**CONCEPT - B**





**Concept - B:** ~ Mid level development

**Riparian Restoration:** 150 foot average width.

**Parking:** Parallel on street, approximately 5 spaces, ADA accessible, with attached sidewalk.

**Entry and Vehicle Access:** Central shared use accessible pathway, plus a shared use alley with parking along eastern property boundary for garden and maintenance. Buffered from neighbors.

**Barn:** Retained with adjacent community events multi-use lawn area, surrounded by garden and trees.

**Community Garden:** Similar size as existing and moved northeast. Plus: demonstration garden and/or nursery site outside of fence; more gates; water catchment cistern with hand pump for garden; compost area; and espalier fruit trees, flowering vines & roses.

**Entry Kiosk:** for posting announcements.

**Pathways:** Central route with circular routes for strolling and play; short nature trails; two creek side viewpoints; and accommodates Ashland Creek Trail.

**Grass Area:** Eco-grass/Fleur de Lawn, plus a multi-use play field lawn incorporating a simple children's play area.

**Shelter:** In a multi-use space / outdoor classroom between the entry, community garden, the restrooms, pergola, and entry kiosk. Grouped picnic tables.

**Other facilities:** Bocce ball and horse shoes.

**Streetscape:** Orchard trees and wildflowers or Flor-de-lawn.

**Concept - C:** ~ More developed

**Riparian Restoration:** 100 foot average width.

**Parking:** Off street parking, 15-20 spaces, green standards for pervious surface stormwater detention and drainage treatment bio-swales & plantings, allows for additional street trees. Ashland Creek trailhead is accommodated

**Entry and Vehicle Access:** Central shared use accessible pathway.

**Barn:** Retained with adjacent community events multi-use terrace, surrounded by garden and trees. Possible future community center.

**Community Garden:** Moved northeast, enlarged, with demonstration gardens and/or nursery site outside of fence, plus espalier trees, vines, compost area and art.

**Entry Kiosk:** For posting announcements.

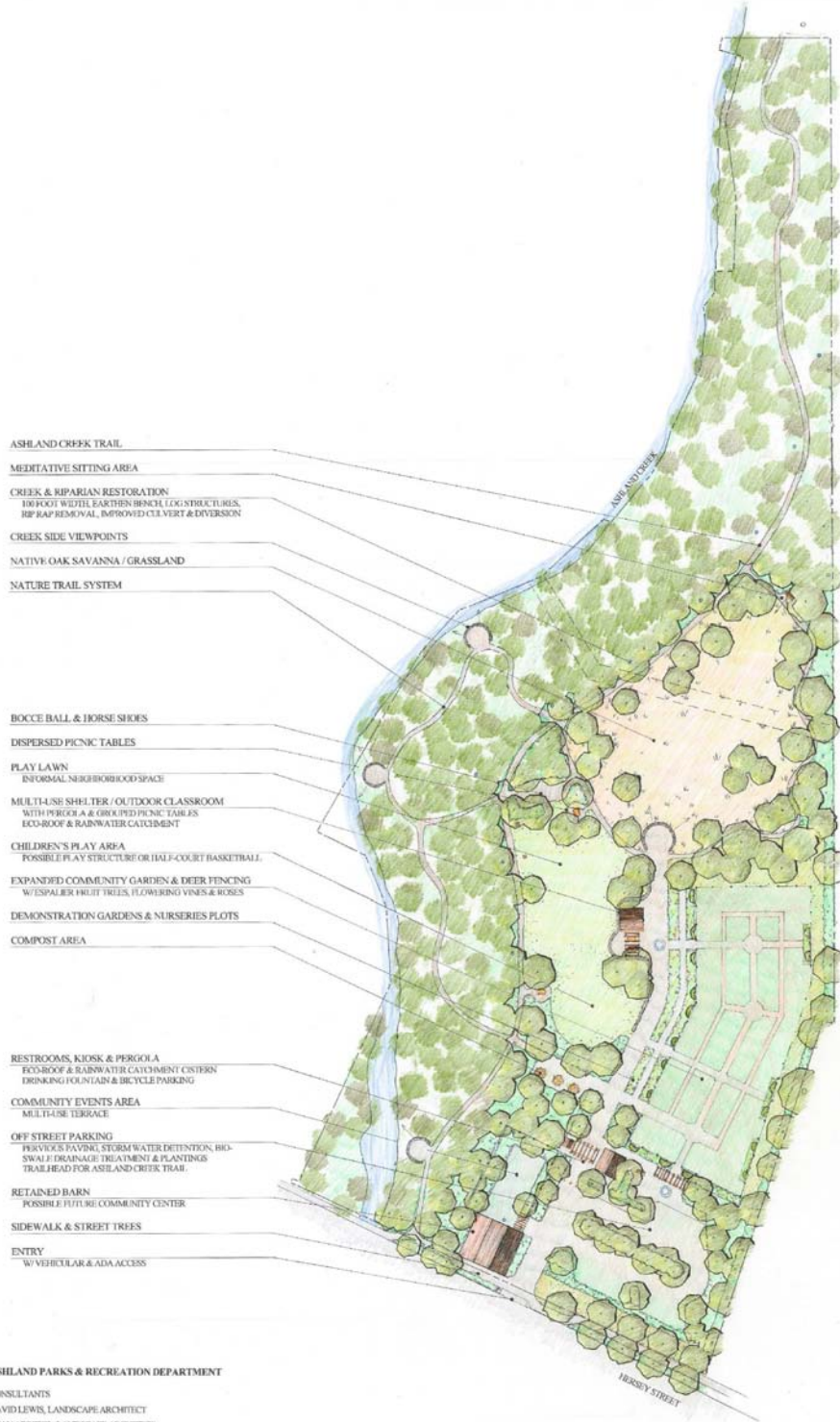
**Pathways:** Central route with circular routes for strolling and play, nature trail system with 3<sup>rd</sup> creek side viewpoint; and accommodates Ashland Creek trail.

**Grass Area:** Restored oak savanna/grassland, plus a multi-use play field lawn incorporating a children's play area or half-court basketball.

**Shelter:** Located at a center overlook terrace / multi-use space / outdoor classroom , with pergola, grouped picnic tables, eco-roof and other "green" features.

**Other facilities:** Bocce ball, horse shoes, pergolas, and dispersed picnic tables.

**Streetscape:** Detached sidewalk with additional street trees, shrubs and groundcover.



- ASHLAND CREEK TRAIL
- MEDITATIVE SITTING AREA
- CREEK & RIPARIAN RESTORATION  
10 FOOT WIDITH EARTHEN BENCH, LOG STRUCTURES,  
RIP RAP REMOVAL, IMPROVED CULVERT & DIVERSION
- CREEK SIDE VIEWPOINTS
- NATIVE OAK SAVANNA / GRASSLAND
- NATURE TRAIL SYSTEM
  
- BOCCE BALL & HORSE SHOES
- DISPERSED PICNIC TABLES
- PLAY LAWN  
INFORMAL NEIGHBORHOOD SPACE
- MULTI-USE SHELTER / OUTDOOR CLASSROOM  
WITH PERGOLA & GROUPED PICNIC TABLES  
ECO-ROOF & RAINWATER CATCHMENT
- CHILDREN'S PLAY AREA  
POSSIBLE PLAY STRUCTURE OR HALF-COURT BASKETBALL
- EXPANDED COMMUNITY GARDEN & DEER FENCING  
W/ SPALIER FRUIT TREES, FLOWERING VINES & ROSES
- DEMONSTRATION GARDENS & NURSERIES PLOTS
- COMPOST AREA
  
- RESTROOMS, KIOSK, & PERGOLA  
ECO-ROOF & RAINWATER CATCHMENT SYSTEM  
DRINKING FOUNTAIN & BICYCLE PARKING
- COMMUNITY EVENTS AREA  
MULTI-USE TERRACE
- OFF STREET PARKING  
PERVIOUS PAVING, STORM WATER DETENTION, BIO-  
SWALI DRAINAGE TREATMENT & PLANTINGS  
TRAIL HEAD FOR ASHLAND CREEK TRAIL
- RETAINED BARN  
POSSIBLE FUTURE COMMUNITY CENTER
- SIDEWALK & STREET TREES
- ENTRY  
W/ VEHICULAR & ADA ACCESS

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 OCTOBER 11, 2005

**ASHLAND CREEK PARK MASTER PLAN**  
**CONCEPT - C**



Following a question and answer opportunity, workshop participants were invited to evaluate their favorite of the three design concepts and report their groups' likes and dislikes and a revised alternative. The goal was to engage interested parties in the plan development. Participants organized themselves in an A group, a B group, two C groups, and a D group. A blank park template was also available.

The significant issues identified at the meeting included:

- Develop the site in an environmentally responsible way and preserve existing trees.
- Provide parking, but limited to ADA accessibility
- Provide significant riparian enhancement, but also accommodate an intermediate to large park and garden development
- Provide basic facilities such as restrooms, picnic benches, drinking fountain, play areas, etc.
- Keep and expand the community garden
- Utilize a trail loop system with viewpoints
- Bocce ball and horse shoe courts are not needed
- Existing grasses should be replaced
- A multi-use shelter and terrace is desirable for gatherings and educational activities
- Allow a connection to Ashland Creek Trail at a later date
- Protect existing views
- Provide an entry and orientation to the park as a whole
- Consider maintenance and vehicular access



Park Commissioners and citizens at second workshop



Workshop participants evaluate their favorite concept.



Cindy Deacon Williams discusses restoration plans.



Workshop participants evaluate their favorite concept.



A citizen presents her groups' ideas.



# Final Design Program for Master Plan

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Based on prior planning, the public workshops and other public involvement, a final design program was developed, reviewed and approved by the Parks Commission to direct the final master plan for the park. The following approved Design Program was used to create the master plan drawing.

## ***ASHLAND CREEK PARK MASTER PLAN – FINAL DESIGN PROGRAM***

The following design program consists of a listing of facilities, project areas, and general guidelines. The program is used to direct the final master plan drawing.

All program elements will be included in the final drawing as directed. The discretionary program items from the previous pre-design program list, which Parks has chosen to include in the master plan, have now been added to the design program.

1. **An entry and orientation area.** A park sign along with entry kiosk should be located near the front of the park at the main entrance.
2. **Restrooms.** Centrally located near the main activity areas accessible to the garden and playground. Adequate storage space should be included along with eco roof. Incorporate storage area for tools also. Try to limit the number of buildings.
3. **Creek & riparian restoration.** Restoration could consist of predominately native tree, shrub and ground cover plantings, an earthen bench of approximately 2-3 feet, log structures in the creek, rip rap removal, improvements to the Hersey Street culvert, and improvements to the existing diversion dam. Provide an average vegetation/earth bench width of 150 feet, which may vary through the park. *The City should realize that creek restoration projects are suggestions which the City may wish to consider for further study and would likely require the services of consultants such as hydrologists and engineers.*
4. **A substantial trail system with loops and a variety of trail types.** ADA access to site. Primary trail type should be a soft permeable surface. Hard surface or ADA would be desirable within inner loops of park including to the front viewing area of the creek. There should be no dead end trails or trails leading directly adjacent to neighboring properties. Ashland Creek Trail, as recommended by City's proposed Trails Plan, may be phased in over time.
5. **The barn.** Retain barn in rustic condition. No improvements to the barn will be made. It will be allowed to remain in tact until it becomes unserviceable. Show what may replace it upon its demise. This does not set a timetable for its removal, but does allow for future planning of the footprint of the barn.
6. **Vehicular access.** Site access should be integrated with the trails system as a shared use pathway. Bollards should be used to control access. Vehicle access is limited to service vehicles on main path system, which maybe a harden surface.
7. **Parking.** Minimal parking is preferred. Limit parking to a couple of ADA parallel spaces located on the east side of the street frontage. A plan utilizing detached sidewalks and landscaping should be given some preference over attached sidewalks.
8. **Streetscape improvements (such as sidewalks, bike lanes, street trees).** Note: full sidewalk improvements are required along the Hersey Street frontage. The City generally looks for a planting strip with street trees, 8'-10' wide to separate the sidewalk from the street (similar to Garfield Park on East Main Street). Preservation of fig tree is desired. Minimize improvements based on city standards.
9. **Use areas.** Three viewpoints of creek area are preferred. This does not imply that direct access to the water is required. The view point to the south should be ADA accessible and probably a little larger to allow for small group viewing of maybe 8 or 9 people. The other 2 viewpoints should

focus on low impact areas that allow for 2 – 3 people. These should be more contemplative in nature with small seating areas. Central use area located north of the barn should have a more developed feel to it. However, other areas should be more casual and natural focusing in on more native grasses, shrubs and trees. Central area should contain playground facilities and footprint for possible single basketball ½ court.

10. **Open areas.** Meadow grasses are preferred outside of the central use areas. Include a native tree savanna.
11. **Community garden.** Area may be reshaped. Community garden can be pushed to the east boundary and north to allow for the entrance of the park. Foot print for the community garden should not exceed a 33% increase from the current garden.
12. **Demonstration and other gardens and/or nurseries areas.** Add compost bins/chip area to gardens, build storage facility for tools, which maybe shared between community gardeners and other programs. Include ADA raised beds.
13. **Shelter and/or outdoor education area.** Include Outdoor classroom space for 30 to 40 people. Structure should be open sided with seating opportunities. Roof should have natural feel to it. Use plant screenings to buffer prevailing winds.
14. **Screening and buffering for parking areas, restrooms, and other park facilities.** Meet City requirements and consider neighbors' preferences.
15. **Corral.** The existing horses may live out their lives on site. Future use of barn and corral will change. Try to use pervious pavers for any hard surface or other "Green" type surface. Include vegetative screens.
16. **Lighting.** Use low light intensity and cut off luminaries to control light on adjacent properties. Lighting should be consistent with Commission lighting policy and limited to areas that require lighting for safety or security, not decorative.
17. **Bicycle parking.** Locate 2 racks near the front park entrance. City code may require covering.
18. **Drinking fountain.** One fountain, located near the central restroom area.
19. **Creek viewpoints.** Three viewpoints to expand walking, wildlife viewing, and sitting opportunities. See comments above.
20. **A meditative space.** Provide semi secluded areas away from the central activity area.
21. **Preservation of existing trees to a high extent.** Preserve as many of the current trees as possible.
22. **Minimization of impervious paving.** Utilize porous paving methods as much as possible.
23. **Environmental art.** Include where possible as a part of the design of amenities, not as stand alone objects. A decorated cistern may be considered. Express decorative ideas in site facility design, such as the kiosk, play structure and community garden fences, just to name a few of the opportunities.
24. **Introduce "green industry" demonstration projects.** Include "Green" practices that people can use at home. Incorporate garden ideas such as compost mulch and organic methods. Eco-roofs, drip irrigation, rain water catchments cistern, bio-swales, porous paving, and so forth hold a lot of community interest and should be receive further study during design development. Resource conservation through landscaping, water, energy construction are all items that could be incorporated into demonstrative facilities such as eco roofs, water catchments etc.

## Master Plan

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This Master Plan report and the Final Master Plan drawing incorporate and meet the intent of the above approved Final Design Program and are further described as follows:

**Riparian Restoration:** A 150 foot average width planted area runs the length of the park. Width and types of plantings vary. An expanded description is provided in the Appendix.

**Parking:** Two on street accessible parking spaces will be provided and designed to meet code requirements.

**Park Entry and Vehicle Access:** A central shared use ADA accessible pathway. Vehicular access is controlled by bollards. A double row of trees, reminiscent of local orchards, creates a personal entry area before leading onward to the various use areas of the park. Low level lighting may be included.

**Barn:** The barn will be retained for the present. Eventually it will be replaced with additional streetscape plantings.

**Expanded Community Garden:** The existing garden will be moved northeast, enlarged, and include demonstration gardens and/or nursery plots outside of the deer fence. The existing area is approximately 22,000 square feet and the master plan drawing shows an area of approximately 30,000 square feet including the demonstration gardens. The increase shown is 33 percent. The garden area could include other types of gardens, such as a children's/school garden, city nursery, or plantings for educational purposes. ADA accessible raised beds should be incorporated into the garden. Amenities might include espalier trees, flowering vines and/or roses on the fence, a compost area, tool storage, and art. Decoration may be considered in the fence, gates, benches and paving patterns. A hand pump can be located to supply rainwater from the rainwater catchment cistern.

**Kiosk with Covered Bicycle Parking:** A kiosk should be included, near the entry, for posting announcements and securing bicycles. Rack space for approximately six bikes should be included under the roof. The structure may have an eco-roof.

**Pathways:** A wide central shared use pathway leads visitors into the park. a hierarchy of pathways is created for various uses and structured around the central route. Adjacent loop routes are provided for strolling, hiking and play and connect with the central path. The adjacent routes include a nature trail system with 3 creek side viewpoints. In the future, the park can accommodate or be linked with an Ashland Creek Trail corridor as it is developed. Decomposing granite will be considered for trail surfaces, but other surfacing may be approved. All pathway and trail slopes should meet ADA accessibility standards.

**Central Open and Grass Areas:** The open areas, framed by the path system, consist of a restored native tree savanna/grassland; and an irrigated multi-use play field lawn, which incorporates a play structure for children and a half-court basketball court.

A small informal neighborhood space, with two picnic tables shaded by a pergola, overlooks the children's play area and lawn. The terrace is formed by a stone sitting wall. Benches and picnic tables offer a place to sit, supervise children, and enjoy the park and views to the surrounding landscape. The terrace will also be advantageous as a meeting area near the gardens.

**Shelter and Restrooms:** A shelter, approximately 26' x 35', and restrooms with storage room will be located within the front terrace. The structures may have eco-roofs and other “green” features. The roofs may connect to a rainwater catchment cistern for use on site. The shelter should be open sided with seating opportunities. A drinking fountain may be attached to the exterior of the restroom building. Utility connections may be included.

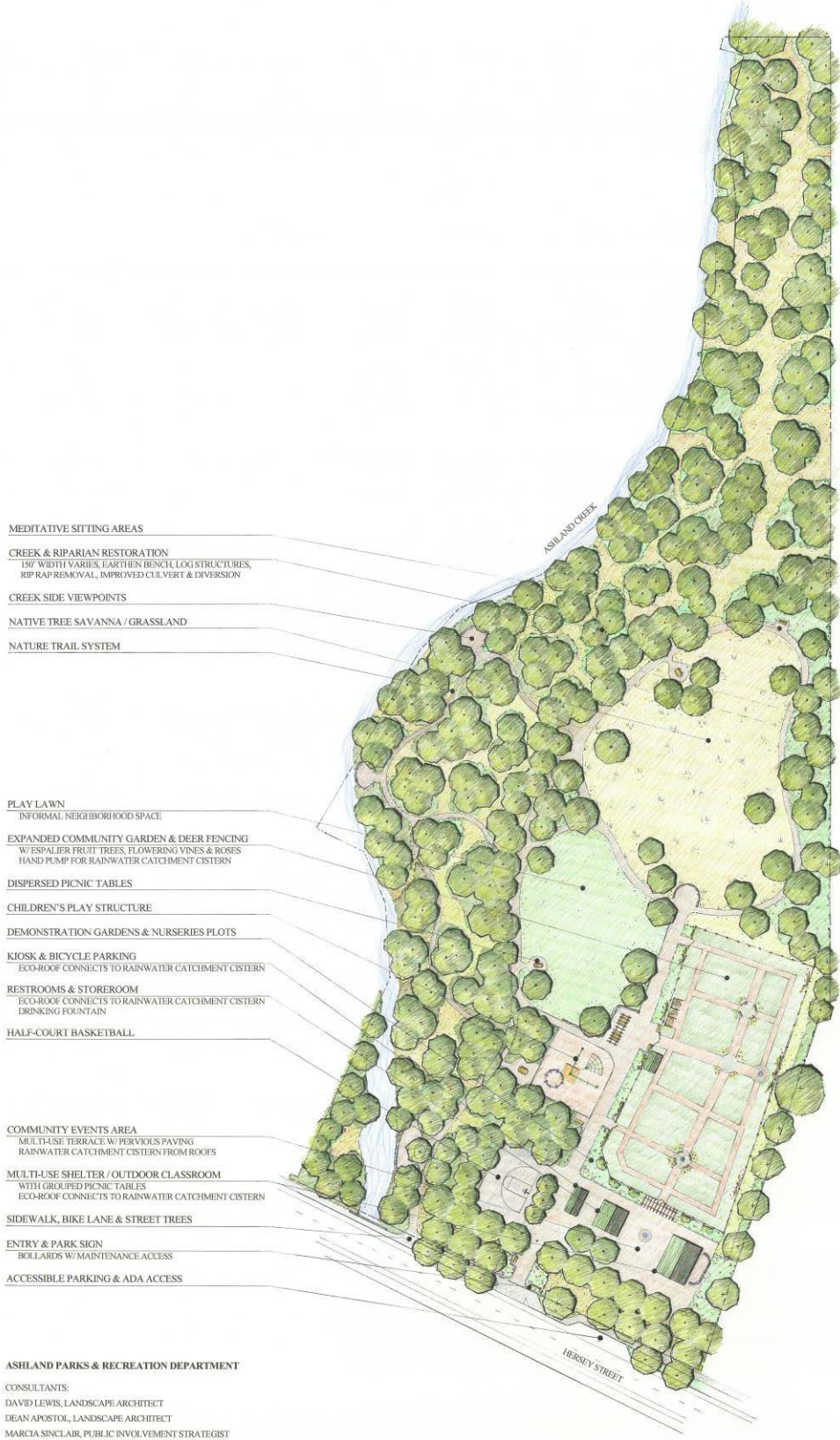
**Front Terrace:** The front terrace is a multi-use community events / outdoor classroom space, which is enhanced with picnic tables, a stone sitting wall and pergola. The outdoor classroom space should accommodate 30-40 people. Utilities may be included. Pervious materials will be considered for paving the terrace. Porous pavers will allow stormwater to infiltrate.

**Other facilities:** Meditative sitting areas and dispersed picnic tables may be located throughout the park where appropriate. Lighting may be considered for the site and is an option. Any lighting will be low intensity and directed away from adjacent properties. Pathway lighting; lighted bollards near the park entrance, the garden gates, and the restrooms; and other safety lighting may be considered to accommodate people leaving the park in the evening. A licensed electrical engineer may be needed to design the lighting system.

**Streetscape:** Utilize an attached sidewalk where needed for ADA parking and accessibility; and a detached sidewalk elsewhere to allow for street trees, shrubs and groundcover in a wide planter strip. Buffer the park from the street with rows of trees reminiscent of an orchard and the agricultural history of Ashland. Tree selection might be fruit or nut trees or something similar in shape. Consider a wildflower mix or grass mix for the under planting.

**Materials:** During the design development phase, materials, furnishings and products which reflect Ashland’s natural surroundings and cultural heritage should be highly considered. Lithia Park should be considered as a source for inspiration. Rounded river stone sitting and retaining walls; decomposing granite trail surfacing; and other indigenous materials should be considered for use in the park. Creating a strong connection between these two parks and accentuating their connection to the creek will help instill the idea of the creek flowing through the city; the importance of Ashland Creek; and enhance the beauty of Ashland.





- MEDITATIVE SITTING AREAS
- CREEK & RIPARIAN RESTORATION  
150' WIDTH VARIES, EARTHEN BENCH, LOG STRUCTURES,  
RIP RAP REMOVAL, IMPROVED CULVERT & DIVERSION
- CREEK SIDE VIEWPOINTS
- NATIVE TREE SAVANNA / GRASSLAND
- NATURE TRAIL SYSTEM
  
- PLAY LAWN  
INFORMAL NEIGHBORHOOD SPACE
- EXPANDED COMMUNITY GARDEN & DEER FENCING  
W/ ESPALIER FRUIT TREES, FLOWERING VINES & ROSES  
HAND PUMP FOR RAINWATER CATCHMENT CISTERN
- DISPERSED PICNIC TABLES
- CHILDREN'S PLAY STRUCTURE
- DEMONSTRATION GARDENS & NURSERIES PLOTS
- KIOSK & BICYCLE PARKING  
ECO-ROOF CONNECTS TO RAINWATER CATCHMENT CISTERN
- RESTROOMS & STOREROOM  
ECO-ROOF CONNECTS TO RAINWATER CATCHMENT CISTERN  
DRINKING FOUNTAIN
- HALF-COURT BASKETBALL
  
- COMMUNITY EVENTS AREA  
MULTI-USE TERRACE W/ PERVIOUS PAVING  
RAINWATER CATCHMENT CISTERN FROM ROOFS
- MULTI-USE SHELTER / OUTDOOR CLASSROOM  
WITH GROUPED PICNIC TABLES  
ECO-ROOF CONNECTS TO RAINWATER CATCHMENT CISTERN
- SIDEWALK, BIKE LANE & STREET TREES
- ENTRY & PARK SIGN  
BOLLARDS W/ MAINTENANCE ACCESS
- ACCESSIBLE PARKING & ADA ACCESS

ASHLAND PARKS & RECREATION DEPARTMENT  
 CONSULTANTS:  
 DAVID LEWIS, LANDSCAPE ARCHITECT  
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 MARCIA SINCLAIR, PUBLIC INVOLVEMENT STRATEGIST  
 CINDY DEACON WILLIAMS, AQUATIC ECOLOGIST  
 SEPTEMBER 24, 2006

**ASHLAND CREEK PARK MASTER PLAN**  
**FINAL PLAN**



# Appendix

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## Conference Call

A conference call was held on May 4, 2005 with representatives of Ashland Park's to assist the City in formulating a Public Involvement Strategy and gather background information for the plan.

Taking part in the conference were:

- Jo Ann Eggers, Ashland Parks Commission Chair, JE
- Rick Landt (former commissioner who lives near site), RL
- Carol Wheeldon (former councilor who lives near site), CW
- Linda Chesney, Mt. Park Nature Center and community garden program staff, LC
- Steve Gies, Parks Superintendent, SG
- Don Robertson, Parks Director, DR
- David Lewis, Landscape Architect, Consulting Team Leader, DL
- Dean Apostol, Landscape Architect, DA
- Marcia Sinclair, Public Involvement Consultant, MS

## Agenda

- Established the "decision space" - explanation and discussion
- Build a community engagement/public involvement strategy step by step
- Identify next steps

## Background questions during conference call

### 1. What do existing policies recommend or determine for this park or park type?

- Purchased park to meet Comp Plan goals. RL
- Kids play area implied by neighborhood park need within ¼ mile.
- Conservation/restoration of Ashland Creek (level not determined). DR, JE, RL
- Possible trail connection. RL
- City has no defined specifications on what new community or neighborhood parks will contain (in master plan) DR
- Park features and style of development flexible. DR
- This site chosen to provide park within ¼ mile of neighbors, but has larger role in community RL
- City should provide walking connection to park from neighborhood. JE
- Hersey St is busy so look beyond site for connections. DR
- Other policies: floodplain ordinance, riparian (under revision), Night lighting, no light shining off property. RL
- Important to serve neighborhood, but also larger community (creek, park size) JE
- South border of park (Hersey St) important. Highly visible & accessible. DR
- This park only 3 blocks north of town center at main plaza area and end of Lythia Park. Can be viewed as extension of Lythia. Draw people to the site. RL

### 2. Are there certain functions this park is already expected to serve (i.e. play space for kids,) and others that it is not expected to serve? (i.e. organized sports).

- It has a water feature already CW
- Large enough for sports field, but probably not appropriate use RL
- How much floodplain to reclaim as natural? How much will we allow the creek to meander? RL
- Can have field or informal play area in floodplain. Probably smaller scale. DR
- Community garden use under temporary agreement only. Must keep our minds open to what is best overall. JE, RL
- Very popular garden site, keep options open. May be touchy issue JE
- Garden use here has been very successful LC (Also see Linda's email notes later in this document).
- Garden users may be vocal and disproportionate voice RL
- Informal sports DR

### 3. Are there unmet city recreation needs that should be or might be met at this park?

- All needs represented DR

- A recent new park has organized sports. We should be looking toward additional types of services here (informal sports, bocce ball and bowling green). CW
  - Programs at Mt Park very popular (almost too popular) and could spill over to this site to regulate impacts JE, LC (Environmental education, Stream restoration, bird watching, native plant gardening, invasive plant info, - these are popular programs)
  - Composting classes, alternatives to pesticides, xeriscaping, organic gardening CW
  - Consider demonstration gardens and educational gardens DR
  - Extent of floodplain may preclude building rec center. Consider outdoor “class rooms” DR
  - 3 buildable lots in park SG
  - Portions of park flood frequently, including the barn RL, SG
  - Save the barn. It has been there a long time. CW
  - Restrooms may or may not be OK on this site. DR
  - We are getting too insulated away from nature. JE
- 4. What decisions have already been made regarding park facilities and services?**
- Nothing hard and fast yet. We have some goals. DR
  - Certain things to accomplish, no decisions on how or where DR
  - No fixed decisions have been made by parks commission. RL
- 5. Could this park be designed along the lines of a specific theme, such as a “children’s park or urban farm park” for example?**
- Much humor over this one
  - Base it on community needs, natural setting, floodplain, restoration theme, a natural theme. RL
  - Creek and views are important. All ages, events, parties, informal lawn games, creek access points JE
- 6. Are there any existing facilities or uses in the park that must remain?**
- Sewer line crosses park west to east
- 7. What is the city policy with regard to management and restoration of Ashland Creek?**
- Opportunity to “walk the talk,” provide good model, demonstrate concern for creek, which hasn’t been shown by some recent development JE
  - Floodplain and riparian ordinances being updated. Need to track. DL
- 8. Are there specific requirements, like off-street parking, that must be met?**
- On-street could be sufficient, depends on what is chosen for the site program. SG
  - Retain old fig tree RL
  - Best to keep most trees. Trees over 2” DBH sacred in Ashland DR
  - Restrooms optional here, available across street DR, RL
  - We will need to meet ADA regs for parking, etc at the site. DR
  - Existing parking is only on south side of Hersey. May want to explore widening a portion of Hersey. RL
- 9. What are the known or suspected issues surrounding this park and the immediate neighborhood that could influence this plan or planning process?**
- City budget may limit options JE
  - No fixed CIP budget for this park. Don’t let budget limit too much, but be reasonable. Could be phased over long period. DR
  - Encourage walking & cycling part of larger city efforts. Provide bike parking. CW
  - Immediate neighbors may oppose active park uses. Homeless and fire concerns may be used as problems to limit park development. RL
  - Water right and diversion in creek must remain JE, RL
  - Recent crime issues in Bear Cr greenway will probably still be on people’s minds. CW

Linda Chesney had to leave the conference call early and provided the following by email:

I hope that a community garden will be considered as an appropriate use for the space. We’ve received a lot of positive feed-back about it as a resource for citizens striving for sustainable lifestyles since it makes locally grown, organic produce more accessible. And the garden has

become a valuable educational resource, providing a central location for teaching school children and for community education classes. The barn would be very useful as an educational facility and is of historic value as well. In keeping with the historic agricultural use of the property, it would be wonderful to see a small area be made available for park staff to work with volunteers propagating native plants for projects on public lands within the city.

### **Public Involvement Strategy Questions**

#### **1. What are the primary goals of the public involvement process?**

- Notify community of planning process and provide way to stay informed. CW
- Publicize opportunities for interested citizens to participate in the process
- Draw information and community desires for new recreation facility to enhance plan and meet community needs.
- Model inclusive, interactive planning JE
- Method of keeping everyone informed CW
- Increase community trust and support of Parks staff and commission. Provide open process and sense that individuals were heard. RL
- Build constituency for development phases RL
- Encourage bigger view of this site (not just local park), long term needs. JE
- Identify opportunities for facilities that may fit better elsewhere JE

#### **2. Who will be interested in this park? Who are our “publics?”**

A contact list of interested neighbors, organizations, commissions and individuals was created. The city contacted and/or met with many groups and individuals over the following months; and informed them of the park master planning effort and upcoming workshops.

- Multiple city commissions, (Bicycle and Pedestrian, Conservation, Neighborhood, Transportation, Planning, etc.)
- Parks Commission: Mike Gardiner, Diane Amarotico, Rich Rosenthal, JoAnne Eggers, and Jim Lewis.
- Environmental & conservation groups (Audubon, Watershed, Headwaters, etc...)
- Pete Vogel and family (former property owner)
- Folks who keep horses in park
- Community garden interests
- Residents within ¼ mile. Observe notice area as defined by City. CW
- Adjacent landowners
- Civic, service clubs and business community
- Skateboarders
- Lawn bowlers
- Organized sports groups
- Senior Citizens
- Agencies (DEQ, ODFW, Corps of Engineers, DSL)
- School aged kids
- Trails groups (Scott Kurtz, Chair of the Trail Committee, AWTA, etc.)

JoAnne Eggers provided the following: Here are the names of some people to contact regarding the master planning process. I think the others will appear in the city council, city committees and commissions, and community and civic groups.

Linda Chesney (or Kari Gies) will have names of those on the Parks Environmental Stewardship Program Advisory Committee. They include teachers, resource experts (some agency people), volunteers, and others - one of the most playful and intelligent/knowledgeable selection of folks I have ever brainstormed with.

Mike Uhtoff and family, NW Nature Shop, 154 Oak St.

Bill Meyers, DEQ water quality, early member of Ashland Watershed Partnership, and Ashland resident.

Karen Bolda, Bear Creek Greenway

Karen Smith, Bear Creek Greenway coordinator and neighbor of the new park.

Neighbors, upstream and down:

Barry Peckham, Parks Commissioner from another era.

Selene Aitken



Bob Quaccia, downstream neighbor with bird habitat and xeriscaping.  
Jeff Golden, host of local public radio talk show, downstream neighbor.

School District: Wilderness Charter School (high school program), Willow Wind Learning Center (for students who are home schooled), general student population.

Groups: Klamath Siskiyou Wildlands Center, 84 4th St.  
Headwaters, Ashland, Cindy Deacon-Williams.  
Audubon, Barbara Massey and Pepper Trail.  
Ashland Watershed Partnership, Cyndi Dion.  
Community Garden, Carol Kale and Patrick Marcus  
The Stream Team, Donna Rhee and Jacquie Milikien.

### **Creek and Riparian Restoration**

The City should realize that creek restoration projects are suggestions which the City may wish to consider for further study and would likely require the services of consultants such as hydrologists and engineers. We recommend further study of all aspects of the concepts which involve altering the existing stream and riparian areas. A hydraulic engineer should examine existing stream flows and help develop the grading plan and study the existing conditions. Altering the existing grading, drainage and vegetation may have off-site effects including pooling and problematic down stream flows.

The main riparian design concept is that the riparian area could trace the creek approximately 150 feet from the stream edge. The width may vary across the park as needed.

**Bench:** Site grading could create an earthen "bank full" bench which would be roughly 2 to 3 feet higher in elevation than the riparian zone; and run roughly parallel to the edge of the stream, approximately 150' to the east.

The bench height and location will require hydrologic engineering to exactly determine the needed design. Purely as a conceptual idea, 2-3 feet is likely adequate for most spring run-off events. The idea is to create a "designated" inner flood plain that is less than the entire width of the park so that in most flood events the creek would overflow the main channel and spread out to the bench, but would not spread out across the entire draw. In major events the flood waters are likely to encompass most of the park regardless. The likelihood of flood must be acknowledged in the park design to the extent possible.

The park could possibly be contoured so there are a series of 3 parallel benches that always drain through downstream. Basically we want to have a three tier cross section, with the lowest tier the creek itself, the second tier the inner floodplain/replanted riparian area, and the upper tier the rest of the park. We can anticipate that occasional big floods will inundate the land and park amenities.

The bench could be created through a cut and fill operation by lowering the second tier inner floodplain and then grading and contouring the upper meadow. The ideal would be to taper the third tier out to the east park boundary rather than to simply put a "bump" in the middle of the park. Remember, in really high flood events, most of the park will be under water and any backwater areas will trap the flow as the flood recedes. The intent of the concept is to allow the creek to determine its own path between the existing west side "bluff" and the constructed "bank full" bench. Over the long-term, the creek will likely develop a bit of a meander on its own.

**Topsoil:** Given that most of the park land currently is fill, there may not be much concern regarding the design having much of an effect on topsoil within the inner floodplain. There may already be a concern with soil productivity because of past management on the land. The riparian area might be lowered by perhaps 12" without removing all the topsoil. Any useable top soil should be stock piling for use within the park. The usual methods of skimming off the top soil, stock piling and replacing after grading; and/or pocket planting the new vegetation in pockets of top soil can be considered. After stock piling and composting, the top soil would be redistributed through out or used for pocket planting.

To the extent the sod in the lower floodplain is scraped, stock piled, composted and reused, weedy plant species can be removed. If the entire meadow area is graded, unwanted plant species can be largely removed.

**Planting:** Riparian vegetation could be planted between the creek and the bank full bench. Much of this area could have an open sun lit character through clustering trees and shrubs, such as alders, ash, willows and cottonwoods. An open pattern to the planting will allow views through the area and decrease vandalism and camping. Planting may extend past the bench to push the tree or shrub edge past the bench and into areas of the park.

**Next Steps:** Design development engineers and landscape architects should also study the following:

1. Removal of creek side rock rip rap in those areas that are not intermingled with the roots of existing large trees; and the eventual removal of the rest of the rip rap after the replanted riparian vegetation is established, including that around existing large trees. In some cases, it is anticipated that there will be a need to reshape the stream bank a bit and do some willow planting.
2. At the existing Hersey Street culvert, study constructing a bottom baffle system to concentrate stream flow during low flow to enhance fish passage.
3. At the existing irrigation diversion, study either rebuilding the diversion to allow for fish passage or removing the diversion and installing a pump/chamber to eliminate the fish barrier while allowing for continued use of the water right.
4. Study creek access at three points: just downstream from road, near the bend in the river and lower down possibly near the existing diversion, but also could be below that point if that fits better with park trail design).
5. Add large wood/root wads and log structures, in Ashland Creek at several points to encourage pool development.

### Cost Estimate

Items	Quantity	Unit	Cost	Totals	Subtotal	Notes
<b>Creek, riparian &amp; native tree savanna / grassland restoration</b>						184900 SF Total
Demolition	1	Allow	5000	5,000		
Excavation grading/compaction	3,426	CY	15.00	51,390		conserve topsoil
Fine grading	100,000	SF	0.25	25,000		
Log structures	1	Allow	25000	25,000		
Rip rap removal	1	Allow	25000	25,000		
Improved culvert	1	Allow	30000	40,000		
Improved diversion dam	1	Allow	30000	35,000		
Trees	370	Ea	125.00	46,250		20 per 10,000 SF
Shrubs & ground cover	184,900	SF	0.50	92,450		
Mulch & Soil amendments	60,000	SF	0.25	15,000		
Irrigation (temporary)	184,900	SF	0.40	73,960		
<b>Subtotal</b>					<b>434,050</b>	
<b>Other park earthwork</b>						
Demolition	1	Allow	2000	2,000		
Excavation grading/compaction	2,900	CY	15.00	43,500		conserve topsoil
Fine grading	60,000	SF	0.25	15,000		
Saw cutting asphalt& concrete	1	Allow	500	500		
<b>Subtotal</b>					<b>61,000</b>	

**Streetscape**

Concrete Curb	75	LF	25.00	1,875	includes base
Porous pavers	2,240	SF	11.00	24,640	
Paver items included above:					
Excavation, grading & compaction	0	CY	15.00	0	
Crushed rock - placement	0	SF	0.65	0	
Geotech fabric	0	SF	0.12	0	
Crushed rock - material	0	CY	20.00	0	
Walk - edging	0	LF	1.25	0	
Pavers	0	SF	7.50	0	
Asphalt	600	SF	3.00	1,800	
Paint striping	1	Allow	400	400	
ADA regulation signs	2	Allow	300.00	600	
<b>Subtotal</b>				<b>29,315</b>	

**Nature trails, viewpoints, & pathways**

Trail & viewpoints (2)	4,065	SF	2.50	10,163	5' width, decomposing granite
Trail, viewpoints (1), picnic & bench pads	12,470	SF	2.50	31,175	8' width, decomposing granite
Trail, garden entries, picnic terrace	4,450	SF	2.50	11,125	12' width, decomposing granite
Stone retaining/sitting walls	205	LF	200.00	41,000	
<b>Subtotal</b>				<b>52,125</b>	

**Entry & front terrace**

Porous pavers @ entry & terrace	9,760	SF	11.00	107,360	
Paver items included above:					
Excavation, grading & compaction	0	CY	15.00	0	
Crushed rock - placement	0	SF	0.65	0	
Geotech fabric	0	SF	0.12	0	
Crushed rock - material	0	CY	20.00	0	
Walk - edging	0	LF	1.25	0	
Pavers	0	SF	7.50	0	
Stone sitting walls	140	LF	175.00	24,500	
<b>Subtotal</b>				<b>131,860</b>	

**Community & demonstration garden**

30,000 SF Total

Deer fencing & gates	705	LF	20.00	14,100	
Hose bibs	20	Allow	200.00	4,000	
Hand pump	1	Allow	5000	5,000	
Cistern	1	Allow	7000	7,000	
Pipe & trench	600	LF	10	6,000	
Soil amendments	30,000	SF	0.16	4,800	
Irrigation @ demonstration beds	2,980	SF	1.00	2,980	
Compost structure	1	Allow	2000.00	2,000	
Move existing structures	1	Allow	5000.00	5,000	
<b>Subtotal</b>				<b>50,880</b>	

**Play Areas**

Play structure	1	Allow	25,000	25,000	
Concrete Curb	240	LF	25.00	6,000	
Wood chips	1	Allow	5000	5,000	engineered wood, 3600 SF
Half court basketball equipment	1	Allow	1450	1,450	including striping
Court paving	3,315	SF	4.25	14,089	porous asphalt
<b>Subtotal</b>				<b>51,539</b>	

**Planting & Irrigation (includes streetscape)**

Play lawn, seeded	16,500	SF	0.25	4,125	
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Irrigation @ play lawn	16,500	SF	0.75	12,375	
Soil amendments	16,500	SF	0.16	2,640	
<b>Subtotal</b>					<b>19,140</b>
Wildflower mix	14,068	SF	0.20	2,814	
Shrubs & groundcover	18,450	SF	1.00	18,450	
Trees	52	Ea	250	13,000	installed w/ mulch
Irrigation @ plant beds	18,450	SF	0.75	13,838	
Mulch & soil amendments	18,450	SF	0.25	4,613	
<b>Subtotal</b>					<b>52,714</b>
<b>Site structures</b>					
Kiosk w/ covered bike parking	1	Ea	15,000	15,000	installed
Restroom w/ storage	1	Ea	130,000	130,000	installed
Multi-use shelter	1	Ea	34,000	34,000	26' x 36', installed
Stone sitting walls @ shelter	40	LF	175.00	7,000	
Pergola	2	Ea	6,500	13,000	installed
<b>Subtotal</b>					<b>199,000</b>
<b>Site furnishings</b>					
Benches	7	Ea	1,200	8,400	installed
Picnic tables	5	Ea	1,600	8,000	installed
Picnic tables @ shelter	6	Ea	1,600	9,600	installed
Bike racks	2	Ea	350	700	installed
Drinking fountain	1	Ea	3,000	3,000	installed
Trash receptacle	1	Ea	1,500	1,500	installed
Bollards	4	Ea	300	1,200	installed
Bollards Removable	1	Ea	500	500	installed
Lighting	1	Allow	20,000	20,000	installed
Park entry sign	1	Allow	3000	3,000	
Park regulation sign	1	Allow	600	600	
<b>Subtotal</b>					<b>56,500</b>
<b>Subtotal</b>				<b>1,179,460</b>	
Mobilization, Bonding, Insurance	1	LS	117,946	117,946	10%
Contingency				117,946	10%
A&E Design				117,946	10%
<b>Construction Cost Estimate</b>				<b>1,533,298</b>	

**Notes**

1. Earthwork approximate.