

# ASHLAND PARKS and RECREATION COMMISSION

Japanese Garden

October 28, 2019

Michael A. Black, AICP



# Agenda

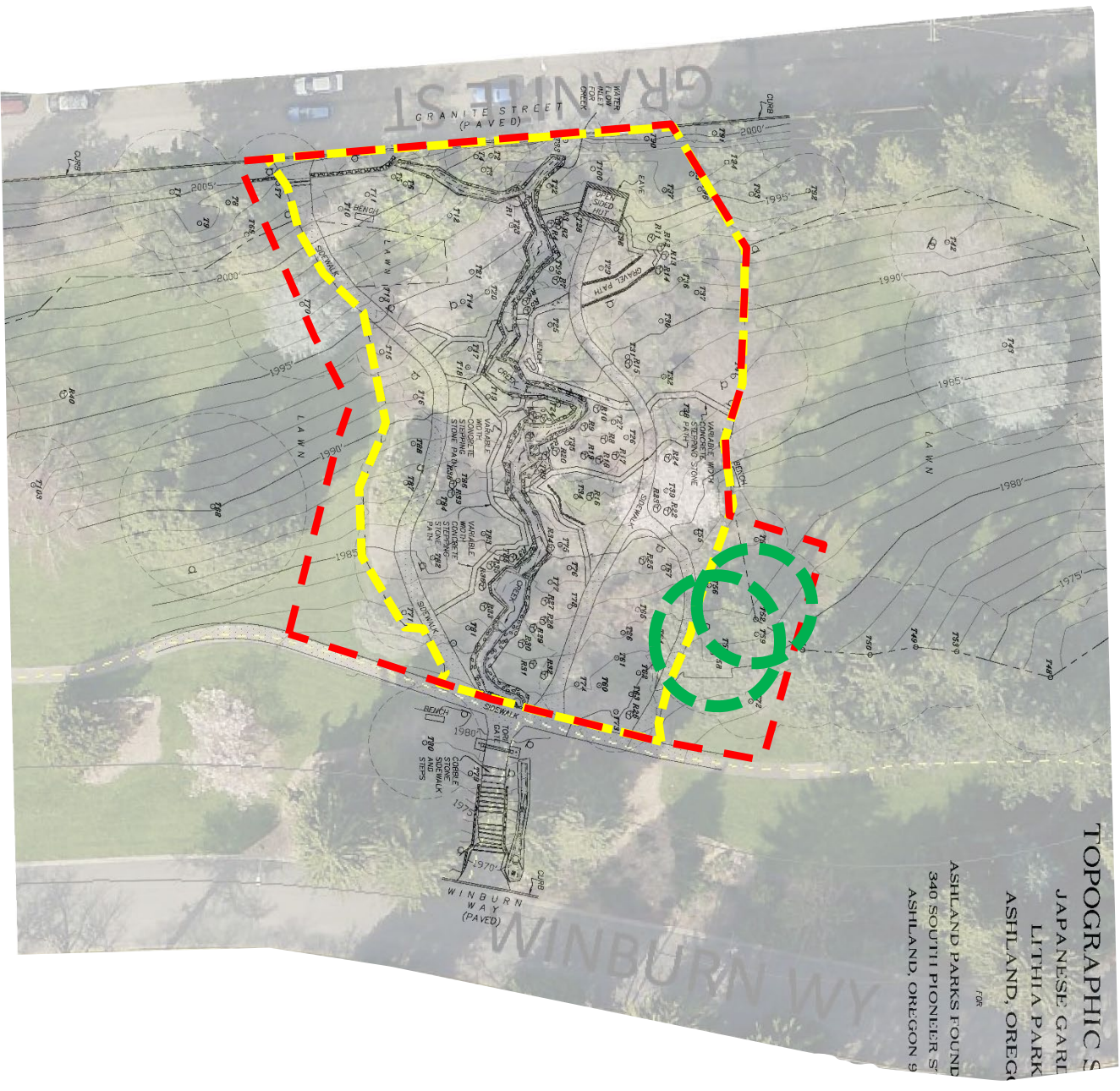
- Review Approved Plan
- Highlight Amendments being Requested
- Discuss Funding
- Discuss Project Boundary
- Present Proposed Conditions of Approval
- Next Steps





Hand-drawn landscape design plan for the Japanese Garden at the University of Virginia. The plan shows a large, irregular garden area with various plantings, paths, and structures. Key features include a large circular pond in the center, a smaller pond to the right, and a large rectangular pond at the bottom. The garden is surrounded by a fence and a road. The plan is labeled with various plant names and numbers, and includes a scale bar and a north arrow.

Scale: 1" = 8'-0"  
10-2015 4-2







**Japanese Garden – Early 1900s**

Mr. Park Landscape Garden Site Plan  
east view - 10/10/00 (approx)



10/10/00  
10/10/00  
10/10/00



KARYA & WIL. COM. GARDEN "TEUKU YAMASTIK"   
 PAK BULGAREN

Black Pearl Organ

DRAWN STONE BRG

Campbell's HEDGE

Con. ~~CPA~~ AGAR GATE w/ SLOPE

## Info Booth

CAPIR DRIP VINE

## Important Formulae

Deck  
BRICK HOUSE EDGE

YAZARSA CAMPANA HEDGE  
"Bamboo fence."

Future Ticketing office = 6x8

JAPANESE ROTTEN YAM  
CATER - L. LINE  
GATE PAINT DRIP LINE

JAPAN ELECTRIC CO., LTD., INC.  
 TOKYO, JAPAN - P. BOX 1943  
 P. BOX 1943, PORTLAND, OR 97280  
 EXISTING PATH LINE

Bamboo Fiber

~~STEPPING STONE PATH~~

SLATE MAP PATH = 5

BAMBOO FENCE

DRAIN DRAIN w/ Black Pebbles

TRANSFORM (STONE)

MAIN STATE PATH = 5

Wood Henge

BAMBOO FENCE

RARE-KoBoshi style  
stroke path.

Handwash Basin

EDGE of POOL

JAPANESE ROOTS  
WAVE

2 DRAIN BASIN (12x12)

## BAMBOO FENCE

## GATE Post Support

100

1. JAPANESE BACKS

MONKABUK NO 1 RPS  
TYPICAL Boulder

© 2011 Pearson Education, Inc. or its affiliate(s). All rights reserved.

## Stone Path

## Doug Firs

## Handwash Basin

## Wall

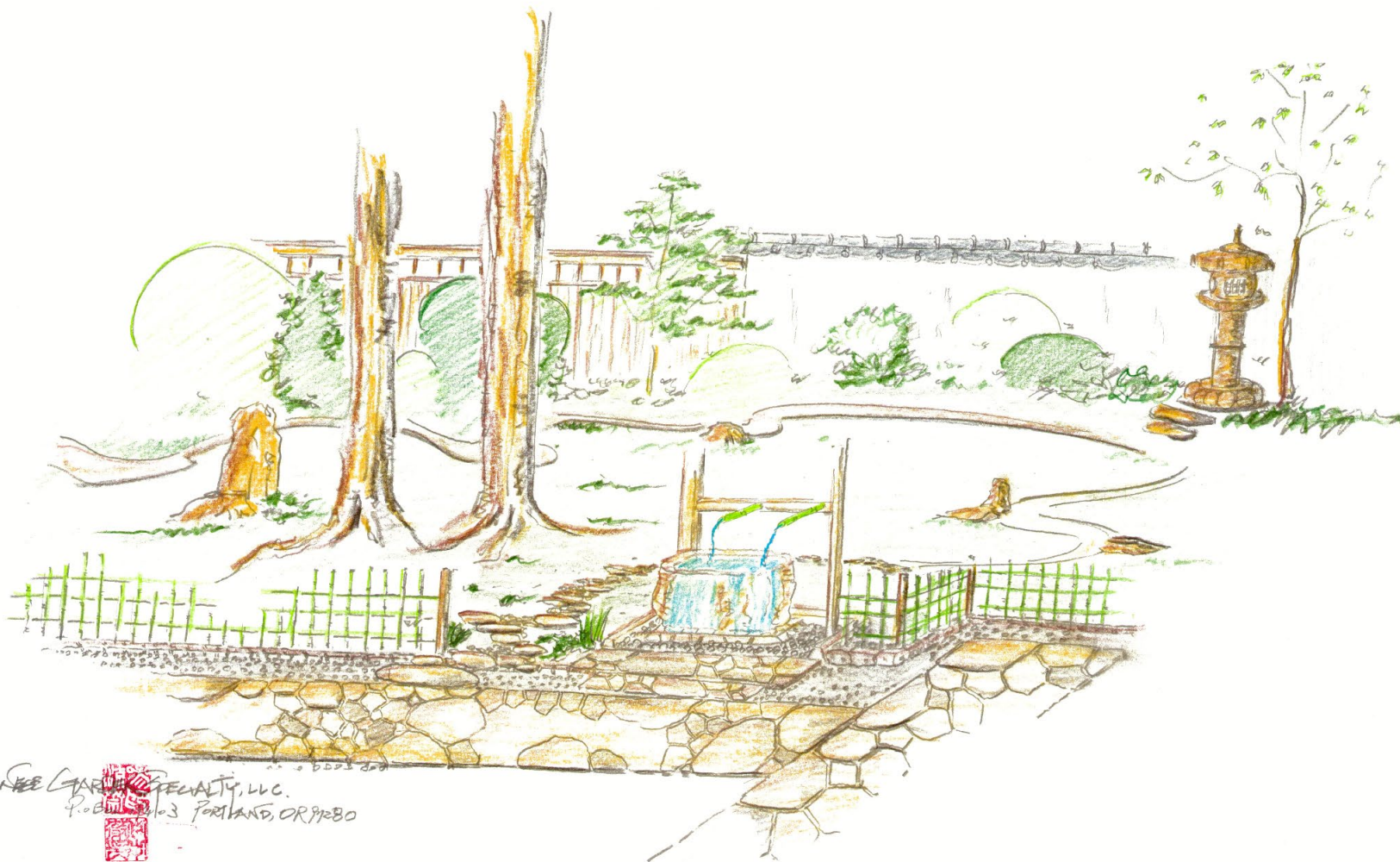
SCALE - 1" = 4'-0"

EXISTING GARDEN PATH

Amelia Park Japanese Garden

Re Designs - Linear Design for Garden

001.2019



LINEAR DESIGN SPECIALTY, LLC.  
P.O. Box 103 PORTLAND, OR 97200







## Cost of Maintenance

- Current Japanese Style Garden
  - .50 acres
  - \$20,000/ ½ acre
- Proposed Japanese Garden
  - .65 acres
  - \$75,000/yr total personnel/maint.







# Proposed Conditions of Approval

- All twelve of the Douglas Fir trees in the “Boy Scout Grove” shall be retained, including the two within the boundary of the proposed Japanese Garden.
- A special tree protection plan shall be created to protect the entire Doug Fir grove. The plan is yet to be completed; however, the following must be contained within the plan:
  - Construction and any other work within the drip line of the Douglas Fir Boy Scout Grove would only occur as recommended by certified arborists with the goal of maximizing protection for these trees above and below ground.
  - The exception to the above being that the area within the drip line south of the existing north south sidewalk by the Douglas fir trees may require root disturbance to gain ADA access and other reasons. It is understood that work in this area would include supervision by certified arborists but reasonable measures to allow Garden construction and planting work would be allowed.

# Proposed Conditions of Approval

- The “Bamboo Forest” area near the Douglas Fir trees from the original plan shall be eliminated from the approved Japanese Garden plan.
- A comprehensive tree protection plan will be implemented by the Ashland Parks Arborist for the area outside of the proposed garden for areas adjacent to, or with potential impact from the proposed construction project.
- The construction of the project is being funded completely by the Ashland Parks Foundation and any contributions from Ashland Parks and Recreation will be through in-kind labor, project management and equipment usage.
- Staff shall work with Ashland Parks Foundation and the donor to secure a contract for a ten-year period for a monetary maintenance contribution of up to \$60,000 per year.





# Conclusion

---

- Garden plan has been reworked to address the concerns of the citizens
- Next steps:
  - Approval of Amendment
  - Plan development and project management plan
    - Tree protection plan
  - Finalize Grant of \$1,300,000
  - Begin Construction



# Discussion



**ASHLAND  
PARKS and  
RECREATION  
COMMISSION**

**Daniel Meyer  
Pool Replacement**

**October 28, 2019**





# Agenda

- Discuss Approved Recommendation
- Preview Preliminary Site Plan
- Discuss Funding for Capital and Ongoing Maintenance
- Next Steps



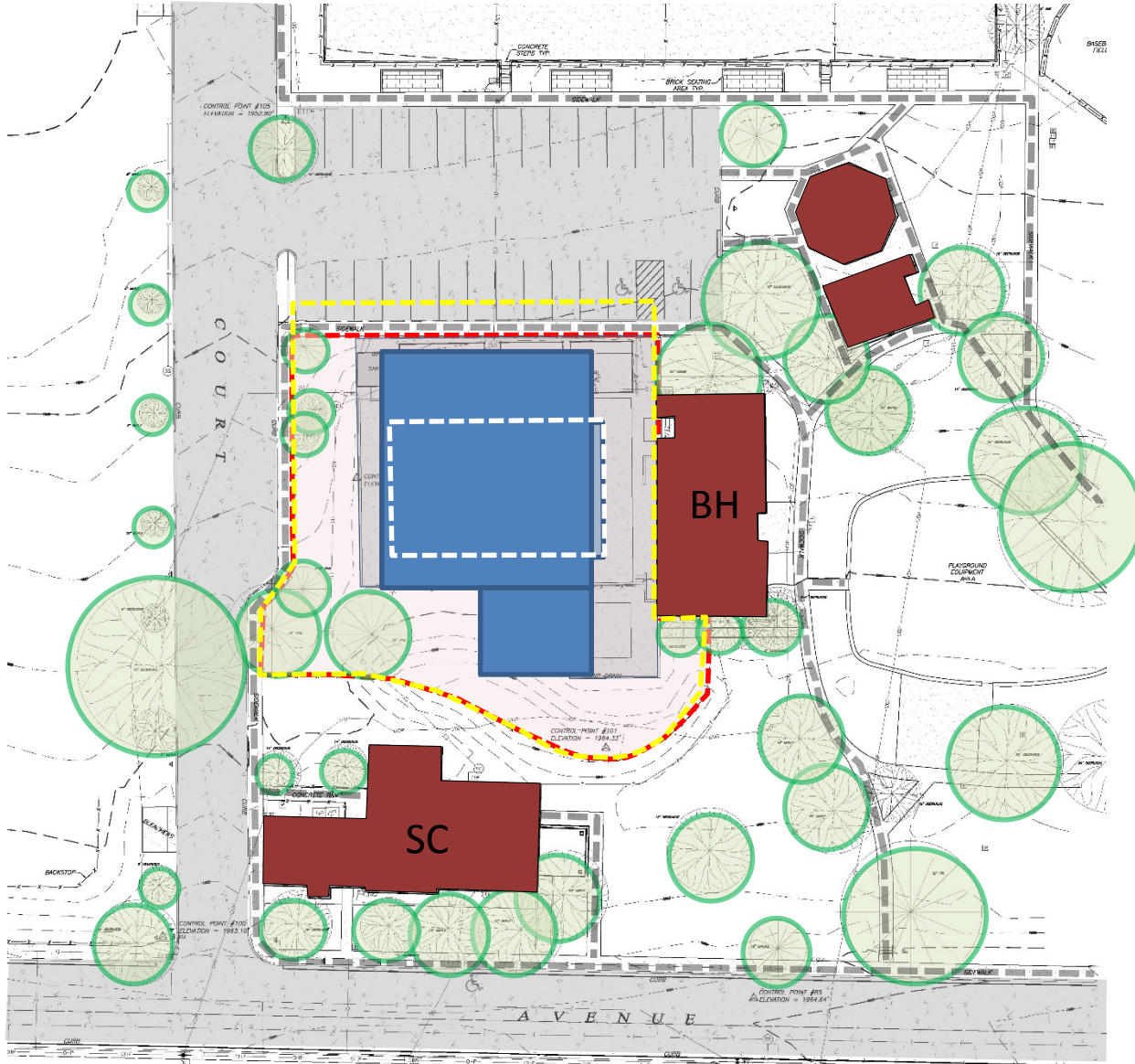


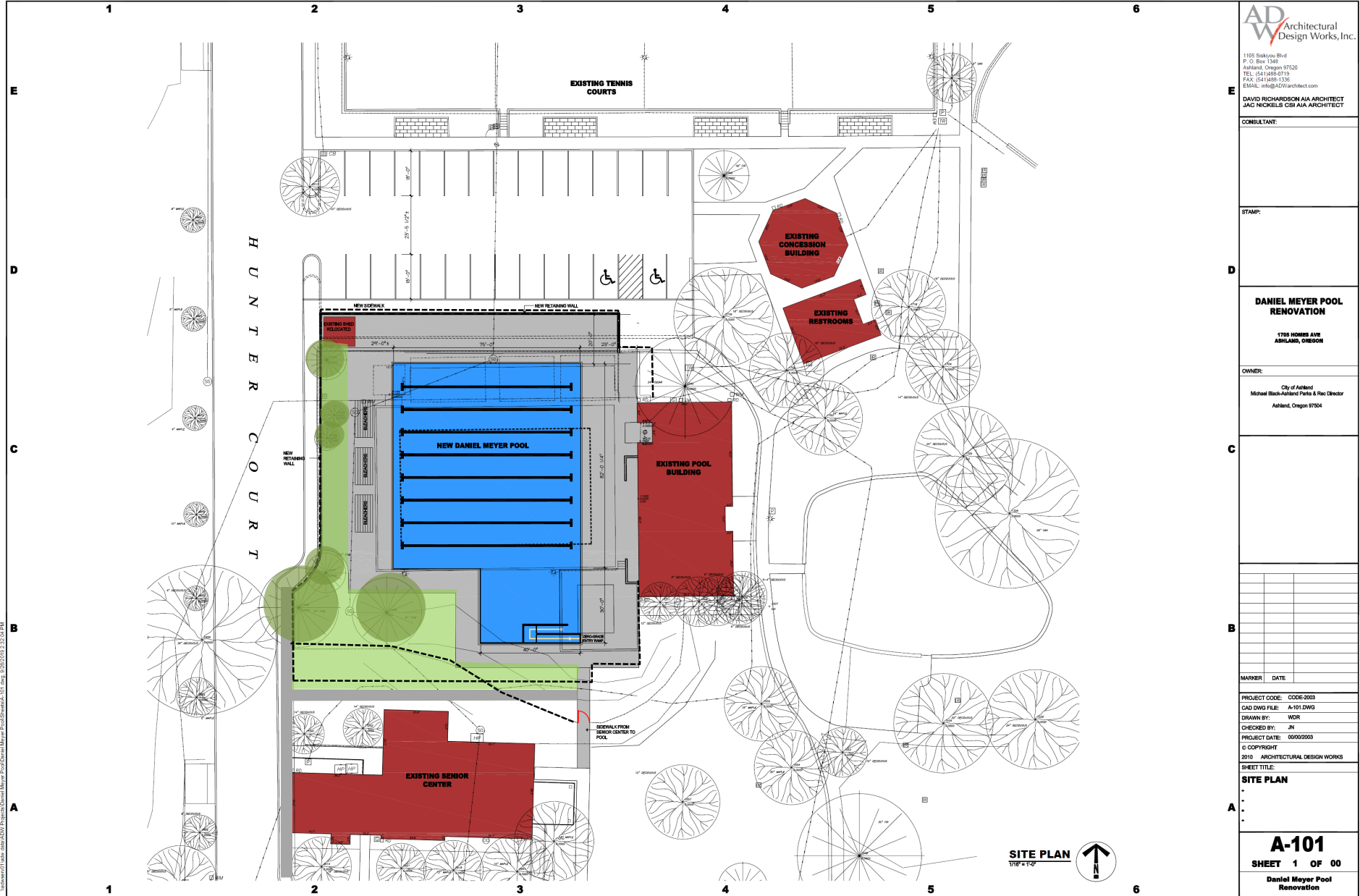


# Pool Ad-Hoc Committee Recommendation

- Due to Age and Deterioration – replace DMP with:
  - New Community Pool
    - 25y x 27.3y (25m)
    - Attached recreation/therapy pool
    - Address funding
    - Start planning and implement immediately













## **Funding Recommendation : \$2,600,000**

- Revenue Bond (Food & Beverage Tax)
  - Current projected revenue \$750,000-\$800,000/year
  - Expires 2030
  - Consistent with the purpose of the F&B Tax
  - Capacity exists to cover bond payments, in excess of 300,000



# Proposed Funding Mechanism

- Food and Beverage Tax
  - Enacted in 2009 for “*acquisition, planning, development, repair and rehabilitation of City parks*”
  - 2018: \$758,000 revenue
  - 2019: \$803,844 revenue
- Recent F&B Projects Completed:
  - 2014: Ice Rink Cover \$289,500
  - 2014: Calle Guanajuato \$500,000 (revenue bond)
  - 2015: Ashland Creek Park: \$500,000
  - 2016: Garfield Park Water Play and Park Renovation: \$850,000 (revenue bond)
  - 2017: Mace Property Purchase: \$380,000 (11ac)
  - 2018: Briscoe Park: \$500,000

# F&B Current Encumbrances

	Calle
2020	\$ 36,581.26
2021	\$ 40,931.26
2022	\$ 40,231.26
2023	\$ 39,531.26
2024	\$ 38,831.26
2025	\$ 38,109.38
2026	\$ 37,343.75
2027	\$ 41,475.00
2028	\$ 40,500.00
2029	
2030	



# Capital Improvement Plan

---

2020 – Pool Design -  
\$115,000 F&B

- Already budgeted in CIP

2020 – Pickleball Courts -  
\$275,000 F&B

- Increase of \$100k from BOND or CIP

2020 – Tennis Courts -  
\$150,000 F&B

- Increase of \$150,00 from BOND or CIP

2020 – Pool Construction  
- \$2,600,000 BOND

- Payments begin in 2021

# Funding Options

- Option 1:
  - Pool - \$2,600,000 BOND
  - Pickle Ball - \$275,000 CIP
  - Tennis Courts - \$150,000 CIP
  - Total BOND: \$2,600,000; CIP \$425,000
- Option 2:
  - Pool - \$2,600,000 BOND
  - Pickle Ball - \$275,000 CIP and BOND
  - Tennis Courts - \$150,000 BOND
  - Total BOND: \$2,850,000; CIP \$175,000



# Option 2: \$2,850,000 – Increased Bond Payments

	Calle	Garfield	Briscoe	Pool	TOTAL
<b>2020</b>	\$ 36,581.26	\$ 98,239.60	\$ 50,000.00		\$ 184,820.86
<b>2021</b>	\$ 40,931.26	\$ 98,363.40	\$ 50,000.00	\$ 325,000.00	\$ 514,294.66
<b>2022</b>	\$ 40,231.26	\$ 97,455.40	\$ 50,000.00	\$ 325,000.00	\$ 512,686.66
<b>2023</b>	\$ 39,531.26	\$ 97,515.60	\$ 50,000.00	\$ 325,000.00	\$ 512,046.86
<b>2024</b>	\$ 38,831.26	\$ 97,533.40	\$ 50,000.00	\$ 325,000.00	\$ 511,364.66
<b>2025</b>	\$ 38,109.38	\$ 48,508.80	\$ 50,000.00	\$ 325,000.00	\$ 461,618.18
<b>2026</b>	\$ 37,343.75		\$ 50,000.00	\$ 325,000.00	\$ 412,343.75
<b>2027</b>	\$ 41,475.00		\$ 50,000.00	\$ 325,000.00	\$ 416,475.00
<b>2028</b>	\$ 40,500.00			\$ 325,000.00	\$ 365,500.00
<b>2029</b>				\$ 325,000.00	\$ 325,000.00
<b>2030</b>				\$ 325,000.00	\$ 325,000.00

# Operation Costs

- Current Budget (2019)
  - \$190,000 Expense
  - \$99,000 Revenue (sales, admit, contracts)
    - Total Budget Cost: \$91,000
- New Pool Budget
  - \$253,000 Expense
  - \$140,000 Revenue; \$22,900 F&B
    - Total Budget Cost: \$91,000





# Next Steps

- Bond Issuance by City of Ashland
- Design Process – RFP
- Bid Process
- Construction

