

CROWN PARK

MASTER PLAN REPORT
October 2018



CROWN PARK

MASTER PLAN

Prepared For:

Camas Parks & Recreation
616 NE 4th Avenue
Camas, WA 98607

October 2018

Prepared By:

GreenWorks, PC
Landscape Architecture & Environmental Design
24 NW 2nd Ave., Suite 100
Portland, Oregon 97209



ACKNOWLEDGMENTS

PARKS COMMISSION

Eunice Abrahamsen
Randy Curtis
Katy Daane
Steve Lorenz
Cassi Marshall
Dareen Stepanyuk

PARKS ADVISORY COMMITTEE (PAC)

Bobbie White
Dave Lattanzi
Steve Lorenz
Randy Curtis
Brent Erickson

TECHNICAL ADVISORY COMMITTEE (TAC)

Jerry Acheson, Camas Parks and Recreation Director
Steve Wall, Public Works Director
Denis Ryan, Operations Manager

CONSULTANT TEAM

Gill Williams, Principal, GreenWorks
Ben Johnson, Project Manager, GreenWorks
Mike Corente, Designer, GreenWorks
Kelly Stoecklein, Designer, GreenWorks
Morgan Holen, Arborist
Ryan Nachriener, Pool Analysis, Water Technology, Inc. (WTI)
Ken Ballard, Market Analysis, Ballard*King & Associates, LTD
Dan Lautzenheiser, Civil Engineer, DJ&A



TABLE OF CONTENTS

Executive Summary..... 1

Introduction & Process 5

Community Engagement Summary..... 9

Site Analysis 13

Alternative Design Concepts 27

Preferred & Final Concepts..... 35

Implementation Strategy 45

AppendixA1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY



A stand of Douglas Fir



Birds eye view

EXECUTIVE SUMMARY

CROWN PARK MASTER PLAN SUMMARY

Located at 120 NE 17th Avenue, Crown Park is a 7.3 acre developed park comprised of mature fir trees, a picnic shelter, two play areas with equipment, a basketball half court, two tennis courts, an outdoor swimming pool and Scout Hall.

Key proposed features of the Master Plan for Crown Park include:

- Interactive water feature
- Large destination playground
- Permanent restrooms
- Outdoor amphitheater
- Sports court
- New ADA accessible pathways
- Access improvements to Scout Hall
- Flexible lawn space
- New site furnishings
- Upgraded irrigation system
- Stormwater management gardens and updated plantings

The Crown Park Master Plan is a vision of the park for the next generation of users and will be used as a framework to guide funding and implementation decisions. The Crown Park Master Plan was developed as a collaboration between the Camas Parks and Recreation Department, Public Advisory Committee (PAC), Technical Advisory Committee (TAC), the Parks and Recreation Commission, GreenWorks PC and specialized subconsultants. This document includes background information, an analysis of the existing site conditions, an outline of the planning and community involvement process, and reveals conceptual design iterations for the future park. The process was conducted in stages over the course of thirteen months in 2017 and 2018 with the intent to create a vision that reflects Camas resident's wants and needs for Crown Park.

INTRODUCTION & PROCESS

INTRODUCTION & PROCESS

Crown Park was donated to the citizens of Camas, WA in 1934 by Crown Willamette Paper Company. The park has been cherished by the community for decades and is the frequent location of celebrations, parties, festivals and recreation. The community identifies the park by its stately stand of fir trees, the outdoor swimming pool and as a place to gather for events such as the popular summer concerts. The first and only master plan for the park was developed in 1955. Since then, the outdoor pool has deteriorated and trends in recreation have drastically changed.

In 2016, Camas City Council designated funds to conduct a Master Plan and Pool Audit to assess the existing condition of the pool and other park facilities. GreenWorks was hired by the City of Camas to conduct the assessment and create a new Master Plan for the park that will be used to provide redevelopment guidance over the next 20 years.

Elements of the planning process centered on economic studies comparing the repair or replacement of the pool and updating park features. Potential updates to the park included: replacing the old paths with new accessible sidewalks, creating a universally accessible destination playground, incorporating an amphitheater for outdoor movies, concerts and events, siting of a new permanent restroom, introducing a multi-use sports court, adding a picnic shelter and places for sitting, and incorporating flexible open space(s).

The development of the Crown Park Master Plan was an iterative process that took place over the course of two years that unfolded in the following tasks:

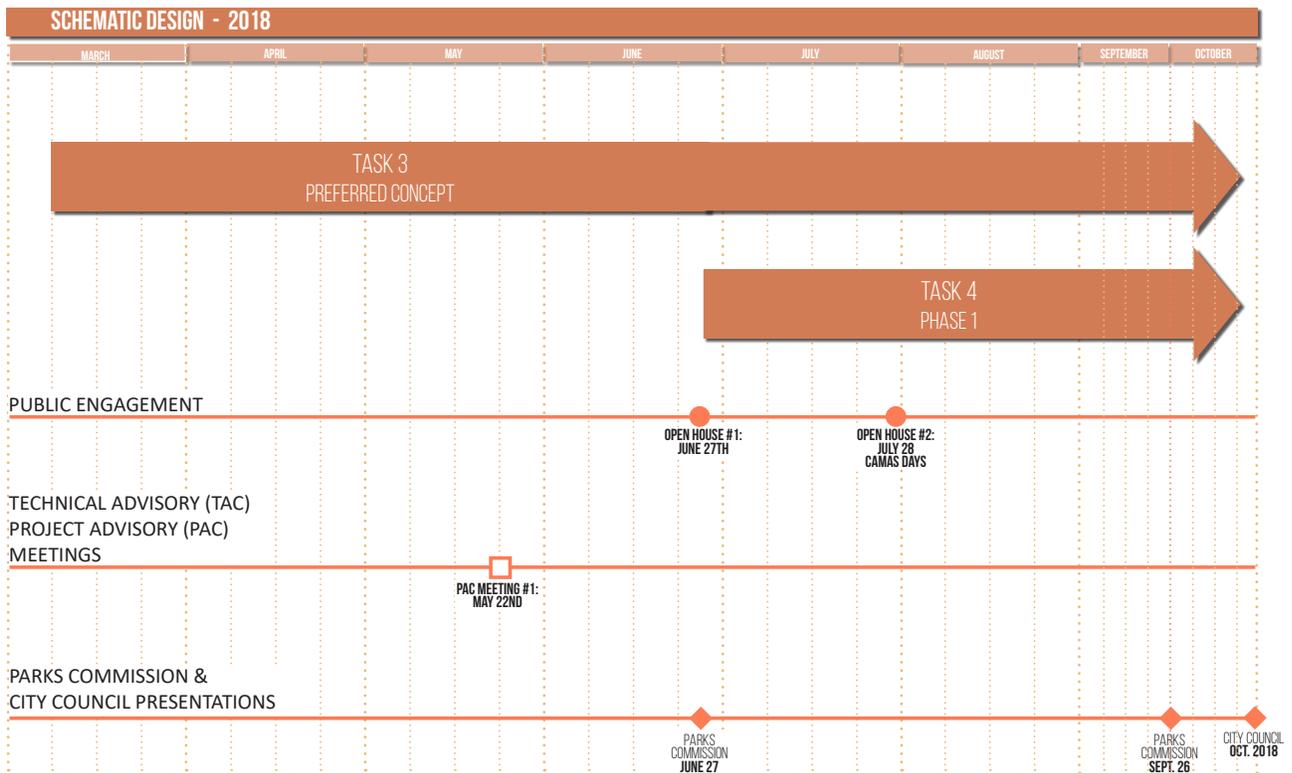
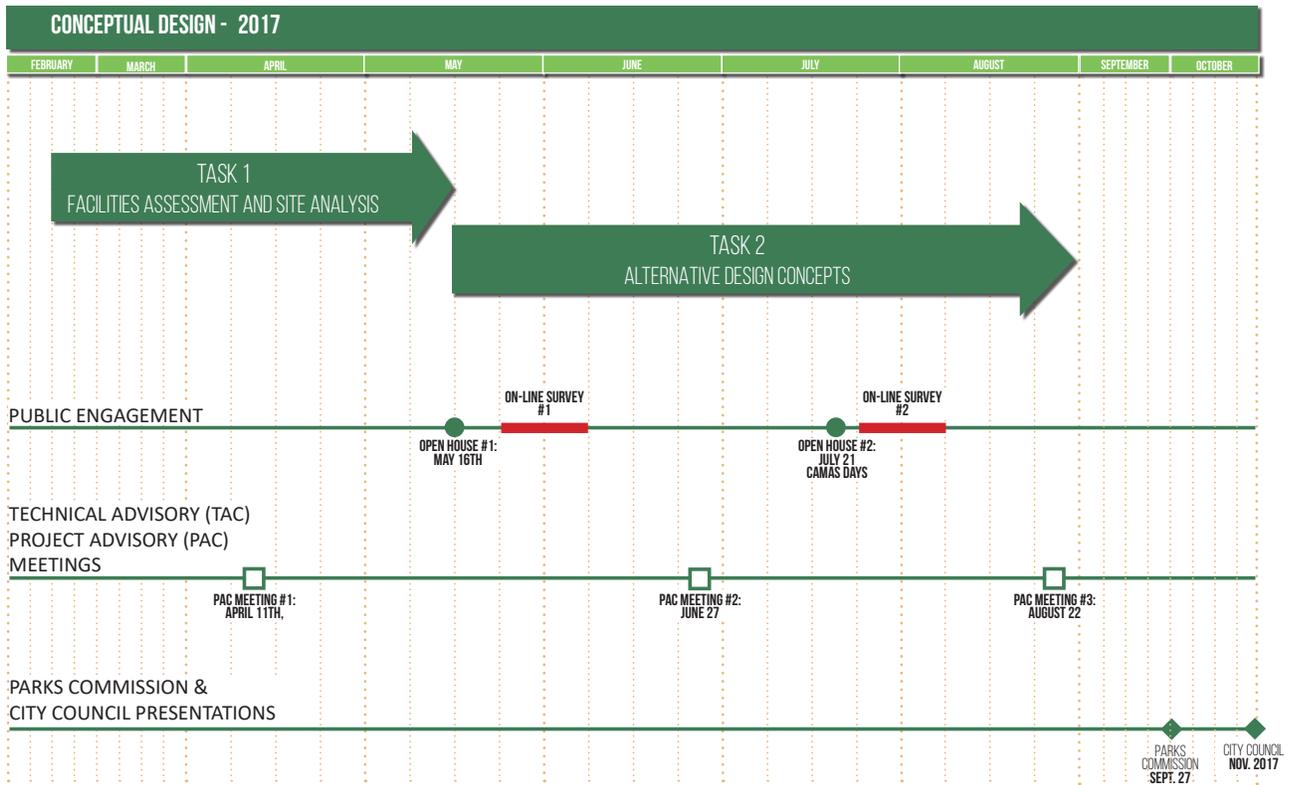
- Task 1: Facilities Assessment and Site Analysis
- Task 2: Alternative Design Concepts
- Task 3: Preferred Concept
- Task 4: Implementation Strategy

These steps are graphically shown on the facing page and are outlined in detail within this report.



Existing playground and pool facility beyond

INTRODUCTION & PROCESS



2017 & 2018 project schedule

COMMUNITY ENGAGEMENT SUMMARY

COMMUNITY ENGAGEMENT SUMMARY

The recommended park design reflects a collaborative effort between city staff, volunteer advisors, the community, and GreenWorks to create a long-term vision that will support a wide range of activities for people of all ages and abilities.

The project team connected with city staff and the Parks Advisory Committee (PAC) to gather valuable input with the intention of learning how people use and want to use Crown Park. Below is a description of the community engagement process.

Step 1: Site Analysis and Feasibility

The GreenWorks team collected information about the existing conditions of the park, the surrounding neighborhoods, and park amenities desired by the community. An extensive analysis was conducted of the outdoor pool and the project team established estimates for repairing and replacing the pool. The team also met with the PAC and the Technical Advisory Committee (TAC) to learn more about the site, the community, and to define goals. An initial open house was held and provided an opportunity for community members to meet with the project team, to hear about the site analysis and findings, and to give feedback. An online survey was conducted to collect community feedback about Crown Park which yielded responses from over 1,400 participants.

STEP 2: DESIGN ALTERNATIVES

Based on the feedback and analysis from step 1, the project team developed and shared with the PAC and community two alternative design concepts. The two concepts combined the play areas and the water play, the most popular features of the park, and either replaced the pool with a new pool, or replaced the pool with an interactive water feature. Conversations at this time centered primarily on the future of aquatics in Camas, the reality of cost, and neighborhood impacts if a new outdoor pool were to be built at Crown Park. The design options were shared with the community digitally and people were encouraged to provide feedback via an online survey.



Open House #1: Hosted at the Lacamas Lake Lodge on May 16, 2017



Open House #1: All ages were encouraged to give feedback



Open House #1: Community members discussing park options

COMMUNITY ENGAGEMENT SUMMARY

STEP 3: PREFERRED CONCEPT

The project team prepared and shared a preferred design with the project advisors, stakeholders and the community to test how well it reflected their preferences and the overall project goals. This design was revealed at an open house conducted on July 27th, 2018.

STEP 4: FOCUS AREA

The project team developed two focus area design iterations based on feedback from city staff. The iterations varied the location of a restroom, a large destination playground and either included or excluded an interactive water feature.



Open House #1: Community members reviewing the project boards



Open House #1: Stickers indicated preferences for the future park



Open House #1: Feedback from the community

COMMUNITY ENGAGEMENT SUMMARY

HIGHLIGHTS

- Four Community events were hosted between May 2017 and October 2018 including two open houses and two booths at Camas Days.
- The PAC and TAC met four times to provide local expertise and community perspective to inform the designs and guide the planning process.
- Two online comment surveys expanded opportunities for community members to provide feedback on park priorities, design features, and the planning process. More than 1,400 people participated using the web-based surveys. See Appendix A-1.
- The City of Camas’ web pages featured project updates, announcements, and events throughout the project process.
- The Parks Commission and City Council unanimously approved the Preferred Concept with the caveat that the city continues to actively pursue options to fund and develop a year-round aquatic facility.



Camas Days: Booth at Camas Days on July 21, 2017

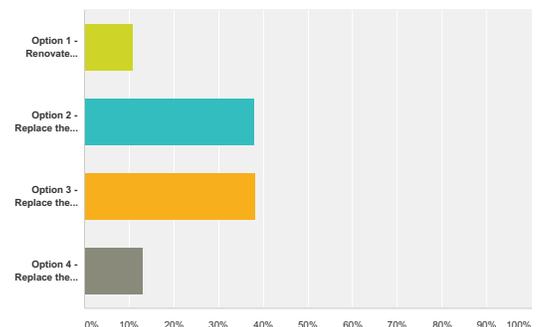


Camas Days: Kids giving feedback on their preferred park amenities

Crown Park Pool Assessment and Master Plan

Q2 Please choose from the following

Answered: 1,429 Skipped: 0



Sample results from online comment survey. See Appendix A-1.

SITE ANALYSIS

SITE ANALYSIS

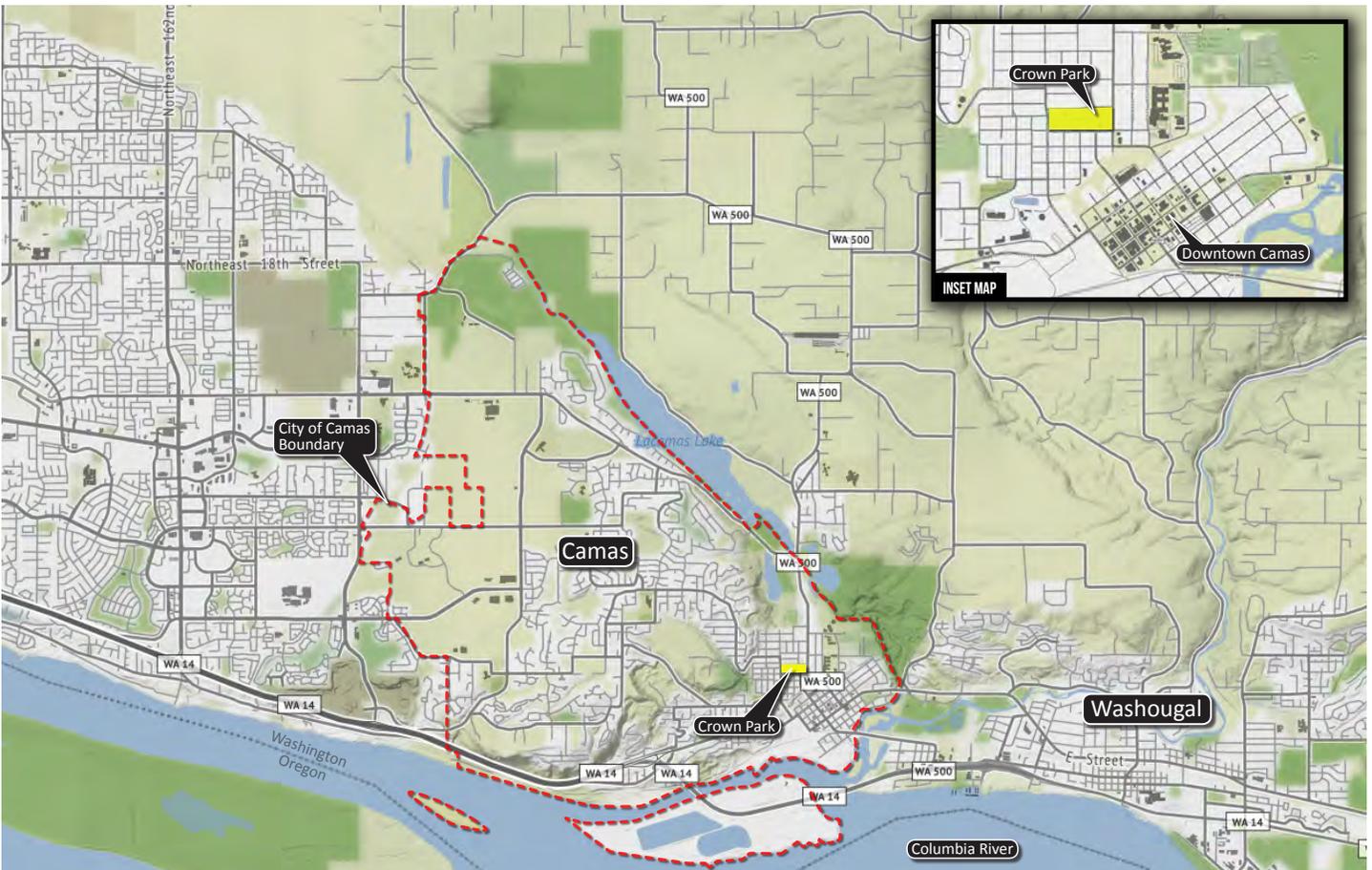
NEIGHBORHOOD AND SITE CONTEXT

Camas was established in 1883 as a mill town in Clark County, Washington with a current population of approximately 20,000 residents. The town lies on the north shore of the Columbia River and borders Vancouver to the west and Washougal to the east. Camas was officially incorporated in 1906 and is known for the Georgia-Pacific paper mill that anchors the west end of downtown. The town has experienced population growth over the past few decades and a revitalization of the quaint downtown characterized by tree-lined streets and cafes.

Crown Park is a 7.3 acre community park in a historical, residential neighborhood in Camas not far from downtown. In the park there is a large stand of mature fir trees, the Camas outdoor swimming pool, playgrounds and a picnic shelter. The park is used as a civic open space where the community gathers for annual events and festivities such as summer concerts, Easter egg hunts, and movies in the park.



Crown Park entry sign



Crown Park context map

SITE ANALYSIS

STREETS AND TRANSPORTATION

The park is bordered by NE Everett Street to the east, NE 17th Avenue to the north, Division Street to the west, and NE 15th Avenue to the south. NE Everett Street is a major arterial through town, also known as State Road 500, and connects downtown to Lacamas Lake. The other three streets are neighborhood collector streets and experience less traffic. NE 15th Avenue has head-in angled parking and NE 17th Avenue has parallel parking along the entire park frontage.

Because of the decision to remove the pool and replace it with elements that will generate less vehicular dependent trips, it is assumed that there will be a decrease in vehicular traffic; therefore, a formal traffic study was not completed as part of this planning effort.



NE Everett St. looking north



NE 17th Ave. looking east



Division St. looking north



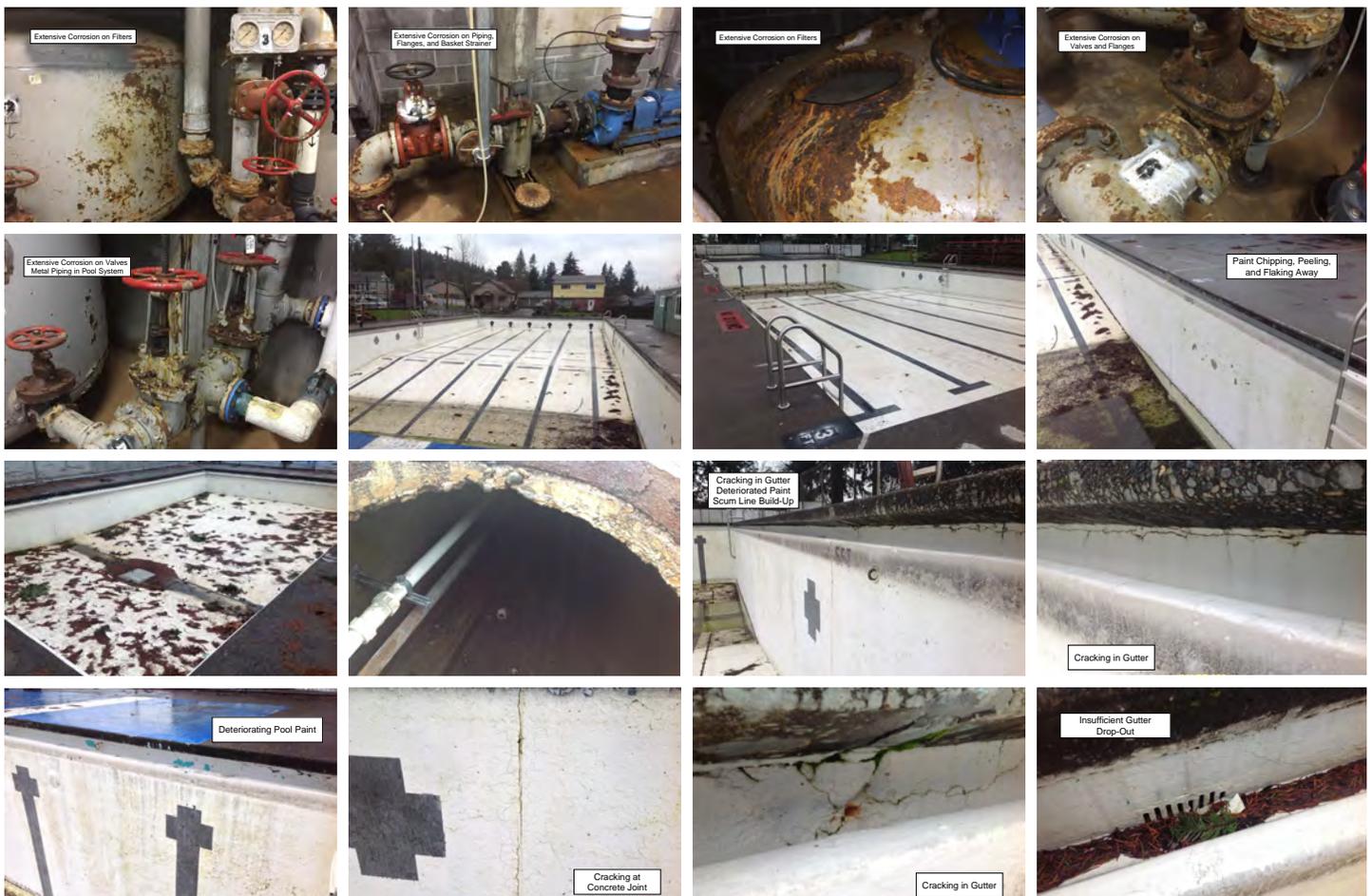
NE 15th Ave. looking east

SITE ANALYSIS

POOL ASSESSMENT

Crown Park is home to the only outdoor swimming pool in Clark County. During the community engagement process, we learned that many residents of Camas grew up learning to swim at this pool and have a strong emotional connection to the pool. The age and deficient condition of the pool was a major driver for the need of an updated master plan.

A specialized pool consultant, WTI, was added to the design team to inventory and assess the condition of the pool. WTI visited the facility in March of 2017, toured the pool and related amenities, and met with staff to discuss operations and maintenance of the pool and park. Based on assessment findings (found in **Appendix A-2**) the existing pool has exceeded its usable and efficient life. At this time the cost of operating the aquatic amenities greatly exceeds the amortized cost of recommended improvements.



Pool assessment images (See Appendix A-2)

SITE ANALYSIS

MATURE TREES

Crown Park has a magnificent stand of mature conifer trees. The majority of the trees are native Douglas Fir, approximately 75 years old, interspersed with other grand trees such as Western Red Cedar, Redwood, Giant Sequoia, Zelkova, Blue Spruce, and a variety of Maples.

During the public engagement process it was noted that the majority of citizens identify with the trees at Crown Park and suggested that the design keep them to retain the look and feel of the park. An arborist assessed the 159 trees in the park and found most of them to be in healthy condition. The Arborist Assessment can be found in **Appendix A-3** of this report.

UTILITIES

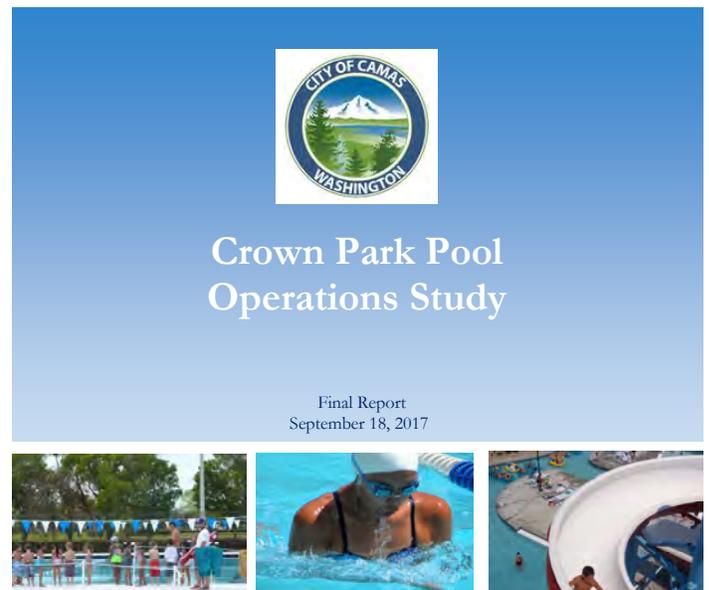
The site is adequately served by water, sanitary, and storm along the adjacent streets. A detailed Utility Analysis was conducted by the team's civil engineer and can be found in **Appendix A-4**.

MARKET AND OPERATIONS ANALYSIS

Ballard*King & Associates completed a market and operations analysis for a new outdoor pool at Crown Park. The study analyzed the market including identifying the potential service area, demographics, and review of the existing pool programs and services. The Operations Analysis estimated the daily and annual use, fee structure, sources of income, operating costs projections, revenue generating projections, and cost recovery. The Market and Operations Analysis can be found in **Appendix A-5**.



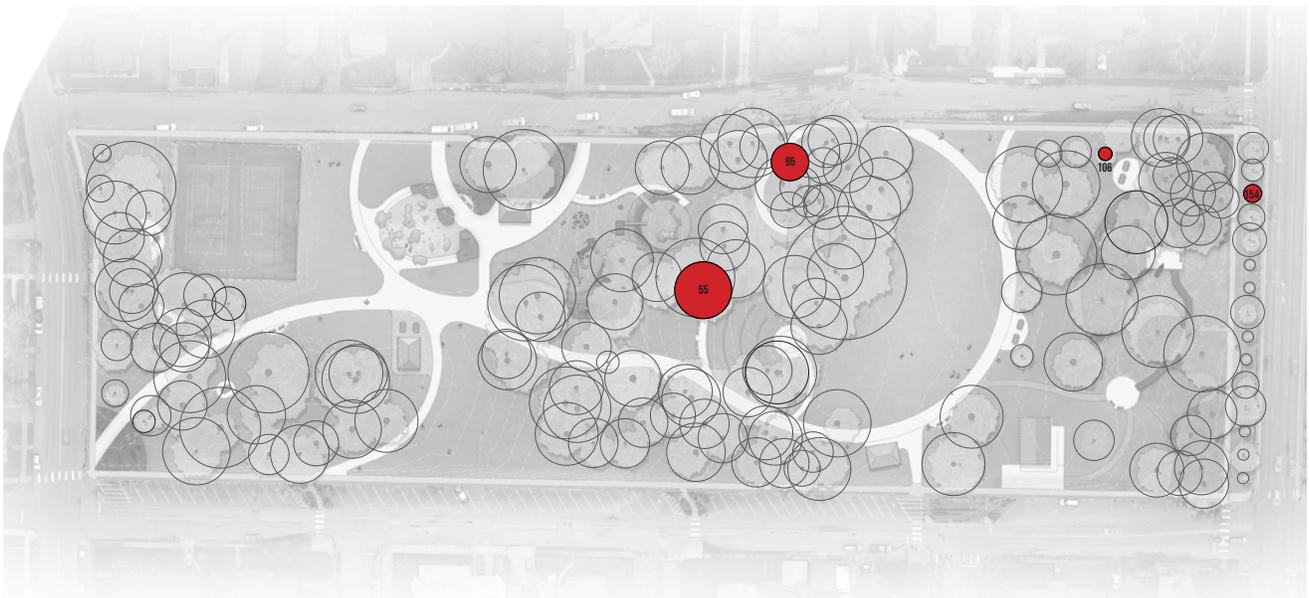
A stand of Douglas Fir trees



2743 Ravenhill Circle Highlands Ranch, CO 80126 303.470.8661 www.ballardking.com bka@ballardking.com

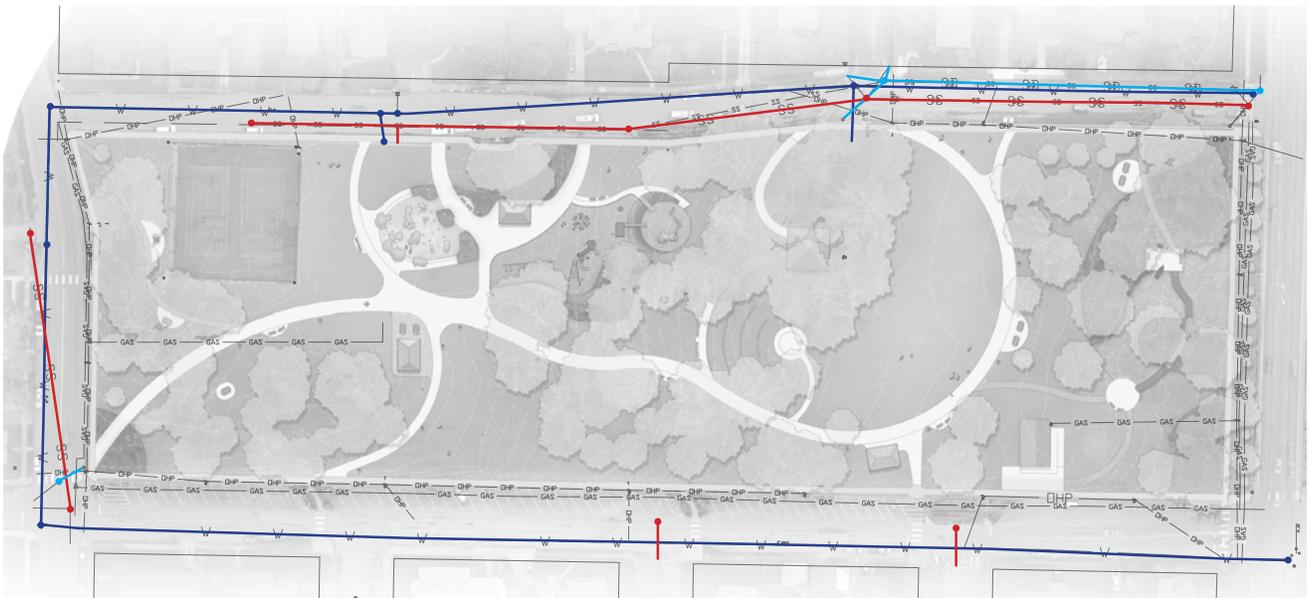
Cover of Pool Operations Study (See Appendix A-5)

SITE ANALYSIS



| KEYNOTES | TREE NUMBER | ARBORIST NOTES |
|--|-------------|---|
| ● TREE CONDITION: DEAD, DYING, DISEASED, HAZARDOUS OR POOR | 55 | REMOVE TREE OR ADVANCED ASSESSMENT |
| | 95 | DEAD TOP |
| TREE CONDITION: FAIR, GOOD OR EXCELLENT | 106 | NOT SUSTAINABLE |
| | 154 | HEAVILY PRUNED, SMALL LIVE CROWN, TRUNK DECAY |

Tree assessment diagram (See Appendix A-3)



| KEYNOTES | |
|---|--|
| ● WATER VALVE | — WATER LINE |
| ● SEWER MANHOLE | — SEWER LINE |
| ● STORM MANHOLE | — STORM LINE |

Utilities diagram (See Appendix A-4)

SITE ANALYSIS

PATHS AND CIRCULATION

The park is bound by curb-tight, concrete sidewalks within the Right of Way. These public sidewalks are old and may require replacement as a condition of development. The interior of the park provides a single, narrow asphalt path running east to west through the site. Under the trees, the paths are heaving in many places due to the proximity to tree roots and some portions of the path exceed ADA slopes of 5% or less.



Images of existing paths and circulation

SITE ANALYSIS

PLAYGROUND AND PLAY FEATURES

There are two play areas in the park. One play area is located in the heart of the park just east of the pool and basketball court. This play area has no access pathways and the equipment is designed for children between the ages of two and five years old. An older play area is located on the east side of the park with antiquated play structures including a steel slide, merry-go-round, tire swing, and a steel boat. Adjacent to the swings is a wall ball court. The play features are not accessible by ADA designated pathways and they are located in an area of the park that experiences standing water during the rainy season. The proximity to NE Everett Street, the age of the equipment, issues with standing water, and distance from the other playground infer that this play area should be relocated and updated.



New playground at park's center



Play equipment and bark chip surface



Old playground



Merry-go-round and play structure

SITE ANALYSIS

SCOUT HALL

Scout Hall is a small cabin structure located in the SE quadrant of Crown Park along NE 15th Avenue. The structure had been moved from a prior location and sits on a cinder block foundation. The entry into the building consists of a stairway that is not currently ADA accessible and there is a bathroom in the building that requires consistent maintenance. The building is currently only available for use by non-profit organizations.



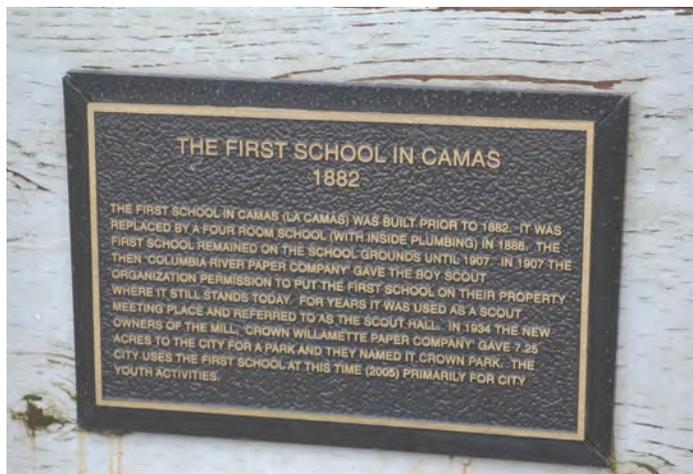
Scout Hall sited in the SE corner

TENNIS COURTS

There are two tennis courts located in the NW corner of Crown Park. The perimeter of the courts are fenced and have been recently resurfaced and lined for pickle ball. There is an accessible entrance at the mid-point of the courts from the public sidewalk along NE 17th Avenue and stairs at the NW corner of the courts. The foundation of the courts is exposed along the east side due to erosion and because of the proximity to the fir trees the courts require a high degree of maintenance dedicated to removing fir needles and cones.



Interior of tennis courts



Plaque at Scout Hall



Exterior fence and foundation of tennis courts

SITE ANALYSIS

PAVILION

There is a large, open-air pavilion in the middle of the park that is used for events such as concerts, picnics, and family gatherings. The shelter has a stout steel frame, metal roof, and stable concrete foundation. The pathway providing access to the shelter is narrow, bumpy, and is not ADA accessible. There is a single safety light located at the center of the pavilion and the grounds around the shelter are generally wet and soggy during the rainy season due to the location in the fir grove and flat terrain.

RESTROOMS

The park does not have permanent restrooms aside from those located in the changing room of the pool house. Portable toilets are placed on the concrete pad south of the pool and are brought in during seasonal events.



Existing pavilion in a stand of trees



Portable toilets near pool facility



Existing pavilion from a distance



Pool facility entrance to restrooms and changing areas

SITE ANALYSIS

SITE FURNISHINGS

Few benches or seating elements are located in the interior of the park while some benches are located along the public sidewalk, one with a donor plaque in the pavement that should be preserved. The donated bench does have a concrete pad, but no paved connection to the perimeter sidewalk. The various picnic tables at the park are movable and on-site between Spring and Fall. There are a few fixed picnic tables on site located in the lawn rendering them not ADA accessible. Trash receptacles are located along the perimeter sidewalk for ease of trash collection while one interior concrete trash receptacle is located adjacent to the pavilion. Adjacent to the tennis courts is a set of bleachers overlooking the existing pool.



Fixed bench along sidewalk



A fixed picnic table



Fixed bench at the old playground



Trash receptacle along sidewalk

SITE ANALYSIS

OTHER AMENITIES

There is a single hoop basketball half-court in the paved lot to the east of the pool. The hoop is outdated, the pavement does not drain well and standing water appears during the rainy season. A small baseball backstop fronts the open lawn in the SE section of the park near the pavilion. The backstop is in poor condition due to heaving adjacent tree roots. Two horseshoe pits are located between the pavilion and backstop surrounded by large fir trees and enclosed by a chain-link fence. The horseshoe pits appear outdated and not often used. A long, skinny concrete pad is located between Scout Hall and the baseball backstop.



Single hoop basketball court



Baseball backstop



Horseshoe pits



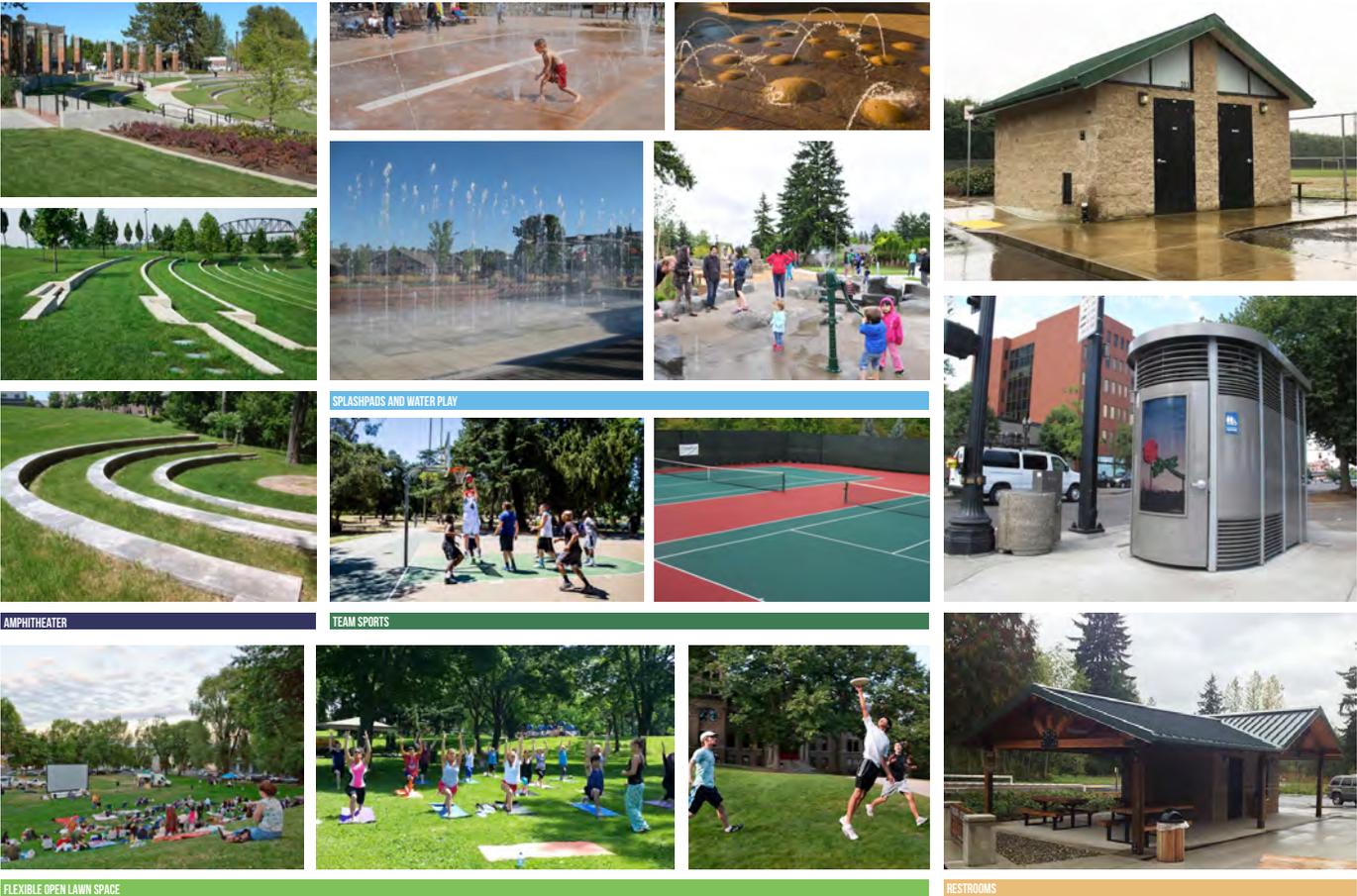
Concrete pad

ALTERNATIVE DESIGN CONCEPTS

ALTERNATIVE DESIGN CONCEPTS

TWO CONCEPT DESIGNS

The project team prepared two conceptual design alternatives based on feedback derived from the community engagement process and discussions with staff and technical teams. The concepts explored the option of replacing the existing pool with a new leisure pool or replacing the pool with an interactive water feature. Each design alternative incorporated the surrounding large trees and provided new infrastructure for events of all scales.



Precedent images used to determine community preferences and desired features

ALTERNATIVE DESIGN CONCEPTS

CONCEPT 1

Aquatics

The existing pool is replaced with a new outdoor family leisure pool in the NW corner of the park along NE 17th Avenue. The concept of the leisure pool is to provide a variety of swimming options for all ages and abilities including lap lanes, shallow water play, and plenty of deck space for lounging. A new pool house and an ADA accessible restroom would be included in this design.

Parking

Angled parking stalls replace parallel parking along NE 17th Avenue to increase available on-street parking in front of the pool and playground.

Pathways and Amenities

The new pathway system provides access to all the new park elements from the surrounding neighborhood and provides a pleasant walking surface for recreation. The main pathway gently arcs through the center of the park, providing maintenance access, and avoids the loss of major trees. New benches and picnic tables are periodically located along the path through the park, as well as pedestrian lighting to provide safety along the path and at the park entrances.

Playground

A new destination playground is located in the middle of the park and includes swinging, sliding, climbing, spinning, balancing, and social play. There is a mixture of modern equipment and nature play elements that provide a variety of play experiences for all ages and abilities. The focal point of the playground is a large accessible play mound with an embankment slide and bridge to a playground structure.

Picnic Shelter

A new picnic shelter is located adjacent to the playground and includes several fixed picnic tables. This space may be reserved for birthday parties and used for other community events given its' proximity to the new amphitheater. The existing pavilion remains in the park and includes new paint and pathway connections to the new park sidewalks.

Amphitheater

The amphitheater includes a small stage and concrete seatwalls that blend into the topography of the site. The location is in the middle of the park nested in the grove of existing trees to provide shade and a buffer from the adjacent neighborhood for large community events such as movies and music.

Sports Court

A new, multi-purpose sports court is located along 15th Avenue. The court is large enough to accommodate half-court basketball, pickle ball, skateboarding, and futsal.

Scout Hall

Scout Hall site improvements include a small courtyard for events and an ADA ramp.

Restroom

A permanent restroom is located in the middle of the park proximal to the playground and amphitheater.

ALTERNATIVE DESIGN CONCEPTS



Not to Scale ↻

Keynotes

- ① Leisure Pool
- ② Angled Parking
- ③ ADA Pathways
- ④ Playground
- ⑤ Picnic Shelter
- ⑥ Amphitheater
- ⑦ Sports Court
- ⑧ Scout Hall Improvements
- ⑨ Restroom
- ⑩ Existing Pavilion

Concept 1 plan

| Option 1 - Leisure Pool | | |
|-------------------------------------|---------------------|--|
| Item | Estimated Cost | Notes |
| Utilities | \$50,000 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$150,000 | Electrical Distribution, Light fixtures along pathway |
| Right-of-way Improvements | \$200,000 | 47 Spaces, New Curb and Sidewalk and Paving |
| Pathways & Furnishings | \$400,000 | 8' & 12' concrete paths, benches, picnic tables |
| Leisure Pool Facility and Bathhouse | \$2,900,000 | Pool decking, water play areas, turf areas, Demo of Existing |
| New Picnic Shelter | \$75,000 | Concrete pad and premanufactured structure |
| Restroom | \$220,000 | Structure and surrounding Concrete paving |
| Playground and Equipment | \$350,000 | Equipment and surfacing |
| Scout Hall Renovations | \$20,000 | Courtyard and ADA Ramp |
| Sport Court | \$60,000 | Concrete with striping |
| Amphitheater | \$100,000 | Concrete seating, paving and stage |
| Renovate Existing Picnic Shelter | \$10,000 | Paint, clean, repair |
| Landscape Improvements | \$700,000 | Irrigation, Planting, Soil Preparation |
| Sub Total | \$5,235,000 | <i>Hard Cost</i> |
| Estimating Contingency (30%) | \$1,570,500 | |
| Inflation (10%) | <u>\$680,550</u> | |
| | \$7,486,050 | <i>Projected Hard Cost</i> |
| Additional Costing Factors (20%) | \$1,497,210 | <i>Inflation, Bonding & Insurance, Contractor OH&P</i> |
| Soft Costs (20%) | <u>\$1,497,210</u> | <i>Permitting, Staffing, Design and Engineering</i> |
| TOTAL PROJECT COST | \$10,480,470 | |

Concept 1 cost estimate

ALTERNATIVE DESIGN CONCEPTS

CONCEPT 2

Aquatics

The existing pool is replaced with a new interactive water feature with spray jets and bubblers in the location of the existing pool near NE 17th Avenue. The water action can be activated by a simple hand or foot button. The system is on a timer so it turns on only while it's being used to conserve water. The water play area is surrounded by fixed concrete seatwalls for parents to sit and observe while their children are playing. For scheduled events, the water supply to the area may be shut off.

Pathways and Amenities

The new pathway system provides access to all new park elements from the surrounding neighborhood and provides a pleasant walking surface. The main pathway gently arcs through the center of the park, which provides maintenance access, and avoids the loss of major trees. New benches and picnic tables are periodically located along the pathway throughout the park, as well as pedestrian lighting to provide safety for the path and at the entrances to the park.

Playground

A new destination playground is located in the middle of the park and includes swinging, sliding, climbing, spinning, balancing, and social play. There is a mixture of modern equipment and nature play elements that provide a variety of play experiences for all ages and abilities. The focal point of the playground is a terraced embankment that allows for a two-leveled play area. This allows children to access a playground tower from a bridge and a slide from the top of the embankment.

Picnic Shelter

A new picnic shelter is located off the main pathway near the playground and water play area, and includes several fixed picnic tables with a grill. This space could be reserved for birthday parties and used during other community events. The shelter is close to the playground and water play area, and is also oriented in such a way to provide privacy. The existing pavilion remains in the park and includes new paint and pathway connections to the new park sidewalks.

Amphitheater

The amphitheater uses the current topography where the existing pool wall is located and the circular, terraced seating surrounds the water play deck. The water system can be turned off, allowing the deck to be used as a stage for movies or musical events.

Sports Court

A new, multi-purpose sports court is along NE 15th Avenue where the existing Scout Hall is currently located. The court is large enough to accommodate half-court basketball, pickle ball, skateboarding, and futsal.

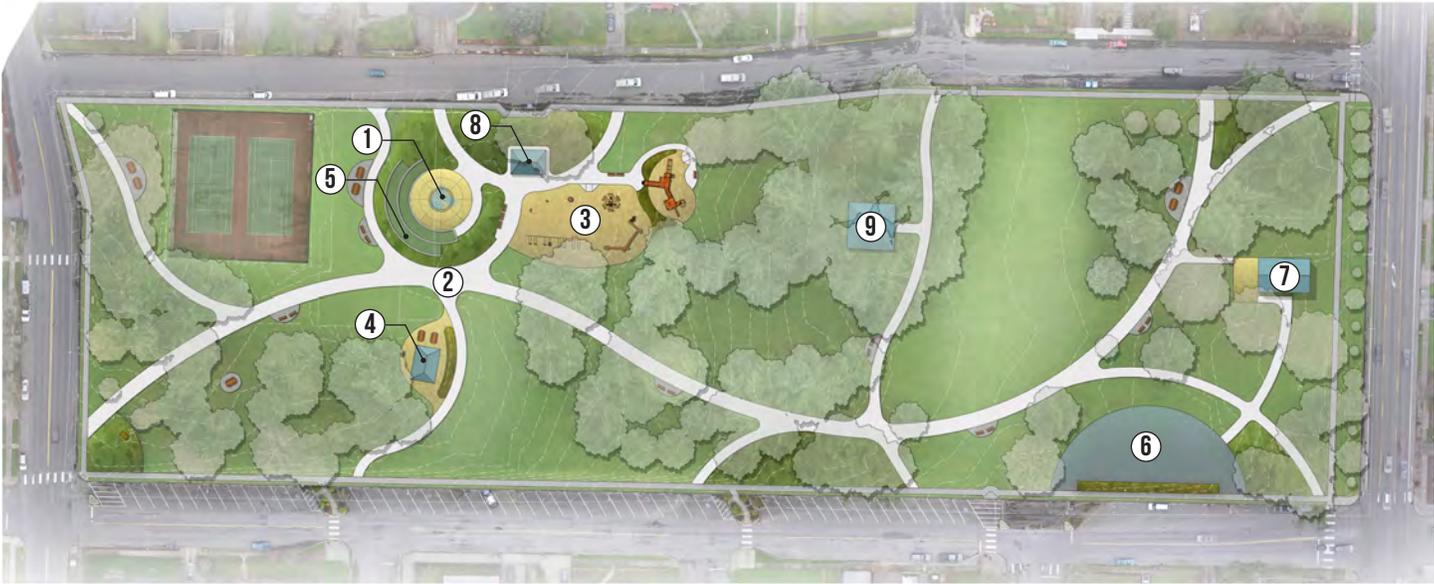
Scout Hall

Scout Hall is relocated inside the park to better connect it with the park site. Moving it also allows the building to be lowered or constructed for ADA access. The improvements also include a courtyard in front of the building for events. If desired, the sports court could be used as overflow space for larger events at Scout Hall.

Restroom

A permanent restroom is located in the middle of the park, close to the playground and amphitheater.

ALTERNATIVE DESIGN CONCEPTS



Not to Scale ↻

Keynotes

- ① Interactive Water Feature
- ② ADA Pathways
- ③ Playground
- ④ Picnic Shelter
- ⑤ Amphitheater
- ⑥ Sports Court
- ⑦ Scout Hall Improvements
- ⑧ Restroom
- ⑨ Existing Pavilion

Concept 2 plan

| Option 2 - Water Feature | | |
|----------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Utilities | \$50,000 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$150,000 | Electrical Distribution, Light fixtures along pathway |
| Pathways & Furnishings | \$400,000 | 8' & 12' concrete paths, benches, picnic tables |
| Interactive Water Feature | \$450,000 | Paving, equipment, Demo Existing Pool |
| New Picnic Shelter | \$75,000 | Concrete pad and premanufactured structure |
| Restroom | \$220,000 | Structure and surrounding Concrete paving |
| Playground and Equipment | \$350,000 | Equipment and surfacing |
| Scout Hall Relocation | \$40,000 | Relocation and Courtyard |
| Sport Court | \$60,000 | Concrete with striping |
| Amphitheater | \$100,000 | Concrete seating and paving (stage included in water feature) |
| Renovate Existing Picnic Shelter | \$10,000 | Paint, clean, repair |
| Landscape Improvements | \$700,000 | Irrigation, Planting, Soil Preparation |
| Sub Total | \$2,605,000 | <i>Hard Cost</i> |
| Estimating Contingency (30%) | \$781,500 | |
| Inflation (10%) | <u>\$338,650</u> | |
| | \$3,725,150 | <i>Projected Hard Cost</i> |
| Additional Costing Factors (20%) | \$745,030 | <i>Inflation, Bonding & Insurance, Contractor OH&P</i> |
| Soft Costs (20%) | <u>\$745,030</u> | <i>Permitting, Staffing, Design and Engineering</i> |
| TOTAL PROJECT COST | \$5,215,210 | |

Concept 2 cost estimate

PREFERRED & FINAL CONCEPTS

PREFERRED CONCEPT

PREFERRED CONCEPT

The preferred design for Crown Park is based on detailed analysis of the site, feedback derived from the community engagement process, and programmatic goals for the future of aquatics in Camas. The preferred design includes an interactive water feature and a large destination playground. The design fits the context of the site, respecting the mature tree groves, is conducive for hosting community gatherings, and provides a place for both active and passive recreation activities.

FOCUS AREA

The project team studied two layout options of an interactive water feature and playground and presented them to city staff and the Parks Advisory Committee.

- **Option A** positioned the playground in the middle of the open lawn with a flat splash pad on the south side of the pedestrian spine.
- **Option B** positioned both the water play and playground on the north side of the pedestrian spine. The water feature in Option B mimics a natural theme in shape and material, taking advantage of the grades where the existing pool was located.

Option B was preferred and incorporated into the final concept.

| Option 1 | | |
|------------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Site Clearing | \$270,000 | Erosion, Clearing, Fencing, Demolition |
| Earthwork | \$160,000 | Rough and Finish Grading, Imported Fill |
| Utilities - Water, Sanitary, Storm | \$80,000 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$160,000 | Electrical Distribution, Light fixtures along pathway |
| Paving | \$295,000 | Concrete and Gravel paths, Walls (excludes Water Play) |
| Interactive Water Feature | \$300,000 | Paving, equipment, controls |
| New Picnic Shelter | \$50,000 | Premanufactured structure and Furnishings |
| Restroom | \$250,000 | Structure and surrounding Concrete paving |
| Playground and Equipment | \$300,000 | Equipment, Surfacing, Edging |
| Scout Hall Improvements | \$27,000 | Courtyard and ADA Ramp |
| Amphitheater | \$60,000 | Concrete seating and paving (excludes lawn) |
| Site Furnishings | \$70,000 | Benches, Picnic Tables, Trash, etc. |
| Irrigation | \$300,000 | New Fully Automatic System |
| Planting | \$250,000 | Trees, Plants, Seeding, Soil Preparation |
| ROW Improvements | \$100,000 | Allowance |
| Sub Total | \$2,672,000 | |
| Mobilization | \$133,600 | |
| Estimating Contingency (25%) | \$668,000 | |
| Inflation (5%) | \$173,680 | |
| Projected Hard Cost | \$3,647,280 | |
| Additional Costing Factors (20%) | \$729,456 | Bonding & Insurance, Contractor OH&P |
| Soft Costs (20%) | \$729,456 | Permitting, Staffing, Design and Engineering |
| TOTAL PROJECT COST | \$5,106,192 | |

Concept A cost estimate

| Option 2 | | |
|------------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Site Clearing | \$270,000 | Erosion, Clearing, Fencing, Demolition |
| Earthwork | \$160,000 | Rough and Finish Grading, Imported Fill |
| Utilities - Water, Sanitary, Storm | \$80,000 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$160,000 | Electrical Distribution, Light fixtures along pathway |
| Paving | \$295,000 | Concrete and Gravel paths, Walls (excludes Water Play) |
| Interactive Water Feature | \$245,000 | Paving, equipment, controls |
| New Picnic Shelter | \$50,000 | Premanufactured structure and Furnishings |
| Restroom | \$250,000 | Structure and surrounding Concrete paving |
| Playground and Equipment | \$340,000 | Equipment, Surfacing, Edging |
| Scout Hall Improvements | \$27,000 | Courtyard and ADA Ramp |
| Amphitheater | \$60,000 | Concrete seating and paving (excludes lawn) |
| Site Furnishings | \$70,000 | Benches, Picnic Tables, Trash, etc. |
| Irrigation | \$300,000 | New Fully Automatic System |
| Planting | \$250,000 | Trees, Plants, Seeding, Soil Preparation |
| ROW Improvements | \$100,000 | Allowance |
| Sub Total | \$2,657,000 | |
| Mobilization | \$132,850 | |
| Estimating Contingency (25%) | \$664,250 | |
| Inflation (5%) | \$172,705 | |
| Projected Hard Cost | \$3,626,805 | |
| Additional Costing Factors (20%) | \$725,361 | Bonding & Insurance, Contractor OH&P |
| Soft Costs (20%) | \$725,361 | Permitting, Staffing, Design and Engineering |
| TOTAL PROJECT COST | \$5,077,527 | |

Concept B cost estimate

PREFERRED CONCEPT



Option A enlargement

Not to Scale ↴



Option B enlargement

Not to Scale ↴

Keynotes

- | | |
|-----------------------------|------------------|
| ① Interactive Water Feature | ④ Picnic Shelter |
| ② ADA Pathways | ⑤ Amphitheater |
| ③ Playground | ⑥ Restroom |

FINAL CONCEPT

FINAL CONCEPT

The final concept is based on the preference from city staff and the Parks Commission for incorporating the destination playground and the nature themed, interactive water play area on the north side of the pedestrian spine. The following elements are included in the final design: interactive water feature, destination playground, existing tennis courts, amphitheater, (2) permanent restrooms, Scout Hall upgrades, new accessible pathways, picnic shelter, accessible benches and picnic tables, landscaping, lighting, and a sports court.

| Preferred Concept Plan | | |
|------------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Site Clearing | \$285,000 | Erosion, Clearing, Fencing, Demolition |
| Earthwork | \$150,000 | Rough and Finish Grading, Imported Fill |
| Utilities - Water, Sanitary, Storm | \$90,000 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$100,000 | Electrical Distribution, Light fixtures along pathway |
| Paving | \$185,000 | Concrete and Gravel paths, Walls (excludes Water Play) |
| Interactive Water Feature | \$260,000 | Paving, equipment, controls |
| Playground and Equipment | \$410,000 | Equipment, Surfacing, Edging |
| Restrooms (2) | \$500,000 | Structure and surrounding Concrete paving |
| New Picnic Shelter | \$50,000 | Premanufactured structure and Furnishings |
| Scout Hall Improvements | \$30,000 | Courtyard and ADA Ramp |
| Amphitheater | \$55,000 | Concrete seating and paving (excludes lawn) |
| Sport's Court | \$25,000 | Paving, Paint, Hoops, Benches |
| Site Furnishings | \$125,000 | Benches, Picnic Tables, Trash, etc. |
| Irrigation | \$315,000 | New Fully Automatic System |
| Planting | \$250,000 | Trees, Plants, Seeding, Soil Preparation |
| ROW Improvements | \$130,000 | Allowance |
| Sub Total | \$2,960,000 | |
| Mobilization | \$148,000 | |
| Estimating Contingency (25%) | \$740,000 | |
| Inflation (5%) | \$192,400 | |
| Projected Hard Cost | \$4,040,400 | |
| Additional Costing Factors (20%) | \$808,080 | Bonding & Insurance, Contractor OH&P |
| Soft Costs (20%) | \$808,080 | Permitting, Staffing, Design and Engineering |
| TOTAL PROJECT COST | \$5,656,560 | |

Final concept cost estimate



Keynotes

- | | | |
|-----------------------------|---------------------------|--------------------------------------|
| ① Interactive Water Feature | ⑥ Sports Court | ⑪ Accessible Benches & Picnic Tables |
| ② ADA Pathways | ⑦ Scout Hall Improvements | ⑫ Landscaping |
| ③ Playground | ⑧ Restroom | ⑬ Lighting |
| ④ Picnic Shelter | ⑨ Existing Pavilion | |
| ⑤ Amphitheater | ⑩ Existing Tennis Courts | |

Final concept plan



Birds eye of interactive water feature

FINAL CONCEPT



Final concept plan enlargement

Keynotes

- | | | |
|-----------------------------|---------------------------|--------------------------------------|
| ① Interactive Water Feature | ⑥ Sports Court | ⑪ Accessible Benches & Picnic Tables |
| ② ADA Pathways | ⑦ Scout Hall Improvements | ⑫ Landscaping |
| ③ Playground | ⑧ Restroom | ⑬ Lighting |
| ④ Picnic Shelter | ⑨ Existing Pavilion | |
| ⑤ Amphitheater | ⑩ Existing Tennis Courts | |



Not to Scale ↻

FINAL CONCEPT

Water Play

The city and community expressed a desire for a nature-based water play feature. The design incorporates a low-flow hand pump with boulders and concrete channels that replicate a small stream flowing to a lower level splash pad. The splash pad will have interactive spray jets and bubblers. The water play surfacing will be slip-resistant concrete paving, and the water sequence is activated by a hand sensor on a bollard. To conserve water the system timer turns on only while it is in use. Parents and chaperons can participate or sit and observe on a concrete seat wall facing the space and the open lawn beyond. Domestic water and a new service line will come from NE 17th Street to supply the water play area. The water would drain to sanitary sewer.



Playground

A 7,700 square foot playground is located on the north side of the park between the pedestrian spine and NE 17th Avenue. This new playground offers a variety of play experiences with a mixture of modern equipment and nature play elements targeted for all ages and abilities. The focal point of the playground is an embankment separating two levels of the play area with a play tower. The tower overlooks the park and the embankment slide brings users to the lower level. Nature play features include log and boulder climbers as well as on-grade musical instruments and seating areas in a discovery area in a grove of fir trees.



Restrooms

The Final Concept includes two permanent restrooms – one located close to the playground and water feature, and the other south of the open lawn area and amphitheater. The restrooms are prefabricated structures by Romtec, which have two rooms and a sink fixture per room. The restrooms are close to streets adjacent to the park for adequate visual and maintenance access. The restroom requires domestic water, sanitary sewer, and electrical connections, which are most accessible from both NE 15th Avenue and NE 17th Avenue.



Pathways and Amenities

The new pathway system provides ADA access to all the new park elements from the surrounding neighborhood and provides a pleasant walking surface for recreation. The main pathway gently arcs through the center of the park, which provides maintenance access, and avoids the loss of major trees. New benches and picnic tables are periodically located along the pathway throughout the park, as well as pedestrian lighting to provide safety for the path and at the entrances to the park. The main pathway through the park is 6' wide and enlarges to 10' wide on the east side between the restroom and Intersection of NE 17th Avenue and NE Everett Street. The widened path accommodates events around the open lawn area. The main pathway allows access to all the park elements and provides a pleasant place for leisure walking and/or exercise. Access into and through Crown Park is intended for pedestrians and occasional maintenance vehicles.



Flexible Open Space

The community expressed a desire for water play during the public engagement process for Mill Park. The design incorporates a low-flow splash pad with interactive spray jets and bubblers. The 40-foot diameter area has specialty, slip-resistant concrete paving, and the water action can be turned on by a bollard or foot activator. To conserve water the system timer turns on only while it is in use. Parents and chaperons can participate or sit and observe on a concrete seat wall facing the space and the open lawn beyond. Domestic water and a new service line will come from SE Mill Court to supply the water play area. The water can either drain and infiltrate on-site in a rain garden, or drain to a new sanitary line.



Picnic Shelter

The design includes a prefabricated picnic shelter with picnic tables near the playground and water play area. The shelter and surrounding concrete space accommodates groups of 30 to 40 people. The shelter is nestled within the shade of an existing grove of mature Douglas Fir trees and overlooks the park's water play area.



FINAL CONCEPT

Sports Court

A new sports court is located behind Scout Hall. The court is large enough to accommodate half-court basketball, pickle ball, skateboarding, and futsal.

Landscaping

Much of the design is irrigated lawn to support the active and passive uses in the open spaces of the park. The lawn on the east side used for youth sports should have a sand cap to help facilitate drainage and to provide a good playing surface. The landscape on the east side provides a buffer between the park and NE Everett Street, brings nature into the park, and provides a beautiful backdrop for people in the park or driving by the park. The landscape buffers consist of plants selected from a native plant community to promote urban wildlife habitat and seasonal interest. Irrigation may be reduced or shut off after the plants are established to conserve water. The designers in the next phase will need to consider safety when planning the planting areas to avoid blocking views and creating hiding places.

Miscellaneous Amenities

Additional park amenities include benches, bike racks, a drinking fountain, trash receptacles, and park signage



IMPLEMENTATION STRATEGY

IMPLEMENTATION STRATEGY

There are many ways the Crown Park Master Plan could be implemented. For example, the park could be developed in phases, where areas and elements of the project are completed in stages based on available funding.

This master planning process has identified a first phase of implementation to include: the playground, interactive water feature, one permanent restroom, and a sports court. This initial project will also incorporate a portion of the interior pathways on the west side of the park providing ADA access to the restrooms, water play area and playground.

These improvements are shown on the facing page in *Phase 1, Option A*. If funding is limited, the water feature may be built at a future date as shown in *Phase 1, Option B*.

| Estimate of Probable Cost Option A | | |
|------------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Site Clearing | \$80,000 | Erosion, Clearing, Fencing, Demolition |
| Earthwork | \$40,000 | Rough and Finish Grading, Imported Fill |
| Utilities - Water, Sanitary, Storm | \$32,350 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$5,000 | Electrical Distribution, Light fixtures along pathway |
| Paving | \$49,780 | New Concrete Paths (near playground), Repair 50% Existing AC |
| Interactive Water Feature | \$260,000 | Paving, equipment, controls |
| Playground and Equipment | \$410,000 | Equipment, Surfacing, Edging |
| Restroom (1) | \$250,000 | Prefabricated Structure (excludes Utilities) |
| New Picnic Shelter | \$0 | Premanufactured structure and Furnishings |
| Scout Hall Improvements | \$0 | Courtyard and ADA Ramp |
| Amphitheater | \$0 | Concrete seating and paving (excludes lawn) |
| Sport's Court | \$25,000 | Paving, Paint, Hoops, Benches |
| Site Furnishings | \$31,200 | Benches, Picnic Tables, Trash, etc. |
| Irrigation | \$35,910 | New Fully Automatic System |
| Planting | \$33,600 | Trees, Plants, Seeding, Soil Preparation |
| ROW Improvements | \$45,000 | Allowance (assumed 250 lf of frontage improvements) |
| Subtotal | \$1,297,840 | |
| State Sales Tax on Materials | \$49,469 | |
| Mobilization | \$64,892 | |
| General Conditions (10%) | \$141,220 | |
| G.C. Bond & Insurance (3%) | \$42,366 | |
| G.C. Overhead & Profit (7%) | \$98,854 | |
| Subtotal Hard Cost | \$1,694,642 | |
| Additional Cost Factors: | | |
| Inflation to Project Start (5%) | \$84,732 | |
| Estimating Contingency (25%) | \$423,660 | |
| Total Hard Cost | \$2,203,034 | |
| Soft Costs: | | |
| Internal Staffing/Management (3%) | \$66,091 | |
| Permitting (2%) | \$44,061 | |
| Design and Engineering (12%) | \$264,364 | |
| | \$374,516 | |
| Total with Soft Costs | \$2,577,550 | |

Crown Park Phase 1, Option A cost estimate

| Estimate of Probable Cost Option B | | |
|------------------------------------|--------------------|--|
| Item | Estimated Cost | Notes |
| Site Clearing | \$80,000 | Erosion, Clearing, Fencing, Demolition |
| Earthwork | \$40,000 | Rough and Finish Grading |
| Utilities - Water, Sanitary, Storm | \$32,350 | Domestic Water, Storm, Sanitary |
| Electrical and Lighting | \$5,000 | Electrical Distribution, Light fixtures along pathway |
| Paving | \$49,780 | New Concrete Paths (near playground), Repair 50% Existing AC |
| Interactive Water Feature | \$0 | Paving, equipment, controls |
| Playground and Equipment | \$410,000 | Equipment, Surfacing, Edging |
| Restroom (1) | \$250,000 | Prefabricated Structure (excludes Utilities) |
| New Picnic Shelter | \$0 | Premanufactured structure and Furnishings |
| Scout Hall Improvements | \$0 | Courtyard and ADA Ramp |
| Amphitheater | \$0 | Concrete seating and paving (excludes lawn) |
| Sport's Court | \$25,000 | Paving, Paint, Hoops, Benches |
| Site Furnishings | \$31,200 | Benches, Picnic Tables, Trash, etc. |
| Irrigation | \$35,910 | New Fully Automatic System |
| Planting | \$33,600 | Trees, Plants, Seeding, Soil Preparation |
| ROW Improvements | \$45,000 | Allowance (assumed 250 lf of frontage improvements) |
| Subtotal | \$1,037,840 | |
| State Sales Tax on Materials | \$38,549 | |
| Mobilization | \$51,892 | |
| General Conditions (10%) | \$112,828 | |
| G.C. Bond & Insurance (3%) | \$33,848 | |
| G.C. Overhead & Profit (7%) | \$78,980 | |
| Subtotal Hard Cost | \$1,353,938 | |
| Additional Cost Factors: | | |
| Inflation to Project Start (5%) | \$67,697 | |
| Estimating Contingency (25%) | \$338,484 | |
| Total Hard Cost | \$1,760,119 | |
| Soft Costs: | | |
| Internal Staffing/Management (3%) | \$52,804 | |
| Permitting (2%) | \$35,202 | |
| Design and Engineering (12%) | \$211,214 | |
| | \$299,220 | |
| Total with Soft Costs | \$2,059,339 | |

Crown Park Phase 1, Option B cost estimate

IMPLEMENTATION STRATEGY



Crown Park Phase 1, Option A



Crown Park Phase 1, Option B

| Keynotes | |
|-----------------------------|---------------------|
| ① Interactive Water Feature | ④ Sports Court |
| ② ADA Pathways | ⑤ Restroom |
| ③ Playground | ⑥ Existing Pavilion |

