



Lents Park Master Plan Report

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WALKER•MACY
Landscape Architecture Urban Design Planning





Existing Dog Off-leash Area and Community Garden at Lents Park

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Executive Summary

Lents Park is an important hub and focal point of the Lents community. Located 6 miles from downtown Portland, what began as a 5 acre open space has expanded over the years and is now a 38 acre park and a highly valued asset for the Lents neighborhood and the City of Portland parks system. As the neighborhood and the city have grown, a wide variety of improvements have been made to the park to provide active and passive recreational opportunities.

As a result of gradual improvements, the park has limited cohesion of design themes among the various built elements, both active and passive.

In 2009, Portland City Council considered a proposal to redevelop Walker Stadium and portions of Lents Park to house the Portland Beavers baseball team. This proposal was not acted on, but the proposal did lead to the discussion about the future development of Lents Park, its current uses, and lack of a long term plan.

Later that year, the City of Portland identified the need to develop a 25-Year Master Plan for Lents Park using funds provided by The

Portland Development Commission through the Lents Town Center Urban Renewal Area.

The master plan for Lents Park aims to establish a framework for future park improvements while enhancing uses valued by the community. The primary goal of the master plan is to create a long term design that strikes a programmatic balance and provides year round enjoyment for the neighborhood and region. Working with Portland Parks and Recreation (PP&R), neighborhood members and stakeholders, current conditions of the park and its uses have been assessed along with community needs. Through this process, the 25-Year Master Plan has been developed which creates a park that the public views as innovative and serves as a platform for future development and public reinvestment.

Executive Summary

The goal of this project was to use information gathered from a diverse range of public and professional sources to create a vision for Lents Park that addressed the needs of the community, Portland Parks & Recreation (PP&R), and The City of Portland. To do this, we:

1. Collected background information
2. Assembled the Technical Advisory Committee (TAC) and the Project Advisory Committee (PAC)
3. Analyzed a variety of site influences and conditions
4. Conducted stakeholder interviews with community representatives

To further understand community and citywide needs, the first Public Open House distributed a survey to measure public opinion about park features and to determine what users desire for the park within the next 25 years. Based on community feedback, a vision and guiding principles were established by PAC members. This framework was used to direct the design team through the planning process and to determine programmatic needs and desired site improvements.

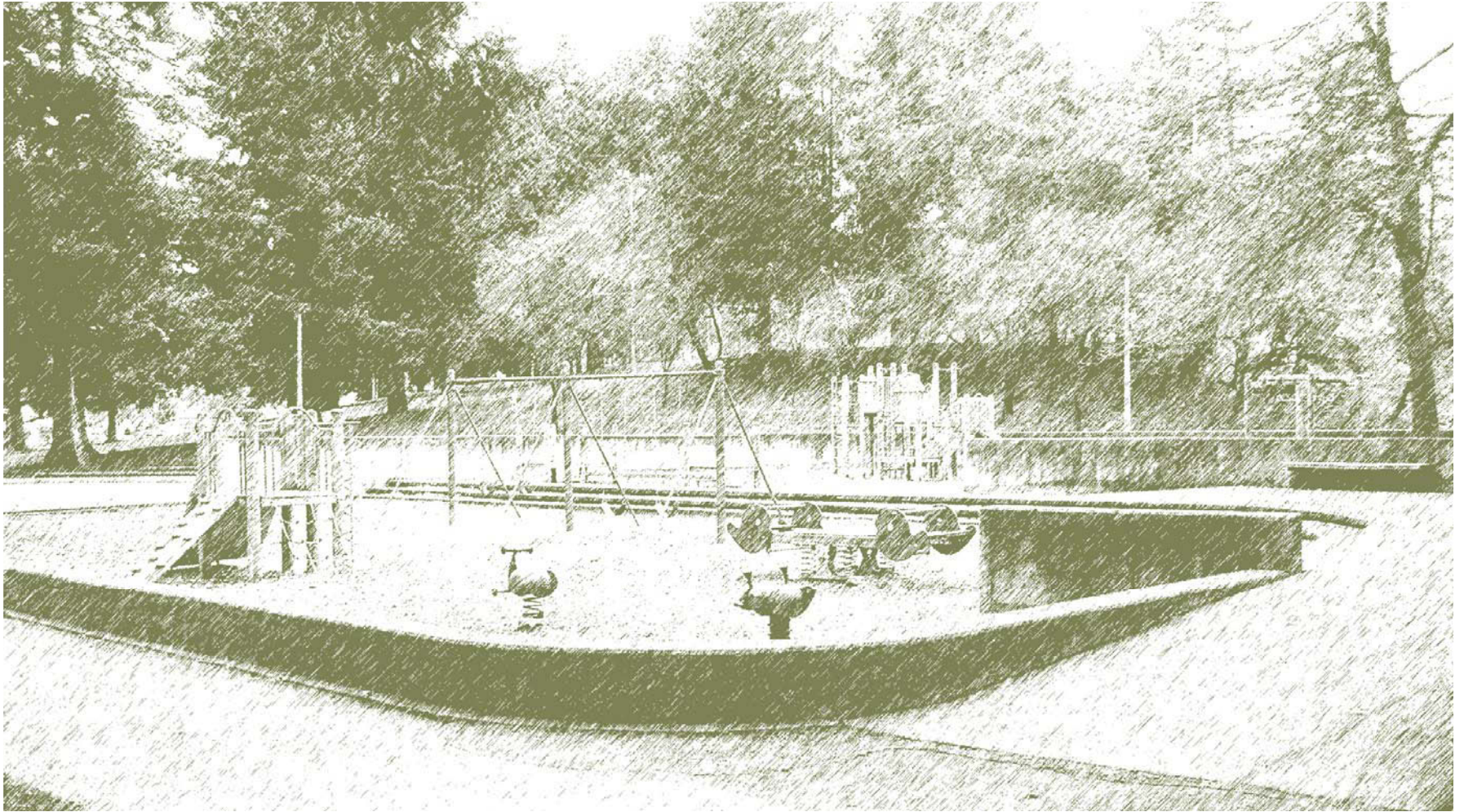
Subsequent stages of master planning included the creation of three, and then two, concept plans which were reviewed by the PAC, TAC, and local residents during open house events. After gathering public input, a preferred master plan for Lents Park was created by the design consultants and reviewed by PAC members who were responsible for the final concept recommendation. The PAC meeting notes and open house summaries are included in the appendix.

Through this process of gathering community input, the consultants were able to isolate significant elements to consider in the 25-Year Master Plan. Passive recreation was regarded as a very important component to include in Lents Park and was an underlying theme throughout the process. Many people expressed the opinion that the park was over programmed with active uses. Residents felt that Lents Park in its current condition lacks the necessary elements to make it a diverse space for a variety of users.

In the same vein, active spaces were analyzed to determine if they were necessary, properly located, or in need of renovation. By eliminating underutilized park elements and consolidating active sports uses, the

community agreed that additional space could be allocated for non-programmed use in addition to newly designed passive areas.

The master plan is a conceptual vision to be implemented over the next 25 years as funding becomes available. It is intended to build on the community's positive response to a range of elements found in draft alternatives. As a conceptual master plan, it provides future designers with flexibility to determine design details while moving forward with a diagram that embodies the community's recommended vision for the park.



Acknowledgements

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PURPOSE OF THE MASTER PLAN

An area rich in history, Lents Park has been the center of the community since the park's founding in 1914. Beginning as a 5 acre open space, Lents Park has expanded over the years and is now a 38 acre park and a highly valued asset for the Lents neighborhood and the City of Portland parks system.

Park improvements have been added incrementally over the years as population and needs increased and as funds became available. As of result of the 1981 Lents Master Plan, site improvements have been made to include recreational activities such as field sports and other active uses. Areas of passive recreation are less developed and are

lacking in design intention and overall unity. Additionally, because the improvements have been made over decades, the park has limited cohesion of design themes among the various built elements, both active and passive.

The master plan for Lents Park establishes a framework for future park improvements while preserving existing uses valued by the community. The primary goal of the master plan is to create a long term design that strikes a programmatic balance and provides year round enjoyment for the neighborhood and the region. Working with PP&R, neighborhood members and stakeholders, current conditions of the park and its uses were assessed along

with community needs. Through this process, the 25-Year Master Plan was developed which creates a park that the public views as innovative while providing a platform for future development.



Introduction

LOCATION AND CONTEXT

The Lents neighborhood, bordered by SE Powell on the north, the Clackamas County line on the south, SE 82nd Avenue to the west, and SE 112nd on the east, is one of the oldest and most diverse neighborhoods in the city. In 1998, Lents was established as an Urban Renewal Area in order to fund development projects that support community goals. These include generating family wage jobs, assisting new and existing business, improving local infrastructure such as streets and parks, supporting new housing construction and improving existing housing.

Located 6 miles from downtown Portland, Lents is a transportation hub for the Portland region. Three major arterials pass through the neighborhood which include Interstate 205, Powell Boulevard, and Foster Road. The MAX light rail system recently expanded to Clackamas Town Center bringing the Green line within two blocks of the park. Six bus lines and five existing parks are located in a one mile radius of the park. Within 1/2 mile of the park there are three schools and the Wattles Boys and Girls Club.

The diagrams on the following pages show the existing context of Lents Park and its relationship to the Lents neighborhood and the surrounding region. The map highlights how the area is divided by Interstate 205. To access the park, users on the east side of the highway must cross at SE Holgate, SE Harold, or SE Foster.



LOCATION AND CONTEXT



Introduction

LOCATION AND CONTEXT



HISTORY OF SITE

Lents Park is named after Oliver Perry Lent, a stonemason who came to Oregon in the 1850s to farm a 190-acre land claim. The area became the center of a growing farm community. George P. Lent, the eldest son of Oliver Lent, platted the town of Lents in 1892.

In 1912, the Lents community was annexed from Multnomah County and incorporated into the City of Portland. According to neighborhood reports, the original 5.2 acres of Lents Park had previously been used as a gravel quarry. During the 1940s and 1950s, parcels of land were gradually added to the park to assemble all of the land between SE 88th & 92nd and SE Holgate and Steele.

In 1953, the city prepared a central plan for the park, proposing locations for a baseball stadium, athletic playing fields, tennis courts, community buildings, pathways and parking

areas. Construction on the stadium began in 1956. The stadium was named after Charles B. Walker. From 1930 to 1934, Walker, as a playground leader, supervised playground softball teams, and in 1934 organized the first industrial and commercial softball leagues. In 1935, he was appointed as the city's first sports director.

In 1980, Lents Park was targeted to receive funds for general park improvements that addressed the needs of the surrounding neighborhood. A study was initiated to ensure that public improvements to the park were undertaken in a manner consistent with neighborhood recreational objectives and opportunities inherent in the existing function and character of the park site. Completed during 1981-1982, the Lents Park Study has since served as a guide for further

development and improvements throughout the park.

In 2009, Portland City Council considered a proposal to redevelop Walker Stadium and portions of Lents Park to accommodate the Portland Beavers baseball team. This proposal was not enacted after significant community opposition. However, the proposal did lead to the discussion about the future development of Lents Park, its current uses, and lack of a long term plan.

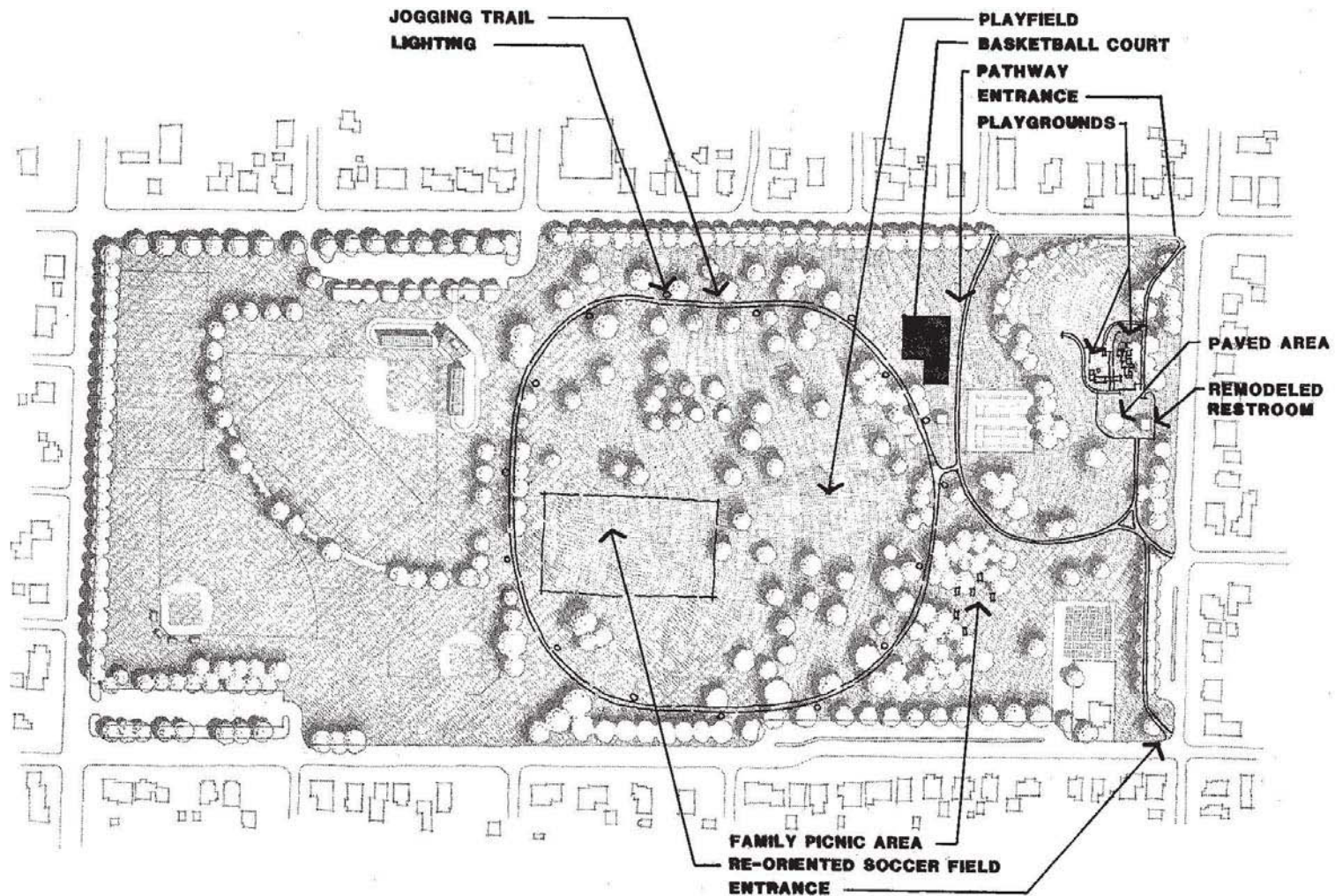
Later that year, the City of Portland identified Lents Park as an area to receive funding for the development of a 25-year master plan. The Portland Development Commission, through the Lents Town Center Urban Renewal Area, provided PP&R with the funds to create a new master plan.



Introduction

HISTORY OF SITE

Below is the proposed improvement plan from 1981-1982 for Lents Park.



THE PLANNING PROCESS

The Lents Park Master Plan process provided an opportunity to review the existing uses in the park, evaluate their effectiveness, and consider opportunities to improve the overall park experience. The development of the vision for the 25-Year Lents Master Plan was a collaborative process. By engaging key stakeholders and the greater Lents community, park design options were developed and refined to create a final concept plan. The process took place from May 2010 through December 2010.

The PAC (Project Advisory Committee) was created to represent the interests of the community and stakeholders and advise project staff and consultants. The PAC was charged with assisting the design team with program development, creating a vision and guiding principles, reviewing conceptual design options and guiding the development of the master plan. The PAC was responsible for making the final master plan recommendation to the consultants and PP&R.

The TAC (Technical Advisory Committee) assisted the PAC and consultant team to clarify operations and maintenance considerations for the park. TAC members provided input related to stormwater, safety, crime prevention, and sustainability. The TAC

attended the PAC meetings to aid in the design process.

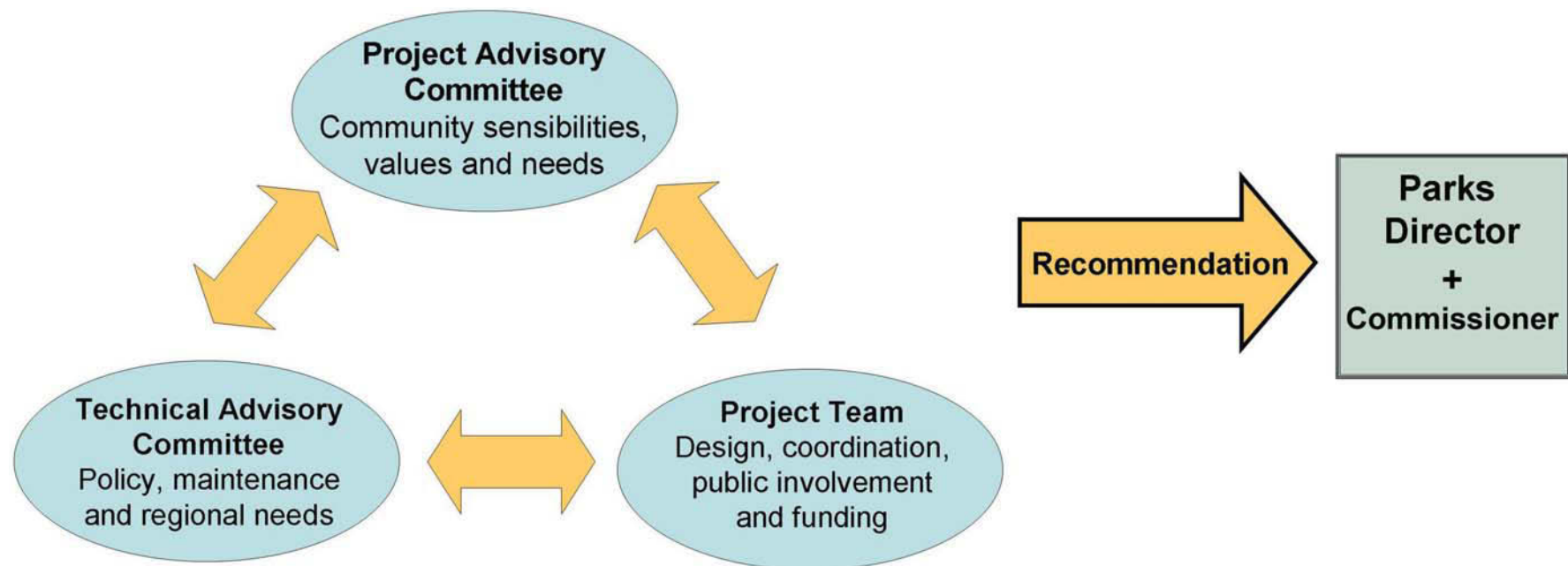
The Consultant Team was assembled to guide the design process and create a final master plan for Lents Park. After a Request for Proposals process, Portland Parks and Recreation selected Walker Macy, Landscape Architecture, Planning and Urban Design as the prime consultant. Sub-consultants included Sargent Designworks for architectural analysis; Grummel Engineering for civil and structural analysis; and Architectural Cost Consultants for cost estimating.

The design team worked closely with the PAC and TAC members to create a final master plan that represents community needs. This preferred plan was presented to Commissioner Nick Fish and Parks Director Zari Santner of Portland Parks and Recreation as the final recommendation for the park's 25-year master plan.



Introduction

The following diagram describes the dynamics of the planning process:



THE PLANNING PROCESS

During the master planning process, public input was the main generator of ideas to create a 25 year vision for the park. Recognizing the need to reach diverse populations, where possible, materials and surveys were translated into Spanish, Russian, and Vietnamese. Three listening sessions, as described below in Task 4, also were added to the process.

Tasks 1&2: Project Start-Up & Site Analysis

The first phase of developing the project included the Project Advisory Committee and the Technical Advisory Committee meetings. Stakeholder interviews were conducted to gather information from agencies which represent broader community interests. To better understand community and citywide needs, the first Public Open House used a survey to measure public opinion about park features and to determine what users required for the park in the next 25 years. Based on community feedback, a vision and a series of guiding principles were established by PAC members. The vision and guiding principles directed the design team through the planning process and determined programmatic needs and desired site improvements.

Task 3: Concept Plan Alternatives

The next stage of planning included the development of three concept plans. These plans were created based on site analysis and initial feedback from the public comment process and showed a diverse range of options. The concepts were presented at the Second Public Open House.

Task 4: Preferred Plan Refinement & Master Plan Report

Based on public feedback on the three concept plans, the design team developed two refined concept plans. The two options were aired publicly in a number of forums including:

1. Listening Sessions
2. Open House Events
3. Online Comment Forms and Periods
4. Lents Commons Coffee Shop

This information was used to generate a final master plan for Lents Park and was reviewed by PAC members who were responsible for the final concept recommendation.

Task 5: Master Plan Review

The Master Plan Report is an overview of the planning process and recommendations for Lents Park, based on public involvement and

site assessment. This document establishes the final master plan for Lents Park and describes how the preferred concept was achieved using a collaborative design approach with the community.



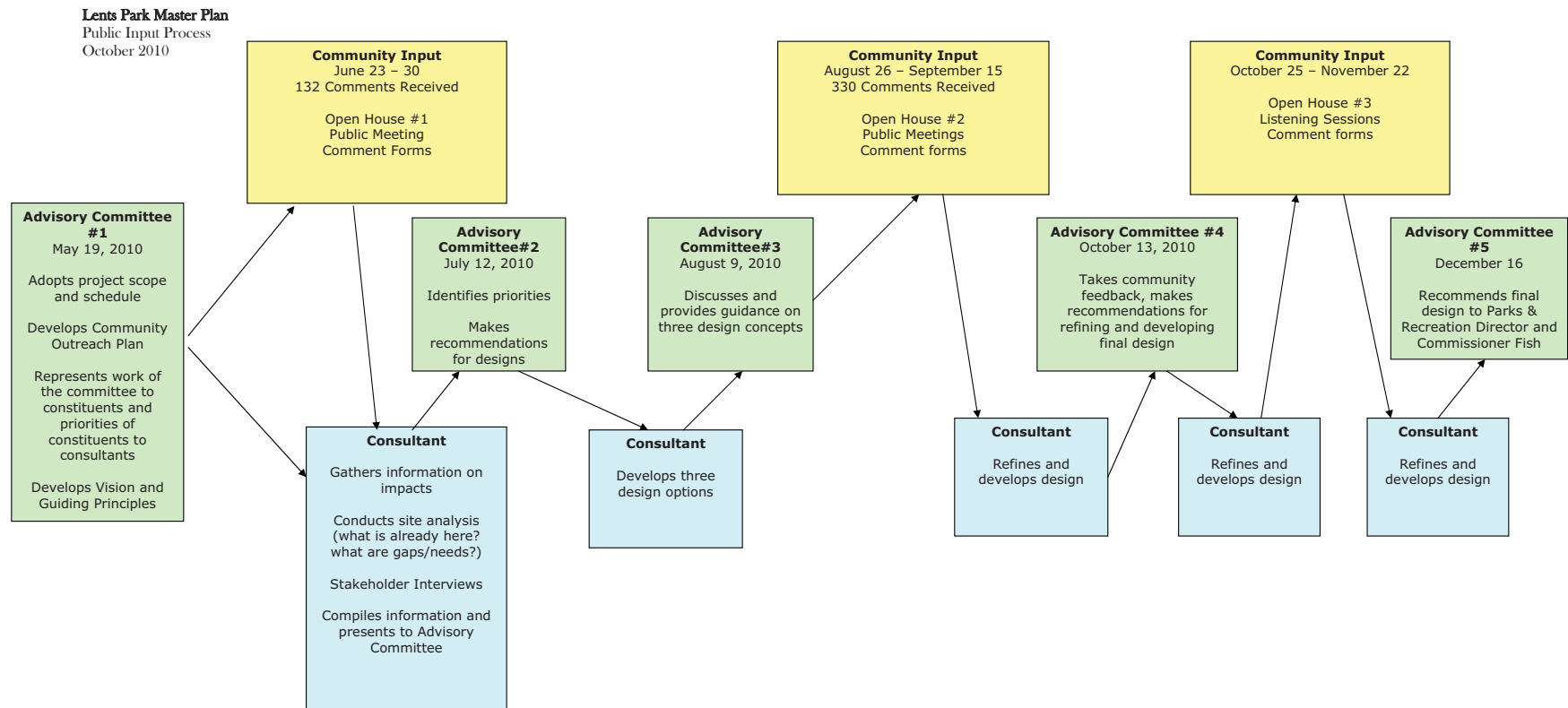
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THE PLANNING PROCESS

The design team established the following approach to lead the project through master plan development. The Master Plan Concept was developed from May through December 2010.



POPULATION, PLANNING & LAND USE

Lents, one of the largest neighborhoods in Portland, is located six miles from downtown Portland and is one of the oldest and most diverse areas within the city. This distinct neighborhood is home to Asian, Russian, East European, and Latino immigrants along with many young families and established residents. According to the 2000 census, the Lents neighborhood has a slightly greater percentage of people who are under 18 (27% compared to 21% citywide), and a higher percentage of residents who are non-native English speakers (28% compared to 16% city-wide). The community embraces its ethnic diversity, strives to celebrate cultural differences, and promotes cultural

understanding within the neighborhood. In planning Lents Park for the next 25 years, it was important to provide opportunities for a variety of populations and users to participate in active and passive uses.

Over the past several years, this neighborhood has also been the subject of much debate related to the proposal of the Portland Beavers baseball stadium in Lents Park. While the proposal was not pursued, the impact of this proposal created a sense of fatigue and frustration with regard to the public planning process, as well as lack of trust within the community. A goal of the Lents Park master planning process was to ensure that residents

have their voices heard and to guarantee that their feedback was taken into consideration. In addition to developing a master plan, it was essential to do this in a manner that directly responded to the community's concerns and needs and showed an appreciation of the unique nature of the Lents neighborhood.



EXISTING CONDITIONS

Lents Park has a variety of passive and active recreational uses. This 38 acre site is widely used by both local and regional residents. The northern and central portions of the park are flat and open and are used mainly for active sports such as football, baseball, softball, soccer, ultimate frisbee and rugby. Circling the central soccer fields, a bark path provides a fitness loop for joggers and walkers. South of Walker Stadium, and northeast of the soccer fields, a gazebo with a stage platform and adjacent open lawn area provides a gathering space for public events such as live music, outdoor movie showings and community gatherings while taking advantage of the level topography.

The southeastern section of Lents Park was the earliest area to be developed. Beginning with a neighborhood playground park in the 1920s, this area has two tennis courts, basketball courts, ball wall, horseshoe pits, picnic areas, a dog off-leash space and a community garden. The dramatic topographical change in this zone makes it distinct in character from the northern and mid-sections of the Park.



EXISTING PARK USES

Since Lents Park is a developed and highly used park, with some recent financial investments, the project scope assumed that some major features would remain. It was decided, prior to the beginning of the design process, that Walker Stadium and the title league fields would not be moved. Other features in the park also were slated to remain however, their location could change as follows:

1. Community garden
2. Off-leash dog area
3. Sports fields to accommodate soccer, lacrosse, football, and other field sports
4. Children's play area / water play feature
5. Park pathways
6. Restroom facilities

Additionally, a public process identified Lents Park as a site for a 5,000-6,000 sq. ft. skatespot to offer neighborhood users a closer location to learn basic skating and BMX techniques in a safe environment (Skatepark System Plan, 2008).



PARK ACCESS, PARKING & PATHS

The park is mainly surrounded by single-family homes on three sides with some commercial properties located to the east across from SE 92nd Avenue. Given the direct connections with adjoining residential uses, the park should be planned to be inviting while minimizing its impacts on the neighborhood. Traffic, parking, noise and night-time uses all affect the surrounding neighborhood and have been evaluated in terms of park function and interface with adjacent neighbors.

Visitors can arrive via six different bus lines within a one-mile radius, and via the MAX light rail system. If driving, there are four on-site parking lots which provide a total of 149 spaces. Additional on-street parking is available on the public right-of-way on bordering streets east, west and south of the park. No on-street parking is available on the northern edge of the park (SE Holgate). Currently, pedestrians can access the park at major cross-road intersections.

Surrounding the park are sidewalks lined with street trees. These sidewalks allow pedestrians to circulate the perimeter of the park. Within the park, a central trail loops around the sports fields and is ½ mile in length. Circulation on the site is limited mainly to north/south movement with insufficient cross-circulation.

As a part of the 25-Year Master Plan, a recommendation has been made for improving diagonal pedestrian movement, ADA access and through-park connections. Additionally, enhancing connections to Lents Town Center is recommended to allow improved access to and from the park and to emphasize its status as a part of the greater Lents community.

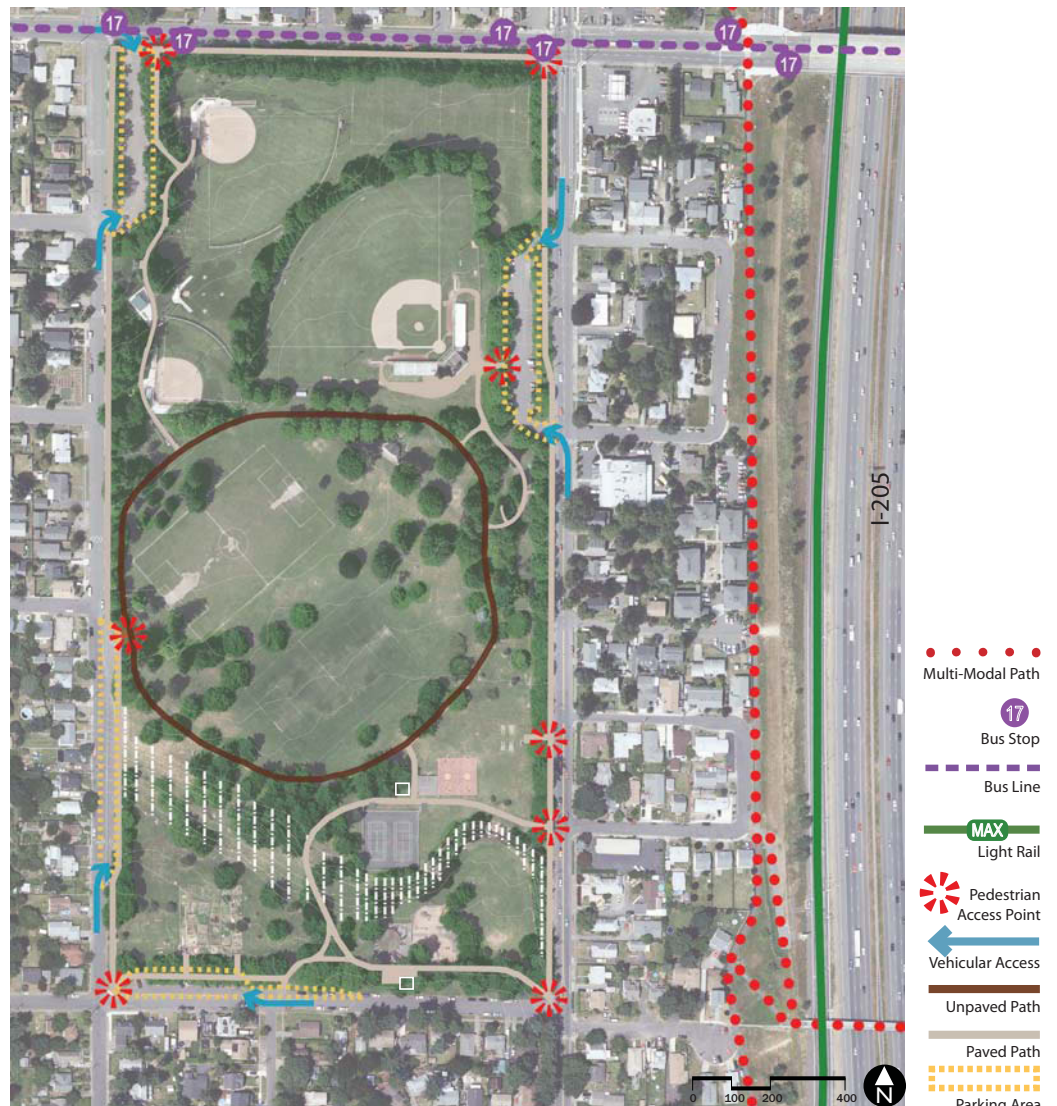


PARK ACCESS, PARKING & PATHS

The adjacent diagram highlights existing circulation through the park, key entrance points, parking areas, and significant topographic changes.

SUMMARY TABLE: Parking Spaces

NE Parking Lot	=	62 Spaces
NW Parking Lot	=	68 Spaces
SW Parking Lot	=	24 Spaces
South Parking Lot	=	17 Spaces
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Total	=	171 Spaces





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PARK STRUCTURES & AMENITIES

In an effort to establish the current conditions of Lents Park, an initial report was created by Portland Parks and Recreation to help identify areas in need of improvements, upgrades and renovations. The design team later toured the stadium and accessory facilities on June 21st, 2010 in an effort to become familiar with the facility program and general condition. Observations were made on-site with input from PP&R staff who were also present. Prior to the site visit, both the project architect and structural engineer reviewed as-built drawings of the original stadium construction.

Based on this background information and on-site observation, the following is a synopsis of the park's built structures.

Walker Stadium

Walker Stadium is constructed with poured concrete with a brick facing tucked into an earthen berm. Above this is a central wood framed structure housing bleachers and press box. The north and west wings are composed of reinforced concrete structures which are buried on three sides with earth. On top of both of these are aluminum bleachers.

The stadium was built in 1956 in a contemporary style reminiscent of Frank Lloyd Wright and emphasizes thin brick with horizontal

projecting roof lines. There has been some deterioration of the brick facing which may require its replacement. This should be tested to confirm its structural integrity. Review of the archival drawings shows that the structure was well-built, and was constructed using a significant amount of reinforcement for wall beams and foundations. This is surprising, considering the age of the structure (1950). The base structure surrounding the field is all poured-in-place reinforced-concrete, and seems to be in reasonably good condition.

Center Structure: Currently, the stadium seating is only being partially used, as the bleachers in front of the press box, and the press box structure, are dilapidated and in need of reconstruction. This area was constructed with wood framing, and the wooden bleachers show extensive signs of dry rot, and have been closed. The rot is likely due to inadequate drainage in the stands. Additionally, the stadium seating does not provide ADA compliant access.

The central structure's restrooms have been recently upgraded and should not require improvement other than routine maintenance. The "press box" area above the newly

constructed restrooms have also been closed off due to dry rot.

North and West Wing: The earthen portions of both wings supporting the aluminum bleachers appear to have settled, thus making the asphalt surface lower than the top of concrete over the concession area and dug-out. Another area of concern is the poorly designed dugouts, which are insufficient in depth. This lack of depth creates access issues, and drainage appears to be a problem as well. This may be contributing to water intrusion issues in the dugout. Additionally, the field surface has been built up since its initial installation, most likely through the addition of soil amendments as a part of routine landscape maintenance, and now drains into the dugouts. Consequently, the dugouts are currently not usable because of these drainage issues and the resulting sanitary conditions.

The backstop and wings are in need of new paint on framework and new fabric.

Outfield fences are in poor condition and merit refurbishment or replacement.

Stadium field irrigation and lighting are in good condition and require minimal upgrades.



ample of softball game

PARK STRUCTURES & AMENITIES

Restroom Buildings

There are currently two restroom structures at Lents Park. One is located near the tennis courts (upper restroom), and the other is located near the play area (lower restroom). Plans and documentation of these structures were not available, but review of these buildings during our site reconnaissance indicates that these structures were constructed with unreinforced masonry walls and wood roof framing.

Upper Restroom: This facility will require barrier removal improvements to meet ADA requirements if it is reactivated as a restroom. Currently, it is non-functional and is being used as storage because its drain lines were plugged as a result of vandalism.

Lower Restroom: The restroom is functional and appears to meet ADA requirements. The existing lunch program requires accommodation of one or more refrigerators, prep area and shelving. Its restroom functions may be better accommodated in a new separate structure freeing space for expanded Park Lunch Program.

Gazebo & Stage

Currently, the stage platform below the gazebo does not meet ADA requirements for access. The gazebo itself functions as a bandshell, and

while it is small, it is fairly new, as it has been constructed within the past 5-10 years. Its overall condition is good.

The gazebo is currently being used for performance events. This unique structure consists of cantilevered 8" x 8" columns which support a custom trussed roof with an art installation on the performance-facing side. This structure could easily be relocated to a new location within the park which may be more suitable for performance events.

Basketball Courts

The two basketball courts were renovated by Nike 5 years ago and are in fair condition. Adjacent to the basketball court is a wall ball court in good condition with a community painted mural.

Tennis Courts

There are currently two tennis courts located near the existing basketball courts. These courts are currently in disrepair and need maintenance. Resurfacing, crack repair, and fencing upgrades could restore these courts to a good condition for public use. Re-purposing this area for basketball could also be an option.

Fields

The ball fields are in excellent condition as they have been renovated in 2009. There are temporary restrooms located adjacent to the little league fields.

The football field is in fair condition, but has some constraints due to its close proximity to SE Holgate and SE 92nd Avenue.

The northern soccer field needs removal of the synthetic goal mouths and renovation of the natural turf. The southern crumb rubber field is in very poor condition. Turf will not grow well on this field.

Soft Surface Path

There is a soft surface jogging path around the perimeter of the soccer fields and provides 1/2 mile loop. It appears to be very popular with park users, is easily maintainable, and is currently in good condition.

Picnic Areas A, B, C and D

While several picnic tables near the little league area were refurbished within the last 3 years, picnic tables at all other locations require refurbishment or replacement.

Playground and Wading Pool

Both pieces of play equipment (ages 2-5 and 5-12) are wood and need replacement. The wading pool is obsolete, and will need replacement.

Parking & Park Access

There are currently four on-site parking facilities. These include 62 spaces near Walker Stadium off 92nd street, 68 spaces off 88th and Holgate, 17 spaces off Steele Street, near the public garden area, and 24 spaces along SE 88th Street. In addition to the on-site parking, there is a significant amount of on-street parking surrounding the site, which typically seems to provide sufficient parking during large events.

SE 88th and Holgate Parking Lot: This lot primarily services ball fields 1 and 2. The entrance located along SE Holgate Street is a safety concern. This access could potentially be closed off, forcing cars to enter and exit on 88th street, or a new exit could be located along SE 88th Street to allow for a drive-through lot.

SE 88th Street between SE Liebe and SE Steele Street: This lot currently provides 24 parallel parking spaces and serves the off

leash dog area. This lot could be reconfigured to accommodate more parking by removing the separation island and providing diagonal front-in parking spaces. This potentially could add approximately 15 additional parking spaces if approved by Portland Bureau of Transportation and the community, while meeting the requirement of no impact to parkland or trees. If additional parking is not required, the existing island separating SE 88th from the parking area could be planted with trees to provide shading and stormwater absorption.

SE Steele Street Parking Lot: This lot provides 17 diagonal parking spaces that serve the community garden and the play area, and is separated with an island between Steele Street and the parking area. Improvements here could include planting the separation island with trees or shrubbery for stormwater abatement, or extending the lot eastward to provide more parking spaces.

92nd Street Parking Area: This lot provides 62 spaces and serves the Walker Stadium area. This lot could be reconfigured to allow for diagonal parking which would reduce the lot width, and provide additional green space. To provide the same amount of parking, or

to increase parking, the lot would need to be lengthened, and one way circulation would be necessary.

All of the parking lot areas would benefit from resurfacing. This could be done with crack repair and asphaltic surface treatment, or with an asphalt overlay. This sort of maintenance would significantly extend the life of these parking areas.



PARK STRUCTURES & AMENITIES

Well Water & Irrigation

There is currently an active well on the site which is located at 92nd Avenue and SE Liebe Street. Presently, this well is causing some maintenance problems. The well has adequate capacity to serve the irrigation needs of the site, however the pipe used for the well shaft is corroding and causing blockage in the irrigation lines. The maintenance staff has provided filters and other repairs near the well head, but the ideal solution would be to reline the well pipe with a corrosion resistant pipe. Irrigation source is a well and the system is in good shape. It may need a filter on the feed line due to minerals in the groundwater.

Site Drainage

There are a few drainage issues on the site, including the south side of the large soccer field. It has been reported by park staff that this area tends to collect and pond water. Another area with drainage issues is the area east of the play area, and the base of the hill. These drainage problems are relatively minor, and could be addressed with the installation of gravel french drains which could be used to collect the water and drain it to existing drainage structures.





Example of park with unique water feature

DESIRED FUTURE PARK AMENITIES

As the design process proceeded, there were several reoccurring themes reflecting users' feelings about improvements that would enhance the quality of the park. The theme of increased passive recreation was a prominent topic. There were also suggestions to improve existing active recreational sports facilities. Many residents felt that Lents Park in its current condition lacks the necessary elements to make it a diverse space for a variety of users. The objective to design a park that also meets the needs of users who want to enjoy non-active recreation was addressed with the following suggestions:

- Increase number of plantings throughout the site.
- Limit removal of existing trees.
- Redefine circulation within the park to increase pedestrian movement.
- Create spaces that encourage users to sit and enjoy the surroundings.
- Provide a central open lawn gathering space for the community.
- Create a small, covered gathering space for educational and gathering purposes.
- Consider ways to increase acreage that can be used for passive recreation without reducing sports field availability.
- Situate the gazebo in an alternative open space area to increase usability.
- Convert wading pool to a functional water play amenity.



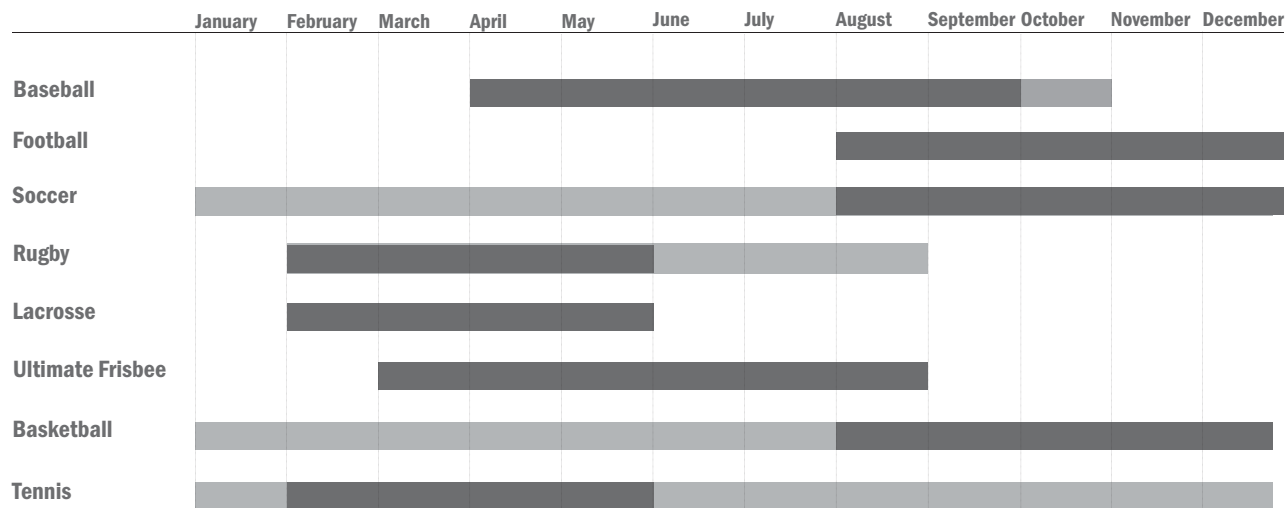
RECREATION PROGRAM CONSIDERATIONS

Lents Park currently supports a large number of recreational activities which are used by numerous schools, organizations and leagues in the community. The majority of recreational programming takes place in the northern and mid-sections of the site during spring, summer, and fall when team sports are practicing and competing. Walker Stadium is used by baseball leagues from April through November and does not serve any other use. In the 25-Year Master Plan, these recreational opportunities are examined in the context of

their viability and ability to coexist with other uses over the long term. Through this process, program, hours in use, as well as community preferences are analyzed to gauge which activities and sports programs are under or over utilized.

The renovation of active recreational uses, while increasing open space areas for alternative applications, was a topic of substantial discussion during the master planning process. It was apparent that Walker

Stadium was in need of a variety of structural and aesthetic updates. The center fields were talked about in the context of redefining their location and improving surface conditions. Synthetic turf was discussed as an option for all playing fields to increase quality and maintenance while allowing for multiple sport uses to occur year round. It was noted that synthetic turf would allow for less space to be used for active recreation, thus increasing available land for passive areas.



The adjacent chart highlights the seasonal recreational use of active sports.

Primary Seasons
 Secondary Seasons

PROGRAM SUMMARY

Through the community process of gathering input from residents, stakeholders, PAC (Public Advisory Committee) members, and TAC (Technical Advisory Committee) members, the consultants were able to isolate significant elements to consider in the 25-Year Master Plan. Passive recreation was regarded as a very

important component to be included in Lents Park. Many people felt that the park was over programmed, with active uses dominating the park. In the same vein, it was decided that active spaces should be analyzed to determine if they were necessary, properly located, or in need of renovation. By eliminating underutilized park

elements and consolidating active sports uses, residents agreed that additional space could be allocated for non-programmed use in addition to intentionally designed passive areas.



Recommendations

VISION

The city's project team and consultants worked with the community and Project Advisory Committee to define a vision statement for Lents Park. This statement was used throughout the master planning process as a concept that embodied the current and long-term goals of the community.

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Recommendations

GUIDING PRINCIPLES

The city's project team and consultants worked with the Project Advisory Committee to define a set of guiding principles for Lents Park. The guiding principles served as a directional tool and point of reference to steer the design process as follows:

- Provide a variety of active and passive recreational opportunities.
- Create good circulation systems and pathways into and within the park
- Design the park to be economically*, environmentally and social y sustainable
- Improve maintenance, programming, and development of athletic facilities to optimize their use
- Honor the visual character of the park
- Improve access for all park users
- Enhance community and neighborhood integration with the park
- Create a welcoming environment
- Celebrate history, culture, architecture, and botanical features

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amples of design possibilities

SITE CONCEPT PLAN

The 25-Year Lents Park Master Plan concept is built on the community's response to a range of elements found in the draft alternatives. As a conceptual master plan, it provides future designers with flexibility to determine design details while moving forward with a diagram that embodies the community's vision for the park.

Entrance

The primary entrance to Lents Park will be located at 92nd & Steele to create a connection to Lents Town Center and create a focal point to welcome users. This grand entrance will not only serve as the principal entry, it will be an icon that local residents as well as regional users identify with the park. The entrance will serve as the starting point for the botanical walk which will meander through the central field zone and terminate at Walker Stadium. The secondary entrances along SE Holgate, SE 88th Street, and

SE Steele Street will receive new waiting areas for public transit users along with plantings to create a more hospitable zone in this busy area. Interpretive signs and way finding devices will be dotted throughout the landscape to facilitate park navigation and increase awareness.

Dog Off-leash Area

The dog off-leash area will remain in its current location. Residents along with the design consultants felt that this was a successful use of park space given its proximity to parking lots and separation from other programmatic elements. Improvements and new amenities will include benches, a drinking fountain and a clearer delineation of the boundaries at SE 88th and Steele. Low shrubs or bollards will be used to help better delineate the off-leash dog use with an emphasis on separating this area from traffic along SE 88th and Steele.

Natural/Botanical Areas

There will be several new areas of natural and botanical treatment throughout the park. These natural zones will add shrubs, trees, benches, and picnic tables to enhance the visual and physical experience for users. This area will begin at the grand entrance of 92nd and join an interpretive trail that will wind along the eastern side of the park near 92nd Avenue. It will also connect with the central field area which will receive the highest concentration of botanical elements.

Natural berms, punctuating the walkway, will serve as vegetated buffers to diminish street noise, and provide users with a sense of intimacy within the park. These vegetated mounds will boast seasonal and annual plantings and will have seating opportunities close by to allow users to enjoy the landscape elements.



Examples of design possibilities

SITE CONCEPT PLAN

Open Lawn/Gardens

A new open lawn and garden area will be created adjacent to the southern playground area at 92nd and Steele. This area will take advantage of and enhance the natural slope of the existing landscape while creating an area that residents can use for passive recreation. A grand staircase will be a focal point which connects the lower gardens to the upper botanical area. It is recommended that the staircase be designed to deter skateboarding and other unintended uses. It will be planted with landscape materials that are hardy in character, as well as aesthetically interesting. Density and height will be restricted for increased security while still providing a sense of separation from street activity. Similar to the botanical area, this section will also be dotted with new seating. The location of this new informal space allows for focus to be shifted

away from the park's core, while providing additional program to Lents Park.

Existing and new trees

Residents and community members have a high appreciation for the existing trees on the site. The preservation of trees should be prioritized, especially mature trees, while also allowing for exceptions to implement the 25-Year Master Plan. PP&R will assess the health and longevity of existing trees at subsequent design and construction phases. New trees are proposed in the center of the park to create a more natural design aesthetic.

Play Area

The current location of the playground is desirable to the community. As part of the 25-Year Master Plan play equipment will be

replaced and the decommissioned wading pool will be converted to a spray feature. The existing restroom will be updated for the summer free lunch program, an additional restroom structure will be added, and an expanded picnic area be created. Adjacent to the new spray feature, a children's basketball court will be created to provide young users with a safe environment to practice their skills. This will also allow parents to supervise youth without having to leave the playground vicinity. Non-traditional equipment and environmentally friendly solutions should be considered at the play areas and spray feature.

New Play Area

An additional playground area will be added in close proximity to the title league facilities, and will be smaller in scale than the area to the south. This new area will allow parents to



SITE CONCEPT PLAN

supervise children while remaining in the sports field area.

Picnic Shelter

There will be three new picnic shelters added to Lents Park. One will be located along the natural walk, adjacent to the central fields and 92nd Avenue. It will accommodate approximately 8 tables and portray an architectural quality that is appropriate for Lents Park. The shelter is located to easily access parking and pathways. A second picnic area will be located near the new play area to accommodate those using the playground, little league facilities, and central field. A sink and counter area should be considered to provide residents with a food preparation space. The third shelter will serve as a community gathering area near the dog-off leash area and community garden. Additional clusters of picnic tables will

be located near ball fields, central fields, and play areas.

Community Garden

The community garden area has been an integral part of the neighborhood for the past 35 years. The garden is heavily used with a waiting list of 15-25 families. The 25-Year Master Plan recommends that the garden remains in its current location and expands by 30% to the east. To integrate this feature into the park design, a planting buffer will be added around the garden as well as an upgraded, more aesthetically pleasing fence.

Community Garden Shelter

A community shelter will be incorporated into the garden area to create a gathering space and refuge from inclement weather. It is envisioned that this space will have flexible programming

to accommodate multiple needs. Although the space will adjoin the garden, it will allow access to all members of the community. It may also house two picnic tables to accommodate small group meetings and events.

Tennis

The tennis courts will remain in their existing location and receive improvements as needed.

Pathways and Loop Pathway

A highly regarded feature at Lents, the central loop pathway, will be slightly expanded to be more in distance. Many users favor its soft surface material, but some worry because of its lack of ADA accessibility. To meet both identified needs, the path will be widened to create a dual surface treatment of soft and hard materials. This will enable a variety of users to take advantage of the path and more easily navigate through the



Recommendations

SITE CONCEPT PLAN

park. A new pathway will connect with this loop and diagonally weave through the park. This will facilitate pedestrian movement from the primary entrance to the northwest entry point, a key element that the community has requested.

Central Field

A new synthetic adult soccer field will be installed in the northern section of the park's core. In order to minimize tree removal, maximize open space, and take advantage of other park amenities, it will be located adjacent to Walker Stadium. By converting to synthetic turf and adding new lighting, the number of usable hours will increase, making the field accessible to residents throughout the year and in the evening. This will allow for a large portion of the park's center to be used for passive, non-programmed use. New pathways, shrub plantings, trees, and benches will be added to allow users to enjoy the park's

open landscape and new botanical elements. Making this a synthetic field will necessitate a barrier to protect the investment. Aesthetically interesting options should be considered such as a seat wall, berm or low plantings. PP&R should avoid using a chain-link fence which will diminish the character of the park.

Gazebo

The gazebo will be relocated to the southern section of the park's core in response to the new synthetic soccer field. This move will alter the rotation of the gazebo to north/south creating a more desirable orientation for performers and audiences alike. The structure will receive ADA improvements, a new foundation and any acoustic upgrades. PP&R will work with the neighborhood to manage any noise impacts resulting from events at the new bandshell.

Walker Stadium

Walker Stadium will receive much needed repairs and renovations to its facilities as indicated in the structural recommendations. The field will be converted to synthetic turf making it available for multiple sports uses during the entire year.

Restrooms

New restroom facilities will be added in four sections of the park as follows: adjacent to little league sports fields, in-between the adult soccer field and Walker Stadium, near the tennis courts, and adjacent to the southern play area. These structures will replace the portable services on site. New and innovative models such as the Portland Loo should be considered to maximize safety and sustainability while allowing access to residents year round.



SITE CONCEPT PLAN

Adult Basketball

The basketball courts will be relocated to the north of the 92nd Street parking lot, and an additional court will be added, totaling three full size courts. This location is advantageous to users due to its close vicinity to public transit stops and parking areas while clustering active uses. Fencing may also be considered to ensure that balls do not enter 92nd Street.

Vavrek Field

Currently, the football field is functioning well on its existing site and will remain at the northeast corner of the park. Improvements will be made to the natural grass field to enhance play. Lighting upgrades may be considered to maximize playing time along with partial fencing options to prevent balls from entering the street.

Skate Spot

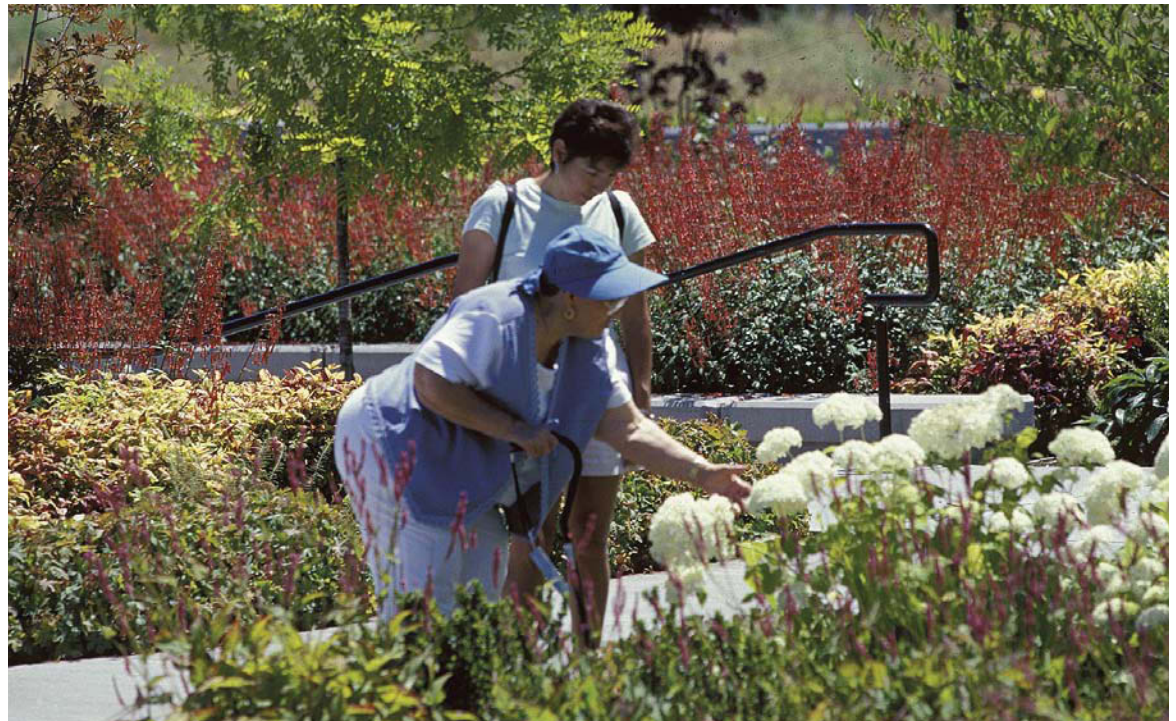
During public outreach for the Skate Park System Plan, Lents Park was identified as a location for a skate spot. The community reaffirmed this during the planning process. This new area will be approximately 5,000 to 6,000 square feet, and is intended for younger, less advanced users. It will be located adjacent to Walker Stadium to minimize noise impacts and cluster active uses together.

Horseshoes

It was determined that the existing horseshoes feature may be removed due to a lack of community use.

Wall Ball

Wall ball will be removed. However, PP&R will look for other opportunities for a community mural in the park.



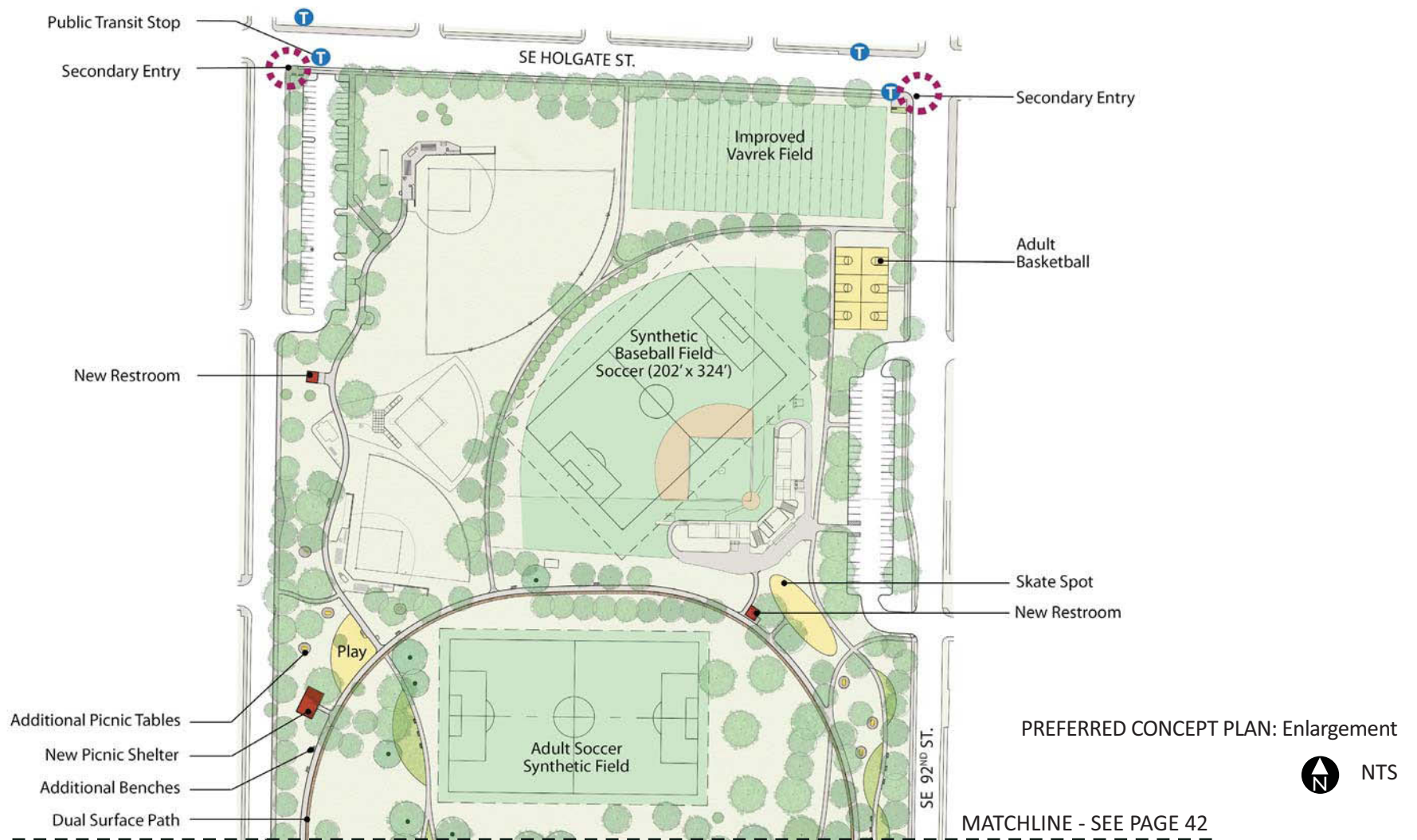
Recommendations

SITE CONCEPT PLAN

The following plan illustrates the preferred concept selected by PAC members. The design encompasses the key elements listed in recommendations section.

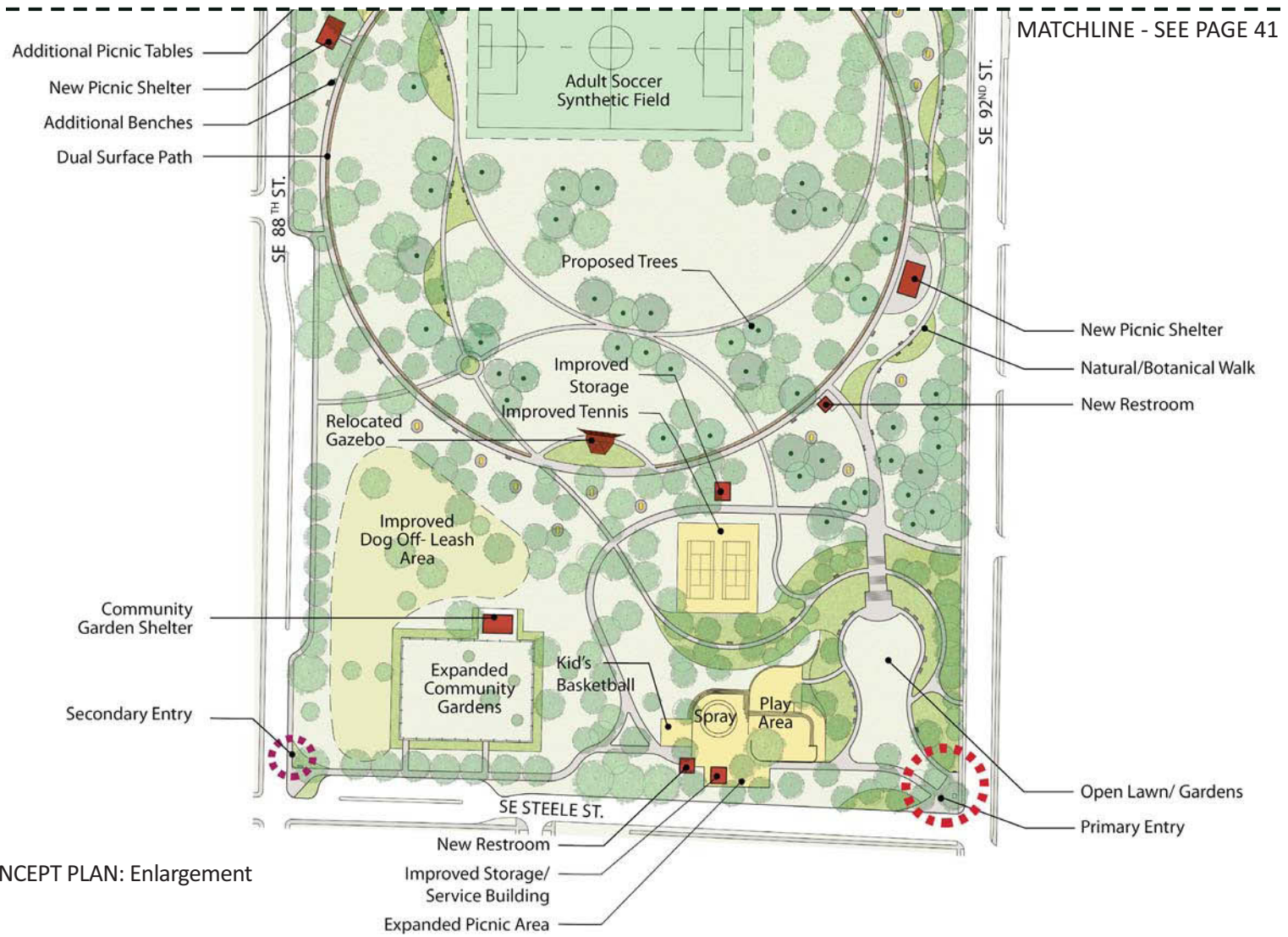


SITE CONCEPT PLAN



Recommendations

SITE CONCEPT PLAN



IMPLEMENTATION STRATEGY AND PRIORITIZATION

It is estimated that full implementation of this plan would cost approximately 13 million dollars. It is common practice for projects of this magnitude to be implemented in phases. The PAC, PP&R staff and the design consultant discussed priorities for implementation. The PAC provided input on elements important to the community as well as how to group items to maximize cost-effectiveness. Also, it is assumed that any of these master plan concepts can be initiated via additional stages or singularly if funding becomes available.

Priority One:

- Park Entry Points
- Dog-Off Leash Area
- Dual-Surface Path
- Natural Planting Areas
- New Basketball Courts
- Large Playground Improvement
- Water Spray Feature
- Small Play Area
- Community Garden Expansion
- Community Garden Structure
- New Pathways
- SE Lawn/Stair and Pathway improvements
- Restrooms at Play Areas
- Large Picnic Shelter
- Natural Planting Areas
- Walker Stadium Improvements
- Synthetic Soccer Field

Priority Two:

- Skate Spot
- Gazebo Relocation
- Vavrek Field
- New Pathways
- South Storage Structure Renovation
- New Restroom at Synthetic Field
- North Storage Structure Renovation
- New Restroom East of Tennis Courts
- Tennis Court Improvements





COST CONSIDERATIONS

Based on the preferred design concept, the consultant worked with the cost estimator to determine the total cost to implement the master plan for Lents Park.

- Estimate reflects 2011 dollars
- Inflation of 3% per year is recommended to be added to these figures



Site Demolition	\$444,270
Hardscape	\$49,043
Athletic Fields	\$1,847,930
Athletic Courts	\$155,000
Athletic Equipment	\$19,800
Fences and Gates	\$117,050
Utilities	\$565,000
New Structures	\$744,875
Renovated Structures	\$349,250
Entry Features	\$44,000
Play Areas	\$1,073,600
Pathway Surfaces	\$562,175
Landscape Areas and Planting	\$632,175

Construction Subtotal	\$6,604,168
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Estimating Contingency (25%)	\$1,651,042
General Conditions/ Insurance/ Bond (12.5%)	\$1,031,901
General Contractor OH and Profit (10%)	\$928,711

Direct Construction Cost	\$10,215,822
Soft Costs (30%)	\$3,064,747

Total Cost	\$13,280,569
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