



COUCH PARK MASTERPLAN

PORTLAND, OREGON
NORTHWEST DISTRICT HOUSING
AND COMMUNITY DEVELOPMENT AREA

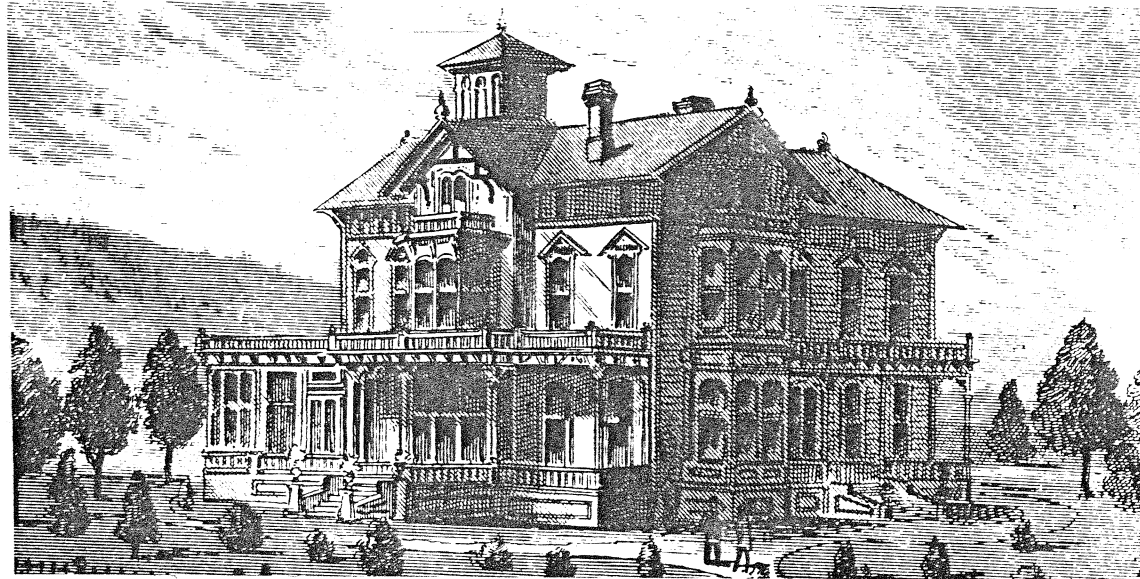
DESIGN TEAM;
WHITMORE, RICE, LEBWOHL
June 16, 1976

Cicero Hunt Lewis came to Portland in 1850 from New Jersey and became one of the merchant princes of the Northwest. In 1887 he married Captain Couch's second daughter, Clementine, and for many years they lived in a modest house on Fourth and Everett Street. In 1881 a magnificent house with stables, a greenhouse, and a long sweeping drive to a porte cochere on the north were built by the Lewis's on the block of Nineteenth, Twentieth, Glisan, and Hoyt Streets, the site of Couch Park today.

The exterior of the house was an excellent version of the bracketed stick style. Unusual, fine grillwork and brackets supported the wide overhang of the rakes and eaves.

For its period the general character of the exterior was simple. In contrast, the interior was done on a much more elaborate scale. Rare woods, marble mantels, brocaded walls and fine lighting fixtures were used throughout the house.

Eleven children were born to the Lewis's, all of them at some time having lived in the house. After the family had gone the house was destroyed and the property was developed into a playground for Couch School.



C.H. LEWIS HOUSE

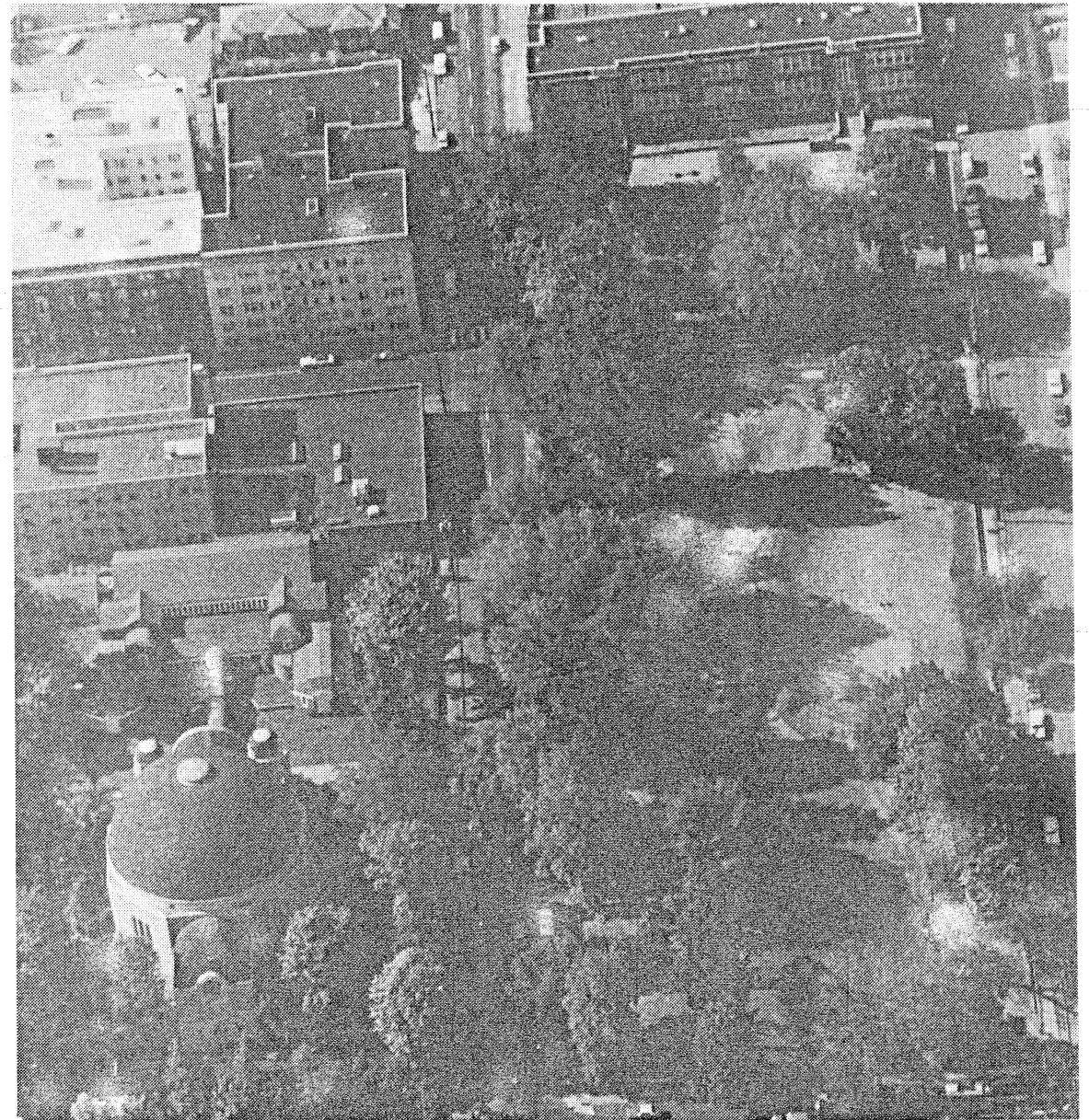
By the early part of the 1930's the Lewis house was razed and the property became part of Couch School. In the years since then the park has been the subject of much interest to the surrounding community.

Late in 1968 a group of Northwest residents, with the backing of the Northwest District Association, became involved in the saving and restoration of the Captain Brown house which was being threatened by demolition. A plan was formulated to move the house to the corner of Northwest 19th and Hoyt. The house would then become the property of the School District which would, in turn, give the property and the house to the city to be renovated and used as a senior citizen and health facilities center.

In 1970 the Captain Brown house was moved to the Couch Park site. The movement of the house and corresponding landscaping of the park represented a tremendous effort on the part of the City, the School District, various military services, and the citizens, and is responsible for the present physical character of the park. The Marine Corps dug the foundation and the excavated earth was used to create the mounds present in Couch Park today. Of the money donated by private citizens for the restoration of the Brown house, \$600 was used for park improvements. Trees, plantings, and hours of effort were donated by local citizens, the Kiwanis, and the Army Reserve Corps.

In April, 1972, \$100,000 was granted by the H.U.D. Historic Preservation Agency for restoration of the house into the senior citizen and health facility center as planned. It was discovered, however, that the house would have to be brought up better than standard to be used for the purposes intended. The estimates for these renovations came to \$150,000. Plans were abandoned to use the house for this purpose when the additional \$50,000 could not be raised.

By 1974 the Captain Brown house had been severely vandalized and was demolished in October of that year.



COUCH PARK TODAY



CONCEPT DEVELOPMENT

Design Process

Design Process:

The design process conceived by the consultants for developing the masterplan for Couch Park is basically people oriented. From the beginning of this project, strategies have been formulated which involve people in the future of their own park and neighborhood. Northwest Portland houses a unique group of people committed to restoring the livability of an inner city neighborhood. Our design process has simply tried to capture this energy and philosophy. (See Appendix for Couch Park Committee Philosophy Statement)

Couch Park Design Game:

The Couch Park Design Game was created by the design team to bring out the needs of the people directly relating to the park. People who live close to the park, use the park, or in some way seem related were identified and grouped into homogeneous "user groups". These user groups had certain identities; ie. the Senior Citizens group, the Students and Staff of M.L.C. School, and the Family and Residents of Northwest Portland group. Meetings were held with each of these groups individually to determine their own particular needs.

The design team developed a map of the park with various concepts, ideas and uses graphically illustrated. (See section on Participant Input). The design games were used with all the user groups individually and their ideas were recorded and shared when all the user groups met together. These ideas included such things as circulation, identity of the park, elements and uses in the park, character and active and passive types of recreation.

This process of identifying needs was repeated several times with each of the groups individually and then all to-

gether so that modifications could be made. A matrix has been developed which illustrates the needs of the various groups as they were expressed during the meetings. (See section on Participant Input)

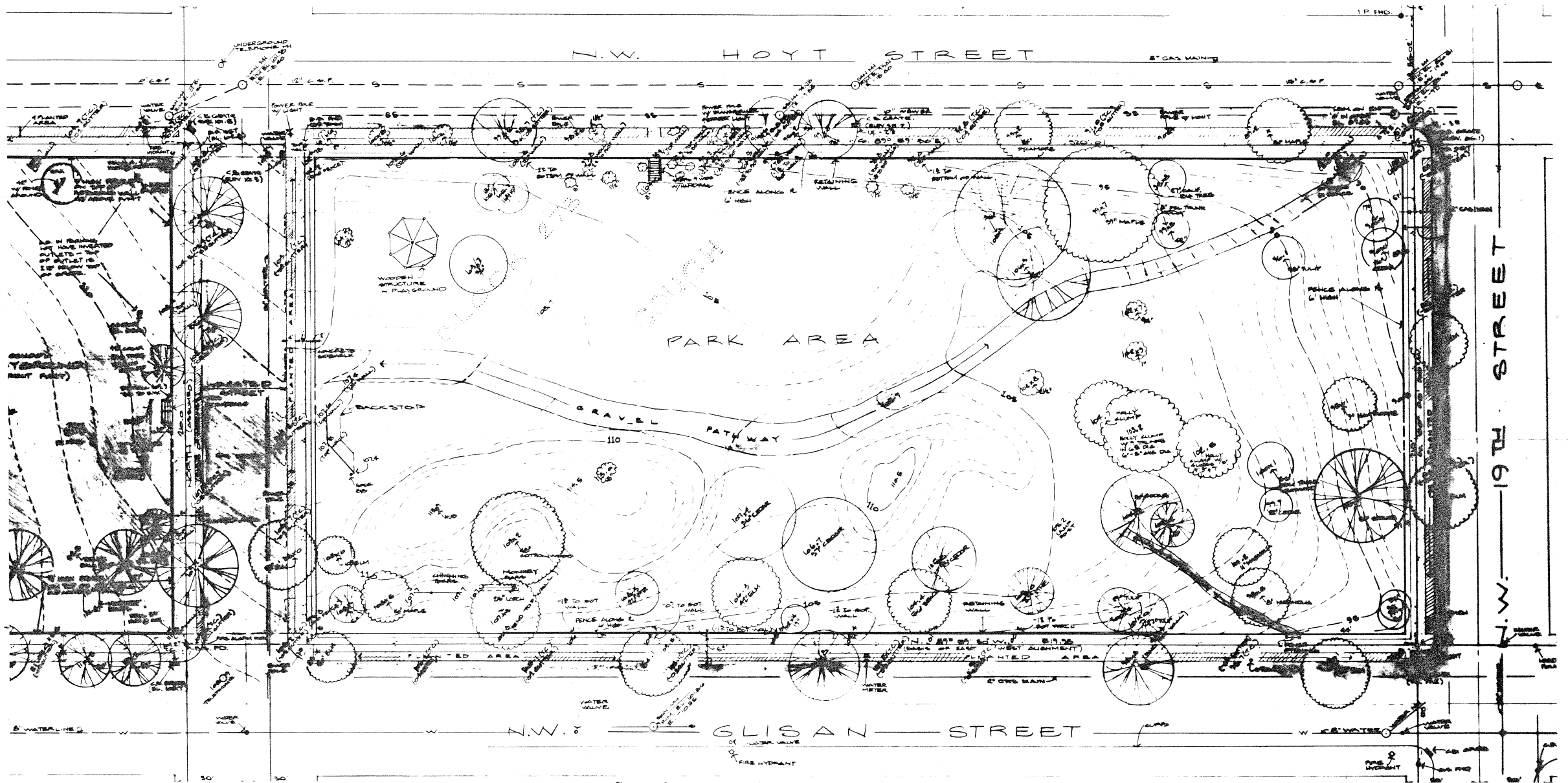
During this process a questionnaire and survey was developed by the group to find out who uses the park and to determine what they wanted to happen in the park. (See Appendix for Couch Park Survey) The Portland Parks Department and the School District attended all the multiple group meetings and offered their input.

A masterplan was agreed upon which had the support of all the groups; since they essentially shaped the direction of the plan.

The design team synthesized the verbal inputs into a masterplan and a set of recommendations for development and phasing. The result of this process should be apparent as the park is developed. Primarily we feel that because of the citizen involvement during the planning and design phase, the park will have continued community participation during construction and after it is complete. This produce a feeling of kinship for the park by the community. Hopefully, antisocial behavior such as vandalism and crime will be held to a minimum. and a positive sense of pride through ownership will assert itself.



DESIGN PROCESS



SITE SURVEY

Introduction

The following information represents a collection and summary of the programmatic information gathered during the various meetings. The information is separated into the following categories:

1. Senior Citizens
2. Families
3. Staff and Students of M.L.C. School
4. Agencies (P.D.C., Parks Bureau, School District)
5. Community Involvement

In our opinion the information listed is a general agreement by the group (unless otherwise noted), and the order in which it is listed is that of major concern.

The information shown is not to be a finalized list, but an on-going additive set of criteria. The base drawings and the first set of alternatives are based on this information.

1. Senior Citizens

Paths

The path system should make the park a place to stroll. For example, one or more loop systems constructed so the grading and surface is easy to walk on (even for people with physical limitations).

N.W. 20th should be maintained as convenient circulation route; many people use 20th in order to avoid 19th and 21st.

Plantings

Additional trees and shrubbery should be used to screen undesirable views, noise and pollution. Flowering plants should be used to add variety, color, fragrance and changing appearance to the park. "Rock garden" type plantings would add additional variety to the park.

The maintenance of certain plants by the senior citizens is a possibility that could be explored.

Seating and Tables

Seating and tables should be provided in a variety of places to allow people to stop, rest, relax, talk, view surroundings (nature, flowers, water), and view activities of other groups (without being involved in the activities). One view noted as particularly desirable is looking south to the Temple Beth Israel.

Seating should be designed to provide variety and enjoyment (porch swings, backs, foot rests, etc.).

Restrooms

A special concern for provision of restrooms was expressed in terms of time/distance relationships and allowances for for handicapped individuals.

PARTICIPANT INPUT

Senior Citizens Continued

Shelter

Shelter is desired for shade in summer, rain protection in winter and to offer a place in the park with a feeling of security and warmth, both physically and psychologically. Reference to a "garden house" was used to describe character and size.

Items included in the shelter are restrooms, seating, tables, hot plates, etc.

Water Features

Water was noted as very interesting and appealing, both to view and to hear.

Recreation

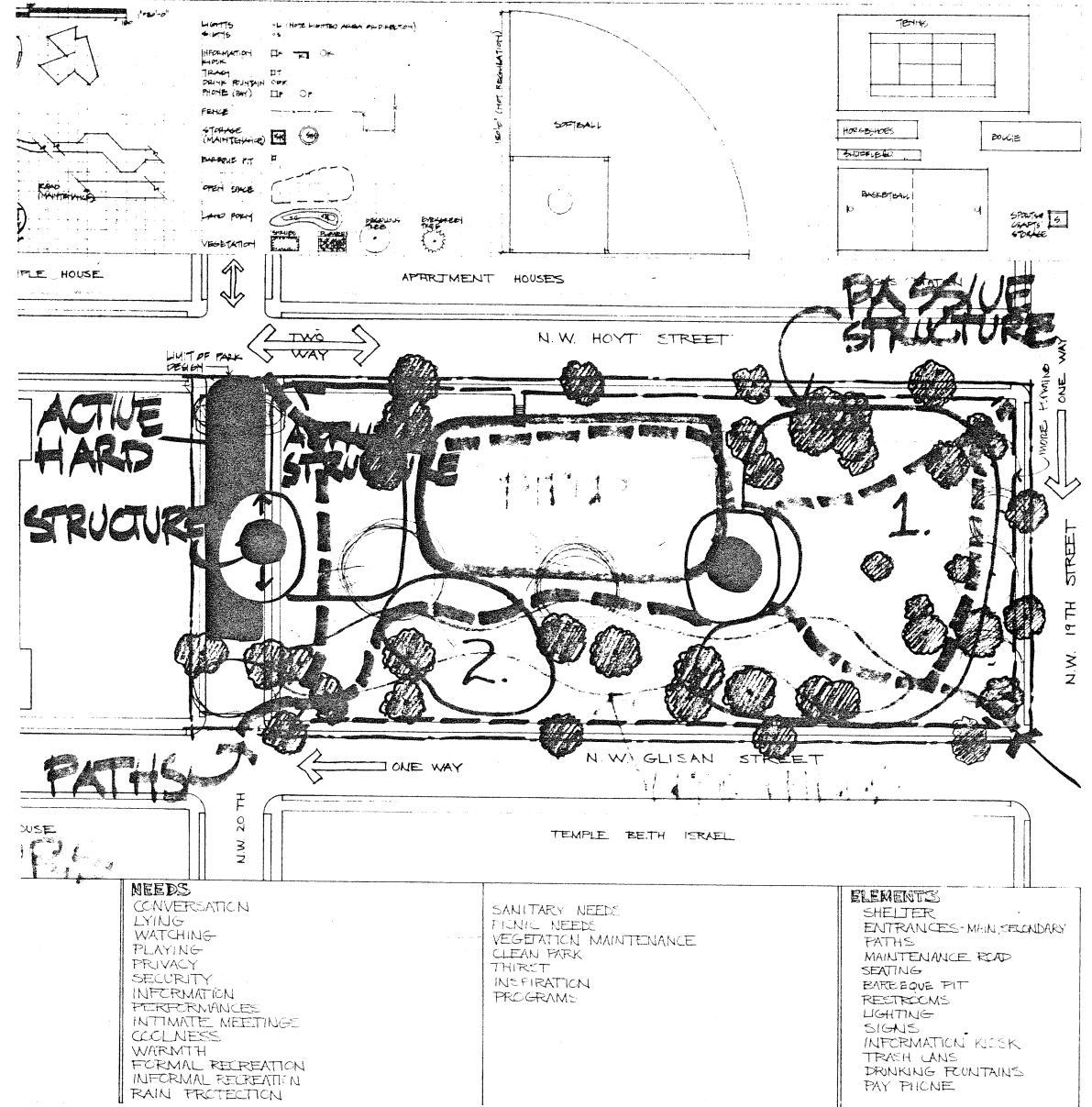
No strong emphasis has been placed on recreational activities in the park, but several possibilities have been mentioned: game tables, lawn bowling, horseshoes, arts and crafts program.

Amphitheater Area

A place where organized presentations could happen has been identified as desirable.

General Notes on Safety and Convenience

Paths should be clearly defined and routed so they are very



Senior Citizens Continued

General Notes on Safety and Convenience (continued)

visible.

Elements in the park should be designed so they do not feel threatening (fewer hills).

The park should be made as visible from the street as possible, both for a feeling of security and to discourage use by itinerants.

Definite entry/exit should be provided and at least a portion, if not all of the fences should be retained to aid in providing a feeling of security.

A phone should be available in case of emergency.

Lighting should be used to increase overall visibility of the park.

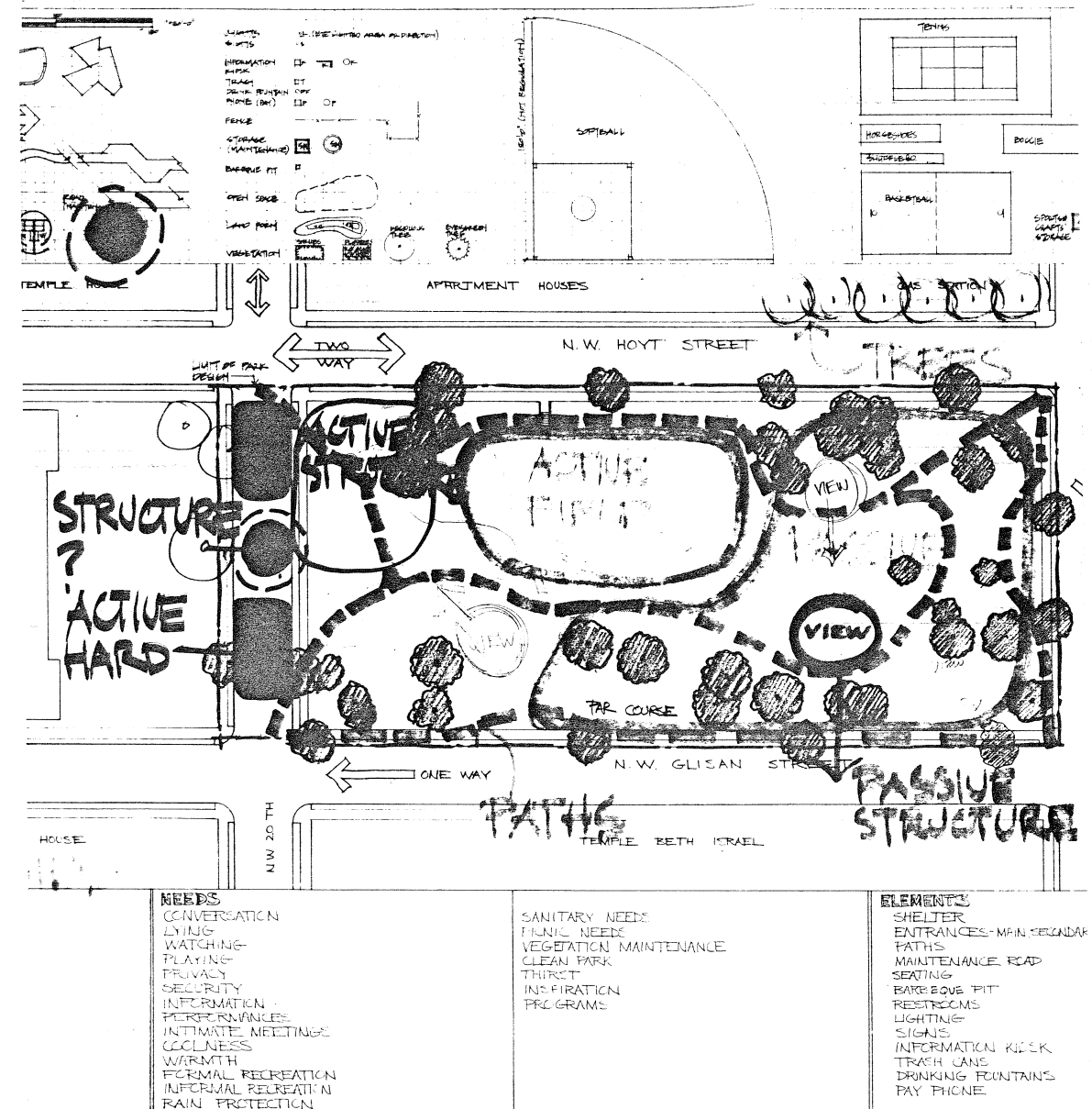
2. Families

Open Space and Natural Elements

Protect what exists (trees and open space) and develop the park in such a way that will encourage fuller use but will change the existing feeling of an open and natural place as little as possible.

Add to naturalness by use of areas of flowers, native and rock garden type plants under the trees along the south side of the park, indigenous plant material infill.

Provide areas for annuals and perennials at east and south



Families Continued

General Notes on Safety and Convenience (continued)

Park entries/exits should exist primarily at the corners.

A response should be made to the existing Tri-Met bus stop on N.W. Glisan Street.

Thought should be given to the problem created with dogs in the park.

3. Staff and Students of M.L.C.

Staff

The existing "natural order" of hills and trees should be maintained.

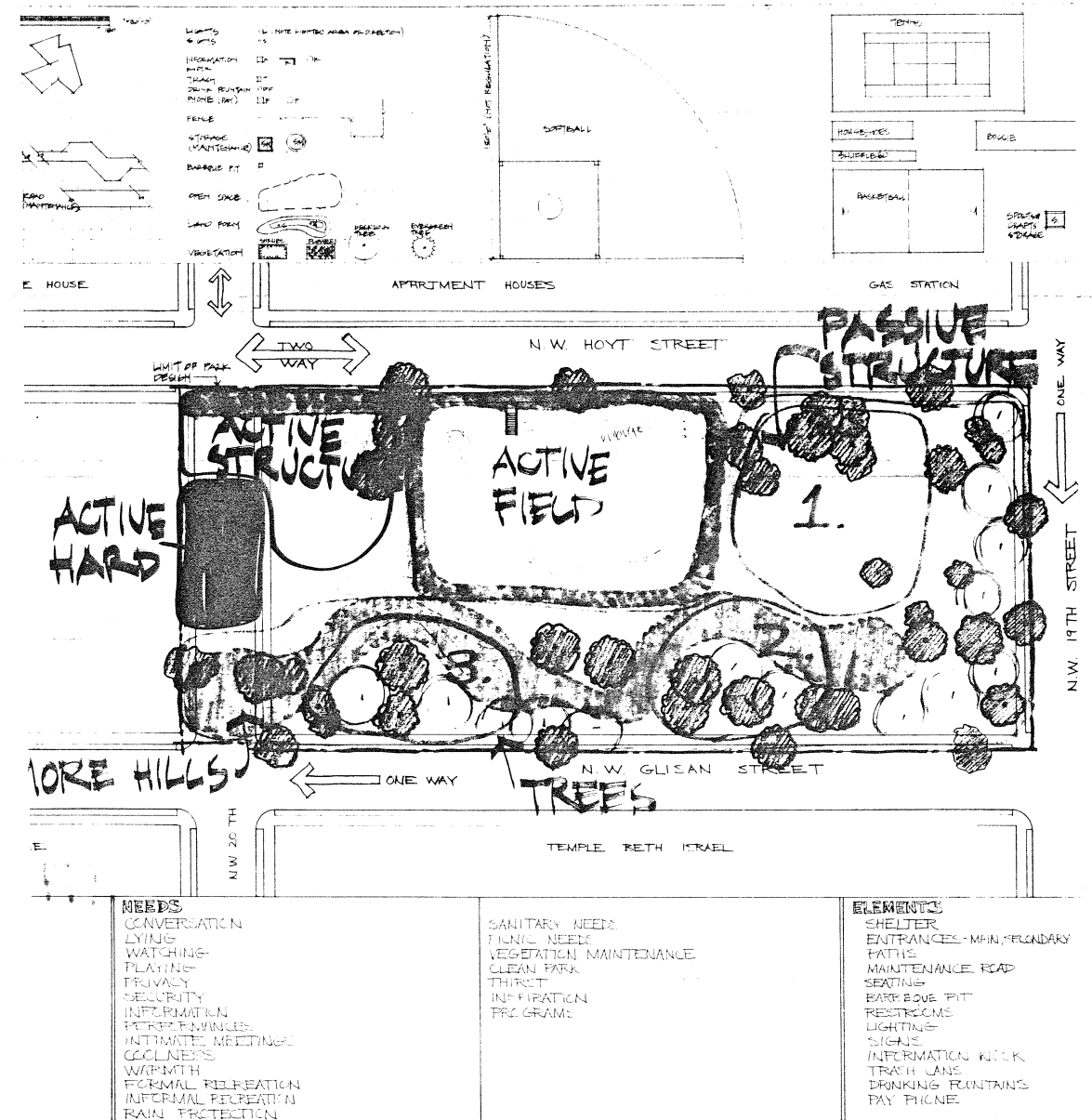
Elements in the park should be designed so that it is easy to see where most people are and what is going on.

Older Students

Emphasis on passive places to be comfortable, talk and feel separate from the school. Going through an active area to get to a passive area does not create a conflict. Sharing a passive area with the seniors would be acceptable.

The existing hills and trees should be retained and added to. Some of the existing hills (southwest part of park) are special.

High places to view the park from are very desirable.



Families Continued

Open Space and Natural Elements (continued)

part of park.

No vegetable type plants should be used.

Plant street trees at peripheral streets (at N.W. Hoyt in front of gas station and apartments, and at N.W. 19th in front of optical company and grocery store) for screening and visual extension of park. Plant additional trees and shrubs along 19th in park for screening of noise and visual interruptin from street.

Paths

An emphasis should be placed on bike and strolling paths at the east end of the park (to help discourage itinerants by encouraging activity).

Sidewalk at street should respond to park at entries and give some of the park feeling to the street circulation system (minimal amount of actual land).

Develop exercise course in the park as part of the walk system (similar to Terwilliger paracourse).

Seating

Picnic areas should be developed in the park, but not necessarily with traditional picnic tables.

A seating area should respond to the view of the Temple Beth Israel (best view from east end of park).



Water Feature

Develop a water feature in the park, but in such a way that it is safe and maintenance free.

Shelter and Restroom

Disagreement exists on the question of a shelter and restrooms in the park. Some families want restrooms and some suggest alternatives (using restrooms at the Shell service station or at the school). A general agreement exists that if a structure is built, it should not try to be a community center. (if a community center is desirable, alternatives within the neighborhood should be explored.)

The final agreement seemed to be that a small weather shelter, with restroom, was acceptable but that it should be of minimal impact on the park. The character of the shelter should be warm and light, both physically and psychologically.

Amphitheater Area

An amphitheater area should be provided and should include electrical outlets.

General Notes on Safety and Convenience

Study the existing fence and possible modifications for adequacy of making the park feel safe, keeping kids and balls out of the street, and providing a sense of accessibility, not a barrier.

Lighting should be provided to give a sense of security at night.

Staff and Students of M.L.C.

Older Students (continued)

Additional planting should be used at both sides of N.W. 19th Street.

A stage should be incorporated into the play area.

The existing play structure should be retained.

Middle-Age Students

Emphasis on enlarging existing sports field which could accommodate organized sports. The need for goals and backstops is disagreed upon, but probably desirable.

The field should have some kind of barrier to help contain balls on the north side.

Younger Students

Emphasis on an intensive play area for fantasy, exercise, interaction and information.

Provide a play area with hard surface which relates to the existing school yard, for court games, bikes, skateboards, etc.

Shelter and Restrooms

A disagreement exists on the size and function of a shelter or if a shelter should even be built. The staff and some students wanted a shelter large enough to accommodate organized sports or arts and crafts programs. Some students

wanted only a small shelter for rain protection. The staff and some students did not want restrooms because of supervision problems. Some students wanted restrooms because they did not like walking to school. No general agreement was reached.

Water Play

The staff did not want any water play elements because of liability, supervision and other related problems.

The students wanted a spray fountain (relating to whales or community history) which would be a climbing structure in winter.

Amphitheater Area

An amphitheater was desirable but low priority.

Fences

Everyone agrees that fences are necessary in some areas to help contain kids and balls. Additionally, the fence between the school and the park should be changed.

General Notes on Safety and Convenience

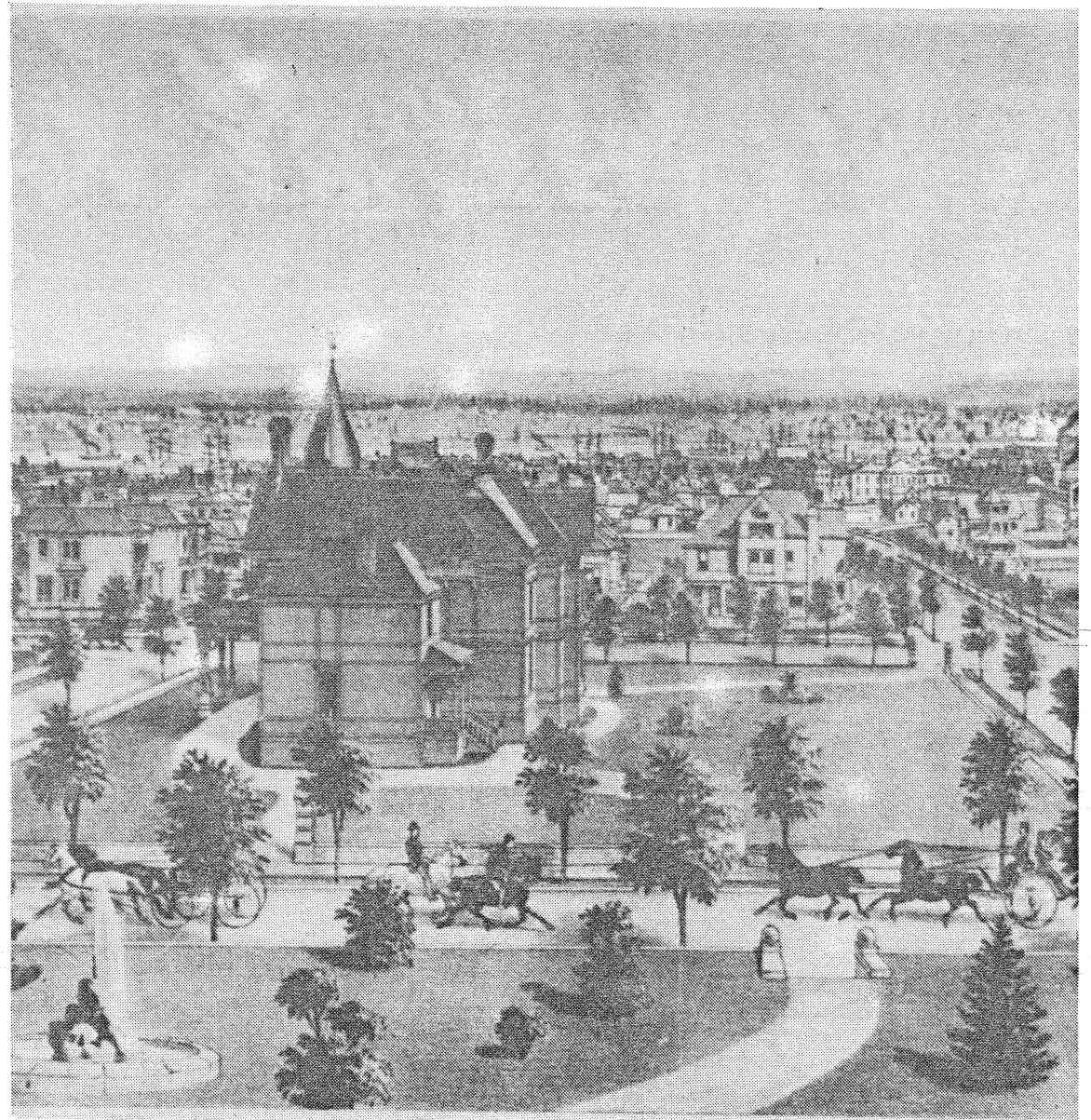
The ends of N.W. 20th should be closed in a permanent way.

Bike racks should be provided.

Pathways might form loops for bikes.

Seating on wood or the ground is preferred.

The preparation of this report partially fulfills the Masterplanning Contract for Couch Park between Whitmore/ Rice/ Lebwohl Landscape Architects and Designer, and the Portland Development Commission.



COUCH PARK MASTERPLAN

Portland, Oregon
Northwest District Housing & Community
Development Area

DESIGN TEAM;
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Portland, Oregon

in association with;
ANDY RICE
Landscape Planning Association
STEVE LEBWOHL
Designer

Portland Development Commission
1700 S.W. Fourth Avenue
Portland, Oregon

June 15, 1976

Mr. J. David Hunt, Executive Director
Program Development and Management
Portland Development Commission
1700 S.W. Fourth Avenue
Portland, Oregon

Dear Mr. Hunt:

The finalized masterplan report for Couch Park as prepared by the consultants Whitmore/ Rice/ Lebwohl has been a pleasure to prepare and document. This masterplan represents the collective efforts of all the participants in the masterplanning process, especially the senior citizens, the students and staff of M.L.C. School, the families and residents of Northwest Portland, and the chairperson of the Couch Park Committee, John McMahan. Also, the efforts of the various bureaus have been helpful and at times very important to this process: Portland School District # 1 represented by Marlene Bayless, the Portland Parks Bureau with Ed Erickson and Rich Gunderson and the Portland Development Commission with Marion Scott, Jim Robertson and Mulvey Johnson. We feel the strength of this masterplan report is that it represents a process which has consciously involved people who will be using the Couch Park. This report is the product of many persons' energies in 1975 and 1976.

The masterplan should be open to change as the needs of of people in the Northwest change. Continued community contact will be invaluable in maintaining a real sense of the community's changing goals.

Very truly yours:

Michael Whitmore
Landscape Architect

Andrew Rice
Landscape Architect

Stephen Lebwohl
Designer



INTRODUCTION

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1. INTRODUCTION
2. CONCEPT DEVELOPMENT
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The Northwest section of Portland has always been the scene of diversity and contrast. In the early part of the nineteenth century it contained one of the roughest and poorest areas in the city, known as Slab Town, and at the southern end one of the finest - Nob Hill.

Couch Park is located in this area once known as Nob Hill and by the mid - nineteenth century it expressed an environment of people who became successful in a new land. The homes, the landscape, the aura in general was of an elegance that matched any city of the east.

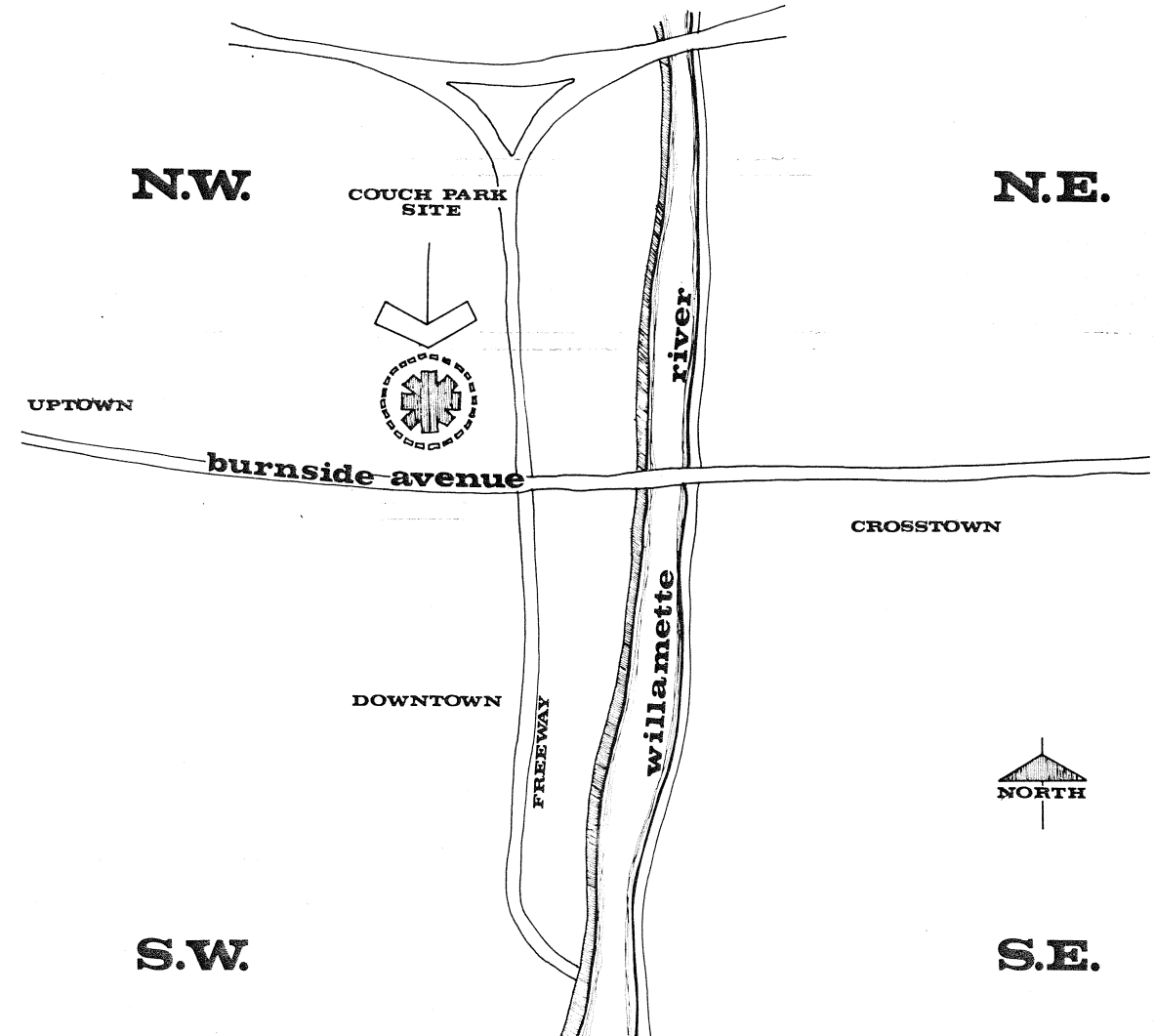
Architecturally, Nob Hill was an exciting area for there was a great diversity in form and style of homes constructed. The first ones built in the area were simple, box-like, only once removed from their New England heritage. Later, Italianite villas were reproduced in wood, then came the Gothic Victorian era with jigsaw, stained glass, and stick style ornament. After the Mansard fronts came the stone and shingle Richardsonian style and finally the Georgian mansions.

The Northwest was the city's fashionable section in which to live and Nineteenth Street was its main thoroughfare. Tree-lined and remote from the commercial riverfront, it had the feeling of permanence and respectability. From 1849 on a large portion of the area had been the land claim of Captain John Couch, who started at this time to lay out the block system along the riverfront. By 1870 the block system extended into the area of the park today and opened it to estate development.

Although intended to be residential in character, the area remained so only until after World War I at which time the spreading business district combined with changing living patterns caused the character of the area to be altered.

Yet, the Northwest seems to grow on people - onetime critics become champions of its virtues. The tendency to evaluate the area as a place to live solely on the basis of physical characteristics diminishes as one becomes more familiar with the district.

There is a strong tie to community among its residents and an attitude that the positive aspects of difference and diversity should be strengthened and built upon while negative aspects should be alleviated.



CITY SCALE

4. Agencies

Maintenance

All elements included in the park should require a minimum of maintenance and be long wearing.

The slope of the existing hills is too steep to use mowing equipment and should be changed.

Clearance between elements should be considered in terms of use of mowing equipment.

Summer programs by the Parks Bureau requires a small shelter with locker storage and accessibility to restrooms. The design of a shelter should discourage undesirable use. If restrooms are included in the park, concern for policing should be reflected in the design.

An automatic irrigation system would be desirable.

Activities like horseshoes, game tables, and shuffleboard should be encouraged, but activities like lawn bowling require too much maintenance. Other activities might be checker and card tables.

Play Area

Different challenges should be provided in the same area to accommodate both timid and aggressive play.

Play area elements recommended include slides, carved logs, parallel bars and sawdust surfacing.

Phasing

First phase development should provide the foundation for complete development of the park.

Construction

Structures should be able to be economically built.

General Notes on Safety and Convenience

Lowering of the existing fence would be acceptable and some realignment to correspond to street and entries is desirable.

Incorporation of art into the park is desirable.

Drinking fountains should be provided.

PARTICIPANT MATRIX	PARTICIPANTS			
	Senior Citizens	Families	Staff Students	Agencies
PATHS AND ENTRANCES				
Def. entries @ corners	1	1	1	1
Keep 20th St. open	1	1	2	1
Strolling	1	1	1	1
Bicycles	3	1	2	3
Exercise Course	3	1	2	2
SPACES				
Passive	1	2	2	1
Active	3	1	1	1
Visibility	1	2	2	1
Naturalistic	1	1	1	2
Picnic Area	2	1	2	1
Seating and Tables	1	3	2	2
PLANTING				
Screening	1	1	1	1
Color	1	1	1	2
Maintain exist. trees	1	1	1	1
Street Trees	1	1	1	2
Native Plants	1	1	1	2
Irrigation	2	2	2	1
Gardening	1	3	3	3
RESTROOMS/SHELTER				
Time/Distance	1	3	2	1
Handicapped	1	2	2	1
Minimal Impact	1	2	1	2
Well Lighted	1	2	2	1
Reduce Vandalism	2	2	2	1
Low Maintenance	2	2	2	1
Rain/Shade Protection	1	1	1	1
PLAYGROUND				
Easily Built	2	1	1	1
Diversity	2	1	1	1
Safety	1	1	1	1

KEY:

- 1 - HIGH PRIORITY
- 2 - MEDIUM PRIORITY
- 3 - LOW PRIORITY

PARTICIPANT MATRIX	PARTICIPANTS			
	Senior Citizens	Families	Staff Students	Agencies
PLAYGROUND CONT.				
Low Maintenance	1	1	1	1
AMPHITHEATER				
Multi-Use	2	1	3	1
Low Maintenance	1	1	1	1
LIGHTING				
Well-Lit at Night	1	2	2	1
FENCE				
Lower Existing	3	2	1	1
Remove Partially	3	2	1	1
Retain Completely	1	3	3	2
TOPOGRAPHY				
Reduce Slopes	1	2	2	1
SAFETY				
Phone	1	2	2	2
High Visibility	1	2	2	1
TRI MET BUS STOP				
Shelter	1	1	2	2
WATER FEATURE				
View/Sound	1	1	1	1
Spray Fountain	1	1	2	1
Safety	1	1	1	1
Low Maintenance	1	1	1	1

PARTICIPANT MATRIX

Community Involvement Strategies

Shelter

Depending on a specific design of a shelter (if a shelter is to be included), there would be several ways of incorporating the community in the building process. One approach would be to design a structure with a "core" (including items like restrooms, storage area, etc.) which would be built by a contractor, and additional space simple enough to construct so that it could be built by the community. Another approach would be to design a structure where the entire framework (foundations, retaining walls, all major structural elements) would be built by a contractor, and all non-structural elements would be built by the community. A third approach would be to design a structure which was entirely built by a contractor but was decorated by the community.

Play Structure

There have been discussions in steering committee, general park planning and student meetings as to how users will affect their park.

The play structure will be designed with the potential of:

- (1) Spontaneous change such as moving swings or material within some framework. This will be designed so elements cannot be taken from the park;
- (2) Being designed by the students of M.L.C. with the advice of M.L.C. staff, Parks Bureau, Couch Park Committee and the designers;

- (3) Changing the relationship between elements. These elements may be panels, boxes, heavy lumber, pipe, motion objects, etc.

In the future, a group of people in the community such as M.L.C. students might decide to change some of the elements. They would take their ideas to the Couch Park Committee of the Northwest District Association. The user group and CPCNWDA would describe the changes and process of change to the Parks Bureau where, through dialogue and drawings, a decision about the changes would be made. The discussion of process of change would be the elements, their location, supervision, liability, cost, time-frame, and approval by other of the community.



COMMUNITY INVOLVEMENT STRATEGIES

Community Involvement Strategies Cont.

Plantings

Several ways of involving the community with the plantings in the park can be identified. One suggestion is that certain areas of planting could become the responsibility of the community in terms of maintenance. Another idea is to identify an area in the park where additional memorial plantings could be donated by the community. Although some groups have voiced objections, it would be possible to identify an area in the park as a garden to be used by the community.

Art

The use of art in Couch Park has been discussed with all the user groups, and the major possibilities seem to be (1) a decorative art project carried out by the community members, and/or (2) commissioned artwork by professional artists.

The goals of a decorative art project would be to involve the community in the creation of an object of beauty or the decoration of something of utility for the park. By this involvement, the hope is to create a sense of identification with and responsibility for the park. Once the Masterplan is developed and the framework established, a committee of artists, designers and community people will determine location and materials for the decorative arts project. This group will also discuss and make recommendations for future commissioned artwork for the park.

The goals for the use of commissioned artwork in the park include enhancing the beauty of the park space and providing a public setting for important works of artistic expression; making them available for people of all income levels.

The senior groups expressed interest in a fountain or water area which would enhance a quiet seating area of the park. The students have expressed interest in decorating a water play area or in creating a climbing sculpture. Individual members of the community have talked about decorating seating areas, the pathways and a part of the shelter.

Materials discussed for the project are clay relief tiles, glazed decorative tiles, or mosaics composed of handmade clay elements, or assembled elements such as commercial tile or found objects.

Some possible locations for uses of decorative art would be:

- (1) the exterior surface of a small spray fountain;
- (2) the exterior surface of several walls of a structure;
- (3) the exterior surface of a group of benches and viewing surfaces;
- (4) facing for low retaining walls running along pathways;
- (5) facings for trash receptacles, drinking fountains;
- (6) to create decorative entrances to the park;
- (7) as the bottom of a water spray fountain;
- (8) for edging on a poured cement walkway;
- (9) as a running pattern in a permanent walkway system;
- (10) as the edging and decorative embellishment of architectural elements - with small tiles;

Community Involvement Strategies Cont.

Art (continued)

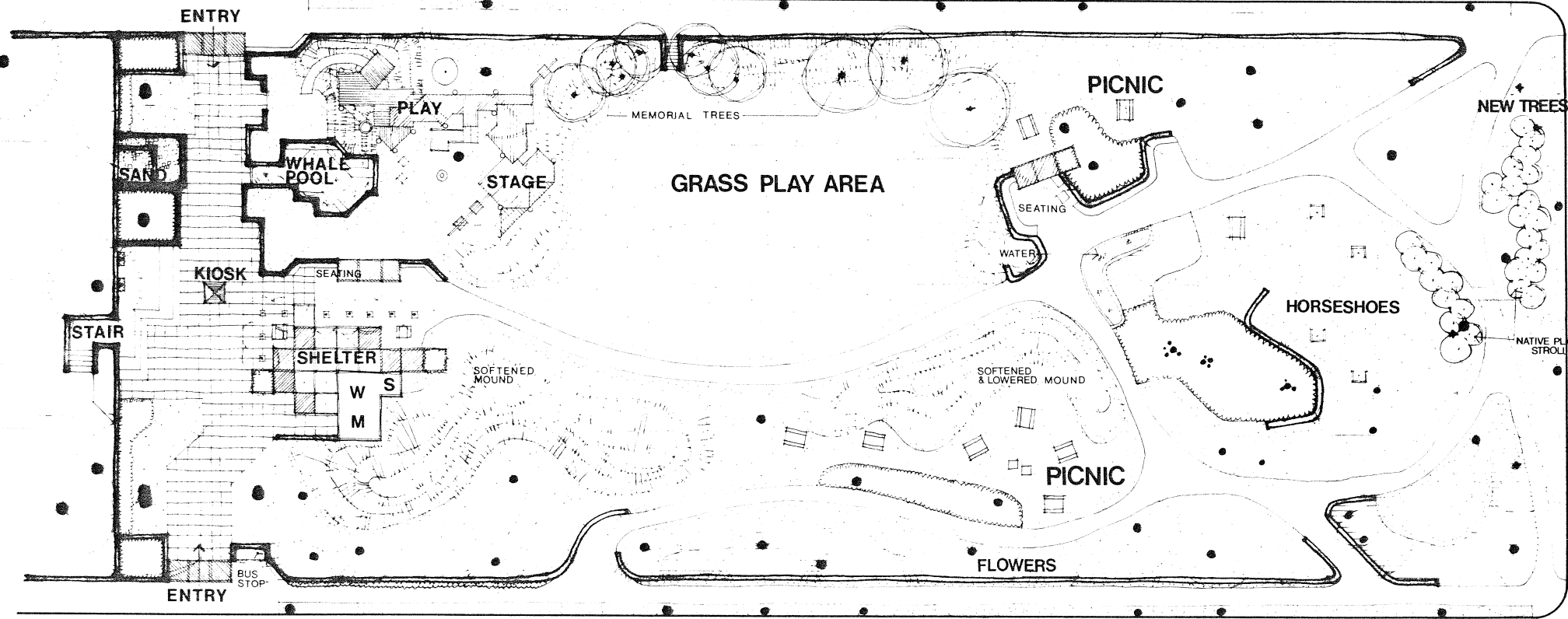
- (11) to face doorways in buildings;
- (12) to convey information - about the history of the park, identification of plants and trees, etc.

Based on the park committee's decision, it might be judged important to budget in a major piece or several smaller pieces of commissioned artwork. This would be work by professional artists, possibly chosen in an open design competition by a jury composed of designers and neighborhood residents.



MASTER PLAN DEVELOPMENT

HOYT

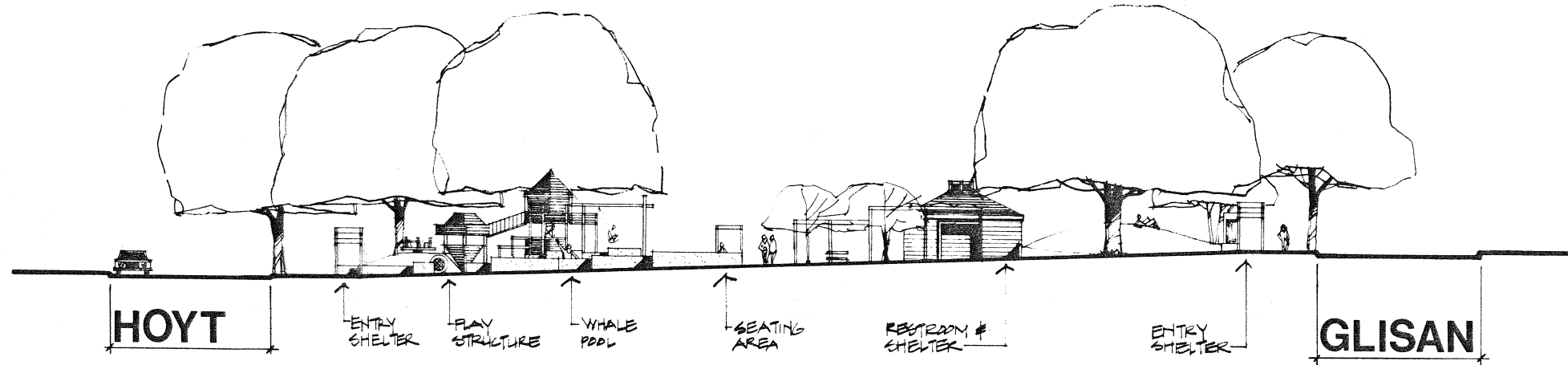


STREET TREES

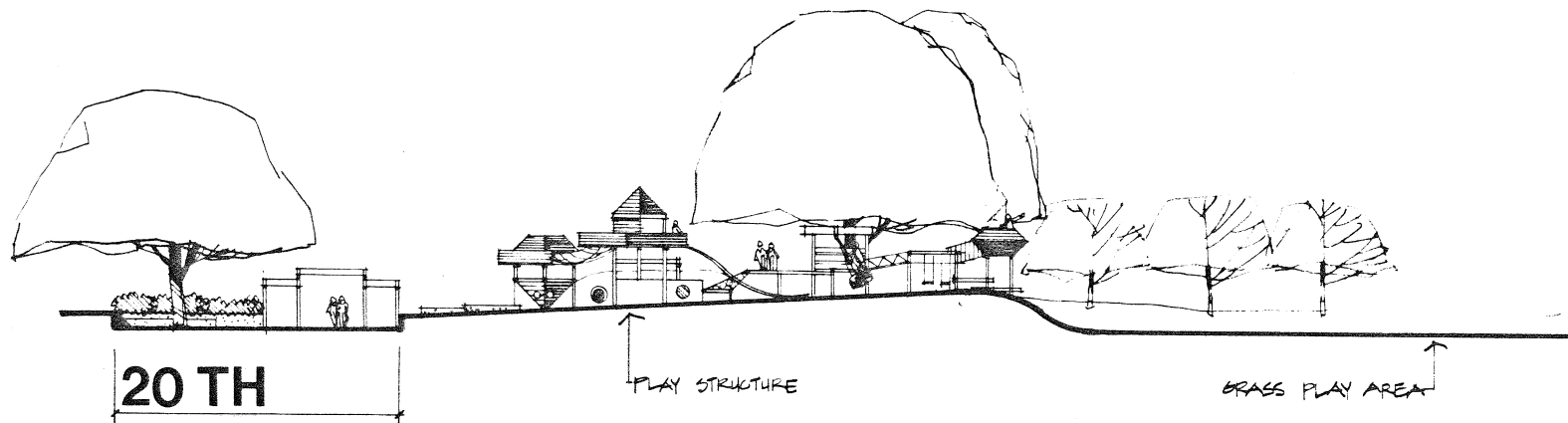
19TH.

GLISAN

MASTERPLAN

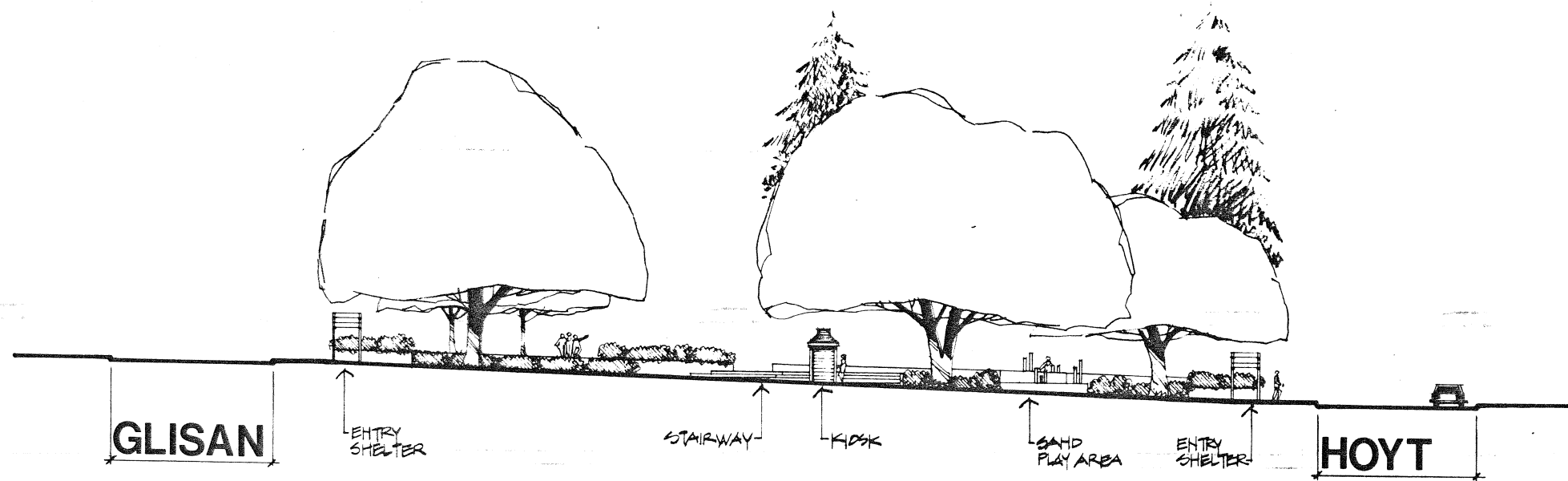


SECTION AT 20TH LOOKING EAST



SECTION AT PLAY STRUCTURE LOOKING NORTH

SECTIONS



SECTION AT 20TH LOOKING WEST

SECTIONS

Masterplan Elements

Open Spaces and Natural Elements

The Northwest District is one of the highest density areas in Oregon. Because of this fact and a strong desire by the community the naturalistic character of the park has been maintained and enhanced.

Open spaces, such as the grass play area, have been kept also as the need for them has been well established during the design process. Activities such as various sports and community events can occur here and therefore help fulfill part of the park's goals.

Paths and Entrances

Pedestrian circulation around and through the park has been one of the main design factors in the planning of the park.

Gravel paths from 5' to 18' wide have been designated in the plan for walking and strolling. Provisions for bicycles, except through the area that was formerly 20th Street, have been excluded since there would be too great a chance for conflict to occur. Because many of the park users will be older senior citizens many of the mounds have been reduced to make accessibility easier.

The sidewalk along 19th Street was removed and incorporated as an element of the park to enable people walking by, even though it may be for just a few moments, to experience the park as well.

20th Street will be kept open and repaved with brick. With this improvement it will not only function as a circulation path for senior citizens, but provide a space for community events such as Northwest Splash as well. Entrances/exits throughout the park have been well defined and should provide safe passage for all persons using the

park.

Restrooms and Shelter

A restroom and shelter combination has been a controversial element since the conception of the park. After much discussion back and forth the various groups decided that one was needed. The concept for the restrooms was borrowed from California where it has been proven successful. The concept consists of four small unisex bathrooms and it is said to be safer and to help minimize vandalism which is one of the major problems with public facilities today.

The shelter envisioned will be very flexible and lend itself to many uses besides simple rain protection. One such use would be to make possible a location for summer activities sponsored by the Parks Department.

Planting

As stated earlier the naturalistic quality of the park was considered important by all and the design team has sought not only to preserve this characteristic but to enhance it as well. One way in which this was accomplished was by making sure all existing trees were preserved, some of which were planted when the C.H. Lewis house was first constructed.

Another was by additional planting of trees and shrubs throughout the park and street trees beyond its legal boundary along 19th Street.

Along with reducing the slopes of the mounds and re-seeding the turf areas, new flowering and evergreen trees will be planted throughout the park. Additional flower gardens have been proposed which will be maintained by interested senior citizen groups. Since the sidewalk along 19th Street has been brought into the park itself, a group of native plants material will be planted along side it to create a more interesting space.

MASTERPLAN ELEMENTS

Masterplan Elements Continued

Seating and Tables

Throughout the park there will be many informal, passive areas for seating, some of which include the grass mounds, the turf itself, and the numerous low retaining walls. Because of the diverse requirements of the park, formal seating areas have been incorporated as well.

Two such areas will be adjacent to water features for viewing or listening. Persons seated in these areas will also be able to view more active areas for further enjoyment.

Two picnic areas with tables and benches have been provided for area residents as well.

Whale Pool

When deciding what type of water feature to include in the park, area residents felt that they wanted a symbol they could relate to as a community. It was decided that the whale pool could fulfill this need in addition to serving as a source of water play for children on hot days and as an element for viewing and listening for more passive users of the park.

An alternate water feature designed strictly for listening and viewing has been incorporated into another seating area as well.

Lighting

Lighting design throughout the park is such that the park will be properly lighted at night for safety and to reduce vandalism, but will not impose itself on surrounding residential areas.

Fence

The existing fence surrounding the park has also been one of the more controversial elements dealt with during the design process. All concerned have agreed that its main function was to prevent children from running into the street, but at the same time, it was extremely alienating visually. With that criteria in mind, the fence has been removed where the need for safety does not exist and lowered to a more pleasing height in the potentially dangerous sections of the park.

Art Expression

The need for art expression by the community was strongly felt throughout all of the user group meetings. The community has the good fortune of having an artist in residence for the park; Jere Grimm. She is supported by the Metropolitan Arts Commission and funded by a CETA grant.

Among the projects proposed by Jere and the community groups is a community art project. This project will involve glass mosaic work done by those people willing to participate in determining the character of their own environment. Other projects planned will involve professional artists and will be funded with monies set aside by the community for art. The philosophy behind this process is reflective of most everyones desire to participate in some way. By encouraging art expression in the park, the identities of many residents within Northwest will be able to be expressed.



COSTS , PRIORITIES & IMPLEMENTATION

Cost & Priorities

First Phase Development Program

The Northwest neighborhood in 1975-1976 received \$400,000 from the federally supported Housing and Community Development (H.C.D.) program for housing and rehabilitation and open space development. The Northwest neighborhood has allocated \$150,000 for Couch Park planning and development for its first year budget; \$132,000 is the Phase I construction budget.

With this information, the design team and the community user groups met together after the masterplan was approved to decide which parts of the masterplan should be built first. This process lasted several meetings with the final decisions and costs being agreed upon by all the participants. The design team was given the trust of the user groups to make final decisions relating to their priorities as the contract drawings were completed and the cost estimates finalized.

The Phase I construction budget of \$132,000 was expanded by the neighborhood to a total of \$162,000. By doing this, additional work which was bid upon as Phase I additive alternates will be completed during the first construction period. The additional \$30,000 to complete the Phase I bid package will be deducted from the Phase II budget of \$125,000, leaving \$95,000 for construction and architectural fees.

Elements to be completed during the Phase I construction period are listed below and also shown on the masterplan map. The design teams' recommendation for Phase II construction is also listed below and shown on the same map.

Phase I Elements to be Constructed:

A. Restrooms and Recreation Storage Room

B. 20th Avenue Improvements

- B1 - Brick Paving
- B2 - Planters
- B3 - Planting and Irrigation
- B4 - Lighting
- B5 - Stair Expansion
- B6 - Fence Removal at Wall
- B7 - Curb and Walk Extension across 20th at Glisan and Hoyt Avenue

C. Childrens Play Area

D. Stage

F. Fence Removal around Entire Park

G. Community Art Project - Mosaic Tile

Phase I total Construction costs \$162,000.

Phase II Elements:

The park elements recommended for construction are shown below in priority order with estimated costs:

- | | |
|-----------------------------|-----------|
| 1. Grading and Drainage | \$ 11,800 |
| 2. Lawn Reseeding | \$ 7,680 |
| 3. Irrigation | \$ 8,000 |
| 4. Path Surfacing - Asphalt | \$ 5,600 |
| 5. Planting | \$ 8,000 |
| 6. Lighting | \$ 19,500 |

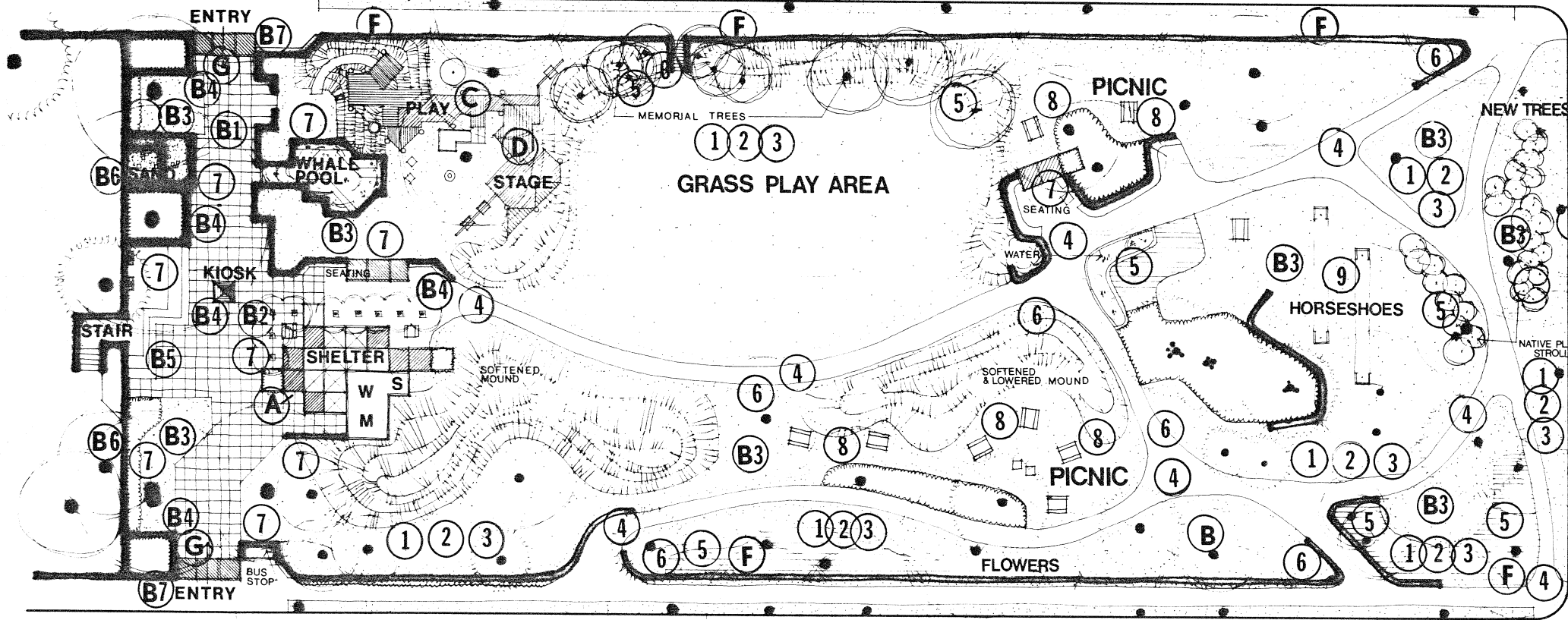
COST & PRIORITIES

Cost & Priorities Continued

Phase II Elements (continued)

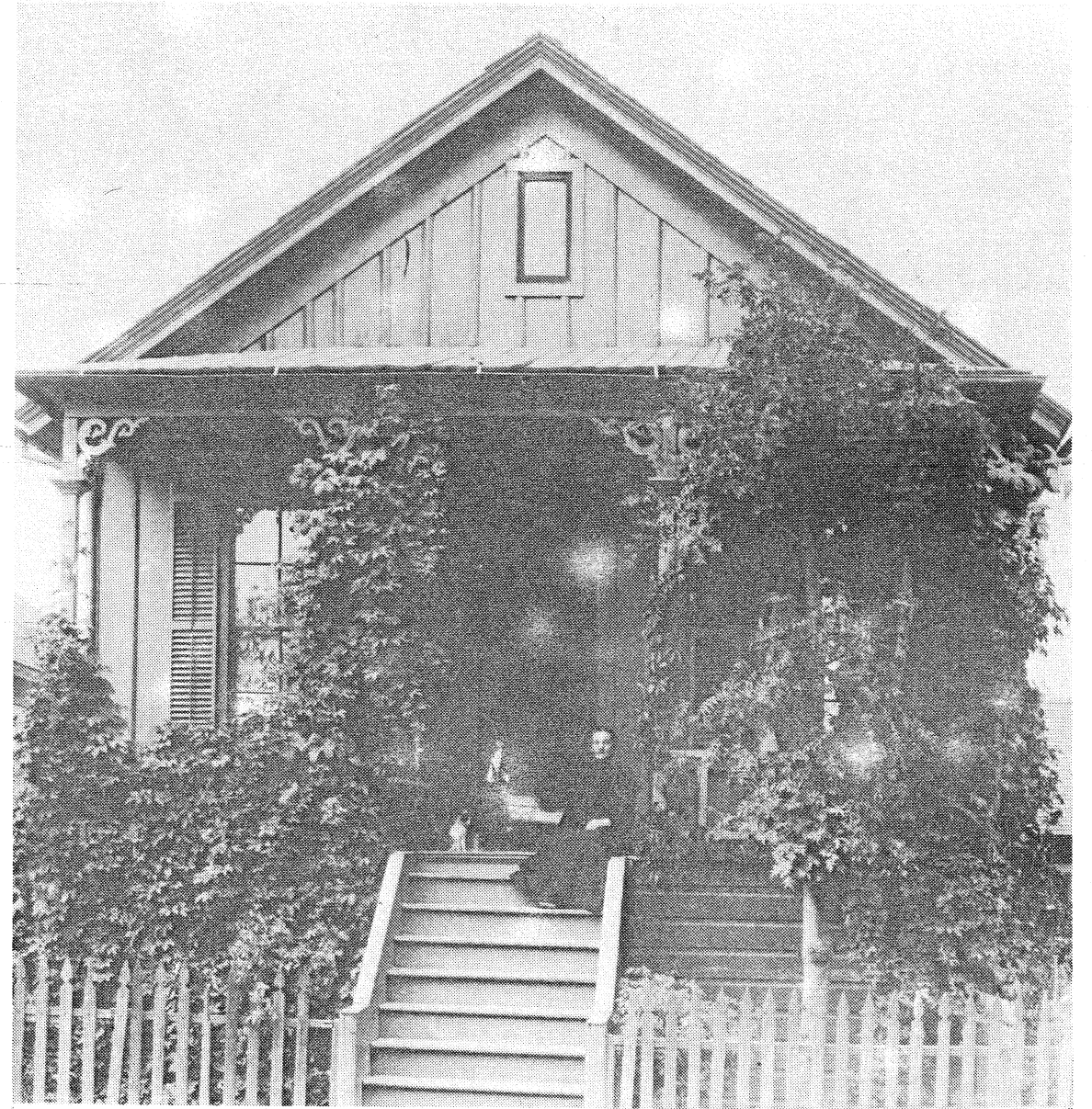
7. Seating Areas	
East Park	\$ 4,180
Glisan	\$ 7,260
8. Tables	
Picnic	\$ 1,080
Game	\$ 1,100
9. Horseshoes	\$ 1,400
10. Contingency @ 10% x \$95,000	\$ 9,500
11. Architectural Fees @ 10% x \$95,000	\$ 9,500
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	\$ 95,000

HOYT



GLISAN


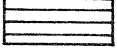


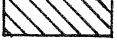

PHASE 1&2 PRIORITIES
A-G FIRST PHASE
1-9 SECOND PHASE

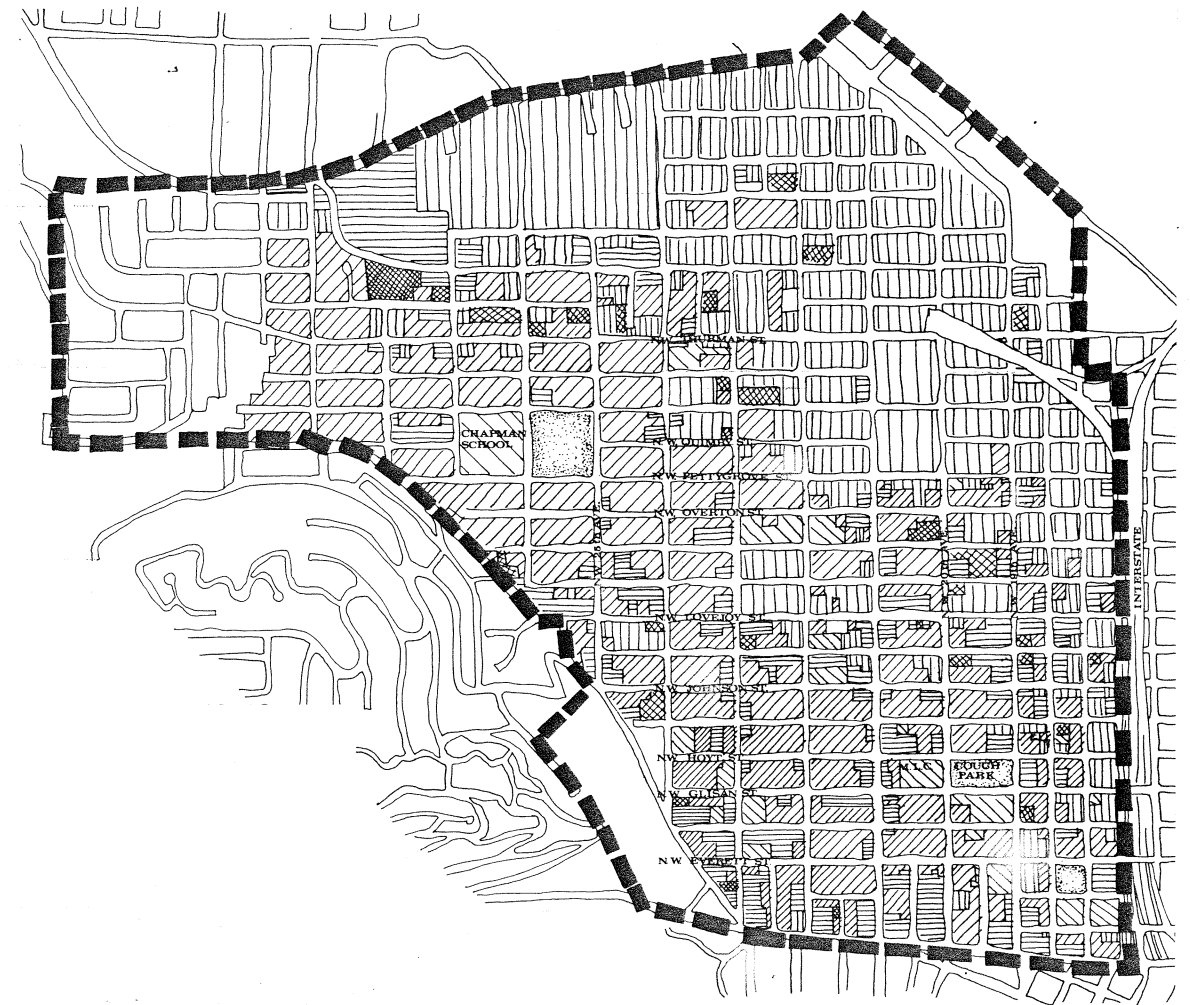


APPENDIX

The mixture of land uses that characterizes much of the Northwest has, in many cases, led to a functional and stimulating environment. In other instances, the mixture of residential uses with industrial, institutional or commercial uses have produced an environment that is unworkable and unlivable. This has occurred primarily in those mixed use areas where the non-residential land uses are becoming dominant.

The following land uses have been singled out:

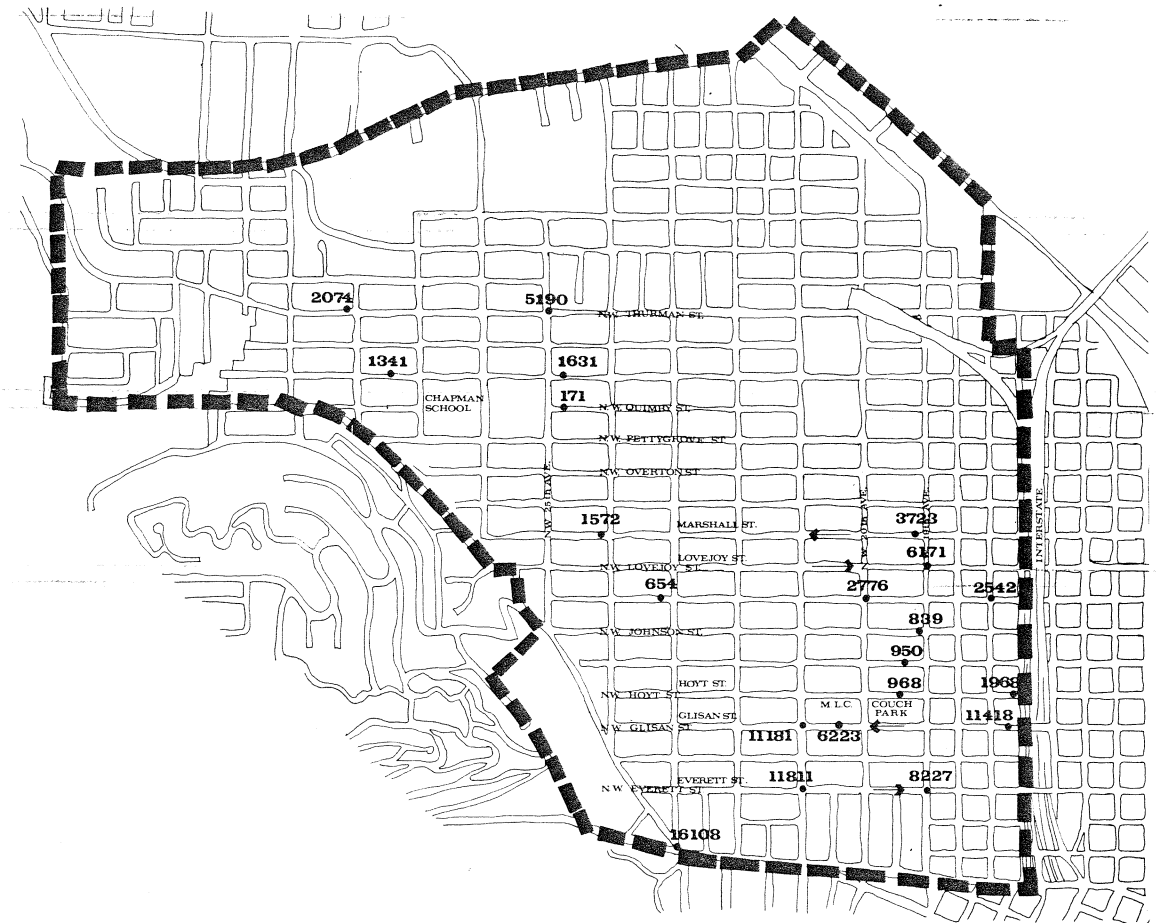
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  VACANT LAND
-  INSTITUTIONAL
-  OPEN SPACE



LAND USE

Facilitating the movement of automobiles has been a high priority item in the development of the Northwest District. The result is an unbalanced transportation system - over-emphasizing the automobile at the expense of other uses. Presently the Northwest is used as a throughway to connect suburban residential districts to major areas of employment elsewhere. The adjacent map is a representation of traffic flow patterns in the District by showing cars per day.

Because of the location of Couch Park, its proximity to the inner city, residences and local shopping, it is a hub of activity. It is necessary that it remain a part of the Tri-Met route. A covered shelter is recommended at the Couch Park location since Senior Citizens and others will be using this route for both local and downtown transportation.



TRAFFIC VOLUME

CLASSIFICATION	ACRES/ 1000 PEOPLE	SIZE RANGE	POPULATION SERVED	SERVICE AREA
Playlots	*	2,500 sq. ft. to 1 acre	500 - 2,500	Sub-neighborhood
Vest pocket parks	*	2,500 sq. ft. to 1 acre	500 - 2,500	Sub-neighborhood
Neighborhood parks	2.5	Min. 5 acres up to 20 acres	2,000 - 10,000	¼-½ mile
District parks	2.5	20 - 100 acres	10,000 - 50,000	½-3 miles
Large urban parks	5.0	100 + acres	One for each 50,000	Within ½ hour driving time
Regional parks	20.0	250 + acres	Serves entire popu- lation in smaller communities; should be distributed through- out larger metro areas	Within 1 hour driving time
Special Areas & Facilities	*	Includes parkways, beaches, plazas, historical sites, flood plains, downtown malls, and small parks, tree lawns, etc. No standard is applicable.		

* Not Acceptable

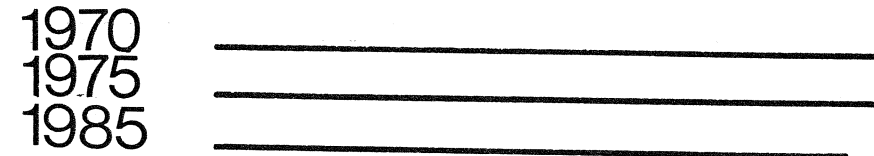
PARK PLANNING DATA

One distinctive trend occurring in the Northwest is the age polarization. Generally speaking, the overall population is decreasing but it is most noticeable in the 24-55 year age bracket. Basically, this means that those segments of the population that have the greatest earning capacity and leadership potential are leaving the community and that the remaining population will be less self sufficient and more dependent on outside factors.

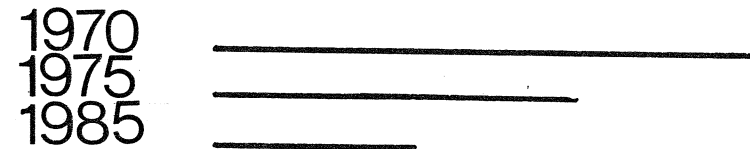
Population Statistics

0-30 Years

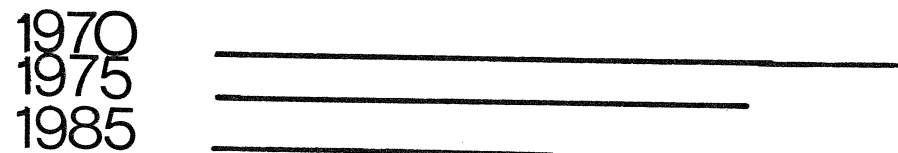
1 2 3 4 (thousand)



31-55 Years



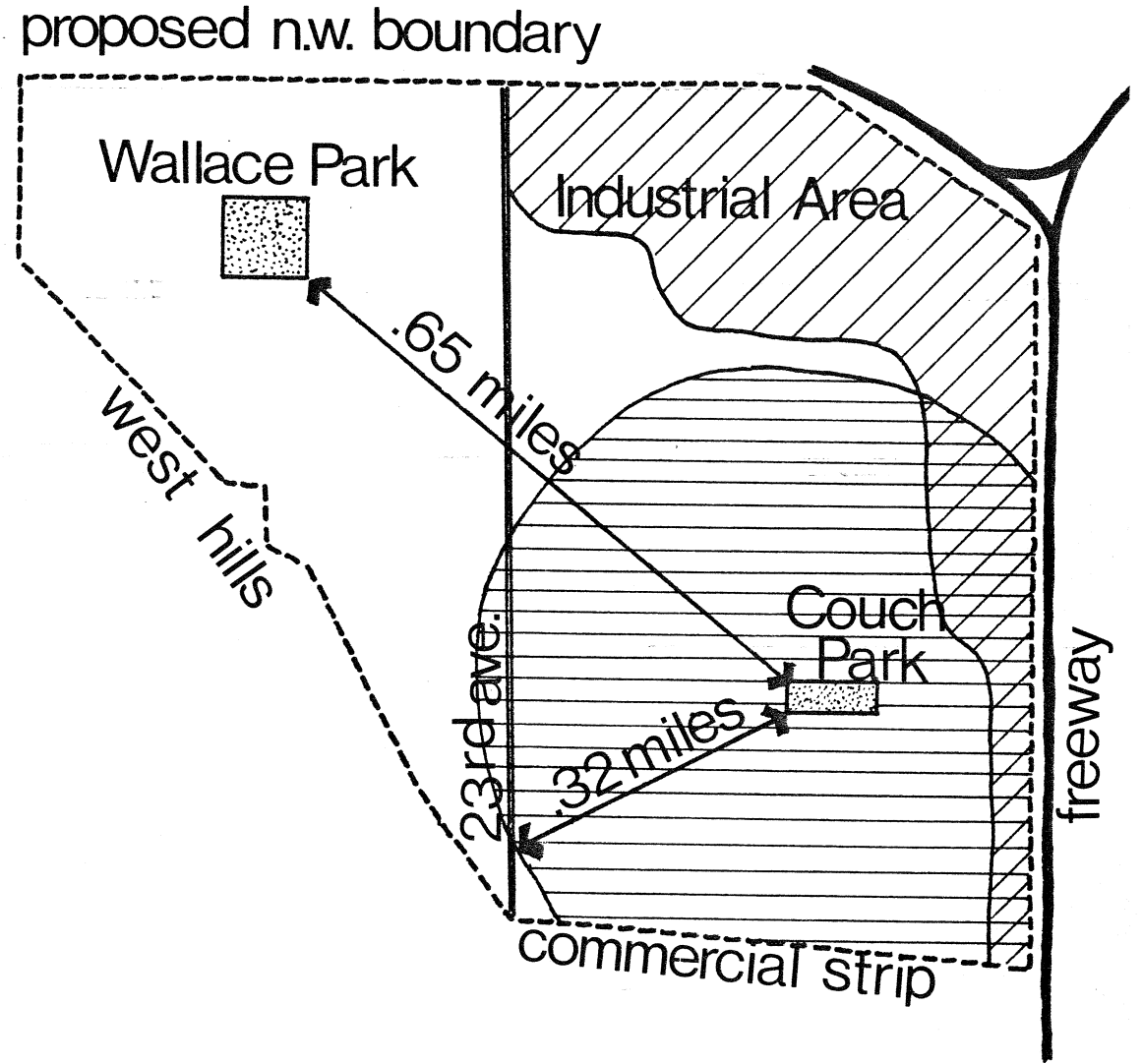
55 and Over



POPULATION STATISTICS

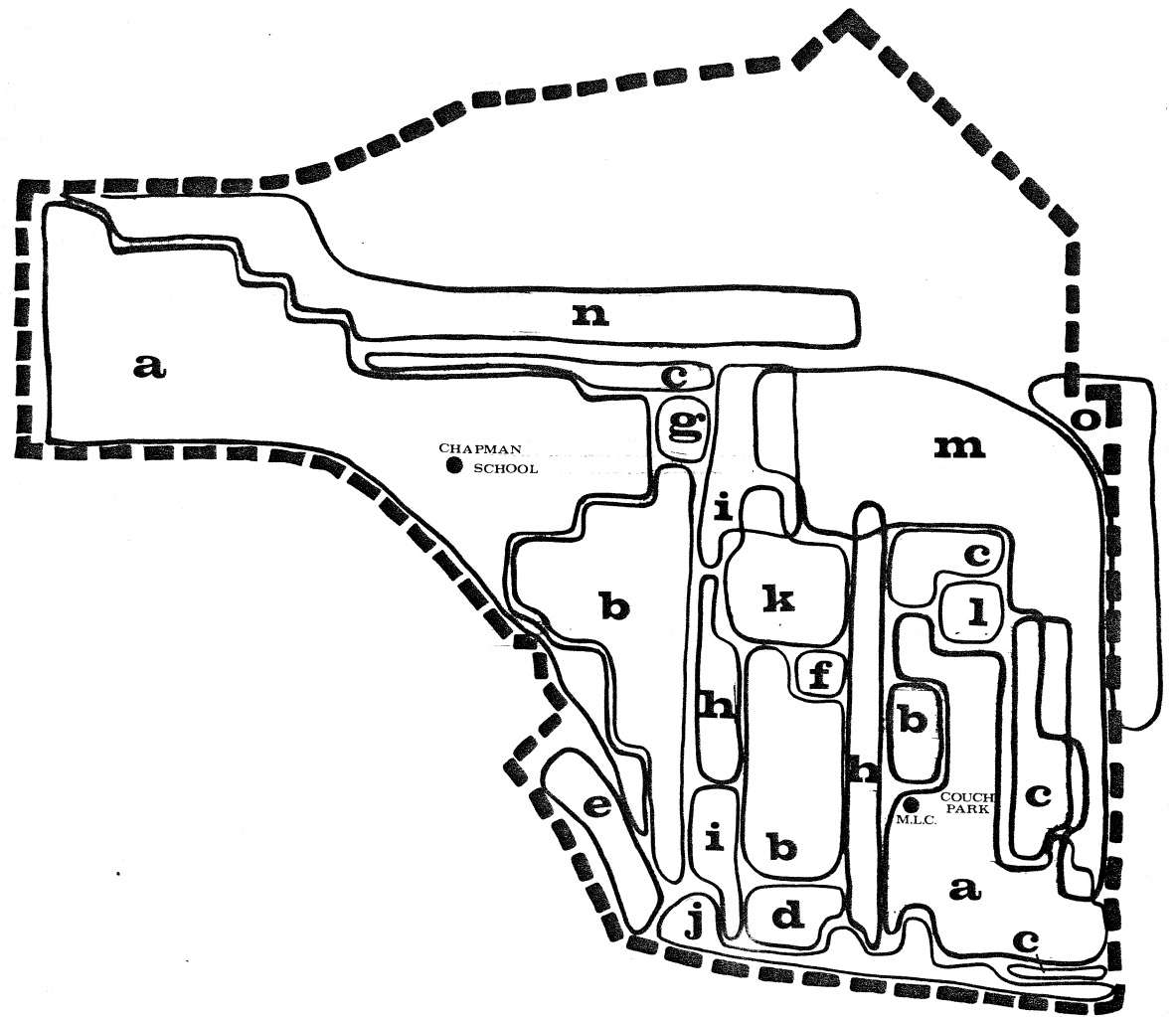
According to the Parks Bureau, the service area of any given recreational facility is defined as the residential community immediately surrounding the facility, the outer boundaries of which are halfway between the given recreational facility and the nearest facility of the same type. Barrier conditions, such as freeways, commercial strips, natural barriers, etc., are also to be considered.

The adjacent map indicates the area serviced by Couch Park.



LEGEND

- A. Well constructed and maintained with a modest to upper income population. West Chapman - the highest percentage of owner-occupied, single-family homes and child-rearing families in the district. Couch Apartment area - the highest percentage of renter-occupancy in the district.
- B. Mixture of apartments and single-family homes. Signs of declining structural conditions. Declining owner-occupancy and number of child-rearing families.
- C. Primarily large, well-maintained apartments, housing predominantly single, elderly females. Scattered, declining, wood frame single-family homes and boarding houses.
- E. Vacant nurses dormitory. Possibility for conversion to apartments.
- F. Scattered, primarily deteriorating, housing - adjacent to incompatible industrial uses.
- G. No housing.
- H. Apartments and resident hotels. Scattered, single-family homes. Minor signs of building deterioration.
- I. Apartments and resident hotels. Signs of considerable deterioration. Predominantly elderly, single male population.
- J. Mixture of apartments and single-family homes, renter and owner-occupied. Varied housing conditions due to hospital expansion.
- K. Scattered apartments and single-family homes. Projected displacement for hospital related growth.
- L. Scattered housing declining in quantity and quality. Renter-occupied single-family homes. Some well-maintained apartments with a primarily male occupancy.
- M. Mixture of single-family homes and apartments. High and increasing amount of renter-occupancy and housing deterioration. Low rent. Decline in child-rearing families
- N. No housing.



NEIGHBORHOOD ANALYSIS

Couch Park Survey - Talley Sheet
197 Completed

There is a renewal of interest in continuing the development of Couch Park. This survey is being used for the following purposes:

1. To find out who uses the park.
2. To get a general idea what people from the school and community want to see happen in the park.

1. What do you do in Northwest Portland ? _____

- a. Live - 147
- b. Work - 41
- c. School - 60
- d. Visit - 50
- e. Other - 19

2. What is your age ? $\frac{4}{(0-8)}$, $\frac{20}{(8-12)}$, $\frac{54}{(12-20)}$, $\frac{90}{(21-50)}$, $\frac{18}{(50+)}$

3. Male 92 Female 105

4. How often do use the park ? $\frac{55}{\text{Daily}}$, $\frac{34}{\text{Weekly}}$, $\frac{60}{\text{Monthly}}$, $\frac{20}{\text{Rarely}}$

5. What do you ordinarily do in the park ? (check)

- a. Sit - 101

b. Play Games - 47

c. Walk - 90

d. Eat Lunch - 94

e. Visit with Friends - 94

f. Other - _____

6. Would you use the park more often if there were more available activities ? $\frac{113}{\text{yes}}$, $\frac{32}{\text{no}}$

7. Do you think the fence around the park is necessary ?
 $\frac{65}{\text{yes}}$, $\frac{70}{\text{no}}$ Why ? _____

8. Imagine that all of the following items could be included in a project to develop Couch Park. Check what you would like to see in the park.

1. Shelter (for toilets, covered area for games) - 103

2. Lighting - 77

3. Fountain - 70

4. Sand Play Area - 62

5. Play Structure - 89

6. Area for Games - 48

7. Outdoor amphitheater for concerts and plays - 75

8. Flower and Vegetable Gardens - 68

COUCH PARK SURVEY-TALLEY SHEET

Couch Park Survey - Talley Sheet (continued)

9. Trash Cans - 99
10. Fire Pits for Picnics - 41
11. Some type of Sculpture - 48
12. Drinking Fountain - 117
13. Tennis Court - 41

List from above in order of importance:

1st Choice - Shelter and Play Structure

2nd Choice - Lighting and Trash Cans

3rd Choice - Amphitheater and Drinking Fountains

Add anything else you would like to see in the park.

Would you support the idea of creative design for the shelter, benches, trash cans, and lighting ? $\frac{106}{\text{yes}}$, $\frac{16}{\text{no}}$

9. What is your favorite park ? _____
Why ? _____

10. Over the past few years a group of community residents have been interested in developing Couch Park. At this time we have the opportunity to make further improvements in Couch Park. How it turns out depends on the involvement of people from the community.

A. Are you interested in becoming involved with this project ? $\frac{105}{\text{yes}}$, $\frac{42}{\text{no}}$

B. Check your particular areas of interest.

1. Helping to plan what goes in the park.
2. Participating in design workshops for various kinds of structures.
3. Helping with the actual building.
4. Working with an artist to create some kind of sculpture for the park.
5. Working with a group which would plan events for the park (outdoor concerts, arts and crafts fair)

The Philosophy of the Couch Park Committee

The committee is composed of a group of citizens, teachers and students who have been working on the park for up to four years. We believe the Northwest area is a unique part of the city because of its density, age and type of people who reside there.

The park will be designed to respond to the needs of the students, senior citizens and the neighborhood at large.

We want the people who use the park to have a lot of community input in the research and design of it. We also want the items in the park to be very substantial with low maintenance. At the same time they are to be interesting and unique. We are willing to work with all governmental bodies and citizen groups to see that Couch Park becomes a safe, multi-purpose and interesting place to be. The opportunity to develop the park exists now because of the H.C.D. grant of \$150,000.

Outline of the Philosophy of Park Committee

1. The committee is a group of citizens who live and work in the Northwest area who have been working on Couch Park for up to four years.
2. The area has a great concentration of professionals; artists, senior citizens, and young people. Many families are moving back into the area.
3. The community group, up to now, has put hills and paths in a previously flat space (the Park), and has built a small play area.
4. The park should be designed to respond to the needs of the students of M.L.C., who predominantly use it in their day to day activities, the senior citizens who may only want to walk and sit, as well as the community at

large.

5. It is our opinion that the community can become involved in the outcome of the park by:
 - a. Actively participating in the selection of a landscape architect.
 - b. Gathering information through surveys.
 - c. Educating other community groups.
 - d. Involvement in the design through games and charades.
 - e. Participation with assigned CETA artist-in-residence, Jere Grimm
 - f. Fund raising for special projects.
 - g. Constant interaction between the community group and the architect (designer)
 - h. Community commitment to working with the School District and the Bureau of Parks to develop an innovative, safe, low-cost, low maintenance, changeable and personal park.
 - i. Encouragement of the School District and the Bureau of Parks to come to a land agreement in order to utilize the \$150,000 H.C.D. grant efficiently and effectively.

Couch Park Proposed Facilities/Activities

1. Lights
2. Play Structure
3. Regrading to include street and large asphalt areas as part of the park.

COUCH PARK COMMITTEE PHILOSOPHY

Philosophy of the Couch Park Committee (continued)

Couch Park Proposed Facilities/Activities (continued)

4. Rain Shelter
5. Seating
6. Irrigation
7. Information Kiosk
8. Art; sculpture and ceramics by local artists (there is currently one CETA artist working with youths)
9. Formal athletic fields for softball, basketball, tennis (on 19th Avenue end or by school)
10. Stage or amphitheater for performances and seating
11. Entrances to paths
12. Citizens participation in the architect selection, information gathering, survey design, fund-raising for and/or working with the CETA artist.

These are not in any priority order. The priorities of the the larger group of users will be compiled following October 3-4 survey to be taken in the park at the N.W. Arts Fair.