

Preakness Park Enhancement Grant

The Mountain Park Home Owners Association (MPHOA) encompasses a large neighborhood, over 700 acres, in the northern most outreaches of the City of Lake Oswego (Figure 1). The Mountain Park Neighborhood is home to over 8,500 residents and according to the Lake Oswego Preservation Society represents nearly one quarter of the population of Lake Oswego. Nestled within this neighborhood is approximately 185 acres of common property containing over 8 miles of open walking trails and 7 public parks. Many within the local community enjoy access to these wonderful amenities and natural landscapes. The desire of the MPHOA Landscape Stewardship Department is to provide a superb experience, when people visit and spend time in our public areas, while utilizing environmentally sustainable landscape practices. We aspire to a high standard here at Mountain Park and wish to extend that vision further through the enhancement of our local community. The following proposal is part of a pilot program seeking to enhance, rejuvenate, and diversify the ecology of our community. The ultimate goal is to attract more of the residents, as well as the greater Lake Oswego Community, to our neighborhood's plethora of outdoor spaces. We highly recommend that you come take a visit and spend a little time here for yourselves.

Preakness Park is a small park, approximately 15,000sqft, located at one of the entrances to Mountain Parks' largest park and natural area; Tanglewood Park (Figures 2 & 3). The park itself is underutilized primarily due to what little it currently has to offer the neighborhood. The main focus of this proposal is to generate increased interest at this location by providing more useful space for the local community. The area requires some stormwater mitigation as the current catchment basin is incapable of properly controlling all of the storm water runoff that occurs at this location. The installation of a shallow raingarden to control overflow is a primary objective and simultaneously generates increased aesthetic value and a food source for pollinators and wildlife. Second, we would like to increase the appeal for children in the community through the addition of multiple play opportunities. Finally, we want the entire area to be more inviting to the neighborhood through the replacement of dilapidated elements, addition of gravel pathways and installation of both native and ornamental plants to attract people and wildlife alike. Following completion of the proposed project we would like to host a small community event in the park in order to invite the entire community to see the finished product and enjoy the site.

The desire for conducting this project is two-fold. First, we want to control and mitigate the overflow of water that occurs into the park, which creates a boggy lawn area at times and has led to some patchy die-back as well. Residents and MPHOA Landscape Stewards alike have attempted some non-invasive strategies to control this overflow without much success and we would like to find a more long-term solution. As you may well know Mountain Park is the origin of headwaters for the Lake Oswego, Tualatin River, and Tryon Creek watersheds and, due to the elevation changes seen within the various aspects of the community, experiences large stormwater runoff events that require additional management strategies. The park is also closely located to dedicated conservation land areas and a functioning raingarden will help alleviate the potential for erosion of the watershed. Second, we really want to increase the utilization of this public space. Currently it is primarily used as an access point to the trail system within the Mountain Park neighborhood. We believe the addition of a playscape for the neighborhood's children,

the first of its kind in Mountain Park, will help bring families to the location. The replacement of dilapidated materials and addition of aesthetic plantings will hopefully encourage people to stop and enjoy the space as a destination and not just an access point.

The Landscape Stewardship Department will be responsible for the design, installation, and maintenance requirements of the project. The primary idea behind this entire endeavor has been to utilize the funding provided by the Neighborhood Enhancement Grant Program to assist with the purchase of the supplies and design elements desired at the site. The Landscape Stewardship Department will dedicate any required resources including equipment, personnel and labor, creative knowledge, etc. in execution of the project objectives and utilize the value of said resources as an in-kind donation (Figure 4).

Objective 1 – Community Outreach

Community involvement and communication is extremely important to those of us in the Landscape Stewardship Department here at Mountain Park and we really want the community to be happy and excited about this project. We intend to hold three separate charrette sessions with the local community in order to ascertain precisely which features of the design will be implemented and/or amended based on safety concerns, functionality of the space, ecological restoration and sustainability, and aesthetic desire. Design elements may need to be slightly amended to properly address the overall desires of the community. Furthermore, some amendments may be necessary in order to account for existing utilities and access. A preliminary design will be attached with this proposal to convey a generalized idea regarding the scope of the project; however, each design element can and will likely be slightly altered in order to accommodate the needs of the community, environment, and existing infrastructure (Figures 5 & 6).

Objective 2 – Stormwater mitigation

Overflow of stormwater runoff is a consistent problem at Preakness Park as the catchment basin is incapable of managing the complete flow, especially during storm surge events. Sandbags and other stop gap measures have been taken in order to limit the amount of overflow. These measures have met with little success prompting the decision to proceed with the installation of a raingarden to more adequately handle sudden and/or consistent inflow (Figure 7). The catchment basin receives runoff from approximately 12,500 sqft of impermeable surface area with no identifiable daylighting occurring from local homes (Figure 8). Another catchment basin is located upstream; however, due to the overall surface grade and the placement of said basin slightly above the surrounding grade the vast majority of runoff continues to flow to the basin at the edge of the park.

The permeability rate of the surrounding soil is actually quite high for this area at approximately 1-2" per hour with a clay loam soil texture at the surface level that transitions to a more rocky/sandy sub-layer beginning approximately 6-8" below grade. Given the existence of a catchment basin at the location and the high permeability of the surrounding soil a ponding depth of 6" should more than suffice for this project with a total overall raingarden size of approximately 850-950 sqft to accommodate the quantity of impervious surface area. The overall slope of the surrounding area will greatly minimize soil excavation requirements and with the existence of sewer and storm water lines nearby overall soil movement will be kept as minimal as possible in those locations as not to damage the utilities. All utility locations will be ascertained with assistance from the Oregon Utilities Notification Center prior to the execution of any aspect of this project.

The addition of a raingarden in this park will also have the secondary effect of adding aesthetic value to an otherwise very simple park that is currently comprised primarily of lawn, sword ferns, a few small shrubs and trees, and three very nicely established Douglas Fir Trees. The planting choices will incorporate a mix of native and ornamental plants, which will be selected for their effectiveness and naturalization in a raingarden environment, aesthetic value, and ability to draw in pollinators and wildlife.

Objective 3 – Children's Natural Playscape

A natural playscape is quite literally a playground area that is primarily composed of naturally existing elements such as wood, sand, rocks, logs, trees, boulders, and water just to name a few. Most of the current research suggests that children play longer, remain more intently engaged, and experience fewer accidents and injuries while playing in natural playscapes versus traditional playgrounds. Mountain Parks' motto is "Nature's Neighborhood" and we would really love to incorporate that into the minds of the youth within this community by providing a safe, fun, and natural environment for children to play.

Playscapes can have similar costs to traditional playgrounds though with some inventive and creative thought some elements can easily be completed at a low expense. Further, they often require less upkeep than traditional playground equipment as much of the surrounding landscape is incorporated into the design elements. A natural playscape can include so many different elements and ingenuity is the key to the construction and implementation of this type of play area. Below is list of several elements we think could easily and practically be implemented at Preakness Park.

1. Lawn maze – The repurposing of an existing lawn section along with the addition of some meadow flowers for increased visual stimuli.
2. Living willow tunnel – The planting of willow whips followed by the braiding of the stems to generate a corridor
3. Rock Ledge - Installation of some large boulders on a mildly sloping hillside to provide children with a place to climb
4. Balance Practice - Placement of stumps at varying heights and distances to provide children with jumping and balancing platforms.
5. Sand Fort - Installation of a small sand area
6. Building Blocks – The construction of life size building blocks

7. Tree Puzzles – The addition of wooden tree puzzles; think building block puzzles
8. Natural Objects – Placement of natural objects like tree stumps and logs

Objective 4 – Enhance Park Elements and Increase Wildlife Presence

The recent rejuvenation of a section of the trail system is already visible in the Preakness Park photo included in this proposal. Further improvements will address the needs and desires of the community, included in that dedication is the goal to make all new renditions ADA compliant so that everyone can participate. Further enhancements to this area include:

1. Benches – Replacement of a dilapidated bench and addition of a second bench for increased seating.
2. Arbor Trellis - Installation of arbor trellis over the benches and the planting of flowering vines to enhance sensory aesthetics
3. Pathways – Addition of a crushed rock pathways connecting the bench areas to other elements.
4. Plantings – Installation of additional plantings to diversify the plant palette in the area and park.

Being classified as Nature's Neighborhood also entails the requirement to think about the natural environment when conducting any action as a landscape steward. As part of MPHOA's continuing aspirations to champion the standards of conscientious environmental sustainability in an urban environment the vitality of the local wildlife is of paramount concern; therefore, the majority of our planting selections will produce attractive flowers for a wide array of pollinators and incorporation of various edibles for both human and animal consumption.

Objective 5 – Community Event

Following project completion, we would like to invite the community for a picnic in the park. We want the community involved in this project as much as possible and following the completed installation the desire is to bring the community together for an official grand opening of the park to showcase its' newly established features. Food and refreshments will be provided and the Landscape Stewards will be present to introduce the features and additions to the park and answer any further questions the community may have.

Figure 1
Satellite Overview of Mountain Park

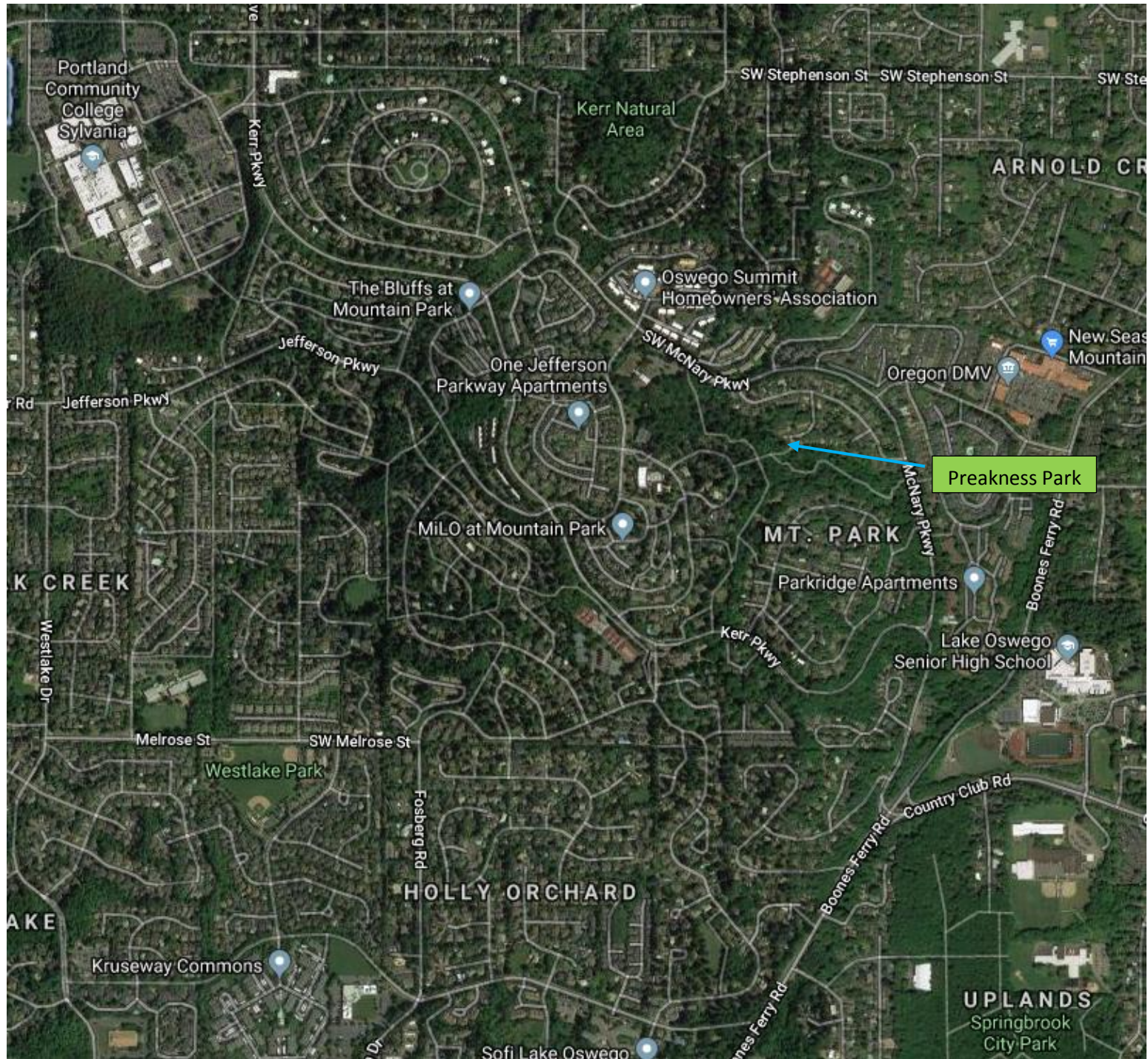


Figure 2
Panoramic Photo of Preakness Park



Figure 3
Satellite Overview of
Preakness Park

Figure 4
Monetized Value of In-Kind Donations

Labor, Personnel, and Equipment Expense

Service	Materials	Labor hours	Estimated Cost
Materials Acquisition	Lumber	3	
	Plant Orders	8	
Labor			
Delivered Materials - Placement	Soil Mix		
	River Rock		
	Fill Dirt		
	Crushed Rock		
	Plants		
	Large Boulders		
	Sand		
	Total	35	
On-Site Construction	Lumber	10	
Raingarden Excavation	Berm and ponding area construction	85	
Planting	All Plants	18	
Arborist Chips	Self-Supplied 30 cu yd	33	
Project Management	Landscape Design, Consultation, Research	45	
Community Organization	Meetings and Events Coordination	24	
Vehicles and Equipment	Fuel		\$150
Cost/ Labor hour	\$35/hr	261	9,135.00
Totals		261	\$9,285.00

Figure 5
Preakness Park Base Map Sketch

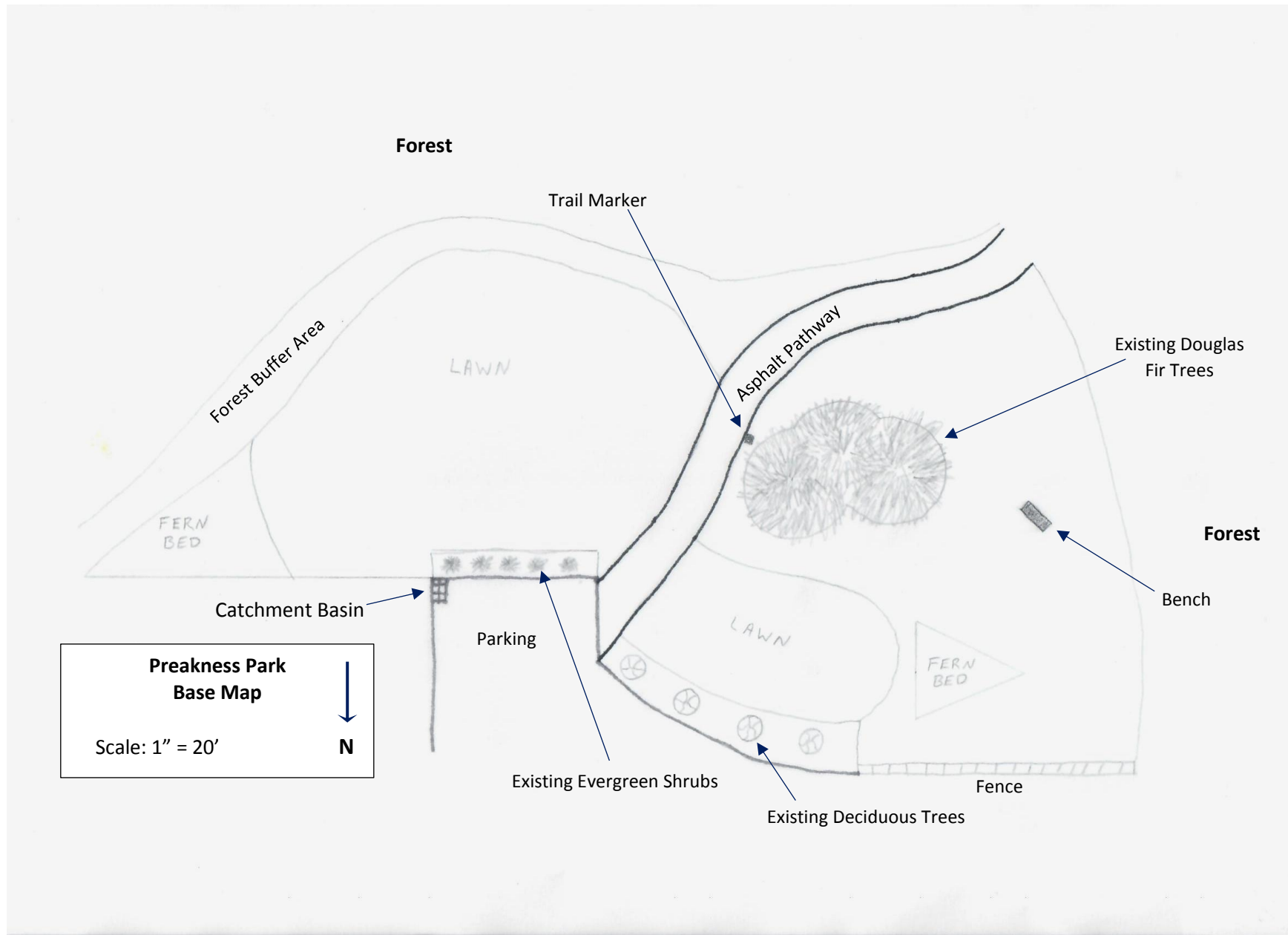


Figure 6
Preakness Park Preliminary Design

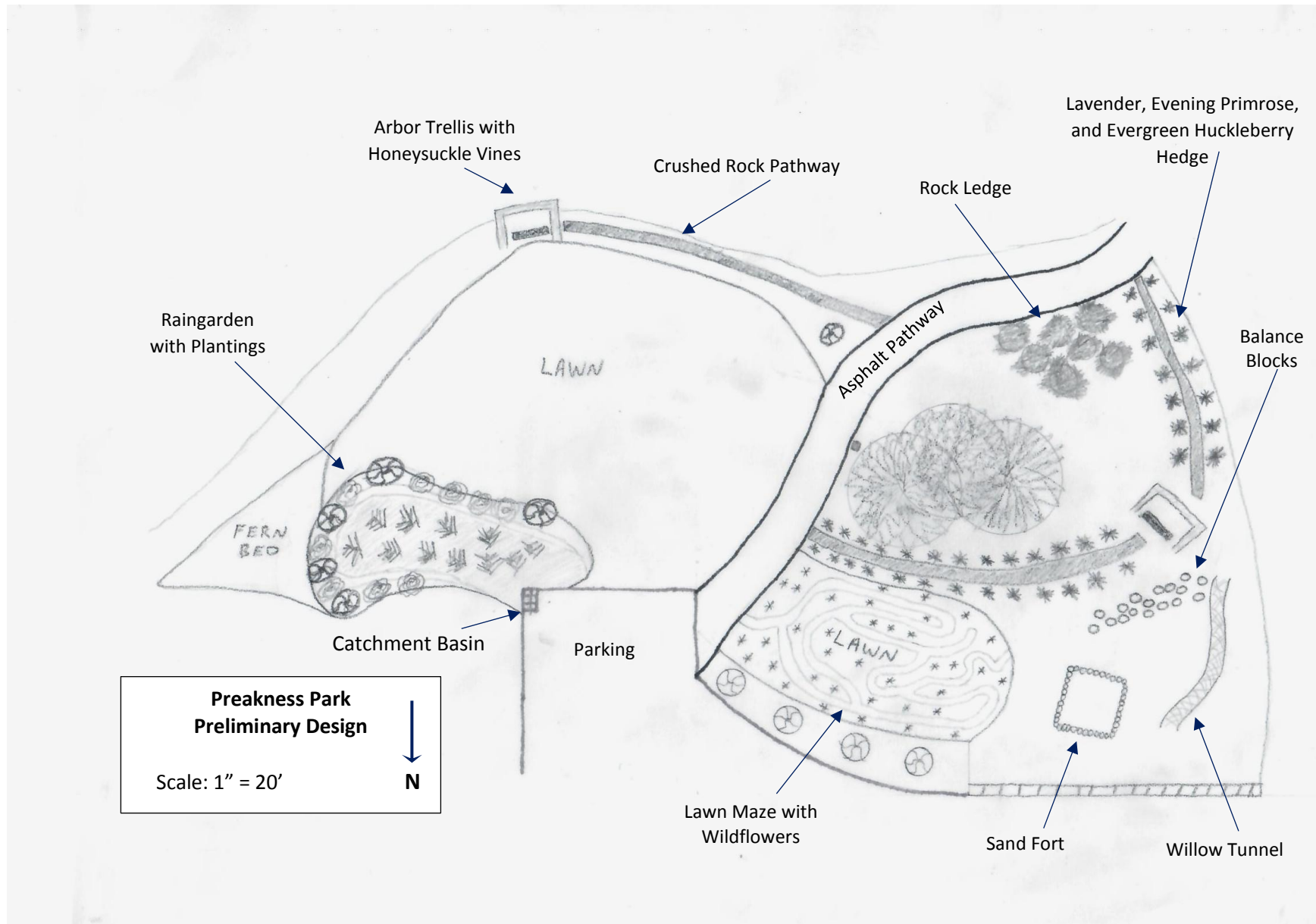


Figure 7
Stormwater and Sewer Lines

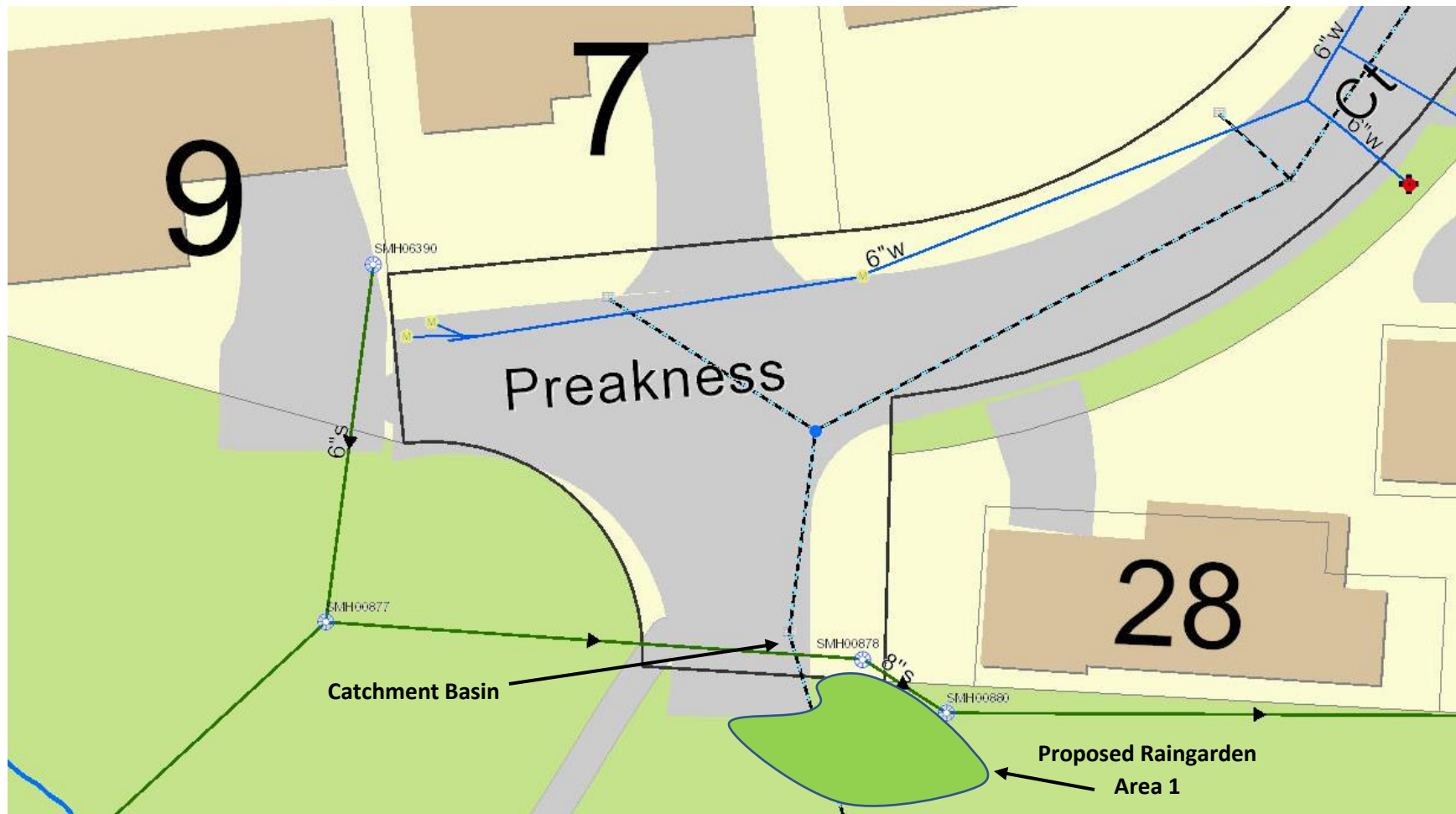


Figure 8
Impermeable Surface Area

