

Meldrum Bar Park Conceptual Site Plan



Presentation Overview

1. Background & Site Analysis
2. Project Website & Community Engagement
3. Alternative Concepts A & B
4. Preferred Conceptual Site Plan
5. Construction Cost Estimate



Background & Site Analysis

Background & Site Analysis

- 2017 Citywide Parks Master Plan
- Existing Conditions
- Opportunities
- Constraints



Guided by the 2017 Citywide Parks Master Plan



DRAFT



Gladstone Citywide Parks Master Plan

August 2017



Meldrum Bar Park

Location: Meldrum Bar Park Rd.

Community Park

87.4 acres

Amenities

- Playground (Swings, Slide, Teeter Totter, Bars)
- Baseball fields
- Soccer fields
- Bleachers
- Asphalt Paths
- Meldrum Bar Park Native Habitat Nature Trail
- Picnic tables
- Benches
- RC track
- BMX course
- Community garden
- Open lawn
- Fishing
- Jet ski / boat launch
- Entry sign
- Parking
- Restroom
- Portable toilets near baseball field
- Trash receptacles
- Dog waste station
- Drinking fountain
- Staging area for storage (compost, crushed rock, etc)

Design Opportunities

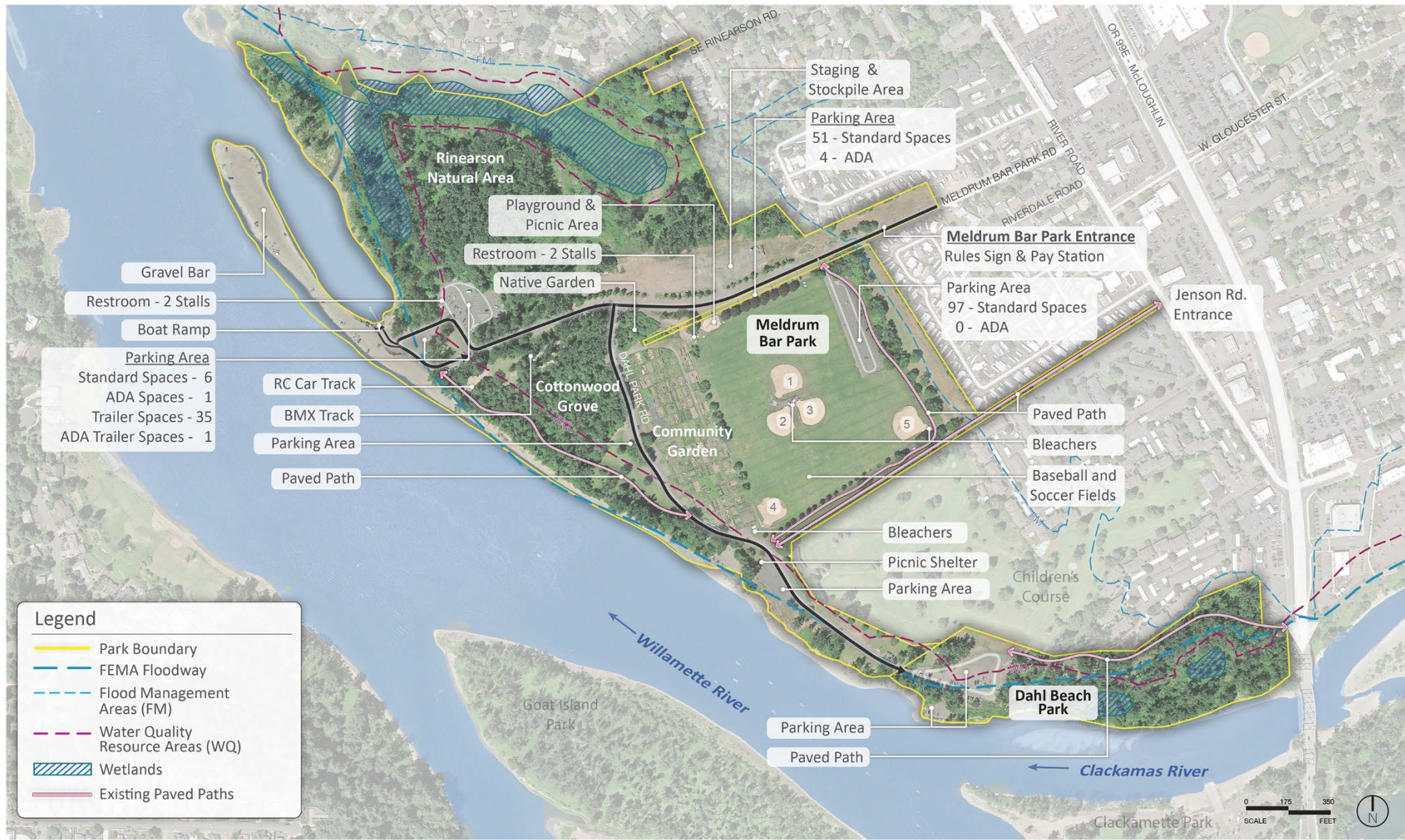
- Provide accessible routes to amenities throughout the park.

Management Considerations

- Playground surface needs maintenance to fill depressions and reduce compaction.
- Install play structure for small children (age 2-5).
- Repair or replace damage site furnishings (e.g., picnic tables) and install additional furnishings, as appropriate.
- Regrade baseball infield to improve drainage.
- The staging area is used as the primary staging area for the City. It's used for leaf composting, crushed asphalt and concrete backfill. This area could use some screening from view.
- There are major erosion problems occurring between Meldrum Bar Park and Dahl Beach. These two parks may need to be separated due to erosion of the road that connects them.
- Conduct Cottonwood tree hazard maintenance.
- Establish a fee and reservation system for picnic shelter rental.
- Evaluate and consider a fee and reservation system for sport field usage to improve cost recovery.
- Evaluate and consider the installation of RV parking (signage, hook-ups, etc.) and reservation/fee system.
- Establish a maintenance and use agreement with local user groups for the RC track and BMX course, and establish an agreement with the Children's Course regarding parking usage.

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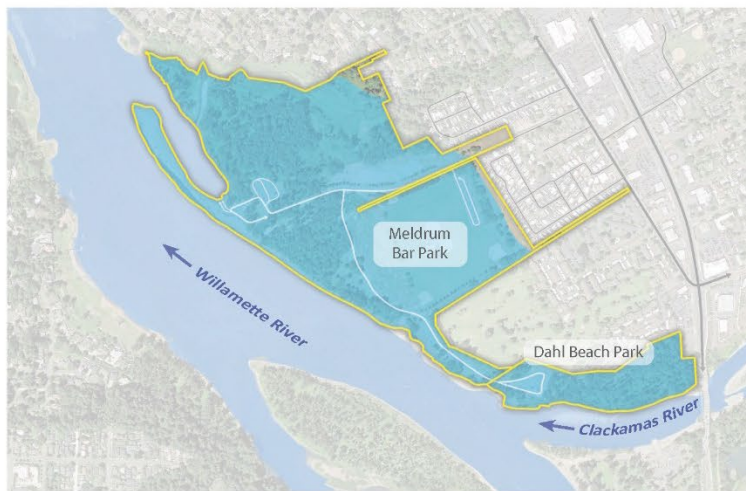
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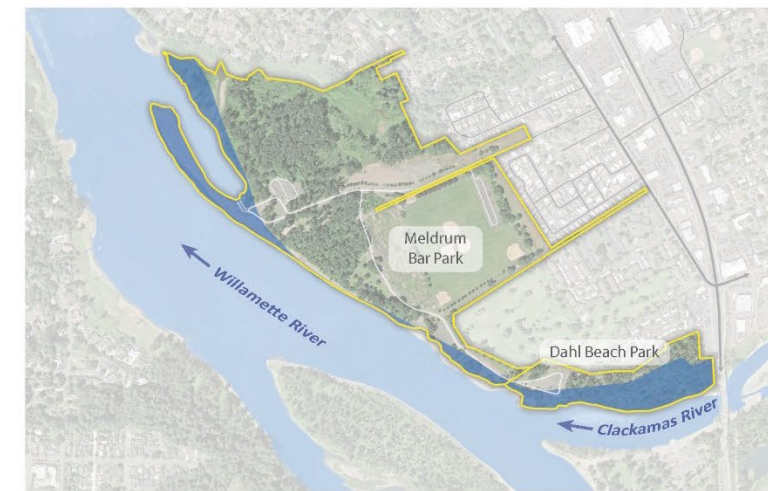
Wetlands

Wetlands are important habitat and water quality features. They are protected by local, state, and federal regulations. Development impacts to wetlands should be avoided or minimized and any unavoidable impacts must be mitigated with approval from reviewing agencies.



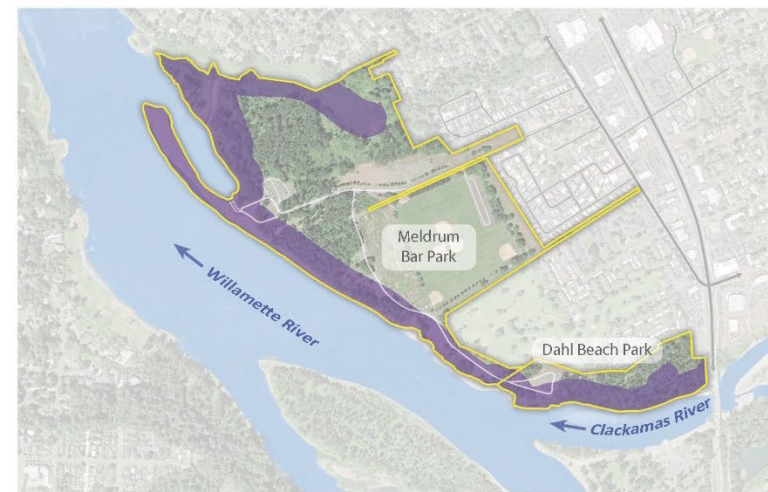
Flood Management Areas

Gladstone Municipal Code 17.29 - This mapped area includes the FEMA 100-year floodplain, the extents of the 1996 flood, and the floodway. These areas are subject to flood impacts. Development opportunities are restricted and must be reviewed by local and federal authorities.



Floodway

Gladstone Municipal Code 17.29 - Floodways are a component of the larger Flood Management Area District. They protect the river's ability to convey floodwaters downstream. Development in the floodway is restricted and requires hydrologic modeling.



Water Quality Resource Areas

Gladstone Municipal Code 17.27 - These mapped areas protect wetlands, rivers, and streams by providing a vegetated buffer around the water resource. Development is restricted and guided by City code to protect water quality.



Habitat Conservation Areas

Gladstone Municipal Code 17.25 - These mapped areas protect wildlife habitat. Development is restricted and guided by City code and habitat mitigation for new development may be required.



Willamette River Greenway

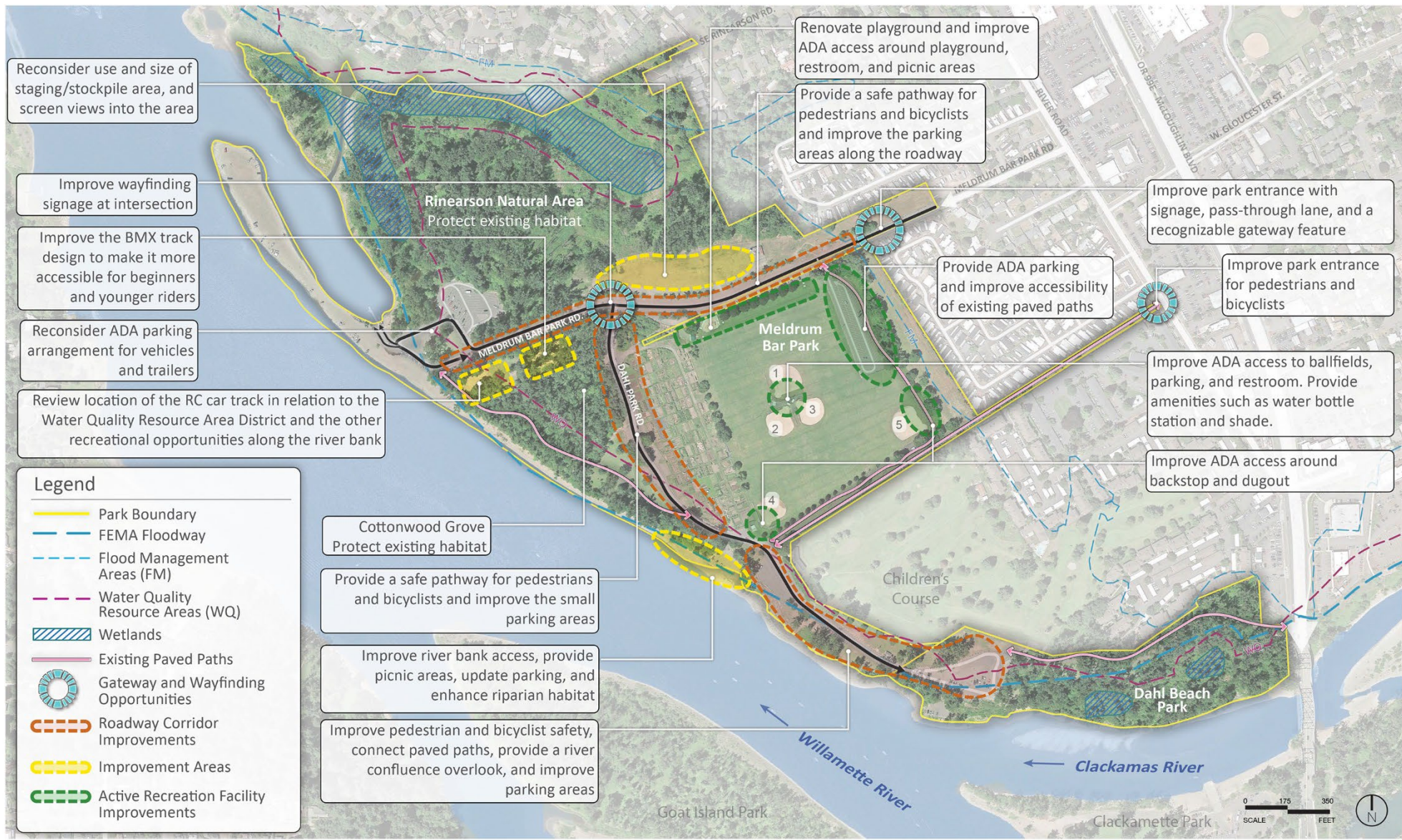
Gladstone Municipal Code 17.28 - This mapped area helps protect the functions and values of the Willamette River corridor. Development in this area must comply with standards that are intended to protect, maintain, preserve, or enhance the natural, scenic, historic, and recreational qualities of the greenway.

Project Opportunities

Key Opportunities:

- Provide ADA access to recreation amenities
- Add and enhance pedestrian and bicycle routes and connections
- Provide access to the riverfront while protecting habitat
- Provide clearly defined parking areas throughout the park
- Re-envision the staging/stockpiling area





Project Website & Community Engagement

Engagement Process

- **Project Website**
- **Stakeholder Interviews**
 - December 14, 2021 (Comm. Garden)
 - December 16, 2021 (Youth Sports)
- **Public Survey #1**
 - 12 questions, 158 respondents
- **Park Board Meeting**
 - March 14, 2022
- **Public Survey #2**
 - 11 questions, 133 respondents
- **Park Board Meeting**
 - July 11, 2022



Project Website: www.meldrumbarpark.org

The screenshot shows the top navigation bar with the Gladstone Oregon logo and menu items: Home, Existing Conditions, Opportunities & Constraints (highlighted), Site Plan Development Concepts, and Survey. Below the navigation is the page title 'Opportunities & Constraints' and a subtitle 'MELDRUM BAR PARK - SITE PLAN UPDATE'.

Opportunities

The opportunities map shows areas of the park that could be improved to provide:

- ADA access to key recreation amenities
- Additional pedestrian and bicycle routes and connections
- Access to the riverfront while protecting habitat
- Clearly defined parking areas throughout the park

The opportunities shown on the map are intended to get the conversation started. We are asking for your feedback to help our team understand if you see some of the same opportunities, or if you'd like to share other ideas for improving the park.



Existing picnic area, playground, and restroom



The screenshot shows the top navigation bar with the Gladstone Oregon logo and menu items: Home, Existing Conditions, Opportunities & Constraints, Site Plan Development Concepts (highlighted), and Survey. Below the navigation is the page title 'Site Plan Development Concepts' and a subtitle 'MELDRUM BAR PARK - SITE PLAN UPDATE'.



Site Plan Development Concepts for Your Review

We've created two site plan development concepts for your review and feedback. You can provide feedback by accessing the [online survey](#). Your input helps shape the planning process and we look forward to hearing your thoughts and ideas.

The two site plan development concepts are guided by: community feedback from the first online survey, our analysis of the opportunities at the park, and ideas from the 2017 Gladstone Citywide Parks Master Plan.

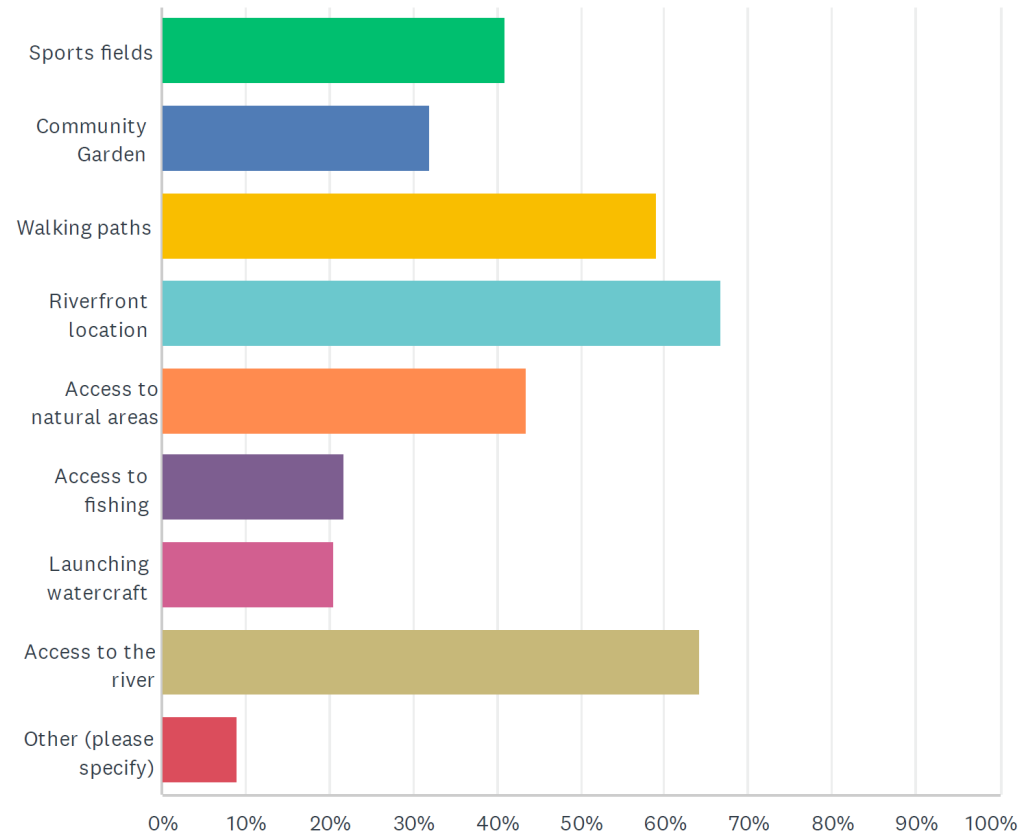
Each of the concepts proposes thoughtful improvements to the existing park. These improvements are intended to honor the current uses of the park while adding more walking paths, picnic areas, parking, safety upgrades, and other features.

After we gather feedback from the community on these two site plan concepts, we will then develop a preferred alternative that blends the best ideas from both concepts.

Survey #1 Findings

Q2 What do you like the most about Meldrum Bar Park? (select all that apply)

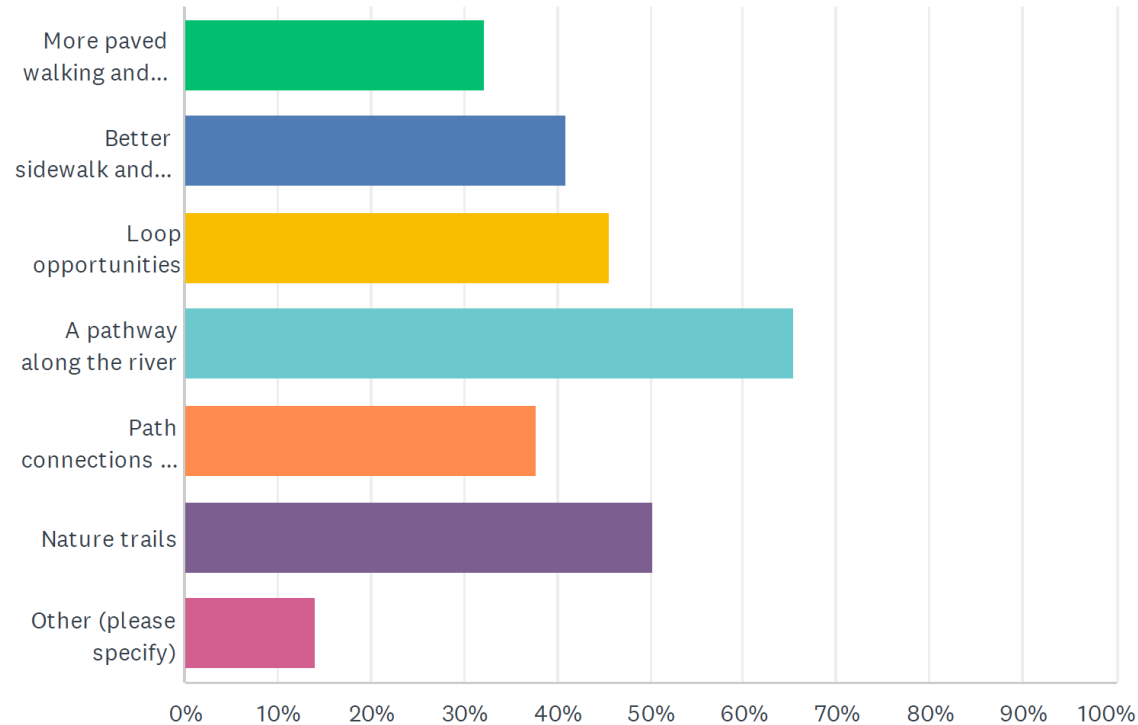
Answered: 156 Skipped: 3



Survey #1 Findings

Q5 Are there walking path and bike path improvements that you would like to see? (select all that apply)

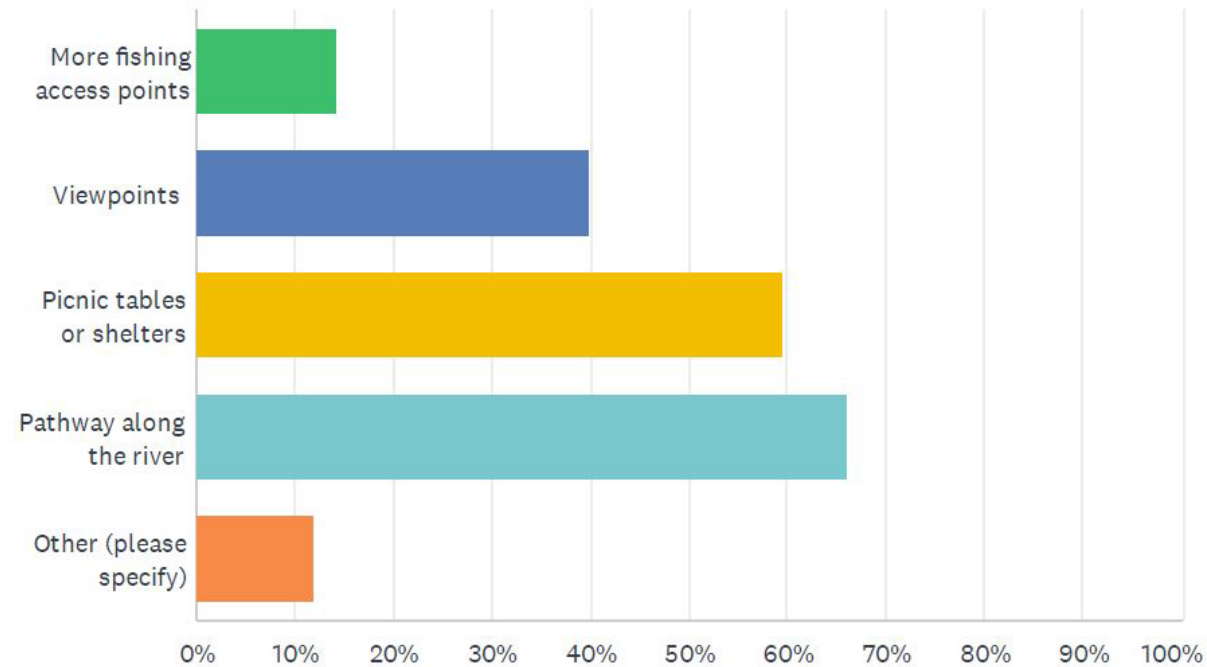
Answered: 127 Skipped: 32



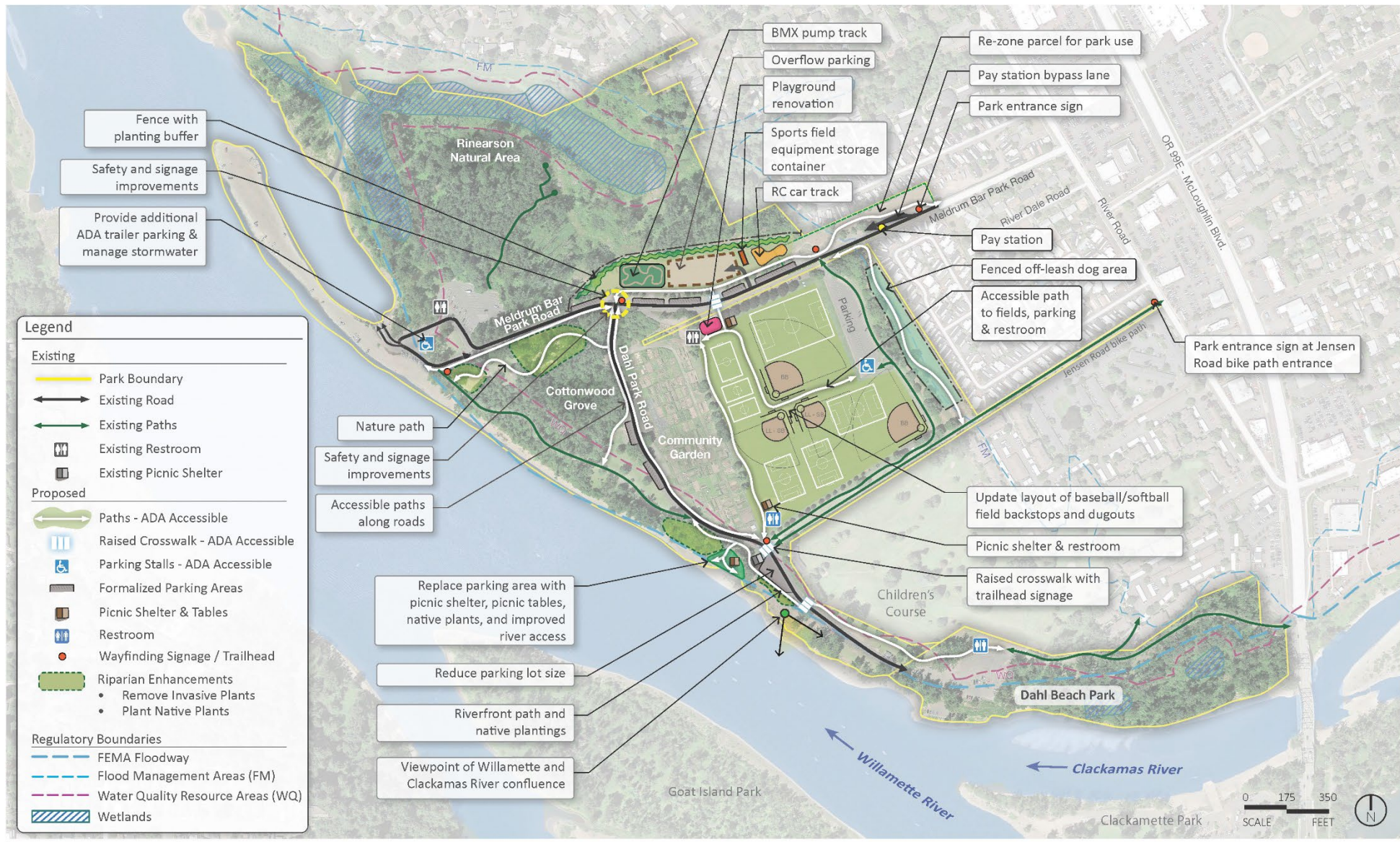
Survey #1 Findings

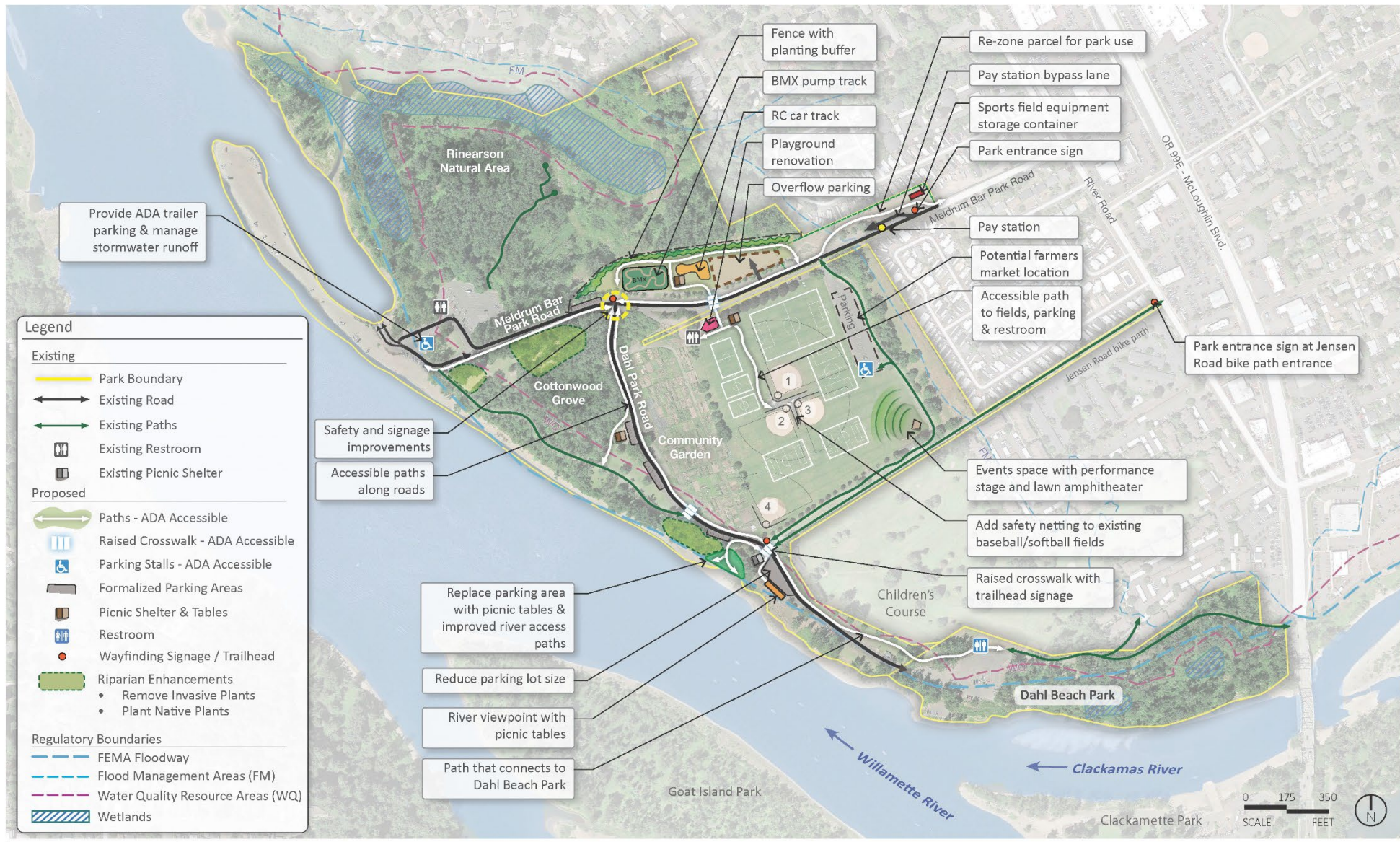
Q7 What types of riverfront amenities would you like to see? (select all that apply)

Answered: 133 Skipped: 26



Alternative Concepts A & B

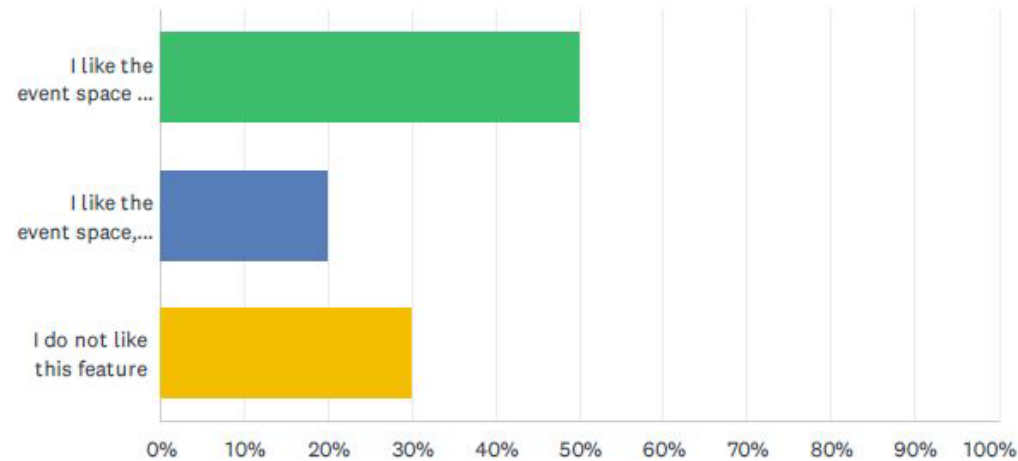




Survey #2 Findings

Q2 Concept B proposes a new event stage and lawn amphitheater; do you like this proposed use and location?

Answered: 130 Skipped: 10

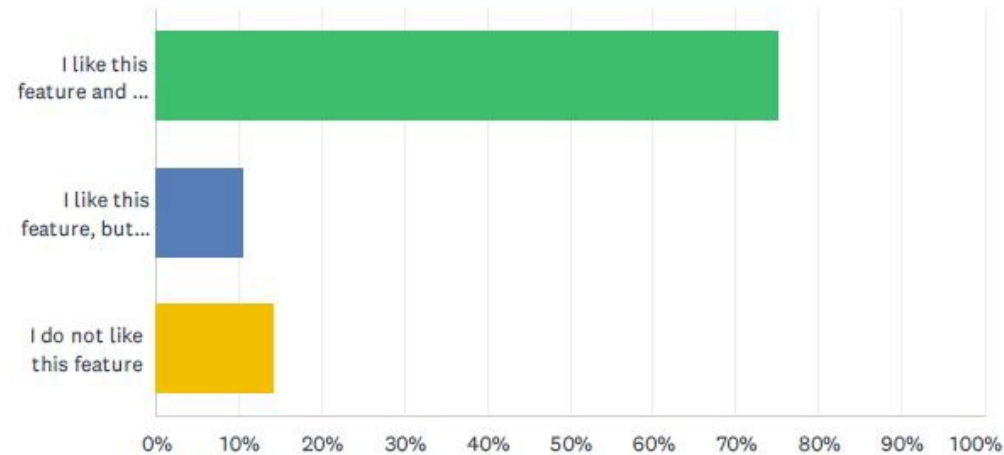


ANSWER CHOICES	RESPONSES	
I like the event space and I like this location	50.00%	65
I like the event space, but I prefer a different location	20.00%	26
I do not like this feature	30.00%	39
TOTAL		130

Survey #2 Findings

Q7 Concept A proposes a fenced, off-leash dog area; do you like this feature?

Answered: 133 Skipped: 7

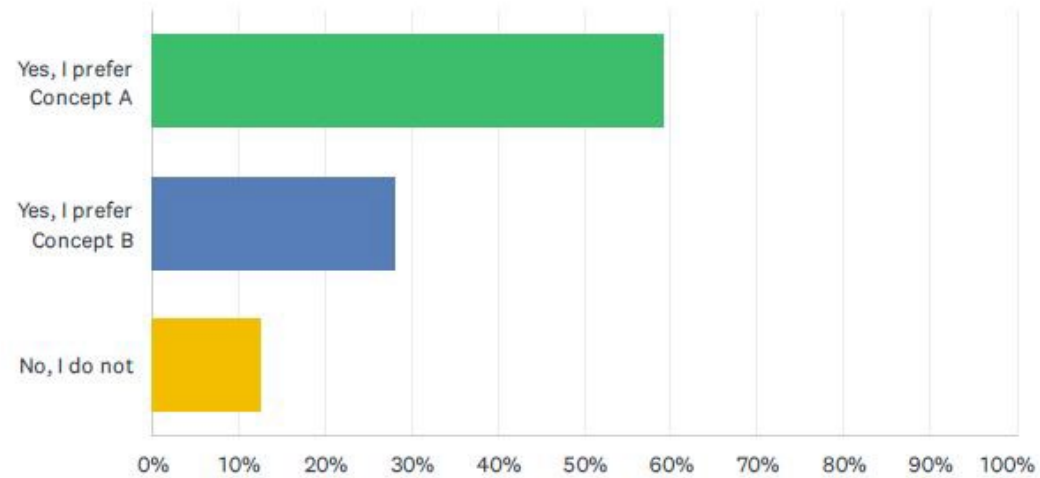


ANSWER CHOICES	RESPONSES	
I like this feature and I like this location	75.19%	100
I like this feature, but I prefer a different location	10.53%	14
I do not like this feature	14.29%	19
TOTAL		133

Survey #2 Findings

Q8 Do you like the addition of new walking and bicycling paths throughout the park?

Answered: 128 Skipped: 12

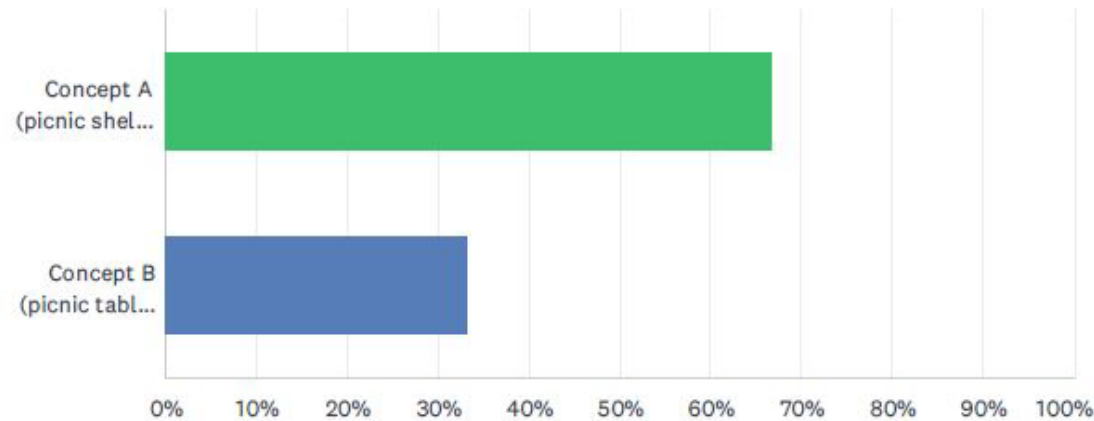


ANSWER CHOICES	RESPONSES	
Yes, I prefer Concept A	59.38%	76
Yes, I prefer Concept B	28.13%	36
No, I do not	12.50%	16
TOTAL		128

Survey #2 Findings

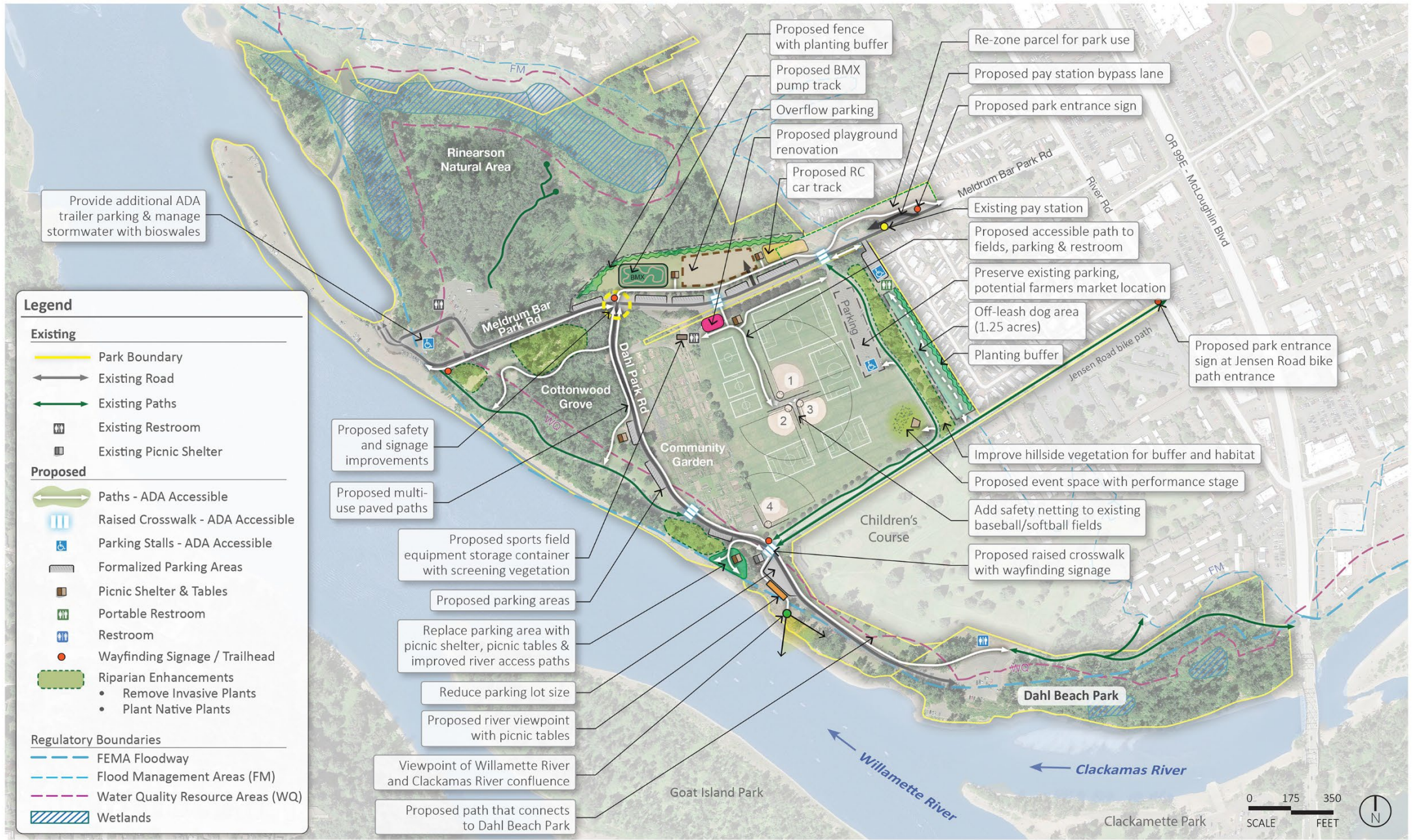
Q9 Each concept proposes riverfront improvements; which approach do you prefer?

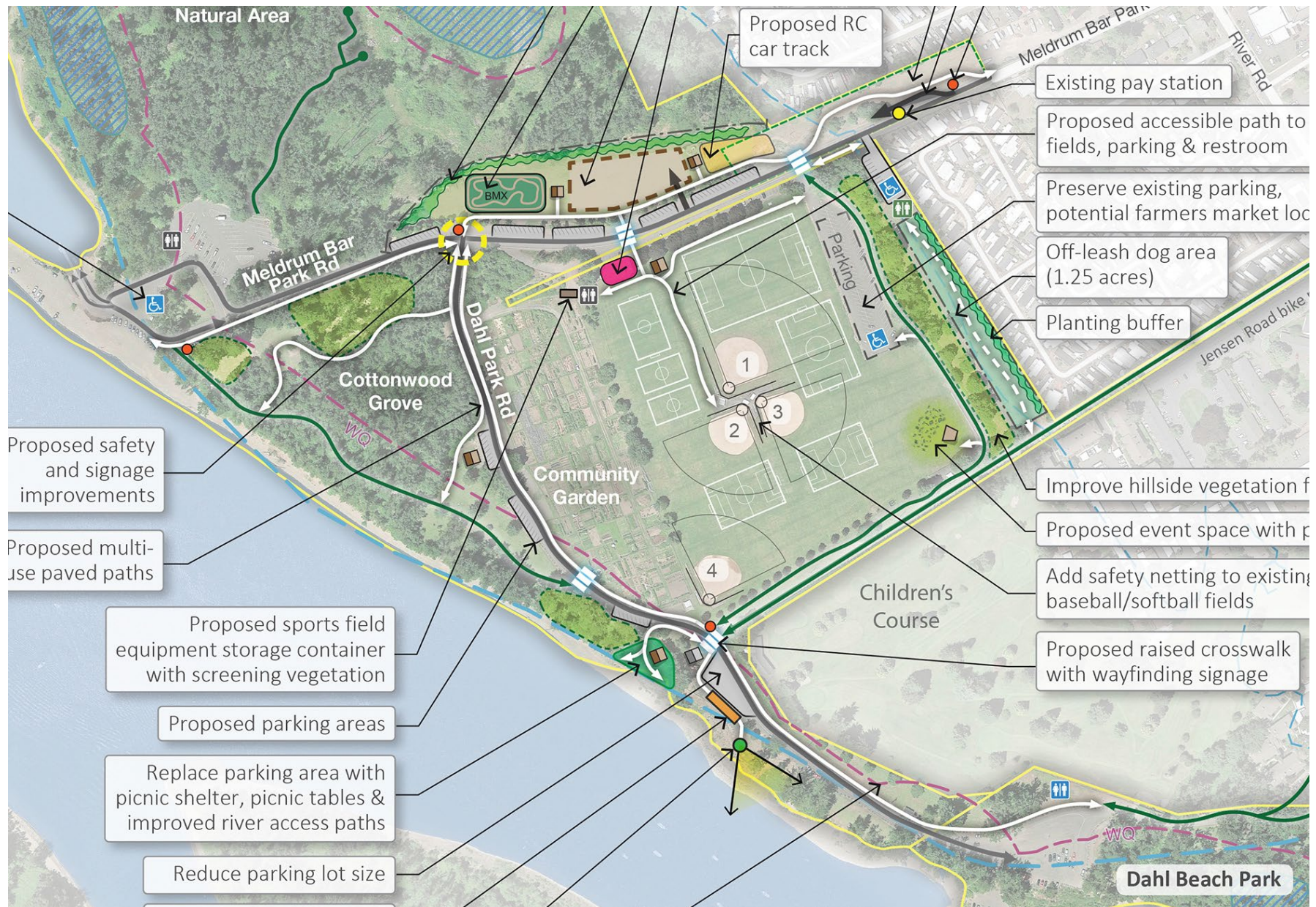
Answered: 126 Skipped: 14



ANSWER CHOICES	RESPONSES	
Concept A (picnic shelter and tables, confluence viewpoint, access paths)	66.67%	84
Concept B (picnic tables, river viewpoint, access paths)	33.33%	42
TOTAL		126

Preferred Conceptual Site Plan









Construction Cost Estimate

Construction Cost Estimate

Item	Estimated Cost
Park Entrances	\$185,000
BMX Pump Track Relocation	\$590,000
RC Car Track Relocation	\$310,000
Off-leash Dog Area	\$470,000
Sports Fields Improvements	\$450,000
Event Space and Stage	\$395,000
Riverfront Improvements	\$595,000
Parking Improvements	\$542,000
Paved Paths and Crossings	\$520,000
Playground Renovation	\$350,000
Restroom (Dahl Beach)	\$575,000
Wayfinding Signage	\$14,000
Total	\$4.99 Million

Next Steps

- Prepare summary report
 - Background & Site Analysis
 - Project Website & Community Engagement
 - Alternative Concepts A & B
 - Preferred Concept
 - Prepare summary report
 - al Site Plan
 - Construction Cost Estimate



Thank you!