

Milwaukie Bay Park Final Design Project Update to City Council December 4, 2018



CITY OF MILWAUKIE



NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Previous Session

Council Goal Update – September 18, 2018

- Summer Progress
- Public Outreach Summary
- Technical Updates
- Funding
- Next Steps



Update

Fall 2018

- Design Alternatives
- Public Engagement

Process: Alts to Final

Concept Estimates & Funding

Schedule

Next Steps

Discussion



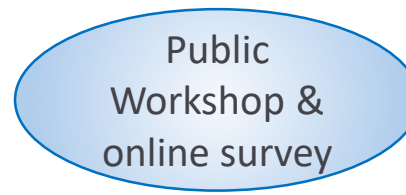
Fall Progress

September

October

November

December



SAC SAC SAC

PMG PMG PMG PMG

Three Design Alternatives

FLOW Alternative 1

LEGEND

- | | | | | |
|-----------------------------|------------------------------------|----------------------------------|---|-------------------------------------|
| 1 Lawn/Amphitheater | 6 Garden Plaza with Seating | 11 River View Seating | 16 Planting Area | 21 Existing Light Watercraft Launch |
| 2 Playground | 7 Monroe St. Entry Plaza | 12 Light Watercraft Staging Area | 17 Temporary Stage for Events | 22 Existing Klein Point |
| 3 Interactive Water Feature | 8 Picnic and Lounge Terrace | 13 Picnic Area | 18 Temporary Fire Pit for Winter Solstice | 23 Existing Restroom |
| 4 Restroom Building | 9 Nature Walk (Upland Habitat) | 14 River Overlook | 19 Existing Parking Lot | 24 Existing ADA Parking Space |
| 5 Trolley Trail | 10 Pedestrian Bridge over Brosvale | 15 Stormwater Facility | 20 Existing Boat Ramp | 25 Existing Large Redwood Tree |



Three Design Alternatives

FLUVIAL Alternative 2

LEGEND

- | | | | | |
|---------------------------------|--------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| 1 Lawn/Amphitheater | 6 Monroe St. Entry Plaza | 11 Light Watercraft Staging Area | 16 Existing Boat Ramp | 21 Existing Large Redwood Tree |
| 2 Playground | 7 Overlook Terrace | 12 River View Seating | 17 Existing Light Watercraft Launch | |
| 3 Interactive Water Feature | 8 Covered Event Stage | 13 Stormwater Facility | 18 Existing Klein Point | |
| 4 Restroom Building and Terrace | 9 Fire Pit for Winter Solstice | 14 Planting Area | 19 Existing Restroom | |
| 5 Trolley Trail | 10 Picnic Area | 15 Existing Parking Lot | 20 Existing ADA Parking Space | |



Three Design Alternatives

VISTA Alternative 3

LEGEND

- | | | | | |
|-----------------------------|--------------------------------------|----------------------------------|-------------------------------------|--------------------------------|
| 1 Lawn/Amphitheater | 6 Monroe St. Entry Plaza | 11 Habitat and River View Area | 16 Stormwater Facility | 21 Existing Klein Point |
| 2 Playground | 7 Picnic Terrace | 12 River Overlook | 17 Planting Area | 22 Existing Restroom |
| 3 Interactive Water Feature | 8 Event Stage | 13 Park Overlook | 18 Existing Parking Lot | 23 Existing ADA Parking Space |
| 4 Restroom Building | 9 Fire Pit for Winter Solstice | 14 Light Watercraft Staging Area | 19 Existing Boat Ramp | 24 Existing Large Redwood Tree |
| 5 Trolley Trail | 10 Habitat Garden (Riparian Habitat) | 15 Bridge over Play Area | 20 Existing Light Watercraft Launch | |



Public Engagement Summary

- October 28 Farmers Market, postcards & social media
- November 15 Open House and Small Group Discussions
- Online Survey (English and Spanish)
- Small Group Meetings (ongoing)
- SAC volunteers (amazing)

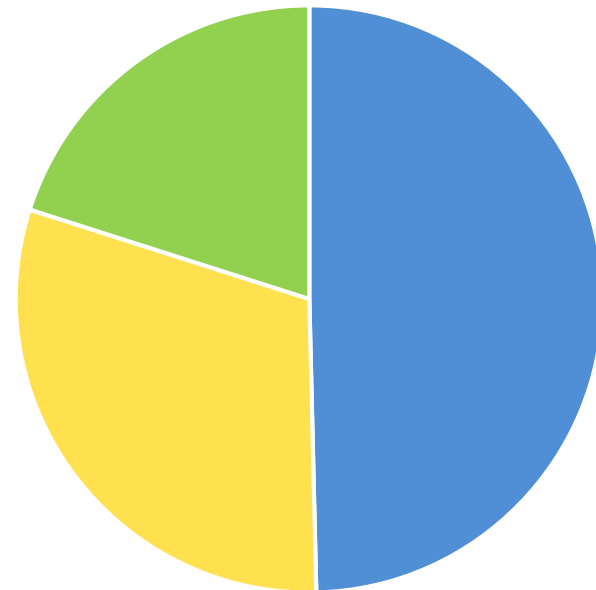


Public Engagement Summary

November 15 Public Open House and Survey Opening

- ~75 people attended
- ~40 people participated in table discussions (non-staff/SAC)
- ~50 comment forms returned(non-staff/non-SAC)
- 364 survey respondents
- 264 indications of preference for alternatives
- Mailers, posters, email and social media to invite and engage

Preference Indicated by Survey Alone



■ Alt 1 ■ Alt 2 ■ Alt 3

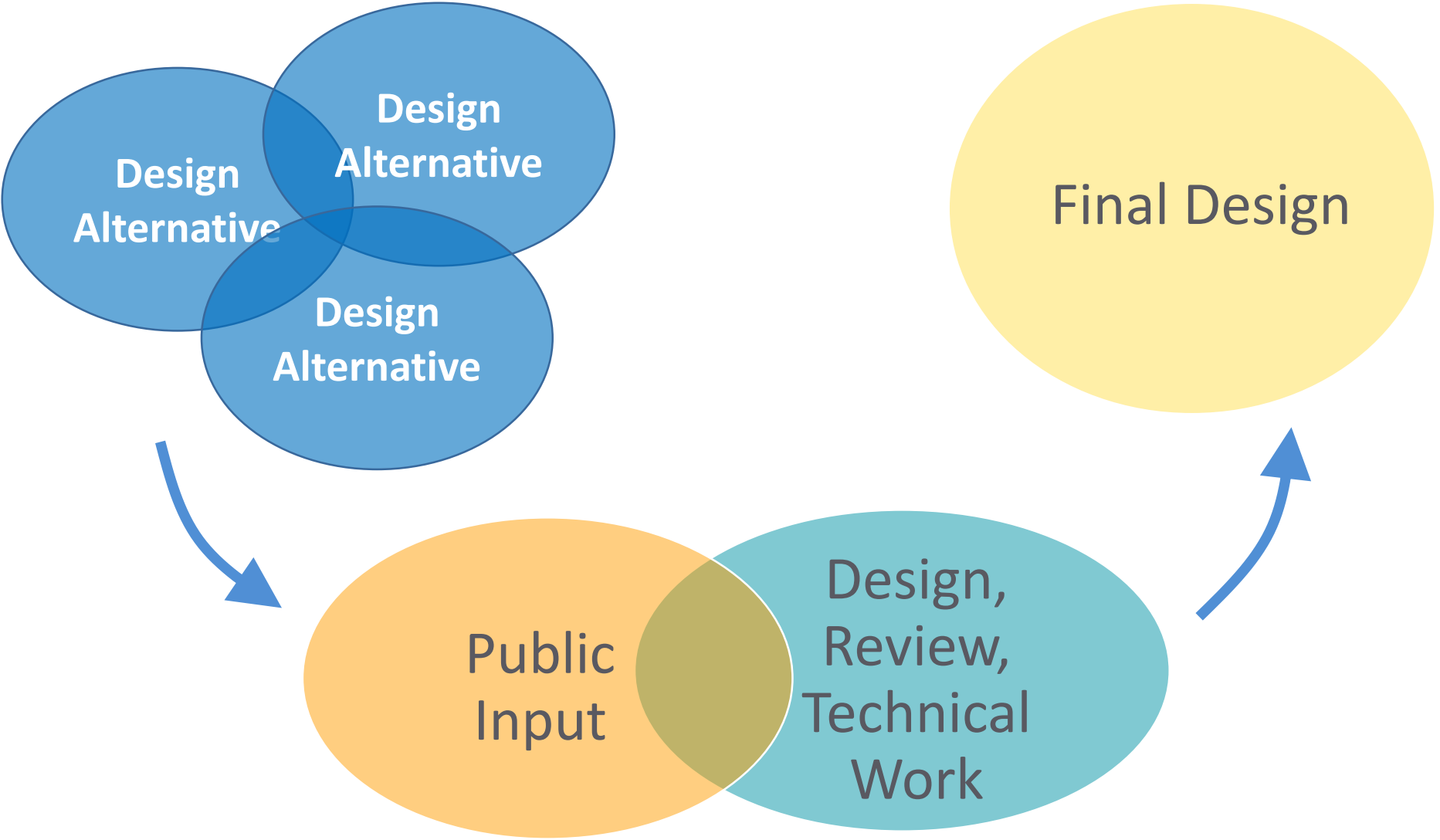
Public Engagement

Highlights of Qualitative Input

- Alts 1 & 2 favored over 3
- Locate the play area & restroom close to one another
- Locate the play area & water feature away from the street
- Provide connections between activities (“universal”)
- Protect & frame views
- Provide shade
- Incorporate natural area
- Provide flexible spaces
- Amphitheater near stairs/
beach, with some seat walls
- Make inviting entry at
Washington St. (south)



Bringing it forward: Development of Final Design



Concept Estimates

Estimates going in to project

- **\$3.8 million included for Project Budget in RFP**
(construction costs)
- **\$3 million estimated in Milwaukie's CIP 2017-22**
(construction costs)

Estimates based on design alternatives

- **\$7.9 million Preliminary Concept Estimates**
(construction costs)
 - contingencies & escalation ~25%
 - soft costs not included
 - Revised cost estimates in Jan/Feb 2019

Project Considerations

Program elements and topics

- Design water fountain to be interactive
- Determine type of play area
- Move restroom
- Retain Redwood tree
- Accommodate Trolley Trail
- Study event programming
- Deter Canada Geese
- Plan for art
- Incorporate stormwater design
- Incorporate Milwaukie's history and character
- Support views (into and from within)



Funding

NCPRD-City Development of Funding Strategy in 2018/19

- NCPRD SDC Zone 1 funds
- Budgeted funds (250k City)
- Competitive Grants & Partners (parks, recreation, state, regional, utility, tourism, etc)
- Bond
- Other, private

Timeline for Project Completion



Design & Engagement	ongoing – February 2019
Funding Strategy	ongoing – Jan 2020
Construction Docs	March 2019 – October 2019
Permits/Approvals	August 2019 – December 2019
Bidding	January 2020 – February 2020
Construction	March 2020 – October 2020

Next Steps

- Final Design (December-February)
- Continue City permit/approvals discussions
- Continued City/District reviews
- Continue outreach
- Work on funding strategy
- Obtain revised Cost Estimates
- Winter Public Meeting #3



Thank you.

For more information:

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Photography by Hamid Shibata & Bennett