

EAST HILLSIDE PARK MASTER PLAN



July 10, 2015

ACKNOWLEDGMENTS

This document represents the collaborative process between the City of Camas and community residents and organizations. This effort would not have been successful without the contributions from the following individuals that participated in public meetings and reviews, and who generously shared their time during the planning process.

City of Camas Parks Commission

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Juli Bradley
Randy Curtis
David Gast
Steve Lorenz
Cassi Marshall

City of Camas

Jerry Acheson, *Parks and Recreation Director*
Steve Wall, *Public Works Director*
Wes Heigh, *Engineering Project Manager*
Jim Hodges, *Engineering Project Manager*
Denis Ryan, *Operations Supervisor*

Camas Community

Drewf's Farm Neighborhood
Drewf's Farm Home Owner's Association

Otak Inc., Master Plan Consultant

David Haynes, PLA, *Project Manager*
Maggie Daly, *Project Planner*
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HanmiGlobal Partner

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EXECUTIVE SUMMARY

The East Hillside Park Property is located in the Drewf's Farm at Prune Hill development on NW 27th Ave. off of NW Fargo St. in Camas, Washington. The property is immediately east of an undeveloped right-of-way of NW Elgin St. The 2.5-acre site is zoned NP (Neighborhood Park).

The East Hillside Park Master Plan is a conceptual planning document that will guide future development of the site as a neighborhood park. It was developed through discussions with City of Camas staff and by engaging the community in conceptual plan review. Design efforts were guided by goals established in the City's Parks, Recreation and Open Space Comprehensive Plan Update adopted in December 2014 which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Parks Comp Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf Property. In May 2014, the Drewf's Farm Home Owner's Association Board of Directors drafted a letter addressed to the City summarizing the findings of questionnaires sent to neighborhood residents to solicit input. To further tailor master plan goals to the Drewf site, two public open house meetings were organized to provide a forum for community members and local park and trail advocates to voice ideas and concerns related to park development.

Simultaneous with document review and public involvement, an analysis of the site was conducted to determine the

opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify potential connections to the surroundings, and to explore ways to integrate improvements on a steeply sloping site, while mitigating the effects of surface water runoff experienced by adjacent property owners downslope of the site.

The site analysis process identified three dominant traits of the site: open meadow, steep slopes, and expansive views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including a peaked knoll with slide, nature play area, overlook terrace, loop trail, and open lawn areas for passive recreation.





Because the site becomes increasingly steep to the east, most amenities requiring relatively level areas were consolidated within the flatter terrain to the northwest, where the park entry is proposed. To better fit the terrain, the various improvements were set at different elevations and separated by transition slopes. The sloped character of the site allows for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Loop trails are shown that venture down slope to the east providing various levels of difficulty and nature of experience as they wind through the property.

Because the site abuts residential neighborhoods on all sides, consideration was given to appropriate activities, noise levels, age groups, hours of operation, and how these concerns are balanced with meeting neighborhood-scale recreational needs. Through the conceptual design process, it was determined that the site was best suited to small group activity and passive recreation.

The approval by the Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City's commitment to this park development project. When this property is developed, detailed design and planning will need to address street improvements, sustainable design, and community input. The preliminary cost estimate for the concept totals approximately \$399,000, including about \$76,000 in contingency, engineering, and State taxes.

BACKGROUND

Project Purpose

The City of Camas purchased the 2.5 acre property with Growth Management funds. The site master plan was prepared for the property to define and facilitate future development of the site. The intent is to develop the property as a neighborhood park to meet the need identified in the Parks, Recreation and Open Space Comprehensive Plan. The master plan was prepared to explore the site opportunities, refine the recreation program called for in the Parks, Recreation and Open Space Comprehensive Plan, and address the need for pedestrian linkages to the residents south of the property.

Background

The City adopted its Parks, Recreation and Open Space Comprehensive Plan Update in December 2014. The plan outlines the need to acquire park property and construct park improvements to preserve open spaces, enhance water quality, and provide recreational opportunities. The East Hillside Property meets the classification of the proposed neighborhood park for site acquisition and master planning specifically identified in the Comprehensive Plan recommendations.

Construction of the Drewf's Farm subdivision included storm facility infrastructure for channeling and conveying park site stormwater runoff to a central detention pond located in a flag parcel on the southeast side of the NW 27th Avenue cul-de-sac. In the years since the subdivision was completed, grades have settled causing drainage to bypass an inlet structure in the southeast corner of the park property. Resultant drainage problems have been reported by neighborhood residents and are identified by the HOA as a priority issue that park development may be able to address.

The west edge of the park site is bordered by the undeveloped NW Elgin Street right-of-way.

The City currently has no plans to extend the street within this right-of-way. The question of whether the City will retain the right-of-way or change property designation for some other purpose is still under review as of this writing.

Project Study Area

The property is located at the southeast corner of the intersection of NW 27th Avenue and NW Elgin Street with approximately 640 linear feet of frontage on NW 27th Ave along the north and eastern edges. The site is dominated by meadow grasses that are mown twice a year for fire control. The southern and eastern portions of the property are characterized by steep slopes, with a quarter-acre thicket of mixed native brush and invasive vegetation near the base of the east-facing slope. An unknown percentage of the site was utilized as a repository of earthwork spoils generated during construction of the subdivision.



The Drewf Property - Open Sloping Meadow with Expansive Views

SITE ANALYSIS

An analysis of the site was conducted to determine the opportunities afforded and constraints imposed by existing site conditions. A primary goal of the site analysis was to identify the most suitable location for proposed park amenities, and to diagnose drainage problems.

Land Use

The East Hillside Property is nestled in a residential area of single-family homes and heavily wooded areas. It is zoned NP for Neighborhood Park. Properties east, west, and north of the site are zoned R-10, and properties south of the site are zoned R-7.5.

Slope Analysis

The site has a steep elevation change falling approximately 65 feet from west to east. Elevations range from a high point of approximately 565 feet at the northwest corner of the park, to a low of 500 feet at the drainage

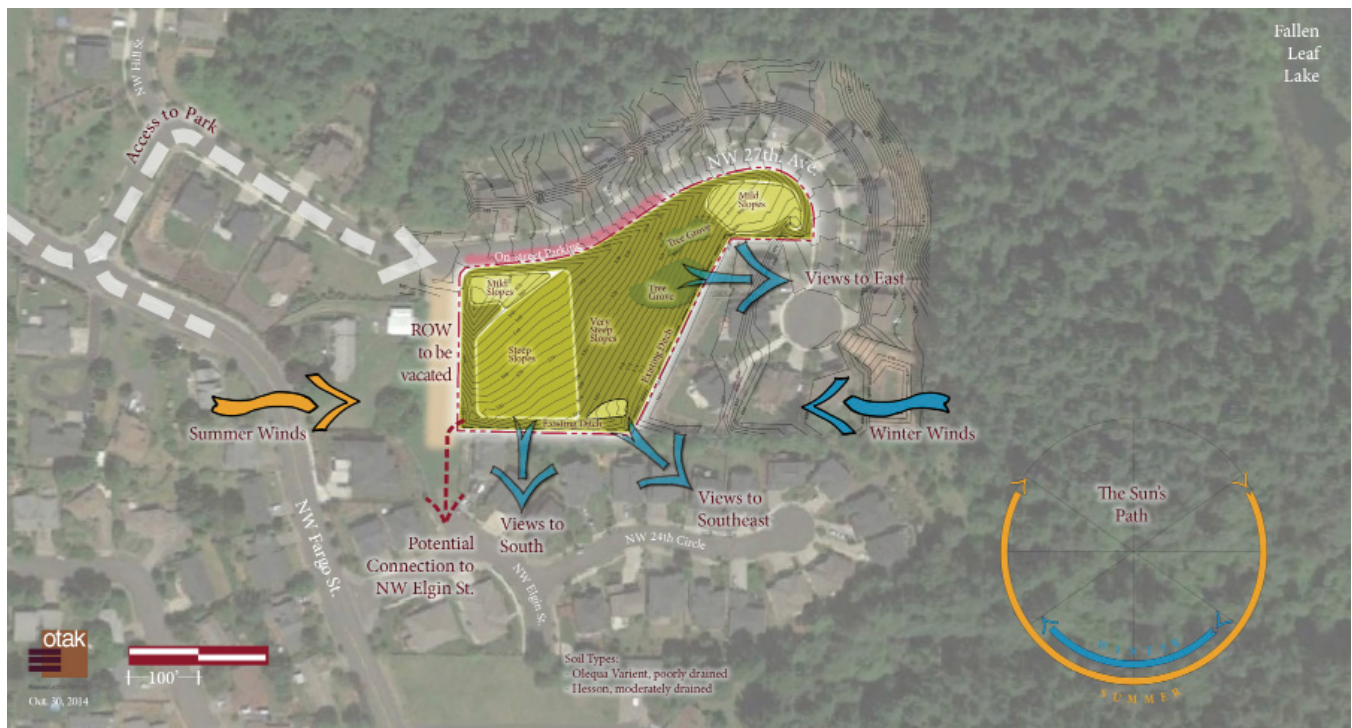
inlet at the far eastern point of the site. Areas of steep slopes (>25%) exist along the southern and eastern property edges. The northwestern corner of the site has flatter topography, with vistas to the east.

Resource Assessment

No resource areas have been identified within the property.

Access and Circulation

NW 27th Avenue provides the only vehicular access to the site from NW Fargo Street. NW 27th Avenue dead-ends in a cul-de-sac just east of the site. To the west, NW 27th Avenue turns north about 500 feet from the park property, becoming NW Hill Street, which also ends in a cul-de-sac. The NW Hill Street cul-de-sac is approximately one-third of a mile from the park. A paved trailhead connects with the cul-de-sac. The trail leads to the Fallen Leaf Lake recreation area



Site analysis plan

a short distance away, providing connectivity between Fallen Leaf Lake and East Hillside Park. An opportunity exists to create a connection to residential areas south of the park by crossing a drainage ditch at the southwest corner of the park site.

Streets

NW 27th Avenue is classified as a Local Street with a standard right-of-way width of 52 feet and a paved width of 28 feet. Sidewalk, planter strip, and street trees exist along the street. The existing public sidewalks will provide sufficient pedestrian access to the park. Because of the neighborhood-serving nature of the proposed improvements, and the absence of park elements which might tend to draw visitors from outside the neighborhood, anticipated vehicular traffic to the park is very minimal. The adjacent street provides approximately 20 on-street parking spaces immediately adjacent to the park.

Utilities

Access to water, storm, sewer, and electrical service are available within the NW 27th Avenue right-of-way.



Pedestrian access at NW 27th Avenue



Drainage ditch at eastern edge of site

PLANNING PROCESS & CONCEPT DEVELOPMENT

The East Hillside Park Property Master Plan was developed through discussions with project stakeholders and City of Camas staff and by engaging the community in conceptual plan review.

To begin the master plan process, the project team reviewed project-related correspondence provided by the City to gain a better understanding of project stakeholders' objectives and concerns. The Drewf's Farm Home Owner's Association (HOA) conducted two polling surveys of neighborhood residents requesting input on the preferred amenities for inclusion in the park. The results of these surveys were summarized in a May 21, 2014 letter from the HOA to the City. Preferred amenities include lawn for passive recreation, picnic tables, benches, paths, and planting improvements including shade trees and shrub beds. If the project budget allows, a small play area emphasizing natural materials (logs, boulders, bunch grasses, etc.) is desired. Reviewing this information set the stage for an efficient design process and for meaningful public involvement throughout the project. Several HOA members continue to remain in consultation with the City, and help represent the recreational preferences and concerns of the entire neighborhood.

The key findings, concerns, and recommendations from review of the correspondence were as follows:

- The overriding feedback from polling data is that the park be primarily passive-use, with walking paths, picnic tables, and benches as site furnishings.
- There is support for a relatively ambitious landscape planting component where appropriate. Respondents noted the preference for sustainable plant selections that are

drought tolerant and do not require intensive maintenance over the long term.

- A preference was expressed for planting evergreen trees along the south and east edges of the park to help provide some privacy for homes downslope from active areas.
- Concern was noted for operating hours and ways that the City would reinforce regulations.
- Respondents voiced a preference for play features - budget allowing - that have a nature play theme with earth tone colors. A small swing was mentioned as a favorite for families with young children.

Equally valuable for informing planning and design efforts were features identified by respondents as undesirable:

- Off-street parking.
- Lights that might create glare or encourage after-hours use of the park.
- Brightly colored plastic play structures.
- Skateboard features of any kind
- Restrooms

Open House #1

The project team held two public open houses to build upon these findings and provide an opportunity for the broader community to voice ideas and concerns pertaining to potential park development. The first open house was held on November 5, 2014 and focused on analysis of the site and how opportunities identified for the property fit within the broader context of the City's Parks, Recreation and Open Space Comprehensive Plan. The project team presented program layout alternatives that showed how the proposed park elements might be arranged on the site.

The participants supported the mix of active and passive recreation elements and the natural, more undeveloped areas between the loop path and the park boundary. They identified the level park entrance (currently steeply sloped) and family-friendly feel of the park as some of the most positive aspects of the designs. Participants expressed concerns over the need for traffic-calming measures to help ensure the safety of park users walking to and from the park. The comments included safety concerns about the speed of vehicles in the neighborhood, and the limited sight lines near the bottom of the hill as NW 27th Avenue turns sharply south to the cul-de-sac. Highlights of other comments include:

- Add a curb bulb-out near park entrance to reduce crossing distance and for traffic calming.
- Preference for soft-surface path at loop trail.
- Split rail fence at key locations to match existing fencing in the neighborhood.
- Restrict dog use of park. Include dog waste station.
- Raptors currently hunt on the park property. Consider accommodating this in the new design.
- Concern to reduce/eliminate use of chemicals for maintenance.
- Desire that park improvements will somehow address drainage issues for private parcels east of the park.
- Avoid introducing elements that might encourage loitering/undesirable activities.



The project team described site conditions and possibilities and listened to ideas and concerns about future park development.

Open House #2

The project team worked with the City of Camas to incorporate the community feedback received and develop a concept plan for the property. The second open house, held on November 19, 2014, provided the community an opportunity to view and comment on the draft concept plan. Participants expressed general support of the concept plan and provided feedback and questions concerning future safety aspects such as traffic calming, privacy concerns such as screening, drainage concerns, and plant material selection. The project team responded that such issues would be resolved at the time of future detailed design and land use approvals.

MASTER PLAN

Design efforts were guided initially by goals established in the City’s Parks, Recreation and Open Space Comprehensive Plan, which identifies recreation needs based on demographics and forecasts of population growth. The findings of the Master Plan informed decisions about the kinds of recreational amenities that should be considered for the Drewf’s Farm Property. The two public open houses provided a forum for community members and local park and trail advocates to help tailor the master plan goals to the Drewf’s Farm Property.

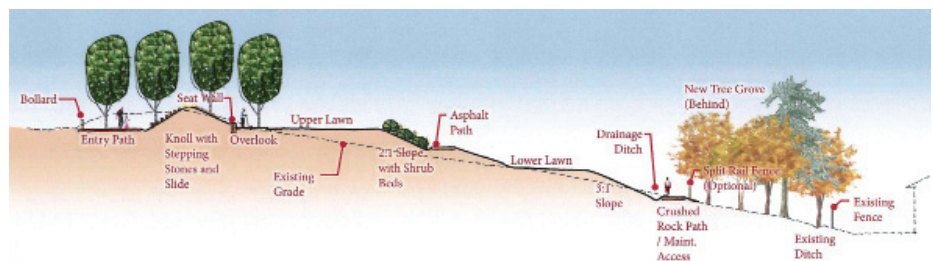
An important goal noted early in the design process was to create a passive-use park appropriate to the neighborhood character. The more natural meadow grass areas south and east of the loop trail will complement the more manicured character of the proposed improvements near the main park entry. The understated nature of park elements will encourage use by neighborhood residents and create less of an attractor for undesirable activities.

The site analysis process identified three dominant traits of the site: open meadow with a small thicket of vegetation, steep slopes, and views to the east. These site characteristics, and the desire to keep anticipated construction costs low, greatly influenced the layout of park amenities including activity areas, grade transitions, and path layout.

Because the site becomes increasingly steep to the south and east, all amenities requiring relatively level areas were consolidated within the flatter terrain toward the northwest corner of the property, near the NW 27th Avenue/ NW Elgin Street intersection. To better fit the terrain, the entry knoll/overlook, nature play area, and picnic lawn are set at different elevations and separated by transition slopes. The sloped character of the site created good opportunity for locating viewpoints with benches where visitors can rest and enjoy the scenic vistas. Two loop paths are shown; a shorter loop that stays near the top of the park, and one that ventures down slope to the south and east providing varying levels of exertion to suit user preference. A path connecting the main park entry to the picnic area is graded to comply with



Master Plan



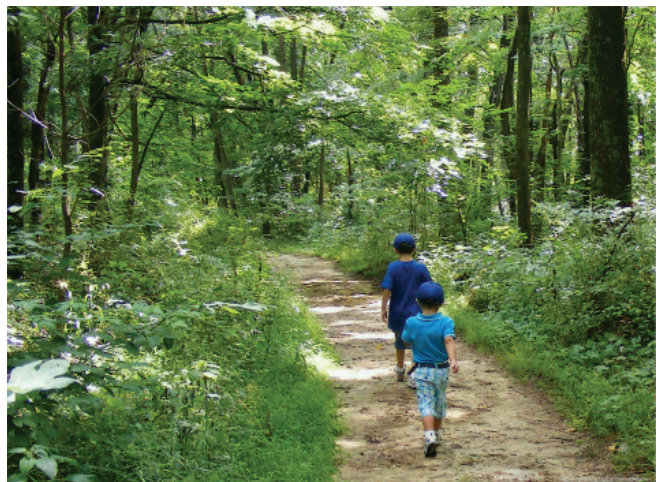
Site section

accessibility guidelines of the Americans with Disabilities Act.

Consideration was given to appropriate activities, noise levels, age groups, hours of operation, and accommodations such as site furnishings, and how these concerns are balanced with meeting recreational needs within the park system as a whole. Through the conceptual design process, it was determined that the site was best suited for small group activity and passive recreation.

Safety Concerns

Safety issues due to motorists speeding when driving down the steep hill of NW 27th Avenue, and the limited sight distance at the curve leading into the cul-de-sac, are of concern to the neighborhood. A small curbed median with signage is proposed near the park entrance to reduce the width of the travel lane and draw motorist attention to the heightened need for careful driving. To alleviate the sight-distance problem, proposed grading of the park will include shaving off the existing low embankment that follows the sidewalk at the curve in the street. Reducing the height of the embankment will greatly improve the limited sight-distance condition that currently exists.



IMPLEMENTATION

The approval by the City of Camas Parks Commission and subsequent acceptance by City Council of the master plan will formalize the City’s commitment to this park development project. At such time in the future when this property is developed, the following permitting and infrastructure considerations will need to be addressed through detailed design and planning.

Land Use and Infrastructure

A Site Plan Review application was submitted and reviewed by the City of Camas. A Notice of Decision was issued by the City in March 2015 which approved the East Hillside Park site plan contingent on meeting requirements of the Conditions of Approval included in the decision letter.

Key among the Conditions of Approval is the provision for an access easement or other agreement with property owner(s) which must be in place prior to construction of a ditch crossing at the southwest corner of the park property. The ditch crossing is needed to accommodate entry into the park from residential areas south of the park site.

Street, water, and storm facility improvements will be designed in accordance with the City’s Design Standard Manual and corresponding design details. Construction of the project will be permitted through the City’s Building Permit process.

Sustainability

Sustainable design features should be incorporated into the final park design and development. Potential features to consider include native and drought tolerant plants, pervious paving, and materials that are easy to repair and maintain.

Cost Estimate

A cost estimate was prepared for planning purposes and reflects current industry standards for unit costs based on recent projects and reflects jurisdictions’ current permit fees. Following is a summary of the major categories, and the complete cost estimate is in the appendix of the report.

Category	Sub-total
Mobilization	\$21,200
Earthwork and Drainage	\$74,020
Surfacing	\$111,568
Walls	\$2,700
Bridge	\$22,200
Fencing	\$12,660
Furnishing	\$14,190
Play Area	\$17,940
Planting and Irrigation	\$47,502
Soft Costs	\$75,741
Total	\$399,723

APPENDIX

Drewf's Farm Home Owner's Association Letter

Open House #1 Summary

Staff Meeting Notes

Open House #2 Summary

Land Use Notice of Decision

Master Plan Cost Estimate



To: Mr. Jerry Acheson, Director
City of Camas, Parks & Recreation Division

Date: May 21, 2014

From: Drewf's Farm Home Owner's Association Board of Directors

Re: Future East Hillside Park
NW 27th Avenue, Camas, WA

Dear Jerry:

The families that live in the homes of the Drewf's Farm community near the future Camas Park on NW 27th Avenue are excited to hear that the city is continuing its planning process.

The Drewf's Farm HOA Board of Directors, representing 73 families, asked the neighborhood in two surveys what sort of park features they think would meet the needs of the Camas community that would use the park. With a 57% response rate, below are the suggestions with the largest support from the two surveys.

Please also see attached map as a potential layout for Future Park, titled East Hillside Park proposed layout, Rev.1 dated 4/22/14.

Leading results from the survey, preferences to include in the park:

1. Benches
2. Nice landscaping , low water, low maintenance
3. Picnic tables
4. Walking path

Additional suggestions from the survey:

5. A smaller park built sooner
6. Park closes at dusk
7. Evergreens to provide privacy to adjacent homes
8. Provide an open grass area in addition to trees and path
9. Small play structure and/or swings of wood, boulders, natural materials, or materials with natural colors

Things to Avoid When Possible, from the survey:

1. Parking lot
2. Bright lights at night
3. Large bright-colored plastic play structure
4. Skateboard ramps
5. Restrooms
6. Through street connecting NW27th Ave and NW Elgin Street

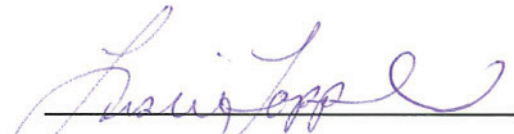
We appreciate your efforts and thank you for accepting the neighborhood of Drewf's Farm Community's input.

Please email drewfsfarmhoa@gmail.com if you have any questions.

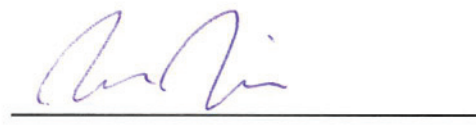
Thank you,

Sincerely,


Drewf'S Farm Home Owner's Association Board of Directors – Camas, WA



Leslie Foppe, President



Mark Miller, Vice President



Gail DeLuke, Treasurer



Chuck Sheppard, Board Member



Rachel Mellotte, Secretary

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651

Meeting: East Hillside Park at Drewf's Farm
Project No.: 17418
Meeting Date: November 5, 2014
Meeting Time: 6:00 - 7:30PM
Location: Daane Residence
Attendees: Neighborhood Residents; Jerry Acheson – City of Camas; David Haynes and Maggie Daly - Otak
Minutes By: Maggie Daly

The open house was held to invite residents of the Drewf's Farm neighborhood to meet and discuss park development possibilities and to solicit input concerning ideas, concerns, and preferences for the park. Following is a record of comments made by participants.

A. Site Specific:

- 1) Curb bulb out at corner of NW 27th and NW Elgin for traffic calming and to reduce crossing distance.
- 2) Preference for soft-surface path on larger loop; keep upper loop hard surface.
- 3) Desire for good looking edge along NW 27th: lawn and/or groundcover.
- 4) Lower the grades at the NE corner of the park to improve visibility (so cars can see kids around the corner).
- 5) Plants: Arctic Willow, Parney Cotoneaster, Native trees, trees that can take water: River Birch. Oregon Grape may not work in full sun, poor drainage, etc.
- 6) Split rail fence: at least at property line and around corner at NE section of park, perhaps also along lower trail.
- 7) HOA does not want the connector to NW Elgin.
- 8) Tree Circle: Do something less formal so it's not an "attractor:" a grove instead of a circle of trees, no bench, no circular path.

Meeting Notes – East Hillside Park at Drewf's Farm

Open House #1

November 5, 2014

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- 9) At top of park: don't do too much to attract people (e.g. no restroom or drinking fountain), perhaps just one bench (spec Ipe wood; recycled plastic lumber is more flammable).
- 10) Lots of maintenance questions: desire for a better looking, well maintained space, with low chemical use.
- 11) Name of park? Preference for something other than "East Hillside Park".
- 12) Restrict dog use.

B. Larger Context:

- 1) Is a park entry sign at NW Fargo required (residents preferred no sign there).
- 2) Questions about the location of the connecting trail to Fallen Leaf Lake and Park.
- 3) Check for easement east of park behind houses for potential drainage structure.

C. Comment Cards:

- 1) Dog waste station.
- 2) No park sign at Drewf's Farm entrance.
- 3) Low maintenance for lower use of chemicals.
- 4) Grass along sidewalk strip.
- 5) Split rail fence.
- 6) Drain along back of our HOA homes and Stone Ridge.
- 7) Informal grove of trees at bottom of hill instead of circle.
- 8) No path connecting to other neighborhood.
- 9) Plants and trees for erosion and water absorption.
- 10) Trees and evergreens to create a privacy buffer for homes.
- 11) I vote for the upper park area of plan A with a gravel path away from the backyards of neighbors and the lower tree "grove"

Meeting Notes – East Hillside Park at Drewf's Farm

Open House #1

November 5, 2014

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- 12) Gravel walking path as opposed to paved
- 13) Privacy for homeowners – keep the park away from the homeowners backyards and the drainage ditch
- 14) Maintain hunting grounds for raptors
- 15) I wouldn't mind replacing the grove of alders with a smaller group of more attractive deciduous trees
- 16) A split rail fence that segregates the longer half of the park
- 17) I would like to reduce lawn and trees that will require chemical sprays, excess water and maintenance
- 18) We drain to Fallen Leaf Lake
- 19) Love the natural playground idea
- 20) Like the more natural look with groves of trees instead of circles
- 21) Would love lots of trees and native plants, less grass
- 22) Love the street grade entry and the idea of crushed rock path
- 23) I would like a good drain system and a lot of evergreen trees for privacy

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these notes for the project file as drafted.

East Hillside Park: Open House #1

Location: Home of Katy Daane

2836 NW Hill St.

Camas, WA

November 5, 2014, 6:00 – 7:30 pm

Agenda

- Background Information
- Land Use Review Process
- Site Opportunities/Constraints
- Park Development Concepts
- Next Steps
- Q and A: comments, concerns
 - Next Meeting: Open House #2 will be Wed Nov 19, Same place and time

Please provide your comments here:

- no park sign at Drent's Farm entrance
- dog waste station
- maintenance @ lower use of chemicals
- grass along sidewalk strip
- split rail fence
- drain along back of HOA houses of Stoneidge
- spaced out trees at bottom of hill
- instead of circle
- no path connecting to other neighborhood
- plants & trees for erosion & water absorption
- trees & evergreens to create a privacy buffer for homes at home.

East Hillside Park: Open House #1

Location: Home of Katy Daane
2836 NW Hill St.
Camas, WA
November 5, 2014, 6:00 – 7:30 pm

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Please provide your comments here:

- I VOTE FOR THE UPPER PARK AREA OF PLAN A WITH A
GRAVEL PATH AWAY FROM THE BACKYARDS OF NEIGHBORS AND THE LOWER TREE
"GROVE"
- GRAVEL WALKING PATH AS OPPOSED TO PAVED
 - PRIVACY FOR HOMEOWNERS - KEEP THE PARK AWAY FROM THE HOMEOWNERS
BACKYARDS & THE DRAINAGE DITCH
 - MAINTAIN HUNTING GROUNDS FOR RAPTORS
 - I WOULD NOT MIND REPLACING THE GROVE OF ALDERS
WITH A SMALLER GROUP OF MORE ATTRACTIVE DECIDUOUS TREES
 - A SPLIT RAIL FENCE THAT SEGREGATES THE LOWER HALF OF THE PARK.

East Hillside Park: Open House #1

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Camas, WA
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Please provide your comments here:

I would like to reduce lawn + trees that will
require chemical sprays, excess H₂O, and maint. We
drain to Fallen Leaf Lake. Love the natural play ground idea.
Like the more natural look with groves of trees instead
of circles. Would love lots of trees & native plants. ^{less grass.} ~~play~~
Love the street grade entry & the ideas of crushed rock
path.

East Hillside Park: Open House #1

Location: Home of Katy Daane
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- Q and A: comments, concerns
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Please provide your comments here:

I will like good drain system and
a lot evergreen trees for privacy

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651

Meeting: Drewf's Farm Park: Follow up to Neighborhood Meeting #1

Project No.: 17418

Meeting Date: November 14, 2014

Meeting Time: 11:00 AM

Location: City of Camas Offices

Attendees: Jerry Acheson, Jim Hodges, Wes, Dennis Ryan, City of Camas; David Haynes, Maggie Daly, Otak

Minutes By: Maggie Daly

Representatives from the City of Camas met with Otak staff to discuss feedback from the first Neighborhood Meeting (held on November 5, 2014), and to address other issues of concern.

- 1) Perimeter Path: Instead of a full perimeter loop path it was suggested to connect with the sidewalk and use that to complete the loop. That will also allow maintenance access away from the formal park entry via a curb cut with a bollard. A 10' wide path is preferred, but the City could probably do with 8' width. It needs to support maintenance vehicles and could be crushed rock.
- 2) Drainage and Stormwater: It was mentioned that the drainage issues are mostly a matter of perception. Despite this, work will have to be done to address the issue:
 - a. No interceptor trench.
 - b. Add a small ditch on the uphill side of the perimeter path to catch the surface flow from the upper part of the park.
 - c. Add a small culvert from the uphill to downhill side of the path near where it approaches the maintenance entry to direct the flow to the existing ditch that ends in the inlet at the bottom of the park.
 - d. Add a stormwater filter cartridge to the existing inlet structure at the bottom of the park (Contech is one of the manufacturer's of stormwater cartridges. They need to be replaced once a year at an approximate cost to the City of \$200.)
 - e. Existing ditch near the fence line at the bottom of the park to remain. Could it be planted with bunch grasses instead of mowable grass?
- 3) Maintenance:
 - a. The City has two levels of service for park maintenance: mowing once a week for 'high,' and mowing twice a year for "low." The higher level can be used for the area

- to the north and west of the perimeter path. South and east of the path can be the lower level of service, but the design has to allow for mower access.
- b. Fertilizer is used for higher level of service planted areas.
 - c. We need to check the fire break distance required from the residential fences on the east and south sides of the park. (Contact Randy Miller at the City.)
- 4) Split Rail Fence: Dennis could go either way with the split rail fence: they are easy to vandalize, and they fall apart eventually.
 - 5) Curb Bulb-out: City preferred a small traffic separator instead.
 - 6) Lighting: No lighting.
 - 7) Irrigation: The park will be irrigated (at least the high level of service areas).
 - 8) Grading and Walls:
 - a. It was acceptable to the City to re-grade all or most of the park to get rid of the many divots in the surface of the grassy areas.
 - b. A low wall along NW 27th was also acceptable to provide a clean, well-maintained “edge” to the park (Something the HOA wanted.)
 - 9) Connections:
 - a. The potential path connector to NW Elgin St. will remain.
 - b. Connection to Fallen Leaf Lake Park is not part of this project.
 - 10) Signage: The park will have standard City of Camas park signs: hours, rules and regulations, etc.
 - 11) Neighborhood Input: Jerry will contact the neighbors to the south of the park for their input. There are four properties there.
 - 12) Park Name: This will be the subject of a separate effort by the City.
 - 13) Liability Concerns: Sledding and other activities that are not part of the intended uses of the park do not raise liability concerns.
 - 14) ROW Vacation: There was a question about who owns the property immediately to the west of the park, where the City may vacate the ROW, and possibly negotiate an access easement for the path connection.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these notes as drafted for the project file.

Meeting Notes



700 Washington Street
Suite 401
Vancouver, WA 98660
Phone (360) 737-9613
Fax (360) 737-9651

Meeting: East Hillside Park at Drewf's Farm
Project No.: 17418
Meeting Date: November 19, 2014
Meeting Time: 6:00 - 7:30PM
Location: Daane Residence
Attendees: Neighborhood Residents; David Haynes and Maggie Daly - Otak
Minutes By: Maggie Daly

The second open house was held so that residents could meet, review and discuss the draft plan for the Drewfs Farm Park (East Hillside Park), and to solicit input about further ideas, concerns, and preferences for the park. Following is a record of comments made by participants.

A. General:

Participants liked the changes in the park design from Open House #1. They appreciated the change from the formal "tree circle" at the bottom of the park to a tree grove, they were fine with using the sidewalk as part of the perimeter path, and they also appreciated the privacy screening, while asking for a few adjustments.

Concerns still centered on many of the issues raised in the previous Open House, including traffic, circulation, and drainage.

B. Traffic

- a. A proposal was made for a turn-around at the NW Elgin Street stub, similar to the one on NW Hill Street outside the Daane residence. This would reduce traffic in the cul-de-sac at the bottom of the hill.
- b. Traffic speed is an issue at the bottom of the hill on NW 27th. There was also a call for more traffic calming further down the hill than near the park entry.

C. Circulation

- a. Participants preferred to move the soft-surface path further up the hill to increase privacy for the homeowners on the east boundary, to increase the habitat area for raptors, and to reduce mowing and irrigation costs.

D. Drainage

- a. Drainage remained a very important issue for the HOA because it maintains (and pays for) the stormwater system for the neighborhood.
- b. There are underground springs in the park.
- c. A proposal was made to reverse the drainage in the ditch at the bottom of the hill so that the water drains into the outlet in the southeast corner of the park instead of the northeast corner, and so the stormwater in the park becomes City responsibility.

E. Vegetation

- a. No conifers in the tree grove at the northeast corner of the park, deciduous only.
- b. Neighbors proposed a few specific plants, including: Red Twig and Yellow Twig Dogwood, Pacific Dogwood, Western Red Cedar. Avoid Big Leaf Maple.
- c. The property owner at the southeast corner of the park appreciated and reiterated her desire for an evergreen privacy screen.
- d. The property owner in the middle of the east side of the park requested only a few deciduous trees as a screen just to the west of his property.
- e. Perhaps use larger shrubs (e.g. Red Twig Dogwood) on the south and east side of the soft-surface path to create or enhance the privacy screen.

F. Comment Cards:

- 1) Add bump-outs at the steepest part of the NW 27th Ave. to slow traffic, especially trucks, due to children and blind corner.
- 2) Add ½ circle turn-around at top of park. Work with HOA if needed to widen to make possible. This would reduce drivers' turning around in homeowners driveways and driving to bottom of cul-de-sac with a lot of children at play.
- 3) No sign of Park at our HOA entrance – only on City park property.
- 4) No trail thru our HOA-owned retention pond leading to Fallen Leaf Lake Park.
- 5) I am in favor of keeping the split rail fence at the lower edge of the park.
- 6) I would like to see the natural boundary between the lower lawn and the adjoining neighbors' back yards. This would shrink the size of the lower lawn and reduce irrigation and mowing costs as well as increase neighbor privacy.

John Ertter:

- 7) A turn-around at the top of the hill near the start of the park is essential to limit traffic down to the cul-de-sac where many young children play.
- 8) The bigger/longer the slide, the better!

Leslie Foppe, HOA President:

Meeting Notes – East Hillside Park at Drewf's Farm

Open House #2

November 19, 2014

Page 3

- 9) Please email final plans to Drewfsfarmhoa@gmail.com. We will email to HOA.
- 10) *Need to redirect water into 2 drains to reduce water drainage load to our HOA into drain on NW 27th Ave cul-de-sac. (See copy of sketch).
- 11) Just FYI: We have mole problems & drainage/natural underground springs. Too large of a grass area could be a muddy mess in winter. Directly across "T" street on 27th prior to Park HOA installed large French [drain] due to wet saturated grass [on] HOA property (@ mailbox) all year long! Grass needs to [be] cut as a high priority; not twice a year like we have received to date. Move split rail up higher and reduce grass size for privacy of homeowners below.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these notes for the project file as drafted.

East Hillside Park: Open House #2

Location: Daane Residence
2836 NW Hill St.
Camas, WA
November 19, 2014, 6:00 – 7:30 pm

Agenda

- Review Design Process
 - Site analysis/opportunities/constraints overview
 - Input from Community
 - Input from City Staff
- Discuss latest Park Development Concept Plan and Section
 - Increased lawn area for safety
 - Surface water runoff control
 - Perimeter tree buffer
 - Maintenance access
- Next Steps
- Q and A: comments, concerns

Please provide your comments here:

- ① Add Bump outs at the steepest part of ^{NW} ~~DTA~~ ^{1/4} Ave
to slow traffic, especially trucks due to children's blind
corner
- ② Add 1/2 circle turn around at top of park. Work
w/ HOA if need be to widen to make possible. This
would reduce drivers ~~staying parked~~ turning around in
homeowners driveways and driving to bottom
of cul-de-sac with a lot of children at play.
- ③ No sign of Park at our HOA entrance - only on city
park property.
- ④ No trail thru our HOA owned retention Pond leading
to Fallen Leaf Lake Park.

East Hillside Park: Open House #2

Location: Daane Residence

2836 NW Hill St.

Camas, WA

November 19, 2014, 6:00 – 7:30 pm

Agenda

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 - Perimeter tree buffer
 - Maintenance access
- Next Steps
- Q and A: comments, concerns

Please provide your comments here:

I AM IN FAVOR OF KEEPING THE SPLIT RAIL
FENCE AT THE LOWER EDGE OF THE PARK

I WOULD LIKE TO SEE THE ^{NATURAL} BOUNDARY BETWEEN
THE LOWER LAWN AND THE ADJOINING NEIGHBORS BACK YARDS.
THIS WOULD SHRINK THE SIZE OF THE LOWER LAWN
AND REDUCE IRRIGATION AND MOWING COSTS AS WELL
AS INCREASE NEIGHBOR PRIVACY.



East Hillside Park: Open House #2

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- Next Steps

- Q and A: comments, concerns

John Ertter
john.ertter@gmail.com

Please provide your comments here:

A turnaround at the top of the hill near the start of the park is essential to limit traffic down to the cul-de-sac where many young children play.

The bigger / longer the slide the better!

Leslie Foppe HOA President

Voice of HOA board requests below

East Hillside Park: Open House #2

Please e-mail final Plans to Drewtsfarmhoa@gmail.com

Location: Daane Residence

2836 NW Hill St.

Camas, WA

November 19, 2014, 6:00 - 7:30 pm

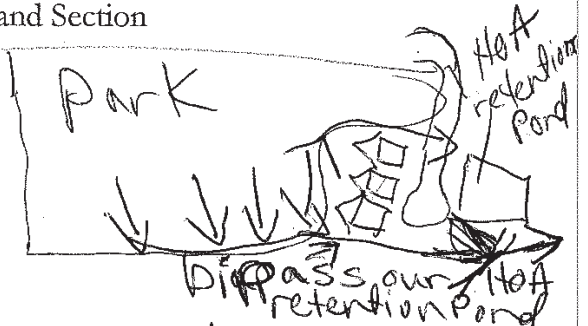
*we will email to HOA

Agenda

- Review Design Process
 - Site analysis/opportunities/constraints overview
 - Input from Community
 - Input from City Staff

- Discuss latest Park Development Concept Plan and Section
 - Increased lawn area for safety
 - Surface water runoff control
 - Perimeter tree buffer
 - Maintenance access

- Next Steps



Q and A: comments, concerns

* Need to Redirect water into 2 drains to reduce water drainage load to our HOA into drain on NW 7th Ave cul-de-sac

Please provide your comments here:

Just FYI

- We have mole problems & drainage/natural underground springs. ~~is~~ too large of grass area could be a muddy mess in winter.

Directly across "T" street on 27th prior to Park HOA installed large French due to wet saturated grass HOA property (@ mailbox) all year long!!! Need to redirect water

- Grass needs to cut as a high priority Not twice a year like we have received to date. Move split rail up higher & reduce grass size for privacy of homeowners below.



Community Development Department

NOTICE OF DECISION
SITE PLAN PERMIT FOR DREWFS FARM PARK
File# SPRV15-01
Issued: March 31, 2015

Applicant/Owner: City of Camas, Parks Department
1718 SE 7th Avenue

Location: 712 NW 27th Avenue, also described as Tax parcel #81958-246
Zoning: Neighborhood Park

THIS IS TO SERVE AS NOTICE that a decision of **APPROVAL** has been rendered for Site Plan Review of the Drewf's Farm Park (File No. SPRV15-01). The proposed neighborhood park on 2.5 acres will include a natural play area, trails, and other site furnishings. The decision and conditions of approval are attached to this notice.

APPEAL PROCEDURES:

Decisions may be appealed to the hearings examiner. All appeals are initiated by filing a notice of appeal with the appeal fee of \$340 to the director within fourteen (14) days of issuance of the decision being appealed.

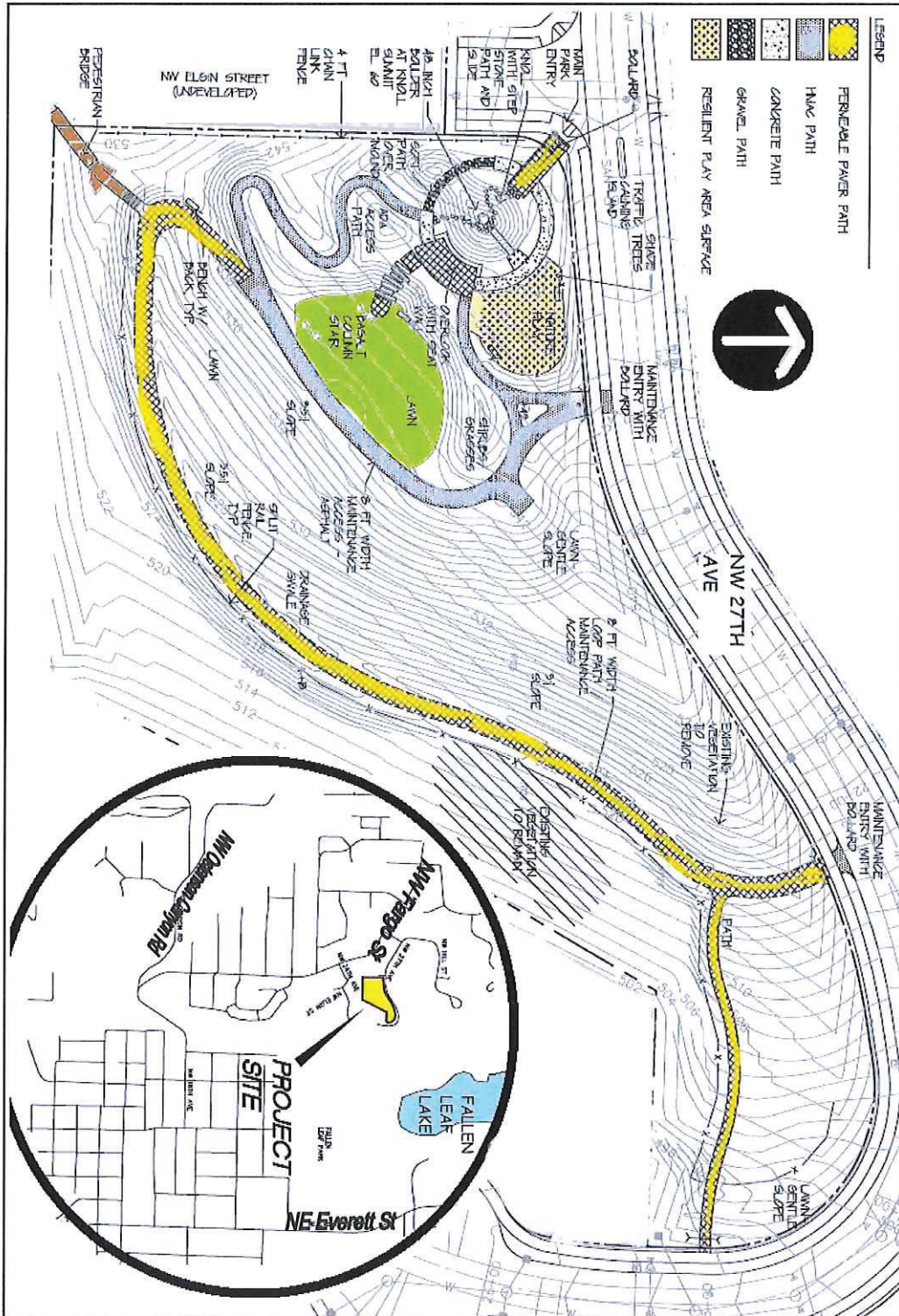
The notice of appeal shall be in writing and contain the following information:

- (1) Appellant's name, address and phone number;
- (2) Appellant's statement describing his or other standing to appeal;
- (3) Identification of the application which is the subject of the appeal;
- (4) Appellant's statement of grounds for the appeal and the facts upon which the appeal is based;
- (5) The relief sought, including the specific nature and extent;
- (6) A statement that the appellant has read the notice of appeal and believes the content to be true, followed by the appellant's signature.

CONTACT:

Sarah Fox, Senior Planner
Phone: (360) 817-7269
Address: Planning Division, 616 NE 4th Avenue, Camas, WA 98607
Email: communitydevelopment@cityofcamas.us

Proposed Site Improvements DREWFS FARM PARK





**SITE PLAN PERMIT
DREWFS FARM PARK
File# SPRV15-01
Issued: March 31, 2015**

Applicant/Owner: City of Camas, Parks Department
1718 SE 7th Avenue

Location: 712 NW 27th Avenue, also described as Tax parcel #81958-246
Zoning: Neighborhood Park

APPLICABLE LAW: The application was submitted on February 17, 2015, and the applicable codes are those that were in effect on the date of application. Camas Municipal Code (CMC) Title 18, specifically (but not limited to): Chapter 18.07 Use Authorization; Chapter 18.11 Parking; Chapter 18.13 Landscaping; Chapter 18.18 Site Plan Review; Chapter 18.19 Design Review (Gateways); and Chapter 18.55 Administrative Procedures. **Please note: The citations for Camas Municipal Code are provided in *italics* throughout this report.**

I. SUMMARY

- The City proposes to construct a new park on 2.5 acres, which is consistent with the comprehensive plan and is within a designated Neighborhood Park zone.
- The subject property fronts NW 27th Avenue, which terminates in a cul-de-sac at the eastern side of the parcel. There are single family homes surrounding the parcel on three sides, which are part of the Drewf's Farm Subdivision.
- The subject property does not contain any critical areas.

II. DECISION

Site Plan Review (SPRV15-01) is approved based on the applicant's narrative and drawings, except as otherwise clarified or modified through the conditions of approval stated herein. The **APPROVAL** OF SPRV15-01 IS BASED ON THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW:

III. Findings of Fact – per Site Plan Review Criteria of Approval –§18.18.060 CMC (A-F)

A) Compatibility with the City's Comprehensive Plan;

The park is on the city's Park Recreation and Open Space Comprehensive Plan (Plan) as a proposed neighborhood park, identified as "NP-15". The plan described NP-15, "*Because of its proximity, this site has potential for improved connectivity to Fallen Leaf Lake Park. The City should continue development of this park based on the master plan.*"

Although, the Plan states that this park will improve connections to Fallen Leaf Lake Park, there isn't a direct trail connection between the two parks at this time, and the parks do not share a common property line. Staff is unaware of a plan for construction of a trail to connect the parks, and for this reason, the description of the park within the Plan is inconsistent with the design and location of the proposed park. In order to connect the two parks, a trail would need to extend from the lake to the western border of the Drewf's Farm Subdivision where there is an existing private trail. This would deposit trail users to a cul-de-sac at NW Hill Street, which is approximately 0.33 miles (1/2 km) north of the proposed park.

There appears to be another proposed trail connection at the southern edge of the park, which abuts private property at the planned pedestrian bridge. The pedestrian bridge (refer to Sheet L2.1), does not appear to include an associated public trail easement over the private property to NW 24th Avenue. Staff would be supportive of this trail segment, as it would connect the new park to the Stoneridge Subdivision and increase the number of potential park users. However, prior to constructing the pedestrian bridge, the consent of the owner of the abutting property must be obtained. A condition to remedy this situation is advised.

FINDING: Staff finds that the proposed park is identified on the comprehensive plan; however, the proposed park does not include trail connections as noted in the plan.

B) Compliance with all applicable design and development regulations;

The project site is within a Neighborhood Park (NP) zoning district. The application includes drawings of the proposed park design (dated July 2014). The Parks, Recreation, and Open Space Comprehensive Plan (Plan), includes design standards and recommendations for the development of neighborhood parks (Appendix B, pages 2-4). Appendix B includes three guidelines for site selection and ten neighborhood park features. The parks zone also has specific development standards at CMC§18.32.030.

Site Selection: At 2.53 acres, the proposed park is smaller than the recommended minimum size of three acres. The site has internal trails and playground areas, and for that reason, meets the guideline for including active use areas. The remaining guideline concerns visibility. Although, the park fronts NW 27th Avenue, this street ends in a cul-de-sac at the eastern end of the park. The street stub serves 15 homes. Staff is concerned that there will be limited visibility and public awareness of this park after it is constructed. This is a public park, and as such, visibility should be measured from traffic arterial. NW Fargo Street is the nearest traffic arterial to the proposed park. An informational sign along both directions of NW Fargo Street at the intersection with NW Hill Street, could remedy the concern. A condition of approval in regard to visibility is provided.

Park Features: The narrative at page 7, states that the Drewf's Farm residents were involved with the design decisions for the park, and preferred the natural play area versus the traditional playground equipment structures. The natural grade of the site with a 3:1 slope will be slightly leveled around the playground area; otherwise the slopes will be retained. There are ten recommended park features within the Plan, and not all are feasible given the topography. The following chart includes the ten features, and findings as to whether the proposal is consistent with the Plan.

Included	Appendix "B" Recommended Features	Finding
√	Playground equipment	Proposed development includes a slide, and an area for "natural play". The proposal is consistent.
	Picnic area with shelter	No shelter proposed.

Included	Appendix "B" Recommended Features	Finding
√	Open lawns area, 75' x 100'	Approximately 7,600 sq. ft. of level lawn will be provided. The proposal is consistent.
	Multi-use field for informal practices	Not proposed given the topography.
	Paved courts (minimum 1 basketball or 2 tennis courts)	Not proposed
√	Interior accessible path	Interior paths are connected. Surfacing includes concrete, gravel, and pavers. The proposal is consistent.
	Water fountain	Not proposed
√	Site furnishings (benches, picnic tables, bicycle racks, trash receptacles, signs, etc.)	Seat wall is shown on plans. A picnic table, bike rack, and trash receptacle are not shown. Submittal of revised drawings to include these features will be conditioned.
	Restrooms	Not proposed
√	Parking (on-street parking is preferred)	On street parking for approximately 20 cars is available.
	"Additional features" list of nine items	None proposed

Setbacks and Parking: The zoning standards for building setbacks and landscaping do not apply to this proposal as those elements are not proposed.

Signs: The application did not include a sign plan. The development of a public park includes certain signs in regard to safety, hours of operation, and a monument sign with the park name. Given the likelihood that there will be signs installed on the property, a condition for a sign plan is included with this decision.

FINDING: Staff finds that the proposed park, with appropriate conditions, will be consistent with design and development standards.

C) Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

The project area utilizes public roads, and water service will be necessary for site irrigation. The proposed development will not include any restroom facilities, and will therefore, not be connected to sewer. The site grading plans (Sheet L2.0) indicate that site drainage will be directed to the existing ditch in the eastern portion of the site.

FINDING: Staff finds that the project area is adequately served by public roads, and the site will connect to public water to irrigate landscaped areas.

D) Adequate provisions are made for other public and private services and utilities, parks and trails;

There are no private utilities proposed with this project. The development will be a public park, and for that reason, this criterion is met.

FINDING: Staff finds that the development meets this criterion.

E) Adequate provisions are made for maintenance of public services; and

FINDING: This criterion does not apply given that the land is owned by the city, and will be managed and maintained by city staff.

F) All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55.

Site Plan Review is a Type II application in accordance with the procedures of CMC§18.55.030-Table 1.

FINDING: As stated in the responses to criteria A-F, this proposal satisfactorily complies with relevant statutes and codes.

IV. Conclusions of law

1. As conditioned, SPRV15-01 will meet the approval criteria for Site Plan Review contained in CMC§18.18.060.
2. As conditioned, SPRV15-01 is consistent with the Parks, Recreation, and Open Space Comprehensive Plan.
3. As conditioned, SPRV15-01 complies with the applicable design and development standards contained in the Camas Municipal Code and other applicable regulations.
4. The review and decision associated with SPRV15-01 is in compliance with CMC Ch. 18.55.

V. Conditions of approval for Drewf's Farm Park

Approval of the Drewf's Farm Park (SPRV15-01) is based on a review of materials submitted with the application, except as may otherwise be clarified or modified through this permit, or with the conditions below.

1. The Site Master Plan will be revised and submitted to the Planning Division for approval prior to submittal of construction drawings. The revisions will include additional site furnishings of a picnic table, trash receptacle, and bicycle rack, at a minimum.
2. The revised plans must include a public trail easement (or similar) from the pedestrian bridge to NW 24th Avenue. Consent of the property owner(s) and agreement must be on file prior to construction of bridge.
3. A preliminary sign plan shall be submitted with construction plans. The sign plan will include park signs along both directions of NW Fargo Street and a park monument sign, at a minimum. Signs, as approved, will be installed prior to final site inspection.
4. This development requires construction plan submittal. Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards. The plans shall show site grading, erosion control, landscaping and other improvement related items.
5. A 3% plan review and inspection fee will be required per resolution number 1023. The fee will be based on an engineer's estimate or construction bid. The fee is due prior to approved construction drawings being released by the City.

6. Per CMC 14.02 stormwater treatment and runoff control shall be designed in accordance with the 2005 Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
7. An erosion control bond will be required per CMC 17.21.030, and a NPDES permit will be required per Ecology requirements for disturbance of land over an acre.
8. Unless construction on the site commences within two years of issuance of this decision, this permit will expire.

DATED this 31st Day of March, 2015



A handwritten signature in cursive script, appearing to read "Sarah J. Fox", is written over a horizontal line.

Sarah J. Fox, Senior Planner

APPEAL PROCEDURES: This decision may be appealed to the hearings examiner. All appeals are initiated by filing a notice of appeal with the appeal fee of \$340 to the director within fourteen (14) days of issuance of the decision being appealed. Refer to complete filing procedures at CMC§18.55.200.

EAST HILLSIDE PARK CONCEPT LEVEL COST ESTIMATE

ITEM	UNIT	QTY	UNIT COST	TOTAL COST
A. MOBILIZATION				
Mobilization @ 5%	LS	1	\$15,900.00	\$15,900.00
Erosion Control	LS	1	\$5,000.00	\$5,000.00
B. EARTHWORK AND DRAINAGE				
CULVERT	LS	1	\$2,000.00	\$2,000.00
CLEARING AND GRUBBING	AC	2.4	\$2,000.00	\$4,800.00
EXCAVATION AND EMBANKMENT	CY	5,200	\$12.00	\$62,400.00
FRENCH DRAIN	LF	140	\$15.00	\$2,100.00
C. SURFACING				
ASPHALT PATH (UPPER)	SY	385	\$22.50	\$8,663.00
CONCRETE WALK	SF	570	\$5.00	\$2,850.00
CONCRETE MISC: small median, curb cuts along street	LS	1	\$6,500.00	\$6,500.00
CONCRETE STAIRS: EAST ENTRY	LF	45	\$25.00	\$1,125.00
PERVIOUS PAVER PATH	SF	5578	\$15.00	\$83,670.00
PERVIOUS PAVERS: ENTRY COURT	SF	320	\$12.00	\$3,840.00
PERVIOUS PAVERS: OVERLOOK	SF	410	\$12.00	\$4,920.00
D. WALLS				
SEAT/RETAINING WALL	FF	60	\$45.00	\$2,700.00
E. BRIDGE				
6'X20' PED BRIDGE INCL. ABUTMENT ENG'R	LS	1	\$14,000.00	\$14,000.00
LABOR/EMBEDS/ETC.	LS	1	\$8,200.00	\$8,200.00
F. FENCING				
SPLIT RAIL: ALONG PATH	LF	578	\$15.00	\$8,670.00
SPLIT RAIL: PLAY AREA	LF	106	\$15.00	\$1,590.00
G. FURNISHING				
BOLLARDS, REMOVABLE	EA	4	\$500.00	\$2,000.00
2' DIA BOULDERS FOR STEPPING STONE PATH	EA	37	\$150.00	\$5,550.00
ENTRY /REGULATION SIGNS	EA	3	\$500.00	\$1,500.00
STEPPING STONES TO LAWN	SF	182	\$20.00	\$3,640.00
BENCHES	EA	1	\$1,500.00	\$1,500.00
H. PLAY AREA				
PLAY AREA - PLAY LOGS	EA	2	\$1,500.00	\$3,000.00
PLAY AREA - SURFACE	CY	48	\$54.00	\$2,592.00
PLAY AREA - LARGE BOULDER TOP OF HILL	EA	1	\$350.00	\$350.00
PLAY AREA - SLIDE ALONG HILLSIDE	LS	1	\$2,000.00	\$2,000.00
PLAY AREA - OTHER PLAY EQUIP	LS	1	\$10,000.00	\$10,000.00
I. PLANTING				
PLANTING - SEEDING - NATIVE	AC	1	\$3,500.00	\$3,500.00
PLANTING - SEEDING - REFINED LAWN	AC	1	\$2,500.00	\$2,500.00
PLANTING - SHRUB BEDS	SF	7,188	\$4.00	\$28,752.00
PLANTING - TREES	EA	51	\$250.00	\$12,750.00
HARD COST SUBTOTAL:				\$318,562.00
J. SOFT COSTS				
ESTIMATING CONTINGENCY (5%)	LS	1	\$15,943.00	\$15,943.00
ENGINEERING (10%)	LS	1	\$31,886.00	\$31,886.00
STATE SALES TAX (8.4%)	LS	1	\$26,784.00	\$26,784.00
SOFT COST SUBTOTAL:				\$74,613.00

TOTAL COST:	\$393,175.00
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