Acknowledgements

Jim Francesconi, Commissioner of Public Utilities

PORTLAND PARKS AND RECREATION

Charles Jordan Director
David Judd, Deputy Director
Zari Santner Planning & Development Division Manager
John Sewell Chief Planner

PROJECT STAFF

David M. Yamashita Senior Planner/Project Manager
Gay Gregor Community Involvement Specialist
Jane Eichenberger Office Support Specialist II
Greg McGowan Technician III
Pat Billings Operations Foreman

CITIZEN ADVISORY COMMITTEE

John Alland Barry Hoffman
Mark Ballard Colleen Kangas
Gregg Dahmen Wes McMullen
Mike Devlin Darian Reece
Dorothy Gage Betty Slinking

BUREAU OF ENVIRONMENTAL SERVICES

Amin Wahab, Finnis Creek Watershed Manager

METRO

Heather Nelson-Kent, Manager - Planning and Education Division
Jennifer Budhabhatti, Senior Regional Planner
Jane Hart, Regional Planner

CONSULTANTS

Maurita Smyth, Environmental Consultant (Environmental Assessment)
Nevue/Ngan: Landscape Architects (Cost Estimates)

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MASTER PLAN
Dickinson Park & Dickinson Woods

Prepared by:
Portland Parks and Recreation
Planning & Development Division

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1 Introduction

Dickinson Park and Dickinson Woods offer the City of Portland an unusual opportunity -- to both develop a large neighborhood park and improve a large tract of habitat for a tributary of Fanno Creek. As urban development increases the demands for recreation facilities, the importance of parks -- especially those that can accommodate both active and passive recreation -- such as these two sites will continue to grow.

Dickinson Park combines a wooded area with an open field. The field offers westward views of the Tualatin Valley and stunning sunsets. It also has the potential to fulfill small-scale recreational needs for the local neighborhoods.

The Dickinson Woods site also is special. It includes the headwaters of Ash Creek, a tributary of Fanno Creek and was stripped of its tree cover in 1995. With public ownership, there is now the prospect of restoring it to provide the same value as habitat that it once had.

Purpose of the Master Plan

The Master Plan is designed to serve as a blueprint and a guide for the future development and improvement of Dickinson Park and the Dickinson Woods site. The plan is useful in describing what the park will be someday, and will also be used as a guide in preparing construction drawings, once funding is secured.

A secondary, but very useful role, of the plan is to serve as a reference document. To this end, the plan includes a variety of background information such as acquisition ordinances, newspaper articles, an environmental assessment, and a short history of Dickinson Park.

Implementation of the Master Plan

As noted in Chapter 3, the cost to fully improve the park is estimated to be between $430 - 680,000. As of December, 2000, there is no City funding
allocated for the park, though this does not preclude interim activities and projects at the two sites. Chapter 3 includes an outline of suggested actions that can be done in the interim.

Over the long term, it is expected that development of the parks will be funded through either Portland Park and Recreation's (PPR) Capital Improvement Program or a future bond measure.

Location and Context

Both Dickinson Park and Dickinson Woods are located in the Crestwood Neighborhood in southwest Portland. The western edge of Dickinson Park also acts as the border separating the Crestwood neighborhood from the Ashcreek neighborhood. Although the park is technically not within the Ashcreek neighborhood's jurisdiction, a representative from that group was asked to join the master plan's Citizen Advisory Committee. The two neighborhoods often collaborate on important projects and the master plan provided another opportunity to work together.

With their hilly terrain and wooded areas, Dickinson Park and Dickinson Woods are typical of many parks in southwest Portland. Parks on the east side of the city are generally flatter and can thus accommodate more of the "traditional" facilities and activities that are found in parks. In contrast, west-side parks tend to have greater variation in topography and are generally wooded. As a result, it is more difficult for these parks to include many typical park facilities.

Dickinson Park exemplifies this phenomenon. It's large enough to include many improvements that are found in other parks but the site's topography (especially its 30% slopes) make it extremely difficult to fit them onto the site without extensive grading. This would change the look and feel of the park for the worse, according to the Citizen Advisory Committee.

A Brief History of the Sites

Dickinson Park

The 15 acre park site comprises two tracts, one of which was owned by Portland Public Schools (PPS), and the other owned by Multnomah County. The County site was transferred to the City in February, 1994 (Ordinance No. 167380) as part of an overall transfer of 10 parks from Multnomah County to the City of Portland.

The PPS site was acquired by the City in April, 1999 (Ordinance No. 17352) for $690,000, as part of an overall purchase of six PPS properties considered "surplus". Both of the ordinances authorizing the acquisitions are included in Appendix A.
Dickinson Woods

This site comprises three tracts, one owned by Metro, and the other two owned by the Bureau of Environmental Services (BES). They collectively total 3.3 acres and are located at the southern end of SW 53rd Ave. and just west of I-5. According to a report prepared by the Crestwood Headwaters Group, the Metro site originally included a 100-125 year old mixed upland second growth forest. Around 1995, the upper portion was logged by the landowner and sold for a housing development named "Taylor Woods".

Hoping to prevent the permanent loss of this once wooded site, many of the site's neighbors began to meet with the property's new owner. After several meetings, she offered to sell it to Metro for part of its Greenspaces program in 1997. The property owner also donated $5,000 to the Crestwood Headwaters Group for restoration of the site.

Since the purchase, the neighborhood has been very active in replanting the site. Among the groups that have been involved in this effort are the Friends of Trees, the Lewis and Clark College chapter of OSPIRG, the Crestwood Neighborhood Association, Crestwood Headwaters Group, and students from Marquam Elementary School. According to area residents, over 2,000 trees and shrubs have been planted at the Dickinson Woods site over the last few years.

The other two parcels were purchased by the Bureau of Environmental Services (BES) in an effort to protect and restore the headwaters of Ash Creek, which is a tributary of Fanno Creek.

The Planning Process for the Master Plan

Planning for the park began in January 2000 with the formation of a 10 person Citizen's Advisory Committee (CAC). The committee's composition attempted to reflect the project's stakeholders, with representatives from the sites' neighborhood groups, interested citizens, and mixture of age groups (the list of CAC members is on the inside cover).

In February, 2000, an "open house" was held at the park, which attracted over 25 people. A survey also was sent out in February to ask residents for their ideas and concerns about the project. Results of the survey are shown in Appendix B. The CAC began its meetings in April and met several times between May and November.

In addition to these meetings, several hikes through both of the sites were held to acquaint the CAC, Parks staff, technical advisors, and the public with the parks. The hikes included resource "experts" from Portland Parks and the Bureau of Environmental Services (BES). The first walk, in March 2000, attracted over 25 people, mostly interested neighbors. A hike in August also was held with Maurita Smyth, who prepared an environmental assessment of the two parks.

Once a preliminary concept had been prepared, two open houses were held in April and May to review it. The plan also was reviewed by PPR's operations staff to ensure that the design met the agency's maintenance guidelines. Two meetings were held with Metro Parks and Greenspaces staff to update them on the master plan's progress.

The CAC meets at Dickinson Park for a field trip in the spring. Wes McMullen is discussing the park's history.
Location and Context Map
2 Dickinson Park & Dickinson Woods Today

Because of their size and potential use, Dickinson Park and Dickinson Woods are important sites in the parks and recreational landscape of southwest Portland. Dickinson Park in particular, is one of very few parks that offer the opportunity for a wide variety of recreational uses in one place. It's also striking in its simple beauty. Both sites, however, have challenging environmental and topographic conditions.

The following chapter describes the existing conditions at the two park sites and identifies the most pressing issues that need to be addressed in the master plan.

General Conditions and Existing Use

*Dickinson Park* is owned by the Portland Parks and Recreation and occupies about 15 acres. The park is bordered on the east by SW 55th Ave., on the west by SW 57th Ave., and on the north and south by single-family homes (see map on next page). Once the site of a dairy, the site is now used for informal recreation by neighbors. Some illegal and inappropriate uses now occur, such as vehicles driving into the park (and often getting stuck), and dumping of trash, which is common along the southern edge of the park.

*Dickinson Woods* comprises three individual parcels, one owned by Metro ("Taylor Woods" is its common name) and two owned by the Bureau of Environmental Services (BES), referred to as the "Edwards" parcel. Use of the site is now limited but one of its most striking features is an informal trail that borders Ash Creek. The trail is not built to PPR standards however, with respect to materials, width, and erosion control measures. As a result, it will have to be removed and replanted.

Topography and Environmental Conditions

One of the most striking features of Dickinson Park is its physical setting. The parks occupies the west-facing slope in a series of folds that collectively form the headwaters of Ash Creek. From its highest point, with an elevation of 548' in the northeast corner, the site dips sharply to the south and west, where Ash Creek
delineates the lowest point in the park at the 378' elevation.

The northern half of the site (the former County park) is an upland forest; the southern half (the former Portland Public School site) is an open field, with a wooded area that includes Ash Creek flowing along the southern edges of the property.

Dickinson Woods occupies a similar geomorphic position along the same slope. At its extreme northwest corner at 602' elevation, the site has a somewhat uniform slope that varies between 15 and 30 percent. The site comprises several habitat types -- an upland forest, scrub-shrub habitat, an upland meadow, and wetland forest. The Dickinson Woods site includes the headwaters of Ash Creek. As shown in the photos below, there is substantial erosion of the stream banks of the creek.

Zoning and Land Use Regulations

Dickinson Park is zoned as Open Space (OS) with an "overlay" Environmental Conservation Zone, and an Environmental Protection Zone over portions of the site. Dickinson Woods also is zoned for Open Space but also includes a strip of R10p Residential along its eastern edge.

Zoning

Allowable land use activities and projects are described in Chapter 33.430 Environmental Zones of Title 33, the Planning and Zoning Code for the City of Portland. A map on page 12 displays current zoning for both park sites.

A summary of each zone is provided below.

The Open Space Zone is intended to "preserve public and private open and natural areas identified in the Comprehensive Plan." Under the zone's regulations, some uses may require a conditional use review, such as "facilities that draw spectators to events in a park". Open Space regulations also define development standards for building setbacks, parking, street trees, and other related improvements.

The Environmental Protection Overlay (p) "provides the highest level of protection to the most important resources and functional zones...Development will be approved in [this zone] only in rare and unusual circumstances.

The Environmental Conservation Overlay (c) "conserves important resources and functional values in areas where the resources and functional values can be protected while allowing environmentally sensitive urban development".

Activities that are affected by the Environmental Overlays regulations include "development, all land divisions, removing, cutting, mowing, clearing, burning, or poisoning native vegetation listed in the Portland Plant List; changing topography, grading, excavating, and filling; resource enhancement; and dedication and expansion of rights-of-way."

The Residential (R10) zone is intended for single-family dwellings, with group structures and multi-dwelling structures allowed as a conditional use or as part of a Planned Unit Development. In this zone, the minimum lot size is 10,000 SF with a maximum building coverage of 30% of the lot area. Detailed regulations are listed in Title 33.110 Single-Dwelling Zone of the city's zoning code. Because the property is intended for park use, the R10 designation should be changed to the Open Space (OS) zone.

**Metro Title 3 Regulations**

The purpose of these regulations is to "protect the beneficial uses and functional values of water resources by limiting or mitigating the impacts of development activities". The principal effect of the regulations on Dickinson Park and Dickinson Woods is to limit "development" in areas next to the creeks found at the two sites.

Under Title 3, water features are divided into two groups -- Primary Protected Water Features and Secondary Protected Water Features. *Primary features* include all perennial streams and streams draining greater than 100 acres. *Secondary features* include intermittent streams draining 50-100 acres.

Among the specific provisions in Title 3 are the following:

- establish a vegetated corridor at least 50' wide from the top of the stream bank where slopes next to the protected water feature are less than 25%;

- establish a vegetated corridor at least 200' wide from the top of the stream bank where slopes next to the protected water feature are more than 25%;

The width of required vegetated corridors varies when steep slopes (over 25% slope) are limited to short distances. The regulations do allow for exceptions such as trails, boardwalks, and viewing areas. Approval of these uses requires that alternatives be studied and public need documented. Conditions for revegetation also are included as part of the approval process. For a more detailed description of Title 3 regulations, Metro should be consulted.

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2 The full name of Title 3 is "Water Quality, Flood Management and Fish and Wildlife Conservation". Copies of the regulations are available from Metro and their web site.
Street Classification and Required Improvements

The Transportation Element of the Comprehensive Plan indicates that SW 55th and 57th are designated Local Service Streets, which are the lowest of the five levels comprising the Traffic Street hierarchy. According to the Transportation Element plan, Local Service Streets:

- are intended to provide the following: distribute local traffic and emergency vehicles access; access to local residences or commercial uses, visual setting or entryway to land uses; pedestrian circulation system; meeting place for residences; and play area for children in locations where a woonerf* street system has been implemented.

Although both SW 55th and SW 57th Avenues have limited street improvements such as sidewalks, development of the park will trigger the need to provide more pedestrian amenities and other infrastructure facilities. At an briefing with Transportation Engineering and Development staff, a list of potential improvements that might be required were discussed. The final list of required improvements will, of course, be determined when the park’s construction drawings are submitted for review and approval.

Among the potential list of improvements discussed are the following:

- providing sidewalks along SW 55th and SW 57th wherever trailheads and interior paths exit onto the streets; these need to connect to sidewalks along adjacent streets to provide a connection;

- developing a detention facility to handle runoff from the meadow area in Dickinson Park -- this would likely be built at the base of the hill, along SW 57th Ave.

- dedicating a narrow strip of land north of the existing SW Dickinson St. right-of-way to the existing right-of-way (ROW), which is now too narrow to accommodate a "regulation street". The reason for the sub-standard ROW is unknown.

There are some general traffic safety issues around the park, especially on SW 55th Ave. Some of these have been addressed by speed bumps but additional signs and measures may be needed.

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3 The others are Regional Trafficways, Major City Traffic Streets, District Collectors, and Neighborhood Collectors.
4 A woonerf is a residential street that is designed to also serve as outdoor space for pedestrians. It will include bollards, site features, and other fixtures to slow cars and to indicate that the street is also meant for pedestrian activity.
Bikeways

According to the Transportation Element of the Comprehensive Plan report, SW 55th Ave. is designated as a City Bikeway, as is SW Alfred east of the park. Under this designation, the design treatment may include bicycle lanes, extra width lanes, wide shoulders, bicycle boulevards, and signage for local street connections.

Pedestrian Connections

Portions of SW 55th and SW Alfred are designated a "City Walkway". These streets are part of a citywide network that:

"are intended to provide safe, convenient, and attractive pedestrian access to activities along major streets, to provide connections between neighborhoods, and to provide access to transit and recreational and institutional destinations. City Walkways should provide safe and convenient crossing opportunities for pedestrians."

The Transportation Element of the Comprehensive Plan report states also that "City Walkways have sidewalks on both sides of the street. Design treatments such as landscape strips, street trees and on-street parking shall be considered, consistent with the street's other classifications."

Urban Trails Plan

The Southwest Urban Trails Plan was completed by the Office of Transportation in June 2000 and outlines a network of trails throughout southwest Portland. The "trails" would comprise a wide variety of pedestrian connections, including sidewalks, stairs, and soft-surface trails. The Plan was adopted by City Council in July, 2000.

One of the plan's proposed trails -- Urban Trail 5: Lewis & Clark College to Metzger Park -- includes both Dickinson Park and the Taylor Woods site along its route. The plan delineates a trail that connects SW Alfred to Dickinson Woods via SW 53rd Ave. The trail then links Dickinson Woods to Dickinson Park along a corridor that parallels Ash Creek. Because this may be problematic, this linkage is designated as "conceptual". Also, an "alternate route" is shown that connects Dickinson Woods to Dickinson Park along SW 55th Ave.

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SW 55th Ave. looking north.

SW 55th looking south. The trees mark the edge of the Ash Creek riparian area.
Environmental Conditions

Soils and Geology

Soil conditions appear to be the one of most critical considerations in future development of the park. Both Dickinson Park and the Dickinson Woods site consist of Cascade soils, which are clay loam and are "moderately to highly erodible." According to the Fanno Creek Resource Management Plan, these soils exhibit a dense subsurface layer (fragipan) that restricts water flow and root penetration, resulting in low permeability which in turn, results in saturation and erosion during the rainy season.

Hydrology

One of the critical issues in the Fanno Creek watershed is the erosion and loss of riparian vegetation along the creek and its tributaries. According to the Fanno Creek study, this increased bank erosion results in higher phosphorus concentrations in Fanno Creek and the Tualatin River, because Cascade soils typically have high phosphorus levels. The reduction in riparian vegetation "increases the erosive power of raindrops, increases stream temperature, and results in less filtration of pollutants in runoff."

Habitat Assessment

According to the environmental assessment conducted for the two sites, both Dickinson Park and Dickinson Woods have high habitat value. Habitat values are based upon the following characteristics:

- type and number of habitats present;
- species and structural diversity of all three vegetative layers – tree, shrub, and herbaceous;
- presence and type of water; connectivity to other habitats;
- habitat condition or general health including limiting factors;
- presence and dominance level of native vs. non-native plant species;
- presence of dead wood as snags, stumps, or downed logs and the level of decay;
- diversity of associated wildlife (or their sign) observed or known to be present on site; and

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6 According to the Soil Survey of Multnomah County, the site comprises three specific soil types: 7D Cascade Silt Loam (15-30% slopes), 8C-Cascade Urban land complex (8-15% slope) and 8D-Cascade Urban land complex (15-30% slope).
8 Information on hydrology is from the Fanno Creek Resource Management Plan.
9 The information in this section is based on an environmental assessment conducted by Maurita Smyth, a consulting ecologist.
level of disturbance either natural or human caused; and the presence of any unique features.

Dickinson Park

The Dickinson Park site comprises five basic habitat types – upland forest, wetland forest, in-stream aquatic, upland meadow, and wetland meadow.

Northern Upland and Wetland Forest

The northern upland and wetland forests form a complex which includes part of a headwater tributary to South Fork Ash Creek. All three vegetative layers are well developed and diverse with both native and non-native plants present. Dead wood is present as snags and downed logs.

Non-native plants, such as Himalayan blackberry, dominate in some areas of the forest. General health is good. Several trails cut through the upland forest and abut the wetland forest patch along its southern boundary. The forest/creek canyon empties into a culvert at SW 57th Place.

The aquatic habitat within this tributary is limited to an incised creek channel. Water flow at the time of the survey was low and relatively clear. With the bare ground banks sedimentation is likely during higher flows. The stream bottom, where visible, was composed of mud, no gravel was apparent but may be present in some areas.

South Fork of Ash Creek

The riparian forest within the South Fork canyon is diverse, though disturbed due to the pervasive presence of Himalayan blackberry and English ivy. In some areas, however, native plants still maintain a dominant position. These areas includes the wetter areas at streamside and within the floodplain. Dead wood is present mostly as small branches or trees but also includes very large downed logs and a few snags of varying size.

The aquatic habitat shows less disturbance than Dickinson Woods due to the absence of downcutting along the stream and the presence of gravel in the stream bed. This area is connected by culverts to the east and west, but is otherwise surrounded by roads and human development.

Upland and Wetland Meadow Complex

The upland and wetland meadow complex forms the largest portion of the park and bisects the two riparian forest areas. This meadow habitat lacks diversity and is maintained through mowing. The wetland portion is highly disturbed, but does have some vegetative diversity as noted by the presence of native her-
baceous plants such as managrass.

Initial soil investigations indicate that the wetland is likely larger than the current unmowed area. Saturated soils were found to be connected uphill from this wetland to the tree line forming the north border of the open meadow. Additional wet areas, which may be jurisdictional wetlands, occur within localized areas which drain to South Fork Ash Creek.

Wildlife

Wildlife or their sign observed at Dickinson Park include cowbird, black-headed grosbeak, Bewick's wren, American crow, Steller's jay, spotted towhee, song sparrow, black-capped chickadee, red-tailed hawk (flyover), and sapsucker (sign).

Dickinson Woods

The Dickinson Woods site supports four habitat types — upland meadow with scrub/shrub inclusion, upland forest, forested wetland, and in-stream aquatic habitat. These habitats are connected via the stream corridor of South Fork Ash Creek and by a narrow band of forested habitat to the west.

Canopy closure within the forest ranges from an estimated 45% to over 80% in the upper slope and streamside areas. Plant diversity is high with native plants present and dominant in some areas. However, other areas are clearly dominated by non-native species such as English ivy and cut-leaf geranium.

Dead wood is present as broken top trees, stumps, and fallen logs. Decay classes are mostly in the early stages and the average number per acre is below the ideal level (6 logs or snags per acre) for dead wood associated wildlife species, such as woodpeckers and cavity nesters.

The stream banks are undercut and lack riparian vegetation. At the time of the survey, the stream bottom was muddy in the southern half of the creek, where the gradient portion was lower, indicating sediment deposition. The general health of the site is good despite the obvious presence of non-native plants. No unique features were identified. It should be noted that the number of wildlife species that use this site is likely much greater than the species described previously.

Wildlife

Wildlife species observed on the BES/Metro sites include Steller's jay, black-capped chickadee, house finch, American robin, and spotted towhee. Black-tailed deer have been observed on these sites by local residents.
Ash Creek, as it flows through Dickinson Woods. Note extensive downcutting of its banks.
Looking west across the meadow. The Ash Creek riparian area is on the left and the wooded area in the northern half of the park is on the right.

1. The steep existing trail that exits onto SW Alfred Ct.
2. The vacant right-of-way (SW 57th) in the southwest corner of the site.
Ash Creek as it flows through Dickinson Woods.

The Dickinson Woods site in the winter.

The existing trail leading into the site from SW 53rd Ave.
3 Master Plan

Organization of the Chapter

Recommendations for the Master Plan are divided into two parts -- one for Dickinson Park and one for the Dickinson Woods site. Each part is organized into five sections, described below.

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<tr>
<td>Habitat Area</td>
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<td>Cost Estimate</td>
<td>Provides a description of estimated construction costs</td>
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</table>

A Common Vision for the Two Parks

Although the plans for the two sites are organized into separate sections, they are based on a few ideas that are common to both sites. These ideas are that:

- their natural resource areas provide habitat value that can be increased through removal of exotics and additional native plantings;

- use of the sites for recreation and education will increase over the long term as population in the area grows;

- human use needs to be managed to minimize its impacts on the natural resource values of the parks; and

- the sites offer great potential for educational purposes, especially with area schools.
Dickinson Park

Although the site is fairly large for a neighborhood park, the plan's recommendations focus on a few basic concepts -- maintain and improve its natural resource areas; expand recreational opportunities; and maintain the "open quality" of the site. At the same time, the plan recognizes the need to accommodate the greater demands that the park will have to address in the future as the surrounding areas increase in both the number of people and population density.

■ GOALS

The four primary goals for the Dickinson Park site are to:

- maintain and enhance the existing character of the park, with its broad, open areas, while meeting the long-term recreational needs of area residents;

- provide recreational opportunities with facilities that are consistent with those found in other neighborhood park, where appropriate;

- protect and restore the natural resource areas, providing access where appropriate, but ensuring that protection of the resource values is a priority in these areas; and

- use the park as an educational resource for children and adults.

Just as important as the park's goals, is a statement of what the park is not intended for. The vision for Dickinson Park does not include major active recreational activities or attractions that would negatively affect the environmental integrity of the natural resource areas, or the site's role as a neighborhood park. Because of its steep slopes and limited access, certain activities are not appropriate -- tennis courts, sports fields, and off-leash areas, for example, cannot be accommodated on the site without generating unacceptable impacts to the park's resources.
SITE CONCEPT & DEVELOPMENT STRATEGIES

Overall Concept

The development concept for the park is based on the four objectives listed below.

- Develop a "commons" along SW 55th Ave., with a paved sitting area, playground, picnic tables, and interpretive kiosk.

- Develop a network of paths throughout the park, in the active and passive recreation areas and portions of the habitat areas.

- Improve the remaining grassy area as a passive recreation area, with benches, picnic tables, paths, and other features that support this purpose.

- Protect and improve the habitat value and environmental integrity of the natural resource areas.

The Commons - Sitting Area/Interpretive Corner

Develop a small sitting area and interpretive corner to enjoy sunsets and views of the Tualatin Valley to the west.

The "Commons" is a sitting area designed to provide a place for neighbors to look out into the park and to observe the sunsets to the west. Within this general area are the following features:

Benches will be installed along the edge of the sitting area and trees will be planted to allow unobstructed views. Signs, trash cans, and other ancillary site furniture will be located here, to support the use of the commons as the major activity area of the park. Some of these fixtures can be designed as public art pieces and/or be funded through donations by citizens, businesses, or as memorials.

An interpretive corner, where visitors can learn about the park's history and its landscape (wildlife, vegetation, and wetlands). Bike parking racks will be provided. A kiosk will be installed, which will provide interpretive information along with space to post notices about events, volunteer opportunities, and projects.

A group picnic area, consisting of four tables located together, for birthday parties, small gatherings, and for school groups.
Playground

Develop a playground for both smaller and older children.

The playground will be located just west of the sitting area and will be sited to maintain views of the Tualatin Valley and sunsets from the sitting area. The playground will conform to ADA regulations and will include equipment for both younger and older children.

The area around the playground is meant to serve as a "park within a park". This is where "traditional" functions of a neighborhood park might occur such as informal recreation activities, picnicking, and birthday parties. The lawn just south of the playground should be improved to provide a more "finished" surface. The rest of the meadow, in contrast, can be maintained as a more naturalistic grass area.

Circulation

Develop a network of paved and soft-surface paths throughout the park.

The purposes of the paths are to: (a) connect SW 55th and SW 57th Aves, (b) provide at least one looped path for walking; and (c) manage human access and impacts in habitat areas. Wherever possible, paths will be accessible and will meet ADA requirements. In some areas, such as steep slopes and in environmentally sensitive areas, it may not be possible or desirable to create ADA compliant trails because of the grading and site work that may be required. Other accessible trails however, will provide all visitors who are disabled with a similar experience, ensuring that everyone has an opportunity to enjoy the park.

The path system will consist of two trail types:

**Hard Surface Paths:** Most of the paths will be built of asphalt or other "hard-surface" such as chip-seal that meets ADA requirements, and will be between 5-6' wide. Paved paths are proposed because the steep slopes at Dickinson Park can create relatively high levels of runoff, which would wash away soft-surface trails. Hard-surface trails are preferable also because the paths will likely be used by large numbers of people, which often result in higher-than-normal maintenance levels.

**Soft-Surface Paths:** These can be built of bark mulch or gravel and will used in natural resource areas where there will be relatively less use and where the material will be more compatible. Trail widths will likely vary between 4 and 6' wide. In some areas, boardwalks will be used to straddle intermittent wet areas or creeks.

As part of this network, a looped path will be built. The loop will be fully accessible and will allow visitors to see different parts of the park on the path, while
also providing opportunities to branch off into other areas of the park.

*The trails shown on the master plan drawing (page 34 and 40) are conceptual and indicate general locations only of proposed routes.* The specific alignment will need to be reviewed and field-checked before the trails are designed and developed. The trail layout is designed to allow human access to many of the site's natural features while also protecting their environmental integrity and minimizing site impacts.

**Develop a park entry along SW 57th Ave.**

An entry will be needed on the western edge of the park and should connect to the main path that leads to SW 55th Ave. The specific design of this entry is unclear and depends on the resolution of several issues.

One option is to integrate an entry with the western edge of the new wetland, where the elevations of the park and the adjoining street are similar. If a detention pond to handle stormwater runoff, it could be integrated into a park entry.

Another option is to build an entry at the corner of SW 57th and SW Huddleson. This option would require a retaining wall because of a steep, 4-5’ bank that parallels SW 57th Ave. and effectively provides a barrier to entry into the site.

An issue central to any entry option is the question of how stormwater will be handled along SW 57th Ave. A bioswale is one option and would require a boardwalk or some other way of getting into the park at the entrance. Channeling stormwater into underground pipes is a traditional solution but it may not be the “best” from an environmental perspective.

**Remove and/or relocate paths in habitat areas where they are not appropriately sited.**

Several of the existing informal trails at both sites are improperly sited and should be removed and/or relocated. Relocation or removal is recommended because these trails either have slopes that are too steep, are located too close to Ash Creek, or are not designed to current trail standards. Trails to be relocated or removed include:

- the steep trail that begins/ends at SW Alfred Ct. The trail is now about a 2:1 slope, is narrow, and will be very difficult to maintain as a permanent route.

- the trail along the north side of Ash Creek. The trail is too close to the creek and has likely contributed to the shortage of vegetation along its banks.

In addition to trails, the informal trail crossing over Ash Creek from SW Dickinson also needs to be removed. Aside from the inherent danger of crossing at that point,
the trail has created an area of bare soil that is not consistent with the goal of restoring the creek's riparian vegetation.

Develop a trail connection between Dickinson Park and the Dickinson Woods site.

Although current conditions make a trail connection here problematic, this is considered to be a desirable long-term project, especially as part of the Southwest Urban Trails network. For these reasons, a trail connection is proposed, with the full understanding that it may take many years before it is feasible.

Preliminary investigations by Parks staff with park neighbors indicate that the trail could be built within the SW Dickinson St. right-of-way (ROW), which is 30' wide. It may be possible to accommodate the trail on the "bench" above the creek. A more detailed feasibility study and survey are needed to ensure the trail can be built within the ROW, to avoid intrusions into the privately-owned parcel to the north.

SW Dickinson St. Right-of-Way
Install sidewalks along SW 55th and SW 57th Avenues.

Preliminary discussions with the City's Office of Transportation indicate that sidewalks will have to be provided along portions of SW 55th and SW 57th Avenues. The extent of the sidewalks with respect to the total frontage along those two streets needs to be determined, probably when construction drawings are being prepared.

It is possible that sidewalks may not be required along the full length of the two streets, depending on what adjacent connections need to be made. Also, alternatives to concrete sidewalks should be explored when construction drawings are being prepared for this part of the park's development. Some members of the Dickinson Park CAC are interested in the City Transportation Dept.'s (PDOT) program to consider "less formal" ways of encouraging pedestrian connections.

Site Furniture

Install and place benches and picnic tables along the paths and in appropriate areas in the park.

Benches will be installed in the sitting area next to SW 55th Ave., along the edge of the playground, and along the paths. Specific locations will be determined when the construction drawings for the park are developed.

Picnic tables also will be installed along the path and in the vicinity of the playground. A "group picnic area" of four tables will be provided just west of the interpretive corner, to accommodate approximately 25-30 people. This cluster could be used for small gatherings such as birthday parties, for a class of students, or for a large family picnic.

Bike racks will be provided at both the SW 55th and SW 57th Ave. entries. The specific location of the racks will be determined when construction drawings are being prepared.

Bollards

Install a barrier along the eastern and western edges of the park.

To prevent vehicles from entering the park, a bollard and chain barrier is proposed along both SW 55th and SW 55th Ave. Along the eastern edge, the barrier will extend from the play area to the wooded area to the south. Along the western edge, the barrier will be installed between the playground and the tree line of Ash Creek.
Open Lawn Areas

Provide open grassy areas for informal activities.

Two types of grassy areas will be provided at the park. A traditional" lawn around the playground will be installed to accommodate intensive use expected in this area. Grasses will be similar to those planted at other neighborhood parks in the city. Some grading may be required to create flatter areas.

In the large area between the traditional lawn and SW 57th Ave., a less-manicured "meadow" will be planted. This area is designed for recreational activities such as kite-flying, frisbee, and informal games involving small numbers of people. The area will likely not be mowed as often as the playground area but will still be usable for activities that do not require a manicured lawn.

Within the meadow area, picnic tables and small, level, and flat areas (about 20' across) are proposed. Picnic tables, which will be limited to single units, will be sited to minimize grading and visual impacts. Trees and shrubs may be planted around the picnic tables to provide shade and to integrate them into the landscape.

Plantings

Install plantings around the playground and sitting area to provide shade and seasonal interest.

Several types of plantings are proposed in the park, some of which can be installed immediately, and others which have to wait for future development. Planting areas are located in three general areas:

Replant native vegetation in habitat areas.

A major element of the plan is to restore habitat areas with native plants after removing invasive species. The priority is now along Ash Creek because of the fragile nature of the creek and the extent to which exotics have replaced native vegetation. Specific recommendations are described in the Habitat section of the plan, which begins on the next page.
Habitat Areas

The Meadow

Restore the wet area along the north forest area to a wetland.

The draw along the northern edge of the meadow will be restored into a wetland with native trees and shrubs. This would provide a mix of emergent and scrub/shrub wetland that would attract swallows and passerines birds. Suggested plants include Douglas spirea, pea-fruit rose, nutka rose, Hooker’s willow, camas, soft rush and other native grasses and sedges, early blue violet, and lupine.

In addition, small clumps of native wetland associated or riparian trees, such as Oregon ash, black hawthorne, or black cottonwood could be planted. Western crabapple would also be appropriate at the upland edge of the riparian area. Placement of these trees may depend on the need to maintain views for homes north of SW 55th. If this not an issue, trees could be planted along the entire length of the wetland boundary.

A few downed logs to straddle the wetland and riparian areas could be installed along the draw. This would allow for some seasonal ponding that would provide suitable habitat for aquatic insects and, if deep enough, rearing areas for red-legged frog and Pacific chorus frog. The logs would also provide loafing areas for ducks and other wildlife. (The potential for the ponding areas acting as breeding grounds for mosquitoes is a concern of neighbors and needs to be addressed when the wetland is designed and built.)

The actual boundaries and extent of the wetland area must first be established through scientific investigations. This will be followed by the preparation of a restoration plan, including designs for grading, stormwater runoff, and plantings.

As shown in the Concept Master Plan, the wetland will include one or two boardwalks that will be part of an overall trail system. An observation deck also is shown, which will provide a spot from which to observe wildlife and the work in progress. This project is expected to be a partnership between several organizations such as area schools, neighborhood associations, environmental groups, and government agencies.

North Forest (Ash Creek Tributary)

Remove invasive species and replant with native vegetation.

Remove Himalayan blackberry and other non-natives within the forested creek.
drainage between SW 55th Avenue and SW 57th Place. Replant with riparian shrubs and trees to improve habitat quality and lend stability to the creek channel. Recommended plants include Pacific ninebark, red alder, black cottonwood, Oregon ash, salmonberry, and snowberry. Stinging nettle in the flatter areas will stabilize the soil and provide food and cover for wildlife in addition to discouraging access and thus reducing disturbance.

South Forest (South Fork Ash Creek)

Remove invasive species and replant with native vegetation.

Three specific actions are recommended:

- remove the existing culvert within the old road bed and replace with a design that will allow fish passage;
- remove ivy and Himalayan blackberry especially in the flatter floodplain areas that likely would provide backwater wetlands for fish and amphibians; and
- replace ivy and blackberry with native trees and shrubs.
## Cost Estimate

The estimate is meant to provide a general idea of what construction would cost, as shown on the plan on page 34. A more detailed estimate will have to be developed when construction drawings are being prepared.

The costs on this page may be higher or lower, depending on when construction occurs. Some features, such as the playground, could be "upsized" or "downsized"; the number of trees and shrubs also could be decreased to reflect a smaller budget. As a final caveat, the cost for a trail connection between Dickinson Park and Dickinson Woods is not included.

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Concrete Sidewalks on SW 55th and 57th Ave.

(see page 13)
Dickinson Woods

**Goals**

The two primary goals for the Dickinson Woods site are to:

- protect and restore the natural resource areas, providing access where appropriate, but ensuring that protection of the resource values is a priority in these areas; and

- use the park as an educational resource for children and adults.

The park is seen primarily as a natural resource area within which a few, low-impact activities will occur. Any allowed improvement or activity should have minimal impacts to the environmental integrity of the site. In this park, natural resource values will take precedence over human use.

**Site Concept & Development Strategies**

**Overall Concept**

The development concept for the park is based on the four objectives listed below.

- *Improve the habitat value and environmental integrity of the site.*

- *Reduce erosion along the creek through additional plantings and other measures*

- *Develop a looped path through the site to provide limited human access.*

- *Work with area schools to involve students in restoring the site.*
IMPROVEMENT STRATEGIES

Restoration

Revegetate the site to restore it as an upland forest and to improve its habitat value.

As noted in the introductory chapter, the Dickinson Woods site was logged in the early 90s years ago, which removed much of its second growth forest and understory. Additional trees need to be replanted, along with native shrubs and groundcovers. The upland scrub/shrub habitat should be maintained to provide diversity. Also, other native forbs to the open area, such as camas, should be planted to diversify the native plant community in this area. Camas will also survive in shaded conditions as trees become established.

As a short-term strategy, in areas where there are open trenches along the log trails, plant the downslope side of the trail, where possible, with shrubs to reduce sediment runoff into the creek.

Stabilize the creek banks to reduce erosion and improve its habitat value.

One of the first steps in the strategy is to work with BES to develop a specific plan to improve the condition of Ash Creek. The Fanno Creek Resource Management Plan identifies several ways of addressing stream erosion problems and also provides an opportunity to coordinate these improvements with other work in the Fanno Creek watershed.

In the area of the Edwards property, elevate the existing trail that runs generally east from the SW 53rd right-of-way to protect the soils and reduce disturbance to the wetland habitats.

Circulation

Remove and relocate existing "trails" where they do not meet trail standards or are too close to the creek. Most, if not all, of the existing paths need to be removed and/or rebuilt to minimize environmental impacts and to meet accepted Portland Parks' trail standards. Removal of these trails is a high-priority action and should be integrated into the schedule for a new trail system (see next action).

Develop a soft-surface path through the site.

The path will offer a short loop through the site and will provide partial views of the creek. The trail will be of soft-surface material and will be designed to meet ADA standards for slope (a 1' rise in 12' of run). Interpretive signs will be placed along
the trail to identify vegetation and to provide educational information on the site.

An observation deck also is proposed at one of the switchbacks to provide views of the creek and of the headwaters for Ash Creek. The deck should be sited to minimize impacts on the creek and other natural resources.

Develop a trail connection between the Dickinson Park and the Dickinson Woods site.

This is a long-term prospect and is described on page 21.

Interpretive Area and Signs

Develop a small interpretive area and install educational signs throughout the site.

Like Dickinson Park, the Dickinson Woods site provides many opportunities for interpretation and education. The restoration of the site is an educational theme that can be the basis for many programs, projects, and exhibits. This interpretive message can be expressed through a thoughtful system of signs and displays that are distributed along the site's trails.

Management

Prepare a stewardship agreement to guide restoration of the site.

The purpose of the agreement is to coordinate the work of restoring and revegetating the park. It is expected that many groups will be interested in this effort and it will be critical that an overall scope of work and specific roles are defined. The agreement should be reviewed and revised periodically to ensure that it continues to be an effective document.
**COST ESTIMATE**

The estimate is meant to provide a general idea of what construction would cost, as shown on the plan on page 40. A more detailed estimate will have to be developed when construction drawings are being prepared.

The costs on this page may be higher or lower, depending on when construction occurs. Some features, such as the amount of paths, could be increased or decreased to reflect a smaller budget. As a final caveat, the cost for a trail connection between Dickinson Park and Dickinson Woods is not included.

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<th>Cost</th>
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IMPLEMENTATION SCHEDULE

Although no funds have been allocated for improvement and development of the two sites, there are several things that can be done in the interim. Some tasks address the need for restoration; others focus on correcting existing problems; and yet others are concerned with establishing an organized group of neighbors to advocate for the parks.

The following is an outline of recommended activities.

Administrative

☐ Initiate the City of Portland process to rename the parks.
☐ Vacate SW 53rd and SW Dickinson right-of-way where they enter or border the two park sites.
☐ Initiate rezoning to provide a consistent OS zone for the park sites.

Restoration

☐ Remove the trails from the Dickinson Woods site and rebuild the trail system. This is considered to be a high priority and should be initiated immediately.
☐ Initiate restoration of selected areas, including the removal of invasive species, based on discussion between BES, Portland Parks, and the neighborhood.
☐ Work with BES to establish a plan and timetable for addressing the exposed utility line in Ash Creek.

Organizational

☐ Establish a Dickinson Park Stewardship group whose roles would include:
  - advocating for future funding of the park;
  - continuing to sponsor hikes and other events at the park to encourage positive use of the parks and to broaden their constituencies;
  - developing a Stewardship Agreement to outline the overall restoration strategy, potential funding sources, define roles and responsibilities, and describe an implementation schedule.
Note: The location of trails is conceptual and will likely be reviewed when construction drawings are being prepared.

Install educational & interpretive signs along trail

Develop trailhead & information kiosk

Develop soft-surface trail

Replant & restore stream banks to reduce erosion

Remove existing "trails"

Vacate SW 53rd St. right-of-way

Discourage access to creek with plantings

Future trail connection to Dickinson Park (via Dickinson right-of-way)
Appendix A:
Acquisition Ordinances
ORDINANCE 167380

*Agreement with and acceptance of bargain and sale deeds from Multnomah County for ten neighborhood parks. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City of Portland (City) has or will annex unincorporated Multnomah County land which includes ten neighborhood parks within the City’s urban services boundary.

2. Multnomah County has offered Dickinson, East Holladay, East Lynchwood, Gilbert Heights, Gilbert Primary, Lincoln, Lynchview, North Powellhurst, Parklane, and Raymond Parks to the City in see simple.

3. Transferring these parks to the City is consistent with the City’s Urban Services Policy since it will further the transition of urban services from the County to the City.

4. Transfer is contingent upon the City entering into an intergovernmental agreement with the County indicating the City’s understanding of the findings and policies of the Multnomah County Parks Master Plan, which is part of Multnomah County’s Comprehensive Plan.

5. Pursuant to ORS 190, the City has the authority to enter into such an agreement.

6. Portland Parks and Recreation has estimated the cost of accepting these parks as follows: $130,000 one-time during FY 1993-94 for immediate fix up, hazard removal, and park maintenance for the remainder of 1993-94; $221,160 one-time during 1994-95 for remaining fix up and hazard removal; and $222,720 ongoing for park maintenance and sewer assessments beginning in 1994-95. Of the $130,000 needed during FY 1993-94, $75,000 has already been budgeted as a one-time allotment in Portland Parks and Recreation’s budget, so only $55,000 more is needed at this time.

NOW, THEREFORE, the Council directs:

a. The Commissioner of Public Safety and Auditor to execute an Agreement with Multnomah County in a form substantially similar to the attached.

b. The Commissioner of Public Safety to accept ten bargain and sale deeds in conformance with those attached, and the Auditor to file these deeds with Multnomah County Assessment and Taxation.

c. That priority consideration be given in the 1994-95 budget for the following add: $221,160 for the remaining one-time fix up costs, and $227,720 for ongoing parks maintenance costs. The former should be considered for funding from either the capital set aside or one-time funds. The operating funds should be considered along with any City urban source requirements.
The FY 1993-94 budget is hereby amended as follows:

**GENERAL FUND (101)**

Requirements
General Operating Contingency ($55,000)
2971001/571000

Requirements
Portland Parks and Recreation, AU 130 $55,000
13019075/529000

Section 2. The Council declares an emergency exists because of the need to initiate and complete transfer of these parks for the benefit and enjoyment of the public; therefore, this ordinance will become effective immediately following its approval by Council.

Adopted by Council, FEB 16 1994

Commissioner Hales
John Sewell
January 6, 1994

Barbara Clark
Auditor of the City of Portland
By

Deputy
ORDINANCE NO:

*Purchase and maintain surplus real property from Portland Public School District No. 1]. (Ordinance.)

The City of Portland ordains:

Section 1. The Council finds:


2. The School District has declared the following properties as surplus, and, based upon mutually acceptable appraisals, the City and the School District have negotiated the exchange of the properties for the following prices:

   Multnomah Art Center Annex Buildings & Site $ 300,000
   Dickinson Site 690,000
   Spring Garden Site 552,000
   Hoyt Site 400,000
   Kerr Site 1,100,000
   Columbia Arboretum Site 2,075,000

3. The School District’s agreement to sell the Columbia Arboretum Site is contingent upon its retention of an easement over part of the site for its existing bus parking. The School District will maintain the portion of the site which is covered by the easement as long as it uses the area for bus parking.

4. The City’s purchase of the Kerr site is contingent upon the City of Lake Oswego’s acquiring an undivided 50% interest in the property from the City, which the City of Lake Oswego has agreed to do. Additionally, the City of Lake Oswego will be responsible for the cost of on-going maintenance for the Kerr Site.

5. Metro has acquired property, known as the Maricara Site, from the School District as part of Metro’s open space acquisition program with the understanding that the Portland Parks would provide for the site’s on-going maintenance as a natural area in accordance with the Tryon Creek Watershed Properties Intergovernmental Agreement (Tryon Creek IGA) with Metro, authorized by Ordinance #171795 and passed by Council on November 26, 1997. The Maricara Site is adjacent to park land the City already owns and maintains. The Director of Parks recommends that the City accept management responsibility for the Property under the terms of the Tryon Creek IGA.

6. The buildings on the Multnomah Art Center Annex Site are in poor condition and certain basic repairs are needed to make them safe for continued occupancy by the existing tenant. The $75,000 estimated to be needed for repairs will be funded by the Portland Parks Trust Fund. Rent from the buildings will be deposited in the Portland Parks Trust Fund.

7. The Director of Parks estimates that the on-going maintenance costs for the Maricara Site and the above cited School District properties, except the Kerr Property, will be $79,730 per year.
NOW, THEREFORE, the Council directs:

a. The Commissioner of Public Utilities is authorized to execute all documents necessary to close the transactions for the acquisition of the properties described above, once such documents have been approved as to form by the City Attorney;

b. The Mayor and the City Auditor are authorized to draw a warrant or warrants, as directed by the Commissioner of Public Utilities or the City Attorney, for an aggregate amount not to exceed $5,117,000, payable to Portland School District No. 1, to be exchanged for title to the properties as described above;

c. Upon delivery of the deeds from the District, in a form approved by the City Attorney, the City Auditor is directed to record the deeds in the official deed records of Multnomah County;

d. The Director of Parks is directed to add the Property to the City's park inventory and to manage the Maricara Site according to the terms and conditions of the Tryon Creek IGA; and,

e. In accepting responsibility for the properties described above, the Council acknowledges the need to fund the annual on-going maintenance costs for the properties, estimated at $79,730. The Office of Finance and Administration is directed to add $79,730 to the Park's on-going budget target at the next update of the General Fund forecast to pay the on-going maintenance expenses.

Section 2. The Council declares that an emergency exists in order to avoid delay in acquiring the properties and providing the School District with needed cash; therefore, this Ordinance shall be in effect from and after its passage by the Council.

Passed by the Council,

[Signature]
APR 14 1999

GARY BLACKMER
Auditor of the City of Portland
By
[Signature]

Commissioner Francesconi
Judith Rees
April 7, 1999

[Signature]
Deputy
Appendix B:
Survey Responses
Help create the design for Dickinson Park
SW 55th & Alfred February - March 2000

The wooded area of Dickinson Park came to the city from the county in 1994. The park grew to 15 acres when the school district property was added in 1999. Now it is time to design the park.

Way back when, this property was a small dairy farm. The cherry trees along the road produced fruit for everyone’s pies and the large open field was used for hay. Now, with funding available to develop a park master plan, we’re poised to write the next chapter in the history of this special place. The scope of the master plan will extend beyond the boundaries of Dickinson Park. The map on the next page provides more details. (Many thanks to Wes and Gene McMullen for sharing their memories of the old Schmidt Farm.)

An Advisory Committee will help guide the planning process.
A Citizens Advisory Committee will assist Portland Parks & Recreation in crafting the plan for Dickinson Park. PP&R sincerely appreciates the commitment of time and talent the Advisory Committee brings to this project. Committee members represent a wide range of interests including active recreation and sports, environmental and natural areas, families with young children, seniors, people with physical limitations, immediate neighbors, nearby schools and businesses, longtime residents familiar with the area’s history. Advisory Commit-

tee members include John Alland, Wes McMullen, Mark Ballard, Mike Devlin, Darien Reece, Barry Hoffman, Betty Slenning, Colleen Kangas, Greg Dahmen, Greg Morris, and Dorothy Gage. We would like to add a representative from the nearby business community. If you are interested or have a suggestion, please contact David Yamashita at the numbers on the inside of the newsletter.

Advisory Committee Meetings
The Citizens Advisory Committee meetings will be publicized and anyone with an interest in this project is encouraged to attend and join in the discussion. Notices will be sent to everyone who asks to be on the mailing list and will be posted on the parks web site: www.portlandparks.org. Meeting notes can also be found on the web.

Upcoming Advisory Committee Meetings:
Thursday, February 24 (Williams Room) 7-8:30 pm
Thursday, March 16 (Capitol Room) 7-8:30 pm

Advisory Committee meetings are held in the Multnomah Center - Neighborhood House Senior Center 7688 SW Capitol Hwy.

☑️Mark these dates!
A hike and two public meetings are planned . . .

Saturday, March 11, 2000
Join us for a guided hike and learn about the park’s hydrology (see inside for details)

Saturday, April 8, 2000
Public Meeting #1
10:00 am - noon
Multnomah Center Auditorium
7688 SW Capitol Highway
This meeting will focus on issues identified and options being considered. Together, we’ll narrow down the options and establish priorities for specific park elements. For those who enjoy putting pen to paper - we’ll have maps of the park available and there will be an opportunity to try your hand at park design.

Saturday, May 20, 2000 (tentative)
Public Meeting #2
At this time, the draft conceptual plan will be presented and participants will be asked to help refine various recommended park features. We’ll confirm the date, time, and location in the next newsletter.
What is your dream for Dickinson Park?  
Dickinson Park Community Survey

The following survey will provide valuable initial information as the Advisory Committee begins its work. Please take some time to complete the survey - then cut it on the dotted line, add your stamp, and send it back to us! If we receive your survey by March 31 your suggestions can be included in the survey response report we’ll give to the Advisory Committee at their next meeting.

1. Do you use the park now?  □ yes □ no
If yes, how do you use it? If you don’t use the park, why not?

5. Do you have children under 18 in your household?  □ yes □ no
If so, what are their ages?

2. What other area parks do you use?

6. What issues or concerns do you think should be addressed during the planning process?

3. What do you and your family do when you visit those other parks? What facilities have you used?
(Check all that apply.)

□ Jog/Walk □ Basketball □ trails
□ Ride bikes □ Baseball/softball □ benches
□ Picnic/relax □ Volleyball □ restoration areas
□ Children’s playground □ Soccer/Field sports □ interpretive signs
□ Wading pool □ Walk the dog on/off leash □ other: ___________
□ Tennis □ Other: (please describe)

7. Are there things you especially like about Dickinson Park that you think should remain unchanged?

8. What do you envision for the nearby natural area properties (see map)?

□ trails □ benches
□ restoration areas □ other: ___________
□ interpretive signs

9. We don’t want to miss anyone! Do you know of organizations or specific interest groups we should be sure to include on the mailing list?

4. What improvements would you like to see in Dickinson Park? (check as many as you like)

□ paved pathways □ picnic tables
□ play equipment □ flower/shrub beds
□ benches □ open grassy area
□ pathway lighting □ informal sports fields
□ drinking fountain □ basketball/sports court
□ natural areas □ permanent restrooms
□ unpaved trails □ pad for seasonal portable restroom
□ community garden □ improved parking (describe):
□ improved access for: ___________
□ bikes □ other ideas: ___________
□ pedestrians □
□ other: ___________

10. Would you like to remain on the mailing list for this project? If your newsletter was addressed to you personally, you are already on the mailing list. Otherwise, please include your name and address here:

Name: ________________________________
Address: ________________________________
City: ______________ Zipcode: ___________
Telephone: ________________________________
Get Involved! Stay in Touch!

This initial newsletter is being widely distributed. Future newsletters and meeting notices will be mailed to all who ask to remain on the mailing list. Or you can keep track of the project on the web! We'll post meeting notes, public meeting results, and meeting notices on the Portland Parks website.

Call 823-5588   Fax 823-5570
www.portlandparks.org

GO FOR A HIKE!
Saturday, March 11
10:00 - noon
(Meet on SW 55th near the park sign)

Join Project Manager David Yamashita and natural resource specialists to explore the park and learn about the hydrology of the area the associated opportunities and challenges.

SEND US YOUR THOUGHTS
1120 SW Fifth Room 1302
Portland, OR 97204

CONTACT THE PROJECT MANAGER
David Yamashita
pkdmy@ci.portland.or.us
823-5120

Scope of the Plan

The scope of this master planning effort will also consider Taylor Woods, the Edwards property, and the adjacent property owned by the Bureau of Environmental Services.

Taylor Woods and the Edwards property were purchased with funds from Metro’s 2626 open space bond measure. They are managed by Portland Parks & Recreation.
SURVEY RESPONSES

Do you use the park now?

<p>| | |</p>
<table>
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<tr>
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<tr>
<td>No</td>
<td>33</td>
</tr>
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</table>

If you use the park, how do you use it?
If you don't use the park, why not?
(See attached sheets for responses - Question 1)

What improvements would you like to see in Dickinson Park?

<p>| | |</p>
<table>
<thead>
<tr>
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<tr>
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<td>Natural Areas</td>
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<td>Benches</td>
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<tr>
<td>Trails</td>
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<tr>
<td>Picnic tables</td>
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<td>Play Equip.</td>
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<td>Fountains</td>
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<tr>
<td>Access-pedestr.</td>
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<td>Pathways</td>
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<td>Restrooms</td>
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<td>Sports fields</td>
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<td>Basketball/sports court</td>
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<td>Flower/shrub beds</td>
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<td>Parking</td>
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<tr>
<td>Lighting</td>
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<tr>
<td>Pad for port. restrm</td>
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<tr>
<td>Community Gdns.</td>
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</table>

What other area parks do you use?
(Only parks with more than 5 votes shown)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Park</td>
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<td>Woods</td>
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<td>Tryon Creek</td>
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<td>Cook</td>
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<td>Willamette</td>
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<td>Fulton</td>
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<tr>
<td>Forest Park</td>
<td>5</td>
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<tr>
<td>Kelley Pt.</td>
<td>5</td>
</tr>
</tbody>
</table>

What do you and your family do when you visit those parks?

<p>| | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Jog/walk</td>
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<tr>
<td>Picnic/relax</td>
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<td>Use playground</td>
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<td>Walk dog</td>
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<td>Ride bikes</td>
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<td>Play basketball</td>
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<tr>
<td>Use wading pool</td>
<td>9</td>
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<tr>
<td>Play volleyball</td>
<td>6</td>
</tr>
</tbody>
</table>

What issues or concerns do you think should be addressed during the planning process?

- See attached sheets - Question 6

Are there things you especially like about the park that should remain unchanged?

- See attached sheets - Question 7
Walking once in a while.
Walk dogs off leash - 5 to 6 times per week.
Visual, aesthetics
For walks
To walk through to get into our neighborhood when taking the bus off Taylor’s Ferry.
We walk in the park twice daily.
My dog plays. I enjoy the sunsets.
I walk my dog if it is not too swampy.
Walk the dogs.
Walking by, lingering to enjoy the distant view and sunset.
Area is perfect “as is”
Very soggy now, but walking dog there.
Play with daughter. Walk the dog.
To walk dogs.
To fly kites.
Photography
Walk the dog off leash.
Take the dogs.
Dogs-off leash, daughter explores in the woods.
Walk the dog.
Walk through, enjoy the view from the top, enjoy the open space.
Take the dog for runs
Walking the dog or other walks, watching the sunset, watching lunar eclipses, stars.
We have used it to set the kids rockets off, neighborhood party.
Walk the wood fringe looking for birds and bugs.
Pick blackberries
Frisbee
Ski (when there’s snow)
Walking
Stargazing
Watching the sunset
Dogs: Walk the dogs, socialize with other dog owners. Use park 2-4 times a day.
Watch sunset and stars
Sometimes for playing with a ball or frisbee or exploring the woods.
Sit and watch sunsets.
Walk the dog on and off leash
Sled when it snows. Use as destination for neighborhood walks.
We use the park as an open space for our dog to run and play fetch.
Usually hike through as part of a loop hike.
Dog walks. View sunsets.
Launch rockets with son.
We like to drive up, sometimes sit down outside, and view the open space and panorama.
Hike. Play by the stream. Pick blackberries
Take our dog up there to play.
Walk dog and jogging.
Great view of lights at night.
I live by it and pick berries there.
Walking, open space bird watching, picnics.
Play: Frisbee or catch
When it is dry, we walk through the grass, pick berries, and walk on trails. We sometimes picnic on the grass. At times when it is soggy, we stay off.
As a view point mostly. Sometimes picnic
Walking through it, sometimes with grandson, enjoying the new, open spaces and trails, picking blackberries.
Neighborhood activities, ie, parties, walks
Walks, jogging
To walk the dog and watch the sunset.
Walk the dogs; enjoy natural setting, social time/area for neighbors and neighbors dogs
Walking, solitude, view
Play with my dog. Explore wooded area.
Only one time. Just discovered it. Run. Seemed like a big void with much potential.
Walks and view sunsets.
Walking our dog.
Right now mainly a place to walk our dog and let go off leash to play frisbee.
View sunsets, exercise dogs, exercise self (it’s a climb)
To take walks off of roadway.
Walking, hiking
Walk throughout only.
Blackberry picking, let the dog play.
I look at it. It's very peaceful.
This has been a natural area of beauty. A buffer from the city.

Off leash dog run.
To walk our dog, pick berries in the summer, and explore the woods.
Occasional frisbee, other toys, playing with our son.
To sit and enjoy the view, walk the dog.
I walk our dogs through the park five days a week.
Walk through it, enjoy the view.
Walking and jogging.
Play with dog off leash.
Walks with our children, exploring.
Once a week I use it as a destination when I walk. I especially like the view.
Sometimes, rarely, to fly an airplane with son.
Run dog, park needs development.
Walk and play with children and pick blackberries. Look at view.
Kite flying; walking with our 2-1/2 year old
Walking, sunset watching.
Walks, walking dog, scenic viewing, etc.
For our dogs to run.
Walk dog.

Dog activities-mostly off leash while playing fetch, gives us our exercise.
Live next door, walk trails
PORTLAND PARKS & RECREATION
DICKINSON PARK SURVEY
DON'T USE RESPONSES

Park area is now exercise area for dogs.
No dog to run; nothing much else there. Use trails sometimes.
Open area on steep hillside. Not too much to do.
Didn't know I could.
Does not exist yet.
Because I would like some kind of path to walk/bike along. Grass too high.
Was not aware it was there.
Sometimes grass is too high. No trails, very steep. Was never sure it was a park.
Large grassy area uninviting. Dog poop.
Nothing to do there.
No off leash area for dogs.
We do not currently live close. We are building on 57th Ave adjacent so will be 4 houses down from the park.
Too many dogs running free and too much poop. Not a safe place to take my sons
Nothing there.
Don't know about it.
There is nothing there to use. It appears just to be a large grassy field when I drive by. It has a lovely view. I'd be interested in purchasing it if it was for sale.
It's not easy to walk through, there's nowhere to sit.
Dogs: Can't use it much currently lots of dog poop. It is primarily used by people with dogs.
The ground has too many bumps and the grass is too tall most of the time.
No playground, equipment
No easy access. Too steep. Are you going to grade parts of the hill?
Because there is no play equipment. If there were, we would use it daily (at least when not raining).
I have gone to the park for its open view of the skies to see the space shuttle, etc.
Walking to it along 55th Ave is dangerous.
People run their dogs without leashes, not safe for children or fun. It is full of dog poop.
There are no facilities for my children to use. Too much dog poop.
Nothing there, and it's on a hill.
Too new to the neighborhood and it's too hilly.
Didn't realize it was open for public use.
Community Gardens
   Community Gardens

Connectivity
   Trails connecting various parcels.
   Connecting to the current Dickinson Park for bike riding.

Creek
   Restore creekbed.

Dogs
   I think it's great that people have a place for their dogs to run

Features
   All good ideas.

Interpretive signs
   Waste of $$$

Lights
   Lights

Maintenance
   I would like to see more volunteer work days scheduled to battle the non-natives.

Mountain bike
   Mountain bike path

Natural
   Leave alone
   Keep natural/primitive
   Left as natural as possible.
   As long as they are non-obtrusive.

Nature Areas
   Nature areas.

Nothing
   Leave them alone.

Openness
   Keep them unobtrusive, retain the natural beauty.

Paths
   Rock paths

Paving
   No asphalt

Picnic tables
   Picnic tables.
Plants
Flowers, gardens

Traffic
Provide no parking. Access on foot or bicycle. No motorize vehicles.

Trails
Barkdust trails
Keep trails back from creek.
Unpaved

Trees
Planting more trees would be great.
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<th>No. of Children</th>
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<td>16</td>
<td>7</td>
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<tr>
<td>17</td>
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</tbody>
</table>

Average Age 7.599
PORTLAND PARKS & RECREATION
DICKINSON PARK SURVEY
OTHER PARKS' FACILITIES RESPONSES

Birdwatching
  Birdwatching

Community Center
  New rec center.

Community Garden
  Community Garden

Dogs
  Enjoy nature without a dog.

Don't know
  Do not visit

Equipment
  Exercise rings, pull-ups, sit-ups, hand overhand.

Gardens, Wooded Areas
  Gardens, wooded areas

Habitat
  Plant identification, bird watching.

Hike
  Hike

Pool
  Swim Pool

River
  River

Rollerblade
  Rollerblade

Rollerskating

Scenic
  Enjoy natural setting.

Skateboard
  Skateboard park

Skatepark
  Skatepark

Socialize
  Socialize with others in the community.
Swim
   SWCC Swim, Exercise Room

Swimming
   Swimming at rec center

Trees
   Climb trees.

View
   Enjoy wildflowers, trees, shrubs, seasonal changes, birds.

Walks
   Enjoy the woods and climb the hills.

Wildlife
   Enjoy what wildlife we have left around here.
<table>
<thead>
<tr>
<th>Park Name</th>
<th>Responses</th>
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<td>Champoeg</td>
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<tr>
<td>Commonwealth</td>
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<tr>
<td>Cook</td>
<td>8</td>
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<tr>
<td>Crystal Springs</td>
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<td>Fulton</td>
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<tr>
<td>Gabriel</td>
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<tr>
<td>Garden Home</td>
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<td>Greenway</td>
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<tr>
<td>Woods</td>
<td>19</td>
</tr>
</tbody>
</table>
PORTLAND PARKS & RECREATION
DICKINSON PARK SURVEY
OTHER GROUPS RESPONSES

Every residence as shown on your map as they will receive the
greatest impact from the project.

Boy Scouts and Girl Scouts. Some good projects there.

People with pets. It can really be messy to walk around.

Tualatin Riverkeepers

Fans of Fanno Creek

Lana Yamalova, 2300 Hammerle St., West Linn, OR 97068

Owners of private land between 57th & 62nd. Creek.

Mt. Sylvania Little League, P.O.Box 19493, Portland, OR 97280

Oregon Chapter Sierra Club, 3701 SE Milwaukie Ave. #F,
Portland, OR 97202
Access
Parking, safety, ease of use for
Access to other green spaces.
Find a way to increase access to the park without overly disturbing the quiet neighborhood.
Access for functions.

Anything
At present, any improvements would be welcome!

Barriers
Something to keep idiots from driving their trucks through.

Congestion
Don't draw too many people (congestion).

Connectivity
Connecting main park to Taylor Woods, BES, and Edwards properties.

Creek
Need to protect creek at both ends. A wetland/flood storage at bottom could be good. Also, some native meadow.

Development
Neighborhood park; limited facilities (toilet, play equipment, basketball court, drinking fountain); access and parking; retain open space, rural feel.
Degree of development
To not over-develop this land. It's nice to have an open area in neighborhood.
The need for open, natural park settings, without paved areas, play equipment, and other improvements.
The park will be left natural, a place to walk a very few changes except paths and small play area.
Any kind of building that might be proposed should be discussed thoroughly.
Minimize impact to natural areas and adjacent areas.
Dogs

No dogs.

Many people use it for dogs. I believe we should keep very dog friendly.

Make sure dogs must be on leash and have a fenced area that they only can run loose. There are lots of streams and drainage problems in this area.

A lot of dogs use the field. I think they should designate a dog area similar to Gabriel Park's dog area.
People letting their pets use the park as a bathroom, maybe a fenced area for the animals.

Open space for dogs to run.

A dog area would be nice!

Off leash dogs currently have free reign of park. Dog owners may need off leash area. Please not whole park.
Off leash area-keep option open to provide an area for people to run their dogs.

No specific pet area.

It's mostly used for dog play. Need signs about "scooping poop" and also need garbage cans.

Don't want it turned into a to a "dog park".

Separate dog area or enforcement and picking up after your dog.

No dogs: they really ruin the parks for small children.

I do not think that an off leash dog area is a good idea. Gabriel Park is having continual problems with overuse, grass erosion, etc. The tragedy of the commons is the economic concept illustrated by Gabriel Park's dog area.

Drainage

Drainage

The wetness of the ground during winter.

Make sure dogs must be on leash and have a fenced area that they only can run loose. There are lots of streams and drainage problems in this area.
Try to improve drainage.

Environment

Minimize environmental impact.

Finance

Budget timeline.

Habitat

Impact on birds, wildlife; loss of habitat; impact on neighboring area; increased congestion/traffic.

Impact

Parking and neighborhood impact.
Input
Do not decide on what to be done before you listen to the people.

Level land
Level park to put in little league baseball field.

Lighting
Please do not propose any lighting. Our family also feels that lighting the area could be seen as intrusive light pollution. The park has always felt "safe" to use because of the proximity of neighbors.

Local
Local

Maintenance
Allow neighbors, involvement in maintenance and upkeep

Clean up creek area to road (Dickinson St, & 55th)

Enough garbage cans. Make sure it is not "drug-dealer friendly"

Keep creek area clear of debris and garbage.

Grass is uneven and has many prickly weeds. Park hours.

It's mostly used for dog play. Need signs about "scooping poop" and also need garbage cans.

Litter control for humans as well as for our dogs, providing there is an on/off leash area for dogs.

Maintenance
Natural
Preserve the natural condition as much as possible.
Keep as natural as possible.
Keep as natural as possible.
I like to look at open green space.
Leaving natural
Keeping the space as wild and natural as possible.
Safety and preservation of the natural setting
Keep park natural.
Make sure the natural areas are not impacted. No tree removal
Keep the natural beauty of the area.
It's beautiful as it is.
Natural settings
Leave it the way it is.

Neighborhood
Move slowly. Suburban residents do not react the same as denser pop. Areas. Don't repeat mistakes of Woods Park.
Neighborhood impact of too many improvements.
Impact on birds, wildlife; loss of habitat; impact on neighboring area; increased congestion/traffic.
Preservation of neighborhood privacy.

Neighbors
Neighborhood opinions

Noise
Noise for surrounding houses.
Noise

Openness
Neighborhood park; limited facilities (toilet, play equipment, basketball court, drinking fountain); access and parking; retain open space, rural feel.
Safety, security. Open grassy field-level areas. Minimize parking (along street only, no lots)
Keep space open. Don't put buildings on it. We love to show that area to friends and relatives.
Parking

Parking

Safety, ease of use for families. With small children.

Parking

Parking, especially if sports areas are created so patrons aren’t in neighbors driveways and yards.
Parking and neighborhood impact.

Effect on neighborhood

Traffic and parking.

Parking (off street).

Safety, security. Open grassy field-level areas. Minimize parking (along street only, no lots)

Parking along it is already a problem.

Parking availability

Parking.

Off street parking

Neighborhood park; limited facilities (toilet, play equipment, basketball court, drinking fountain); access and parking; retain open space, rural feel.

Parking.

Adequate off street parking.

Planning

We hope all options will be considered, and thought through carefully.

Play Equipment

Children activity #1

Playground Equipment

Add playground equipment

Road

55th Ave is falling apart.

The road: SW 55th is in bad shape.
Safety

Neighborhood safety.

Safety for children.

Safety

Safety

Safety.

Safety/Security to avoid making it a teen hangout/barriers to keep vehicles out of field area.

Safety

Safety, security. Open grassy field-level areas. Minimize parking (along street only, no lots)

Adequate lighting. Freedom from drug traffic.

Keeping the marvelous view and safety.

Design for day use only. Safety.

Sidewalk access on the roads that surround the park for safety for walking children.

Safety and preservation of the natural setting

Parking, safety, ease of use for families. With small children.

Security


Enough garbage cans. Make sure it is not "drug-dealer friendly"

Proper policing. The last time they "improved" the woods, we had some really interesting drug parties, and quite often too.


Seniors

Can't think of anything, except we're senior citizens in their 70's.

Topography

Seems too steep for playing ball. Kite flying would be a good activity there.

How to make the field or park a level surface not sloping.

A level picnic area.
Traffic
The traffic mainly, how an increase would affect the neighborhood.

The heavy speeding traffic on 55th.

Traffic volumes and speed on 55th not safe for pedestrians. Street too narrow, cars drive too fast.

Traffic: we do not want an increase in car traffic in our area!

Traffic

Impact on birds, wildlife; loss of habitat; impact on neighboring area; increased congestion/traffic.

Traffic and parking

Street traffic is significant. Access will change traffic pattern.

Trees
Don't cut down a single tree.

Unknown
Not qualified to answer.

Usage
Function use by neighbors

Use
Highest and best use. Look how used the dog area is at Gabriel and so much goes unused.

View
Not destroy the view of the west.

Maintaining the view

Keeping the marvelous view and safety.

Views
Keep the views for homes on 55th. No light pollution.

Watershed
Watershed areas.

Wetness
Seasonal wetness and slope of area limits any serious development.
Access
Access from 57th and Huddleston St. and view.
Very close to home. I can walk there.

Blackberries
Leave blackberry patch.

Current Users
The primary use I've seen in the past three years: sunset watchers and dog running.

Design
A park designed for kids.

Development
Leave everything alone. Would like to see very little change.

Dogs
Currently area is not very usable, mostly for dogs.
Nice opportunity for off-leash exercise.
Off leash dog walking.
The fact I can take my dog at there to play without a leash.
Keeping the park open for dogs to run off leash.
Good for off leash dogs.

Environment
Lack of light and noise.

Habitat
That it is home to many birds and raccoons.

Leave alone
Yes everything.

Location
It's so pretty. So close to home.

Natural
Keep some meadow and restore/protect creek.
Openness, bird & wildlife, friendly field, wildflowers (let them grow)
Natural beauty of woods, view
Wooded areas around creeks on both north and south ends.
The natural spaces, the view.
Most of the terrain.
Wooded areas.
Forest area.
The woods. Not the thorn bushes.
Gassy area
Not overly developed. Not very busy. Preservation of trees and wilderness.
Keep it natural. Keep the view.

Wooded area
It's a neighborhood open space that people can walk to.
View, natural setting, quiet.

Wooded area
The large grassy areas and the trees in the new corner along 55th.
Its natural openness and space to enjoy natural and view of distant hills.
Leave as natural as possible.

Its relative wildness.
We love the park as it is now. Too many of our public spaces are over developed to the point that we may as well be walking in a mall. Our family also likes to take advantage of the blackberries that we can find there even though they are non-native intrusive species. Our family has lived in the neighborhood for thirty years and we have enjoyed the park as it is not. It is not that we are afraid of change, but seeing as how nothing appears to be broken, let's not fix it.
Yes, part of the natural woodlands and privacy for residents.
The wild undeveloped areas. Ability to pick berries. Dog friendly.
I do like the nature, feel of the trees. Paths would allow me to explore more.
I like it just the way it is.
All of the existing wooded area should remain unchanged. But unpaved existing trail improvement.
The woods
Area is great the way it is, open.
Informality-Avility to run with dogs.

The wild undeveloped areas. Ability to pick berries. Dog friendly.
I would like to see the dark areas
The wild undeveloped areas. Ability to pick berries. Dog friendly.
Informal nature of park (avoid formal layout), mixture of open play areas and wooded trails.
Most of the park should be unchanged.

Natural Areas
Natural areas with an open grassy area.

No change
All of it.

None
No.
None

Openness
Clear view to the west.
Open, undeveloped feeling.
Open space.
Open grassy areas. Open to the stars and moon
The openness is appreciated. Every square foot should not have to be covered by buildings, or parks.
The view.
The view.
The wide open field is wonderful, provides a great view and open feeling.
Like the large open expanse.
Open grassy area but try to prevent cars from driving through the park, especially when wet and muddy.
View, openness
Big open space
Openness of space
The open view of valley.
How open area is to natural light.
The open field—keep it.
Open area for dog to run.
Large expanse of view to the west.

Privacy
Secluded
The privacy

Quiet
Quiet

Safety
Safety

Stream
The Stream

Topography
Rolling hills
Park needs leveling.

Trails
Trails, wooded areas and berry bushes.

Trees
Don't cut the trees!
Keep some of the trees.

Unknown
Not many people know about it.

Usage
Hardly anyone uses it.

View
Make sure view from SW 55th of mountains in back is not blocked. Hard to do I'm sure, but important.
No new trees planted.
The view! Re: Gabriel Park-neat area.
Access from 57th and Huddleston St. and view.
View
Nice view.
The view.
The view of Tualatin/Beaverton (at least from some parts of the park).
View from 55th and looking west.
The view.
Open view to the West.
Limit tall conifers.
View
Incredible view, especially at Sunset.
The view
The view
The view
The view
The view
Woods
The woods, trees, the grass.
### Dickinson Park Master Plan Open House Results
20 May 2000

<table>
<thead>
<tr>
<th>Plan Recommendation</th>
<th>Like</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop playground.</td>
<td>9</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Develop sitting area at SW 55th.</td>
<td>10</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide on-street parking along SW 55th.</td>
<td>4</td>
<td>5</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide paved paths to connect SW 55th with SW 57th.</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Provide soft-surface trails in habitat areas.</td>
<td>8</td>
<td>4</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide small group-picnic area.</td>
<td>8</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restore wetland that is now planted with grass.</td>
<td>9</td>
<td>2</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improve habitat value of existing natural areas.</td>
<td>11</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Provide interpretive signs and exhibits.</td>
<td>6</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Connect Taylor Woods to Dickinson Park with a trail.</td>
<td>7</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Limit access to streams to selected areas along the trail.</td>
<td>7</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Add speed bumps on SW 55th Ave.

It is dangerous to develop the park without improving the safety of 55th, (b) parking, and (c) sidewalks. The walking loop looks great!

Make sure there is a nice open area with nice grass for frisbee, kite flying, etc. Allow people to walk their dogs on a leash w/poop scoop requirements. I'd be OK with an off-leash area for dogs, away from the stream. Keep adequate bike areas uphill, and downhill. Consider formal parking at 57th and Dickinson or 57th and Hudleston (or along 57th).

What efforts will be made to discourage bike riding on trails.

We're so proud of the work of the Bureau and this committee. Good work David!

Great work! We need to get some fundraising to put n these ideas. How about a sky-viewing station with info about stars, etc.?

Our property is at 10710 SW 55th Ave. and backs up to Taylor Woods. One of the trails recently put in on the Taylor Woods property borders our rear property line where we have a storage barn. There has been recent evidence of people coming from the trail to our barn and entering the barn. The barn door was forced open and left open. We hope that Metro intends to put a fence along the property line of the 4 or 5 homes that abut this line, for security reasons and to keep trail users on the Taylor Woods property.

Also, we own a vacant homesite between SW 55th Ave. and the Taylor Woods site, just south of our home. Whoever constructed the Taylor Woods trails extended the trail through our site to SW 55th Ave. and people started to use the trail as access to Taylor Woods. A fence along the property line would take care of the problem. We sincerely hope that Metro will fence their property where it abuts private property because as trail use increases, so will security problems and trespass problems.
Appendix C.
Newspaper/Newsletter Articles
20 Crestwood trees cut before city halts work

Logging starts at 8 a.m. on a site near Southwest 53rd Avenue, and about 20 trees are felled before a stop-work order is issued

By LINDA CAMPILLO
Correspondent, The Oregonian

The scream of chain saws filled the air Friday morning as cutters raced to fell trees on property before it is set aside for preservation.

John Alland, a neighborhood association officer, stood in front of a large container on a site near Southwest 53rd Avenue as a tree cutter in a hard hat came close to his legs with a chain saw and succeeded in toppling one of the trees.

Minutes earlier, George Helm, Portland Building Department engineering associate, ordered the loggers to stop work. He said a clearing permit had not been obtained by Kent Gambee, the property owner.

Alland explained that the workers used Helm's cellular phone to contact Gambee, who apparently told them to continue cutting.

Logging was started at 8 a.m., and about 20 trees were felled before a stop-work order was issued by Fred Deis, special inspections supervisor, in late morning. The order remains in effect until Gambee obtains a clearing permit, for which he is required to have plans for erosion control.

Alland, vice president of the Crestwood Neighborhood Association, has been leading an effort to protect the site, at the end of the 10400 block of Southwest 53rd Avenue. It is part of the not-yet-approved Fanno Creek Plan.

As part of the plan, the site is marked with environmental conservation and preservation zones. A review is required before natural resources can be altered. In the case of preservation zones, anything other than passive recreation or resource improvements is prohibited.

The Fanno Creek Plan, however, needs to be approved by the City Council before the zones for the site become effective.

"We find this completely unacceptable."

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Trees: Site in Fanno Creek area

Continued from Page D14

"We wanted to make sure as to our interpretation of the regulations.

Fred Deis,
special inspections supervisor

Deis said.

The question was whether any bare soil was being exposed, and once that was determined then the stop-work order was posted, Deis added.

"There's really nothing we can do to threaten someone," Deis explained about the bureau's slow actions. "It's not that we're police officers... until we determined he was in violation of the regulations, we couldn't do anything."

If a permit is not obtained, then the city can stop the work, and fines would be levied if the order is not observed, explained Al Burns, city planner.

Gambee could not be reached for comment.

Alland and Kay Durtschi, chairwoman of the Southwest Neighborhood coalition, attempted to deliver a letter to Mayor Vera Katz on Friday, asking for work to be halted on the property until the Fanno Creek Plan goes into effect.

Unable to contact Katz, who was in budget meetings all day, the group talked briefly with Commissioner Charlie Hales who accepted the letter.

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Please turn to TREES, Page D4

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John Alland (center), vice president of the Crestwood Neighborhood Association in Southwest Portland, tries to prevent trees from being cut Friday morning at a site near Southwest 53rd Avenue. Twenty trees were felled by cutters working for property owner Kent Gambee before the city halted the work.
Crestwood Neighborhood struggles for preservation of wooded area

The site, which also contains the headwaters of Ash Creek, serves as a buffer from freeway noise and pollution.

By LINDA CAMPILLO
Correspondent, The Oregonian

As residential development occurs on land once considered unbuildable, there is a growing concern that the trees and natural resources that once covered hills and valleys are being replaced by apartments and houses.

One example of this concern is the Crestwood Neighborhood Association, which has been trying to protect a 3-plus acre wooded site located at the end of the 10400 block of Southwest 53rd Avenue. But the wheels of city government have been turning a little slower than development.

Now covered with large trees, the area serves as a buffer from the freeway noise and pollution that otherwise would bombard the neighborhood. It also contains the headwaters of Ash Creek, which is a tributary of Fanno Creek.

"The importance of this wooded area is it provides habitat for wildlife. It provides water quality, and it provides water quantity to the creek," said Paul A. Fishman, an ecologist and Crestwood resident.

The site is recognized by the city and contained in the not-yet-approved Fanno Creek Conservation Plan where it is marked with environmental conservation and preservation zones.

If the plan was in effect, any development would have to pass an environmental review to assure it protects the significant resources. The review does not mean that development could not take place.

"It's not saying that they cannot build here, it's saying build sensibly," said John Alland, neighborhood association vice president.

The Fanno Creek Plan is one of several for areas throughout the city. Most of them have been completed, and several remain to be approved by the City Council. The Fanno plan is scheduled for a March hearing.

And until the plans are approved, the areas are left unprotected, Alland said. If the Fanno Creek Plan is not approved soon, the issues surrounding the 53rd Avenue site will be moot, he added.

It has taken the city planning staff since 1987 to get the plans in place, because of budget and staff limitations and two appeals to the state Land Use Board of Appeals and the Oregon Supreme Court, said Al Burns, city planner.

Last week, Kent Gambee, who owns the property along 53rd Avenue, had about 20 trees cut before a "stop work" order was posted by a city official. Gambee must get a permit to clear his property, and a conditional use permit if his intent is to cut the large timber for market, Burns said.

The neighborhood group would like to work with Gambee to plan for development that would be sensitive to the trees and the creek, Alland said. The group also would like to see the portion of the site proposed for preservation protected from development.

However, Gambee has been unwilling to meet with the neighborhood group, Alland said.

Gambee also has been unavailable for comment to The Oregonian.

The neighborhood group wrote to Mayor Vera Katz, stating their concerns, and Katz wrote to Gambee encouraging him to meet with the parties and with a mediator.

Gambee is not the first property owner to make an end run around proposed protection plan, Burns said.

When the city began notifying property owners that their land may fall under the protection status, some residents quickly began selling their trees.

A Forest Protection Ordinance temporarily prohibited logging in forested areas of more than two acres in the city. However, the ordinance was overturned by the state Land Use Board of Appeals.

Now the city has regulations adopted in July that require a building permit for work on 5,000 square feet or more of land that involves cutting or removal of vegetation that exposes any bare soil.

"There have been surprisingly few people who have destroyed their resources while we have extended time to have the city approve a proposal," Burns said.

Getting a plan approved also takes time as the Planning Bureau wants to hear from all neighboring property owners, Burns said. The Fanno Creek Plan, for instance affects about 2,000 property owners.

"This isn't an easy process," said City Commissioner Gretchen Kafoury, who oversees the Planning Bureau.

"We have to balance the overwhelming public interest with the rights of individual property owners," she said.

The city is not trying to drag feet, Kafoury said. "There's a lot of concern about environmental protection," she said. "We're working as fast as we can."
Neighbors are concerned because the land is in a Fanno Creek conservation plan

By LINDA CAMPILLO
Correspondent, The Oregonian

Two Southwest Portland property owners have been given permission to cut trees on land that is contained in the pending Fanno Creek and Tributaries Conservation Plan.

"We don't have a tree preservation ordinance," said Susan Feldman, Portland chief planner. "What the property owners are proposing to do has been determined to be legal."

The city Bureau of Buildings issued stop-work orders when the two property owners began felling trees without the proper permits.

The stop-work orders were issued to Kent Gambee, who owns a three-plus-acre site at the end of the 10400 block of Southwest 53rd Avenue, and to WCAS Inc., a company owned by Stuart Parsons, which owns a two-acre site at Southwest 55th Place and Southwest Haines Street.

Gambee's property has the Crestwood Neighborhood Association concerned because it contains the headwaters of Ash Creek, which is a tributary of Fanno Creek. The area surrounding the headwaters is marked for preservation in the Fanno Creek Plan.

The plan went before the Planning Commission Tuesday evening. It is expected to go to the City Council in early April.

Although a tree ordinance does not exist, city regulations require a permit for work on 5,000 square feet or more of land that involves cutting or removing vegetation that exposes any bare soil.

In addition, a conditional-use permit is required for forestry practices, but the Portland zoning code does not contain a definition of the word "forestry."

Planning Bureau Director Robert Stacey entered a meaning of the word into the Permit Center registry Friday stating "the ongoing cultivation or management of growing timber, including its harvest, is forestry."

According to Stacey's determination, site preparation and landscaping for a nonagricultural use is not forestry, so Gambee and Parsons did not need conditional-use permits.

"We consulted with city attorneys and they advised us that our initial response in stopping this by saying it was forestry was not supported in the zoning code," Feldman said.

Parsons and Gambee have indicated they plan to clear their sites for subdivisions.

Meanwhile the Crestwood Neighborhood Association is not happy about Stacey's code determination, and the group is exploring an appeal to the state Land Use Board of Appeals, said John Alland, vice president.

"We the Crestwood Neighborhood Association feel that the city has not acted in good faith and forcefully enough," Alland said. "We believe they caved in under pressure from Gambee's (and Parsons's) attorney who had threatened to sue the city."

3-24-93
Crestwood Neighborhood Association Meeting

Now to be held Wednesday, July 19, 7pm at The Finches, 1022 S.W. 53rd Ave.

(Previously announced general meeting for July 12 at Multnomah Center is cancelled.)

Ashcreek/Crestwood Neighborhood Planning Meeting will be held as scheduled
Wednesday July 12, 7pm at Multnomah Center, SWNI Conference Room

The main agenda item at the July 19 meeting will be a review of the current status of the application of Karen Kenny to construct 16 units at the south end of S.W. 53rd Avenue, as outlined to us in a review with Ms. Kenny on June 30. We will discuss each of the issues. The Association’s preferences on matters relating to modification and approval of the application will then be presented to Ms. Kenny and the Portland Bureau of Planning, which manages the approval process.

Note: the property formerly known as the “Gambee Property” has been sold to Ms. Kenny and the project is now known as “Taylor Woods”

UPDATE: “Taylor Woods” Development on Gambee Property

On June 30, a small group from Crestwood Neighborhood Association met with Karen Kenny to gather more information about the proposed “Taylor Woods” development at the end of 53rd Avenue, Roland Finch, Leslie Baird and Darien Reece represented CNA. Karen Kenny attended with her attorney, Mike Robinson, of Portland law firm Stoel, Rives, Boley, Jones and Grey. SWNI land use specialist Matt Aho also attended.

Ms. Kenny described her approach to development and offered some background about projects she has been involved in Oregon, including the “Jackson Meadows” development in Hillsboro. She explained that her role in these projects is not that of a builder: she will develop the site plan and obtain approval from the Portland Bureau of Planning and then sell the land and planning package to a local builder.

She brought an updated and more detailed site plan, with changes meant to address some of the initial concerns of the planning bureaus and neighborhood association. The plan now calls for a mixture of detached homes and attached townhouses. It shows orientation of the homes on the lots and gives preliminary elevations of how the homes and 2- and 3-story townhouses might look.

The group recap a some of the concerns raised by the neighborhood about the development, and Ms. Kenny offered her response. The question of adequate parking for families in the new development has been addressed in the new site plan: in addition to a two-car garage, each unit would have driveway parking for two cars.

The issue of increased traffic as it relates to the condition of Alfred is more complicated. Ms. Kenny agrees that this is a concern and an issue to bring up with the city, but does not feel it is within the scope of the project or her responsibility as a developer to address this.

The issue of stormwater management was also discussed. Ms Kenny reports that a geotechnical survey has been done and engineering plans are in process to address the requirements of the Bureau of Environmental Services.

Ms. Kenny will continue to work on the plans in preparation for the approval hearing. At this time it looks like the earliest date for a hearing would be in late August or September. More details and updates about the “Taylor Woods” development will be given at the July CNA meeting.
Bob Febus Receives “Spirit of Portland” Award

Long-time Crestwood Volunteer Bob Febus, received one of the “Spirit of Portland” awards presented by City Council on November 13, 1996. The awards celebrate great achievements by volunteer groups, citizens, businesses, city employees and neighborhoods. In all, nine awards were presented in 1996.

We have mentioned Bob’s tremendous work on Woods Park and Dickenson Park in previous articles. Some of his other achievements include: directing hundreds of scout hours restoring parks as District Director of the Boy Scouts for the Columbia Pacific Council, counseling children at local schools and assisting with Christmas light preparation at the Grotto. He has been instrumental in the success of the annual Spring Cleanups sponsored each year by Southwest Neighborhoods Inc., recruiting boy scouts and other volunteers.

Bob also organized a relief effort for Vernonia during the flood last February. He was the first to arrive over a little-known logging road with badly-needed supplies. He organized and collected donations from area stores and schools, helping to rebuild a restaurant and church, and providing the supplies the school needed to reopen. Bob also opened his home to a Vernonia student so he could attend school in Portland until Vernonia School could reopen.

Bob Febus is not just a person who sits on numerous committees, he is an active “doer” who gets things accomplished. We are proud that Bob has received the “Spirit of Portland” award.

Crestwood neighbors who have been following the proposal for a 16-unit development at the end of SW 53rd will be pleased to hear that Karen Kenny and Metro have agreed on the sale of the site as a greenspace to preserve the headwaters of Ash Creek.

As of October, the proposal was still under appeal to the City Council. Ms. Kenny approached CNA just before the Council’s decision with a commitment to sell the land to Metro. When this information was presented to Council, they upheld Ms. Kenny’s appeal. This meant that the land could be appraised as developable, allowing her to offer it to Metro without a loss.

The expected closing date for the sale is January 15. CNA is planning a January dinner to celebrate the sale and kick off plans for restoration of the site. Information is included in the boxed article to the right.

METRO to Purchase Taylor Woods Property

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Join us to Celebrate Headwaters Preservation in Crestwood!

A long time in the making, Crestwood seems poised to finally protect the headwaters of the South Fork of Ash Creek and we would like to celebrate!

Join us for dinner, won’t you? We will gather at Henry Ford’s, a historic SW restaurant Friday, January 17, 1997. We will have a no host bar starting at 6 pm, followed by dinner at 7 pm. The idea is to have fun, celebrate a great moment in the history of Crestwood, and get to know one another better. We promise to keep speeches to a minimum and aim to have the it wrapped up by 9 pm.

The cost is just $17 per head, which includes your choice of entree, salad and baked potato, and gratuity. An additional donation of $3 per head is suggested toward the restoration of the property.

Reserve your spot by filling out this form and mailing it with your check by January 1, 1997. Make checks payable to Crestwood Neighborhood Association and send to Michaelene Wilcox, 5014 S.W. Brugger St., Portland, Oregon 97219. For more information call Jere Retzer at 245-8641.

Name ___________________________ Number in party ____________
Address ____________________________
Phone ___________________________ Amount enclosed ____________

Grab a neighbor and come to the party!
A New Park in Crestwood? It Could Be Up to You!

The last time we heard from the city park's planners, the school property on SW 55th off Taylors Ferry, known as the Dickinson Property, was top on the list of properties owned by the Portland School District to be recommended for a city park designation.

That's all well and good, but the school district is selling certain properties to raise enough money to augment the current budget shortfalls.

They are looking for the largest dollar return they can get and selling this property for a park won't give the same return as it would for housing. The city is willing to pay the school district a fair price for what is now zoned an open space.

However, the school district's reasoning is that if it can get the land rezoned for residential building sites then the property could be sold for much, much more to developers rather than the city or some other governmental agency.

If you have seen the property on your drives down 55th toward 1-5, and who of us in Crestwood hasn't, then you know what a fabulous site it is with its wide vista to the coast range and spectacular sunsets. It's these same qualities that make it a prime site for a residential development. It's land that is easily and readily developed as well. Expect developers to have Dickinson number one on their list of prime locations and eager to bid the cost up.

Despite the fact that Commissioner Jim Francesconi and the parks department he heads has earmarked this property as number one among school properties the city would like to see become a park and that city parks planners feel that any designation other than as a park would be poor use of this land, it could yet be sold to the highest bidder as a housing site development.

The committee commissioned by the school district to look into selling of these properties recommended that the district seek to change the zoning for the land so that it can be sold to developers for residential building.

That's where you come in. If you agree that the Dickinson site should be preserved for all of us to enjoy as a park rather than become a residential development for a limited number, write Mayor Vera Katz and Commissioner Jim Francesconi and let them know you support the city planners and parks people who recognize the fact that we are "a parks poor" area and that Dickinson should become a park. The Parks bureau recently reported that Southwest Portland is short 68 acres of park land given our level of development.

You might also mention that we don't have a playground within the area and this would be an ideal use for the Dickinson site.

Next, write Superintendent Diana Snowden, special property committee head John Russell and school board chairperson Donna Jordan.

Let them know you strongly urge the district to sell the Dickinson property to the city as a park. If we work together and work consistently we can turn this fabulous piece of property into a much needed park, not another housing development.

People and places to write are:

Mayor Vera Katz
City of Portland, Room 303
1220 SW 5th Avenue
Portland, OR, 97204

Commissioner Jim Francesconi
City Of Portland
1220 SW 5th Avenue
Portland, OR, 97204

Superintendent Diana Snowden
Portland School District
501 N Dixon St.
Portland, OR 97227-1804

Donna Jordan
Portland School Board
501 N Dixon St
Portland, OR, 97227-1804

John Russell
Russell Development Co.
200 SW Market St., Suite 1200
Portland, OR 97201

Crestwood Neighborhood Association Meetings

The June meeting will be held Wednesday, June 10th, 7:00 pm,
Multnomah Arts Center, Room 14, 7688 SW Capitol Highway

The July meeting will be held Wednesday, July 8th, 7:00 pm,
Multnomah Arts Center, Room 14, 7688 SW Capitol Highway

Topics will include reports on recent SWN committee meetings and local issues related to parks, land use, transportation and crime prevention. If you have an agenda item you want included, please contact Wes McMullen at 244-2458.

People with disabilities who need special assistance to attend a neighborhood meeting should call SWN at 823-4592. Citizens needing a sign language interpreter should call at least 48 hours prior to the need.

The Examiner is sponsored by SWN, Southwest Neighborhood Inc.
Southwest Community Plan
Open House slated for April 17th
by Marie Johnson, Bureau of Planning

Citizens interested in the Southwest Community Plan will get an update on the project at an open house sponsored by the Bureau of Planning and Southwest Neighborhoods, Inc. (SWNI). The open house, scheduled for April 17, from 7 to 9 p.m. In the Multnomah Center, will be the first public forum on the plan since the Portland Planning Commission adopted it in May, 1999. The planning staff will review the status of the project and present the Recommended Southwest Community Plan, adopted by the Planning Commission in September 1999. SWNI Task Force members will present policies they wrote as an alternative to the Planning Commission proposal. Those documents will be available on April 7 at the SWNI and Bureau of Planning offices. The next steps toward City Council’s consideration of the two policy packages will also be discussed.

The open house will not include a discussion of zoning map proposals, or other parts of the Southwest Community Plan. The process for revising the plan for final passage will be adopted by City Council before work resumes on other parts of the plan. Work on the zoning map is expected to resume in July of this year and an approach to this work is still being developed.

Show support and save lives at Southwest Neighborhood blood drive
by Sylvia Bogert, Executive Director, SWNI

On December 4, 1997, Heidi Regazzoni of Wardrop, Washington, gave birth to her son, Andrew. Three weeks later, Heidi was rushed to the hospital with unexplained bleeding. To help stop the hemorrhaging and replenish her lost blood, she received more than 15 pints of blood. "That gift meant more to me than I’ll ever be able to put into words," says the busy mother of four.

"I may never meet the person who donated the blood that saved my life, but my family and I are extremely grateful that they cared enough to take time to donate," Heidi says. "If we’re fortunate the difference donor can make in someone else’s life. The blood I was given kept me alive. I am so grateful to the Red Cross for specializing in my blood type and donating blood drives in this region and for making sure blood is available when people like me need it.

Southwest Neighborhoods, Inc. (SWNI) will sponsor a blood drive for the American Red Cross on Friday, April 7, from 1-4 p.m. until 6:00 p.m. at the Multnomah Center, 7685 SW Capitol Highway. Due to site and time limitations, you must make an appointment. Call the SWNI Office at 823-492 for an appointment.

Dickinson Park Master Plan
Public workshop: Saturday, April 8, 2000
10 am to noon
Multnomah Center Auditorium
7685 SW Capitol Highway

The workshop will focus on issues identified in the draft concept plan and participants will be asked to help refine various recommended park features. We’ll confirm the date, time, and location in the next issue of the Southwest Neighborhood News.

If you have a disability and require an accommodation, please call SWNI at 823-492-5563.

Southwest Neighborhoods, Inc.
7685 SW Capitol Highway
Portland, OR 97219

The best way to predict the future is to invent it!
Portland Parks & Recreation 2000: Bringing the future into focus
Monday, May 1st - 6:30 to 9:00
Multnomah Center Auditorium
7685 SW Capitol Highway

This public meeting is part of a series of "town openings" regarding the future use of parkland and recreational services. For more information, please call 823-4570.

Volunteer to help with Letter Carriers’ Food Drive
by Michael Rock, SWNI Development Committee

Mark your calendars! If you enjoy fast-paced teamwork, consider volunteering for the collection of Letter Carriers’ Food Drive on Saturday, May 13, 2000.

Portland will participate in the food drive on Saturday, May 13, 2000. You’ll be volunteering to sort food donations while they deliver their mail. All food comes back to post offices all over the city, where teams of volunteers will sort it and load it onto trucks.

Southwest Neighborhoods is again leading this support to the event. We are seeking volunteers (age 15 or over) for this event. We are organizing two shifts: We need 5 or 6 people from 11 am to 2 pm to sort food donations into boxes. Then from 2 pm to 6 pm we need at least 10 to 15 people to load the boxes into trucks.

If you think you can recruit a group of volunteers from your workplace, neighborhood church, family, or church and friends, or even just volunteer yourself to work at the Multnomah Post Office on May 13, call 823-4570.

Census 2000 kick-off
Announcement from Multnomah County Commissioner Serena Crutch office

Census 2000, the largest, most precise mobilization in US history, will reach an estimated 275 million people across the United States. Government and community leaders use Census data for everything from planning schools and building roads to providing social services and managing health care services. Over $100 billion in federal funds are awarded to localities based on Census numbers.

The State of Oregon lost an estimated $140,000,000 in federal funding because of the undercount.

After months of work by the Multnomah County Complete Count Committee, chaired by Commissioner Crutch, community leaders, citizens and religious leaders have developed local strategies to improve participation.

Through community awareness events, workshops, posters, and more, the Census has been the subject of conversations in community settings. But, the Census has also been a topic of conversations in community settings. The state of Oregon lost an estimated $140,000,000 in federal funding because of the undercount.

Southwest Neighborhoods, Inc.
7685 SW Capitol Highway
Portland, OR 97219

Nonprofit org. U.S. POSTAGE PAID PORTLAND, OR PERMIT NO. 1384
A group of 20 or so people stood with jackets, hiking boots and a couple of dogs, on a balmy March morning. Listing to Wes McMullen describe Dickinson Park. The 35-acre pasture and wooded area was purchased from the Portland School District just last year.

McMullen grew up in a house on Southwest 55th and Alfred Street, nearby. McMullen, the Crestwood neighborhood’s unofficial historian, talked about growing up near the small dairy farm, with its house, barn and dozen head of cows. During the 1950’s the Portland School District purchased the property, the residence was moved, and trees cleared and farm buildings torn down.

The south fork of Ash Creek meanders along the southern edge of the new park through a small wooded area. There is huge meadow to the center, and then a large wooded area along the north side.

Led by project manager David Yamashita, we first hiked through the meadow down to the creek. A narrow brook bubbled through the woods, where English ivy had overgrown the banks, covering ground and trees. Hike leaders pointed out that this part of the park had lots of potential for restoration.

Crossing a couple of planks we reached an old abandoned pump house and barn, that McMullen said had been there since the 1920s. The headwaters spring up in this area, and neighbors to this day share water rights.

McMullen talked about fishing in the creek in February and March when the cutthroat trout came to spawn. Today much of the stream is culverted. The trout have all but disappeared.

Our hike continued up 55th and then west along a steep trail through the north woods. Again, invasive ivy was omnipresent.

But naturalist Jennifer Devlin, pointed out a number of native trees, shrubs and birds, which she said were signs that the woods were in good health, generally.

An adjacent wooded area, at one time earmarked for a 52-home subdivision, although logged by the previous owner, was saved by neighborhood efforts.

Metro purchased the tract of land and volunteers have begun efforts to build trails, plant new trees and restore habitat. This land is also being studied by the City of Portland.

A citizens advisory committee has begun to meet to come up with a master plan for Dickinson Park. A public workshop is planned for April 8, from 10:00 a.m. to 12:00 noon, at the Multnomah Center Auditorium, 7688 SW Capitol Highway.

This workshop will focus on issues identified and options being considered. Survey results and other background information will be presented. Then the group will narrow down the design options and establish priorities for specific park elements.
Appendix D:
Environmental Assessment
May 29, 2000

David Yamashita  
Portland Parks and Recreation Department  
1120 SW 5th Avenue  
Suite 1300  
Portland, Oregon 97204

Report on Field Results and Habitat Assessment for Parks Bureau, Metro and BES properties on South Fork Ash Creek in southwest Portland.

Introduction

The purpose of this report is to summarize the results of a field survey for public owned properties on the South Fork Ash Creek, including Dickinson Park on SW 55th Street and unnamed properties along South Fork headwater streams owned by Metro and the Bureau of Environmental Services (BES) at SW 57th Street. The report also provides an assessment of habitat values within each parcel and recommendations for management and habitat improvement.

Field Methods

Site surveys were conducted using meandering transects that covered each habitat type within each parcel. Plants, habitat characteristics, and wildlife or their sign were recorded. Dominant trees, shrubs, forbs, and herbs were recorded along with other information including existing habitat characteristics, such as the presence and type of dead standing or downed wood, relative age/size classes of trees, the presence of water, unique features, average canopy closure for trees and shrubs, and the general condition, or health, of the habitat. Wildlife or their sign (vocalizations, tracks, scat, etc.) were also recorded. A one-time site visit provides limited opportunity to observe plants and animals, consequently, the list of species presented below is likely not all inclusive of species that may occur on site.

Field Results

Two site visits were made to each parcel to allow for migratory bird surveys. However, two site visits do not necessarily reflect the number of wildlife species that may be present during all or part of their life cycle on these sites. Dedicated bird surveys or other wildlife surveys are recommended to develop a more complete list of associated wildlife for all sites.
PARKS AND RECREATION DEPARTMENT SITE

Dickinson Park includes four habitat types—upland forest, upland meadow, wetland meadow, and aquatic habitat as stream and seep wetland. The upland forest in the northern portion of the park is dominated by overstory trees of Douglas-fir (*Pseudotsuga menziesii*) averaging 16-inch dbh with some greater than 36-inch dbh and big-leaf maple (*Acer macrophyllum*), with red alder (*Alnus rubra*), cherry (*Prunus sp.*), and willow (*Salix sp.*) with Oregon ash (*Fraxinus latifolia*) and black cottonwood (*Populus balsamifera*) also present in a stand in the northwest corner of the park at SW 57th Place. Shrubs include Indian plum (*Oemleria cerasiformis*), Oregon hazel (*Corylus cornuta*), red elderberry (*Sambucus mexicana*), and American holly (*Ilex opaca*). Himalayan blackberry is a dominant shrub along the creek and throughout the forest especially in forest openings (e.g., along SW 57th Place). Herbaceous vegetation within the upland forest habitat includes English ivy (*Hedera helix*), sword fern (*Polystichum munitum*), Dewey's sedge (*Carex deweyana*), bracken (*Pteridium aquilinum*), and waterleaf (*Hydrophyllum sp.*), among others. Dead wood habitat was present as snags of big-leaf maple and a 30-inch dbh live-defective, i.e., broken top, Douglas-fir tree.

Stream banks were muddy and undercut densely covered by Himalayan blackberry at the downstream end. Water was generally clear and flowing at the time of the field survey. The cottonwood/ash stand indicated the presence of a seep within this area of the park.

The central portion of Dickinson Park is a large open meadow bounded city streets to the east and west and by riparian forest to the north and south (South Fork Ash Creek). The meadow includes upland and wetland meadow habitats. Grasses dominate this hillside which had been recently mowed. Grasses within the upland portion of the meadow include orchard grass (*Dactylis glomerata*), brome (*Bromus inermis*), and perennial ryegrass (*Lolium perenne*) among other grasses and a few flowering plants, such as western buttercup (*Ranunculus occidentalis*). Grasses within the seep wetland included western mannagrass (*Glyceria elata*) and meadow foxtail (*Alopecurus sp.*), both wetland indicator species. The recent mowing penetrated the wetland area along its northern and southern boundaries. A check of the area immediately surrounding the uncut area revealed wetland soils and soil saturation indicating that the wetland is likely larger than the current uncut area. Saturated soils were found to be connected uphill from this wetland to the tree line forming the north border of the open meadow. Additional wet areas, which may be jurisdictional wetlands, occur within localized areas which drain to South Fork Ash Creek.

The South Fork Ash Creek riparian area is dominated by an overstory of big-leaf maple, red alder, Douglas-fir, and western redcedar. A few cedar measure over 32 inches diameter-at-breast height (DBH). Many of the maple are tall with small, less than 12 inches dbh. Other trees include bittercherry saplings (*Prunus emarginata*), English hawthorn (*Crataegus monogyna*), and Oregon ash in the wetter areas. Himalayan blackberry is found throughout this habitat and is a clear dominant through most of the area. Ivy is pervasive as a ground cover throughout the site, and also occurs as a vine on some overstory trees. Native shrubs include Indian plum, wild rose, and seedling/sapling trees. Native herbaceous vegetation is more prevalent in the western portion of the creek riparian area. Species include large-leaved avens, Pacific waterleaf, Dewey’s sedge, impatiens, foamflower (*Tellima grandiflora*), sweet cicely, and lady fern (*Arthriyum filix-femina*). Non-native herbs include clematis, nightshade (*Solanum dulcamara*), and English hawthorne seedlings.
The creek in this area is markedly different from the channel in the Metro and BES sites. Gravel is present within this area and the stream banks are gradually sloped uphill. Water flow was present and clear during the time of the survey. An old elevated and overgrown road bed is located in the southern portion of the canyon. This road includes a large culvert which is a block to fish passage. Openings within the forest canopy are dominated by Himalayan blackberry and various grasses. Small shrubs are also scattered throughout these openings along with a few individual trees.

Dead wood habitat is present as snags (ranging from 10 feet to over 50 feet tall) and as downed logs mostly small diameter (less than 10 inch dbh).

Wildlife or their sign observed at Dickinson Park include cowbird, black-headed grosbeak, Bewick’s wren, American crow, Steller’s jay, spotted towhee, song sparrow, black-capped chickadee, red-tailed hawk (flyover), and sapsucker (sign).

BES (EDWARDS) SITE

This site is located generally southeast of the road end to SW 53rd Street. The site is generally triangular bordered on the east/southeast by the fenced I-5 right-of-way (ROW), on the west by an imaginary line that defines the undeveloped extension (ROW) of SW 53rd Street and on the north by private property lines. The site includes upland forest, wetland forest, upland meadow, and aquatic habitat occurring as a headwater stream to South Fork Ash Creek.

The upland forest is dominated by big-leaf maple and Douglas-fir with fir more dominant in the upper slope areas. Maples range in size from 6 to 16-inch average dbh and Douglas-fir range from 10 to 28-inch average dbh with both species greater than 80 feet in height. Other tree species include western redcedar (Thuja plicata) mostly near the creek and cherry (Prunus sp.). Canopy closure within this forest averages around 65%. Shrubs include vine maple (Acer circinatum), Indian plum, Oregon hazel, red elderberry, tall Oregon grape (Berberis aquifolium), salal (Gaultheria shallon), with scattered tall cherry saplings. American holly also occurs as small trees and shrubs. Herbaceous vegetation within the upland forest includes native plants of sword fern, trillium (Trillium ovatum), Pacific waterleaf (Hydrophyllum tenipes), Smith’s fairybells (Disporum smithii), wild rose (Rosa sp.), inside-out flower (Vancouveria hexandra), and foam flower (Tellima grandiflora). English ivy, a non-native plant, is pervasive throughout this site in the ground layer and also as a vine on trees and shrubs. Dead wood habitat occurs as broken top Douglas-fir with a greater than 20-inch dbh and as stumps in varying decay conditions.

Within the upland forest habitat there exists a fairly broad seep that includes Pacific waterleaf, wild rose seedlings, and wetland indicator species of large-leafed avens (Geum macrophyllum) and small stands of false hellebore (Veratrum californicum). Overstory trees and shrubs are the same species occurring throughout the upland forest. However, soils are saturated within this wet area.

METRO SITE (TAYLOR WOODS)

Upland meadow with scattered scrub/shrub patches occurs along the abandoned SW 53rd ROW extending in small areas to the east onto the Edwards site and to the west and southwest onto the Metro site. This area appears to have been logged sometime within the last decade thus creating a scrub/shrub habitat type with inclusions of upland meadow. Cut-leaf geranium (Geranium dissectum) is the dominant herb within the meadow habitat with various grasses also dominating.
the herbaceous layer. Other herbaceous vegetation includes scattered individuals of soft rush (*Juncus effusus*), western buttercup (*Ranunculus occidentalis*), morning glory (*Convolvulus sp.*), bitterdock (*Rumex obtusifolius*), vetch (*Vicia sp.*), milkweed (*Asclepias sp.*), thistle (*Cirsium sp.*), oxeye daisy (*Chrysanthemum leucanthemum*), tansy ragwort (*Tanacetum officinale*), and wild rose seedlings occur here. The scrub/shrub habitat is defined by clumps of sapling trees (less than 20-feet tall) and include a few red alder, American holly saplings, and scattered clumps of red elderberry and individual vine maple. Douglas-fir and western redcedar seedlings have been planted and marked with stakes within this habitat.

Circling the open area within the Metro site is upland forest habitat which includes a larger portion of the headwater creek. Big-leaf maple is a clear dominant in the area adjacent to the creek in the southwest corner of the site. Western redcedar seedlings have been planted here. Douglas-fir also occurs here. Shrubs within the Metro site include Indian plum, tall Oregon grape, Oregon hazel, and vine maple within the forest habitat and twinberry (*Lonicera involucrata*), ocean spray (*Holodiscus discolor*), and red huckleberry at the forest edge. Herbaceous vegetation includes stream violet (*Viola glabella*), trillium, inside-out flower, bracken, and thimbleberry (*Rubus parviflorus*) seedlings. Ladyfern (*Arthriyum flexi-femina*) occurs at creekside. Upslope where the canopy opens the forest habitat blends into the scrub/shrub meadow area described above.

Wildlife species observed on the BES/Metro sites include Steller’s jay, black-capped chickadee, house finch, American robin, and spotted towhee. Black-tailed deer have been observed on these sites by local residents.

Special Note: Two site visits do not necessarily reflect the number of wildlife species that may be present during all or part of their life cycle on these sites. Dedicated bird surveys or other wildlife surveys are recommended to develop a more complete list of associated wildlife for all sites.

**Habitat Assessment**

Habitat values for the three sites are based upon the following characteristics: type and number of habitats present; species and structural diversity of all three vegetative layers – tree, shrub, and herbaceous; presence and type of water; connectivity to other habitats; habitat condition or general health including limiting factors; presence and dominance level of native vs. non-native plant species; presence of dead wood as snags, stumps, or downed logs and the level of decay; diversity of associated wildlife (or their sign) observed or known to be present on site; level of disturbance either natural or human caused; and the presence of any unique features. All three sites have high habitat value for the presence of headwater streams and riparian areas that influence water quality downstream within the Ash Creek system.

For purposes of this assessment, the Metro and BES properties will be considered as one site. The Metro/BES site supports four habitat types – upland meadow with scrub/shrub inclusion, upland forest, forested wetland, and in-stream aquatic habitat. These habitats are connected via the stream corridor of South Fork Ash Creek and by a narrow band of forested habitat to the west. The site is isolated by the I-5 corridor to the south/southeast and private home sites to the north. Canopy closure within the forest ranges from an estimated 45% to over 80% in the upper slope and streamside areas. Plant diversity is high with native plants present and dominant in some areas. However, other areas are clearly dominated by non-native species such as English ivy and cut-leaf geranium. Dead wood is present as broken top trees, stumps, and fallen logs. Decay
classes are mostly in the early stages and the average number per acre is below the ideal level (6 logs or snags per acre) for dead wood associated wildlife species, such as woodpeckers and cavity nesters. The stream banks are undercut and lack riparian vegetation. The stream bottom was muddy in the low gradient portion indicating sediment deposition. The general health of the site is good despite the obvious presence of non-native plants. No unique features were identified. It should be noted that the number of wildlife species that use this site is likely much greater than the species listed above.

The Dickinson Park site is a large single parcel that supports five basic habitat types – upland forest, wetland forest, in-stream aquatic, upland meadow, and wetland meadow. The northern upland and wetland forests form a complex which includes part of a headwater tributary to South Fork Ash Creek. All three vegetative layers are well developed and diverse with both native and non-native plants present. Dead wood is present as snags and downed logs. Non-native plants, such as Himalayan blackberry, dominate in some areas of the forest. General health is good. Several trails cut through the upland forest and abut the wetland forest patch along its southern boundary. This forest/creek canyon empties into a culvert at SW 57th Place. The aquatic habitat within this tributary is limited to an incised creek channel. Water flow at the time of the survey was low and relatively clear. With the bare ground banks sedimentation is likely during higher flows. The stream bottom, where visible, was composed of mud, no gravel was apparent but may be present in some areas.

The riparian forest within the South Fork canyon is vegetatively diverse although disturbed due to the pervasive presence of Himalayan blackberry and English ivy. In some areas, however, native plants still maintain a dominant position. These areas includes the wetter areas at streamside and within the floodplain. Dead wood is present mostly as small branches or trees but also includes very large downed logs and a few snags of varying size. The aquatic habitat shows less disturbance than the Metro and BES sites due to the absence of downcutting along the stream and the presence of gravel in the stream bed. This area is connected by culverts to the east and west, but is otherwise surrounded by roads and human development.

The upland and wetland meadow complex forms the largest portion of the park and bisects the two riparian forest areas. This meadow habitat lacks diversity and is maintained through mowing. The wetland portion is highly disturbed, but does have some vegetative diversity as noted by the presence of native herbaceous plants such as managrass. The recent mowing, however, penetrated the wetland portion along its periphery and its seep connection to the north east from the private property. No dead wood is present in this habitat. Evidence of use by dog owners is present throughout the site.

The Dickinson Park site is not directly connected to other habitats off site. Vegetatively the site has a small connection to South Fork Ash Creek, however, this connection is broken by a culvert along SW 55th Avenue.

Management Recommendations

DICKINSON PARK

Meadow
• Delineate identified wetland and other potential wetland areas to clarify boundaries prior to initiating habitat enhancement.
• Enhance existing emergent wetland (functionally wetland meadow for wildlife) by removing non-native herbs and adding native wetland herbs and shrubs. This would provide a mix of emergent and scrub/shrub wetland that would attract swallows and passerines birds. Suggested plants include Douglas spirea, paca-fruitied rose, nutka rose, Hooker’s willow, camas, soft rush and other native grasses and sedges, early blue violet, and lupine (L. polyphyllus at wetland edge).

• OPTION: Add a few small clumps of native wetland associated or riparian trees, such as Oregon ash, black hawthorne, or black cottonwood. Western crabapple would also be appropriate at the upland edge of the riparian area. Placement of these trees may be dependent upon management goals which may include the need to maintain the open vista for homes north of SW 55th. If the vista is not an issue, trees could be planted along the entire length of the wetland boundary.

• Add a few downed logs to straddle the wetland and riparian areas. This would allow for some additional ponding that would provide suitable habitat for aquatic insects and, if deep enough, rearing areas for red-legged frog and Pacific chorus frog. The logs would also provide loafing areas for ducks and other wildlife.

North Forest (Tributary)
• Remove Himalayan blackberry and other non-natives within the forested creek drainage between SW 55th Avenue and SW 57th Place. Replant with riparian shrubs and trees to improve habitat quality and lend stability to the creek channel. Recommended plants include Pacific ninebark, red alder, black cottonwood, Oregon ash, salmonberry, and snowberry. Stinging nettle in the flatter areas will stabilize the soil and provide food and cover for wildlife in addition to discouraging access and thus reducing disturbance.

South Forest (South Fork Ash Creek)
• Remove the existing culvert within the old road bed and replace with a design that will allow fish passage.
• Remove ivy and Himalayan blackberry especially in the flatter floodplain areas that likely would provide backwater wetlands for fish and amphibians.
• Replace ivy and blackberry with native trees and shrubs.

BES (EDWARDS ) SITE
• Elevate the existing trail that runs generally east from the SW 53rd right-of-way to protect the soils and reduce disturbance to the wetland habitats.

• In areas where there are open trenches along the log trails, plant the downslope side of the trail, where possible, with shrubs to reduce sediment runoff into the creek.

METRO (TAYLOR) SITE
• Keep the upland scrub/shrub habitat to provide diversity. If this is not a management goal, then continue to plant trees to shade out the invasive plants (e.g., cut-leaf geranium) within this area.
• Add other native forbs to the open area, such as camas, to diversify the native plant community in this area. Camas will also survive in shaded conditions as trees become established.

Summary

Habitat value is overall relatively high. While disturbance is present, the sites are intact and continue to provide habitat for small mammals, birds, and possibly amphibians. Downcutting in the stream channels is problematic in terms of sediment production which affects the aquatic environment downstream. The wetland meadow in Dickinson Park is highly disturbed at this time. All the limiting factors – dominance of non-native plants, downcut channels, etc. – can be remedied, however. Although the sites are located in an urban setting, their habitats continue to provide food, cover, and breeding habitat for certain species.

If there are any questions about the sites, please call me. I understand that Parks staff and other interested parties will meet with me on site this summer to discuss field findings and recommendations for habitat improvement and protection. I will be unavailable through the end of June returning to Portland in early July.
Appendix E:
CAC Meeting Minutes
Meeting Notes
Dickinson Park Master Plan CAC Mtg. No. 1 27 January 2000

Attending: CAC: John Alland, Greg Dahmen, Mike Devlin, Wes McMullen, Darien Reece, Betty Slenning, David M. Yamashita (staff)

Public: Ed Fournier, Greg Bishop, Natasha Rinard, Amy Kimball, Gary Schwindt, David & Mary Bird, Tony Hansen

The meeting began with introductions of the CAC members and others in attendance.

Review of Project

David Yamashita then reviewed the project, its scope, outcomes, process, and schedule. One of the first issues to be decided by the committee was whether the adjacent properties, owned by Metro and BES, should be considered as part of the master plan. After some discussion, it was agreed by the CAC that all four parcels (Dickinson Park, Taylor Woods, Edwards, and the Metro site east of Taylor Woods) should be integrated into the master plan.

Review of Issues

Most of the meeting was taken up by a discussion of the site issues that have to be addressed in the master plan process.

Watershed issues were described by Wes McMullen. Wes has worked on this specific issue as part of the Crestwood Headwaters Group. Among the specific needs that were mentioned were the removal of invasive species, restoration of riparian areas, and prevention of dumping garbage around the creek areas.

The discussion of neighborhood issues was started by Darien Reece. Among the issues described by the group were:

- trail connections to other parks, such as Woods Park;
- dumping;
- 4WDs in the park;
- "inappropriate" use of the park;
- trash;

- how the park is used mainly as an off-leash area;
- nothing now for kids to do at the park;
- lack of parking;
- speeding traffic on SW 55th; and
- lack of pedestrian crossing on SW 55th by the curve.

Other issues that were noted included the invasive blackberries along the riparian areas and the presence of perched aquifiers in the meadow and throughout the site.

Describing An Overall Vision

David then asked everyone in attendance to briefly talk about what kind of park they wanted to see, based on what they knew about the site. Almost everyone described their "vision" of the park as a low-intensity site, with a few improvements such as a playground, benches, and an unpaved path. Many wanted to preserve the natural features and the overall character of the site, as it now exists. The importance of designing a park that will respond to future needs, and not just those of today, also was stressed.

The meeting concluded at 8:45 PM.
- Over the short term, plant a field of wildflowers
- Do not provide an off-leash area in the park
- Don't turn it into a "Coney Island"
- OK to regrade some areas to create flatter pads for activities

Specific Improvements

- Playground
- Picnic tables, benches
- Several flat areas for picnic tables, coupled with shade trees
- Bike racks and access
- Public art
- A place to view sunsets

The meeting concluded at 8:45 PM.
Attending: CAC: John Alland, Greg Dahmen, Dorothy Gage, Mike Devlin, Darien Reece, Betty Slenning
Guest: Amin Wahab, Watershed Manager (BES)
Pat Billings, Dawn Uchiyama, David M. Yamashita (staff)

NEXT MTG: Thursday, 16 March at 7:00 PM at Multnomah Art Center
PUBLIC HIKE: Saturday, 10 March at 10:00 PM - Meet at the sign at the top of the hill. Resource experts on the hike will include Wes McMullen (neighborhood history), Jennifer Devlin (wildlife), Amin Wahab (water resources), and Dawn Uchiyama (environmental restoration)

The meeting began at 7:04 with introductions of the CAC members and staff in attendance.

Review of Meeting Minutes and Schedule

David distributed the minutes from the first meeting and asked for corrections. John Alland suggested some clarification of the four sites that are being studied for the master plan. Greg Dahmen moved that the minutes be accepted with revisions as noted; Betty Slenning seconded, and the group voted to approve.

The project process and current status of the project were then briefly reviewed.

Survey Results

About 13 surveys had been received so far. The forms are being tabulated by Parks and will be presented at the next meeting. The group spent a few minutes looking at the surveys that had been returned.

Master Plan Goals

Most of the meeting was spent on a discussion of what the ultimate plan for the park might include, or not include. The ideas were noted by David and are listed below.

General Ideas

- Provide buffer between park and creek, so park does not become a source for contamination of creek
- Creek could be potential spawning habitat; need a feasibility study
- Plan for significantly greater use in the future, especially from areas to west of park
- The park will be a "pocket of recreation" in the area
- Need some access to creek; make it "people-friendly"
The meeting began at 7:05 with introductions of the CAC members and guests in attendance.

Review of Meeting Minutes and Schedule

David distributed the minutes from the second meeting and asked for corrections. The minutes were approved as presented.

Survey Results

The results of the 100+ responses received were distributed and reviewed by the group. A summary will be prepared and will be ready by the workshop in April.

Master Plan Concept

David presented a preliminary concept, based on the comments received at the last meeting. The concept was meant to provide a starting point for the discussion and as something to react to. The group had many ideas and comments, which are listed below.

- lighting was brought up but it was unclear what the cost would be; solar-powered lighting should be explored;
- Dickinson St. should be shown as a right-of-way, even though it mainly comprises the creek area;
- parking could be provided along SW 57th, where a park entry should be located;
- whether curbs would be required should be checked with PDOT;
- 20’ wide “pods” should be shown on the concept;
- trees should be provided by the playground;
- bike parking should be provided.

Workshop Agenda

The group also discussed the format and agenda for the workshop in April. Suggestions included presenting an existing conditions map, the "plaza" sketch, showing the "pods", and a context map. The group also mentioned that an outcome should be a list of priorities for improvements.

The meeting concluded at 8:45 PM.
Meeting Notes
Dickinson Park Master Plan Public Workshop 8 April 2000

Attending: See list on back of this sheet.

The meeting began at 10:00AM with introductions of attendees. David began with an introduction to the project and the process. Commissioner Jim Francesconi stopped by and spoke with the group for 15-20 minutes.

Following the Commissioner’s remarks, several CAC members and a BES representative presented information on different issues. Amin Wahab from BES spoke about water quality; Darian Reece discussed urban trails issues; and Greg Dahmen presented information on fisheries.

Review of Alternative

After a short break, David described the concept that the CAC had seen and which represented a "starting point" for discussion. Before the sketch was presented, David has asked the group whether they wanted to prepare their own alternative site plans or critique the one that had already been reviewed by the CAC. The comments on the concept that was presented are noted below.

- Provide a flat place in the park for "sky-viewing".
- Provide a place on the west side of SW 55th to view the creek.
- Do not develop the wetland as a permanent wetland, or bullfrogs will begin to inhabit the ponds.
- Is there a written agreement for coordinated management of all the sites? (David will check on this)
- Paths should be as narrow as possible; if a 6' path is needed, can it be narrower in habitat areas?
- Can or should be park be renamed to be more reflective of its location or history? Maybe Ash Creek Park?
- Show a "conditional connection" between the Dickinson and Taylor Woods sites, even though any connection is problematic now. If a trail did connect the two sites, it would have to be sensitive to environmental impacts. Perhaps an easement from the adjoining property owner could be acquired to allow access over flatter terrain.
- Explore whether overflow parking could be moved to where people now park; also look into parking at the SW corner;
- A wildlife assessment needs to be prepared, to ensure that environmental conditions are mapped and are protected.
- Can more ROW property along the freeway be acquired from ODOT to ensure better protection of the creek?
- Provide high-quality turfgrass around playground area and perhaps a wildflower mix or something that takes less maintenance in the other parts of the park. Maybe the meadow grasses could be native?
- Vector Control (David Turner) should be contacted concerning mosquito control around the proposed wetland areas.

The meeting concluded at 12:00 PM.
The meeting began at 7:05.

Review of Meeting Minutes and Schedule

David distributed the "minutes" from the public workshop and asked for corrections. The minutes were approved as presented with two corrections: (a) the comment about moving parking to the "county-owned" piece should be revised to refer to it as overflow parking (this site is essentially the area that is now used for parking); (b) parking at the southwest corner of the park also should be explored; and (c) Greg's last name should be spelled "Dahmen".

Review of Workshop Notes and Comments

The public workshop was discussed and the notes from the workshop were reviewed. The following comments were noted:

- some concern over light pollution from street lights was expressed;
- questions about the schedule for restoration of habitat areas by BES were raised;
- bollards to keep vehicles out are needed also along the western edge of the park;
- questions were raised about the mowing schedule (especially in the created wetland area) to ensure that dry grass did not create a fire hazard; and
- property lines should be surveyed and marked.

Upcoming Open House

The second "public workshop" has been scheduled for Saturday, 20 May. Rather than using the same format as the last workshop, it was decided to hold it as an "open house", with no set agenda, other than to display drawings. David might not be able to be there but he will find someone else from Parks.

The meeting concluded at 8:30 PM.
The meeting began at 7:05.

Darian brought a photo of her beautiful baby, Elizabeth, and everyone offered congratulations on a job well done. They also expressed the hope that the park and the playground, at the very least, would be built by the time that Elizabeth was old enough to enjoy it.

Review of Open House Evaluation Sheets

David distributed the summary sheet for the open house that was held on 20 May. The event was very well attended, with about 20 people who were there for more than the allotted two hours. In general, the evaluations support the ideas presented in the plans that were displayed on the two boards.

Review of Working Draft

Copies of the "working draft" of the master plan were distributed and discussed for the remainder of the meeting. The purposes of handing out the draft were to give the committee a sense of what the format for the final report will be and to confirm some of the fundamental principles for the plan.

The group agreed that one of the basic ideas for the plan is to maintain the "open quality" and "naturalistic" feel of the site, while providing recreational improvements to make it a functional neighborhood park. After some discussion on what was important about the site, the group suggested that the idea of protecting the site's "natural quality" should be emphasized.

Some of the specific ideas discussed included:

- installing benches, not picnic tables, next to the trails in wooded areas;
- providing an access point in the NE corner of the park, along SW 55th, where the trail makes a broad turn towards SW Alfred Ct.; and
- describing the new trails in the wooded areas of the park.

The idea of posting the draft on the web also was mentioned. As a postscript to the meeting, this idea will be implemented but at a later date when there is a more complete draft to review.

The meeting concluded at 8:30 PM.
The meeting began at 7:05. Despite the small turnout, the group was very productive and covered many topics.

**Sidewalks Along Park**

David summarized the discussion he had with Glen Pierce in the Office of Transportation regarding sidewalks along SW 55th and 57th. This was an informal and "unofficial" discussion so the actual requirements for sidewalks may be different once the construction drawings are being developed. With that caveat in mind, the conclusion of the discussion was that:

(a) sidewalks would have to be provided along both streets;
(b) they would not have to be provided along the entire length, only up to areas that have a lot of use or to connect trailheads with the sidewalks.

As a result, the group concluded that the SW corner of the park would remain a very low-use area, to avoid having to install a sidewalk in that corner, and to eliminate the connection from the soft-surface trail in the NE corner of the park to SW 55th. Instead, it will continue to begin/end at SW Alfred Ct. The very general "order of magnitude" cost for the sidewalks was $250,000.

**Naming of the Park**

John brought up the issue of renaming the Taylor Woods site to something other than "Taylor Woods" because of its negative connotations to the neighbors. The group decided on "Dickinson Park" for the large site and "Dickinson Woods" for the smaller site. David said these would be the unofficial names for now and the master plan will reflect this change. For a more permanent change, to something even beyond Dickinson Park or Woods, David said it has to go through the official City naming process, which Darien has a copy of. For now however, the sites will be called Dickinson Park and Dickinson Woods.

**Trail and Trailhead at the Dickinson Woods Site**

The discussion turned to the idea of a trail within the Edwards parcel. Although it is a beautiful piece of property, the group believe that human access should not be allowed. There was agreement that the master plan should state why the site should remain off-limits to people.
The idea of a trailhead kiosk at the site also was mentioned as something that should be in the master plan.

**Art in the Park**

The idea of art somewhere in the park also was mentioned as an addition to the master plan. This will be included.

**ODOT Involvement at the Dickinson Woods Site**

The role of ODOT in helping with restoration at the site was mentioned. David will look into this.

**Briefing with SWNI Parks Committee**

David asked about briefing the SWNI Parks Committee on the project and Darien thought it would be a good idea. She would like to review the draft before the briefing so the actual briefing date is still undecided.

**Newsletter**

A final newsletter with the recommended plan will be produced by Parks when the draft master plan is completed.
Meeting Notes - Draft
Dickinson Park Master Plan CAC Mtg. No. 8 9 November 2000

Attending: CAC: Darien Reece, John Alland, Mark Ballard, Wes McMullen, Mike Devlin, Gregg Dahmen
David M. Yamashita (staff)

The meeting began at 7:05. The meeting focussed on reviewing the pre-"final draft" that was distributed at the meeting. The notes below are the comments that were generated at the meeting.

Additional comments will be submitted over the following week, by Friday, 17 November. A revised final draft will then be prepared for public distribution.

A. Suggestions to Draft

General Comments Add Dickinson Park MP to Portland Parks' web site

Chapter 1 Mention newsletters in planning process section.
Remove Karen Kenny's name from text.
Add neighborhood boundaries to map on p.5.

Chapter 2 Explain what a "woonerf" is (p.12-second paragraph)

Chapter 3 Elaborate on how trails will be sited and designed to minimize impacts, direct visitors to certain areas, or to keep people away from certain areas, etc.

B. Friends of Dickinson Park A motion to start a "Friends of Dickinson Park" group was made seconded. The group will exist under the legal umbrella of the Crestwood Neighborhood Assn.

C. Newsletter David reported that a final newsletter with the recommended plan is being produced by Parks.
Appendix F:
A Brief History of Dickinson Park
The following is a brief history of the Dickinson Park site, as told by long-time resident Wes McMullen, supplemented with additions by his brother Gene. It is intended as an overview, with more detailed information to be added later, to supplement what is described here.

The Pre-War Years

For Wes McMullen and his brother Gene, Dickinson Park and the surrounding area were their playground. It was a world filled with forests, a dairy, a creek filled with trout, and no roads and cars to worry about. The two boys romped through the woods, enjoying the kind of childhood that is rarely experienced by today’s children. Wes lived in the area in the 1940s and 50s. He left before the bucolic landscape of his childhood was forever changed as part of the post war suburbanization that occurred throughout the country.

Change has however, been a constant part of the site’s history. Wes believes the park was logged at the turn of the century, somewhere around 1905-06. At the time, there weren’t many roads in the area and in fact, Taylor’s Ferry Road was one of the few access routes available. At the time, Taylors Ferry followed what is now Capitol. As a result, it was used by the logging company in their operations. The wooded area in the northern half of the park was probably logged and may have been burned several times, once as late as the 1950s, as Wes recalls. One of the fires was in the late 40’s and was located just east of the grassy portion of today’s park. It scared both Gene and Wes because it happened on a very dry and windy August day. This was a typical practice back then, and explains the size of the trees now found in this part of the park. The wooded portion of today’s park was pasture with smaller mixed firs and Hazel Brush.

Wes grew up in a house, still standing, at the southeast corner of SW 55th and SW Alfred. His father bought the property in the late 1930s and began to build their house soon after. Wes still remembers quite vividly the day he was helping to build their deck when his uncle came out from Portland to tell him that Pearl Harbor had been bombed. Thankfully, better times were to follow once the war ended.

The Schmidt Dairy

The Schmidt Dairy was started by Martha Schmidt and her husband around 1919. It was one of many dairies that were scattered throughout the area, including Alpenrose and Beaver State Dairy. Unlike those however, the Schmidt Dairy was a small operation, with less than a dozen cows. The cows were milked by hand and Wes recalls many walks with his brother from their house to the dairy to get a couple quarts of milk. In those days, SW 55th was little more than a dirt path and getting the milk probably seemed like a hike more than anything else. Interestingly, Wes doesn’t think his mother ever met Mrs. Schmidt – he and his brother were
what linked the two women together. As Gene recalls about Mrs. Schmidt, "she was the hardest working person I ever knew and was always nice to us."

The dairy comprised three buildings that sat along the edge of the forested area that now borders Ash Creek, known then Sullivan Creek. A grove of Douglas fir trees were located at the top of the hill and just north of the turn where SW 55th crosses the creek. An orchard of either apple or cherry trees -- Gene remembers pie cherries -- was planted just north of the dairy buildings. A barbed wire fence was strung where SW 55th is now located. The fence extended from the dairy to Taylor’s Ferry Rd. at one time. A spring on the site provided water for the Schmidts and the dairy. Back then, the dairy was much bigger, extending west, across SW 57th Ave., into the area now occupied by houses.

**The Ponds and Creeks**

Before the area was developed, Wes recalls a pond in the vicinity of the wooded area just west of the park. Gene remembers it as west of where 55th now crosses Ash Creek and in his words, "you can still see the depression, although the creek runs north of the old pond site. The pond was fed by the two creeks found in Dickinson Park. The creek in the forested area of the park may be seasonal today but Wes remembers it flowing year round. The other creek, located along the northern edge of the existing meadow, was seasonal, though the flows were heavy enough at times that Wes remembers a fairly substantial waterfall just below the park. Both streams were full of big Willamette River Cutthroat Trout from January through May, with young trout present as well. Unfortunately, recent surveys have been able to uncover no trace of them today.

In the 1950s, the dairy was sold to Portland Public Schools, probably as a way of dealing with the post-war population boom in the suburbs. Or perhaps it was Mrs. Schmidt's interest in leaving a legacy -- Gene recalls that Mrs Schmidt always wanted her property to be used "for a school or park". Thankfully, the school was never built, and in 1999, the site was transferred to the City of Portland for a public park. Once the site is developed as a park, the site will once again be a place where memories of trees, streams and wildlife, are recreated by a new generation of children, just as they were for Wes and Gene McMullen.