

St. Helens Parks Commission

Monday, April 20, 2015, 4:00 p.m.

City Hall Council Chambers

Agenda

1. Call Meeting to Order
2. Approval of Minutes: February 9, 2015 regular meeting
3. Topics from the floor—from attendees not otherwise on the agenda
Speakers are limited to 3-5 minutes. Topics requiring action may be placed on the next meeting's agenda for further discussion.
4. New Business
 - Annual Report to Council
 - Smoking ban in parks
5. Old Business
 - Parks Commission Vacancies
 - Girls Softball Maintenance Reimbursements
 - Parks & Trails Master Plan Update
 - Sand Island Restroom and Pay Station Updates
6. Discussion Items
7. Councilor's Report
8. Other Matters
9. Adjournment

The next regular meeting of the St. Helens Parks Commission is scheduled at 4:00 p.m. on Monday, June 15, 2015, in the City Hall Council Chambers.

ST. HELENS PARKS COMMISSION

Minutes for Meeting of February 9, 2015

Council Chambers, City Hall

MEMBERS PRESENT

Jacob Woodruff, Vice Chair
Phillip Roddy, Commissioner
Stan Chiotti, Commissioner
Howard Blumenthal, Commissioner
John Brewington, Commissioner

STAFF PRESENT

Neal Sheppeard, Public Works Supervisor
Sheri Ingram, Secretary
Jenny Dimso, RARE
Thad Houk, Parks Supervisor

MEMBERS ABSENT

COUNCILORS IN ATTENDANCE

GUESTS

Elisa Mann
Steve Topaz
Mary Jane Roddy

■ ■ ■

CALL TO ORDER

The meeting was called to order by Vice Chair Woodruff at 4:00 p.m.

APPROVAL OF MINUTES

Blumenthal made a **motion** to approve the minutes of the December 15, 2014 meeting. Motion was seconded by Roddy and approved unanimously.

TOPICS FROM THE FLOOR

NEW BUSINESS

Election of Officers: Blumenthal nominated Woodruff for chair. Roddy seconded the nomination and it was approved unanimously. Roddy nominated Blumenthal for Vice Chair. Brewington seconded the nomination and it was approved unanimously.

Vacancies: Two of the Parks Commission applicants were at the meeting and were interviewed separately. Elisa Mann said she works at the library and spends a lot of time at the park, mostly at the dog park and on the trails. She just wants to give back because she spends so much time there. She has not been to all of the parks but tends to go to the ones with more walking trails. She would like to see more people use them and more brochures and posters about them at places advertising them.

Dimsho said Mann was helpful in filling out the Master Plan survey and passing out fliers for other people to fill it out. She thinks it would be useful to have someone at the library.

Steve Topaz said he has been involved with SHEDCO and a few other things to try to get the City to move forward. Cities that have parks where people can relax and meet other people seem to do better. He said one of the problems with St. Helens is we have no natural place or people to casually

meet each other. He thinks the Boise property should be made into a park until money is found to do something with it. It would be a free park and the gates would be open and there is plenty of free parking at one end. The City would then have a new park at basically no cost. The basic thing is to get more people on downtown St. Helens. More people do more buying. There is the opportunity to go after grants so they don't have to depend on the City for the money. He would like to see volunteers take care of the parks. Woodruff said we have a lot parks in the City already and finding volunteers for all of them is pretty tough. Topaz thinks there has to be a push on ways to get volunteerism in the City. That is something the City needs to work on. They could tap into the high school.

He would like to see what they call a walk down where they go to the head of a stream and walk down and pull all the garbage out. We need to come up with things like that and get people interested in the parks so they will help instead of paying higher taxes for the City to do it. Blumenthal asked if it would be a permanent park and Topaz said no, they could just call it a park for day and have a big party to clean it up and take some responsibility for their parks. It will take a different approach because the standard way of getting volunteers around here is a waste of time. Woodruff thinks a lot more people would volunteer if they had more time. Brewington said Nob Hill is all volunteer and Walnut Tree Park is maintained by the Kiwanis. Most of the ball fields have been built by volunteers and we have people who volunteer at Sand Island. We have a vibrant parks system for the size of St. Helens and we have a very understaffed Parks department who do the best they can with the labor and money they have to work with. He has wanted something to happen on the Boise site for years and he is not sure what it will eventually be turned into. Some of it may be a park. The ground down there is very hard. They tried to drive stakes for a carnival one time. There is not topsoil so it would be hard to plant grass or anything like that.

Topaz said it is good viewpoint for the river. It's not a traditional park. It is a place for the Pirate Festival and things like that where people have a commercial operation. It could be rented out for the weekend for festivals the way the property is now without any improvements. Chiotti asked if anything has come out from the City saying people can get involved with the property. Sheppard said that will come after everything is done with the ownership end of it. Chiotti said once it is, if they could advertise what it is and that it could use community support, it would be interesting to see what kind of response they get.

Woodruff asked Topaz if he were picked, would 4:00 meetings be a problem and he said no because he works and lives in town.

After Topaz left, Woodruff said he would like to talk to the third applicant, Jerry Belcher, who did not attend this meeting, before they make a decision.

Bylaws: Ingram passed out a new set of Bylaws with changes made by the City attorney. After looking them over, Chiotti made a **motion** to accept the Bylaws with the changes made. Motion was seconded by Roddy and approved unanimously.

Exclusive Use Permit: Girls Softball/SHHS turned in an Exclusive Use Permit for their upcoming season and there are no scheduling conflicts. Brewington made a **motion** to approve the permit. Motion was seconded by Chiotti and approved unanimously.

Reimbursements: Woodruff said Jeff from Girls Softball was at the last meeting and was asking about getting reimbursed for the work they do out at Campbell Park and using it for a percentage of credit towards their permit fees. They are planning on putting \$12,000 to \$13,000 into Campbell this year. He tried to tell him there are a lot of leagues that do work on the fields so if you do it for one, you have to do it for everybody. Dimsho said it was also triggered by the fee increase on the permits. Brewington said he understands the theory but he doesn't subscribe to it. Woodruff said

every organization does work but this is the first time anyone has asked to be reimbursed for it. Woodruff said if we do it for them, every other organization will be asking to do the same and we won't be getting any money at all for permit fees. Chiotti said the only thing he thought of was if they get rained out for a month or something and Woodruff said people can get reimbursed for that, can't they? Ingram said we have reimbursed people for rain-outs before. Brewington said he was president of the Oregon Softball Association for several years and was involved with putting on tournaments. The cost for play varies. In some areas, they charge more but they prepare the fields. They charge \$25 - \$30 per game because of that. They charge a lot more in Portland and it's still subsidized. Woodruff said they found out at every park outside of here, they are paying a lot more. Brewington said if you start heading down that slope, next the people at 13 Nights will want to get reimbursed for what they do for one example. Woodruff agreed and said if you do it for one group, you have to do it for all and it will snowball and that Parks wouldn't get anything. Basically they would get the park for free every year.

Blumenthal said if you really love a park, you give your time and effort to make it better. Woodruff said he coaches and after games they are raking the fields and making them look nice and if they don't have practice, they pull weeds. It is their responsibility to make it look nice and it's a sense of pride. Brewington said, in his mind, you can't go into a facility you didn't build and say it's not good enough and you don't want to pay the fee being charged. Chiotti said they want to put \$13,000 into the fields but they are not obligated to do so and shouldn't be reimbursed for it. Chiotti made a **motion** to recommend to Council not to give reimbursements for the work they do. Motion was seconded by Brewington and approved unanimously.

Right-of-Way Work at Nob Hill: Blumenthal said at one point, at the end of 3rd Street, there was a gentleman who tried to vacate the front of the park to become private. He had pictures he passed out. Since that happened and the Council gave him a small part of property up there, he has bulldozed a place to park. He was hoping that, in the future, there would be parking places and a place to back up and turn around. Sheppard said the guy came to the City and asked permission to do what he is doing at the end of the street right-of-way and the City gave him permission and approved what he wanted to do and Blumenthal doesn't agree with it. Blumenthal said there is a dirt berm there now and Sheppard said the berm was bigger before and the guy spent \$200 taking rubbish out of there. Blumenthal said in the area where people should back in to turn around where he is building a wall now, he is taking away flat area. Sheppard said there was never a way back in there before he did what he did there and there is plenty of room in there to turn around. He has put the fence up to make a safe place and make it public and is adamant about Sheppard putting up more signage to show that is for public use and that there is right-of-way in there.

Brewington asked if his concern was people parking on his property and Sheppard said no, he liked people parking down there. Blumenthal asked who was going to have to maintain that. Brewington asked if it was in the park and Sheppard said most of it is street right-of-way. Sheppard said Blumenthal thinks it is affecting the park but Nelson and Sheppard's opinions are that it doesn't affect the park now. The area wasn't for parking before and the turn-around area wasn't even there before. It was a berm that went up the hill. Blumenthal said they can look at it when they go to Nob Hill next month. If it had come to the Parks Commission, he would have suggested other more natural materials instead of the chain link fence at the end of the street. He is wondering if it goes with a nature park and if you create more public access at the end of the street, does that make it a park? Sheppard said it is in the right-of-way and people have to ask permission to do things in the right of way and whatever he puts there becomes City property. Brewington said he thinks it is out of the Parks Commission purview so he should take it up with the Public Works Director since he has the authority. Woodruff says he sees Blumenthal's concern but the guy has done everything right. If we are creating more parking for the park, that is a good thing.

Disc Golf Parking: The parking area off old Portland Road is almost a foot deep in muck and now people are pulling in the brush and areas where they shouldn't be to avoid it. Sheppard said he was going to gravel that but Morten and the City Engineer need to weigh in because it is such a high traffic area so they weren't sure it was a safe parking area. Hole #1 is right there so it is convenient and walkers park there for the trail too. Dimsho said we have the bridge project planned for this summer or next summer that will make it a short walk to get there from the parking lot. Chiotti thought we should just block it off and make them park in the parking lot. They shouldn't be backing out onto that road. Sheppard said if they are okay with making it a no parking area, he thinks it doesn't need to go through the Council. He will talk to Nelson about it. Everyone agreed it should be a no parking area.

OLD BUSINESS

Master Plan Update: Dimsho had an estimated cost on the Veterans Memorial. It was a mix of donations and in-kind costs and \$23,000.00 was the estimate. An estimate for an expansion that would include more recent wars would be around \$28,000.00. That will be going in the Capital Improvement plan as a possible project.

The grant cycle that got us the bridge is coming around again and she had talked to Houk about possibly another covered shelter or something next time. Small grants have a cap of \$75,000.00 and we have to match 40% and that is pretty high so would like to stay in the \$50,000.00 range. Houk said a kit to put one together and pour concrete was about \$20,000.00 for the cheapest one. Dimsho said they might be more likely to get funding if they had a project that had to do with trails. Sheppard said we could look at rehabbing the stairs at Grey Cliffs Park. We have been getting a lot of complaints about it. He also suggested maybe rehabbing the tennis courts. The ground isn't stable so it needs to be dug out and done right. Dimsho said maybe we could put a 2-stall restroom at 6th Street field. Sheppard said there used to be one there and it was a brick building and he didn't know why it got taken down.

Restroom & Pay Station Updates: Houk had pictures of the completed restrooms. The solar panels charge the batteries which run the circulating pump. There are huge fans so they don't smell. There is a huge storage closet between the two restrooms. There is a hose with a pump for cleaning. We are going to be enhancing the lock system. We are going to use the old restroom for a storage shed for a mower.

Sheppard said there is still quite a bit of plumbing that needs to be done but the electricians are almost done with the pay stations. There was an issue with getting a phone line down there. The pedestals need to be moved further out.

DISCUSSION ITEMS

Dimsho said we joined the Intertwine group that Blumenthal and Skinner had brought to their attention. Since we are a new member, they did publicity in their blog post about Nob Hill. Skinner put it together and it calls out the City and the Parks Dept. and thanks them for all their hard work and support. She wanted to share it because it is good press and people for the Portland area will read it and maybe come and check it out. It is more publicity for the nature walks and work parties. Blumenthal said the Native Plant Society is coming out on March 21st to look at the wildflowers and they have their regular work party on April 4th. Sheppard said Blumenthal should be commended for his work out there. He has given him a pile of gravel and Blumenthal has been putting it on the trails.

We will have a field trip to Nob Hill on March 23rd at 4:00.

Sheppeard said it's time to start working on the budget and they need to budget for dock repairs. They are in dire need of repairs.

COUNCILOR'S REPORT

OTHER MATTERS

ADJOURNMENT

The meeting was adjourned at 5:30 p.m. The next meeting is scheduled for Monday, April 20, 2015, at 4:00 p.m., in the Council Chambers at City Hall.

Respectfully Submitted,

Sheri Ingram
Secretary

P = PRESENT / E = EXCUSED ABSENCE/U = UNEXCUSED ABSENCE							
Meeting Date	John Brewington	VACANT	Jacob Woodruff	VACANT	Stan Chiotti	Howard Blumenthal	Phillip Roddy
2/09	P		P		P	P	P



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Parks Commission
FROM: Jennifer Dimsho, Assistant Planner
RE: Draft Parks and Trails Master Plan Adoption
DATE: April 9, 2015

At the next Planning Commission meeting on May 12, 2015, there will be a public hearing for the Parks and Trails Master Plan adoption. It is scheduled to go before the City Council on June 3, 2015.

Parks Commission: History of Parks and Trails Master Plan Discussions

November 18, 2012: Park classifications, park inventory, and parkland level of service

December 16, 2012: Amenity level of service, corrections to amenity inventory, park needs

January 13, 2013: Vacant lots and city-owned property near various parks, Dalton Lake Recreation Area, and Millard Rd. city-owned property

March 17, 2014: Discussed possible Joint Public Workshop, survey results, trail and fitness route proposals, and summarized park improvements

April 21, 2014: Discussed public forum results

May 19, 2014: Discussed which park improvements are high priority park projects and ballfield user fee research from other Oregon communities

June 16, 2014: Draft Plan reading and Parks Commission Annual Report/Presentation to City Council

The complete Draft Parks and Trails Master Plan can be downloaded from the Parks Department Page: www.ci.st-helens.or.us/parks

I encourage a review of the Draft Master Plan before the adoption process is completed. Please note that the complete list of identified park needs and proposed trail routes is included in Chapter 5 - Needs Assessment.

Included in your packet for the April 20, 2015 meeting is a copy of Chapter 8, the Parks and Trails Capital Improvement Plan. This Chapter contains a prioritized list of park and trail projects, planning-level cost estimates, has been compiled with public input, and vetted with City staff, including the Public Works Department.

Please let me know if you have any questions, comments, or suggestions regarding the park and trail project lists or the Draft Parks and Trails Master Plan in general.

CHAPTER 8: CAPITAL IMPROVEMENT PLAN

8.1 INTRODUCTION

8.2 PARK PROJECTS

8.3 TRAIL PROJECTS

DRAFT

8.1 INTRODUCTION

This Capital Improvement Plan (CIP) is a component of the St. Helens Parks and Trails Master Plan intended to be used as an internal planning tool for the City to prioritize future development of the parks and trails system. These cost estimates should be regarded as planning level and preliminary in nature. Variations from actual project costs will result from additional factors such as permitting, topographical conditions, environmental impacts. As projects move forward in the project development process, emerging details will support the refinement of these costs. Not all of the identified park needs and proposed trail projects are included in the CIP. For a complete list of identified park needs, see Chapter 5.41.

Each project in the CIP aligns with the community outreach and input provided by staff throughout the master planning process. Specifically, for each park and trail project, the CIP includes: a short description of each project, an estimated cost based on 2015 dollars, a recommended source of funds, and a timeline based on the project's priority level. The CIP reflects input from the following sources:

1. Inventory and assessment of existing park facilities and their condition in Chapters 3 and 5
2. Recommendations from St. Helens staff
3. Community outreach (forum, survey, interviews) as documented in Chapter 5
4. Input-gathering sessions with the Parks, Bicycle & Pedestrian, and Planning Commission as documented in Chapter 5
5. Level of service levels in Chapter 4
6. Statewide Comprehensive Outdoor Recreation Plan (SCORP 2013-2017) County-level surveys

8.2 PARK CAPITAL PROJECTS

Each project on the following page contains a short description, an estimated planning-level cost, a recommended source of funds, and a priority level. Three prioritization levels were created to guide the development of the parks system. For more information about how parks are currently funded and for more detail about the recommended source of funds, see Chapter 7: Funding Strategies. A summary of all CIP park projects follows the table on the following page.

- Priority I:** These are minor projects that will improve the safety and use of existing parks. These projects will also provide additional amenities to existing parks. Priority I projects should be completed within 1-5 years.
- Priority II:** These are projects that will improve use and access of existing parks. Priority II projects should be completed in 5 - 10 years.
- Priority III:** These are projects that will include upgrades to existing parks, but are not of immediate concern. Priority III projects should be completed within 10-15 years or as funding becomes available.

DRAFT

PARKS CAPITAL IMPROVEMENT PLAN			
Project	Cost	Priority Level	Recommended Fund Source
P A R K S			
6th Street Park			
Restrooms (4 stalls) with drinking fountain	\$55,000	II	Grants
Re-level baseball fields x 2	\$24,000	III	General Fund - Parks Department
Replace dugouts x 4 (lay concrete, fencing, benches, roofs)	\$53,000	I	General Fund - Parks Department
Campbell Park			
Upgrade restroom amenities/fixtures (installation by staff)	\$20,000	I	General Fund - Parks Department
Covered picnic shelter (with utilities)	\$50,000	II	Grants
Rehabilitate tennis courts x 4 - Flex Court/Sport Court estimate	\$100,000	I	Grants
Upgrade picnic shelters with utilities	\$10,000	I	General Fund - Parks Department
Create a fenced pet off-leash area (fencing, sign, trash can, waste bags)	\$11,000	III	General Fund - Parks Department
Civic Pride Park			
Full-size splash garden	200,000	III	Other - Partnership with Greater St. Helens Parks and Recreation District
Restrooms (2 stalls)	\$25,000	III	Grants
Sprinkler system materials (includes parts and installation)	\$3,500	III	General Fund - Parks Department
Playground equipment	\$25,000	III	Grants
Columbia View Park			
Band shell installation	\$1,000,000	III	Other
Covered picnic shelter installation with outdoor kitchen, grill area, sink	\$75,000	II	Grants
Godfrey Park			
Natural playground installation using existing park materials	\$8,000	I	General Fund - Parks Department
Sprinkler system materials (includes parts and installation)	\$5,000	III	General Fund - Parks Department

DRAFT

Restrooms (2 stalls) with drinking fountain	\$30,000	III	Grants
Grey Cliffs Park			
Fishing pier (handicap accessible)	\$75,000	III	State Marine Board Grants
Non-motorized boat launch signage at river access area	\$300	I	General Fund - Parks Department
Covered picnic shelter (with utilities already existing on 2 nd level)	\$50,000	III	Grants
Sprinkler system materials (includes parts and installation)	\$1,500	I	General Fund - Parks Department
Heinie Heumann Park			
Covered picnic shelter	\$50,000	II	Parks Community Enhancement Fund
Playground equipment	\$25,000	II	Parks Community Enhancement Fund
Handicap accessible picnic table	\$1,200	II	Parks Community Enhancement Fund
340 ft long, 6' wide sidewalk from Senior Center to picnic shelter (\$6.00/sqft)	\$12,240	III	General Fund - Parks Department
McCormick Park			
Multi-use basketball court (basketball, tennis, hockey, etc.) - Flex Court installation (cover not included)	\$35,000	I	Grants
Covered picnic shelters with utilities x2	\$100,000	II	Grants
Expansion of war memorial to include recent conflicts	\$28,000	II	Grants/Fundraising
Regional destination signage installation near Veteran's Memorial	\$500	III	General Fund - Parks Department
Repair and update skate park (Concrete work with smaller steps, repair cracks, add new rail features and a drinking fountain)	\$20,100	III	General Fund - Parks Department
Rehabilitate baseball infields x2	\$20,000	II	General Fund - Parks Department
New landscaped flowerbeds and park sign on Old Portland Rd and 18th	\$500	I	General Fund - Parks Department
Security system with cameras for the Parks Shop (4 camera wireless system)	\$5,000	I	General Fund - Parks Department
Nob Hill Nature Park			
Covered kiosk with brochure slots	\$1,750	I	General Fund - Parks Department
Benches x2	\$1,500	II	General Fund - Parks Department
Sand Island Marine Park			

DRAFT

Sand Island Improvement Feasibility Study (Study bringing utilities and water to the island and the capability to recapture revenue with fees)	\$40,000	I	Grants
Designate campsites with fire rings (fire rings -\$175 each x 35 sites + \$3,000 for landscaping)	\$9,125	I	General Fund - Parks Department
Dock rehabilitation (Complete repairs: \$50,000)	\$50,000	I	General Fund - Parks Department
Walnut Tree Park			
Concrete pad for secure picnic table (\$6/sqft, 24 sqft pad)	\$150	II	General Fund - Parks Department
Park Projects Total	\$2,222,215		
O T H E R			
Millard Rd. Property			
Park Master Plan	\$20,000	II	Parks Community Enhancement Fund
Restrooms (4 stall)	\$50,000	III	SDCs
Playground equipment	\$50,000	III	SDCs
Covered picnic shelter	\$50,000	III	SDCs
Multi-use sport court (basketball, tennis, hockey, etc.) (Flex Court installation)	\$40,000	III	SDCs
Other Projects Total	\$200,000		
All Park Projects Total	\$2,507,365		

DRAFT

SUMMARY OF CAPITAL IMPROVEMENTS BY PARK		
Park	Cost	# of Projects
6 th Street Park	\$132,000	3
Campbell Park	\$192,000	5
Civic Pride Park	\$253,500	4
Columbia View Park	\$1,160,000	2
Godfrey Park	\$43,000	3
Grey Cliffs Park	\$126,800	4
Heine Heumann Park	\$88,440	4
McCormick Park	\$209,100	8
Nob Hill Nature Park	\$3,250	2
Sand Island Marine Park	\$99,125	3
Walnut Tree Park	\$150	1
Millard Rd. Property	\$200,000	5
Total	\$2,507,365	44

8.2 TRAIL CAPITAL PROJECTS

Five (5) out of eighteen (18) trail projects were selected as high priority projects (see Chapter 6.34 for more information). These five trail projects align with community development goals, staff recommendations, and local and regional recreation research and surveys. For each project, there is a description, an estimated cost for each item of work, and an estimated total cost based on the trail surface construction costs below. Cost considerations that may significantly increase the total project cost include: crossing a wetland or riparian area, crossing a major arterial, development triggers mitigation, development requires retaining walls or bridges, or the project requires extensive permitting and public approval. Each trail project estimate also includes 15% of the total cost for design & construction management and 20% for contingency. A summary of the trail projects cost estimates can be seen below.

Estimated Trail Construction Costs (2015)		
Trail	Per foot*	Per mile*
12' wide - compacted gravel	\$88	\$464,640
6' wide - compacted gravel	\$44	\$232,320
12' wide - asphalt	\$75	\$396,000
8' wide - asphalt	\$50	\$264,000
6' wide - asphalt	\$37.50	\$198,000
12' wide - concrete	\$100	\$528,000
8' wide - concrete	\$67	\$353,760
6' wide - concrete	\$50	\$264,000
8' wide - woodchip	\$16	\$84,480
6' wide - bare, natural hiking trail	\$10	\$50,280
12' wide wood-deck boardwalk	\$440	\$2,323,000
On-street bike lane restriping	\$1.75	\$9,240

*Costs include grading, base rock, and drainage

Design & Construction Management	15% of trail cost
Contingency	20% of trail cost

Trail Project Cost Summary	
Project	Cost
St. Helens Riverfront Trail	\$1,145,942
5 th St. Hiking Trail	\$199,800
4 th St. Gardens Trail	\$289,697*
Dalton Lake Trail Improvements	\$198,180*
West Columbia Blvd Extension	\$118,125
Trail Projects Total	\$1,463,867

*Does not include cost of acquiring public access to private trails



A complete list and map of all proposed trails routes can be seen in Chapter 6.34.

DRAFT

St. Helens Riverfront Trail				
Item of Work	Quantity	Unit Cost	Cost	Comment
Boardwalk, 12' wide	1,116 ft.	\$440/ft.	\$491,040	From Columbia View Park to the slight curve in Veneer property
Railing	1,116 ft.	\$50/ft.	\$55,800	Length of boardwalk
Bank Stabilization	1,116 ft.	N/A	\$150,000	Actual bank stabilization cost may be much higher
Asphalt Trail Surface, 12' wide	1,934 ft.	\$75/ft.	\$145,050	Begins at end of boardwalk to Nob Hill Nature Park trails
Signs, each	6	\$300	\$1,800	
Benches, each	6	\$750	\$4,500	
Striping	375'	\$1.75	\$656	S. 6 th St. striping to Nob Hill park trails
Preliminary Cost	\$848,846			
Design & Construction Mgmt. (15% of Preliminary Cost)	\$127,327			
Contingency (20% of Preliminary Cost)	\$169,769			
Project Total	\$1,145,942			

The St. Helens Riverfront Trail is classified as a regional trail that begins at Columbia View Park and extends through the vacant industrial Veneer property along the riverfront, eventually connecting with the Nob Hill Nature Park trails. With the joint development of the 5th Street Hiking Trail, these two routes connect two popular parks and provide an entirely off-street loop through the riverfront.

The total trail is just under 0.6 miles, around 3,050 feet. Just under half of the trail is proposed as a boardwalk constructed at the water's edge, with the remainder a 12' wide asphalt trail leading to Nob Hill Nature Park. The St. Helens Riverfront Trail has potential to improve not only *local* access to the waterfront, but to improve *regional* access, welcoming surrounding communities to connect with the St. Helens waterfront.



Top: Olympia, WA Percival
Landing Boardwalk
Bottom: Oregon City McLoughlin
Promenade



DRAFT

5 th Street Hiking Trail				
Item of Work	Quantity	Unit Cost	Cost	Comment
Bare Natural Hiking Trail, 6' wide	2,600 ft.	\$10/ft.	\$26,000	Width may vary throughout trail with topography constraints
Elevated Boardwalk, 6' wide	250 ft.	\$440/ft.	\$110,000	For areas with unavoidable wetlands/floodplain and/or rises in elevation along route
Clearing and Grubbing	1	\$10,000	\$10,000	
Striping and Signage	1	2,000	\$2,000	Signage and crosswalk across Old Portland Rd.
Preliminary Cost	\$148,000			
Design and Construction Management (15% of Preliminary Cost)	\$22,200			
Contingency (20% of Preliminary Cost)	\$29,600			
Project Total	\$199,800			

The 5th Street trail is one of the few routes located entirely within an already existing, undeveloped right-of-way. It begins at Columbia Blvd. where 5th Street dead-ends and travels through dense trees and shrubs through a canyon that acts as a corridor for much of the local wildlife. The soft surface trail emerges from the canyon to cross Old Portland Road and follows the staircase up to arrive at a developed local residential street. The route continues beyond the local street, still following the right-of-way, ultimately entering Nob Hill Nature Park.

The entire route is about ¾ of a mile and is classified as a hiking trail because of its topography and subsequent width constraints. This hiking trail would provide St. Helens residents a calming, off-street pedestrian experience that allows a quick escape from urban city life, all within city limits.



Right: Existing conditions along 5th Street ROW
Left: Portland Maricara Natural Area Trail



DRAFT

4th Street Gardens Trail

Item of Work	Quantity	Unit Cost	Cost	Comment
Concrete, 8' wide	1,770 ft.	\$67/ft.	\$118,590	Utilizes new existing sidewalks at First Lutheran Church
Landscape Buffer Strip, 2' wide	1,770 ft.	\$20/ft.	\$35,400	
Railing/Fencing (optional)	1,770 ft.	\$30/ft.	\$53,100	
Striping and Signage	3	\$2,500	\$7,500	Striping and signage for 3 crosswalks and numerous driveways
Preliminary Cost	\$214,590			
Design and Construction Management (15% of Preliminary Cost)	\$32,189			
Contingency (20% of Preliminary Cost)	\$42,918			
Project Total	\$289,697*			

*Cost does not include access rights to the Botanical Gardens trails

This proposal is for an 8' wide concrete off-street trail alongside 4th Street, which begins at Columbia Blvd. and offers an off-street route into the Columbia Botanical Gardens trail system. This route capitalizes on the extra wide right-of-way that 4th Street provides. This route is separated from the roadway by a landscaped buffer and possibly a low fence, similar to the one that exists on N. 16th St. near St. Helens Middle School (See top right).

Currently, 4th Street has fragmented sidewalks. This off-street trail would replace the need to upgrade the street with sidewalks and bike lanes on both sides because it would provide a route separated from the road network for bikes and pedestrians to safely travel from Columbia Blvd. to the Columbia Botanical Gardens. In addition, this route would extend the 5th Street trail proposal which also begins at Columbia Blvd., 1 block west. Together, these two routes would provide north to south off-street safe passage from the Columbia Botanical Gardens all the way to Nob Hill Nature Park for both cyclists and pedestrians.



Off-street trail example separated by a low fence at N. 16th St. near St. Helens Middle School



Example of a landscaped buffer strip between roadway and sidewalk

DRAFT

Dalton Lake Trail Improvements				
Item of Work	Quantity	Unit Cost	Cost	Comment
Compacted gravel, 6' wide	800 ft.	\$44/ft.	\$35,200	Trail surface to match existing
Elevated Trail/Boardwalk	180 ft.	\$440/ft.	\$79,200	Short boardwalk to cross lake
Survey and Feasibility Study	1	\$20,000	\$20,000	Survey topography to see if trail is feasible along the lake's edge
Permitting	1	\$10,000	\$10,000	Various state agency permitting
Signs, each	8	\$300	\$2,400	
Preliminary Cost	\$146,800			
Design and Construction Management (15% of Preliminary Cost)	\$22,020			
Contingency (20% of Preliminary Cost)	\$29,360			
Project Total	\$198,180*			

*Does not include cost for acquiring access to private trails

Recommendations for Dalton Lake trail improvements include acquiring public access through Madrona Ct. and the trail network on the east side of the lake (See Chapter 6.34). Although, the CIP does not estimate a cost to acquire access in these two locations, acquiring public access will be essential for the following Dalton Lake trail improvements to be utilized.

The Dalton Lake trail improvements focus on completing the trail loop around Dalton Lake. This requires the construction of a small boardwalk to cross at the most narrow point on the lake. Then, the construction of a narrow hiking trail to connect to the existing trail network would complete the loop. Signage would be installed at the entrance of Dalton Lake and throughout the trail loop. Due to the topographical challenges in the project area, a feasibility study and a permitting line item is included in the cost of the project.



Top: Dalton Lake, near the potential boardwalk crossing location
Bottom: Boardwalk in the South Slough National Estuarine Research Reserve in Charleston, OR



DRAFT

West Columbia Blvd. Extension

Item of Work	Quantity	Unit Cost	Cost	Comment
Asphalt Bike Path, 8' wide	300 ft.	\$50/ft.	\$15,000	Bike path to River St. on existing right-of-way. Sloped area will require extra care grading
Overlook Feature	1	\$10,000	\$10,000	1,000 sq. ft. of wooden decking, 40 ft. of railing, 2 benches
Staircase	1	\$50,000	\$50,000	Staircase to River St. from overlook feature
Striping and Signage	3	\$2,500	\$7,500	Striping and signage for 3 crosswalks: Columbia Blvd, 1 st St., and River St. from staircase to sidewalk
Raised Crosswalk	1	\$5,000	\$5,000	Raised crosswalk and 2 sidewalk extensions at end of Columbia Blvd.
Preliminary Cost	\$87,500			
Design & Construction Management (15% of Preliminary Cost)	\$13,125			
Contingency (20% of Preliminary Cost)	\$17,500			
Project Total	\$118,125			

This proposal is for the intersection of 1st Street and Columbia Blvd. At this intersection, the Corridor Master Plan (Jan. 2015 adoption) recommends: (1) a stairway from the end of Columbia Blvd. to River St. below, (2) a raised crossing area between the two sidewalk extensions at the end of Columbia Blvd., (3) a pedestrian overlook feature, and (4) a bicycle connection to River St. using existing right of way north and east of the intersection. This estimation does not include a cost for the pedestrian bulb-out feature, landscaping, or the bike sharrows seen in the bottom right picture.

These Columbia Blvd. bicycle and pedestrian improvements would improve an existing but unsafe pedestrian path, and combine well with the 5th Street Hiking Trail project and the St. Helens Riverfront Trail proposal to create an off-street loop through the St. Helens riverfront.



Top: Concept view of overlook feature integrated with pedestrian walkways, on-street parking, planting areas and a vehicular turn around
Source: Corridor Master Plan (2015)

Bottom: Potential enhancements to 1st St./Columbia Blvd. intersection and the overlook area east of the intersection. A bike access trail utilizing existing right-of-way can be seen in the lower right corner

