

Acknowledgements

This master plan document is a culmination of intensive work with Stakeholders and community members to identify improvements for the largest, most active and diverse park within the Seaside Parks system.

Many individuals contributed ideas during the course of this process. A public open house held on March 26, 2006 gave community members an opportunity to review and comment on the progress of the Broadway Park design. Members of the City Council, the Parks Advisory Committee, Seaside School District, Sunset Empire Park and Recreation (SEPRD), the design consultants and others participated in the exchange. This plan incorporates the community's values and represents a preferred design for the redevelopment of Broadway Park.

The following individuals contributed to this master plan:

CITY COUNCIL

Don Larson, Mayor
Don Johnson, Council President
Don McKay, Councilor
Larry Haller, Councilor
Tim Tolan, Councilor
Diana Schafer, Councilor
Stubby Lyons, Councilor

CITY OF SEASIDE

Neal Wallace, Public Works Director
Mark Winstanley, City Manager &
Financial Director

SUNSET EMPIRE PARKS & RECREATION DISTRICT

Mary Blake, Director

PARKS ADVISORY COMMITTEE

Jason Boyd, Chairman
Justin Parker, Member
Mary Cornell, Member
Tom Horning, Member
Jeff Holwege, Member
Mike Hinton, Member
Steve Phillips, Member

SEASIDE SCHOOL DISTRICT #10

Doug Dougherty, Superintendent
Don Wickersham, Principal
Sheila Roley, Principal Broadway
Middle School
Doug Brown, District Office
Joel Dierickx, Faculty
Jason Boyd, Athletic Director
Crikette Lovejoy, Business Manager

SEASIDE KIDS, INC.

John Morris, President
Ed Rippet, Board Member

PLACED TO RIDE, INC.

Stefan Hauser, Owner

Prepared by
Cameron McCarthy Gilbert & Scheibe
Landscape Architects LLP

The Broadway Park Conceptual Master Plan was presented to the City Council on April 24, 2006. It was approved by a unanimous vote.

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Master Plan Approach

The approach for this master plan was to first thoroughly understand the needs and desires of the Stakeholders and the community. The key to achieving a successful master plan is to insure that there is adequate opportunity for all involved to review, comment, and provide input during the planning and design process.

During the kick-off meeting, key program and facility design requirements were established based on the needs of the Stakeholders. Subsequent presentation meetings and on-going communication allowed for further input and review. As a result, park refinement suggestions from the Stakeholders were incorporated throughout the master-planning process.

Also essential was a thorough understanding of Broadway Park's opportunities and limitations. With this in mind, an analysis of existing conditions as well as a studied review of the Seaside Parks Master Plan (prepared in 2004 by Community Planning Workshop) was conducted. A needs assessment of Sunset Empire Parks & Recreation, Seaside Kids, and Head Start was also completed.

Once the preliminary planning and design stage was reached, a public open house was held at Broadway Middle School to present concepts for the park's development and gather design feedback. The meeting provided an opportunity for the neighbors and community at large to review the park development process and contribute their own opinions and ideas.

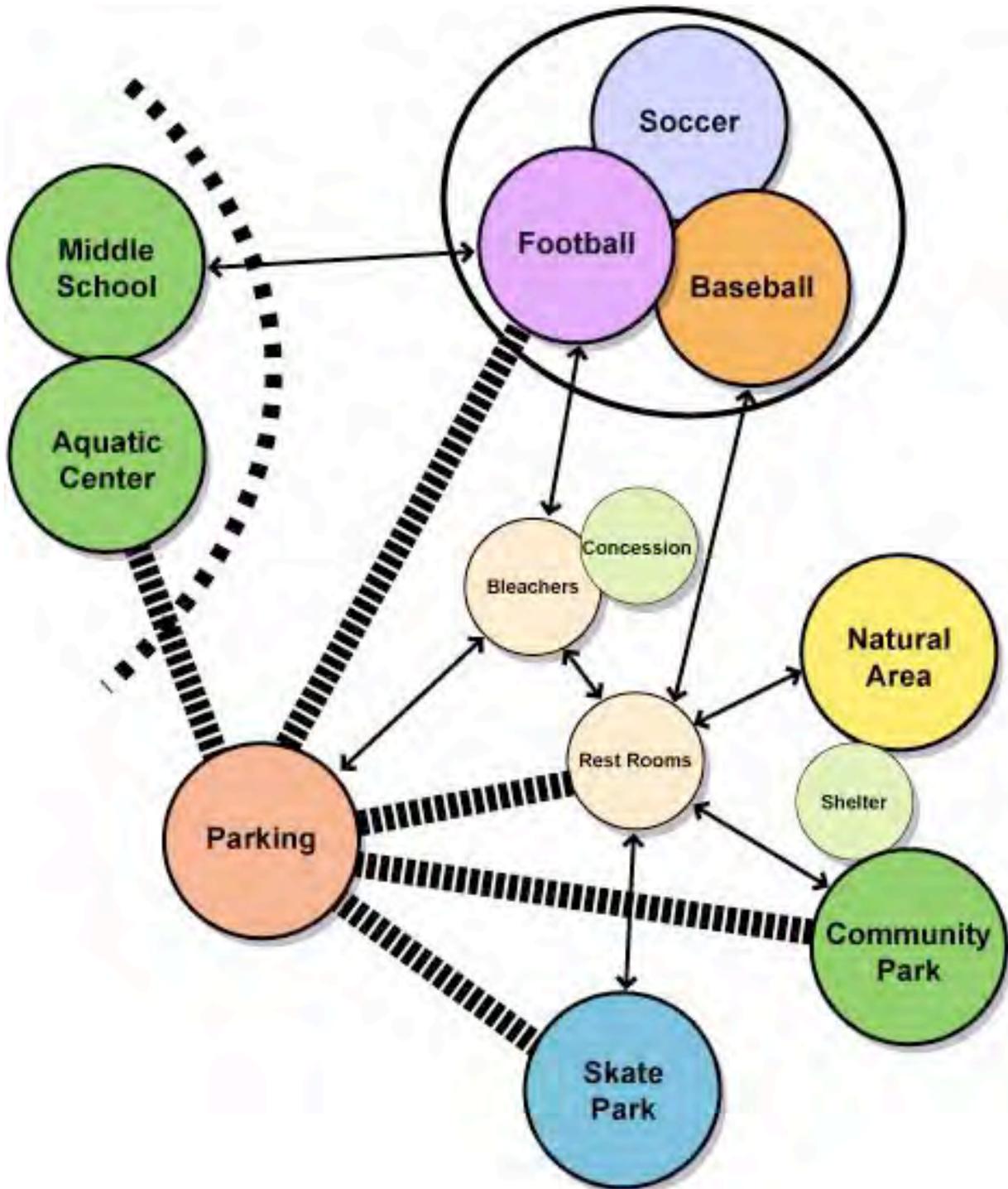


Open House

Using input from the Stakeholders and the community, the preferred park design was refined into a draft master plan. Comments and suggested revisions were then incorporated into a final master plan document that was presented to the City Council for review and approval. Included in this presentation were preliminary estimations of construction costs for various park elements. This City Council meeting also provided another opportunity to elicit comments from the public.

Ideal Relationship Diagram

The following diagram depicts the spatial relationships of various park elements and identifies the connections between each facility:



Existing Conditions

Broadway Park is used for a variety of recreational activities. An analysis of existing park conditions revealed minimal landscapes, consisting of trees in decline and poor soils in need of amendments and irrigation. The park has unprotected creek access, poorly defined areas for family use, as well as outdated and unsafe athletic facilities and children's play areas. Some of the key elements addressed by the master plan include:

ATHLETIC PLAY FIELDS – The playing fields are in a state of deterioration and do not meet Oregon School Activities Association (OSAA) standards. More specifically, with the backstop too close to home plate and the orientation creating the wrong sun angles, the existing athletic fields are unsafe. The orientation of the athletic fields, spectator areas, and scoreboards also take up a majority of the available park space and leave little room for other park amenities. With no fixed seating for the football program, bleachers and the press box must be moved manually at the start and end of each season. The athletic field lighting (on creosote poles connected to overhead power lines) does not light the field adequately and is difficult to maintain. Spectator entries and viewing areas for the fields are undefined and plagued by seasonal flooding and exposure to the elements. Chain-link fencing, dugouts, batting cages, concession buildings, restrooms and in particular the bleachers are outdated, unsafe and need replacement.



Athletic Fields

BROADWAY PARK VEHICLE PARKING AREA – The parking lot that serves the park is shared with the Sunset Empire Pool. There are 50 to 55 parking spaces with three spaces designated for handicapped parking. Parking during football and baseball season is not sufficient when facilities are experiencing peak use. The current parking area lacks landscaping that could provide shade for cars and act as a buffer to the rest of the park. Informal parking is also located along the gravel access road at the creek edge. This is a popular area for lunchtime use among community members that lacks designation and presents a potential safety hazard for both vehicle operators and pedestrians.



Bleachers

COMMUNITY PARK – The park lacks defined areas for family use and is in need of updated facilities including play structures, shelters, accessible paths, benches, tables, and barbecues. Current amenities do not provide sufficient picnic facilities for the community. There are two covered picnic areas in the park. One of the existing shelters is in good condition and should remain in the park while the other, although recently rehabilitated should be



Vehicle Parking

Existing Conditions (Continued)

replaced. Many of the picnic tables and barbecue grills are in need of repair or replacement. The playground equipment is outdated, unsafe and should be ADA compliant with universal access. Seasonal water pools occur underneath the swing sets and jungle gym frequently rendering them unusable. Old tires under the teeter-totters, wooden pilings lining the gravel path, and play areas in close proximity to busy roads are hazardous for playing children.

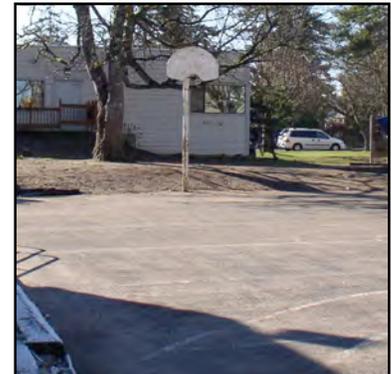
NATURAL AREA – While some effort has been made to restore planting along Neawanna Creek, the overall lack of vegetation and a proper drainage system along the 400 feet of creek frontage increases the flow of polluted stormwater and reduces native habitat. There is one existing interpretive area, which is uninviting and not currently viewed as a destination area for the park. Most of the existing trees in the area are declining and invasive vegetation has taken over the northeast portion of the creek front. Unprotected access includes a gravel vehicular road adjacent to the creek that leads to a small dock and boat launch. Along with other wooden structures throughout the park, the dock is in need of repair and requires routine maintenance.

ALL-PURPOSE PLAY AREA – The basketball court is dilapidated and presents potential hazards to users. The unlined, non-regulation size court lacks appropriate seating, shelter from the elements and equipment. The tennis court is in a state of advanced deterioration. Unusable as a tennis court, it primarily serves as a paved play surface for middle schoolers.

SKATE PARK – The skate ramps receive constant active use from boarders and bikers. They are a new addition to the park and are currently made of temporary materials. A permanent home for the skate park needs to be determined based on topography and proximity to SEPRD building since they will manage this facility directly. Ideally, the skate park will be identified as a distinct zone away from other family use areas in the park.



Play Area



Basketball Court



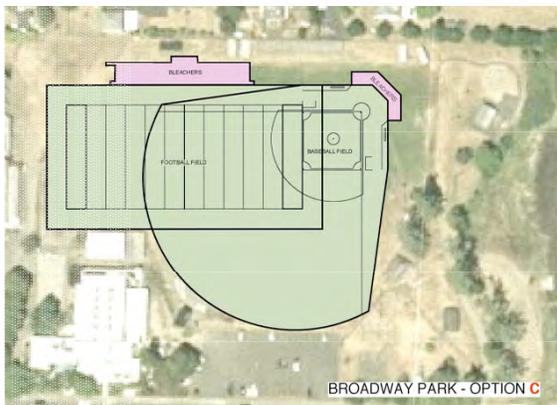
Skate Park

Design Process

The design team created a map of existing conditions using the topographic survey prepared by Seaside Public Works, and a high-resolution color aerial photo. This helped to visualize potential layouts and identify site constraints. Specifically the location and orientation of the football and baseball fields, which take up a majority of space in the park, was examined.

Kick-Off Meeting

During the first meeting with the Stakeholders, movable templates were used to initiate a constructive discussion about current and potential park use. Moving the templates over the existing conditions map, a number of possible orientations for the athletic fields and a location for the skate park were determined. Below are the four athletic field layout options presented to the stakeholders. Each of the four options reconfigured the baseball and football fields as well as spectator seating:



Athletic Field Layout Options

Athletic Field Layout Options A and B were selected for further park refinement based on:

- Favorable Sun Angles
- Use of Permanent Bleachers
- Optimal Lighting Layout
- Parking
- Minimal Adjacent Area Encroachment
- Preservation of Park Continuity
- Existing Topography

Design Process (Continued)

Concept Development

Once Athletic Field Layout Options A and B were selected for further orientation refinements, the design team drafted two concept plans to see how each option would work with other desired park elements. Copies of the rendered plans were then superimposed over the existing conditions map to illustrate potential connections with the Middle School, Neawanna Creek and adjacent residential neighborhoods.



Master Plan Option A

Each concept plan considered:

- Athletic Field Orientation
- Vehicle Parking
- Bleachers
- Fencing
- Field Lighting
- Concessions
- New Park Entrance
- Improved & Expanded Landscapes
- Family Use Play Areas
- New Facilities
- Picnic Shelters
- Universal Accessibility
- Creek Access
- Protected Riparian Zones
- Water Quality Improvement



Master Plan Option B

Master Plan Options A and B were presented to the community at a public open house along with earlier concept drawings and simulated images of park components. After review of the drawings, citizens were invited to complete a "Broadway Park Questionnaire" (see Appendix A). Ultimately a consensus was reached and Master Plan Option B was selected as the preferred park design.

Final Park Design

The final master plan for Broadway Park is the preferred reconfiguration of the football and baseball fields and related facilities. It also relocates the skate park and addresses a new park entry, improved landscapes and family areas with amenities that are all universally accessible. Key elements resolved by the master plan include:

ATHLETIC PLAY FIELDS – Oriented to provide optimal park green space for other activities, the new athletic fields will now meet OSAA standards. The site will include a football field (420' x 210' including 30' run out space), a soccer field (330' x 195' including 10' run out space), and a baseball field (375' to centerfield and 310' to right and left field). The fields could be constructed of an all-weather artificial grass surface which will provide for maximum use and minimum maintenance throughout the year. New press boxes for football and baseball, as well as new fencing, batting cages, scoreboards, and lighting will replace existing amenities needing to be updated. Permanent fixed seating will also be installed with a seating capacity of 1500 for football and 250 for baseball. Six new light poles will replace the eleven existing field lights. The new poles will have underground wires and multiple fixtures designed to provide ample field lighting while controlling light pollution. A new restroom and concession building with storage space could be built just north of the Aquatic Center to support the athletic fields. The existing community park restroom will remain to serve area visitors.



Athletic Facilities

BROADWAY PARK VEHICLE PARKING AREA – Vehicle parking will shift to the east, allocating 47 parking spaces for visitors. Additional parking could be included on Broadway, creating 30 extra spaces. A new park entry sign will be installed west of the parking entry and new trees and landscapes will be planted to buffer the view of the lot from the park and provide shade for cars.



Fixed Seating

COMMUNITY PARK – Defined family use areas will provide picnic and play amenities that are ADA compliant and universally accessible. A new entrance sign, shelter, bike racks and drinking fountain will create a focal point for the park that connects with a 1/2 mile long paved jogging/strolling path as well as 14 picnic tables and 16 benches. The jogging path will be built 14' wide to also serve as fire and police access around the perimeter of the park. Four new play areas will offer play equipment for children ages 2-5 (area size 20' x 20') and 5-12 (area size 20' x 30') as well as approximately 1.3 acres of irrigated lawns that create open green space for multi-purpose play.



Community Park

Final Park Design (Continued)

NATURAL AREA – Creek access will be amended and more clearly delineated with paved and barked paths (700 lineal feet along creek frontage) providing a more intimate experience of the riparian area. The park will offer two overlook areas with views of the restored riparian plantings, Neawanna Creek and the surrounding hills. These have potential as interpretive stations that could provide information on native plantings and wildlife. Each area would be hardscaped to provide universal accessibility. They would have enough space for benches to accommodate small groups and also provide quiet areas for individual use. The existing overlook would be repaired and retrofitted and one new overlook would be constructed.



Natural Area

ALL-PURPOSE PLAY – Shown between Broadway Middle School and the football field are three full-length basketball courts and an asphalt paved area that would provide an outdoor play area for students. This multi-use play area will also serve as additional parking with approximately 70 spaces available during sporting events. A regulation tennis court, located north of the middle school, includes a synthetic playing surface. The courts could also be covered to shelter players from the elements. A gate would be installed to limit access to the east drive from the west middle school parking lot and the highway. Access for emergency vehicles and cars would occur between the middle school and Sunset Empire Parks & Recreation and along the north of the middle school from the highway and west parking lot.



All-Purpose Play

SKATE PARK – The new skate park will be located to the east of the Aquatic Center where elevation changes are well suited to the pool building which sits on an elevated terrace. This is an ideal location in terms of visibility, since Sunset Empire Parks & Recreation will actively manage the site. A temporary stage could be set up for special events, music and judging competitions. A metal fence with gate access will surround the entire skate park and retaining walls necessary to accommodate the abrupt grade change will occur at certain points along the perimeter of the park.



Skate Park

Cost Estimate

The following estimates are very preliminary costs for the major park elements. Please refer to the accompanying plan that identifies facilities by number.

BROADWAY PARK MASTER PLAN CITY OF SEASIDE • PUBLIC WORKS DEPARTMENT

- | | |
|--|--------------------------------------|
| 1 ATHLETIC PLAY FIELDS | Approximate Cost: \$1,100,000 |
| <ul style="list-style-type: none">• Approx 135,000 square feet of turf (\$7.50/sf) - 3.2 acres• Allows for maximum use and low maintenance• Includes subsurface drainage• Includes pitcher mound, batter box, warm-up areas in natural soil• Removable outfield fencing• Removable goal posts• Football and Baseball scoreboards | |
| 2 BROADWAY PARK VEHICLE PARKING AREA | Approximate Cost: \$100,000 |
| <ul style="list-style-type: none">• Paved parking for 47 cars (2 ADA) – 1/2 acre• Pre-treated stormwater (bioswale)• Protects existing trees• Creates new landscape screening / buffer at street• Access to dock & boat ramp on gravel drive | |
| 3 COMMUNITY PARK | Approximate Cost: \$600,000 |
| <ul style="list-style-type: none">• Park area is approx 2 acres• Includes 3 new play structures (ADA) / new swings• New shelter / gazebo replaces 1 shelter• New park entry sign• Pedestrian lighting• Amended / irrigated lawns and plant beds / new trees• Drinking fountain, park furniture (benches, tables, bike racks) | |
| 4 NATURAL AREA (NEAWANNA CREEK FRONTAGE) | Approximate Cost: \$150,000 |
| <ul style="list-style-type: none">• Riparian area is approx 1 acre• Amended soil - plant areas (some irrigation) - new trees• Interpretive signs and markers• Enhanced views / protected landscapes | |
| 5 MIDDLE SCHOOL ALL-PURPOSE PLAY | Approximate Cost: \$125,000 |
| <ul style="list-style-type: none">• Multi-use paved area• Over-flow event parking (70 spaces)• 3 full-court basketball | |

6 FENCING

- Vinyl clad / powder coated chain link (heights vary)
- Includes fence / gates along entire north property line
- Includes fence / gates, backstops, cages etc. at athletic fields

Approximate Cost: **\$100,000**

7 FIELD LIGHTING

- Replaces 11 existing poles w/ overhead wire
- Six (6) 70 ft tall poles / underground wire
- Cut-off light (no night pollution)

Approximate Cost: **\$250,000**

8 BLEACHERS / PRESS BOX / CONCESSIONS / NEW RESTROOM / STORAGE BLDGS

- Permanent fixed seating (ADA)
1500 football (covered)
300 baseball
- New restroom replaces existing (behind Aqua. Ctr)

Approximate Cost: **\$600,000**

SOFT COSTS

- Soft costs would be Owner costs in addition to the construction costs for the master plan(s). These could include (but may not be limited to) design / engineering fees, topographic surveys, soils investigation, administration costs, force accounts, other fees and contingencies. These costs are typically 30% of the value of construction.

Approximate Cost: **\$907,500**

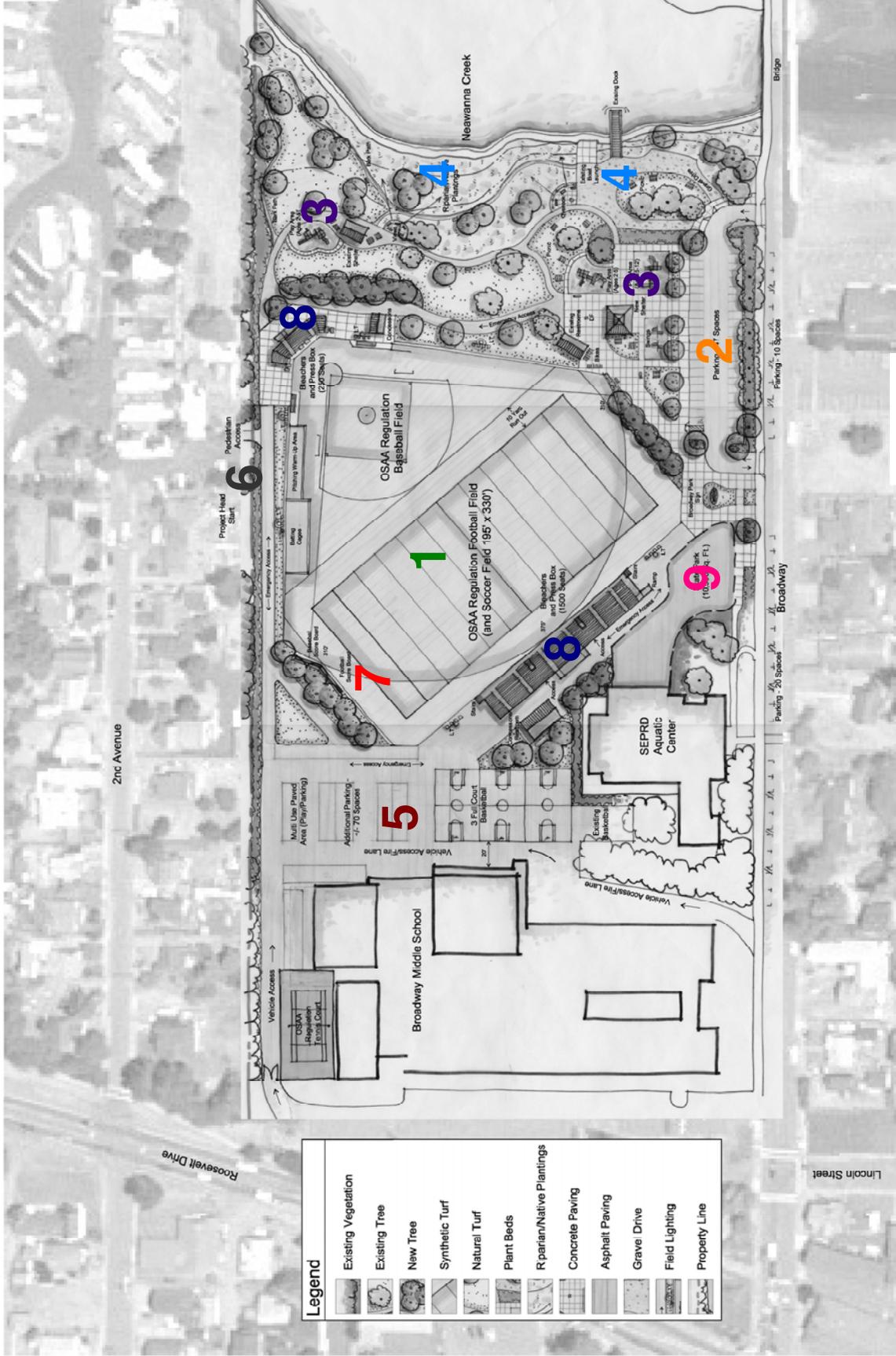
TOTAL PROJECT COSTS

\$3,932,500

9 SKATE PARK

- Adjacent to Aquatic Center
- Requires retaining walls / landscapes
- Displaces parking (approx 1/2 lot)
- Displaces some baseball facilities

Approximate Cost: **\$450,000**



City of Seaside, Oregon Broadway Park Master Plan - Draft

Future Phases

The size, scope and possible costs of improvements presented in the Master Plan could require that park redevelopment occur over a number of years and that construction projects could be in phases. This Master Plan can be used as a guide to identify potential work and should be seen as a broad vision for Broadway Park. Any individual phase will require refinement and may change from what is presented in the Master Plan based upon priorities, budgets, funding resources and schedules.

The first phase of improvements, the construction of the skate park, may occur during late summer and fall of 2006. There is strong impetus within the community to build this important park element. Finalization of funding resources for the skate park will determine when and how the improvements will proceed.

The location of the skate park within the Master Plan will impact existing parking and some of the baseball facilities including the press box, bleachers and field lights. The skate park project will also need to include some retaining walls, fencing and potentially some landscape improvements in order for the skate elements to blend and fit into the larger context of Broadway Park.

The lost parking (approximately 20 spaces), ADA parking for SEPRD Aquatics Center, a pick-up and drop-off zone, and some relocation or replacement of the baseball facilities will need to be considered as a part of the improvements to the skate park.

The Seaside community and the region will greatly benefit with the installation of all-weather multi-purpose athletic fields, improved seating, lighting and related facilities. Since these improvements are the most expensive elements in the park, it may take a number of years for these to be realized. It should be noted that when this phase moves forward it would impact the scheduling of spring, summer and fall sports. The playing of football, baseball and soccer will need to occur at other fields while construction takes place at Broadway Park.

Appendix A

Questionnaire Summary

The City of Seaside and the design team developed a Broadway Park Questionnaire to gather design feedback and ideas from park neighbors and the community at large. The results of the questionnaire indicated overwhelmingly positive support for the park development process and proposed park improvements.

The blank questionnaire used during the Public Open House follows:

OPEN HOUSE **Broadway Park • City of Seaside**

Community & Park Users Comments for
the redesign of the park

The drawings and images you see are concepts for how Broadway Park may be developed. One of the key elements is the location and orientation of the football and baseball fields because they take up so much space in the park. Concepts A & B are the final preferred orientations of the fields. The sports facilities include permanent fixed seating, fencing, lighting, concessions, and restrooms. The fields could be constructed of an all-weather artificial grass surface.

Shown between Broadway Middle School and the fields are options that include tennis courts, basketball, and multi-use asphalt paved areas that could provide outdoor court play areas for students and could serve as additional parking to support the park. Access for emergency vehicles and cars could occur between the middle school and SEPRD or along the north of the middle school from the west parking lot. The tennis courts and basketball could be covered.

The new skate park will be located to the east of the Aquatic Center. It will have various elevation changes and because the building sits on a raised terrace, the skate park works best in this location. The area is about 10,500 square-feet.

Vehicle parking is shown shifted to the east in both Options A & B. Additional parking and handicap access could be included on Broadway. A new park entry sign could be installed in this area. The existing parking lot holds about fifty cars.

The community park area along Neawanna Creek includes new play structures for young and older children. Also shown is a new shelter, drinking fountain, bike parking and swing sets. The existing restroom remains at it's current location as does the existing north shelter. Access to the dock and boat launch is provided. New landscapes and trees would be planted. Creek areas would be protected and augmented with additional riparian plantings.

After you have had a chance to review all of the drawings and the information presented, please take a few minutes to answer the questions presented on the next page. Please fill in your comments in the spaces provided. This information is being gathered to insure that everyone has the opportunity to voice their opinions and ideas about the possible improvements to the park. We will use this information to determine if things have been overlooked and need to be included and to determine if there is a consensus among the community for a preferred park design.

BROADWAY PARK QUESTIONNAIRE

1 Are you a neighbor, a middle school parent or member of the community?
(please circle one)

2 Do you have a preference for Option A or Option B (please circle)

3 Football bleachers are shown to accommodate about 1500 spectators. The baseball about 250. What is your opinion about the seating, their location, quantity. Please write your comments below.

4 The (11) existing field lights have overhead wires. (6) new poles with multiple fixtures would light the field. The wires would be underground. The fixtures would be designed to control light pollution. Please indicate any concerns about field lighting.

5 How do you feel about vehicle parking in the park? Too much or not enough?

6 Any thoughts regarding the Neawanna Creek frontage? _____

7 Would you like to see tennis courts at the park? Should they be covered?

8 What are your thoughts about the community park? Are the play areas adequate? Are there additional facilities you would like to see?

9 Additional thoughts or comments? _____

Name / Contact (optional) _____

Appendix B Park Elements

Proposed park elements were represented on the following image boards to help Stakeholders and the community to visualize proposed park improvements.

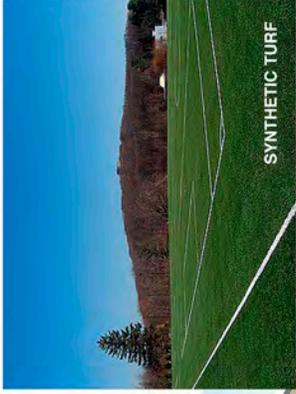
Also shown are potential product suppliers for various park elements. The suppliers are separated into two categories; 'A' for Athletic Facility Elements, and 'C' for Community Park Elements.



FIELDS



SYNTHETIC TURF



SYNTHETIC TURF



CONCESSIONS



CONCESSIONS



SOCCER GOAL



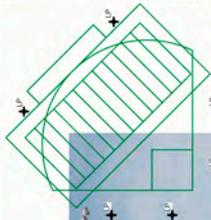
SCOREBOARD



FOOTBALL GOAL POST



FIELDS



LIGHTING LAYOUT



FIELD LIGHTING



FIELD LIGHTING



LIGHT POLE



BASEBALL BLEACHERS



FOOTBALL BLEACHERS



FOOTBALL BLEACHERS

Athletic Field Components

March 22, 2006

