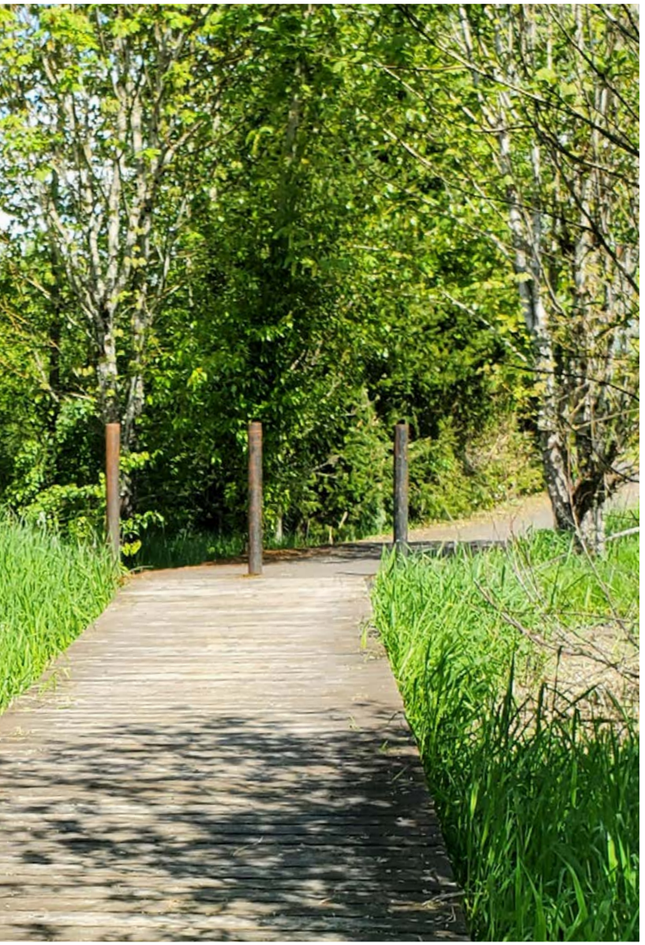
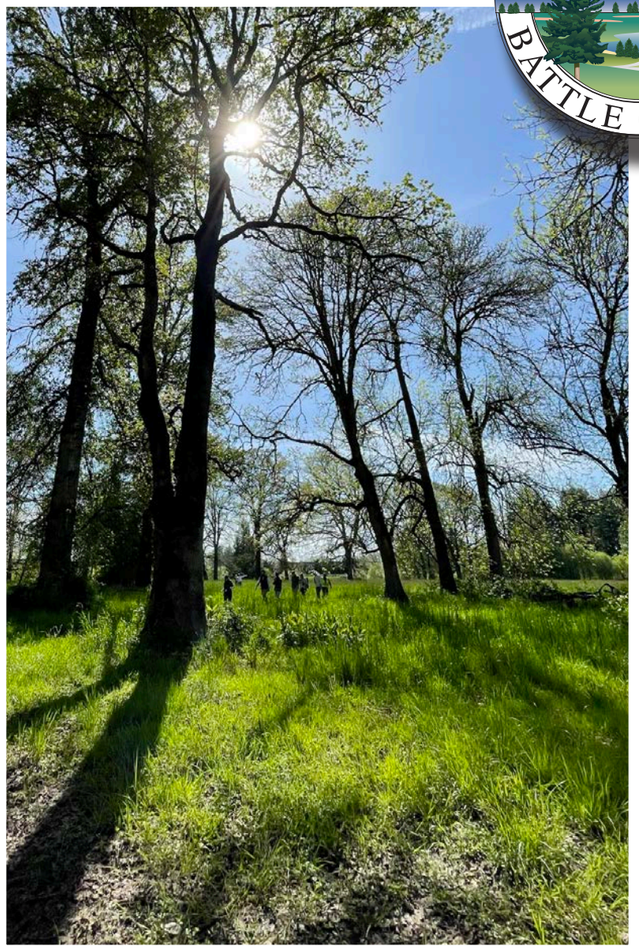
Remy Park

Gardner Oaks Park

Durkee Park

Fairgrounds Park









The City of Battle Ground

Park Master Plan Reports

December 2024

Acknowledgments

City of Battle Ground

CITY COUNCIL

Troy McCoy, Mayor
Shane Bowman, Deputy Mayor

PLANNING COMMISSION

Janette Chumley
Kevin Tapani
Stacy Kysar
Kasey Olson
John Idsinga
David Palmer

PARK & COMMUNITY ENGAGEMENT ADVISORY BOARD

Camille Stephens
Jennifer Rosenberger
Cindi Olson
Chris Brown
Skylar Fridriksson
Tina Brooks
Stefani Leavitt

COMMUNITY DEVELOPMENT

Kristin Lehto, Director
Sam Crummett, Planning Supervisor

PUBLIC WORKS - ENGINEERING

Mark Herceg, Director

Consultant Team

MOORE IACOFANO GOLTSMAN, INC.

Audrey West, Principal-In-Charge
Justin Martin, Project Manager
Matthew McCreary, Park Master Planning Lead

ABBATÉ DESIGNS

Mike Abbaté, Principal-In-Charge

CONFLUENCE ENVIRONMENTAL COMPANY

Kerrie McArthur, Project Manager

WILLAMETTE CULTURAL RESOURCE ASSOCIATES

Michelle North, Project Manager

DKS ASSOCIATES

Reah Flisakowski, Project Manager

DCW COST MANAGEMENT

Bryan Baldwin, Project Manager



City of Battle Ground (City of Battle Ground website)

Table of Contents

1. Executive Summary 1

2. Research & Outreach 4

3. Remy Park Master Plan R1

4. Gardner Oaks Park Master Plan G1

5. Durkee Park Master Plan K1

6. Fairgrounds Park Master Plan F1

7. Appendices

A) PUBLIC ENGAGEMENT SUMMARIES
B) ENVIRONMENTAL REPORTS
C) TRANSPORTATION / PARKING REPORTS
D) COST ESTIMATES

This document was produced for the City of Battle Ground, WA by MIG, Inc. and associated sub-consultants in December, 2024.

Images credit to MIG, Inc. unless noted otherwise in caption parentheses.

Executive Summary

INTRODUCTION

The City of Battle Ground is growing rapidly; its population is now four times the size it was in 1993. Over time the City has become a full-service community with many of its residents commuting to jobs throughout the Portland-Vancouver metropolitan region. Battle Ground is a family-friendly community, and its 21,000 residents are close-knit. Its location near farms, forests, mountains, and the Columbia River make it a desirable place to live.

As the community has grown, the need for additional parks and recreation facilities has also increased. Proactively, the City has accomplished two major initiatives to set the stage for this work. First, in 2022 Battle Ground completed an update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan outlines priorities for the development of parks and recreation facilities through 2028.

Secondly, the City has acquired properties that can be developed as parks and open spaces for current and future residents and community. These public land parcels are each unique, affording a diverse range of recreation opportunities at each site.

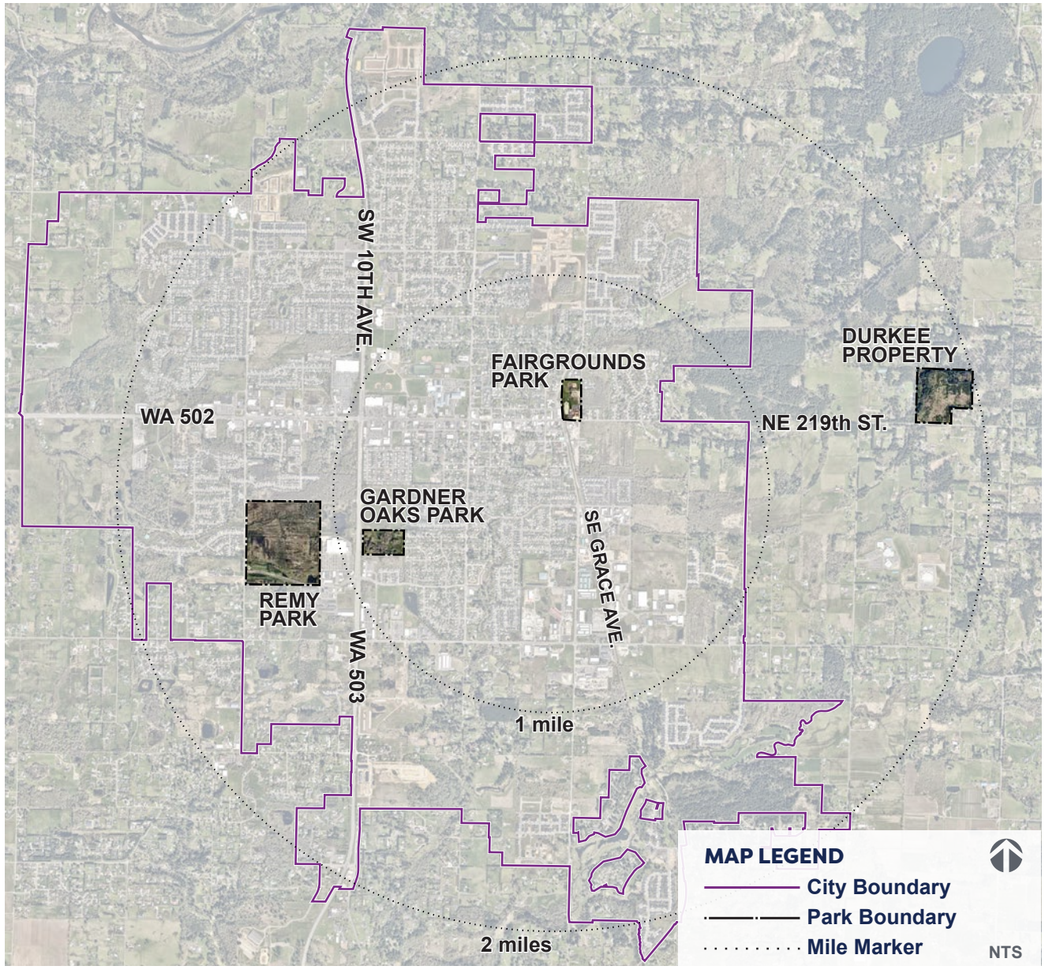
In April 2023, The City of Battle Ground engaged a consulting team led by MIG, a nationally-renowned parks planning and design firm. MIG was charged with developing plans for three new parks (Remy, Gardner Oaks, and the Durkee Property), and the redevelopment of the northern portion of Fairgrounds Park.

Developing plans for multiple parks concurrently allows for greater coordination to help address the recreation needs of all Battle Ground residents and community.

This report summarizes the process and final master plan design recommendations for each of these four parks. There are also planning-level cost estimates, recommended next steps, and potential funding sources listed as part of the master plan for each park site.

These park master plan designs were developed based on needs identified in the City's PROS Plan, as well as through a public engagement process and consultation with the City's Planning Commission (PC) and Parks and Community Engagement Advisory Board (PACE). The City Council reviewed the concepts after each round of outreach, as well as reviewing and approving the final master plan concepts for each park site (see Council Resolution 24-09). The first round of public outreach presented multiple concepts for each park site for public review and comment, along with asking general input on what types of activities are most desired for addition to the City's park system as a whole (or at specific parks). The second round of outreach presented a single, refined concept for each park site, incorporating comments and recommendations from the first round of outreach. These single concept options were further refined based on input at the second round of engagement to produce the final, preferred concept for each site. There is a more detailed summary of the overall public engagement process following this Executive Summary, as well as a summary of pertinent details of the process in the master plan for each park site.

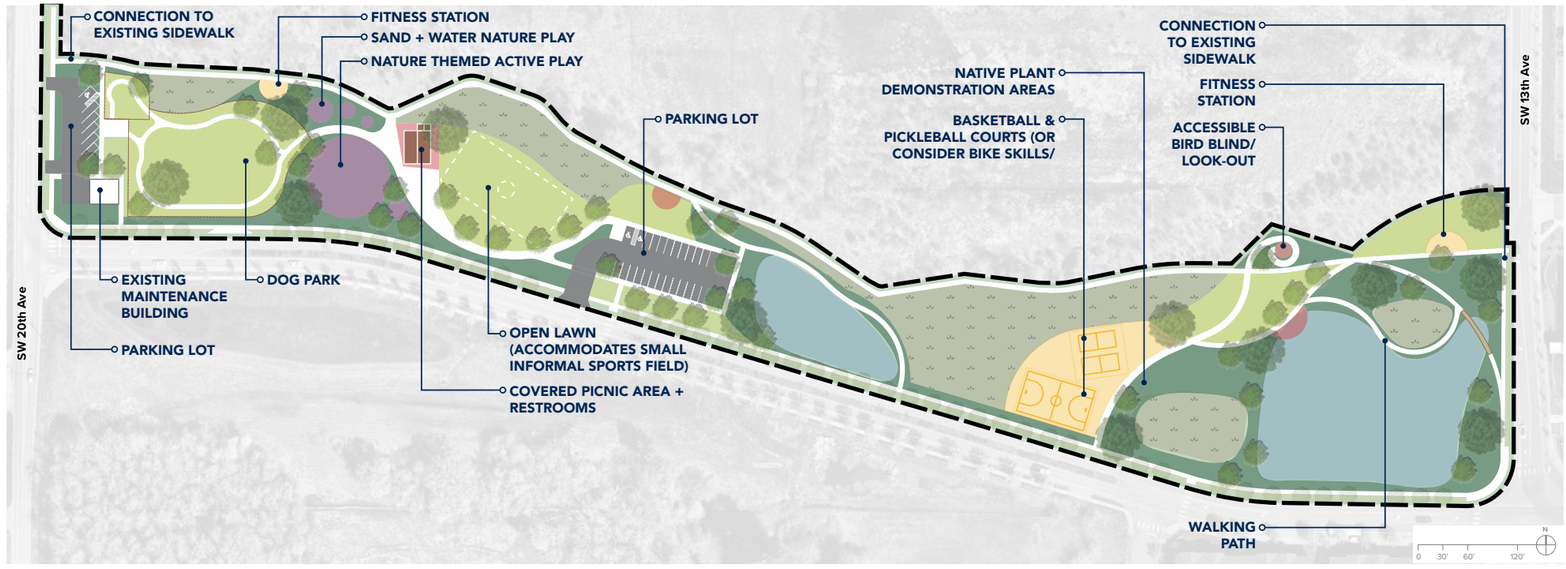
The following pages of the Executive Summary show an image and description of key details of the final master plan for each park site.



Context map showing City boundary and locations of the four master planned parks

Remy Park - Preferred Master Plan Design Concept

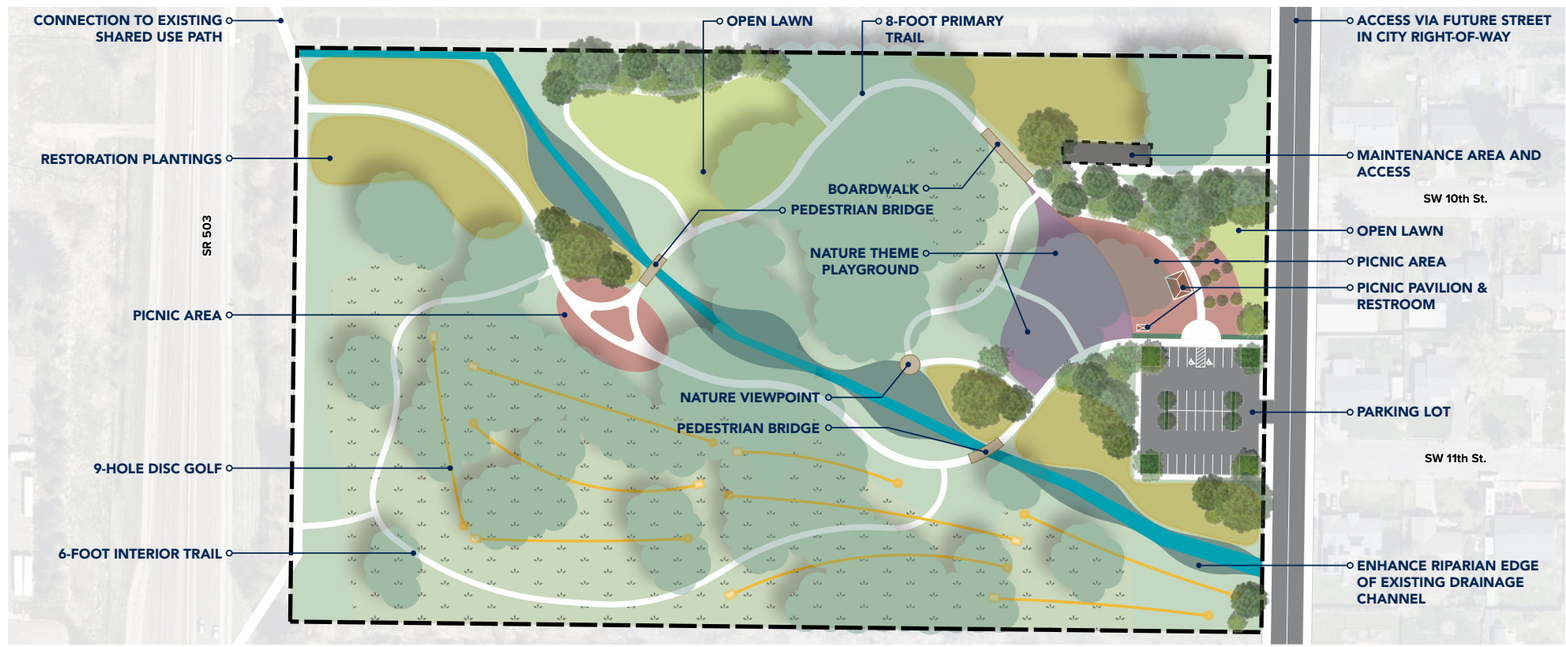
The long narrow site, adjacent to higher-density residential development, is conducive to offering a variety of recreational opportunities that appeal to a wide range of park visitors and presents strong opportunities to connect visitors from existing pedestrian routes. The preferred park master plan concept for the Remy property is titled **Nature Exploration**, and blends active and passive recreation elements with an emphasis on thematic elements that relate to the habitat and ecology of the restored wetlands on its north edge. A fenced dog park as well as open lawn provide places for both people and their furry friends to run, while a playground and small picnic shelter between the two provide places for families to gather and play. At the east end, an active recreation zone, which is shown with basketball and pickleball courts, is nearer to the street, while paths on the north side provide fitness as well as nature observation opportunities.



Remy park master plan diagram

Gardner Oaks Park - Preferred Master Plan Design Concept

The mature oak grove at this site is conducive to park development themes of nature exploration and discovery. Future right-of-way development along the eastern border will increase park accessibility to users from all over the city. In addition, pedestrian connections to the existing residential areas to the east can create a neighborhood amenity. The preferred park master plan concept for the Gardner Oaks property is titled **Nature Grove**, and blends active and passive recreation elements. An inclusive playground and picnic area within the existing oak grove provides spaces for families to gather and play. A trail network winds through the site, providing views of the oak grove, wetlands and restoration planting areas. The southwest area of the park provides a recreation zone that includes a 9-hole disc golf course. The master plan enhances the natural features on-site and develops key areas with opportunities for both passive and active recreation.



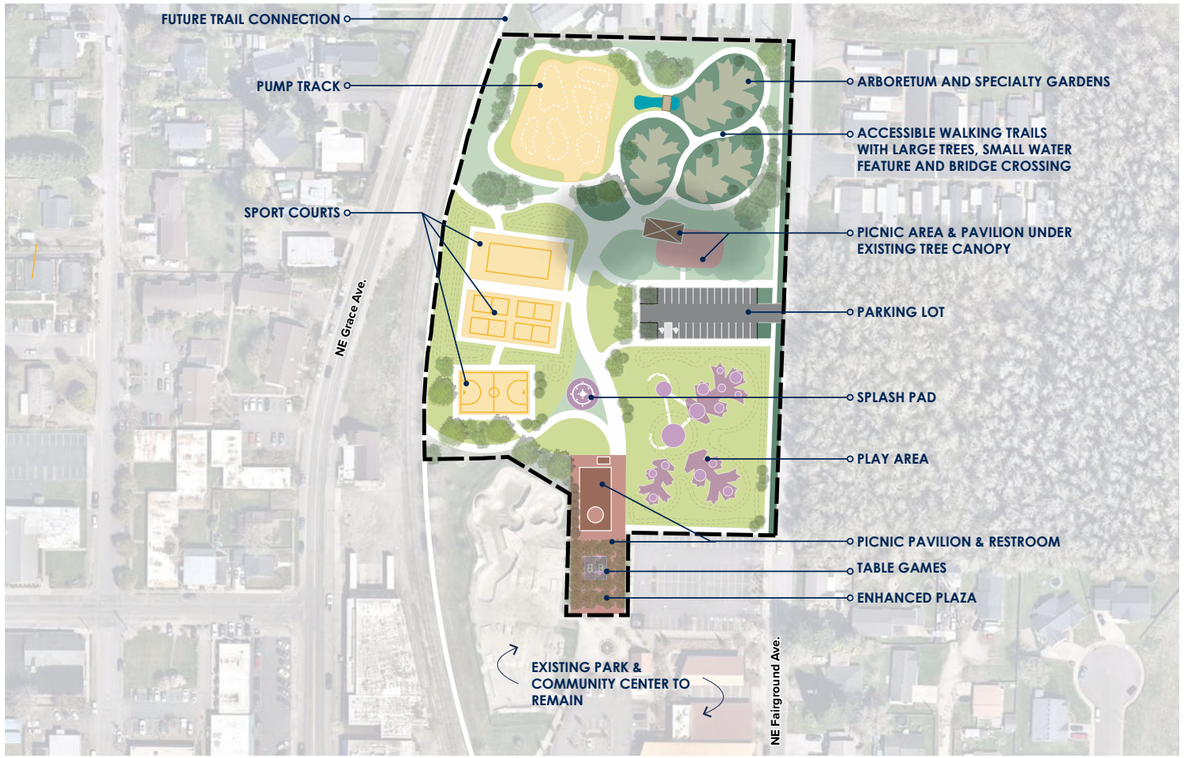
Gardner Oaks master plan diagram



Durkee park master plan diagram

Durkee Park - Preferred Master Plan Design Concept

The large rural site consists of a relatively flat upper terrace surrounded by significant mature forest, riparian corridors, and wetlands. There are opportunities to restore and enhance the significant riparian corridor, wetlands, prairie, and thin the densely planted Douglas Fir trees. These actions would increase the property's habitat value, while providing a beautiful and diverse natural place for walking paths, overlooks, and other nature-based recreation. The preferred park master plan concept for the Durkee property is titled **Nature Connection**, and blends active and passive recreation elements. A 7,000 foot perimeter trail network and four nature overlooks provides views of the stream, wetlands and restoration planting areas. A nature themed playground provides a space for families to gather and play adjacent to the perimeter trail. The Durkee park final preferred concept plan enhances the natural features and develops areas to experience the serene nature of the site.



Fairgrounds park master plan diagram

Fairgrounds Park - Preferred Master Plan Design Concept

The preferred design concept includes both active and passive opportunities for recreation that appeals to all ages. The active recreation areas, such as the skate park, sports courts, and bike pump track, should be integrated with more passive natural features, such as the restored oak grove, picnic area, and a small arboretum at the north of the site. A new inclusive play area and splash pad provide additional play opportunities to the community and further diversify the range of park visitors. The **Play Through the Ages** concept received the most support. The final preferred concept plan at Fairgrounds Park creates opportunities throughout the site for a wide range of demographics to recreate and socialize. Relocation of all existing ballfields is contingent upon the City finding a permanent location prior to their removal from Fairgrounds Park.

Research & Outreach Summary

CONCEPT DEVELOPMENT

The development of design concepts for each park site included a review of guiding documents, previous outreach efforts, and site visits to each of the four properties.

Document Review

The PROS Plan is the most recent effort by the City to guide long-range planning and policy framework. The master plan process was informed by the goals outlined in the PROS Plan:

- Encourage and support public involvement in park and recreation issues.
- Maximize opportunities for public enjoyment of local and regional resources through partnerships, collaborations, and agreements.
- Design and develop high-quality parks, trails, and recreation facilities throughout Battle Ground.
- Provide a diversity of park and recreation facilities and a balance of opportunities for both passive and active recreation that meet the needs of different age groups, abilities, and interests.
- Develop a network of shared-use trails and bicycle and pedestrian corridors to enable connectivity between parks, neighborhoods, and public amenities.
- Conserve and provide access to natural resource lands for habitat conservation, recreation, and environmental education.
- Provide a varied and inclusive suite of recreation opportunities and experiences to promote health and wellness, year-round activity, and social engagement.
- Provide clear leadership that supports and promotes a park, recreation, and open space system to residents, stakeholders, partners, and City Council.

The PROS Plan recommended new park designs for Gardner Oaks Park, the Remy property, and the Durkee property to include some of the following amenities, in addition to walking trails:

- Inclusive playgrounds
- Picnic shelters
- Splash pad/water play
- Sport courts
- Fitness trail/exercise stations
- Off-leash dog areas

Site Review & Special Studies

Site visits were conducted by the project team and City representatives in May and July 2023. Information was gathered through notes and photography related to sun/shade exposure, topography, vegetation quality and species, presence or absence of site infrastructure and features, current use observations, accessibility, and more. These observations were translated to maps of existing conditions.

In addition, several special studies were conducted to further investigate and document unique site attributes. This includes an environmental report for the undeveloped parks, including Gardner Oaks, Remy property, and the Durkee property. These reports identified the location and conditions of various wetlands, habitat banks, protected Oregon White Oak trees, and other relevant natural features. Summaries of report findings are included in each park site chapter of this document.

A cultural resources report was generated for each of the undeveloped park sites in accordance with the National Register of Historic Places (NRHP) requirements, including Gardner Oaks, Remy property, and the Durkee property.

These reports included an inventory of any archaeological findings and a full history of land use for each undeveloped site. Summaries of these reports are included in each park site chapter of this document. The full reports can be found in **Appendix B**.

A transportation report was completed for the project to establish transportation conditions surrounding each site, review each site's adherence to transportation standards, and recommend transportation improvements based on the final master plans. The report includes trip generation and parking demand assessments for each of the four sites, and a high-level roadway connectivity assessment for Gardner Oaks. The full transportation report can be found in **Appendix C**.

Collectively, these previous studies, outreach efforts, and special studies informed the concept development of each park site. They guided both the prioritization of park programs and features, as well as the appropriateness of implementation at each unique park property.



May 2023 Site Visit Durkee Property

ENGAGEMENT PROCESS AND MASTER PLANNING

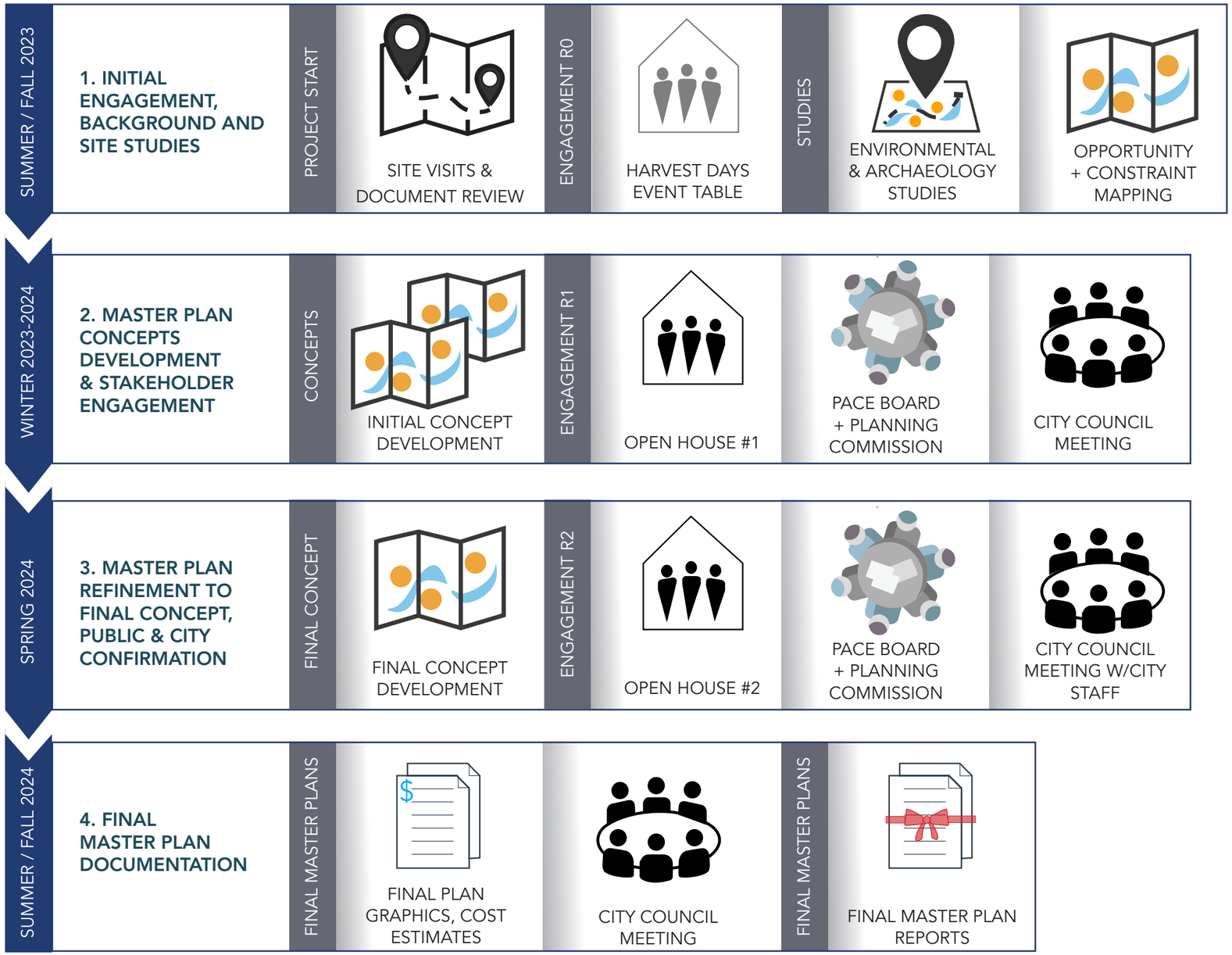


Diagram showing key steps in and timeline of the master planning process

STAKEHOLDER ENGAGEMENT

A public engagement plan was developed that included a mix of public in-person and virtual open house events, meetings with the Parks and Community Engagement Advisory Board (PACE) and Planning Commission (PC), and City Council presentations. The engagement plan provided multiple opportunities for members of the public to review and comment on the concept options for each site, and provide input on park development and program priorities for each site.

Information about the project was presented at the 2023 Harvest Day Festival to allow the community to learn more about the project goals and provide input on which park features should be prioritized at each site. Interactive boards were presented with a range of potential programming and park features, based on those identified in the PROS Plan. Participants were asked to vote on which programs and features they were most interested in at these park sites specifically.

Both in-person and virtual Public Open House events provided opportunities for public feedback on design concepts, programming, and features. These events were promoted through various channels, including promotion on the City website and social media channels. A QR code for the virtual Public Open House was provided at the 2023 in-person event encouraging attendees to share with friends and neighbors unable to attend the in-person events.

Preliminary master plan concepts were presented at both the in-person Open House on December 6, 2023, and a four-week long virtual Open House event in January 5-31, 2024. Over 435 comments were received and 70 people participated in these public engagement events.



December 2023 In-Person Public Open House

The following preferred master plan concepts:

- Remy - Concept 1 Nature Exploration
- Gardner Oaks - Concept 1 Nature Grove
- Durkee - Concept 2 Sports Center
- Fairgrounds Park - Concept 2 Play Through the Ages

See **Appendices A1 & A2** for preliminary concept plans and an Open House summary.

On January 10, 2024, these concepts, along with a summary of community feedback from the Open House events, were presented and discussed at a joint PACE and PC meeting. The PACE and PC provided comments on the preliminary concepts:

- Remy - Concept 2 Wellness Adventure
- Gardner Oaks - Concept 1 Nature Grove
- Durkee - Support for Concept 2 Sports Center but not at this site.
- Fairgrounds Park - Support for both concepts but no development without first relocating existing ballfields.



January 2024 PACE Advisory Board & PC Meeting

The preliminary concepts were presented to City Council on February 5, 2024, with a full summary of public engagement comments, votes, and PACE & PC feedback. The City Council voted on which concept options should move forward for refinement into Final Master Plan Concepts for each site:

- Remy - Concept 2 Wellness Adventure
- Gardner Oaks - Concept 1 Nature Grove
- Durkee - Concept 2 Sports Center
- Fairgrounds Park - Concept 2 Play Through the Ages



Audience at May 2024 PACE Advisory Board & PC Meeting (Norman Helgason)

The Preferred Master Plan Concepts for each park were refined and presented at a second in-person Public Open House event on May 8, 2024, followed by a two-week virtual Public Open House. 65 comments were received and over 80 people participated in these public engagement efforts. See **Appendices A3 & A4** for the preferred concept plans and an Open House summary.

On May 8th, 2024, these plans were presented at a joint PACE and PC meeting, which included public testimony. Public testimony was received from 11 members of the public. After discussion by the PACE and PC, the group voted on which Preferred Concept Plans should be recommended for approval by City Council.

Feedback from the May 8th outreach and PACE/PC meeting supported the Remy and Gardner Oaks preferred concepts, supported the Fairgrounds Park concept but not until the ballfields are relocated, and opposed the Sports Center concept at Durkee in favor of the preliminary Nature Connection concept.

On May 20th, 2024, city staff provided City Council with the feedback from the PACE and PC, and a summary of public feedback from these engagement efforts. City Council then voted to complete the plans and planning level costs for the for the following preferred master plans:

- Remy - Nature Exploration
- Gardner Oaks - Nature Grove
- Durkee - Nature Connection
- Fairgrounds Park - Play Through the Ages

The final plans and planning level costs were presented to the City Council on August 19th, 2024. Council unanimously approved Resolution No. 24-09 adopting four separate parks master plans for current and future councils to act as a policy guide for development of these parks.



Remy Park Master Plan

December 2024

Table of Contents

1. Introduction & Existing Conditions R3

OVERVIEW
SITE OPPORTUNITIES & CONSTRAINTS
SITE ASSESSMENT DIAGRAM

2. Master Planning Process R6

COMMUNITY ENGAGEMENT PRE-DESIGN
PRELIMINARY CONCEPT DEVELOPMENT
COMMUNITY ENGAGEMENT FEEDBACK
CONCEPT REFINEMENT

3. Preferred Master Plan R10

OVERVIEW
MASTER PLAN ELEMENTS
PREFERRED PROGRAM ELEMENTS SUMMARY
PREFERRED DESIGN CONCEPT - NATURE EXPLORATION
PREFERRED DESIGN CONCEPT VISUALIZATION

4. Implementation R16

OVERVIEW
PLANNING LEVEL COST ESTIMATE
NEXT STEPS, FUNDING & PHASING

This document was produced for the City of Battle Ground, WA by MIG, Inc. and associated sub-consultants in December, 2024. See overall 'Park Master Plan Reports' document for full list of credits, Executive Summary, and associated appendices.

Images credit to MIG, Inc. unless noted otherwise in caption parentheses.

1. Introduction & Existing Conditions

OVERVIEW

The Remy Property Open Space site is 80.2 acres of designated open space located within the City limits, located to the northeast of the corner of SW 20th Avenue and SW Scotton Way. The site contains a major wetland habitat bank and stormwater ponds, which total about 75 acres including buffers. The remaining developable area for Remy Park totals 4.46 acres.

The park site is about 1,750 feet long (east to west) and about 200 feet wide (north to south, though this dimension varies), located along SW Scotton Way and extending up to the existing paved trail, which marks the beginning of the habitat bank. Note that although the future park site within the overall Remy Property is generally referred to within this master plan as Remy Park, it is possible the City may consider adopting a different name for the park area when the improvements envisioned in this master plan are further developed and implemented.

The site is bordered to the south by SW Scotton Way, with a recent large, multi-family development across the road. It is bordered on the east by SW 13th Avenue and a large retail development with Walmart as the flagship store. The southeast area of the site is directly adjacent to several small businesses, including a restaurant, café, and medical offices. Bordering the park site on the west is SW 20th Avenue, with single-family residential neighborhoods beyond. There is an existing paved trail along the wetland habitat bank that serves as the northern edge of the developable area of the site.

Vehicular access into the site is currently limited to two existing entrances. One is on SW 20th Ave just north of SW Scotton Way, into a gravel parking lot and adjacent to a small maintenance building. The other is located midway along the site, on the north side of SW Scotton Way, and includes only a driveway apron into an open field. This entrance is served by an existing center turn lane along Scotton Way.



Aerial of Remy property (Google Earth Pro)



Existing maintenance building and parking area (Google street view)



Existing driveway apron to site from Scotton Way

SITE OPPORTUNITIES AND CONSTRAINTS

Environmental Opportunities & Constraints

The site includes approximately 2 1/4 acres of "developable" area (though non-contiguous) that is not encumbered by critical areas or their buffers. The site also contains two stormwater basins that need to remain. Though mostly devoid of significant vegetation, the developable area of the site does contain a large Willow on the west end, a large pine tree just north of the trail, and the remains of a Poplar windbreak in the western third of the site. There is also a variety of vegetation including large shrubs and small trees, establishing along the existing path that may have been part of past wetland mitigation area and buffer plantings. See **Appendix B** for full Environmental Report.

There are opportunities to develop views into the habitat bank area from within the developable area along the existing trail. These could enhance the recreation experience, while adding greater environmental awareness and understanding of the site's natural features.



Existing stormwater ponds

Archaeological Considerations

Any construction within archaeological sensitive areas will require substantial additional consultation with the Department of Archaeology & Historic Preservation (DAHP) and any other agency that may be involved in the project, and archaeological monitoring during any future ground-disturbing work. Further planning and design work for park improvements at this site should consider improvements that limit the need for excavation into existing grades.

Access, Connectivity, And Trails

There is a new separated sidewalk, street trees, and other recent street improvements along SW Scotton Way. As mentioned above, there is an existing 8-foot wide, asphalt paved trail that borders the northern edge of the developable area along the Habitat Bank. This trail begins near SW 10th Avenue and continues west, ending about one hundred feet short of SW 20th Avenue. There is a strong opportunity to connect this existing trail to new proposed paths throughout the park and to existing sidewalks along Scotton Way and northwards along SW 20th Avenue.

The existing gravel parking area is close to the busy intersection at SW Scotton Way and SW 20th Avenue. The safest location for primary vehicular access and parking is toward the middle of the site. See **Appendix C** for the full Transportation Report.

Site Assessment Summary

The long narrow site, adjacent to high-density residential development, is conducive to offering a variety of recreational opportunities that appeal to a wide range of park visitors. There are strong opportunities to connect visitors to existing pedestrian routes.



Existing asphalt path



Existing boardwalk

The Habitat Bank can be viewed from the perimeter of the restored natural areas through strategic viewpoints and select wetland areas can be further enhanced, which collectively showcase the site's natural features.

SITE ASSESSMENT DIAGRAM

1. Provide missing pedestrian/ bicycle connections.
2. Extend existing trail to SW 20th Avenue
3. Develop primary access point with upgraded parking lot and restrooms.
4. Improve pedestrian/bicycle connectivity to adjacent housing.
5. Large developable area; see programming options. May require archaeological monitoring.
6. Small developable pockets; see programming options. May require archaeological monitoring.
7. Existing earthen berms; may limit trail and visual access.
8. Existing storm water basins may limit development.
9. Habitat Bank is not developable.
10. Enhance existing wetlands with trails and planting, where development is limited.



LEGEND

- *Property Line*
- *Developable Area*
- *Stormwater Basin*
- *Wetland*
- *Existing Pedestrian Circulation*
- *Wetland Buffer*
- *Habitat Bank Boundary*
- *Existing Infrastructure*
- *10' Contours*
- *Existing Berms*
- *Potential Views*
- *Potential Pedestrian + Bicycle Connection*
- *Potential Pedestrian + Bicyclist Access*
- *Potential Vehicle Access*

N

0 30 60 120 feet

2. Master Planning Process

COMMUNITY ENGAGEMENT PRE-DESIGN

Prior to the master planning process, the city of Battle Ground completed an update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan outlines priorities for the development of parks and recreation facilities through 2028, and is the most recent effort by the City to guide long-range planning and policy framework. The master plan process was informed by the goals and amenity recommendations outlined in the PROS Plan.

As part of the master planning process for Remy Park, a public engagement plan was developed that included a mix of public in-person and virtual open house events and meetings designed to obtain input from the community, the City's Parks and Community Engagement (PACE) Advisory Board, the Planning Commission (PC), and review and input from City Council. The engagement plan provided multiple opportunities for members of the public to review and comment on the concept options for Remy Park, and provide input on park development and program priorities for the site. Community engagement and input from the PACE, Planning Commission and City Council has shaped the proposed plan and is the result of a 12-month process. This section provides an overview of the master planning process, options considered, and key community input that took place during the project that informed the final preferred master plan.

Note that this master plan was developed in conjunction with master plans for three other City parks (Fairgrounds, Gardner Oaks, and Durkee). The engagement and review processes were completed in tandem for all four parks, therefore at times this overview may refer to feedback on multiple parks at once.

It is somewhat unique from a typical park master planning process to have several neighborhood or community park sites within the same jurisdiction and park system being master planned simultaneously. One consideration this brought up was, when there was a particular feature or program element noted (e.g. in the PROS plan, or through public engagement) as desired at some (unspecified) park within the community and overall park system, it was necessary to consider which park site would be best suited for that element. We attempted to resolve that through the engagement and review process, locating elements where they fit best within the community's desired park theme, site character and context, as well as anticipating which park sites may be developed sooner rather than later and locating higher priority items at those sites, where appropriate.

Community Engagement – Initial Outreach

City staff presented information about the project at the 2023 Harvest Day Festival on July 15, 2023, to allow the community to learn more about the project goals and provide input on which park features should be prioritized in parks in general and at this site. Interactive boards were presented with a range of potential programming and park features, based on those identified in the PROS Plan. Participants were asked to vote on which programs and features they were most interested in at the park sites being master planned.

PRELIMINARY CONCEPT DEVELOPMENT

Two preliminary master plan concepts were created for Remy Park with input from city staff and the community feedback received during the 2023 Harvest Day Festival and previous PROS Plan community outreach. The two preliminary master plans were titled Nature Exploration and Wellness Adventure.

Both concepts showed improvements that would work around the existing wetlands and mitigation areas as well as existing stormwater facilities in the site. Both concepts envision completing the existing path across the site that begins on the east side along SW 10th Ave but currently ends short of the west edge of the site along SW 20th Ave.

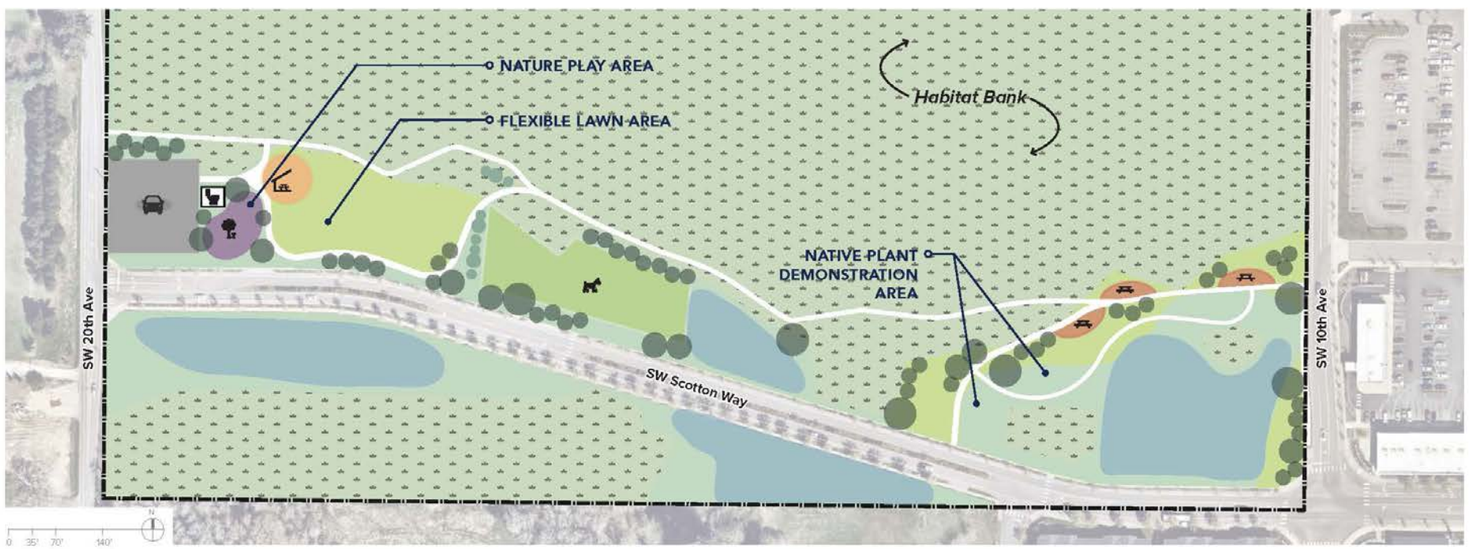
Both plans responded in various ways to preliminary guidance included for the site in the PROS Plan, which stated "The Remy property would be a good location for a dog park, picnic shelter, sports court, and playground. Depending on the extent of existing wetlands and hydrologic connectivity, the development of sport fields at this site might be precluded. Trail connectivity across and through the site should be a primary goal." (p.47, PROS Plan, 2022)

The concept plans also incorporated, to various extents, some of the key elements and features that were identified and recommended in the PROS Plan to be included in new park development – these included: all-inclusive playground(s) (new or through renovations); water play features, such as a splash pad or spray park; sport courts (including pickleball, tennis and basketball); outdoor fitness equipment; trails or paths for walking or biking within and to the parks; off-leash dog area(s); bike skills course and/or pump track; picnic and larger open shelters for park users; restrooms (see p.27, pp. 45-46, PROS Plan 2022).

Following are descriptions of some of the key features and distinguishing characteristics of the two concepts:

Preliminary Concept 1 – Nature Exploration

- The Nature Exploration concept included fewer constructed improvements, focusing on passive recreation opportunities and highlighting the features of the natural environment in the area including the restored wetlands and planting beds.
- Parking was planned for the west edge of the site along SW 20th Ave where an existing driveway and maintenance building now stand.
- A small playground, restroom and picnic pavilion were shown near the parking lot at the west end.
- The main areas of the park featured open lawn areas as well as an off-leash dog park area.
- Picnic spots and additional path connections were added near the east edge of the park, providing spots for nearby residents or people visiting the adjacent shopping center to come and relax in the park and enjoy the natural open space.

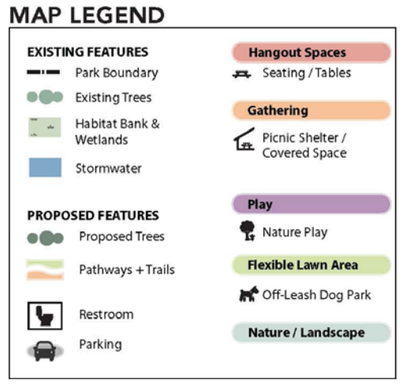



NATURE PLAY


OFF-LEASH DOG PARK


ACCESSIBLE PICNIC SPACE

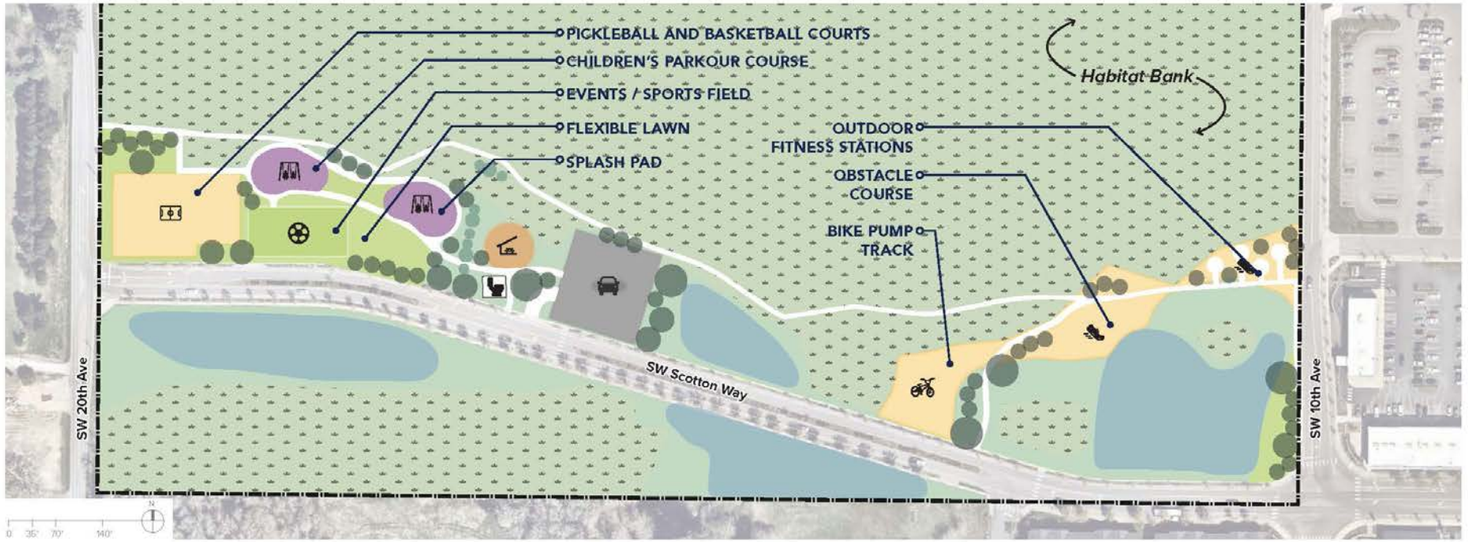

PATHS / NATURE TRAILS



Plan diagram for Preliminary Concept 1 - Nature Exploration, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

Preliminary Concept 2 – Wellness Adventure

- The Wellness Adventure concept highlighted connection to the natural features of the site and also added features and amenities to promote active recreation and outdoor fitness activities.
- Parking was shown in a proposed parking lot near the center of the site, taking advantage of the existing driveway already constructed by the city near that location along Scotton Way, and allowing visitors to park in a central location to a variety of park amenities.
- Pickleball and basketball courts were included (near the west end) as well as open lawn that could serve as a playfield for smaller organized sports activities.
- Activities for children and families included a children's play / parkour course as well as a splash pad.
- Space for a small restroom and picnic pavilion was shown near the centralized parking.
- A bike pump track, an obstacle course, and outdoor fitness stations were shown near the east end of the park.




SPORT COURTS


SPLASH PAD


OUTDOOR FITNESS STATIONS


BIKE PUMP TRACK

MAP LEGEND

EXISTING FEATURES
- Park Boundary
- Existing Trees
- Habitat Bank & Wetlands
- Stormwater

PROPOSED FEATURES
- Proposed Trees
- Pathways + Trails
- Restroom
- Parking

Gathering
- Picnic Shelter / Covered Space

Play
- Play Area / Feature

Sports / Fitness
- Sport Courts
- Adult / Teen Fitness
- Bike Pump Track

Flexible Lawn Area
- Sports Field

Nature / Landscape

Plan diagram for Preliminary Concept 2 - Wellness Adventure, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

COMMUNITY ENGAGEMENT FEEDBACK

Public Engagement and City Boards, Commission and Council Input - Round 1

The first round of community engagement included both in-person and virtual Public Open House events to provide opportunities for public feedback on design concepts, programming, and features. These events were promoted through various channels, including promotion on the City website and social media channels. A QR code for the virtual Public Open House was provided at the 2023 in-person event, encouraging attendees to share with friends and neighbors unable to attend the in-person events. Preliminary master plan concepts were presented at both the in-person Open House on December 6, 2023, and a four-week long virtual Open House event in January 2024. Over 435 comments were received and 70 people participated in these public engagement events, with community feedback preferring the Nature Exploration concept, but also providing general support for both concepts and proposed amenities that cater to all users.

On January 10, 2024, the park concept options, along with a summary of community feedback from the Open House events, were presented and discussed at a joint Parks and Community Engagement Advisory (PACE) Board and Planning Commission (PC) meeting. The PACE and PC listed Remy Park as the highest priority for implementation and provided comments on the preliminary concepts. The overall recommendation for Remy was to move forward with the Wellness Adventure concept, which differed from the majority preference from public input on the initial concepts. The preliminary concepts were presented to the City Council on February 5, 2024, with a full summary of public engagement comments, votes, and PACE Board & PC feedback.

The City Council voted on which concept should move forward for refinement into the Final Master Plan Concept. For the Remy site, this was the Wellness Adventure concept.

CONCEPT REFINEMENT

Public feedback on the initial concept plans presented was somewhat split between the two. Many people liked the Nature Exploration concept and the idea of keeping the area and park more natural, and had concern about existing traffic in the area and safety as well as traffic impacts with more active features added to the park site. However, a number of respondents were also supportive of many of the active recreation features proposed in the Wellness Adventure concept. The Nature Exploration concept received a slightly higher number of "votes" from the public versus the Wellness Adventure concept (19 votes vs. 13 votes) based on the in-person dot exercise and online virtual public open house votes. However, feedback from the PACE Board and Planning Commission was a preference to move forward with the Wellness Adventure as the basis for the refined final concept. City Council confirmed that direction.

Due to the popularity of a number of elements in both concepts, as well as the guidance from the PROS plan and general input on key features that are needed in the City's parks, the final concept was refined using elements from both concepts. The Wellness Adventure served as the overall theme and framework for the final concept, per direction from City Council and staff.



December 2023 In-Person Public Open House

Public Engagement and City Boards, Commission and Council Input - Round 2

The Preferred Master Plan Concept for this park was developed based on input described above, including the initial public engagement, meeting with the PACE Board and Planning Commission, and review by the City Council and staff.

The Preferred Master Plan Concept was presented at a second in-person Public Open House event on May 8, 2024, followed by a two-week virtual Public Open House. 65 comments were received and over 80 people participated in these public engagement efforts. See **Appendices A3 & A4** for the preferred concept plan that was presented and an Open House summary.

On May 8th, 2024, this preferred concept plan was presented at a joint PACE and PC meeting, which included public testimony. Public testimony was also received from members of the public (primarily focused on the Durkee property). After discussion by the PACE and PC, the group voted on which Preferred Concept Plan should be recommended for approval by City Council. Feedback from the May 8th outreach and PACE/PC meeting supported the Remy preferred concept.

On May 20th, 2024, city staff provided City Council with the feedback from the May 2024 PACE and PC review of the final concept, and a summary of feedback from public engagement efforts. City Council then voted to complete the plans and planning level costs for the following preferred concept titled "Nature Exploration" for the Remy Park Master Plan.

The final plan and planning level costs for Remy Park and the three other sites were presented to the City Council on August 19th, 2024. The City Council unanimously approved Resolution No. 24-09 adopting four separate parks master plans to act as a policy guide for development of these parks.

3. Preferred Master Plan

OVERVIEW

Conceptual plan options for the Remy Property included Nature Exploration and Wellness Adventure parks. The Wellness Adventure park had more sports courts, which was less popular with the community. However, both concepts included some features that received popular support from the community engagement process; features that received particular community support included the following:

- Inclusive playground
- Covered picnic area and open lawns
- Dog park
- Native plant demonstration areas
- Walking/jogging trails
- Fitness stations
- Sport court areas

The final preferred concept for the Remy Property blends these most popular features into one final design. The final conceptual plan balances opportunities for fitness and active recreation, with passive areas that encourage a connection to nature. It includes sports courts and opportunities to enhance and interact with natural features on-site. The final blended concept was titled **Nature Exploration** during the final outreach and City Council approval.

MASTER PLAN ELEMENTS

Access & Circulation

Park visitors will access this site through sidewalk connections along the east, south, and west sides of the site and from two parking lots.

Bicyclists can enter the park from existing bike lanes along SW Scotton Way and park at provided bicycle racks. Walking paths align with existing crosswalks at both southwest and southeast corners, and a crosswalk located midway along SW Scotton Way.

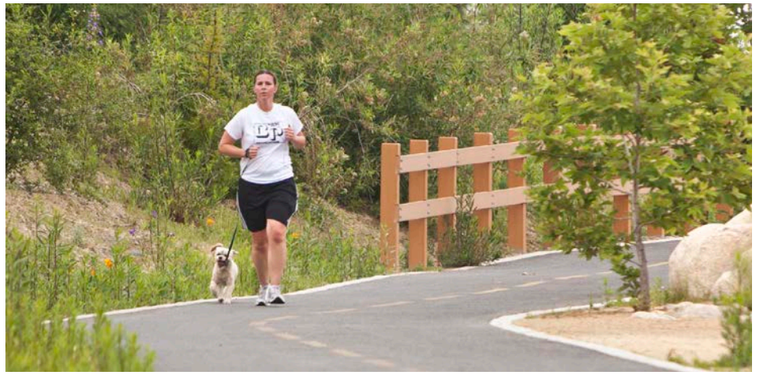
The primary parking lot is located off SW Scotton Way, where there is an existing driveway apron and turn lane into the site. This parking lot can accommodate 25 vehicles, including ADA accessible stalls and bike parking. A smaller secondary parking area is located on the west side of the park, along SW 20th Avenue, where there is currently a gravel parking area. This improved parking lot can accommodate 6 vehicles, including 1 ADA accessible space. The existing maintenance building in this area of the site could remain in place.

Circulation through the site is oriented along the Habitat Bank, where an existing trail is present. This conceptual design fully completes the trail running east and west, where it connects to sidewalks.

Accessible trails lead visitors to major site features and allow people to explore the stormwater and wetland areas through both a boardwalk and overlook area. Collectively, this trail network can create walking and jogging loops of various distances, while integrating with the existing sidewalks around the perimeter of the site and along the Habitat Bank.

Natural Features

This unique site has an abundant amount of environmental resources, including wetlands, stormwater ponds, and the Habitat Bank. The concept plan includes planting enhancements that increase wildlife value, while park visitors observe at a safe distance. An elevated, accessible bird blind is located along the multi-use trail, allowing park visitors unique views into the habitat bank.



Accessible trails



Bird watching (iStock)

Enhancing the natural features on-site would also increase the seasonal interest within the park, with plantings that change with the seasons and increase use by migratory and year-round bird species. Planting areas could also serve as native plant demonstration areas, to inspire and educate the community to plant similar species in their residential landscapes. This park could become a valuable resource for class field trips, outdoor education, and support community members engaged with citizen science projects.



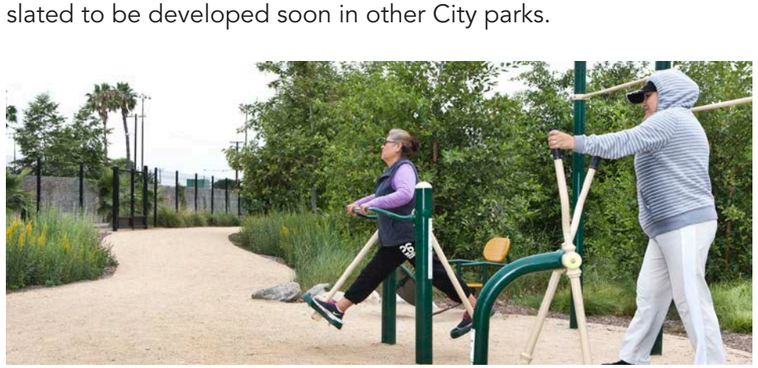
Seasonal colors (Beautiful Washington)



Demonstration garden (Clark County Green Neighbors)

Active Recreation & Fitness

Active recreation opportunities are placed throughout the site, including smaller fitness nodes along the linear multi-use trail adjacent to the Habitat Bank. A large lawn area can accommodate a small soccer field to the west of the primary parking lot. At the southwestern side of the site, a basketball court, and potential pickleball or other sport courts add an active recreation element that is not readily available to the public in other parks nearby. Earlier iterations of the concept for Remy included a pump track or potentially a bike skills course in eastern sport court area; these bike-related elements received significant public interest during the master planning process and could potentially be considered in tandem with a basketball facility as space allows, if they are not slated to be developed soon in other City parks.



Fitness stations



Basketball court

Inclusive Playground

An inclusive playground is located centrally with a variety of play experiences. This includes active play features for climbing, swinging, and spinning. Elevated play could provide unique views into the Habitat Bank. Additionally, the playground can include open-ended sensory play with nature-based features. A sand and water play area provides a low-cost, high play value experience and ties into the theme of water in the adjacent wetlands. This space should be a welcoming area where anyone, of any ability, can play.



Themed playground (Earthscape Play)



Sand & water play (Champoeg State Park)

Gathering Spaces

Adjacent to the playground is a central plaza with a large, covered picnic area and restroom facility. This functions as a mixing zone between park users, to gather and socialize. This area engages visitors in play through the use of table games and cornhole. A variety of inclusively spaced seating types should be included throughout the park, to accommodate a range of abilities and encourage visitors to linger.



Covered picnic area



Table games (Architonic)

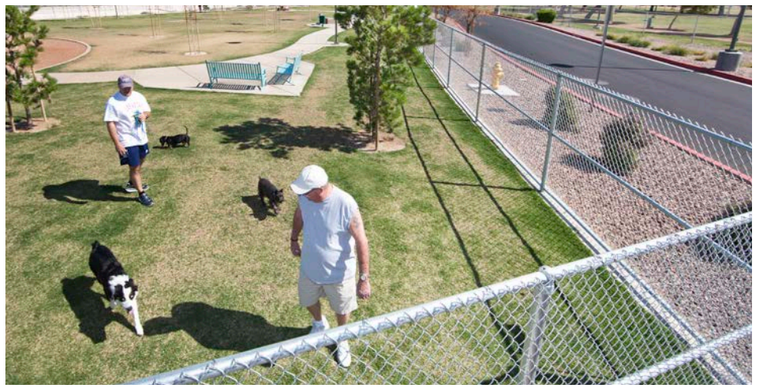
Flexible Open Space

Multiple lawn areas of varying sizes allow park visitors and nearby residents to picnic, play games, and passively recreate. A central lawn area near the picnic pavilion can accommodate informal games when not in use as a soccer field.

There is a ¾-acre dog park located on the west side of the park, adjacent to the smaller parking lot. The dog park is fully fenced and could include two separate fenced areas, for both small and large dogs. There is a double gated entry on the west toward the parking lot and on the east toward the central pavilion area.



Flexible lawn area



Dog park

PREFERRED PROGRAM ELEMENTS SUMMARY

Based on public feedback, the most desired recreational activities, facilities, and elements that are incorporated in the Remy Park Master Plan include:

GATHERING SPACES

- Picnic pavilion and areas for picnic tables
- Benches along walking paths
- Accessible restrooms

ACTIVE RECREATION & FITNESS

- Fitness stations
- Basketball court

INCLUSIVE PLAYGROUND

- Sand and water play
- Nature play sensory elements
- Elevated play features for views into the habitat bank
- Inclusive active play for climbing, sliding, and spinning
- Table games & cornhole

FLEXIBLE OPEN SPACE

- Lawn areas for picnicking and recreation
- Central lawn area could be used for small soccer field
- Dog park with fenced areas for big & small pets

NATURAL FEATURES

- Accessible bird blind for views into habitat bank
- Trails with views into habitat bank & wetlands
- Boardwalk viewpoint & crossings into wetlands
- Enhanced plantings adjacent to wetlands & around park

ACCESS & CIRCULATION

- Multi-use trail along habitat bank
- Neighborhood connections
- Variety of walking loops
- Central parking lot (25 spaces), small west side parking lot (6 spaces)
- Bicycle racks



Picnic pavilion

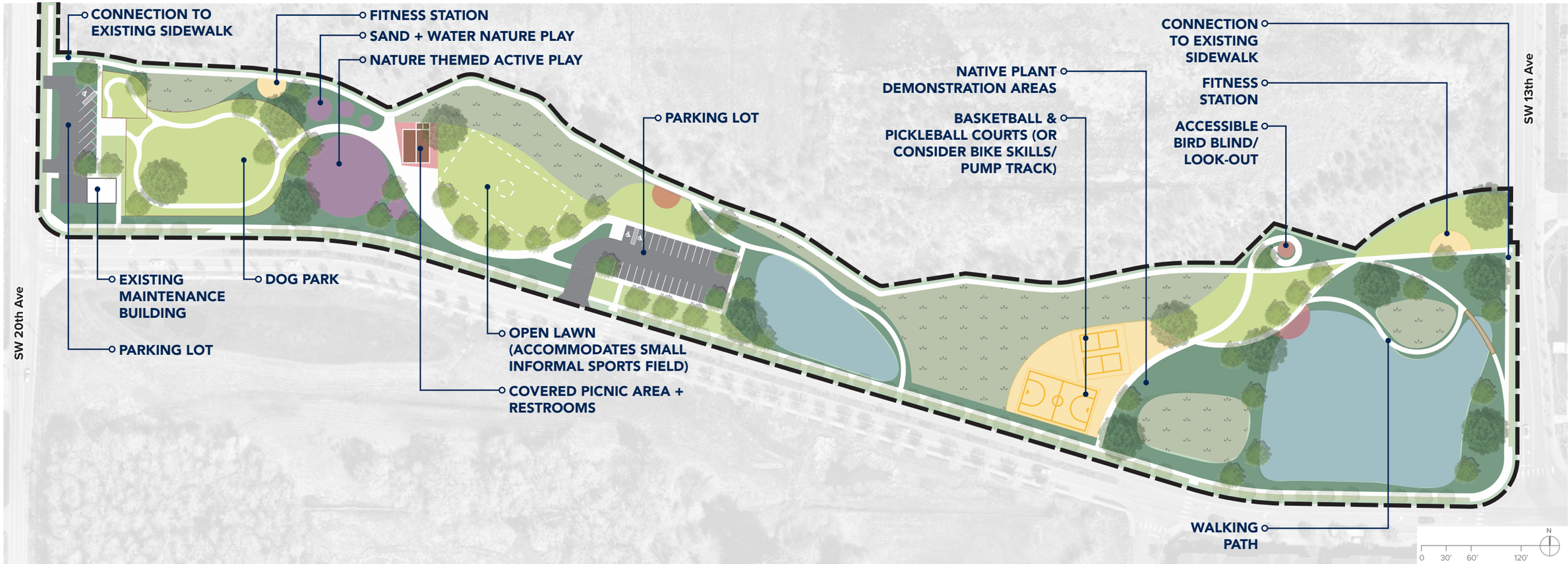


Cornhole (Doty & Sons Concrete Products)



Open lawn (Ed Yourdon, Flickr)

PREFERRED DESIGN CONCEPT - NATURE EXPLORATION



LEGEND

EXISTING FEATURES

- Limit of Work
- Wetlands
- Stormwater Ponds

PROPOSED FEATURES

- Proposed Trees
- Pathways & Trails
- Buildings
- Parking

PREFERRED DESIGN CONCEPT VISUALIZATION



Illustrative rendering depicting the park master plan concept for Remy park.

4. Implementation

OVERVIEW

This chapter addresses the strategic means to accomplish the recommendations of this Master Plan. The continued development process should consider the amount of time required for park improvements, and the possible changing demographics and needs of the community. With multiple park sites going through the master planning process simultaneously in 2023-2024, the City will need to determine and prioritize which park or parks should move forward first to the next steps of design and permitting.

PLANNING LEVEL COST ESTIMATE

A planning level cost estimate for the proposed Master Plan improvements was developed in summer 2024 for the preferred master plan concept, based on current market conditions in the area. This opinion of cost serves as a starting point for City planning and budgeting purposes and looked at square footage allowances, functionality, program elements and systems, with the proposed Master Plan and its elements as a basis of design.

The table presented here provides a summary of the planning level cost estimate. Please see **Appendix D** for a more detailed breakdown of the estimated costs. Costs will need to be refined at each stage of planning and design development to align with current conditions and bidding climate.

The costs presented here reflect only the design and construction of the proposed improvements. The City will also need to plan for the added operations and maintenance costs that the development of a new public park site will require.

The park will most likely require daily visit from City staff, for such activities as litter removal and potentially opening, cleaning, and closing the restroom.

There will be other routine operations and maintenance needs, such as maintenance of the landscape plantings, as well as both typical and unexpected repairs.

PLANNING LEVEL COST ESTIMATE SUMMARY*	
Site Preparation Includes: Mobilization, site demo and grading	$1,146,000
Site Improvements Includes: Paving, play equipment, and planting	$3,276,000
Site Mechanical & Utilities Includes: Water distribution, sanitary sewer, storm drainage, and electrical	$790,000
Direct Construction Costs (subtotal)	$5,212,000
Administrative & Contingencies Includes: Design and construction contingencies, bonds & insurance, and sales tax (WA)	$3,655,000
Construction Costs Before Escalation (subtotal)	$8,867,000
Total Construction Costs January 2026 Includes: 6.42% escalation rate	**$9,437,000**
Total Project Area (Square Feet)	227,688
Costs Per Square Foot	$41.45

**These costs provide a summary of planning level estimates produced for the proposed master plan improvements. Estimate numbers for this summary have been rounded. See Appendix D for further detail of the planning level cost estimate for this site.*

NEXT STEPS, FUNDING & PHASING

In August 2024, the Battle Ground City Council reviewed the final master plan concept for this park. This included a summary of park elements and precedent images, and a cost estimate summary. The City Council approved the final Master Plan concept for Remy (with the caveat that the pump track element be replaced by a basketball court), formalized as Council Resolution No. 24-09.

Following this acceptance of the Master Plan by City Council, the next step toward implementation of the Plan will involve development of initial design documents (this may be termed Schematic Design, 30% design, or other by the City as part of their Preliminary Engineering process) and applicable permitting applications.

This master plan should serve as a basis for the theme, key program elements, and general park layout as design moves forward. However, further design efforts should involve additional community engagement to confirm community priorities and needs to be addressed in the park improvements. As the design is developed, further site investigations will be needed to support the layout and details, such as geotechnical information to inform pavement and structures designs, and hydrology and utility information to support drainage engineering and planning for site utility needs.

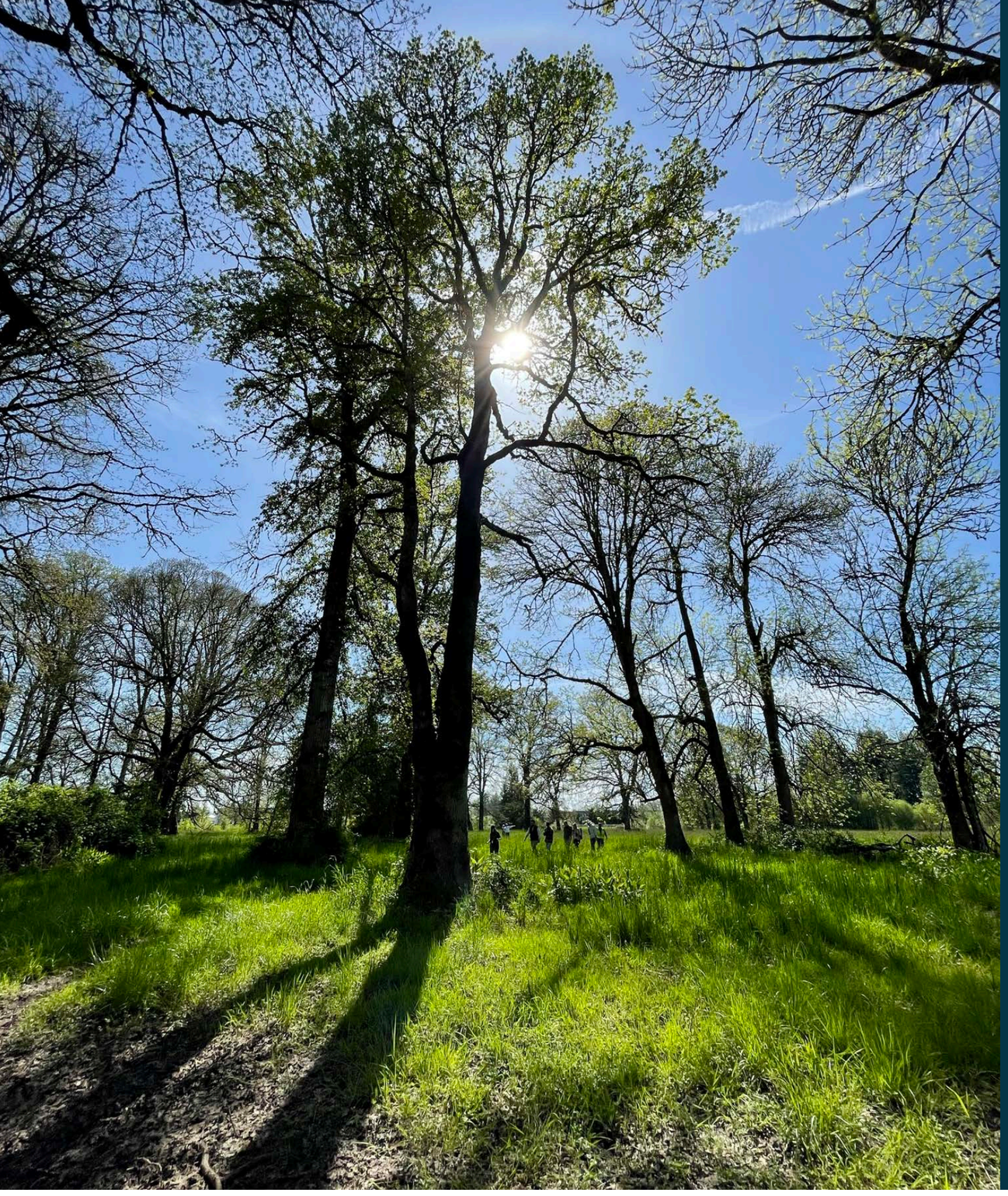
Initial permitting efforts will likely include a Land Use Review by City staff to ensure that the park development will meet the minimum standards outlined in the Battle Ground Municipal Code to support the responsible and coordinated growth and development within the community. These standards address site development issues, including but not limited to vehicle and pedestrian access, parking, minimum lot size, building dimensions, and setbacks. Other next steps related to permitting will be to develop wetland delineations and reports, as well as SEPA checklist, in response to more detailed site plans that are developed. Coordinate among Building, Planning and Engineering within the City for permitting needs, as well as addressing State and Federal permits as required.

Currently there is no specific funding identified to move forward with the implementation of improvements at this park site. The City will need to identify and secure funding sources for the design, permitting and construction of the park improvements. Potential funding sources for this park include:

- Development Impact Fees collected by the City
- Potential voter-approved bond measure / levy for park development in the city
- Washington State Recreation and Conservation Office (RCO) grants
- National Park Service Outdoor Recreation Legacy Partnership (ORLP) Land and Water Conservation Fund
- National Recreation and Park Association (NRPA) Youth Sports Equity Grant Program, Supporting Healthy Again through Parks and Recreation 4.0, NRPA Sustainability in Practice
- EPA Recreation Economy for Rural Communities

Further details on possible funding sources are included in the City's 2022 PROS Plan update (Appendix G: Implementation Tools & Tactics).

At this time, the City's staff has not expressed the intent or likely need to develop this park site in a phased approach. However, this need could be re-evaluated as development funding is acquired. If funding does not allow development of the complete site, the future design team may develop a phasing approach. At that point, the design team and City staff should work together to identify community priorities and align those with development of a phased implementation plan.



Gardner Oaks Park Master Plan

December 2024

Table of Contents

1. Introduction & Existing Conditions G3

OVERVIEW
SITE OPPORTUNITIES & CONSTRAINTS
SITE ASSESSMENT DIAGRAM

2. Master Planning Process G6

COMMUNITY ENGAGEMENT PRE-DESIGN
PRELIMINARY CONCEPT DEVELOPMENT
COMMUNITY ENGAGEMENT FEEDBACK
CONCEPT REFINEMENT

3. Preferred Master Plan G10

OVERVIEW
MASTER PLAN ELEMENTS
PREFERRED PROGRAM ELEMENTS SUMMARY
PREFERRED DESIGN CONCEPT - NATURE GROVE
PREFERRED DESIGN CONCEPT VISUALIZATION

4. Implementation G16

OVERVIEW
PLANNING LEVEL COST ESTIMATE
NEXT STEPS, FUNDING & PHASING

This document was produced for the City of Battle Ground, WA by MIG, Inc. and associated sub-consultants in December, 2024. See overall 'Park Master Plan Reports' document for full list of credits, as well as Executive Summary and associated appendices.

Images credit to MIG, Inc. unless noted otherwise in caption parentheses.

1. Introduction & Existing Conditions

OVERVIEW

The Gardner Oaks Park site is 13 acres of designated open space located within the Battle Ground city limits, located on the east side of SR 503 near SW 10th Street. The site is undeveloped and contains a mix of wetland areas with open fields and oak woodlands, featuring large Oregon White Oak (*Quercus garryana*), Oregon Ash (*Fraxinus latifolia*), and Black Cottonwood (*Populus trichocarpa*) trees.

Other key features include a constructed drainage canal that bisects the flat property at an angle from southeast to northwest diagonally across the site. There are also stormwater swales along the eastern and northern edges of the site, which are deep with very steep-sided slopes.

The park site dimensions are about 980' east to west, and 575' north to south. The park is bounded on the west by SW 10th Avenue (S.R. 503), and on the east by single family residential development. The site has an empty undeveloped parcel to the north, accessed from SW Rasmussen Blvd. To the south is residential and commercial development, accessed from SW Scotton Way. Road noise coming from the heavy vehicle traffic on SW 10th Avenue is significant.

The site also includes a city utility facility, which is enclosed with a fence and has service access from SW 10th Street.

There are no current recreational facilities on the site. Current use appears to be primarily from local residents in the neighborhood to the east. There is no vehicular access to the site for park visitors, with access limited to service vehicles through a gate at the end of SW 10th Street.



Aerial of Gardner Oaks property (Google Earth Pro)



Existing site entrance from neighborhood street end



Existing utility facility fence and site entrance

SITE OPPORTUNITIES AND CONSTRAINTS

Environmental Opportunities and Constraints

The site contains two areas of designated wetlands: one in the southern half of the site totaling 6.6 acres, and another in the northeast part of the site totaling 0.3 acres. There is also a drainage ditch running diagonally through the site, which may fall under jurisdictional regulation. These three environmentally regulated areas also have required buffers of various widths, resulting in a remaining developable area for Gardner Oaks Park of 2.1 acres.

The existing trees on the site have large canopies, providing about 4 acres of canopy coverage of the site. This offers significant habitat value for birds, reptiles, tree frogs, and other fauna.

The diagonal drainage channel through the site provides a significant restoration opportunity. The channel's alignment and side slopes could be modified to be more organic and variable, while maintaining or enhancing its ecological and hydrological functionality. See **Appendix B** for full Environmental Report.

Archaeological Considerations

A cultural resources report was generated for Gardner Oaks in 2023, which includes the results of surface inspection, subsurface probing, and a historic records and map review. The report indicates that no archaeological resources were identified within the park, and the park site is unlikely to contain archaeological deposits. Based on these findings, the cultural resources report does not recommend any further archaeological investigation.

Access, Connectivity and Trails

The city of Battle Ground is planning the development of a key north-south street in the right of way between the eastern edge of the Gardner Oaks Park and the adjacent residential neighborhood. This could provide greatly enhanced vehicle, pedestrian and bicycle access to Gardner Oaks Park. Parking for park visitors could be developed within the site and easily accessed from this proposed right of way. See **Appendix C** for the full Transportation Report.

While reworking the drainage channel alignment, safe pedestrian crossings could also be incorporated. This could increase and enhance accessible walking opportunities for park users. There is also an existing sidewalk along the east side of Southwest 10th Ave (SR503), and potential for a future shared use path, along the west edge of the Gardner Oaks site, which provide additional pedestrian and bicycle connectivity opportunities.

Site Assessment Summary

The mature oak grove at this site is conducive to park development themes of nature exploration and discovery. Future right-of-way development along the eastern border will increase park accessibility to users from all over the city. In addition, pedestrian connections to the existing residential areas to the east can create a neighborhood amenity.



Existing drainage channel through the site



Existing Oregon White Oak and other mature trees

SITE ASSESSMENT DIAGRAM

1. Provide missing pedestrian/ bicycle connections.
2. Developable area: see programming options
3. Preserve existing oak grove with low-impact development, such as trails and planting.
4. Provide vehicle access to the park.
5. Existing stream and buffer are not developable.
6. Enhance existing wetlands with trails and planting, where development is limited.
7. Preserve or upgrade existing well enclosure and water supply testing area.
8. Road noise is present throughout site.



LEGEND

- *Property Line*
- *Developable Area*
- *Drainage Channel*
- *50' Stream Buffer*
- *Wetland*
- *Wetland Buffer*
- *Tree Canopy*
- *Existing Infrastructure*
- *10' Contours*
- *Road Noise*
- *Potential Views*
- *Potential Pedestrian + Bicycle Connection*
- *Potential Vehicular Access*
- *Potential Pedestrian + Bicyclist Access*
- *Potential Vehicle Access*

N

0 30 60 120 feet

2. Master Planning Process

COMMUNITY ENGAGEMENT PRE-DESIGN

Prior to the master planning process, the city of Battle Ground completed an update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan outlines priorities for the development of parks and recreation facilities through 2028, and is the most recent effort by the City to guide long-range planning and policy framework. The master plan process was informed by the goals and amenity recommendations outlined in the PROS Plan.

As part of the master planning process for Gardner Oaks Park, a public engagement plan was developed that included a mix of public in-person and virtual open house events and meetings designed to obtain input from the community, the City's Parks and Community Engagement (PACE) Advisory Board, the Planning Commission (PC), and review and input from City Council. The engagement plan provided multiple opportunities for members of the public to review and comment on the concept options for Gardner Oaks Park, and provide input on park development and program priorities for the site. Community engagement and input from the PACE, Planning Commission and City Council has shaped the proposed plan and is the result of a 12-month process. This section provides an overview of the master planning process, options considered, and key community input that took place during the project that informed the final preferred master plan.

Note that this master plan was developed in conjunction with master plans for three other City parks (Fairgrounds, Remy, and Durkee). The engagement and review processes were completed in tandem for all four parks, therefore at times this overview may refer to feedback on multiple parks at once.

It is somewhat unique from a typical park master planning process to have several neighborhood or community park sites within the same jurisdiction and park system being master planned simultaneously. One consideration this brought up was, when there was a particular feature or program element noted (e.g. in the PROS plan, or through public engagement) as desired at some (unspecified) park within the community and overall park system, it was necessary to consider which park site would be best suited for that element. We attempted to resolve that through the engagement and review process, locating elements where they fit best within the community's desired park theme, site character and context, as well as anticipating which park sites may be developed sooner rather than later and locating higher priority items at those sites, where appropriate.

Community Engagement – Initial Outreach

City staff presented information about the project at the 2023 Harvest Day Festival on July 15, 2023 to allow the community to learn more about the project goals and provide input on which park features should be prioritized in parks in general and at this site. Interactive boards were presented with a range of potential programming and park features, based on those identified in the PROS Plan. Participants were asked to vote on which programs and features they were most interested in at the park sites being master planned.

PRELIMINARY CONCEPT DEVELOPMENT

Two preliminary master plan concepts were created for Gardner Oaks Park with input from city staff and the community feedback received during the 2023 Harvest Day Festival and previous PROS Plan community outreach. The two preliminary master plans were titled Nature Grove and Artful Oaks.

Both concepts included improvements compatible with the existing wetlands, drainage channel, and oak grove areas. The plans established access for both vehicles and pedestrians to the park. This includes connecting the existing shared use path along SR-503 into the site and providing a new parking lot along the eastern side of the property. The preliminary concept plans maintained service access to the existing city utility infrastructure.

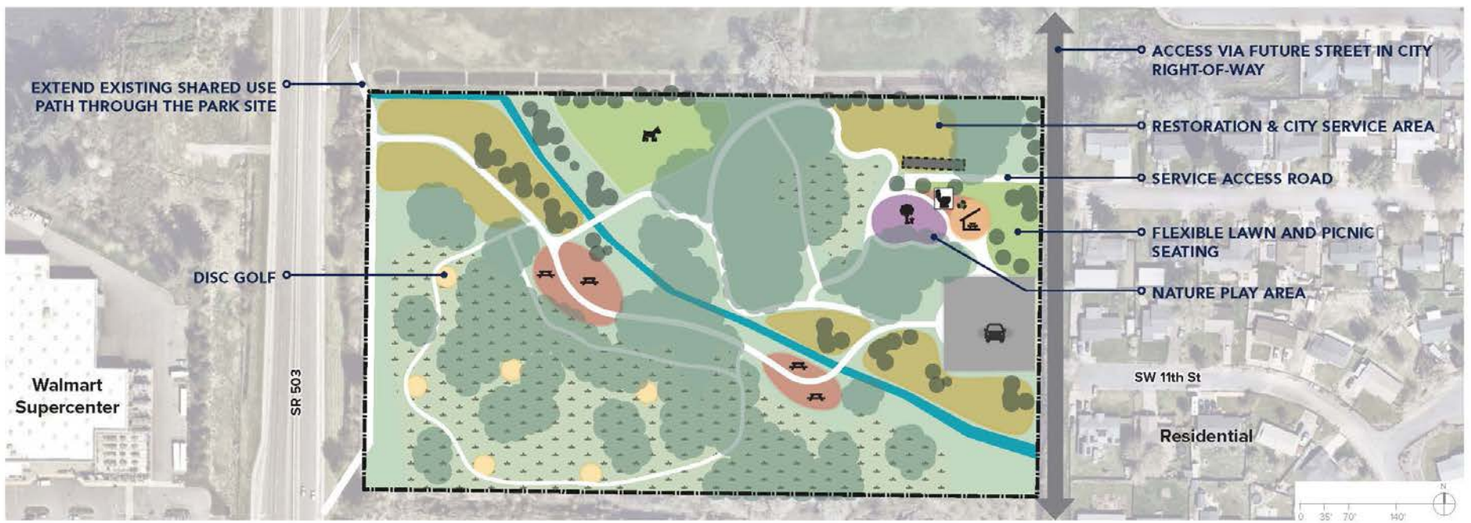
Both plans responded in various ways to the unique natural character of the site, summarized in the PROS Plan, "The existing large trees should be preserved to the greatest extent possible when configuring the location of future park amenities. These trees will provide character to the future park and help enhance the habitat, wetland, and stormwater management values on the site." Furthermore, the concepts included features and amenities described in the PROS Plan, "Portions of the property that cannot reasonably be developed due to existing wetlands could be enhanced and restored to improve wetland habitat value and provide more interest for park and trail users and local wildlife. Trail features could include environmental interpretive signs, "storybook trail" signage (coordinated with the Library), observation platforms, benches, and footbridges. A loop trail along the site perimeter could be designed to provide a ½-mile walking pathway." (p.46-47, PROS Plan, 2022)

The concept plans also incorporated, to various extents, some of the key elements and features that were identified and recommended in the PROS Plan to be included in new park development – these included: all-inclusive playground(s) (new or through renovations); trails or paths for walking or biking within and to the parks; off-leash dog area(s); picnic and larger open shelters for park users; restrooms; disc golf (see p.27, pp. 45-46, PROS Plan 2022).

Following are descriptions of some of the key features and distinguishing characteristics of the two concepts:

Preliminary Concept 1 – Nature Grove

- The Nature Grove concept provides connection between park amenities and the natural features of the site with active and passive recreation throughout the park.
- A parking lot is located along the eastern edge of the site, adjacent to the City right-of-way that could be developed into a road.
- Centrally-located nature play area for children and families.
- A 9-hole disc golf course is located in the seasonal wetlands along the southwest portion of the site, integrated with a trail network.
- Restoration areas within the Oak grove and along the drainage channel to increase habitat value and provide native ecosystem interpretation opportunities.
- Various picnic and seating areas near the enhanced drainage channel, increasing opportunities to observe wildlife
- A flexible lawn area near the primary park access area, for picnics and informal recreation.
- Space for a small restroom and picnic pavilion adjacent to the parking lot.
- Fenced off-leash dog area in the north area of the site, where road noise from SR-503 is significant.

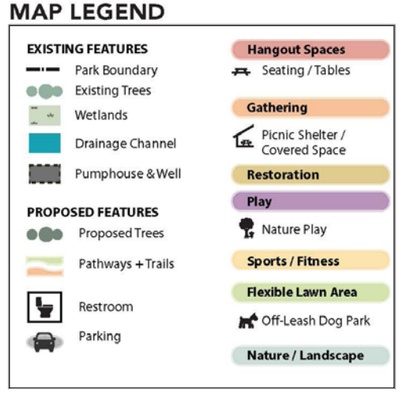



NATURE PLAY


OFF-LEASH DOG PARK


DISC GOLF

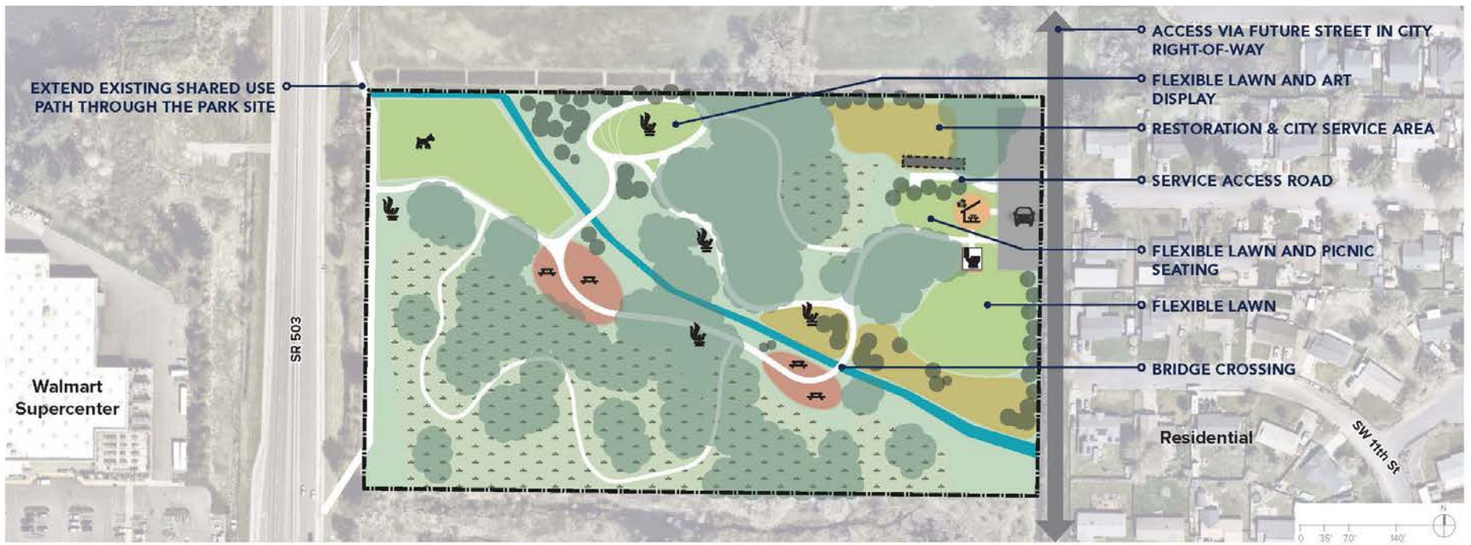

PATHS / NATURE TRAILS



Plan diagram for Preliminary Concept 1 - Nature Grove, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

Preliminary Concept 2 – Artful Oaks

- The Artful Oaks concept included fewer active site features, focusing on passive recreation opportunities, and highlighting the natural environment in the area including the enhanced drainage channel, wetlands, and oak grove.
- Parking shown in a proposed, small parking lot along the eastern edge of the site, adjacent to the City right-of-way that could be developed into a road.
- Public art displays along a trail network in the southwestern portion of the site, where these features would minimally impact the wetland area and oak grove.
- Restoration areas within the Oak grove and along the drainage channel to increase habitat value and provide native ecosystem interpretation opportunities.
- Various picnic and seating areas near the enhanced drainage channel, increasing opportunities to observe wildlife.
- Flexible lawn areas that could be used for community events, such as art festivals or movies in the park.
- Space for a small restroom and picnic pavilion adjacent to the parking lot.
- Fenced off-leash dog area in the northwest portion of the site, where road noise from SR-503 is significant.




FLEXIBLE LAWN & ART


PLANTING & VERTICAL ART


OUTDOOR CLASSROOM


OUTDOOR EVENT SPACE

MAP LEGEND

EXISTING FEATURES
- Park Boundary
- Existing Trees
- Wetlands
- Drainage Channel
- Pumphouse & Well

PROPOSED FEATURES
- Proposed Trees
- Pathways + Trails
- Restroom
- Parking
- Public Art

Hangout Spaces
- Seating / Tables

Gathering
- Picnic Shelter / Covered Space

Restoration

Flexible Lawn Area
- Off-Leash Dog Park

Nature / Landscape

Plan diagram for Preliminary Concept 2 - Artful Oaks, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

COMMUNITY ENGAGEMENT FEEDBACK

Public Engagement and City Boards, Commission and Council Input - Round 1

The first round of community engagement included both in-person and virtual Public Open House events to provide opportunities for public feedback on design concepts, programming, and features. These events were promoted through various channels, including promotion on the City website and social media channels. A QR code for the virtual Public Open House was provided at the 2023 in-person event, encouraging attendees to share with friends and neighbors unable to attend the in-person events. Preliminary master plan concepts were presented at both the in-person Open House on December 6, 2023, and a four-week long virtual Open House event in January 2024. Over 435 comments were received and 70 people participated in these public engagement events, with community feedback preferring the Nature Grove concept.

On January 10, 2024, the park concept options, along with a summary of community feedback from the Open House events, were presented and discussed at a joint Parks and Community Engagement Advisory (PACE) Board and Planning Commission (PC) meeting. The PACE and PC provided comments on the preliminary concepts and the overall recommendation for Gardner Oaks was to move forward with the Nature Grove concept. The preliminary concepts were presented to the City Council on February 5, 2024, with a full summary of public engagement comments, votes, and PACE Board & PC feedback. The City Council voted on which concept should move forward for refinement into the Final Master Plan Concept. For the Gardner Oaks site this was the Nature Grove concept.

CONCEPT REFINEMENT

The majority of public feedback preferred the Nature Grove concept, represented by 75% of the votes between the two concept options. Although there was some feedback for public art in the Artful Oaks concept, it represented a minority of support between the two concept options. Many people liked the Nature Grove concept inclusion of a play area, trail network, and preservation of the natural site character among the mature Oak trees. Feedback from the PACE Board and Planning Commission was in support with preference for Nature Grove as the basis for the refined final concept. City Council confirmed that direction.



December 2023 In-Person Public Open House

Public Engagement and City Boards, Commission and Council Input - Round 2

The Preferred Master Plan Concept for this park was developed based on input described above, including the initial public engagement, meeting with the PACE Board and Planning Commission, and review by the City Council and staff. The Preferred Master Plan Concept was presented at a second in-person Public Open House event on May 8, 2024, followed by a two-week virtual Public Open House. 65 comments were received and over 80 people participated in these public engagement efforts. See **Appendices A3 & A4** for the preferred concept plan that was presented and an Open House summary.

On May 8th, 2024, this preferred concept plan was presented at a joint PACE and PC meeting, which included public testimony. Public testimony was also received from members of the public (primarily focused on the Durkee property). After discussion by the PACE and PC, the group voted on which Preferred Concept Plan should be recommended for approval by City Council. Feedback from the May 8th outreach and PACE/PC meeting supported the Gardner Oaks preferred concept.

On May 20th, 2024, city staff provided City Council with the feedback from the May 2024 PACE and PC review of the final concept, and a summary of feedback from public engagement efforts. City Council then voted to complete the plans and planning level costs for the following preferred concept titled “Nature Grove” for the Gardner Oaks Park Master Plan.

The final plan and planning level costs for Gardner Oaks Park and the three other sites were presented to the City Council on August 19th, 2024. The City Council unanimously approved Resolution No. 24-09 adopting four separate parks master plans to act as a policy guide for development of these parks.

3. Preferred Master Plan

OVERVIEW

The conceptual plan options at Gardner Oaks included a Nature Grove design and Artful Oaks design. Both design plan options included walking/jogging trails, picnic areas, covered pavilion, and restroom facilities. The Artful Oaks concept received the least support of the two options from the community. It had less programmed areas within the site and featured outdoor art and sculpture. The Nature Grove option received more popular support from the community and included the following features:

- Inclusive playground
- Covered picnic area and open lawns
- 9-hole disc golf course
- Restoration planting areas
- Trail network through the oak grove and wetland areas

The Gardner Oaks final preferred concept plan honors the natural beauty of the existing oak grove. It enhances the natural features on-site and develops key areas with opportunities for both passive and active recreation.

MASTER PLAN ELEMENTS

Access & Circulation

Park visitors can access the site from the parking lot, which can accommodate parking for 25 vehicles, on the east side of the site via a future north-south street developed in the City right-of-way. Additionally, visitors can walk to the site from the adjacent residential neighborhood immediately to the east.

Bicyclists can access the park from the existing regional bike trail to the north, which dead-ends adjacent to the northwestern corner of the site. The concept design completes this connection of the regional trail into the park, and continuing the multi-use trail throughout the site. Bicycle racks are located at both the parking lot and northwest entrance to the site.

There are a variety of accessible trail routes within the park, allowing visitors to create running or walking loops of varying lengths. There are two accessible crossings over the existing drainage channel and an overlook area.



Accessible trails

Natural Features

The existing drainage channel should be widened to reduce erosion, improve safety, and enhance the value for wildlife and outdoor educational opportunities. Accessible trails through the wetland allow park visitors to experience how natural systems change throughout the year. Channel crossings and overlooks allow visitors to get close to wildlife, while staying at a safe distance.

The preservation of the mature Oregon White Oak woodland is central to this concept design and spirit of this site. Opportunities should be explored to enhance the oak woodland with restoration plantings. This would enhance the serene natural beauty of the park, increase the wildlife and habitat value, and create new opportunities for outdoor education.



Bridge crossing

Active Recreation & Fitness

A 9-hole disc golf course is located within the wetland buffer and under the mature Oregon White Oak trees in the southwestern area of the site. This is a low-impact use of this environmentally protected area and accessible from the trail network.



Disc golf (Creative Commons)

Inclusive Playground

The unique oak grove character of the site inspired a playground with nature-based opportunities for both building and small parts play. An elevated climbing structure could bring children up to the height of the oak tree canopy. Active play features should be explored that allow children of all ages to experience the adventurous thrill of ziplining and swinging. All major play features should be fully inclusive, so everyone gets to play in this community park.



Nature play (Earthscape Play)

Gathering Spaces

A picnic pavilion is located near the parking lot and accessible restrooms. Picnic tables are located under the covering of the pavilion and under the existing mature oak trees, providing a variety of seasonal options. Benches along walking paths throughout the site provide places to rest and observe nature.



Accessible picnic spaces (CornerstoneSF)

Flexible Open Space

Several lawn areas are located throughout the park site, to allow a variety of users to gather in both large and small groups. There is ample space for passive recreation and relaxation.



Open lawn (Centralpark.com)



Outdoor classroom (Generation in focus)

PREFERRED PROGRAM ELEMENTS SUMMARY

The mature oak grove at this site is conducive to park development themes of nature exploration and discovery. Future right-of-way development along the eastern border will increase park accessibility to users from all over the city. In addition, pedestrian connections to the existing residential areas to the east can create a neighborhood amenity.

Based on public feedback, the most desired recreational activities, facilities, and elements that are incorporated in the Gardner Oaks Park Master Plan include:

GATHERING SPACES

- Picnic pavilion and picnic tables under and adjacent to oak trees
- Benches along walking paths
- Accessible restrooms

ACTIVE RECREATION & FITNESS

- 9-hole disc golf course

INCLUSIVE PLAYGROUND

- Nature play building and small parts
- Elevated climbing structure at tree canopy height
- Active play features for ziplining and swinging

FLEXIBLE OPEN SPACE

- Lawn areas for picnicking and recreation

NATURAL FEATURES

- Widened drainage channel
- Trails through wetland areas
- Channel crossings and overlook
- Preserve native oak trees and woodland
- Enhanced restoration plantings

ACCESS & CIRCULATION

- Accessible pathways, bridge crossings and overlook
- Pedestrian bridges and boardwalk designed to accommodate light truck/maintenance vehicle
- Interpretive signage
- Neighborhood and regional trail connections
- Parking lot (+/- 25 spaces)
- Bicycle racks



Picnic pavilion (Forest Preserves of Cook County)

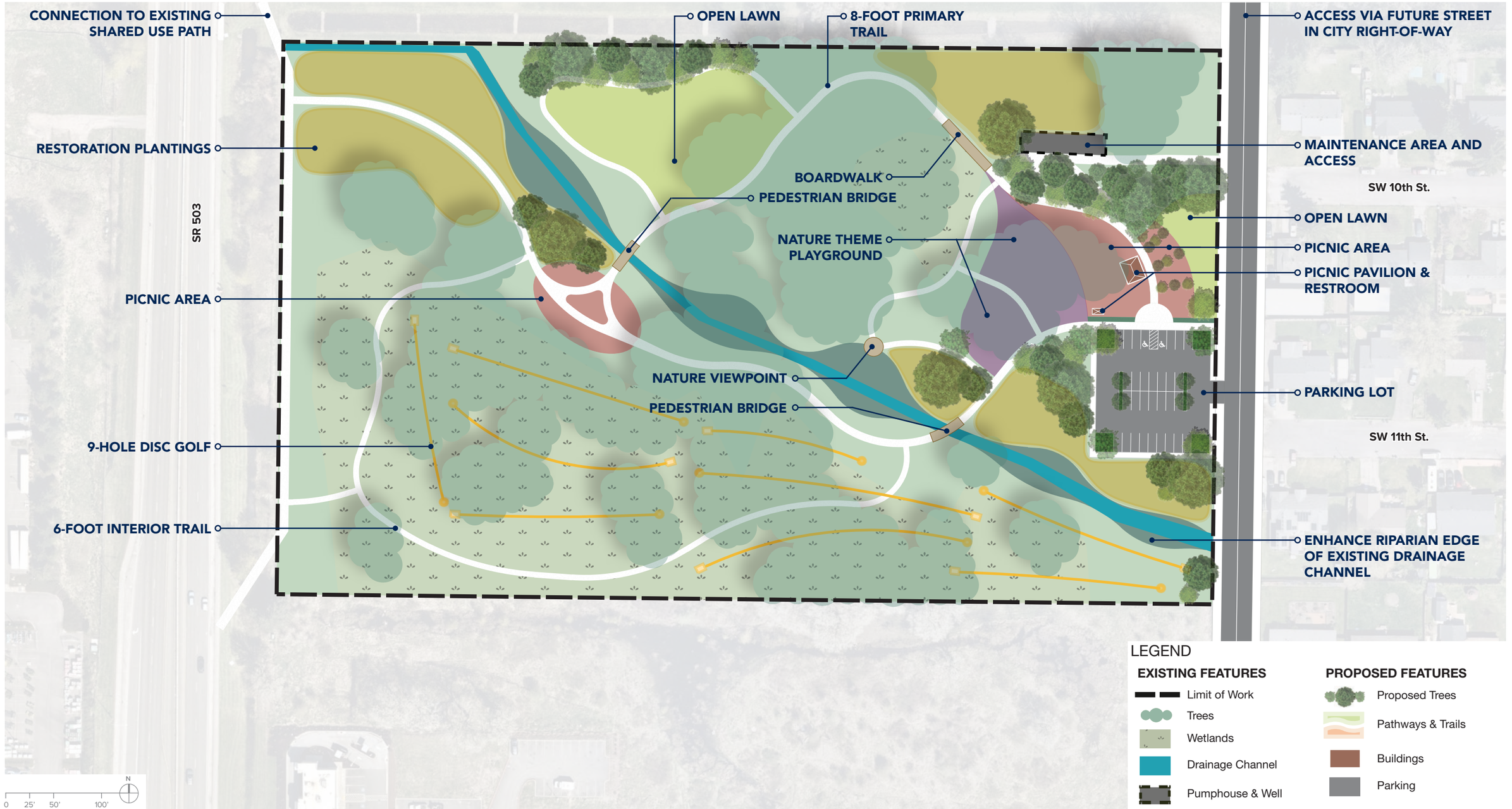


Interpretive signage (Trademark Creative)



Overlook (Landezine)

PREFERRED DESIGN CONCEPT - NATURE GROVE



PREFERRED DESIGN CONCEPT VISUALIZATION



Illustrative rendering depicting the park master plan concept for Gardner Oaks park.

4. Implementation

OVERVIEW

This chapter addresses the strategic means to accomplish the recommendations of this Master Plan. The continued development process should consider the amount of time required for park improvements, and the possible changing demographics and needs of the community. With multiple park sites going through the master planning process simultaneously in 2023-2024, the City will need to determine and prioritize which park or parks should move forward first to the next steps of design and permitting.

PLANNING LEVEL COST ESTIMATE

A planning level cost estimate for the proposed Master Plan improvements was developed in summer 2024 for the preferred Nature Grove master plan concept, based on current market conditions in the area. This opinion of cost serves as a starting point for City planning and budgeting purposes and looked at square footage allowances, functionality, program elements and systems, with the proposed Master Plan and its elements as a basis of design.

The table presented here provides a summary of the planning level cost estimate. Please see **Appendix D2** for a more detailed breakdown of the estimated costs. Costs will need to be refined at each stage of planning and design development to align with current conditions and bidding climate.

The costs presented here reflect only the design and construction of the proposed improvements. The City will also need to plan for the added operations and maintenance costs that the development of a new public park site will require.

The park will most likely require daily visit from City staff, for such activities as litter removal and potentially opening, cleaning, and closing the restroom.

PLANNING LEVEL COST ESTIMATE SUMMARY*	
Site Preparation Includes: Mobilization, site demo and grading	$905,000
Site Improvements Includes: Paving, play equipment, and planting	$2,731,000
Site Mechanical & Utilities Includes: Water distribution, sanitary sewer, storm drainage, and electrical	$640,000
Direct Construction Costs (subtotal)	$4,276,000
Administrative & Contingencies Includes: Design and construction contingencies, bonds & insurance, and sales tax (WA)	$2,999,000
Construction Costs Before Escalation (subtotal)	$7,275,000
Total Construction Costs January 2026 Includes: 6.42% escalation rate	**$7,743,000**
Total Project Area (Square Feet)	192,064
Costs Per Square Foot	$40.31

**These costs provide a summary of planning level estimates produced on the proposed master plan improvements. Estimate numbers for this summary have been rounded. See Appendix D2 for further detail of the planning level cost estimate for this site.*

NEXT STEPS, FUNDING & PHASING

In August 2024, the Battle Ground City Council reviewed the final master plan concept for this park. This included a summary of park elements and precedent images, and a cost estimate summary. The City Council approved the final Master Plan concept for Gardner Oaks, formalized as Council Resolution No. 24-09.

Following this acceptance of the Master Plan by City Council, the next step toward implementation of the Plan will involve development of initial design documents (this may be termed Schematic Design, 30% design, or other by the City as part of their Preliminary Engineering process) and applicable permitting applications. The next steps should also take into consideration the plans and timeline for design and permitting of a new city street in the right of way along the east side of the park. The park design will need to respond to and be coordinated with the adjacent conditions and the intended access points for park visitors, and if those are to be updated in the near term the projects will need to be coordinated.

This master plan should serve as a basis for the theme, key program elements, and general park layout as design moves forward. However, further design efforts should involve additional community engagement to confirm community priorities and needs to be addressed in the park improvements. As the design is developed, further site investigations will be needed to support the layout and details, such as geotechnical information to inform pavement and structures designs, and hydrology and utility information to support drainage engineering and planning for site utility needs.

Initial permitting efforts will likely include a Land Use Review by City staff to ensure that the park development will meet the minimum standards outlined in the Battle Ground Municipal Code to support the responsible and coordinated growth and development within the community.

These standards address site development issues, including but not limited to vehicle and pedestrian access, parking, minimum lot size, building dimensions, and setbacks. Other next steps related to permitting will be to develop wetland delineations and reports, as well as SEPA checklist, in response to more detailed site plans that are developed. Coordinate among Building, Planning and Engineering within the City for permitting needs, as well as addressing State and Federal permits as required.

Currently there is no specific funding identified to move forward with the implementation of improvements at this park site. The City will need to identify and secure funding sources for the design, permitting and construction of the park improvements. Potential funding sources for this park include:

- Development Impact Fees collected by the City
- Potential voter-approved bond measure / levy for park development in the city
- Washington State Recreation and Conservation Office (RCO) grants
- National Park Service Outdoor Recreation Legacy Partnership (ORLP) Land and Water Conservation Fund
- National Recreation and Park Association (NRPA) Youth Sports Equity Grant Program, Supporting Healthy Again through Parks and Recreation 4.0, NRPA Sustainability in Practice
- EPA Recreation Economy for Rural Communities

Further details on possible funding sources are included in the City's 2022 PROS Plan update (Appendix G: Implementation Tools & Tactics).

At this time, the City's staff has not expressed the intent or likely need to develop this park site in a phased approach. However, this need could be re-evaluated as development funding is acquired.

If funding does not allow development of the complete site, the future design team may develop a phasing approach. At that point, the design team and City staff should work together to identify community priorities and align those with development of a phased implementation plan. As noted above, the implementation timeline and any phased approach for the park improvements should also take into consideration the plans and timeline for construction of a new city street in the right of way along the east side of the park.



Durkee Park Master Plan

December 2024

Table of Contents

1. Introduction & Existing Conditions K3

OVERVIEW
SITE OPPORTUNITIES & CONSTRAINTS
SITE ASSESSMENT DIAGRAM

2. Master Planning Process K6

COMMUNITY ENGAGEMENT PRE-DESIGN
PRELIMINARY CONCEPT DEVELOPMENT
COMMUNITY ENGAGEMENT FEEDBACK
CONCEPT REFINEMENT

3. Preferred Master Plan K11

OVERVIEW
MASTER PLAN ELEMENTS
PREFERRED PROGRAM ELEMENTS SUMMARY
PREFERRED DESIGN CONCEPT - NATURE CONNECTION
PREFERRED DESIGN CONCEPT VISUALIZATION

4. Implementation K14

OVERVIEW
PLANNING LEVEL COST ESTIMATE
NEXT STEPS, FUNDING & PHASING

This document was produced for the City of Battle Ground, WA by MIG, Inc. and associated sub-consultants in December, 2024. See overall 'Park Master Plan Reports' document for full list of credits, Executive Summary, and associated appendices.

Images credit to MIG, Inc. unless noted otherwise in caption parentheses.

1. Introduction & Existing Conditions

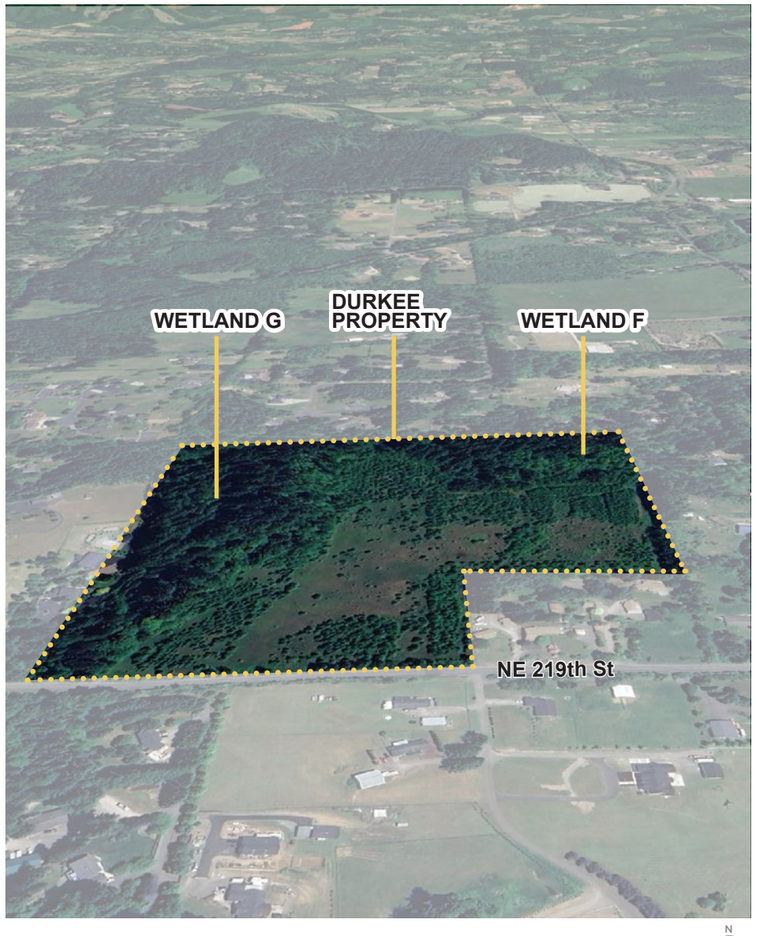
OVERVIEW

The Durkee Park site is 35.05 acres of undeveloped designated open space located on the north side of NE 219th Street about one mile east of the current city limits of Battle Ground. The site was originally deeded to Clark County specifically for park and open space purposes, and is currently not open for public access. The site has been used for agriculture in the past and contains an unnamed perennial stream along the north and west edges of the site.

The site is only accessible from NE 219th Street to the south. There is an existing vehicle gate at the far southwest corner of the site, at the topographic low point of the property. The site is abutted by rural residential development on the west, north, and east. Some adjacent neighbors have created gates from their properties to directly access the site.

The stream corridor is forested predominately with large-diameter Douglas Fir trees. Additional tree species include Western Red Cedar and Big-Leaf Maple trees. A wide variety of native plants are present here: Vine Maple, Western Sword Fern, Salal, Red Alder, Salmonberry, Cascara, Skunk Cabbage, and others. Also present are several invasive species, including English Ivy, Himalayan Blackberry, and Reed Canary Grass. There are two designated wetlands: one along the stream channel riparian area (Wetland G), and another in the northeast corner of the site (Wetland F).

The upland park area is generally either cleared as a large grassy meadow or recently replanted with rows of young conifer trees. The close spacing of these young trees is negatively impacting their health and creating a thicket.



Aerial of Durkee site (Google Earth Pro)



Existing site entrance



View of NE 219th Street from site entrance

SITE OPPORTUNITIES AND CONSTRAINTS

Environmental Opportunities and Constraints

The site contains two areas of designated wetlands: one along the stream channel (Wetland G), and another in the northeast corner of the site (Wetland F). Along with the stream channel itself, these three environmentally regulated areas also have required buffers of various widths, resulting in a remaining developable area for Durkee Park of about 22 acres.

The existing trees on the north and west portions of the site have large canopies, providing about 13 acres of canopy coverage throughout the site. This provides significant habitat value for birds, reptiles, tree frogs, and other fauna. The existing young Douglas Fir trees planted in the upland area of the site are planted in tight, evenly spaced rows. As a result, the tree health is negatively impacted and they are creating a virtually impenetrable barrier. These trees should be significantly and irregularly thinned for their long-term health. This will also improve the overall forest habitat by creating a more supportive environment for native understory and forest floor plantings to establish and thrive.

There is an opportunity to improve the ecological health of the forested riparian corridor by replacing the invasive exotic species (Ivy, Blackberry, and Reed Canary Grass, among others) with native species. This would reduce the spread of invasive species downstream as seeds are carried and deposited. It would increase the riparian and wetland habitat through increased biodiversity, creating more value for wildlife.

The upland portion of the site could be restored to a native ecosystems, such as a Dry Upland Prairie, Wet Prairie, White Oak Prairie, or White Oak Woodland habitat. The soils in this area are Gee Silt Loam and Hesson Gravelly Clay Loam, which are not hydric soils conducive to wetlands.

A detailed restoration plan for the property should be developed. See **Appendix B** for full Environmental Report.

Archaeological Considerations

A cultural resources report was generated for the Durkee property in 2023, which includes surface inspection, substantial subsurface probing, and historic records and map review. The cultural resources report does not recommend any further archaeological investigation but does recommend that an Inadvertent Discovery Plan (IDP) be developed and kept on site during future ground disturbing work.

Access, Connectivity and Trails

The only opportunity for public access to the park is from NE 219th Street. Because of sight distance, the existing access gate likely marks the best point of entry to the park. Traffic analysis and engineering will be needed to confirm this. See **Appendix C** for the full Transportation Report.

After turning off the public right of way, there will need to be a short entry drive and small parking lot. From a trailhead located there, pedestrian paths could climb to the upper part of the site and access a series of walking trail loops.

Site Assessment Summary

The large rural site consists of a relatively flat upper terrace surrounded by significant mature forest, riparian corridors, and wetlands. There are opportunities to restore and enhance the significant riparian corridor, wetlands, prairie, and thin the densely planted Douglas Fir trees.

These actions would increase the property's habitat value, while providing a beautiful and diverse natural place for walking paths, overlooks, and other nature-based recreation. This mix of nature and recreation could make Durkee one of the region's best-loved nature parks.



View into the riparian area



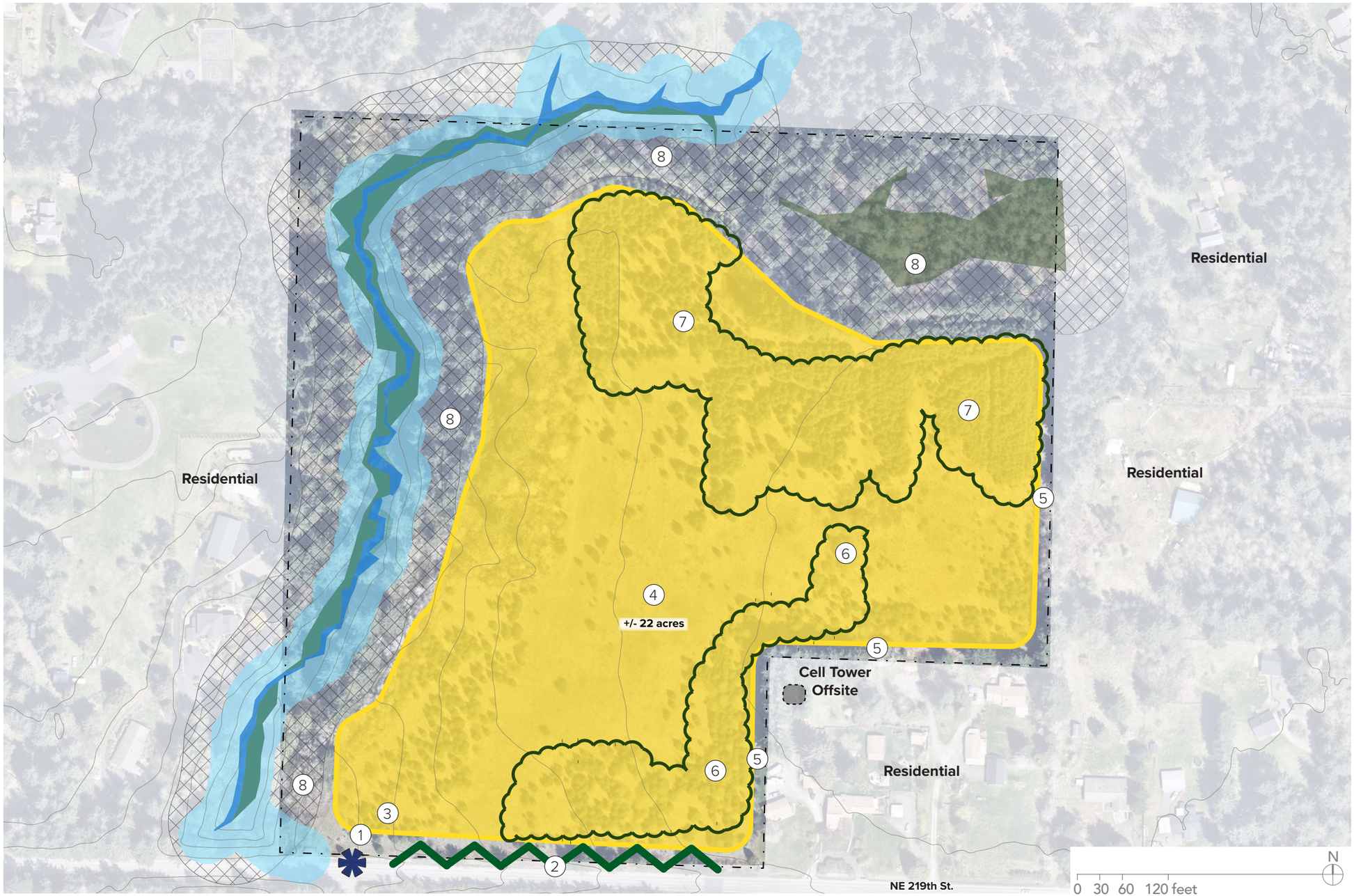
Existing game trail

SITE ASSESSMENT DIAGRAM

1. Develop safe vehicular access and parking lot.
2. Steep embankment limits access along street frontage.
3. No existing sewer infrastructure; restrooms needed.
4. Large developable area; see programming options.
5. Landscape screening needed to close privacy gaps.
6. Existing mature Doug Fir clusters.
7. Existing upland area with young Doug Firs in poor health.
8. Existing wetlands limit development to trails and planting.

LEGEND

- *Property Line*
- *Developable Area*
- *Stream*
- *50' Stream Buffer*
- *Wetland*
- *Wetland Buffer*
- *Tree Canopy*
- *Existing Infrastructure*
- *10' Contours*
- *Potential Views*
- *Potential Vehicle Access*
- *Steep Embankment Limits Access*



2. Master Planning Process

COMMUNITY ENGAGEMENT PRE-DESIGN

Prior to the master planning process, the city of Battle Ground completed an update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan outlines priorities for the development of parks and recreation facilities through 2028, and is the most recent effort by the City to guide long-range planning and policy framework. The master plan process was informed by the goals and amenity recommendations outlined in the PROS Plan.

As part of the master planning process for Durkee Park, a public engagement plan was developed that included a mix of public in-person and virtual open house events and meetings designed to obtain input from the community, the City's Parks and Community Engagement (PACE) Advisory Board, the Planning Commission (PC), and review and input from City Council. The engagement plan provided multiple opportunities for members of the public to review and comment on the concept options for Durkee Park, and provide input on park development and program priorities for the site. Community engagement and input from the PACE, Planning Commission and City Council has shaped the proposed plan and is the result of a 12-month process. This section provides an overview of the master planning process, options considered, and key community input that took place during the project that informed the final preferred master plan.

Note that this master plan was developed in conjunction with master plans for three other City parks (Fairgrounds, Remy, and Gardner Oaks). The engagement and review processes were completed in tandem for all four parks, therefore at times this overview may refer to feedback on multiple parks at once.

It is somewhat unique from a typical park master planning process to have several neighborhood or community park sites within the same jurisdiction and park system being master planned simultaneously. One consideration this brought up was, when there was a particular feature or program element noted (e.g., in the PROS plan, or through public engagement) as desired at some (unspecified) park within the community and overall park system, it was necessary to consider which park site would be best suited for that element. We attempted to resolve that through the engagement and review process, locating elements where they fit best within the community's desired park theme, site character and context, as well as anticipating which park sites may be developed sooner rather than later and locating higher priority items at those sites, where appropriate.

Community Engagement – Initial Outreach

City staff presented information about the project at the 2023 Harvest Day Festival on July 15, 2023; to allow the community to learn more about the project goals and provide input on which park features should be prioritized in parks in general and at this site. Interactive boards were presented with a range of potential programming and park features, based on those identified in the PROS Plan. Participants were asked to vote on which programs and features they were most interested in at the park sites being master planned.

PRELIMINARY CONCEPT DEVELOPMENT

Three preliminary master plan concepts were created for Durkee Park with input from city staff and the community feedback received during the 2023 Harvest Day Festival and previous PROS Plan community outreach. The three preliminary master plans were titled Hilltop Adventure, Sports Center, and Nature Connection.

All three concepts included site improvements compatible with the existing wetlands, and stream corridor areas. The plans established access for vehicles to the park. There is no current pedestrian access to the site, and no clear feasible way to provide it, thus the concepts all provided a parking lot area sized commensurate with the proposed program elements, assuming that all users will be arriving by motor vehicle via NE 219th Street.

The preliminary concept plans explored the wide range of options for the unique historical site as described in the PROS Plan, "The future development of the Durkee property should be guided by a site master plan and could accommodate numerous uses, including sport fields, picnic areas, parking, restrooms, and a mix of popular community park amenities. A loop path around perimeter would be an attractive park feature to take advantage of the existing trees and perimeter forest. Past public input for this park's development has proposed historic ties with the previous landowners that connects with an agricultural theme and demonstration of the "Virginia Richards Rhododendrons."." (p.48, PROS Plan, 2022)

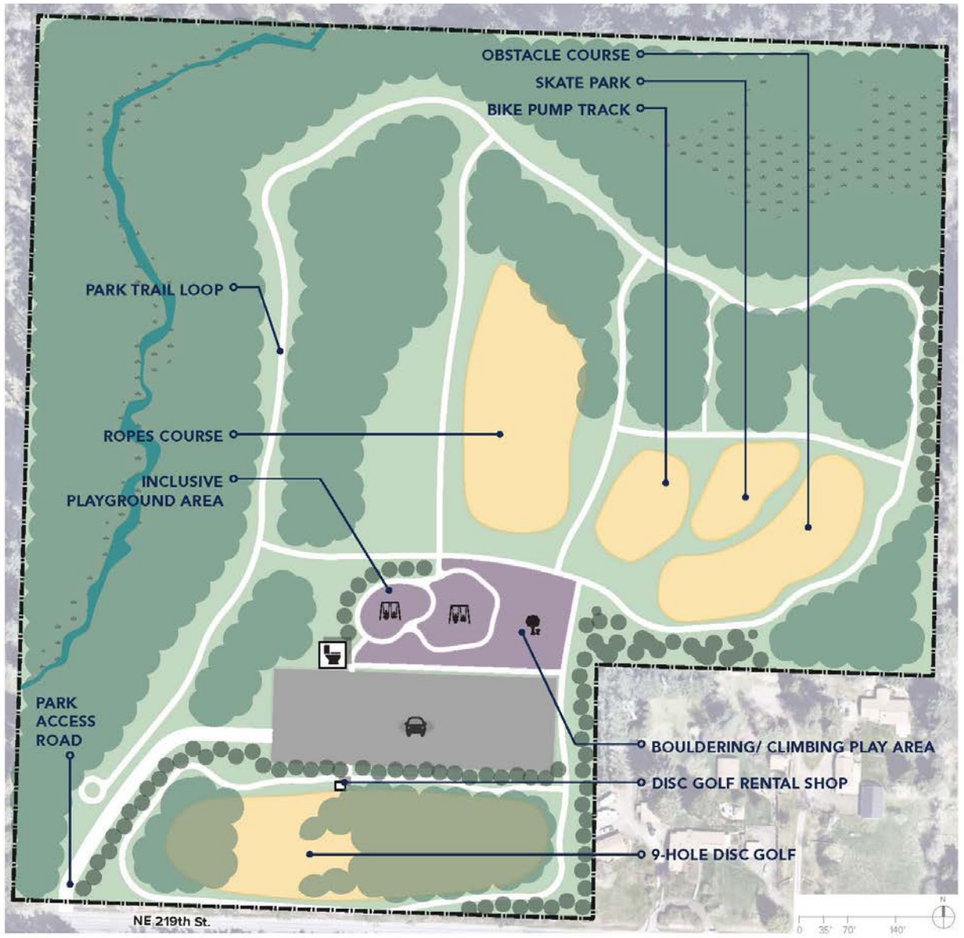
The concept plans also incorporated a variety of key elements and features identified and recommended in the PROS Plan to be included in new park development – these included: all-inclusive playground(s) (new or through renovations); nature play; trails or

paths for walking or biking within and to the parks; alternative recreation; bike skills course and/or pump track; sport courts and fields (including ballfields, pickleball, tennis, and basketball); picnic and larger open shelters for park users; restrooms; disc golf (see p.27, pp. 48, PROS Plan 2022).

Following are descriptions of some of the key features and distinguishing characteristics of the three preliminary concepts:

Preliminary Concept 1 – Hilltop Adventure

- The Hilltop Adventure concept included a balance between passive recreation through a extensive trail network with programmed, active recreation opportunities.
- Primary access to the site is located along the southwest from NE 219th Street. This connects to a proposed large parking lot and adjacent restrooms.
- South of the parking lot is a 9-hole disc golf course within a wooded area. The wooded area can help create a sense of separation between the park and NE 219th Street.
- A large inclusive playground is located just north of the parking lot and restroom area. A portion of this play area is devoted to bouldering/climbing, creating a unique play opportunity for the region.
- Further north is a ropes course, for more adventurous play for all ages. A partnership vendor could facilitate this.
- Additional alternative recreation opportunities include a bike pump track, skate park, and obstacle/parkour course.
- Throughout the park there is a wide variety of trail loop options, with opportunities to observe the wetlands and travel through the forested areas of the site.




DISC GOLF


ROPES COURSE

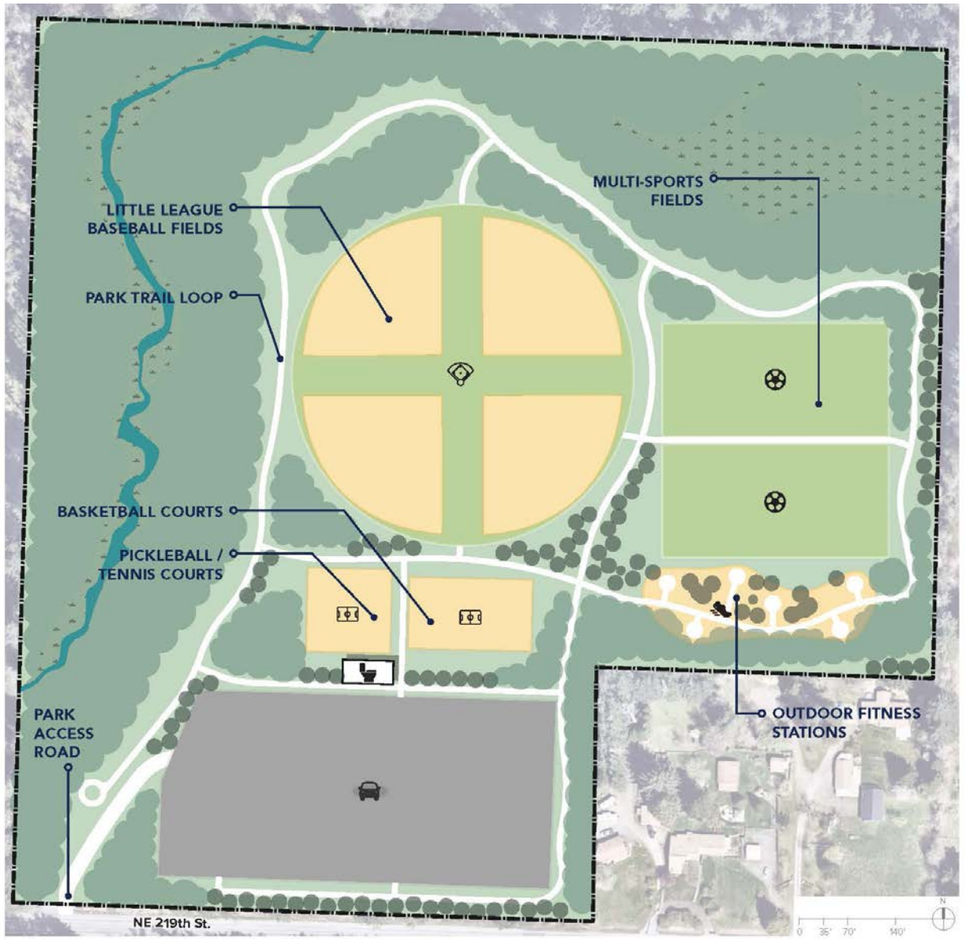

OBSTACLE COURSE


NATURE PLAY AREA

Plan diagram for Preliminary Concept 1 - Hilltop Adventure, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

Preliminary Concept 2 – Sports Center

- The Sports Center explores this site's potential for maximizing opportunities for sport fields and courts. An extensive trail network also provides passive recreation throughout the site.
- This concept shows a mixture of fields and courts, including ballfields, multi-sport fields (soccer, lacrosse, etc.), basketball courts, and pickleball/tennis courts.
- A large parking lot is proposed along the southern portion of the site, to accommodate regional use of the sports complex.
- Restrooms are located near the parking area.
- A variety of outdoor fitness stations are proposed, further expanding the options for active, wellness-based recreation.
- The park trail loop provides opportunities for views into the wetlands and exploration through the existing forested areas of the site.



MAP LEGEND

EXISTING FEATURES
- Park Boundary
- Existing Trees
- Wetlands
- Stream

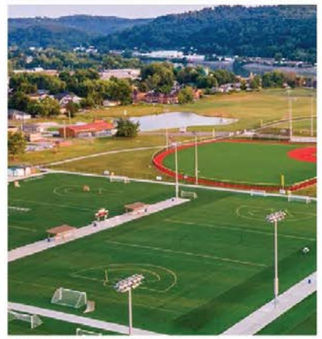
PROPOSED FEATURES
- Proposed Trees
- Pathways + Trails
- Restroom
- Parking

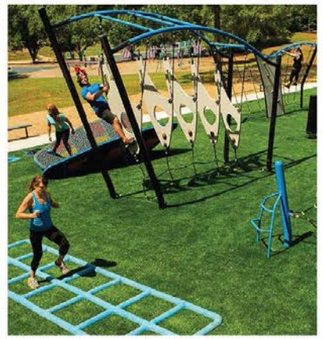
Sports / Fitness
- Sport Courts
- Adult / Teen Fitness
- Baseball Field

Flexible Lawn Area
- Sports Field

Nature / Landscape


SPORT FIELDS


SPORT FIELDS

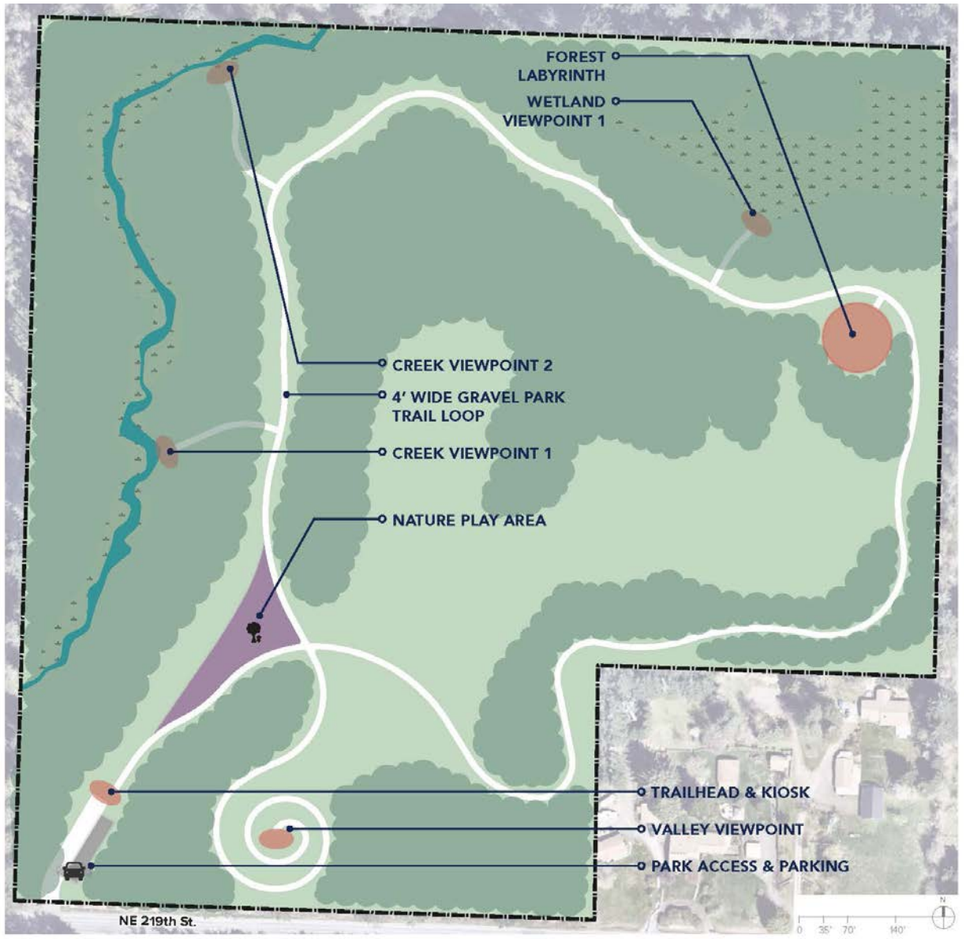

OUTDOOR FITNESS STATIONS

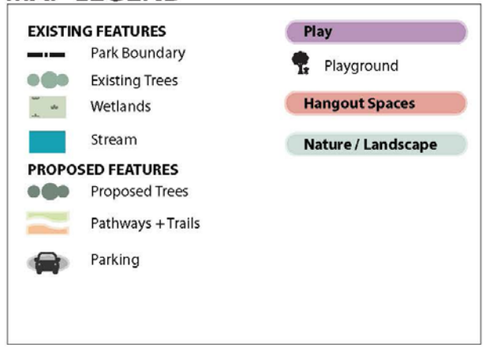

SPORT COURTS

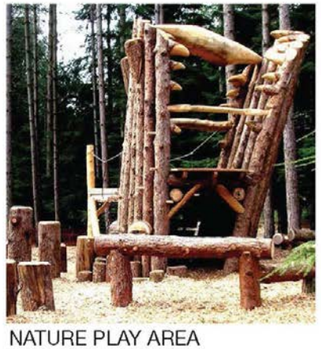
Plan diagram for Preliminary Concept 2 - Sports Center, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

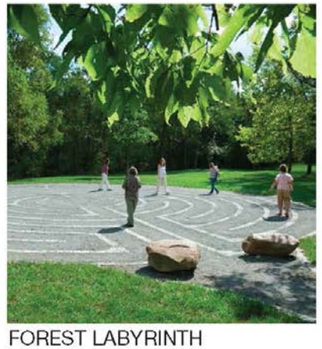
Preliminary Concept 3 – Nature Connection

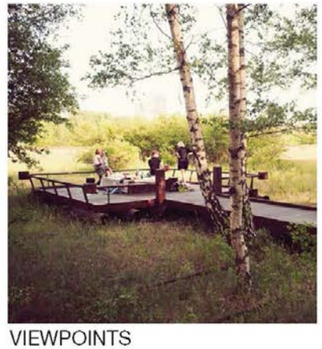
- The Nature Connection concept provides a regional park with space and features for passive recreation in a peaceful, natural setting.
- A small parking lot is located near the southwest access point into the site.
- A trailhead and kiosk is located near this primary access point to help visitors orient themselves to the history of the site and amenities within.
- In character with the natural setting, a nature-based playground is located just north of the trailhead. This can provide an active recreation space for classroom fields trips and other groups. The design of this play space can include natural materials, loose parts for open-ended and imaginative play, and other features that encourage curiosity about nature and natural systems.
- The extension trail network includes destinations, such as a winding path to a valley viewpoint, side trails to wetland overlook areas, and a forest labyrinth constructed from the thinning of existing overcrowded Douglas Fir trees.






NATURE PLAY AREA


FOREST LABYRINTH


VIEWPOINTS


ACCESSIBLE TRAILS

Plan diagram for Preliminary Concept 3 - Nature Connection, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

COMMUNITY ENGAGEMENT FEEDBACK

Public Engagement and City Boards, Commission and Council Input - Round 1

The first round of community engagement included in-person and virtual Public Open House events to gather public feedback on design concepts, programming, and features. These events were promoted through various channels, including the City website and social media. A QR code for the virtual Public Open House was provided at the 2023 in-person event, encouraging attendees to share with friends and neighbors unable to attend the in-person events.

Preliminary master plan concepts were presented at the in-person Open House on December 6, 2023, and a four-week virtual Open House in January 2024. Over 435 comments were received, with 70 participants. Community feedback favored the Sports Center concept, followed by the Nature Connection, with the least support for the Hilltop Adventure concept.

On January 10, 2024, the park concept options and a summary of community feedback were presented and discussed at a joint Parks and Community Engagement Advisory (PACE) Board and Planning Commission (PC) meeting. PACE and PC comments focused on the differing directions between the Sports Complex and Nature Connection, emphasizing the donor's intention for passive open space. The overall recommendation for Durkee was to proceed with the Nature Connection concept.

The preliminary concepts were presented to the City Council on February 5, 2024, along with a full summary of public engagement comments, votes, and PACE & PC feedback. The City Council voted on which concept should advance for refinement into the Final Master Plan Concept. For the Durkee site, this was the Sports Complex concept.

CONCEPT REFINEMENT

Public feedback on the initial concept plans was divided between the Sports Complex and Nature Connection concepts. Supporters of the Nature Connection appreciated how its passive recreation options aligned with the original intent of the Durkee Family, preserving and enhancing the site's natural character. Supporters favored the nature play theme of the small playground and the extensive trail network.

Those favoring the Sports Complex felt the site had enough space to accommodate more sports fields, though some noted a larger site would be ideal. Some supporters acknowledged that the location east of town was somewhat inconvenient. Opponents expressed concerns about misalignment with the Durkee Family's intention and potential traffic challenges along NE 219th during games.

The Sports Complex concept received more votes from the public than the Nature Connection concept (26 votes vs. 13 votes) based on the in-person dot exercise and online votes. The Hilltop Adventure concept received the least support (6 votes). However, feedback from the PACE and PC preferred moving forward with Nature Connection as the basis for the refined final concept, while the Sports Complex served as the overall theme per direction from City Council and staff.

Public Engagement and City Boards, Commission and Council Input - Round 2

The Preferred Master Plan Concept for this park was developed based on input described above, including the initial public engagement, meeting with the PACE and PC, and review by the City Council and staff.

The preliminary Preferred Master Plan Concept, developed based on the Sports Complex concept, was presented at a second in-person Public Open House event on May 8, 2024, followed by a two-week virtual Public Open House. 65 comments were received and over 80 people participated in these public engagement efforts. See **Appendices A3 & A4** for the preferred concept plan that was presented and an Open House summary.

On May 8th, 2024, this preferred concept plan was presented at a joint PACE and PC meeting, which included public testimony. Public testimony was received from members of the public, which primarily focused on the Durkee property. After discussion by the PACE and PC, the group voted on which Preferred Concept Plan should be recommended for approval by City Council. Feedback from the May 8th outreach and PACE/PC meeting supported the Durkee preferred concept of Nature Connection.

On May 20th, 2024, city staff provided City Council with the feedback from the May 2024 PACE and PC review of the final concept, and a summary of feedback from public engagement efforts. City Council then voted to complete the plans and planning level costs for the following preferred concept titled "Nature Connection" for the Durkee Park Master Plan, with a larger parking lot design.

The final plan, using the Nature Connection theme, and planning level costs for the Durkee property and the three other sites were presented to the City Council on August 19th, 2024. The City Council unanimously approved Resolution No. 24-09 adopting four separate parks master plans to act as a policy guide for development of these parks.

3. Preferred Master Plan

OVERVIEW

The conceptual plan options at the Durkee property included Hilltop Adventure, Sports Center, and Nature Connection. All plan options included a perimeter trail, parking lot, and restroom facilities. There were divided opinions on the overall direction and level of programming, such as a highly-programmed site with sports fields versus a less-programmed area with more open space and passive walking trails. The Nature Connection option received more popular support from the community and was ultimately supported by the City Council. This concept includes the following features:

- +/- 7,000 feet of perimeter trails
- Four nature viewpoints
- Forest labyrinth
- Nature-themed playground
- Restoration planting areas
- Parking lot (+/- 25spaces)

The Durkee park final preferred concept plan enhances the natural features and develops areas to experience the serene nature of the site.



Trail system (PosAbilities.ca)

MASTER PLAN ELEMENTS

This park site is only accessible by vehicle, along NE 219th Street from the south. The master plan concept proposes a small parking lot that can accommodate twenty-five vehicles. The parking lot also includes a turnaround area for visitors, as well as larger maintenance or emergency vehicles that may need to access the site. Adjacent to the parking lot is a trailhead and kiosk that provides detailed information on natural areas and the trail network within the park.

A perimeter trail network leads park visitors to all major site features along the edge of the wetlands, over the upland prairie area, and through the trees.

Natural Features

There is an elevated viewpoint to observe the wetland. Further east is a forest labyrinth, providing a place to pause for a meditative or playful activity.

There are several viewpoints along the creek at the west side of the park. Additionally, prairie restoration plantings in the central upland interior of the site can enhance the overall habitat value and site aesthetics.



Overlook (Architecture AU)

Inclusive Playground

A nature-based playground fits into the natural character of the property. This playground is large enough to accommodate classroom field trips, but likely less frequently used due to its location further from the city center. The playground design should prioritize open-ended play elements to build upon themes of natural systems, such as wildlife habitats, imaginary world-building, and exploration with natural materials. This is an opportunity for a combination of both fixed features and loose parts play features that can change and evolve over time, based on how children choose to use the site and construct their play experiences.



Nature play (Gathering Place for Tulsa)

Gathering Spaces

The trailhead is the first gathering spot once visitors enter the site. Here they can find site information and benches to rest as they plan their route. Visitors can head toward the creek viewpoints off to the west or go northeast toward the wetlands. A winding trail in the southeast area of the site brings visitors to a viewpoint over the valley with places to rest and observe nature along the way.

PREFERRED PROGRAM ELEMENTS SUMMARY

The large rural site consists of a relatively flat upper terrace surrounded by significant mature second-growth forest, riparian corridor, and wetlands. There are opportunities to restore and enhance the significant riparian corridor, wetlands, prairie, and thin the densely planted Douglas Fir trees. These actions would increase the property's habitat value, while providing a beautiful and diverse natural place for walking paths, overlooks, and other nature-based recreation. This mix of nature and recreation could make Durkee one of the region's best-loved nature parks.

Based on public feedback, the most desired recreational activities, facilities, and elements that are incorporated in the Durkee Park Master Plan include:

GATHERING SPACES

- Trailhead & kiosk
- Two creek viewpoints
- Valley viewpoint
- Wetland viewpoint
- Forest labyrinth

INCLUSIVE PLAYGROUND

- Nature themed playground for a wide range of ages and abilities, located adjacent to the perimeter trail. This should be designed to be accessible and provide an inclusive experience for users of all abilities.

NATURAL FEATURES

- Perimeter trail and viewpoints into existing tree canopy and wetland
- Enhanced perimeter planting buffer along the edge of the park boundary
- Prairie restoration planting areas

ACCESS & CIRCULATION

- Perimeter trail
- Parking lot (+/- 25 spaces)



Trailhead kiosk (Timberhomes Vermont)



Forest labyrinth (Labyrinth Company)



Prairie restoration (University of Georgia)

PREFERRED DESIGN CONCEPT - NATURE CONNECTION



4. Implementation

OVERVIEW

This chapter addresses the strategic means to accomplish the recommendations of this Master Plan. The continued development process should consider the amount of time required for park improvements, and the possible changing demographics and needs of the community. With multiple park sites going through the master planning process simultaneously in 2023-2024, the City will need to determine and prioritize which park or parks should move forward first to the next steps of design and permitting.

PLANNING LEVEL COST ESTIMATE

A planning level cost estimate for the proposed Master Plan improvements was developed in summer 2024 for the preferred Nature Connection master plan concept, based on current market conditions in the area. This opinion of cost serves as a starting point for City planning and budgeting purposes and looked at square footage allowances, functionality, program elements and systems, with the proposed Master Plan and its elements as a basis of design.

The table presented here provides a summary of the planning level cost estimate. Please see **Appendix D3** for a more detailed breakdown of the estimated costs. Costs will need to be refined at each stage of planning and design development to align with current conditions and bidding climate.

The costs presented here reflect only the design and construction of the proposed improvements. The City will also need to plan for the added operations and maintenance costs that the development of a new public park site will require.

The park will most likely require daily visit from City staff, for such activities as litter removal and potentially opening, cleaning, and closing the restroom.

PLANNING LEVEL COST ESTIMATE SUMMARY*	
Site Preparation Includes: Mobilization, site demo and grading	$887,000
Site Improvements Includes: Paving, play equipment, and planting	$927,000
Site Mechanical & Utilities Includes: Water distribution, sanitary sewer, storm drainage, and electrical	$350,000
Direct Construction Costs (subtotal)	$2,164,000
Administrative & Contingencies Includes: Design and construction contingencies, bonds & insurance, and sales tax (WA)	$1,517,000
Construction Costs Before Escalation (subtotal)	$3,681,000
Total Construction Costs January 2026 Includes: 6.42% escalation rate	**$3,917,000**
Total Project Area (Square Feet)	146,310
Costs Per Square Foot	$26.77

**These costs provide a summary of planning level estimates produced on the proposed master plan improvements. Estimate numbers for this summary have been rounded. See Appendix D3 for further detail of the planning level cost estimate for this site.*

NEXT STEPS, FUNDING & PHASING

In August 2024, the Battle Ground City Council reviewed the final master plan concept for this park. This included a summary of park elements and precedent images, and a cost estimate summary. The City Council approved the final Master Plan concept for the Durkee property, formalized as Council Resolution No. 24-09.

Following this acceptance of the Master Plan by City Council, the next step toward implementation of the Plan will involve development of initial design documents (this may be termed Schematic Design, 30% design, or other by the City as part of their Preliminary Engineering process) and applicable permitting applications.

This master plan should serve as a basis for the theme, key program elements, and general park layout as design moves forward. However, further design efforts should involve additional community engagement to confirm community priorities and needs to be addressed in the park improvements. As the design is developed, further site investigations will be needed to support the layout and details, such as performing a topographic survey, and gathering enough geotechnical and hydrologic information to support the necessary design for pavement and any necessary structures, utilities and drainage for the site.

Initial permitting efforts will likely involve coordination with county authorities since Durkee Park is located outside the city boundary and falls under Clark County jurisdiction. A Land Use Review through the county may be necessary to ensure compliance with applicable development standards, which address site development considerations such as vehicle and pedestrian access, parking, minimum lot size, building dimensions, and setbacks. Although the park development aligns with the goals outlined in the Battle Ground Municipal Code, the permitting process may require prioritizing county requirements.

Subsequent steps will include the preparation of wetland delineations and reports, as well as the development of a SEPA checklist, based on detailed site plans. Coordination with the County's Community Development department will be essential to meet all permitting needs. Additionally, any required State and Federal permits must be addressed in alignment with the project's scope and regulatory requirements.

Currently there is no specific funding identified to move forward with the implementation of improvements at this park site. The City or other interested parties will need to identify and secure funding sources for the design, permitting and construction of the park improvements. Potential funding sources for this park include:

- Development Impact Fees collected by the City
- Potential voter-approved bond measure / levy for park development in the city
- Washington State Recreation and Conservation Office (RCO) grants
- National Park Service Outdoor Recreation Legacy Partnership (ORLP) Land and Water Conservation Fund
- National Recreation and Park Association (NRPA) Youth Sports Equity Grant Program, Supporting Healthy Again through Parks and Recreation 4.0, NRPA Sustainability in Practice
- EPA Recreation Economy for Rural Communities

Further details on possible funding sources are included in the City's 2022 PROS Plan update (Appendix G: Implementation Tools & Tactics).

At this time, the City's staff has not expressed the intent or likely need to develop this park site in a phased approach. However, this need could be re-evaluated as development funding is acquired.

If funding does not allow development of the complete site, the future design team may develop a phasing approach. At that point, the design team and City staff should work together to identify community priorities and align those with development of a phased implementation plan.



Fairgrounds Park Master Plan

December 2024

Table of Contents

1. Introduction & Existing Conditions F3

OVERVIEW
SITE OPPORTUNITIES & CONSTRAINTS
SITE ASSESSMENT DIAGRAM

2. Master Planning Process F6

COMMUNITY ENGAGEMENT PRE-DESIGN
PRELIMINARY CONCEPT DEVELOPMENT
COMMUNITY ENGAGEMENT FEEDBACK
CONCEPT REFINEMENT

3. Preferred Master Plan F10

OVERVIEW
MASTER PLAN ELEMENTS
PREFERRED PROGRAM ELEMENTS SUMMARY
PREFERRED DESIGN CONCEPT - PLAY THROUGH THE AGES
PREFERRED DESIGN CONCEPT VISUALIZATION

4. Implementation F15

OVERVIEW
PLANNING LEVEL COST ESTIMATE
NEXT STEPS, FUNDING & PHASING

This document was produced for the City of Battle Ground, WA by MIG, Inc. and associated sub-consultants in December, 2024. See overall 'Park Master Plan Reports' document for full list of credits, Executive Summary, and associated appendices.

Images credit to MIG, Inc. unless noted otherwise in caption parentheses.

1. Introduction & Existing Conditions

OVERVIEW

Fairgrounds Park site is an 8.5-acre developed park near the center of Battle Ground bordered to the south by Main Street, to the east by NE Fairgrounds Avenue, and to the west by active (though infrequently used) railroad tracks and NE Grace Avenue. It is named for being the original location of the Clark County Fair and is currently a public park with baseball fields, a skate park, parking lots, and open field areas.

The southern half of the park has been developed most recently, and contains the Battle Ground Community Center, skate & bike park, a large, fenced picnic and event pavilion area, restrooms, and two paved parking areas. The northern half of the park contains three baseball fields and two smaller baseball diamonds used by Battle Ground Little League. There is a gravel surface parking lot set amongst a grove of large Oregon White Oak trees.

Fairgrounds Park is located in the city's downtown core and used by a wide range of park visitors. The central location and existing infrastructure of the park offer many opportunities for future community events and programming. It is a popular park, with the skate and bike park being recognized as one of the ten best in the US.

The site is accessible from E. Main Street to the south, and NE Fairgrounds Avenue to the east. The park is bounded on the west by railroad tracks, light industrial uses, and NE Grace Avenue.

Further west is a residential area with both single and multi-family homes. To the north is Whispering Poplars Mobile Home community. Residential and open space is to the east of the park.



Aerial of Fairgrounds Park (Google Earth Pro)



Existing site entrance from E. Main Street



Existing site entrance from NE Fairgrounds Avenue

SITE OPPORTUNITIES AND CONSTRAINTS

Environmental Opportunities and Constraints

The primary environmental opportunity for this highly developed park site is the oak tree grove in the northern area of the site. Removing the existing gravel parking area at the center of the site could reduce the compaction around the roots of these large trees, and planting with other compatible native plants could turn this area into a natural attraction right in the downtown core.

If the existing baseball fields are replaced at another park site, there is an opportunity to convert these turf and dirt areas into more habitat-friendly landscapes.

Access, Connectivity and Trails

Visitors can access Fairgrounds Park from the south along East Main Street and from the east along Northeast Fairgrounds Avenue. There is a public sidewalk along the south edge of the park, as well as the east edge as far north as the driveway to the gravel parking lot. Access is not currently formally provided from the west due to the immediate adjacency of railroad tracks, however gaps in the fence and other open areas allow community members to cross from informal parking along NE Grace Avenue and the community to the west. The north park boundary is directly bordered by a fenced residential area.

East Main Street adjacent to Fairgrounds Park does not yet have a dedicated bicycle facility. However, East and West Main Streets through downtown Battle Ground are identified in the Battle Ground Non-Motorized Transportation Action Plan of 2022 for improvements that would create a new bicycle facility (likely bike lanes) along Main Street, or one block to the south along 1st Street. Adding bicycle connectivity to Fairgrounds Park could significantly improve access to the park. See **Appendix C** for the full Transportation Report.

Within Fairgrounds Park itself, there is not a cohesive and clear network of walks that link the various activities in the park. This should be expanded with the improvements envisioned for the park and designed to prioritize accessibility.

Site Assessment Summary

This popular downtown park renovation should include both active and passive opportunities for recreation that appeals to all ages. The active recreation areas, such as the skate park, sports courts, and bike pump track, should be integrated with more passive natural features, such as the restored oak grove, picnic area, and a small arboretum at the north of the site. A new inclusive play area and splash pad provide additional play opportunities to the community and further diversify the range of park visitors. With the Community Center and other loved features remaining in place, Fairgrounds Park will become Battle Ground's recreation hub.



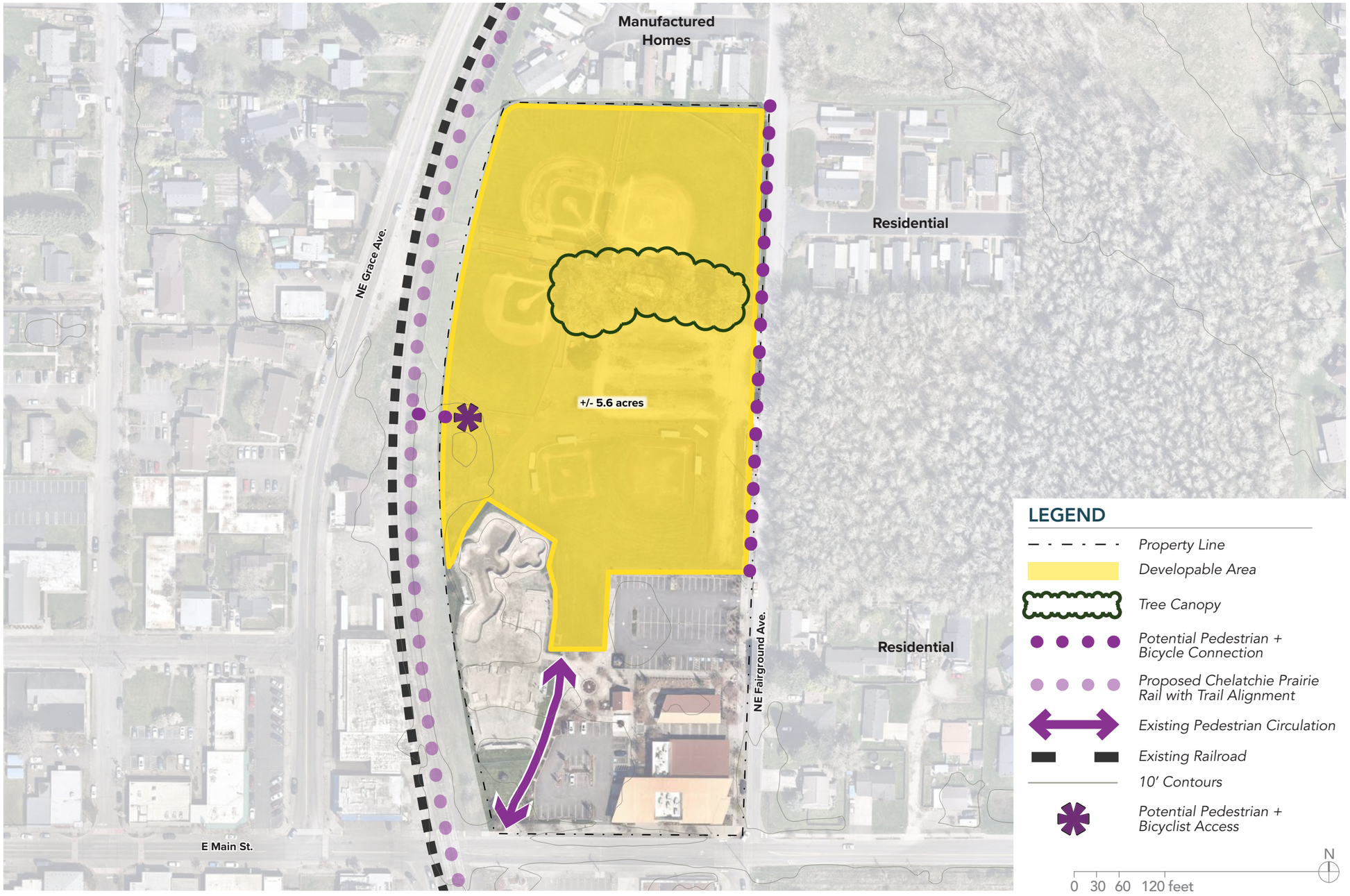
View north into the park



Industrial buildings and existing railroad

SITE ASSESSMENT DIAGRAM

1. Existing developed parking lot.
2. Existing gravel parking lot.
3. Existing skate park.
4. Existing community center.
5. Existing covered picnic area and gardens; enclosed with security fencing, screening shrubs, and locked gate.
6. Existing restrooms.
7. Existing entry plaza and small ornamental trees.
8. Baseball fields in good condition.
9. Tee Ball fields in poor condition.
10. Open field area.
11. Sparse perimeter trees.
12. Sparse perimeter trees.
13. Existing mature oak grove.
14. Provide missing pedestrian/ bicycle connections.
15. Improve pedestrian connectivity to adjacent housing.
16. Enhance existing stormwater drainage ditches.



2. Master Planning Process

COMMUNITY ENGAGEMENT PRE-DESIGN

Prior to the master planning process, the city of Battle Ground completed an update to the Parks, Recreation and Open Space (PROS) Plan. The PROS Plan outlines priorities for the development of parks and recreation facilities through 2028, and is the most recent effort by the City to guide long-range planning and policy framework. The master plan process was informed by the goals and amenity recommendations outlined in the PROS Plan.

As part of the master planning process for Fairgrounds Park, a public engagement plan was developed that included a mix of public in-person and virtual open house events and meetings designed to obtain input from the community, the City's Parks and Community Engagement (PACE) Advisory Board, the Planning Commission (PC), and review and input from City Council. The engagement plan provided multiple opportunities for members of the public to review and comment on the concept options for Fairgrounds Park, and provide input on park development and program priorities for the site. Community engagement and input from the PACE, Planning Commission and City Council has shaped the proposed plan and is the result of a 12-month process. This section provides an overview of the master planning process, options considered, and key community input that took place during the project that informed the final preferred master plan.

Note that this master plan was developed in conjunction with master plans for three other City parks (Gardner Oaks, Remy, and Durkee).

The engagement and review processes were completed in tandem for all four parks, therefore at times this overview may refer to feedback on multiple parks at once. It is somewhat unique from a typical park master planning process to have several neighborhood or community park sites within the same jurisdiction and park system being master planned simultaneously. One consideration this brought up was, when there was a particular feature or program element noted (e.g., in the PROS plan, or through public engagement) as desired at some (unspecified) park within the community and overall park system, it was necessary to consider which park site would be best suited for that element. We attempted to resolve that through the engagement and review process, locating elements where they fit best within the community's desired park theme, site character and context, as well as anticipating which park sites may be developed sooner rather than later and locating higher priority items at those sites, where appropriate.

Community Engagement – Initial Outreach

City staff presented information about the project at the 2023 Harvest Day Festival on July 15, 2023, to allow the community to learn more about the project goals and provide input on which park features should be prioritized in parks in general and at this site. Interactive boards were presented with a range of potential programming and park features, based on those identified in the PROS Plan. Participants were asked to vote on which programs and features they were most interested in at the park sites being master planned.

PRELIMINARY CONCEPT DEVELOPMENT

Two preliminary master plan concepts were created for Fairgrounds Park with input from city staff and the community feedback received during the 2023 Harvest Day Festival and previous PROS Plan community outreach. The two preliminary master plans were titled Central Park and Play Through the Ages.

Both concepts included site improvements compatible with the existing skatepark, community center, paved parking lots, and oak grove towards the north third of the site. The plans established connections for pedestrians and cyclists to the future county-owned Chelatchie Prairie Railroad regional trail along the western site edge. The plans extended the existing plaza area between the skatepark and community center, to accommodate a wider range of events and number of people. Both plans provided opportunities for play.

Both plans explored the potential for key areas of this park to be redeveloped to meet community desires summarized the needs of the community as expressed in the PROS Plan: all-inclusive playground(s) (either new or through renovations); trails or paths for walking or biking within and to the parks; picnic and larger open shelters for park users; alternative sports courts/courses; all-inclusive playground; additional water features; more swings, benches, seating; bike skills course and/or pump track; complete Chelatchie Railroad Trail; Park Access for All (see p.27, PROS Plan 2022).

Following are descriptions of some of the key features and distinguishing characteristics of the two preliminary concepts:

Preliminary Concept 1 – Central Park

- The Central Park concept emphasizes civic outdoor gathering space, preservation of the mature oak grove, and a splash pad. Three of the existing ballfields would remain, while the two smaller tee ball fields would be relocated to a different site.
- The existing plaza would be enlarged to accommodate more shade trees, with picnic areas underneath.
- To the west of the plaza is a large, flexible lawn area with a stage for community events, movies in the park, and outdoor concerts.
- The existing, unpaved parking lot adjacent to the ballfields would be improved for increased accessibility.
- The splash pad is located to the east of the central urban plaza. Parking is located nearby for ease of access.



OUTDOOR EVENT SPACE



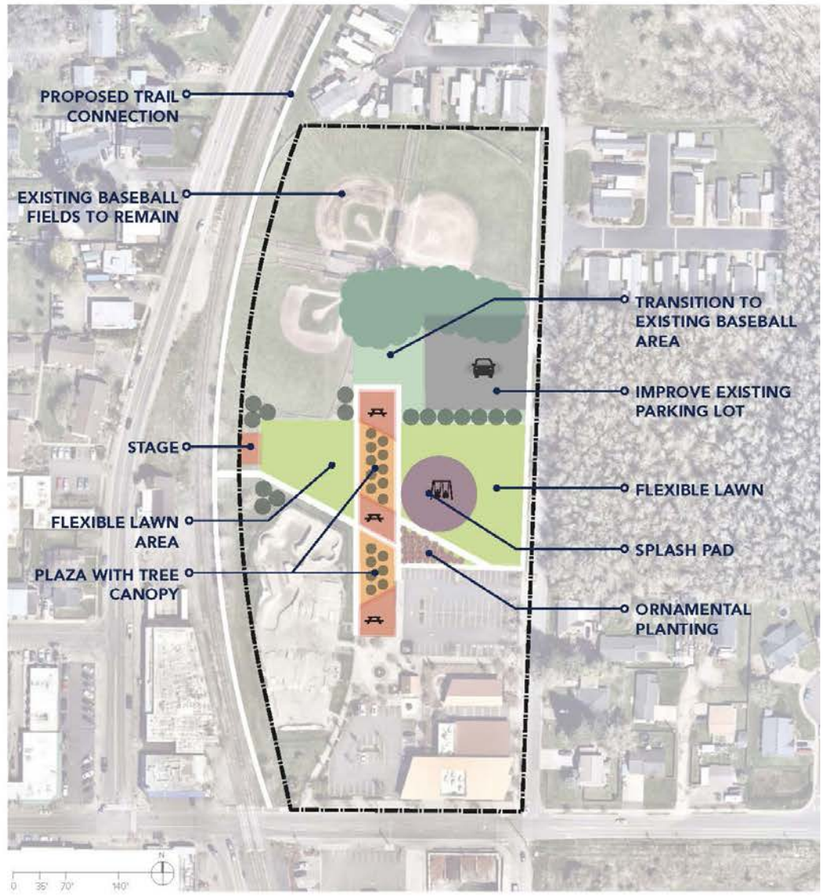
FLEXIBLE LAWN AREA

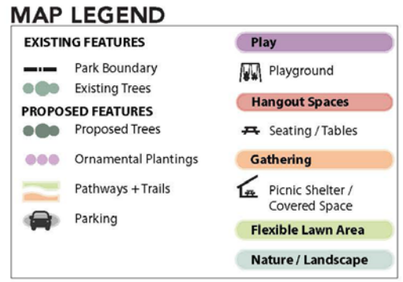


PLAZA & SEATING



SPLASH PAD





Plan diagram for Preliminary Concept 1 - Central Park, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

Preliminary Concept 2 – Play Through the Ages

- The Play Through the Ages concept emphasizes the community desire for more sport courts, alternative active recreation opportunities, trail networks, and inclusive play spaces. This concept is dependent upon relocation of all existing ballfields to a different location and removes the unpaved parking lot that services these ballfields.
- The existing central plaza is enlarged to accommodate a covered pavilion, picnic areas, and shade trees.
- Pickleball, tennis, and basketball courts are included midway through the site.
- An inclusive playground is located just south of the existing oak grove, creating opportunities for nature-themed play features.
- A picnic area is integrated within the existing oak grove. There is an existing concrete pad in this area that could be reused for an upgraded pavilion structure.
- A bike pump track is shown to the west of the oak grove.
- The northern portion of the park shows an outdoor arboretum, immediately adjacent to residential housing further north.
- A complex trail network runs throughout the site, creating opportunities for walking and running loops of various lengths.



SPORT COURTS



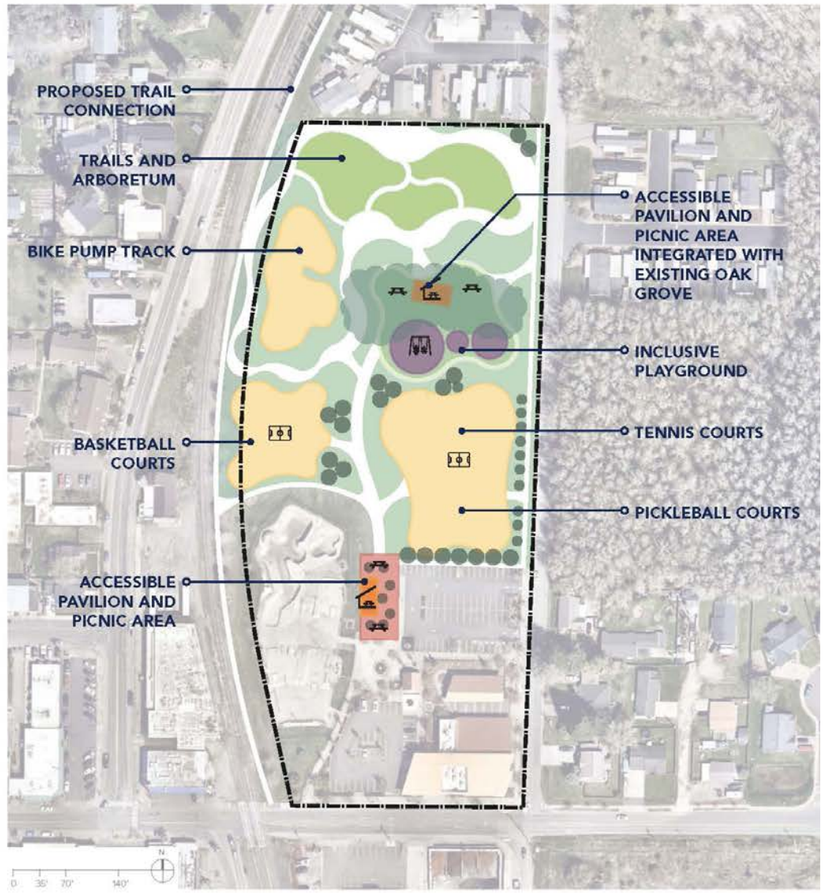
BIKE PUMP TRACK

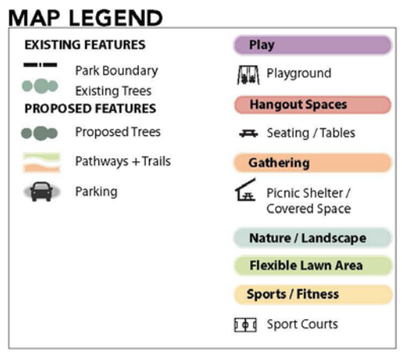


SPORT COURTS



INCLUSIVE PLAYGROUND





Plan diagram for Preliminary Concept 2 - Play Through the Ages, along with legend and precedent image thumbnails presented at initial public outreach (precedent images by various sources)

COMMUNITY ENGAGEMENT FEEDBACK

Public Engagement and City Boards, Commission and Council Input - Round 1

The first round of community engagement included both in-person and virtual Public Open House events to provide opportunities for public feedback on design concepts, programming, and features. These events were promoted through various channels, including promotion on the City website and social media channels. A QR code for the virtual Public Open House was provided at the 2023 in-person event, encouraging attendees to share with friends and neighbors unable to attend the in-person events.

Preliminary master plan concepts were presented at both the in-person Open House on December 6, 2023, and a four-week long virtual Open House event in January 2024. Over 435 comments were received and 70 people participated in these public engagement events, with community feedback preferring the Play Through the Ages concept, but only if an alternate location was found for the existing ballfields prior to implementation of the plan.

On January 10, 2024, the park concept options, along with a summary of community feedback from the Open House events, were presented and discussed at a joint Parks and Community Engagement Advisory (PACE) Board and Planning Commission (PC) meeting. The PACE and PC provided comments on the preliminary concepts and the overall recommendation for Fairgrounds was to move forward with the Play Through the Ages concept.

The preliminary concepts were presented to the City Council on February 5, 2024, with a full summary of public engagement comments, votes, and PACE Board & PC feedback. The City Council voted on which concept should move forward for refinement into the Final Master Plan Concept. For the Fairgrounds site this was the Play Through the Ages concept.

CONCEPT REFINEMENT

The majority of public feedback preferred the Play Through the Ages concept. The majority of responses supported redevelopment of this park only if ballfields were relocated to another site prior to implementation of the design. Many people liked the Play Through the Ages concept because it provided more active recreation options for a wider range of park visitors, including an inclusive playground, tennis and pickleball courts, and basketball courts. There was enthusiasm in connecting the regional bike trail to the park and interest in a bike pump track. Feedback was supportive of the passive recreation options with the trail network. There was a desire to see the addition of a splash pad or other water play option incorporated into the final design. Feedback from the PACE Board and Planning Commission was in support with preference for Play Through the Ages as the basis for the refined final concept. City Council confirmed that direction.

Public Engagement and City Boards, Commission and Council Input - Round 2

The Preferred Master Plan Concept for this park was developed based on input described above, including the initial public engagement, meeting with the PACE Board and Planning Commission, and review by the City Council and staff. The Preferred Master Plan Concept was presented at a second in-person Public Open House event on May 8, 2024, followed by a two-week virtual Public Open House.

65 comments were received and over 80 people participated in these public engagement efforts. See **Appendices A3 & A4** for the preferred concept plan that was presented and an Open House summary.

On May 8th, 2024, this preferred concept plan was presented at a joint PACE and PC meeting, which included public testimony. Public testimony was also received from members of the public (primarily focused on the Durkee property). After discussion by the PACE and PC, the group voted on which Preferred Concept Plan should be recommended for approval by City Council. Feedback from the May 8th outreach and PACE/PC meeting supported the Play Through the Ages preferred concept.

On May 20th, 2024, city staff provided City Council with the feedback from the May 2024 PACE and PC review of the final concept, and a summary of feedback from public engagement efforts. City Council then voted to complete the plans and planning level costs for the following preferred concept titled “Play Through the Ages” for the Fairgrounds Park Master Plan.

The final plan and planning level costs for Fairgrounds Park and the three other sites were presented to the City Council on August 19th, 2024. The City Council unanimously approved Resolution No. 24-09 adopting four separate parks master plans to act as a policy guide for development of these parks.

3. Preferred Master Plan

OVERVIEW

Conceptual plans from Fairgrounds Park explored how much area should be redeveloped in this existing park. Concept options included a Central Park theme and Play Through the Ages. The Central Park option was less popular with the community, and included a large stage area for community concerts and movies, extensive central plaza, and a splash pad. This plan retained three existing baseball fields at the north end of the site. The Play Through the Ages concept received the most support and included the following features:

- Inclusive playground
- Large urban plaza with picnic area and restroom facilities
- Sports courts (basketball, tennis, pickleball)
- Smaller picnic area integrated with the existing oak grove
- Bike pump track
- Trails and arboretum

In addition to the program features listed above, the Play Through the Ages concept proposed relocation of all existing ballfields. Although there was wide community support for implementation of this concept, the majority of support was contingent upon the City finding a permanent relocation of the existing ballfields, prior to their removal from Fairgrounds Park.

The final preferred concept plan at Fairgrounds Park creates opportunities throughout the site for a wide range of demographics to recreate and socialize. It acknowledges the successful use of the existing skate park and community center, while adding in new opportunities for play and interaction across all ages and abilities.

MASTER PLAN ELEMENTS



Accessible trails

Access & Circulation

There are two existing parking lots at Fairgrounds Park, and a third parking area is added in this design to support ease of accessing the north end of the park. As part of the regional trail network plan, a future multi-use trail would be located along the western edge of the park adjacent to the railroad tracks. The existing sidewalk along the southern half of the east side of the park would be extended all the way to the north end of the park. Pathways connect that future trail into the park interior with bike rack locations nearby. Accessible walking trails throughout the park connect to all site amenities and allow visitors to move through the site with ease.

Natural Features

The existing oak grove is important to the character of the site and should be preserved. Additionally, the northeast portion of the site is envisioned as an outdoor arboretum. Large tree species and varied plantings could become demonstration areas for local groups. Walking loops throughout the arboretum provide opportunities for fitness, meditation, and inspiration from nature. A small water feature would benefit local birds and wildlife, and a bridge crossing allows visitors to view from a safe distance.

Large shade trees at the primary plaza would create seasonal interest and provide summer shade. Climate-resilient, all-season plantings give park visitors a reason to come all year to enjoy the setting.

Active Recreation & Fitness

There is a wide range of active recreation features to choose from at this park. This includes sports courts, for both basketball and tennis. Separation between these courts can be enhanced with planted berms that provide a sense of enclosure, while keeping views throughout the park open. Each court area should include seating for rest and socializing.



Basketball court



Tennis court (City of San Antonio)

Fitness stations can be located throughout the site. Accessible trails throughout the site allow park visitors to create jogging and walking loops of varying distances and serve a wide range of park visitors. There is a pump track in the northwest area of the site, with planted berms that can include large trees for seasonal shade. This location is adjacent to the railroad line, which is planned as a future regional trail.

Inclusive Playground

The inclusive playground at this park should be designed as the primary playground for the region. Creating elevated play features would provide unique vantage points to overlook the city center. Active play should include climbing, sliding, spinning, and swinging.

Throughout the playground, there should be age-appropriate areas for both small children and older children to explore, adventure, and imagine. Thematic play equipment can be explored along themes of oak trees, local wildlife, music, or construction. Play components should be flexible in nature and prioritize open-ended, inclusive play.

Adjacent to the primary playground is an interactive water feature, which could function as a seasonal splash pad. When seasonally not in use, the area should function as a beautifully artistic feature near the large plaza.

Gathering Spaces

A large, urban plaza is centrally located nearest the Community Recreation Center and the two existing parking lots. This primary gathering area includes a covered pavilion, restroom facilities, a variety of seating, and table games, like ping pong and cornhole. The size of this area is large enough to host a seasonal farmers market, art shows, and other community events.



Themed playground (Monstrum Playgrounds)



Table games (Architonic)

Site furnishings should include a mix of picnic tables, lounging spaces, and informal group seating. Adjacent to both the existing community building and the skate park, this area can function as the mixing zone between diverse groups recreating together in a vibrant, shared space.

Further north, under the existing canopy of mature Oregon White Oak trees, is a seasonal picnic area. The overhead trees are preserved, providing summer shade and a majestic backdrop for group gatherings. Benches are located through the park to allow visitors to rest, reflect, and people watch.

Flexible Open Space

Bermed planting areas around the sports courts and playgrounds support a sense of separation between the many varied site features, while keeping views open. Lawn areas can be flexible spaces for passive recreation and relaxation.



Open lawn (Volunteer Park Trust)

PROGRAM ELEMENTS SUMMARY

This popular downtown park renovation should include both active and passive opportunities for recreation that appeals to all ages. The active recreation areas, such as the skate park, sports courts, and bike pump track, should be integrated with more passive natural features, such as the restored oak grove, picnic area, and a small arboretum at the north of the site. A new inclusive play area and splash pad provide additional play opportunities to the community and further diversify the range of park visitors. With the Community Center and other loved features remaining in place, Fairgrounds Park will become Battle Ground's recreation hub.

Based on public feedback, the most desired recreational activities, facilities, and elements that are incorporated in the Fairgrounds Park Master Plan include:

GATHERING SPACES

- Large plaza with table games, flexible seating, and covered pavilion
- Picnic pavilion and picnic tables under existing oak grove
- Benches along walking paths
- Accessible restrooms

ACTIVE RECREATION & FITNESS

- Sports courts: basketball and tennis (or pickleball)
- Fitness stations
- Pump track with large shade trees and berms

INCLUSIVE PLAYGROUND

- Interactive water feature / splash pad
- Active and elevated play features that include climbing, sliding, spinning, and swinging
- Thematic play equipment (examples: music, construction, oak trees, and local wildlife)

FLEXIBLE OPEN SPACE

- Lawn areas for picnicking and recreation
- Bermed planting areas around play & sport courts

NATURAL FEATURES

- Preserved oak grove
- Arboretum with demonstration planting areas and walking loops
- Shade trees in enhanced plaza
- Climate resilient, all-season plantings throughout park
- Potential small pond or naturalistic water feature integrated with arboretum area

ACCESS & CIRCULATION

- Accessible pathways throughout the site
- Neighborhood and regional trail connections
- Additional parking lot (+/- 25 spaces)
- Bicycle racks at main access points



Splash pad



Arboretum with walking trails (Renee Wilkinson)



Open lawn and play features

PREFERRED DESIGN CONCEPT - PLAY THROUGH THE AGES



PREFERRED DESIGN CONCEPT VISUALIZATION



Illustrative rendering depicting the park master plan concept for Fairgrounds park.

4. Implementation

OVERVIEW

This chapter addresses the strategic means to accomplish the recommendations of this Master Plan. The continued development process should consider the amount of time required for park improvements, and the possible changing demographics and needs of the community. With multiple park sites going through the master planning process simultaneously in 2023-2024, the City will need to determine and prioritize which park or parks should move forward first to the next steps of design and permitting.

PLANNING LEVEL COST ESTIMATE

A planning level cost estimate for the proposed Master Plan improvements was developed in summer 2024 for the preferred Play Through the Ages master plan concept, based on current market conditions in the area. This opinion of cost serves as a starting point for City planning and budgeting purposes and looked at square footage allowances, functionality, program elements and systems, with the proposed Master Plan and its elements as a basis of design.

The table presented here provides a summary of the planning level cost estimate. Please see **Appendix D4** for a more detailed breakdown of the estimated costs. Costs will need to be refined at each stage of planning and design development to align with current conditions and bidding climate.

The costs presented here reflect only the design and construction of the proposed improvements. The City will also need to plan for the added operations and maintenance costs that the development of a new public park site will require.

The park will most likely require daily visit from City staff, for such activities as litter removal and potentially opening, cleaning, and closing the restroom as well as, seasonally, operation and maintenance of the splash pad / spray park features.

There will be other routine operations and maintenance needs, such as maintenance of the landscape plantings, as well as both typical and unexpected repairs.

PLANNING LEVEL COST ESTIMATE SUMMARY*	
Site Preparation Includes: Mobilization, site demo and grading	$1,229,000
Site Improvements Includes: Paving, play equipment, and planting	$5,395,000
Site Mechanical & Utilities Includes: Water distribution, sanitary sewer, storm drainage, and electrical	$1,765,000
Direct Construction Costs (subtotal)	$8,389,000
Administrative & Contingencies Includes: Design and construction contingencies, bonds & insurance, and sales tax (WA)	$5,881,000
Construction Costs Before Escalation (subtotal)	$14,270,000
Total Construction Costs January 2026 Includes: 6.42% escalation rate	**$15,186,000**
Total Project Area (Square Feet)	267,861
Costs Per Square Foot	$56.69

**These costs provide a summary of planning level estimates produced on the proposed master plan improvements. Estimate numbers for this summary have been rounded. See Appendix D4 for further detail of the planning level cost estimate for this site.*

NEXT STEPS, FUNDING & PHASING

In August 2024, the Battle Ground City Council reviewed the final master plan concept for this park. This included a summary of park elements and precedent images, and a cost estimate summary. The City Council approved the final Master Plan concept for Fairgrounds pending relocation of the existing ballfields to a new site, formalized as Council Resolution No. 24-09.

Following this acceptance of the Master Plan by City Council, the next step toward implementation of the Plan will involve development of initial design documents (this may be termed Schematic Design, 30% design, or other by the City as part of their Preliminary Engineering process) and applicable permitting applications.

This master plan should serve as a basis for the theme, key program elements, and general park layout as design moves forward. However, further design efforts should involve additional community engagement to confirm community priorities and needs to be addressed in the park improvements. As the design is developed, further site investigations will be needed to support the layout and details, such as geotechnical information to inform pavement and structures designs, and topographic survey, hydrology and utility information to support drainage engineering and planning for site utility needs.

Initial permitting efforts will likely include a Land Use Review by City staff to ensure that the park development will meet the minimum standards outlined in the Battle Ground Municipal Code to support the responsible and coordinated growth and development within the community. These standards address site development issues, including but not limited to vehicle and pedestrian access, parking, minimum lot size, building dimensions, and setbacks. Other next steps related to permitting will be to complete a SEPA checklist, in response to more detailed site plans that are developed. Coordinate among Building, Planning and Engineering within the City for permitting needs, as well as addressing State and Federal permits as required.

Currently there is no specific funding identified to move forward with the implementation of improvements at this park site. The City will need to identify and secure funding sources for the design, permitting and construction of the park improvements. Potential funding sources for this park include:

- Development Impact Fees collected by the City
- Potential voter-approved bond measure / levy for park development in the city
- Washington State Recreation and Conservation Office (RCO) grants
- National Park Service Outdoor Recreation Legacy Partnership (ORLP) Land and Water Conservation Fund
- National Recreation and Park Association (NRPA) Youth Sports Equity Grant Program, Supporting Healthy Again through Parks and Recreation 4.0, NRPA Sustainability in Practice
- EPA Recreation Economy for Rural Communities

Further details on possible funding sources are included in the City's 2022 PROS Plan update (Appendix G: Implementation Tools & Tactics).

At this time, the City's staff has not expressed the intent or likely need to develop this park site in a phased approach other than waiting to begin implementation that involves removal of the existing ballfields until those fields have been replaced elsewhere. However, this need could be re-evaluated as development funding is acquired. If funding does not allow development of the complete site, the future design team may develop a phasing approach.

At that point, the design team and City staff should work together to identify community priorities and align those with development of a phased implementation plan.