
Donahue Frohnmayer Park Master Plan Report



For the City of Medford Parks & Recreation

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INTRODUCTION

Donahue Frohnmayr Park is located at the corner of Springbrook Road and Spring Street. An additional 2.5 acres have been added through donation by the Jackson County Housing Authority. Another 1.34 acres at the northeast corner was also added during the process. The park currently contains continuous pathways with benches and picnic tables, a U.S. Fish & Wildlife Service inventoried wetland, a basketball court, a restroom, a pavilion, a play area and the WinterSpring Memorial Garden. Noteworthy at this park site are the existing spreading oaks and various other large canopy trees as well as the existing wetland area in need of restoration.



WinterSpring Memorial Walk



Existing inventoried wetland with play area beyond

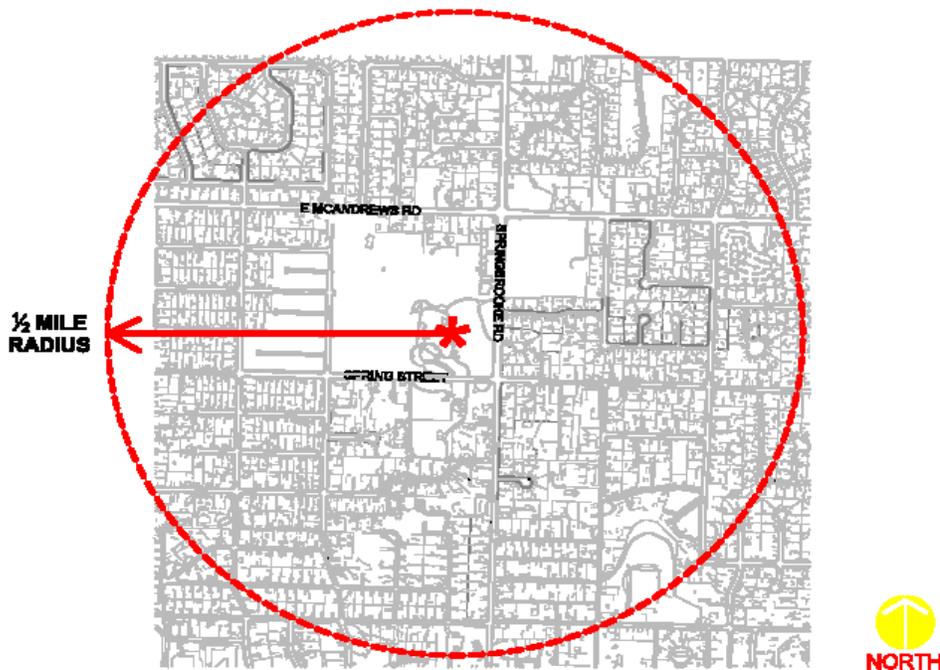
With the addition of the donated land and the need for refurbishment of some of the park's existing amenities, Donahue-Frohnmayr Park has been selected for master planning. The city's commitment to creating healthy and successful communities with the guidance of the *City of Medford's Medford Leisure Services plan* has resulted in the preparation of a master plan report and design concept.

The master plan report provides a record of the design process. It reflects the involvement of the public through a series of community meetings and the results of a public survey. The master plan concept will help to guide the development of this park and ensure the best possible outcome of this public effort.

The following is an excerpt from the Medford Leisure Services Plan Guidelines for “Neighborhood Parks”.

City of Medford Leisure Services plan “Neighborhood Parks”

- Provide nearby residents with access to basic recreation opportunities
- Enhance neighborhood identity
- Provide neighborhood open space
- Improve quality of life of nearby residents.
- Designed for passive and unstructured activities
- Typical user of a neighborhood park
 - Arrives by foot or by bicycle
 - Visits the park on a short time basis
 - Comes from within a 1/2 mile of the park



This 1/2 mile radius diagram shows the neighborhoods and location of the typical users for Donahue Frohmayer Park.

Public Process

The first step in the park design development process is to create a master plan. This is a public process. It serves as a vehicle to determine the program goals for the site and reflects local desires and concerns.

During the course of this master planning process, several meetings took place. The public was able to participate in three public meetings and the opportunity to participate in an internet survey as well. Separate additional meetings with representatives for the WinterSpring Memorial Garden and the maintenance crew from the Medford Parks Department were also held. All parties contributed to the master plan development. Their suggestions and ideas, as well as site conditions and maintenance constraints, have been considered and incorporated into the final plan. The completed master plan reflects the public process and serves as a guide for the development of the park.



Noteworthy at this site are the existing spreading oaks

PRELIMINARY MEETINGS

Summary of the Meeting with Medford Parks Maintenance Department

A meeting with the parks department maintenance crew took place on September 22, 2015. This park was felt to be a good area for the inclusion of an off leash dog park. Suggested locations within the park were near the riparian area or within the new donated land. If an off-leash park is installed it was suggested that it be divided into two sections an area for small dogs and a separate area for large dogs. LED lighting is needed, especially at the existing bridge, which is in need of refurbishment. Creating a looped path near the riparian area along with shelters, and the addition of evergreen and deciduous trees were important design concerns. The main line is already in place for irrigation. The entrance to the park was discussed and concerns that it needed to be wider and less dangerous. The existing basketball court was discussed with the desire for a full court being expressed.

Summary of the Meeting with Representatives of WinterSpring Memorial Garden

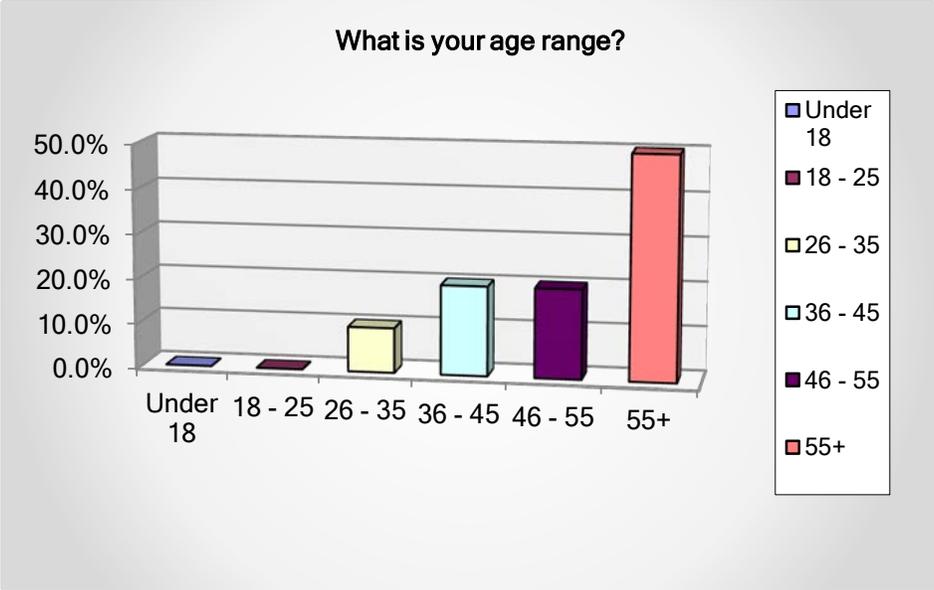
A meeting with WinterSpring Memorial Garden representatives was held on September 25, 2015. It was decided that the existing water feature will remain and that another wall will be added along the lower concrete walk for more plaque area. Berms can be placed behind the new wall, retained and planted to enclose the area. The need for a small picnic shelter placed in the memorial grove was discussed. A replacement tree will need to be planted for one that was vandalized and they felt that more deciduous trees should be located around the existing play area. Some missing trees along the west side were also noted. They requested that the path loop connect to the dog park area and considering vandalism, security cameras were thought to be a good idea. Those could be located on the west side of the project and have 360 degree views. More parking was requested for special events.

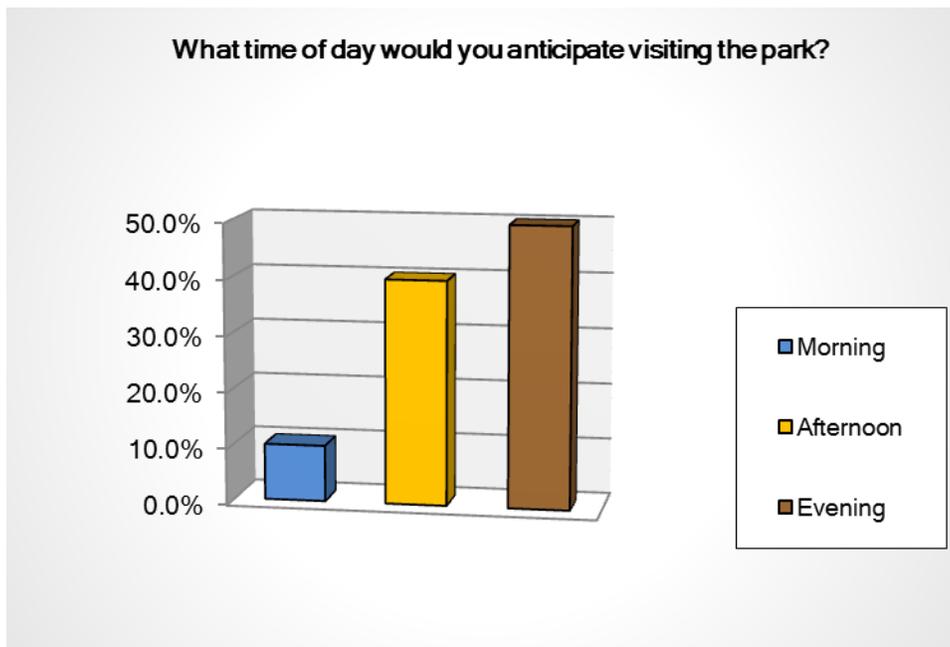
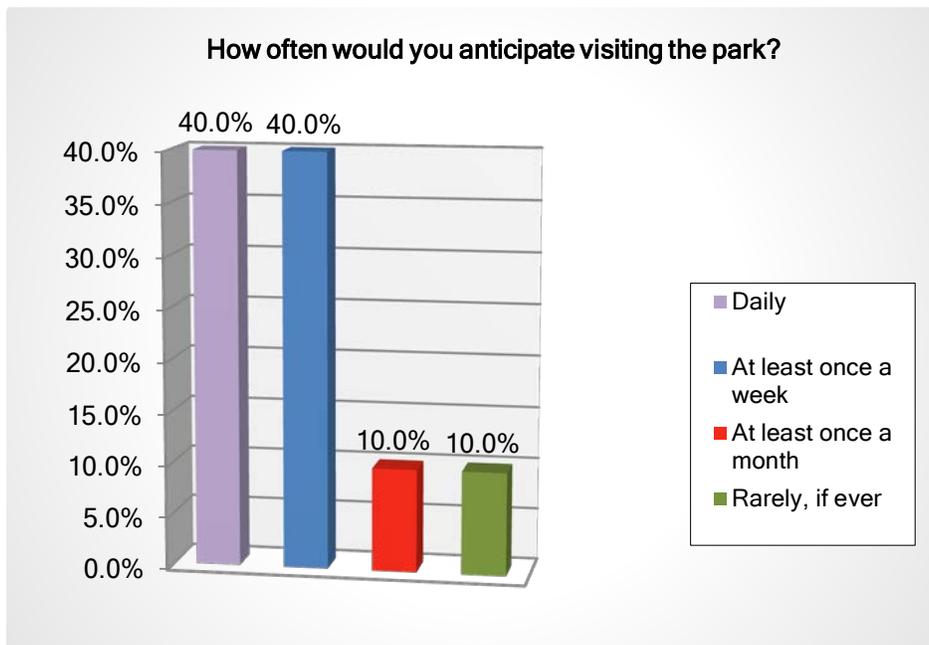
Summary of the Meeting with Public Works

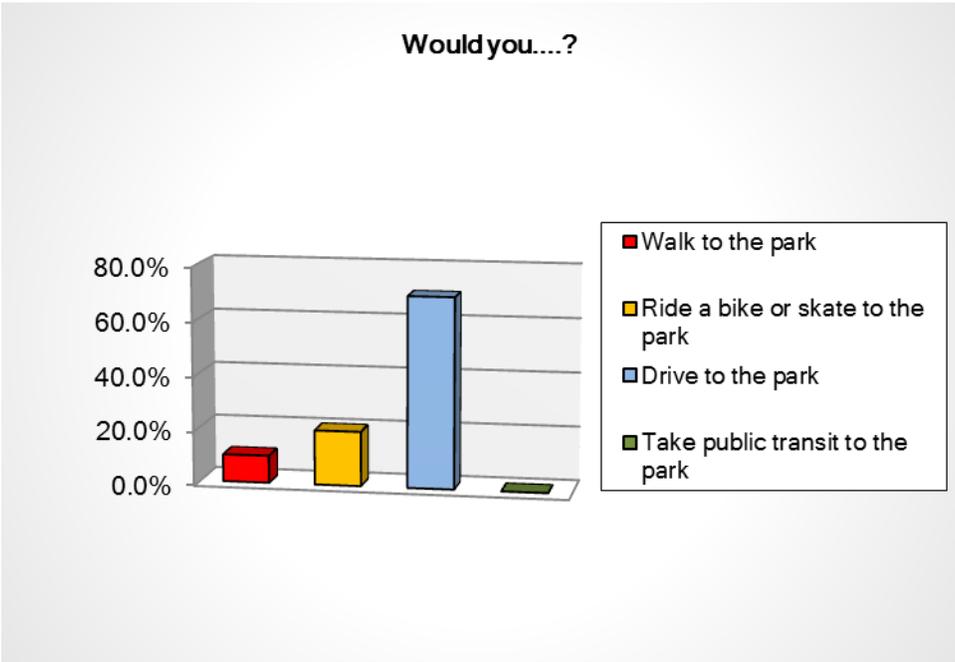
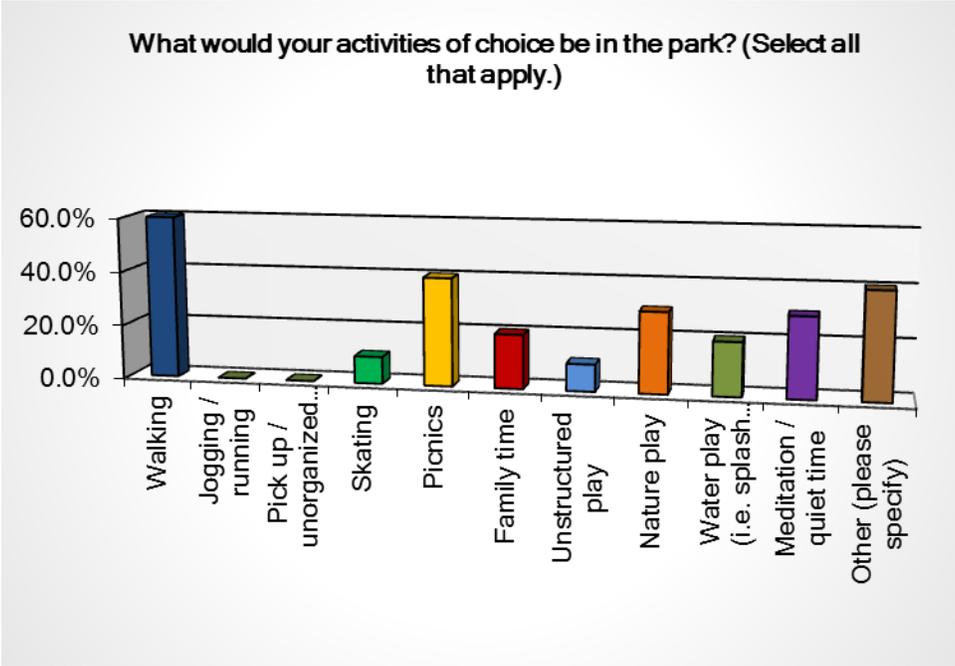
Meeting with Alex Georgevitch (City Engineer), Brian Sjothun Parks Director, John Galbraith landscape architect, Justin Gerlitz project engineer was held on September 23, 2015 at the public works department. Alex said the city is going to improve the Spring Street right of way that is fronting the park. He is not sure exactly when that will occur. There may be a roundabout at the intersection of Springbrook and Spring Street. He supports the idea of not putting in sidewalks in the typical place next within the street right of way and meandering it within the park and eventually connecting it to the right of way at the ends of the property. Maps of the existing utilities were made available to Justin

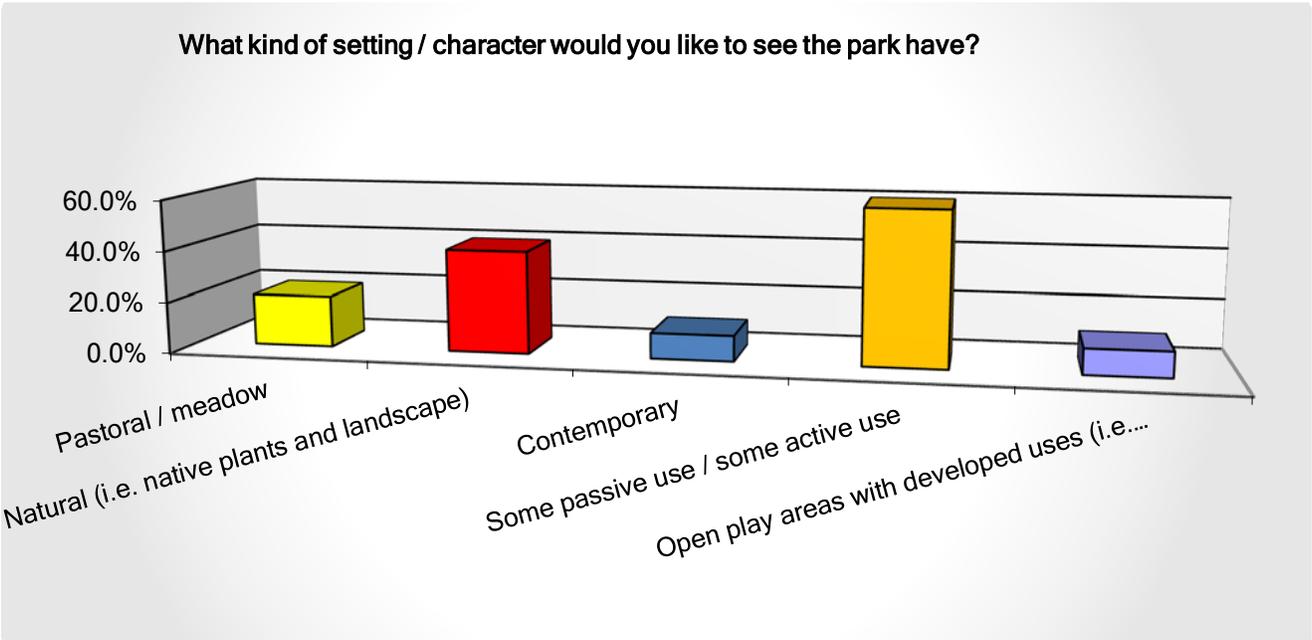
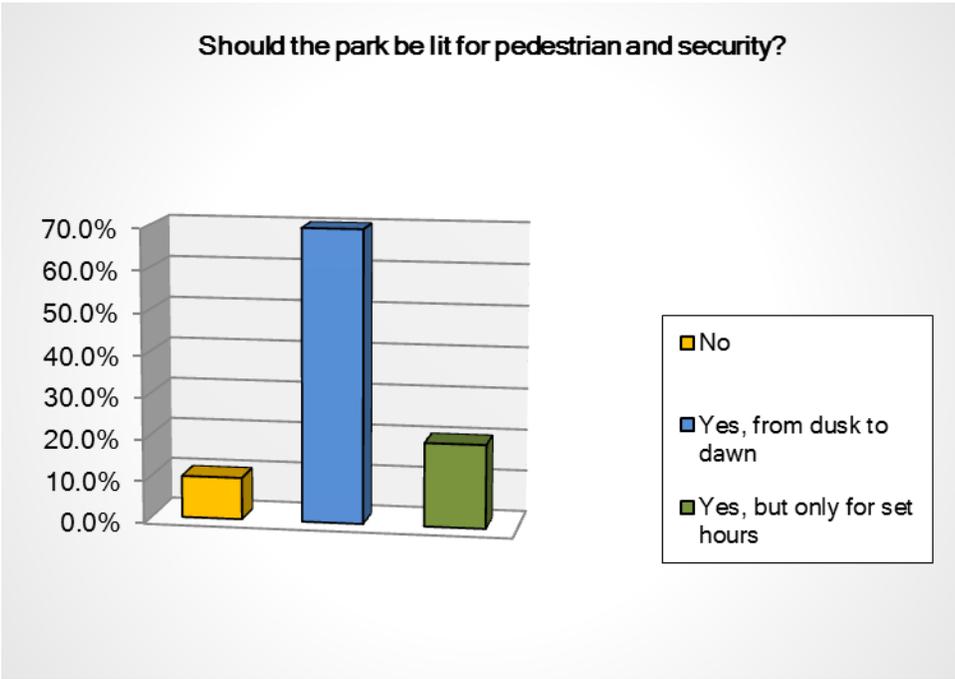
SURVEY RESULTS

The public survey as shown in a power point presentation reflecting the preferences of the respondents.









The WinterSpring Memorial Garden is located on the northern side of the park. The current park contains a pathway loop system which is in relatively good shape and could be reused. The existing play area and pavilion are centrally located, and the existing basketball half-court is located at the edge of some large mature oaks. The parking lot could be expanded although the entry does have some safety concerns with users. The 2.5 acre donated land is on the west side of the park and has a substantial number of invasive non-native trees that should be removed.



DONAHUE-FROHNMAYER PARK EXISTING CONDITIONS
October 2015



DONAHUE-FROHNMAYER PARK OPPORTUNITIES
October 2015

Public Access

Automobile access consists of the existing parking lot and entry drive off of Spring Street. Users have concerns about the safety of this entrance due to the change in grade from the street to the parking lot. The parking lot could be expanded toward the new donated land at some time in the future.

There are also four pedestrian paths entering the park. Two enter from Spring Street and two enter from Springbrook Road. Additional pedestrian entries may be added at the southwest corner of the park off Spring Street onto the new donated land and at the corner of Spring Street and Springbrook Road. Opportunities for new pathway systems exist within the donated land and in the restoration of the riparian and wetland area.

Park Amenity Boards

Images of park amenities and activities were included for discussion with the public.



Discussion Summary of First Public Meeting

Following the Power Point presentation the design team and the community members divided into 4 groups to discuss the various park design options. The following is a summary of their discussions.

Table One:

- Enlarged WinterSpring area
- Benches
- Wall space
- Dog park (off-leash)
- Full court basketball
- Additional lighting
- New large restroom (central to parking)
- Expand parking (moving toward new area) w/ additional entrance
- Natural play area between playground and wetland
- Community garden
- Exercise park course
- Pavilion areas throughout the park

Table Two:

- Full explanation from the public works department on proposed Spring Street improvements
- Pathway on the north side of Spring Street (in park) from Berkeley to Springbrook/Sunrise:
 - Natural pathway consistent with the rest of the curves in the park
 - Preserve native Oaks in the park and along Spring Street
- Remove invasive species along wetlands
- Shaded pavilion
- Every plan should consider drought conditions
- Reduce speed limit on Spring Street
- Playground equipment needs to be shaded during the heat of the day
- Off-leash park is not necessary due to the proximity of Hawthorne & Bear Creek dog parks
- Natural area such as Oregon Hills near bridge and Springbrook
- Notes (in undeveloped area on plan):
 - Leave undeveloped due to drought
 - Leave as possible experimental area for drought resistant vegetation
 - Keep weeds short for fire protection

Table Three:

- Bike lanes, 'No Parking' signs
- More traffic lanes
- Sidewalk along Spring Street
- Park access from Springbrook/Spring intersection
- More shelters/pavilions
- Bocce Ball court
- Riparian enhancement & interpretive trail
- Picnic tables
- Full court basketball

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- More cameras
 - Benches with shade
 - (Recycling) splash pad
 - Tables with chess boards
 - Memorial wall sections:
 - Law enforcement
 - Veterans
 - Notes in undeveloped area:
 - Plant native Oaks throughout
 - Pathways
 - Shade structure
 - Parking
 - Off leash park
 - Small dog
 - Big dog
 - Water for humans and dogs
 - Poop stations
 - Trash cans

Table Four:

- Court sports
- Off-leash dog park in undeveloped area
 - Big dogs
 - Small dogs
- Splash Pad
- Pavilions
- Expand loop trail system
- LED lighting
- Extend basketball from half court to full court

Other Notes:

- Community petting zoo
- Events
 - Pet contests
 - Movies in the park
 - Concerts (child appropriate)
- Small swimming pool
 - 12 and under
- Playground equipment
 - Bigger and more
 - Spinner
- Radio controlled race car track
- Frisbee golf course
- Fish pond
- Pickleball court

- Japanese Maples
- Expand WinterSpring
- Map of park

SECOND PUBLIC MEETING

The second public meeting was held at the Carnegie Building on November 4, 2015. In preparation for this meeting Galbraith’s design team evaluated the results of the first public meeting discussions and combined those preferences with the results of the public survey. Two concept plans were prepared based on this information and presented in addition to several boards showing the summarized survey information and the WinterSpring Memorial Garden concept sketches.

Natural Concept



- NEW PARKING
- MORE PAVILIONS
- NEW RESTROOM
- NATURE PLAY
- FULL BASKETBALL COURT
- INTERPRETIVE AREA

DONAHUE FROHNMYER PARK MASTER PLAN

NATURAL CONCEPT



November 2015

The natural concept plan shows additional parking located in the new western area, it uses a turn around to direct traffic back to the existing park entry. A continuous sidewalk has been added inside the park to connect Springbrook Road to the south-west corner of the park. Additional pathways have been added within the park. The new path loop on the western portion of the site leads from the parking lot extension past a new restroom, a new Pavilion and creates a loop around a newly created Oak savanna with bioswale and interpretive signage. The eastern portion of the site envelops the existing inventoried wetland area and adds a path loop tying it to Springbrook and adding another wooden crossing through the wetlands at the south end of the site. Another new pavilion is added along this new path loop. The existing play area is enhanced and extended with a natural play area. The basketball court is enlarged to a full court. The WinterSpring garden wall and loop path is shown with the addition of another pavilion within their memorial grove.

Development Concept



- OFF LEASH DOG AREA
- COMMUNITY GARDEN
- FULL BASKETBALL COURT
- NATURE PLAY
- NEW PARKING LOT
- NEW RESTROOM

DONAHUE - FROHNMAYER PARK MASTER PLAN

DEVELOPMENT CONCEPT

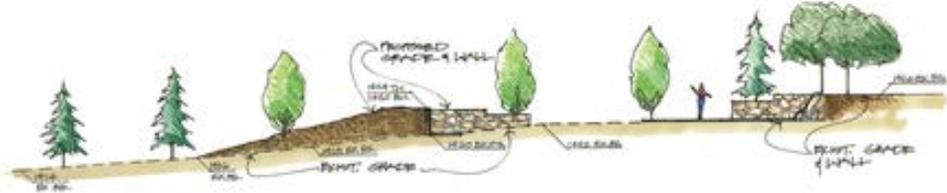


November 2015

The development concept plan shows a different parking extension with an additional entry drive at the western most corner of the site. The full basketball court is located close to the parking lot with a new restroom building and a community garden area is provided as well. Further along the path are small dog and large dog off-leash areas. They are fenced separately with a path between them. The eastern portion of the site again envelops the existing wetlands and adds a path loop tying it to Springbrook. A wooden crossing through the inventoried wetland area at the south end of the site completes the connection to Springbrook Road. The existing play area is enhanced and extended with a natural play area.

WinterSpring Memorial Garden is shown with the plan view of the additional loop path and new wall and the needed pavilion is shown in the memorial grove. The concepts sketches were shown in section and elevation on additional boards.

Concept Sketches



DONAHUE-FROHNMAYER PARK
■ allstate

WinterSpring Proposed New Lower Wall
Concept Section November 2015



DONAHUE-FROHNMAYER PARK
■ allstate

WinterSpring Proposed New Pavilion
Concept elevations November 2015

The concept sketches for WinterSpring Memorial Garden were shown in section and elevation on additional boards.

Discussion Summary of Second Public Meeting

A public discussion followed the review of the two concept plans, the survey summary and the WinterSpring sketches to further refine the design direction for the park.

WinterSpring Pavilion

- Several spoke in favor of the proposed pavilion made from natural materials.
- One liked a larger sized pavilion (than the existing one in the park).
- Another spoke in favor of doing more of the same type of pavilion(s) in other areas of the park.

Roadway /Parking

- Much discussion about the proposed road improvements.
- Three local residents were concerned about adding a second entry/egress to the park, two stating that they thought it was a safety issue both for access to Spring Street and that it would increase traffic speeds through the drivable areas of the park. One commissioner preferred one entrance.
- Much discussion expressing concern about whether additional parking was even needed.

One woman wanted to see survey numbers.

Some thought that less parking would encourage people to walk to the park as opposed to driving.

Two persons brought up the fact that there were proposed elements (draws) that would necessitate the need for more (future) parking.

Generally, two persons were in favor of additional parking without the second connection to Spring Street and three expressed opposition to the idea of any additional parking. One expressed her observation that the parking area is nearly full with daycare type use and saw the need for more parking.

A commissioner expressed his opinion that additional parking would be necessary, especially in the event that a community garden were to be included in the improvements.

- Councilor Gordon expressed his understanding that Spring Street would be extended to Foothill Road at some point in the future, necessitating significant improvement.
- All present like the idea of the sidewalk wandering along the south side of the park and not just near the street with the typical parkway strip.
- There were discussions about extending the meandering sidewalk idea along the property between the housing project and Spring Street, which apparently, is city owned property.

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- The idea was proposed to install the sidewalk before any other road improvements were made, within six months was the proposed time line. John informed them that engineering would need to be done before any work could be done.
 - There was some discussion about the extent of the road improvements.
 - The point was relevant, but it would need an appropriate forum.

Off-leash Park

- One commissioner thought that the dog park was a good idea and that it should be shifted to the south and the community garden to the north.
- Others expressed the opinion that this arrangement would make it difficult for gardeners to get materials and tools to their plots.
- The same commissioner expressed his opinion that an off-leash park and community garden would increase the need for parking.
- One person thought that the dogs would be a noise nuisance for the residents of the housing project.
- Some thought that people would exercise with their dogs if there were no off-leash park and just paths.
- Some thought that people would go to Hawthorne Park to use the off-leash parks there.
- One official expressed his opposition to the off-leash park.
- In general, toward the end of the meeting, opinions seemed to have turned negative toward the idea of an off-leash park.

Basketball Court

- No one spoke against basketball court(s)
- Two liked the basketball court in the current location
 - One thought that the court being adjacent to the housing project would create a noise nuisance for the residents.
- Some spoke in favor of two half courts.
 - One later said that he wasn't opposed to the idea of 'sharing' a full court with other groups.
- There seemed to be a consensus in favor of turning the court(s) to a north/south configuration.
- One official mentioned the idea of multi-use courts, which seemed popular.

Splash Pad

- One expressed her concern about the absence of a splash pad.
- Some expressed the fact that the city has found them to be a 'maintenance nightmare'.
- John made the point that this was primarily the result of sand volleyball courts in the vicinity of the splash park.
- John pointed out that Lone Pine Park was nearby and already had a splash pad.
- General opinion turned away from the idea of including a splash pad.

Security

- One person expressed the need for visibility and avoiding places for vagrants to hide and or sleep.
- One expressed the idea of security cameras overlooking the park.
- One person noted that there are people drinking in the park and doesn't like hidden areas or unwholesome activities.

Community Garden

- All positive opinions. No one expressed opposition.
- Opinions were expressed about accessibility and getting tools to the areas.

General

- One person expressed that she liked the natural design as opposed to the off-leash park.
She likes the natural plantings and winding walkways.
- One opinion in favor of the additional restroom.
- One person mentioned the memorial wall.
- One resident liked the idea of a second bridge over the wetland area.
- Harriet (by proxy) wants the park sign moved so young people can use the grassy area that it is located in.
- John mentioned that the housing authority had been contacted and had not yet responded in any way. He said that they would be contacted again for an opportunity to give their input.



The existing bridge is in need of refurbishment



The existing basketball court was discussed

THIRD PUBLIC MEETING

The third public meeting was held at the Carnegie Building on January 5th, 2016. In preparation for this meeting, Galbraith's design team evaluated the results of the first and second public meeting discussions and combined those preferences with the results of the public survey.

A single plan was prepared based on this information and presented in addition to several boards showing the summarized survey information and the WinterSpring Memorial Garden concept sketches. Handouts were made available indicating the on-line survey results.

Following the Power Point presentation, the design team and the community members discussed the park design developed on the basis of previous meeting dialogue and survey results.

Preliminary Master Plan



Preliminary Master Plan

The preliminary Master Plan Concept included:

- Redesigned automobile entry for increased safety
- Increased parking area with turn-around
- Additional pathways
- Community garden
- Full court basketball
- Riparian interpretive area
- Additional shade trees
- Off leash area for large and small dogs
- Nature play area
- A new restroom
- Bridges over the inventoried wetland area
- New pavilions
- Picnic tables
- Benches
- Lighting

Discussion Summary of Third Public Meeting

Galbraith went over the master plan. Main components and considerations were reviewed. A public discussion followed the review of the updated plan, the survey summary and the WinterSpring sketches to further refine the design direction for the park.

Off-leash Park (Reintroduced as an option)

- The Parks Director mentioned that a certain level of service was promised in earlier public meetings and those discussions were the basis of his desire to include the off-leash park.
- In a discussion with the City Parks Director, the manager of the adjacent HUD housing development expressed interest in the off-leash dog park, as residents are allowed to have pets, but they are not allowed off-leash in the housing campus.
- One person expressed his opposition to the off-leash park and stated that he preferred open spaces like the previously proposed Oak savana. He said that he spoke for other residents in the area with their preference of open spaces.

Parking Area

- One resident expressed his opposition to the additional parking area proposed in this plan. He would only like to see it if it is needed.
- One resident expressed the need for parking and a circular turnaround due to the proximity of the (proposed) community garden and the off-leash park.
- Two persons commented that the park currently meets the needs of the community and expressed the idea that the parking area could be included in a future phase of the project.

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- Galbraith mentioned that a pathway could be installed to reach the off leash park and community garden.
 - One parks representative mentioned that the idea was to have the park serve an approximate 1/2mile radius and that many could walk / bicycle to the park.
 - Galbraith mentioned that the parking area could be phased-in at a later date.

Community Garden

- One person asked if the community garden could be moved toward the east, closer to the existing parking area. Galbraith mentioned that there was a considerable slope in that area that would have to be addressed if the garden was placed there. It would significantly increase the cost due to the need for terracing.
- One person expressed the need for the parking area to be built now in order to allow easy access to garden. Loading and unloading plants, gardening supplies, and tools, etc.
- A park representative said that a storage shed could be provided to somewhat mitigate any access issue.
- One person expressed the idea that the community garden could be moved to the circular parking area. Several concurred, including Galbraith. It was discussed among the design team that the idea would be explored.
- One person mentioned that there were community organizations that would be willing to manage the garden.

Roadway

- Galbraith was asked about the possibility of a roundabout being installed at the intersection of Spring Street & Springbrooke. Galbraith said that he thought that it was fairly certain.

Bridges

- The proposed bridges over the wetland area were discussed. Galbraith clarified the fact that two options were being presented.
- Many thought that the middle option was a safer choice, since it did not directly intersect with a busy street.

General

- In response to a question regarding the preservation of trees along Spring Street Galbraith explained that many new trees would be added due to the fact that a large number of existing trees would be lost during improvements to Spring Street. He also stated that many were suffering because of damage from previous utility trenching.
- Galbraith indicated that the existing basketball court would be expanded to full court and would be reconfigured to face north and south.

Letter from Spring Street Residents

A letter was received from a Spring Street couple stating their opinion about additional parking area for the park. Also mentioned was their opposition to an off-leash park. The final item in the letter expressed concern about a gate from the adjacent housing facility and the park. See Appendix C.

MASTERPLAN CONCEPT



Master Plan Concept

Summary

Based on input from the previous meetings Galbraith’s office prepared a final master plan. The design incorporates input from preliminary and public meetings, ensuring that the needs of the community will be met and that the identity of the Donahue-Frohnmeier neighborhood will be maintained and enhanced. Following the guidelines of the City of Medford Leisure Services plan “Neighborhood Parks”, the final master plan design incorporates the public’s input and preserves the character and opportunities of the site. Authentic public interest was demonstrated through the enthusiastic participation of the public throughout the design process.

The entry access was redesigned to provide a safer entry at Spring Street. A limited number of new parking spaces were added while preserving the existing parking area. The new parking spaces allow convenient automobile access to the community garden entrance.

A new restroom will be located near the garden and on the path to the dog area. An off-leash dog run designed with small and large dog fenced areas and entry gates. 4’ fencing will provide enclosure with a water station and dog waste stations.

The existing playground area will be expanded with a natural play area incorporated to include climbing rocks, logs and mounds, while incorporating open space where possible. The basketball court will become a full court and be rotated north/south.

The inventoried wetland area will provide enhancement opportunities and a riparian interpretive area. An additional bridge will be added to connect the 8' wide pathways through the wetlands area. Picnic tables and benches will be located along the pathways. Safety concerns will be addressed with the addition of "dark sky" pole fixtures and bollard fixtures along the pathways.

Concepts of sustainability were adhered to throughout the design process. The majority of existing trees will be preserved with the addition of new trees throughout the park. Existing paths were preserved where feasible and existing grades and drainage were utilized where possible to help maintain the character of the site and reduce costs. Designed with ease of maintenance in mind, benches and picnic tables are located with pavement beneath them.

This type of park design and development ensures the long term health of our neighborhoods and our local families while it strengthens our communities with a balanced and healthy environment to be enjoyed by all.

ADDITIONAL ACREAGE DONATION

During the master plan process an additional land donation of 1.34 acres was made to the city of Medford contiguous to the park at the northeast corner, providing an opportunity to make adjustments to the park design. This land contains a continuation of the inventoried wetlands and an open flat area which could be developed. During a meeting between John Galbraith and the Parks Commission, design adjustments were discussed. The additional land will allow increased area for natural enhancement planting with a riparian interpretive area. The off-leash park will be relocated to the new area and its previous location will become a multi-purpose play field providing increased open play area for park users.



Final Revised Master Plan including Additional Acreage

APPENDICES

Appendix A – Fold Out Master Plan

Appendix B – Cost Estimates

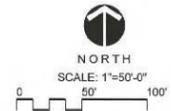
Appendix C – Letter from Resident

Appendix D - U.S. Fish & Wildlife Service National Inventoried Wetland Map

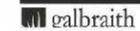


PARK AMENITIES

- **REDESIGNED ENTRY**
 - SAFER ENTRY AT SPRING STREET
- **COMMUNITY GARDEN**
 - GARDEN PLOTS FOR COMMUNITY USE
- **PARKING**
 - EXISTING PARKING AREA
 - ACCESS AND PARKING FOR COMMUNITY GARDEN
- **RESTROOM**
 - STORAGE CLOSET
 - DRINKING FOUNTAIN
- **PARK PAVILIONS**
 - (5) 16' X 18' WITH PICNIC TABLES
- **PLAYGROUND**
 - CONVENTIONAL PLAYGROUND EQUIPMENT WITH PLAYGROUND SURFACING
 - NATURAL PLAY AREA WITH CLIMBING ROCKS, BALANCE LOGS, LOOSE MATERIALS FOR BUILDING, MOUNDS
- **BASKETBALL COURT**
 - FULL COURT BASKETBALL
- **OFF-LEASH DOG AREA**
 - SMALL AND LARGE DOG FENCED OFF-LEASH AREAS WITH ENTRY GATES, FENCE, WATER STATION & DOG WASTE STATIONS
- **PARK LIGHTING**
 - (DARK SKY) LED POLE FIXTURES
 - LED BOLLARD FIXTURES
- **PATHWAYS**
 - 8' WIDE PATHWAYS
 - SECOND BRIDGE OVER WETLANDS
 - PICNIC TABLES
 - BENCHES
- **PLANTING**
 - ADDITIONAL SHADE TREES
- **NATURAL AREA**
 - WETLANDS ENHANCEMENT PLANTING
 - RIPARIAN INTERPRETIVE AREA
- **SUSTAINABILITY**
 - MAINTAIN EXISTING PATHS WHERE FEASIBLE
 - MAINTAIN EXISTING HEALTHY TREES
 - UTILIZE EXISTING GRADES TO KEEP SITE'S CHARACTER
 - UTILIZE EXISTING DRAINAGE WHERE FEASIBLE
 - MAINTAIN EXISTING IRRIGATION SYSTEM WHERE FEASIBLE
- **WINTERSPRING**
 - ADD ANOTHER MEMORIAL WALL
 - ADD PAVILION WITH GROVE
 - LIGHTING AND SURVEILLANCE CAMERAS



DONAHUE-FROHNMEYER PARK MEDFORD, OREGON



MASTER PLAN

JANUARY 2016

Appendix B – Cost Estimate

**Donohue-Frohnmeier Park Master Plan
Construction Cost Estimate
February 2016**

SITE DEMOLITION	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Remove A.C. paving (exist'g parking)	3,400	SF	\$ 0.55	\$ 1,870.00	
Sawcut asphalt pavement	60	LF	\$ 2.50	\$ 150.00	
Removal of Structures and Obstructions	1	LS	\$ 2,500.00	\$ 2,500.00	
				SUB TOTAL	\$ 4,520.00
EROSION & TRAFFIC CONTROL	QTY	UNIT	COST/UNIT	EXTENDED COST	
Mobilization	1	LS	\$ 7,000.00	\$ 7,000.00	
Erosion Control	1	LS	\$ 2,200.00	\$ 2,200.00	
Construction Staking	1	LS	\$ 3,500.00	\$ 3,500.00	
Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00	
				SUB TOTAL	\$ 14,700.00
CLEARING AND GRUBBING	QTY	UNIT	COST/UNIT	EXTENDED COST	
Clearing and Grubbing	1	EA	\$ 6,000.00	\$ 6,000.00	
				SUB TOTAL	\$ 6,000.00
PLAYGROUND	QTY	UNIT	COST/UNIT	EXTENDED COST	
Play structure(s)	1	LS	\$ 75,000.00	\$ 75,000.00	Allowance
Climbing rock	1	LS	\$ 3,000.00	\$ 3,000.00	Allowance
Concrete curb, 18" h (playground edge)	243	LF	\$ 14.00	\$ 3,402.00	
Engineered wood fiber	200	CY	\$ 50.00	\$ 10,000.00	
Natural play boulders	27	EA	\$ 750.00	\$ 20,250.00	Allowance
				SUB TOTAL	\$ 111,652.00
UTILITIES	QTY	UNIT	COST/UNIT	EXTENDED COST	
2" Electrical Conduit	4010	LF	\$ 12.00	\$ 48,120.00	Includes Trenching
Connecting to Existing Electrical Service	1	LS	\$ 2,000.00	\$ 2,000.00	
2" Water Line - PVC, Fittings, Etc.	1016	LF	\$ 20.00	\$ 20,320.00	Includes Trenching
4" Sewer Clean-out	3	LS	\$ 200.00	\$ 600.00	
4" Sewer Connection	1	EA	\$ 1,500.00	\$ 1,500.00	
4" Sewer Pipe - Gravity	207	LF	\$ 30.00	\$ 6,210.00	
12" Storm Pipe	212	LF	\$ 40.00	\$ 8,480.00	
Detention System	1	LS	\$ 10,000.00	\$ 10,000.00	Allowance
				SUB TOTAL	\$ 97,230.00
NEW ENTRANCE / PARKING LOT	QTY	UNIT	COST/UNIT	EXTENDED COST	
Concrete Curbs, Type A	905	LF	\$ 13.00	\$ 11,765.00	
Excavation	1	LS	\$ 20,000.00	\$ 20,000.00	
Subgrade Geotextile	2387	SY	\$ 1.00	\$ 2,387.00	
3/4"-0" Aggregate Base	1326	TON	\$ 23.00	\$ 30,498.00	
Level 2, 1/2" Dense, MHMAC	370	TON	\$ 90.00	\$ 33,300.00	
Storm Drain Catch Basin	3	EA	\$ 1,500.00	\$ 4,500.00	
4" White Striping (Solid)	377	LF	\$ 1.25	\$ 471.25	
4" Yellow Dotted Striping	40	LF	\$ 1.25	\$ 50.00	
Pavement Legend, Arrow	2	EA	\$ 500.00	\$ 1,000.00	
				SUB TOTAL	\$ 102,971.25
TRAILS / PATHS / STRUCTURES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Asphalt, 8' width (proposed paths)	2282	LF	\$ 25.00	\$ 57,050.00	Includes base
Bridge @ natural area	1	LF	\$ 84,000.00	\$ 84,000.00	6' width
Subgrade Geotextile	1365	910	\$ 1.00	\$ 1,365.00	
General Excavation	151	CY	\$ 13.00	\$ 1,963.00	
				SUB TOTAL	\$ 144,378.00
IRRIGATION	QTY	UNIT	COST/UNIT	EXTENDED COST	
Medium system (heads, lines, valves installed)	214451	SF	\$ 1.00	\$ 214,451.00	
36 Station Irrigation Controller	1	EA	\$ 2,750.00	\$ 2,750.00	
Communication Cable & Grounding	1	LS	\$ 560.00	\$ 560.00	
Master Valve	1	EA	\$ 250.00	\$ 250.00	
Flow Sensor	1	EA	\$ 200.00	\$ 200.00	
Electrical Service for controller	1	LS	\$ 300.00	\$ 300.00	
				SUB TOTAL	\$ 218,511.00
COMMUNITY GARDEN	QTY	UNIT	COST/UNIT	EXTENDED COST	
Raised Beds	1850	LF	\$ 10.00	\$ 18,500.00	
Hose Bibs	22	EA	\$ 75.00	\$ 1,650.00	
Paths	1175	LF	\$ 2.25	\$ 2,643.75	
Growing Medium	250	YD	\$ 40.00	\$ 10,000.00	
				SUB TOTAL	\$ 32,793.75
DOG PARK	QTY	UNIT	COST/UNIT	EXTENDED COST	
Fence	777	LF	\$ 16.50	\$ 12,820.50	
Animal Waste Stations	2	EA	\$ 550.00	\$ 1,100.00	
Signage	4	EA	\$ 250.00	\$ 1,000.00	
Water Station	1	EA	\$ 3,600.00	\$ 3,600.00	
(Equipment) Gates	2	EA	\$ 750.00	\$ 1,500.00	
(Man) Gates	4	EA	\$ 350.00	\$ 1,400.00	
Engineered Wood Fiber	220	YD	\$ 50.00	\$ 11,000.00	

Appendix B – Cost Estimate

**Donohue-Frohnmeier Park Master Plan
Construction Cost Estimate
February 2016**

ATHLETIC FACILITIES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Basketball, full court	1	EA	\$ 36,000.00	\$ 36,000.00	
				SUB TOTAL	\$ 36,000.00
SITE AND STREET FURNISHINGS	QTY	UNIT	COST/UNIT	EXTENDED COST	
Picnic Tables	13	EA	\$ 1,500.00	\$ 19,500.00	
Interpretive Stations	1	EA	\$ 2,500.00	\$ 2,500.00	
Bench Seating	17	EA	\$ 900.00	\$ 15,300.00	
Bike Rack - small	1	EA	\$ 400.00	\$ 400.00	
Trash Receptacle	10	EA	\$ 500.00	\$ 5,000.00	
				SUB TOTAL	\$ 42,700.00
SOIL PREPARATION	QTY	UNIT	COST/UNIT	EXTENDED COST	
Topsoil, imported	2551	CY	\$ 30.00	\$ 76,530.00	
				SUB TOTAL	\$ 76,530.00
LAWN / GRASSES	QTY	UNIT	COST/UNIT	EXTENDED COST	
Allowance to repair existing lawn	1	LS	\$ 5,000.00	\$ 5,000.00	Allowance
Lawn (hydroseed - includes soil prep)	114,917	SF	\$ 0.65	\$ 74,696.05	New Lawn
				SUB TOTAL	\$ 79,696.05
PLANTING INSTALLED	QTY	UNIT	COST/UNIT	EXTENDED COST	
Trees - 2" cal.	27	EA	\$ 345.00	\$ 9,315.00	
Coniferous tree, 8' - 10' ht.	9	EA	\$ 350.00	\$ 3,150.00	
Shrubs & groundcover	99714	SF	\$ 2.00	\$ 199,428.00	
Organic bark mulch - 3" depth	1090	CY	\$ 35.00	\$ 38,150.00	
				SUB TOTAL	\$ 250,043.00
SITE LIGHTING	QTY	UNIT	COST/UNIT	EXTENDED COST	
2" Conduit	2600	LF	\$ 12.00	\$ 31,200.00	
Pedestrian, 12' poles	45	EA	\$ 1,750.00	\$ 78,750.00	LED lamp
Bollard, metal w/ light	19	EA	\$ 800.00	\$ 15,200.00	LED lamp
				SUB TOTAL	\$ 125,150.00
PARK BUILDINGS	QTY	LOT	COST/UNIT	EXTENDED COST	
Permanent Restrooms w/ ext. drinking fountain	1	LS	\$ 42,000.00	\$ 42,000.00	
Picnic Shelter - 16'x16' square, installed	5	EA	\$ 17,030.00	\$ 85,150.00	
				SUB TOTAL	\$ 127,150.00
SUB TOTAL					\$ 1,364,295.55
ADDITIONAL COST FACTORS					
Estimating Contingency (4%)					\$ 54,571.82
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS					\$ 1,418,867.37
CONTINGENCY ALLOWANCE					
Recommended Construction Contingency					
Allowance / (Estimating Contingency - 10%)					\$ 141,886.74
TOTAL WITH CONTINGENCY					\$ 1,560,754.11

* Disclaimer: The above estimate is for the Direct Construction Costs Only. It does not include furnishing and equipment, consultant fees, plan
OPTIONAL ASSUMPTIONS: Prevailing wage rates apply, No donated material or labor.

Donahue Frohnmeier Park Assumptions:

Parking lot / drive isle section – This assumes a relocated and widened asphalt approach/drive isle and an additional 3" of level 2, ½" dense asphalt; over 10" of compacted ¾" minus crushed rock; over geotextile fabric; over prepared firm un-yielding subbase. A standard 6" concrete curb will be installed around the perimeter of the parking area and around the center planter area.

Water - Existing 3" water meter/service will be adequate to support the new improvements and will be used as connection for a new 2" water service line to the new restroom and dog park.

Sanitary Sewer - New 4" service from the new restroom to Spring Street with a new tap directly into an existing sanitary sewer main in the roadway.

Storm Drain System - (3) new storm drain catch basin inlets will be installed at the additional parking lot area and connected with a series of 12" storm pipe and then discharged into the assumed storm drain improvements that would be installed as part of the Spring Street roadway widening/improvements for this project.

Power Service / Electrical Wiring - The existing power service is assumed to be sufficient to handle the additional loads for the proposed lights and new restroom. We assumed a 2" conduit, wiring, and junction boxes will be used to connect the new improvements to the existing power service.

Excavation - Costs associated with excavation assume improvements will generally follow the existing grades and natural terrain of the

Appendix B – Cost Estimate

Donohue-Frohnmeier Park Master Plan					
Construction Cost Estimate					
Spring Street Improvements					
January 2016					
SITE DEMOLITION	QTY	UNIT	COST/UNIT	EXTENDED COST	COMMENTS
Removal of Structures and Obstructions	1	LS	\$ 1,000.00	\$ 1,000.00	
				SUB TOTAL	\$ 1,000.00
EROSION & TRAFFIC CONTROL	QTY	UNIT	COST/UNIT	EXTENDED COST	
Mobilization	1	LS	\$ 6,000.00	\$ 6,000.00	
Erosion Control	1	LS	\$ 1,200.00	\$ 1,200.00	
Construction Staking	1	LS	\$ 3,000.00	\$ 3,000.00	
Traffic Control	1	LS	\$ 7,500.00	\$ 7,500.00	
				SUB TOTAL	\$ 17,700.00
CLEARING AND GRUBBING	QTY	UNIT	COST/UNIT	EXTENDED COST	
Tree removal (6"-12") w/ stump grind		EA	\$ 1,000.00	\$ -	
Tree removal (12"+) w/ stump grind		EA	\$ 4,500.00	\$ -	
Clearing and Grubbing	1	LS	\$ 3,000.00	\$ 3,000.00	
				SUB TOTAL	\$ 3,000.00
WET UTILITIES	QTY	UNIT	COST/UNIT	EXTENDED COST	
24" Storm Pipe	609	LF	\$ 55.00	\$ 33,495.00	
				SUB TOTAL	\$ 33,495.00
SPRING STREET IMPROVEMENTS	QTY	UNIT	COST/UNIT	EXTENDED COST	
Concrete Curb and Gutter	856	LF	\$ 14.00	\$ 11,984.00	
Cold Plane Pavement Removal	1141	SY	\$ 4.00	\$ 4,564.00	
Concrete Storm Drain Curb Inlet	3	EA	\$ 1,500.00	\$ 4,500.00	
Concrete Driveway Approach (Commercial)	343	SF	\$ 7.00	\$ 2,401.00	
Excavation	1453	CY	\$ 18.00	\$ 26,154.00	
Subgrade Geotextile	2378	SY	\$ 1.00	\$ 2,378.00	
3/4"-0" Aggregate Base	793	TON	\$ 23.00	\$ 18,239.00	
4"-0" Aggregate Subbase	1387	TON	\$ 16.50	\$ 22,885.50	
Level 3, 1/2" Dense, HMA (4"new, 2"overlay)	592	TON	\$ 95.00	\$ 56,240.00	
					\$ 149,345.50
SPRING STREET IMPROVEMENTS	QTY	UNIT	COST/UNIT	EXTENDED COST	
4" White Striping (Solid)	1712	LF	\$ 1.25	\$ 2,140.00	
4" Yellow Dotted Striping	856	LF	\$ 1.25	\$ 1,070.00	
Pavement Bar, Tyoe B-HS	12	SF	\$ 20.00	\$ 240.00	
Pavement Legend, Type B-HS: STOP	1	EA	\$ 500.00	\$ 500.00	
				SUB TOTAL	\$ 3,950.00
SUB TOTAL					\$ 208,490.50
ADDITIONAL COST FACTORS					
Estimating Contingency (4%)					\$ 8,339.62
TOTAL ESTIMATED DIRECT CONSTRUCTION COSTS					\$ 216,830.12
CONTINGENCY ALLOWANCE					
Recommended Construction Contingency Allowance / (Estimating Contingency - 10%)					\$ 21,683.01
TOTAL WITH CONTINGENCY					\$ 238,513.13

Appendix C – Letter from Resident

To: Medford Park and Recreation Commission

From: Chris and Dennis Hill 1630 Spring Street dukcoug@gmail.com 541-772-5518

Subject: Master Plan for Donahue Frohn Mayer Park

Date: January 20, 2016

We understand that increasing the parking lot size is still proposed. The largest increase in park usage will most likely come from the relatively new Cherry Creek Housing Complex and the new homes in the Hayden Homes at Berkeley Hills Development. Both of these are an easy walk to Donahue Frohn Mayer Park, and accessibility by foot will be further promoted when the walkway from the corner of Berkeley Way and Spring Street is completed into the park. Adding more parking would decrease the likelihood that these new neighbors would walk to the park. We need more incentives to exercise, more land that is not covered by asphalt/concrete, and more opportunities for open space/solitude. The existing parking lot is rarely, if ever, full. Please do not turn our neighborhood park into a parking lot!

We are aware of three Medford dog parks – one in Bear Creek Park and two in Hawthorne Park which is only a 2 mile drive from Donahue Frohn Mayer Park. We do not want to see more tax dollars spent on a dog park at Donahue Frohn Mayer Park. The existing paths and additional proposed paths in the park addition are wonderful places to walk dogs safely. We have noticed that in dog parks the dogs play and the dog owners mostly stand. Walking paths, not dog parks, provide another incentive for people to exercise. We are also concerned about the noise that dog parks generate – when dogs play they tend to bark.

Apparently, at the last park planning session, there was a proposal to put a gate from the Cherry Creek Housing Complex into the proposed dog park. The original Cherry Creek plan included a gate from Cherry Creek into the park. The neighbors were very concerned that a gate would enable folks to use the Donahue Frohn Mayer Parking lot as a parking lot for Cherry Creek. We continue to have this concern and do believe that residents of Cherry Creek would not be comfortable with visitors entering their property from what would essentially be a “back door”. Additionally the final agreement between the City of Medford, the Housing Authority of Jackson County, and neighborhood Intervenors included a fence between Cherry Creek and the park – not a fence with a gate.

We are concerned park neighbors who thank you for your continued service to our City and for hearing our voices.

Chris and Dennis Hill

cc: Medford City Council

Appendix D – U.S. Fish & Wildlife Service National Inventoried Wetland Map

