

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS Policy Session Worksheet

Sitting as the Board of Directors for the North Clackamas Parks & Recreation District

Presentation Date: 2/18/20 **Approx Start Time:** 2:00 pm **Approx Length:** 30 mins

Presentation Title: Milwaukie Bay Park Final Design Project Update

Department: Business and Community Services (BCS) – North Clackamas Parks and Recreation District

Presenters: Scott Archer, Director, NCRPD
Heather Koch, Project Manager, NCRPD

Other Invitees: Laura Zentner, Director, Business and Community Services
Kathryn Krygier, Planning and Development Manager, NCRPD
Kelly Brooks, Assistant City Manager, City of Milwaukie
Wilda Parks, Chair, NCRPD District Advisory Board

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

N/A - Staff will be providing a Milwaukie Bay Park Final Design Project update to the Board of County Commissioners acting as the North Clackamas Parks and Recreation District (NCRPD) Board of Directors (“Board”). NCRPD is leading this project in close partnership with the City of Milwaukie (“City”).

EXECUTIVE SUMMARY:

BACKGROUND:

Milwaukie Bay Park is a waterfront park property located on the western boundary of NCRPD in the City of Milwaukie. The 6.8-acre site is adjacent to the Willamette River and downtown Milwaukie, with significant connection to other parks, natural resources, and transit. The multi-use Trolley Trail runs through the park and connects neighborhoods, schools, parks and businesses.

Over the last several years, the City and its partners have transformed the site into a scenic riverfront park; however, the full vision for the park – including civic, play and natural areas – has not been realized. NCRPD identified the completion of the park as a high priority in its adopted 2004 NCRPD Master Plan and 2007 System Development Charges Capital Improvement Plan. The City identified the completion of the park as one of its three goals to be pursued during the 2017-2019 biennium and City residents called for its completion in the adopted 2017 Milwaukie Community Vision and Action Plan. NCRPD and the City have been partnering since 2017 to update the design and complete the park for the 2.75 acres that remain unimproved.

RECENT WORK:

NCRPD led the development of a final design that features an amphitheater, nature play area, interactive water feature, plaza with picnic terrace, a permanent alignment for the trolley trail, pathways, natural areas, public art and restrooms. NCRPD has also engaged a broad and diverse range of over 1,300 community members throughout the District, advanced a funding strategy to leverage local, regional, state and other funds, and developed a process to build a pre-construction and construction services team. An active Steering Advisory Committee (SAC) guided the design process and provided support for the final design while Technical Advisory Group members provided technical feedback on key components.

NEXT STEPS:

Near-term next steps (FY 19/20) include:

- Secure funding from local, regional, state and other potential sources. This includes steps for NCPRD and the City to determine contributions from the 2019 Metro Parks and Nature Bond local share allocations, and to apply for grants in the spring/summer of 2020.
- Work with Clackamas County procurement and the Board to pursue contracts that support a competitive and collaborative team of design, construction and art professionals.

Mid-term next steps (FY 20/21) include:

- Develop construction documents
- Seek necessary approvals/permits
- Confirm all funding sources
- Confirm a Guaranteed Maximum Price (GMP)

Completion of these steps will enable contracting for construction as early as FY 21/22.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

Includes a portion of design, engineering and construction document preparation.

What is the cost?

Total cost is \$9,600,000. This includes \$8,200,000 for construction and \$1,400,000 in costs for design, engineering and preconstruction.

What are the funding sources?

NCPRD estimates \$9.6M in funding from the following sources:

| | |
|------------------------------|---------------------|
| NCPRD SDC Zone 1 funds | 2,100,000 |
| City funds | 250,000 |
| Metro NCPRD Local Share | 3,000,000 |
| Metro City Local Share | 750,000 |
| State Parks Grants | 1,750,000 |
| Metro CIP Grant | 750,000 |
| Other (to be identified) | 1,000,000 |
| Estimated Total Funds | \$ 9,600,000 |

STRATEGIC PLAN ALIGNMENT:

- **How does this item align with your Department’s Strategic Business Plan goals?** Development of Milwaukie Bay Park aligns with the BCS mission of providing economic development, public spaces, and community enrichment services to residents, businesses, visitors, and partners so they can thrive and prosper in healthy and vibrant communities.
- **How does this item align with the County’s Performance Clackamas goals?** The Milwaukie Bay Park project aligns with the Board’s strategic priority of *Building Public Trust through Good Government* by investing in a District-wide amenity and utilizing an extensive public engagement process.

LEGAL/POLICY REQUIREMENTS:

- The Board approved the Consent Agenda item on June 28, 2018, including the professional services contract between NCPRD and 2.ink Studio Landscape Architecture for Milwaukie Bay Park Final Design Services.

PUBLIC/GOVERNMENTAL PARTICIPATION:

- For an upcoming exemption process, NCPRD will work with Procurement to publish findings in support and hold a public hearing to review with the Local Contract Review Board (LCRB). NCPRD will be seeking a resolution at a future date to take action.
- NCPRD carried out an extensive public engagement process throughout 2018-19, reaching over 1,300 community members.

OPTIONS: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. Milwaukie Bay Park Final Design (plan view)

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____



For information on this issue or copies of attachments, please contact Heather Koch at 503-742-4354.

Milwaukie Bay Park Final Design

NCPRD Project Update
NCPRD Board of Directors
February 18, 2020



CITY OF MILWAUKIE



4 of 18
NORTH CLACKAMAS
PARKS & RECREATION DISTRICT

Previous Project Updates

Board of County Commissioners

- **October 2017 Board Update:** NCPRD kicked off collaboration with City for design and engineering
- **June 2018 Board Approval:** Contract with 2.ink Studio design team to test and revise City's 2010 plan
- **January 2019:** Project Update – Preferred Alternative



Today's Update

- Overview of Schematic Design
- Cost and Funding
- Timeline
- Next Steps & Discussion



Policies & Plans

NCPRD

- 2004 Master Plan (2004)
- 2007 SDC CIP (2007)
- Adopted Annual Budgets (FY 17/18, 18/19, 19/20)

City of Milwaukie

- Riverfront Master Plan (2010)
- Downtown & Riverfront Land Use Framework Plan (2015)
- Milwaukie Vision Action Plan (2017)
- Milwaukie City Council's Goals & Budget (2017-19)



Progress: A Park in Phases

- Phase I: Klein Point (2012)
- Phase II: Boat Ramp, Paths, River Bank (2014/15)
- Bridge Replacement Project (2017/18)
- Bank Repair (2018/19)
- Final Design (2017 – present)



Final Schematic Design

- Initial concepts, technical analysis and input led to three alternatives
- Alternatives feedback shaped the final design
- 1,300+ people engaged
 - Three public workshops
 - Two online surveys
 - Small focus groups
 - Advisory Committee
 - Technical Advisors





willamette river

99E

se washington

se jefferson

se monroe

se jackson

LEGEND

- | | | | | | |
|---|-----------------------------------|----|----------------------------------|----|----------------------------------|
| 1 | Lawn/Amphitheater | 10 | River View Seating | 19 | Drop-off / Loading Area |
| 2 | Playground | 11 | Light Watercraft Staging Area | 20 | Existing Parking Lot |
| 3 | Interactive Water Feature | 12 | Picnic Area | 21 | Existing Boat Ramp |
| 4 | Restroom Building | 13 | Natural Area (Lowland Habitat) | 22 | Existing Light Watercraft Launch |
| 5 | Trolley Trail | 14 | Stormwater Facility | 23 | Existing Klein Point |
| 6 | Monroe St. Entry Plaza | 15 | Planting Area | 24 | Existing Restroom |
| 7 | Picnic Overlook w/Shade Structure | 16 | Event Stage | 25 | Existing ADA Parking Space |
| 8 | Nature Walk (Upland Habitat) | 17 | Winter Solstice Fire Pit w/Cover | 26 | Existing Large Redwood Tree |
| 9 | Pedestrian Bridge over Bioswale | 18 | River Overlook w/Seating | | |

MILWAUKIE BAY PARK FINAL DESIGN



KLEIN POINT

NATURE WALK

INTERACTIVE WATER
FEATURE

MONROE STREET
ENTRY PLAZA

PLAY AREA

RESTROOM

PICNIC TERRACE

INFORMAL LAWN

TROLLEY TRAIL



PICNIC AREA

EXISTING LIGHT
WATERCRAFT LAUNCH

AMPHITHEATER LAWN

AMPHITHEATER STAGE

EXISTING RIVER PATH

DROP-OFF /
LOADING AREA

MILWAUKIE BAY PARK FINAL DESIGN

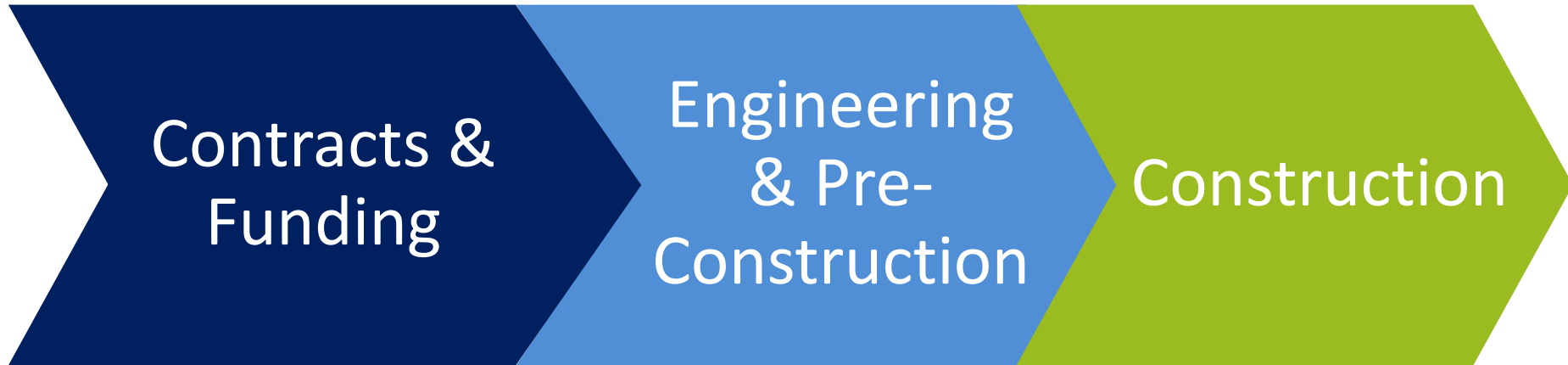
AERIAL VIEW



PREFERRED ALTERNATIVE | Ramp to Play Area and Water Feature



Timeline



Through June '20

Contracts with team
Funding strategy and grant applications

June '20 – June '21

Design engineering
Permits & approvals
Construction document preparation
Confirmation of funds
Setting of maximum price

June '21 start

Authorization of construction phase
12-16 month construction period

Funding

NCPRD-City Development of Funding Strategy in 2019/20

| | |
|--------------------------------------------------------------|-------------------------|
| Estimated Cost (including soft costs and contingency) | \$ 9,600,000 |
| Funding Source | Potential Amount |
| NCPRD SDC Zone 1 funds | 2,100,000 |
| City funds | 250,000 |
| Metro NCPRD Local Share (subject to agency determination) | 3,000,000 |
| Metro City Local Share (subject to agency determination) | 750,000 |
| State Parks Grants (subject to awards) | 1,750,000 |
| Metro CIP Grant (subject to award) | 750,000 |
| Other (grants, agency funds, other to be identified) | 1,000,000 |
| Estimated Total Funds | \$ 9,600,000 |

Next Steps

- Seek exemption for CM/GC RFP process (March)
- Contract with designer, CM/GC partner, artist
- Continue to secure funding
- Design development and construction documents
- Permits and approvals
- Keep local officials, advisors and the public updated



Questions or Comments?

For more information:

Heather Koch, Senior Planner

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MILWAUKIE BAY PARK FINAL DESIGN

