



Comprehensive Plan

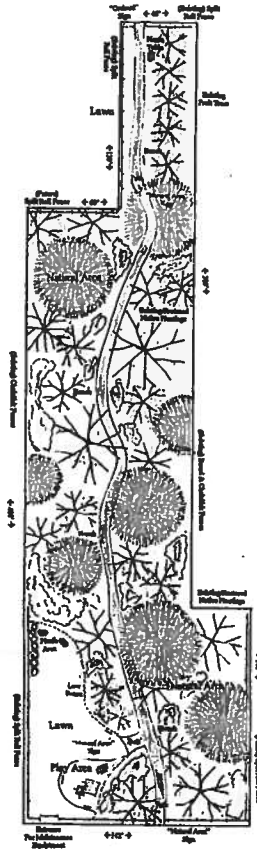
Ancillary Document

Homewood Park Master Plan

Adopted June 2002—Ord. 1904

Homewood Park

Master Plan



**An Ancillary Document
to the
Milwaukie Comprehensive Plan
Adopted June 2002**

Homewood Park Master Plan

January 2002

Park Description and History

The park was purchased by the City of Milwaukie and is an amalgamation of four lots, with a total of 1.2 acres. A house located on one lot (10821 SE Home Ave) was moved off the site in 2001 by Emerit International. All other equipment and structures have now been removed from that lot and the area has been seeded with grass. A split rail fence was also installed along the Home Ave side of the park and along the southwest edge of the orchard area by the Neighborhood Association in 2001.

Master Plan Elements

Path: The path is to be sited in such a way as to limit the impact of users on the surrounding neighbors and to conserve as many native plantings as possible. It will be surfaced in a natural material, preferably wood chips (to discourage bicycle use). The edges will be lined with logs and signed to encourage users to stay on the path and out of the natural area.

Play Area: The play area will have a play structure that appeals to a variety of ages (especially to those 7 and younger). The play area will tie into the natural area by having a "nature observatory" theme. (For example, signs showing birds, a telescope, placement of bird and bat houses in view, and use of natural looking construction material like Trex). The play area will also be surfaced in a safety code-approved material.

Plants: A major focus of this park is to restore the native plantings to this area. The City and local volunteers will remove invasive non-native plants and restore areas that have been abused. New plantings will consist of mostly native species or other plants suitable to this site. This will benefit not only the wild life that call the neighborhood home but it will also benefit human residents by giving them a piece of nature close to their home. Interpretive signs may be installed identifying native species and wildlife habitat.

Fixtures: Play equipment, tables, and benches will be made of a vandalism-resistant material. Wood is preferred but other materials such as Trex will be considered in order to reduce potential arson. Trash receptacles will be placed near each entrance, and near the picnic areas. A bike rack will also be installed near the play area.

Parking: Parking spaces will not be provided (and currently do not exist). This park falls within the "neighborhood park" category according to national

standards. Because of its size, it is a walk-to park primarily used by neighbors within a 1/4 to 1/2-mile radius. Neighborhood parks are intended to encourage walk-to use and are not designed to attract users from other parts of the City or the Parks District.

Dogs: In keeping with the goal of restoring the native forest plantings and providing a hospitable environment for wildlife, dogs will be discouraged from visiting the park. Dogs visiting the park will be required to be confined to a short leash and kept on the paths, and their handlers will be required to clean up after them. There will be signs stating the dog rules at each park entrance.

Orchard: Preserving the existing fruit and nut trees has strong neighborhood support. Some of Milwaukie's first settlers brought fruit trees in their wagons to start orchards in our area. Fruit trees do require more maintenance than many other landscape plants; this will need to be considered. For now, the trees will be left in place and nurtured by willing volunteers. If it is later decided that the orchard is too much to keep up they will be replaced with lawn, as this is one of the few sunny places in the park.

Fencing: A split rail fence has been installed along the Home Avenue side of the Park. Additional fence, either split rail or chain link will be installed along the north side of the park and along a small part on the Garrett Dr. side. Fencing will also be installed between the lawn area in the southeast corner of the property and the adjacent natural area.

Water: Water supply exists to the southwest corner property. When the pre-existing home was removed the water line was capped and the meter removed. In order to provide water for irrigation of plant installations a water meter and a back flow device will be installed.

Park Access: Access to the Park will be restricted entrances on the east and west ends of the Park. Due to the existence of gates in private fences along the northern edge of the Park, the City will need to educate abutters as to prohibited uses of the City's property such as dumping of garbage, yard debris and storage of equipment. Initially, the City will use educational materials to notify abutters of prohibited activities. If necessary, code enforcement action will be used to discourage prohibited activity. As a last resort, the City will consider use of a physical barrier to private entrances along the northern property line.

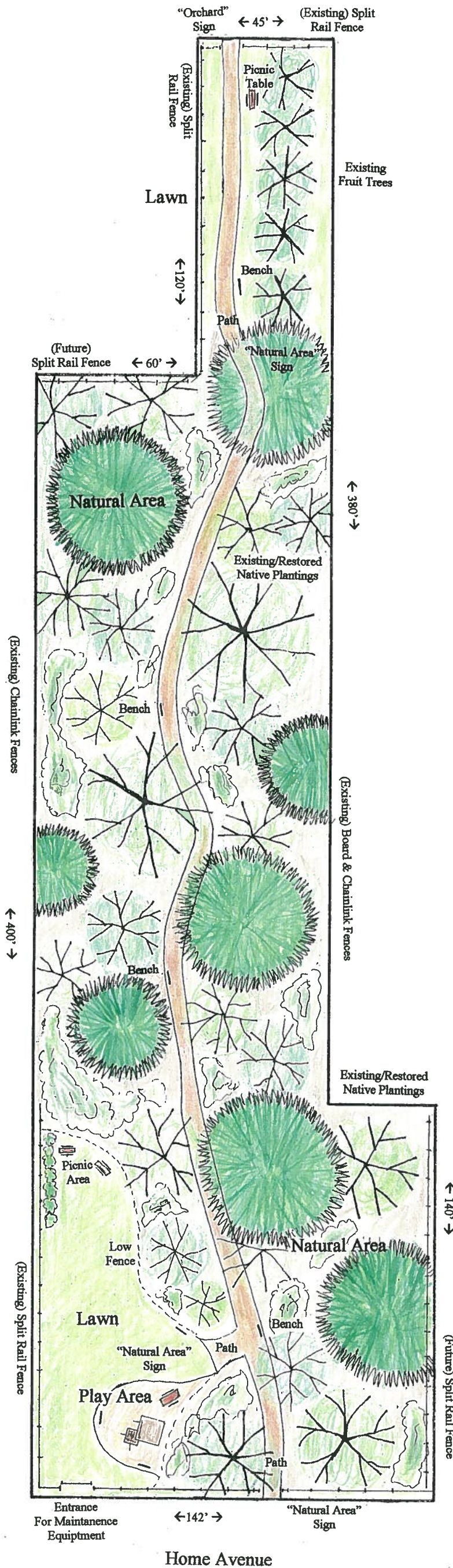
Additional Property: Currently, due to the natural character of Homewood Park, planned Park uses have been restricted to passive natural area strolling and viewing and a small area designated for active recreation for children. In the event that properties abutting the Park become available for sale in the future, the City should consider acquisition to supplement the active recreational areas in the Park.

Maintenance: The City proposes that a City staff person, designated by the City Manager, be responsible for organizing and conducting site management activities at Homewood Park. These activities will enhance the native plant diversity and protect the health and safety of the abutting land owners and those using the site as a passive recreation area. Following are activities that the City (or volunteers with the City's permission) will perform on an on-going basis:

- Remove exotic and invasive plants such as ivy, holly, blackberries, morning glory, reed canary grass, purple looserstrife and scotch broom
 - Quarterly on-site visits will be conducted by City staff (or volunteers designated by staff) to identify invasive plants which due to their negative impact on the native species require removal
 - Blackberries may be sprayed with herbicide annually if not bi-annually
 - Holly, ivy and scotch broom will be either pulled out at the roots or cut at the base and removed from the site by volunteers, City staff or contractors.
 - Other invasive plants not mentioned here when found on the site will be removed using appropriate methods
- Cut down, and potentially remove, dead or diseased trees, shrubs or plants
 - Plants, trees and shrubs that appear to be diseased or dead will be inspected to determine whether they pose a safety problem to abutters, site visitors or whether their continued presence on the site will cause disease to spread to other plants, trees or shrubs.
 - The City will cut only those trees that present a real danger to abutters, site visitors or may cause disease to spread
 - Those trees that can safely remain on site after cutting will be left on site for animal, insect and plant habitat.
 - Those trees that must be removed will be chipped or cut and recycled at a yard debris facility.
- Thin trees to enhance health of native plants on site
 - In some areas trees or shrubs may need to be removed to enhance the growth of other species
 - Wherever possible, severed materials will remain on the site for animal or plant habitat.
 - Some non-native trees may be removed to allow natives to thrive.
- Apply herbicide in a responsible and conservative manner where necessary
 - Herbicide will be applied to invasive plants such as blackberries and thistle.

- Herbicide application forms, provided by the City, will be filled out for all herbicide application activities
- Applications will take place during periods of low wind and dry weather conditions.
- Herbicide will be applied directly to the base of each plant rather than applied using broadcast spraying.
- Control invasive grasses using power equipment, mulch, weed cloth or other methods
 - Removal of weeds and grasses will be done to allow new plantings to compete
 - Weed eaters, scythes and machetes will be used to cut grass and weeds.
 - Plant materials will be removed from the site when necessary but will be left as mulch where appropriate
 - Mulch and weed cloth will be used sparingly due to their cost

Garrett Drive



This landscape design has been prepared by a landscape designer; "hardscape" elements have been included as artistic representations only to illustrate the conceptual ideas presented, and are subject to construction specifications prepared by an appropriate licensed professional such as a Landscape Architect or Landscape Contractor as required by law.