



- 1.0 Improve Play Area
- 1.1 Expand Play Structure
- 2.0 Add Children's Play Fountain (Splash Pad)
- 2.1 Install Water Recovery System for Fountain
- 3.0 Gazebo Restoration
- 3.1 Improve Gazebo as a Performance Space
- 4.0 Restore Entry and Add Historic Interpretive Panels
- 5.0 Game Tables
- 5.1 Light Standards
- 5.2 Wireless Internet Hot Spot
- 5.3 Replace Park Interior Degraded Paving
- 5.4 Replace Right of Way Perimeter Degraded Paving



N.T.S.

Dawson Park Improvements Plan - Priority Matrix

Design Improvements - July 25 2007

Priority	#	Project	Goals	Order of Magnitude Cost
IMPROVE PLAY AREA				
Improve Play Area Security and Safety Improvements				
	1.0	<ul style="list-style-type: none"> • Install new 18" wide surround concrete curb with 42" fencing and gates in 2 locations around children's playground area. • Provide signage: "Adults allowed in play area only when accompanied by children" • Provide new historic style benches and trash receptacles within play area. • Replaced damaged and irregular concrete work and provide appropriate ADA access to play area and equipment • Simplify play area enclosure - move spring toys to west to facilitate change • Improve Monkey Bars with additional cross supports on west end of large play structure • Install new filter fabric and bark material 	<ul style="list-style-type: none"> • Increase comfort level of parents with play area near street edge. • Discourage negative activities in and near playground. • Improve comfort of parents and begin to restore historic character to park • Accommodate disabled users • Reduce fencing and maintenance costs • Currently children must drop or try to get turned around and go back to the landing • Replace worn material and comply with current safety standards 	\$155,000
Expand Play Structure within Play Area				
	1.1	<ul style="list-style-type: none"> • Expand large play structure to north toward swings in available space. An approximate 20'x40' space is available. 	<ul style="list-style-type: none"> • Improve play options for children. 	\$38,000
ADD CHILDREN'S PLAY FOUNTAIN (Splash Pad)				
Install Splash Pad				
	2.0	<ul style="list-style-type: none"> • Install a 10 jet, in ground, user activated, splash pad near children's play area. • Provide new historic style drinking fountain in area • Install splash pad within a field of pavers set on concrete • Construct a new east/west 8' wide concrete sidewalk linking the formal entry of the park to the shelter area. • Provide new historic style benches within area. 	<ul style="list-style-type: none"> • Increase vitality of Park with more active uses for children. • Replace worn drinking fountain in front of shelter. • Provide a level of interest, detail and quality to the new large paved area. • Provide accessibility to fountain play area for all users of the park • Improve comfort of parents and begin to restore historic character to park 	\$325,000
Install Water Recovery System for Fountain				
	2.1	<ul style="list-style-type: none"> • Capture the water from the splash pad with a 6,000 gallon below grade cistern and reuse it for park irrigation. This would require a pump and filtration system to meet pressure requirements for the irrigation system. 	<ul style="list-style-type: none"> • Reuse water from the fountain system to offset summer water need for irrigation of lawn areas. A well used 10 jet splash pad can generate up to 10,000 gallons of water a day. A 6,000 gallon cistern would be adequate to capture enough water for daily irrigation needs most days in the summer. 	\$45,000
IMPROVE GAZEBO				
Gazebo Restoration				
FUNDED	3.0	<ul style="list-style-type: none"> • Complete Seismic Upgrades • Provide roof extensions • Remove existing degraded benches and add perimeter paving • Provide new handrails at stairs • Paint and waterproof dome • Provide both up and down lighting in interior of dome • Provide 2 - 20 amp circuits • Provide fixtures to light exterior of the dome 	<ul style="list-style-type: none"> • Improve safety and meet building code requirements • Increase rain protection • Improve flexibility and durability of space for use as performance venue and reduce negative activity in dome area • Improve accessibility and meet code requirements • Preserve historic dome • Feature dome and improve security • Support use of gazebo for music performances • Feature dome as a landmark 	FUNDED by PDC Community Livability Program!
Improve Gazebo as a Performance Space				
	3.1	<ul style="list-style-type: none"> • Improve the Gazebo and the surrounding area to function well as a performance space. • Provide 5% or less ADA access to Gazebo interior by wrapping perimeter of foundation with paver pathways on both sides. • Raise grade surrounding Gazebo to level of Platform on the side facing the central lawn. Use open granular fill to protect the root zone of the surrounding trees. • Consider removal of the maple tree in between gazebo and lawn area, assess if removal is appropriate once performance space is actively being used. • Improve lighting for performances in gazebo by adding several adjustable spot and lights and a panel to control switching and dimming of all new lights. 	<ul style="list-style-type: none"> • Encourage greater use of Dawson Park as a performance venue to increase level of positive activity and provide a desirable amenity for the surrounding community • Avoid the need for handrails by keeping slopes below 5%. Handrails will limit movements around the gazebo and could be a detriment to the use of the gazebo as a performance space. • Improve access and function of gazebo as performance space. • Allow gazebo to have a stronger visual connection to the park and provide longer views of the gazebo from across the park in addition to opening up views from the lawn to the performance area of the gazebo. This would also allow the afternoon/evening sun to light the gazebo. • Improve conditions for use of Gazebo in winter months and early evenings for performances. 	\$36,000

Dawson Park Improvements Plan - Priority Matrix
Design Improvements

Priority	#	Project	Goals	Order of Magnitude Cost
IMPROVE FORMAL ENTRY TO PARK				
Restore Entry and Add Historic Interpretive Panels				
	4.0	<ul style="list-style-type: none"> Install historical interpretive signage in a field of sand set pavers. Provide a directional mast light to highlight flag pole and interpretive panels. Replace large overgrown shrubs with lower plantings (<2') and provide new irrigation for shrub zone. 	<ul style="list-style-type: none"> Reestablish the area as the formal entry to the park while helping the community describe and preserve the historical importance of Dawson Park. The new uses and improvements are intended to reduce illegal activity currently occurring in this area. Open views into the park from this vantage to restore the importance of the formal park entry and also to provide clear views into the park for security purposes. 	\$110,000
NEW SITE FURNISHINGS, REPAIRS AND UPDATES				
Game Tables				
	5.0	<ul style="list-style-type: none"> Expand size of concrete table pads and provide scored concrete path to tables for 5 of 7 table locations, as shown on plan. Replace existing game tables with ADA appropriate game tables that are historically contextual. Provide new game tables with a combination of 3 accessible tables and 4 standard tables 	<ul style="list-style-type: none"> Improve accessibility to tables by expanding surrounding concrete pads and provide ADA accessibility from path system. Also reduce areas of bare soil around tables Accommodate disabled users and begin to restore historic character to park. 	\$40,000
Light Standards				
	5.1	<ul style="list-style-type: none"> Locate Historic light standards adjacent to path system on maintainable concrete pads. 	<ul style="list-style-type: none"> Existing lights are relatively new modern concrete standards. Replace these lights when appropriate with the Portland historic standard light and reuse the concrete lights in a more appropriate location. 	\$140,000
Wireless Internet Hot Spot				
	5.2	<ul style="list-style-type: none"> Install wireless internet capabilities. There are a number of ways of accomplishing this. The cost provided is an allowance to pursue the idea only. 	<ul style="list-style-type: none"> Encourage more use of the Park, increase level of positive activity and provide a desirable amenity for the surrounding community. 	\$8,000
Replace Park Interior Degraded Paving				
	5.3	<ul style="list-style-type: none"> Replace degraded interior pathways with scored concrete and panels of pavers in gathering areas. Use a vehicle rated concrete section where vehicle access is needed. Install historic styled trash receptacles on concrete pads adjacent to new paths. While demolishing old asphalt paths, also remove existing volleyball poles and foundations from lawn area. 	<ul style="list-style-type: none"> Meet ADA accessibility requirements and repair drainage problems adjacent to pathways. As currently located, the poles are an imposing obstacle within the lawn limiting the use of the open lawn area for other activities. 	\$130,000
Replace Right of Way Perimeter Degraded Paving and Restore Planting Strips				
	5.4	<ul style="list-style-type: none"> Improve and replace degraded exterior concrete sidewalks, meet ADA accessibility requirements and match historic scoring pattern. Replace concrete where vehicle access is desired with a vehicle rated concrete section. Reestablish planting strips with lawn and small flowering trees 	<ul style="list-style-type: none"> Improve look of park from street and create an accessible and pedestrian friendly environment on the perimeter of the park. Replace in sections no smaller than half a block to provide a relatively consistent look to the improvements. 	\$120,000
Total All Projects				\$1,147,000

ADDITIONAL OPPORTUNITIES AND CONSIDERATIONS

Program	Goal
<ul style="list-style-type: none"> Look at opportunity to work with the Portland Department of Transportation and Bureau of Environmental Services to change curb returns where larger radius's are no longer needed to accommodate traffic movements. Also consider opportunities to move the curb out into the street to create storm water treatment/infiltration planters where on street parking adjacent to the park exists but is not permitted for security reasons. 	<ul style="list-style-type: none"> Increase landscape buffer around park, reduce impervious surfaces, shorten pedestrian crossing distances at corners and treat and infiltrate stormwater run off from the streets.
<ul style="list-style-type: none"> Host "Adopt-A-Park" volunteer work parties 	<ul style="list-style-type: none"> Increase park cleanliness.
<ul style="list-style-type: none"> Organize program for Juvenile offenders to help with park maintenance 	<ul style="list-style-type: none"> Increase park cleanliness.
<ul style="list-style-type: none"> Increase Regularly Programmed events such as concerts, fairs, and markets to maintain high level of activity 	<ul style="list-style-type: none"> Encourage more use of the Park, increase level of positive activity and provide a desirable amenity for the surrounding community.
<ul style="list-style-type: none"> Continue Emanuel Hospital's patrol of park at night and regular locking of the bathrooms 	<ul style="list-style-type: none"> Improve sense of safety and security in park.
<ul style="list-style-type: none"> Deter drinking and disruptive activity in park with more police and security patrols 	<ul style="list-style-type: none"> Improve sense of safety and security in park.
<ul style="list-style-type: none"> Organize/implement Summer Recreation Programs and activities (work with Dishman school) 	<ul style="list-style-type: none"> Encourage more use of the Park, increase level of positive activity and provide a desirable amenity for the surrounding community.
<ul style="list-style-type: none"> Ensure Restrooms regularly open 	<ul style="list-style-type: none"> Increase park cleanliness.
<ul style="list-style-type: none"> Encourage better relationship between corner store and park 	<ul style="list-style-type: none"> Reduce drinking and rowdiness in Park by limiting alcohol sales.
<ul style="list-style-type: none"> Encourage Neighborhood Involvement 	<ul style="list-style-type: none"> Encourage more use of the Park, increase level of positive activity.
<ul style="list-style-type: none"> Build relationship with surrounding Churches and schools to use Park for community oriented functions. 	<ul style="list-style-type: none"> Encourage more use of the Park, increase level of positive activity. (Look for opportunities to support the church communities. For example, consider working with PDOT and Portland Police to allow parking around park during Sunday morning hours only)