



MASTER PLAN NARRATIVE

The Central Point Bear Creek Greenway Master Plan provides increased recreation opportunities, restores natural areas, and mitigates the potential for future catastrophic wildfires. The design is a blend of active and passive recreation, with multiple areas for unexpected play and discovery. The design improves public accessibility to and within the park, including new parking areas, pedestrian bridges, and walking paths that connect different portions of the property.

A key component of the Master Plan is to create a series of public engagement events that will provide people with opportunities to have direct and meaningful experiences with the landscape and enliven this critical community asset. Some of these activities include volunteer tree planting, annual events, and nature walks.

Design elements include a dog park; bicycle pump track and mountain bike skills course; picnic areas; nature play areas; walking paths; creek access; boardwalks and pond access. The master plan includes two new parking areas, each with a restroom, drinking water, and welcome area with informational signage.

New trails throughout the property will provide several routes to maximize exploration and immersion in the landscape. Nature play areas are scattered throughout the park, to better connect children to nature. A series of large, dramatic public art pieces will double as wayfinding, encouraging visitors to move through the park in order to discover the next piece of artwork.

A terraced gathering area and boardwalk will be integrated into the edge of Mingus pond with a dock/wildlife viewing area at the water's edge. Two pedestrian bridges will cross Bear Creek, providing access to the east side and allowing people to walk in a large loop around the entire park.

Restoring the natural vegetation is a crucial objective of the park design. Much of the property will be restored to native upland vegetation with drought-tolerant trees and shrubs set within a re-seeded meadow of native grasses and forbs. Riparian vegetation will be utilized in wetter areas, and large patches of reed canary grass will be planted with willow that will shade out the grass over time. Two pollinator gardens are planned, one adjacent to the large pond and the other adjacent to the welcome area at the north end. These gardens will provide food, water, and habitat for pollinators, and educational benefits for park visitors.

El Plan Maestro de la Vía Verde de Central Point Bear Creek brinda mayores oportunidades de recreación, restaura áreas naturales y mitiga el potencial de futuros incendios forestales catastróficos. El diseño es una mezcla de recreación activa y pasiva, con múltiples áreas para juegos y descubrimientos inesperados. El diseño mejora la accesibilidad pública hacia y dentro del parque, incluyendo nuevas áreas de estacionamiento, puentes peatonales y senderos para caminar que conectan diferentes partes de la propiedad.

Un componente clave del Plan Maestro es crear una serie de eventos de participación pública que brindarán a las personas oportunidades para tener experiencias directas y significativas con el paisaje y animar este activo comunitario crítico. Algunas de estas actividades incluyen la plantación voluntaria de árboles, eventos anuales y caminatas por la naturaleza.

Los elementos de diseño incluyen un parque para perros; pista de bombeo para bicicletas y curso de habilidades para bicicletas de montaña; áreas de picnic; áreas de juego en la naturaleza; Senderos; acceso al arroyo; paseos marítimos y acceso al estanque. El plan maestro incluye dos nuevas áreas de estacionamiento, cada una con baño, agua potable y área de bienvenida con señalización informativa.

Los nuevos senderos en toda la propiedad proporcionarán varias rutas para maximizar la exploración y la inmersión en el paisaje. Las áreas de juego en la naturaleza están dispersas por todo el parque, para conectar mejor a los niños con la naturaleza. Una serie de grandes y dramáticas piezas de arte público servirán de arte y orientación, animando a los visitantes a moverse por el parque para descubrir la próxima obra de arte.

Un área de reunión en terrazas y un paseo marítimo se integrarán en el borde del estanque Mingus con un muelle / área de observación de vida silvestre en la orilla del agua. Dos puentes peatonales cruzarán Bear Creek, proporcionando acceso al lado este y permitiendo a las personas caminar en un gran bucle alrededor de todo el parque.

La restauración de la vegetación natural es un objetivo crucial del diseño del parque. Gran parte de la propiedad será restaurada a la vegetación nativa de las tierras altas con árboles y arbustos tolerantes a la sequía dentro de una pradera resembrada de pastos y hierbas nativas. La vegetación ribereña se utilizará en las zonas más húmedas, y se plantarán grandes parches de caña canaria con sauces que darán sombra a la hierba con el tiempo. Se planean dos jardines de polinizadores, uno adyacente al estanque grande y el otro adyacente al área de bienvenida en el extremo norte. Estos jardines proporcionarán alimentos, agua y hábitat para los polinizadores, y beneficios educativos para los visitantes del parque.



(masu planning, copenhagen)



(valmont bike park, boulder, co)



(story mill park (design workshop))



(thomas dambo)



(houston arboretum (design workshop))



(vesper meadow)



(bruce munro, field of light)



(bryant park, ny)



(story mill park (design workshop))



Design Elements

- Paved and Unpaved Trails
- Boardwalks
- Pond and Creek Overlooks
- Kiosk/ Pavilion
- Site Lighting
- Furnishings (benches, tables, trash/recycle)
- Vegetation Restoration
- Wayfinding & Signage
- Safety Features (cameras; fencing)
- Restrooms & Drinking Water
- Noise Mitigation (Berms, Sound Walls)
- Public Art
- Wildfire Mitigation

Program

- Dog Park
- Bocce/Horseshoes/Cornhole
- Bicycle Pump Track & Skills Park
- Pollinator Gardening
- Picnicking
- Nature Play
- Gathering space / Welcome area
- Creek Access
- Wildlife Viewing
- Hiking /Walking
- Biking

Engagement & Events

- volunteer events*
- Tree Planting; Trash Pick-up
 - Plant 1,000 Camas program (fall bulb planting)
 - Park Stewards
 - Bicycle patrol
 - Donor/Gratitude Installations
- educational events*
- Bird / Nature Walks
 - Bicycle workshop/classes/maintenance clinic
 - Dog training classes; Agility competitions
 - Pokemon/ Digital Games
 - Kids Art (mosaics, painting)

- annual or seasonal events*
- Fun Run; pumpkin toss; marches/parade
 - Food Trucks/Beer Garden/Ice Cream Kiosk
 - Rotating art installations
 - Tribute Trees; Memorial features
 - Greenway Festival: Bear Creek Restoration Celebration or White Goose Festival
 - Tree Planting; Riparian Restoration
 - Blackberry Removal
 - Adopt-a-Pollinator-Garden
 - Educational Programming
 - Native Plant Gathering & Native Foods



CENTRAL POINT BEAR CREEK GREENWAY MASTER PLAN PROJECT

DESIGN NARRATIVE

February 8, 2024



MASTER PLAN

The Master Plan design creates plenty of opportunities to explore the natural areas including Mingus Pond and Bear Creek. Viewing areas will be located along a new boardwalk, while a new path will follow the edge of Bear Creek and provide access to the water's edge. Two pedestrian bridges will cross the creek.

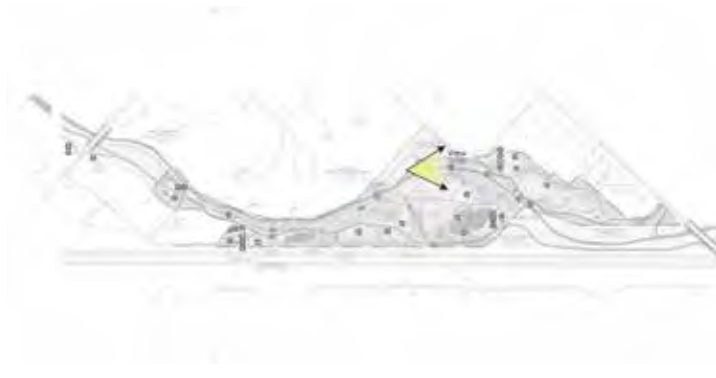
El tema de este diseño es abrazar el agua. El diseño crea muchas oportunidades para ver, caminar al lado y tocar el arroyo y los estanques. Las áreas de observación se ubicarían a lo largo del estanque Mingus, con un paseo marítimo alrededor de su borde. Un nuevo camino seguiría el borde de Bear Creek.

Bird's Eye View - Looking North





Creek Access



tikkurila, finland

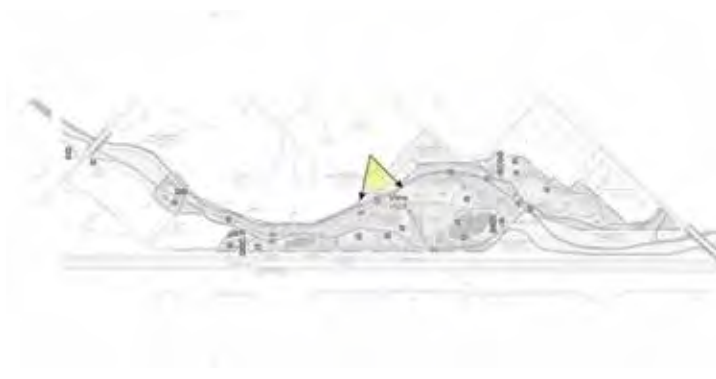


sava river bridge (dans architects)



Bird's Eye View - Middle

bear creek and northern bridge (bottom); elk creek, nature play area, bicycle pump track (middle); dog park (right)



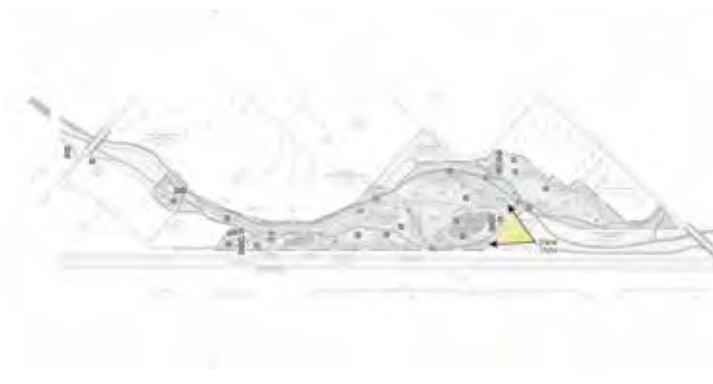
henri palmisano park (site dg)



lund park (thorbjorn architecture)



Pond Overlook welcome sign and kiosk with wayfinding/information; pollinator demonstration garden



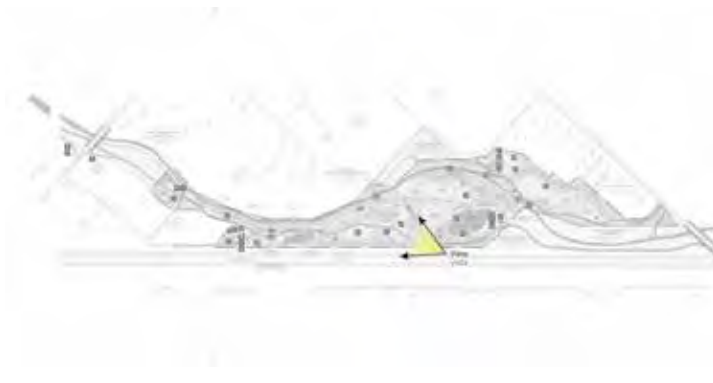
trail network, philadelphia



smithsonian gardens, dc



Bicycle Pump Track & Nature Play Area



story mill park (design workshop)



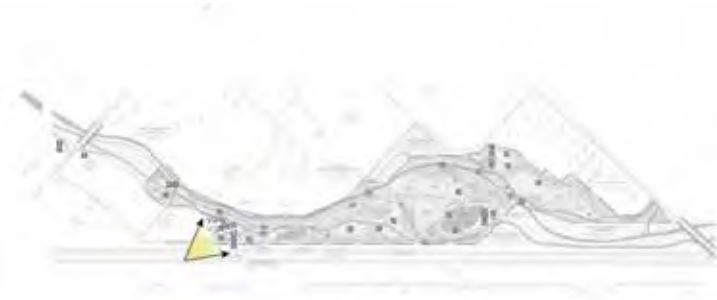
pump track (trail labs inc)



North Entrance/Welcome Plaza orientation area, picnic area; kiosk with wayfinding/information; public art & pollinator garden. Overflow parking/ open lawn area



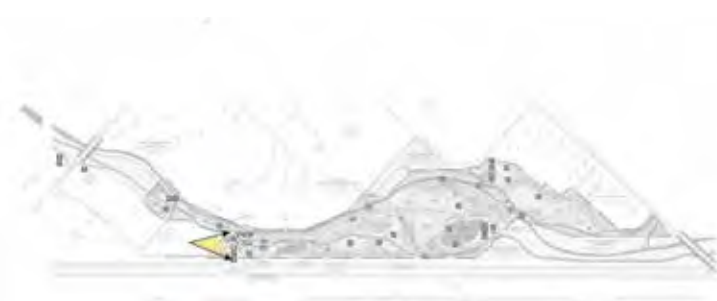
North Entrance Welcome Plaza



story mill park (design workshop)



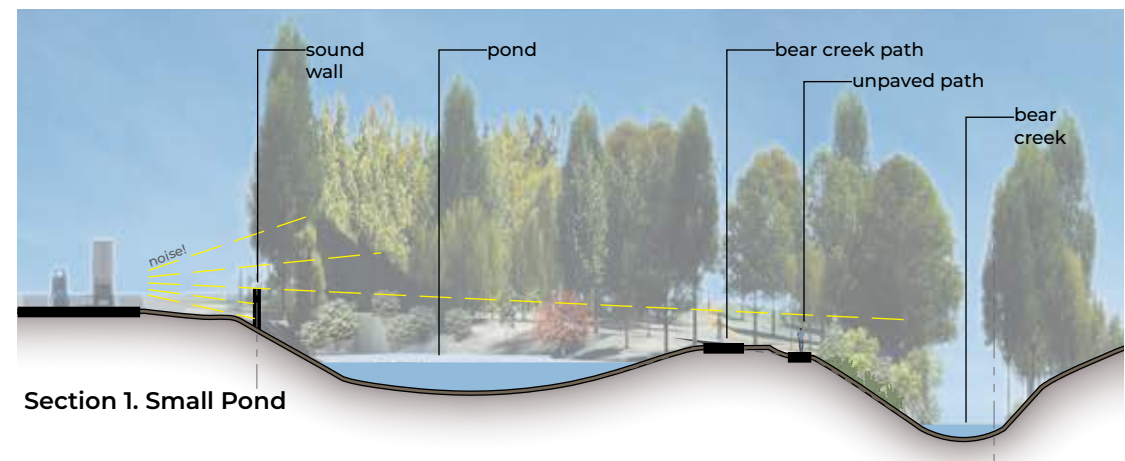
story mill park (design workshop)



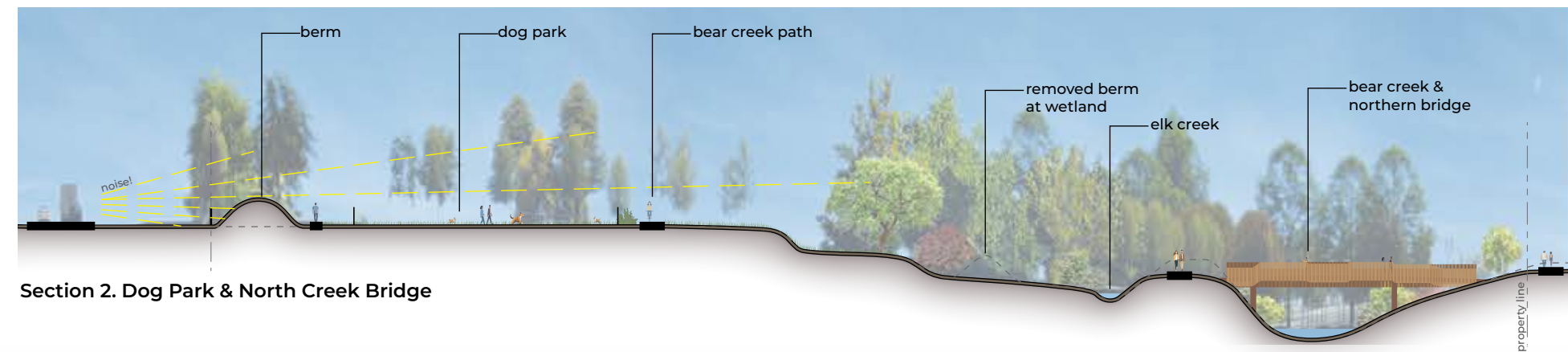
temporary art installation, chaumont garden festival



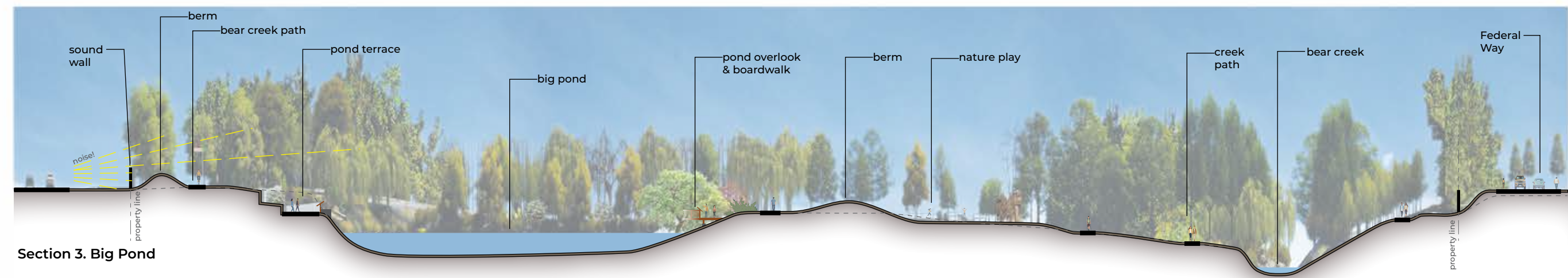
westmoreland park (greenworks pc)



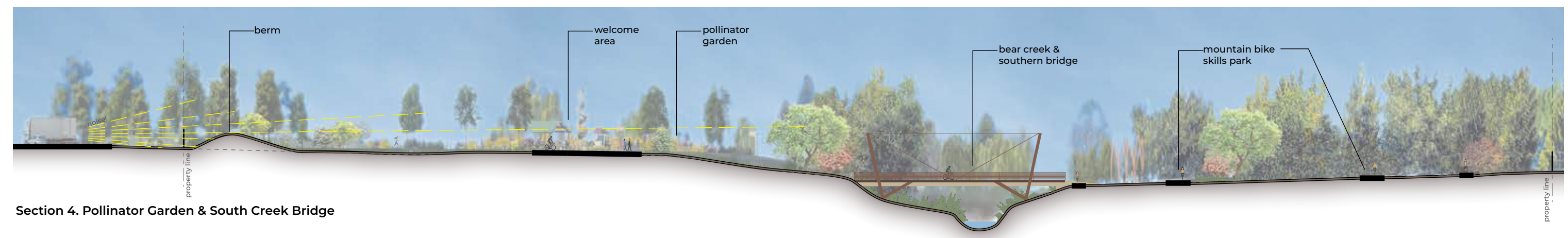
Section 1. Small Pond



Section 2. Dog Park & North Creek Bridge

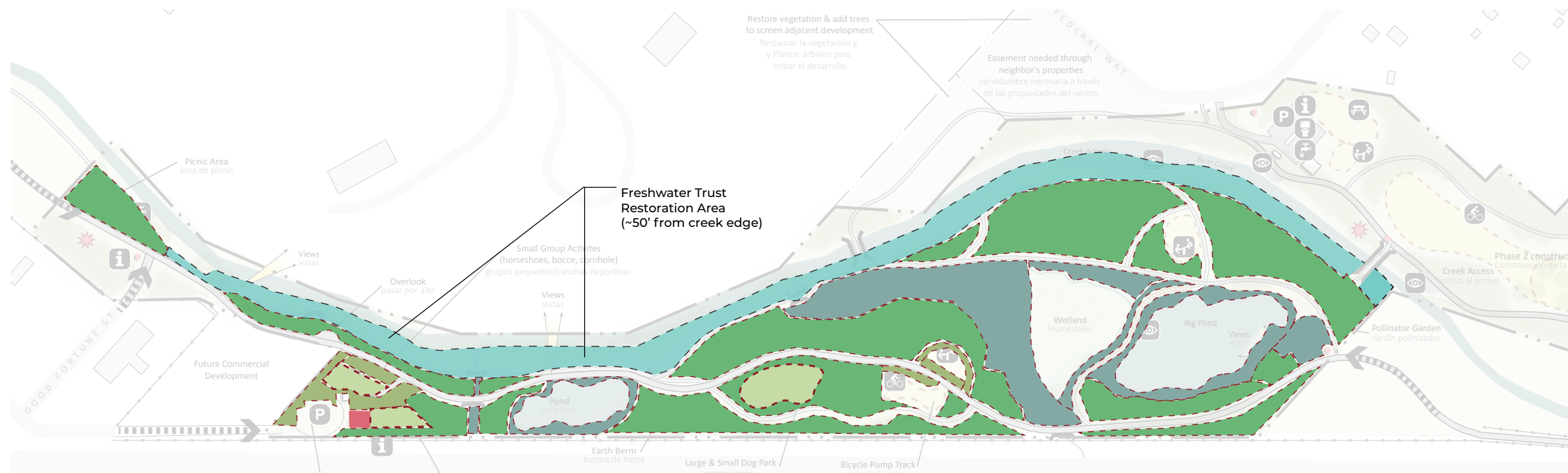


Section 3. Big Pond



Section 4. Pollinator Garden & South Creek Bridge

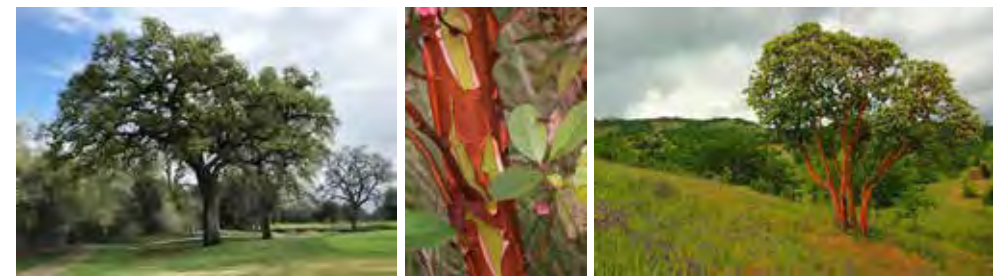
*vertical scale is 2x horizontal scale



Revegetation Areas - Phase 1

- Riparian Restoration = 2.5 acres
- Upland Restoration = 14 acres
- Pollinator Garden = 5,000 square feet
- Ornamental Planting = 25,000 square feet
- Lawn (Eco-Mix drought-tolerant, mow/no-mow) = 37,000 square feet
- FreshWater Trust Restoration Work (2023-2024)

Upland Plant Community



Upland Plants for Restoration*

Botanical Name	Common Name
Holodiscus discolor	oceanspray
Oemleria cerasiformis	osoberry
Philadelphus lewesii	mock orange
Arbutus menziesii	Pacific madrone
Calocedrus decurrens	incense cedar
Hesperocyparis bakeri	Baker's cyress
Juniperus occidentalis	western juniper
Pinus lambertiana	sugar pine
Pinus ponderosa	ponderosa pine
Pinus sabiniana	grey pine
Quercus chrysolepus	canyon live oak
Quercus douglasii	blue oak
Quercus garryana	Oregon white oak
Quercus kelloggii	California black oak
Quercus lobata	valley oak
Quercus wizlitzii	interior live oak
Aesculus californica	California buckeye
Bacharis pilularis	coyote brush
Berberis aquifolium	tall Oregongrape
Cercis occidentalis	western redbud
Cercocarpus betuloides	birchleaf mountain mahogany
Chrysothamnus viscidiflorus	green rabbitbrush
Ericameria nauseosa	rubber rabbitbrush
Eriodictyon californicum	yerba santa
Frangula californica	coffeeberry
Prunus emarginata	bitter cherry
Prunus subcordata	Klamath plum
Purshia tridentata	antelope bitterbrush
Rhus aromatica	skunkbush
Achillea millefolium	common yarrow
Anaphalis margaritacea	pearly everlasting
Asclepias fascicularis	narrow-leaved milkweed
Bromus sitchensis var. carinatus	California brome
Chamerion angustifolium	fireweed
Danthonia californica	California oat grass

*final plant list to be determined



Eco-Mix Lawn

Mix of Fescues and Ryegrass with Clovers, Allysum, & Yarrow, that can be mown or unmown

Riparian Plant Community



Riparian Plants for Restoration*

Botanical Name	Common Name
Acer macrophyllum	big-leaf maple
Alnus rhombifolia	white alder
Crataegus douglasii	black hawthorn
Frangula purshiana	casacara
Juglans hindsii	Hind's walnut
Plantanus racemosa	California sycamore
Populus trichocarpa	black cottonwood
Pseudotsuga menziesii	Douglas-fir
Salix exigua	Narrowleaf willow
Salix lasiandra var. lasiandra	Pacific willow
Salix lasiolepis	arroyo willow
Salix scouleriana	Scouler's willow
Amelanchier alnifolia	serviceberry
Physocarpus capitata	Pacific ninebark
Prunus virginiana var. demissa	western choke-cherry
Ribes inerme	whitestem gooseberry
Sambucus mexicana	blue elderberry
Spiraea douglasii	Douglas spirea
Symphoricarpos albus	common snowberry
Viburnum ellipticum	oval-leaved viburnum
Vitis californica	California grape
Bidens cernua	beggers ticks
Deschampsia cespitosa	tufted hairgrass
Deschampsia elongata	slender hairgrass
Dicentra formosa	bleeding heart
Lupinus polyphyllus	large-leaved lupine
Perideridia oregana	yampah

*final plant list to be determined



PHASE 1 REVIEW:

ITEM	MEASUREMENT	UNIT	ESTIMATE	COST/UNIT	% INCREASE (SITE PREP & FURNISHINGS)	WITH MARKUPS	COST/UNIT	VALUE ENGINEERED PHASE #1	COMMENTS
BERMS	1,535	LF	\$68,250	\$44.46	\$78,612	\$101,910	\$66.39	\$101,910	
PATHS, SOFT SURFACE	40,378	LF	\$110,845	\$2.75	\$127,675	\$165,512	\$4.10	\$165,512	
PATHS, PAVED + LIGHTING	43,000	LF	\$243,184	\$5.66	\$280,106	\$363,118	\$8.44	\$237,206	SOLAR LIGHT ALTERNATE
BOARDWALKS	651	LF	\$711,181	\$1,092.44	\$819,159	\$1,061,923	\$1,631.22	\$572,923	BOARDWALK #1 IS IN PHASE 2
BRIDGE	1	EA	\$162,000	\$162,000.00	\$186,596	\$241,895	\$241,895.46	\$0	PHASE 2
PARKING LOT + LIGHTING	8,600	SF	\$236,206	\$27.47	\$272,069	\$352,699	\$41.01	\$352,699	
ROADWAY+UTILITIES	540	LF	\$377,518	\$699.11	\$434,836	\$563,703	\$1,043.89	\$0	REMOVED, BY OTHERS
FENCING & GATES	2,800	LF	\$205,952	\$73.55	\$237,222	\$307,524	\$109.83	\$307,524	
RESTROOM AT PARKING, INCL UTILITIES	1	EA	\$334,216	\$334,216.00	\$384,960	\$499,045	\$499,045.26	\$499,045	
RESTROOM AT POND, INCL UTILITIES	1	EA	\$632,376	\$632,376.00	\$728,389	\$944,252	\$944,252.35	\$0	REMOVED
KIOSKS	3	EA	\$45,846	\$15,282.00	\$52,807	\$68,456	\$22,818.80	\$15,000	
PICNIC & PLAY AREA @ PARKING	29,161	SF	\$139,205	\$4.77	\$160,340	\$207,858	\$7.13	\$207,858	
DOG PARK, SM	10,890	SF	\$63,719	\$5.85	\$73,393	\$95,144	\$8.74	\$0	REMOVED
DOG PARK, LG + WATER	50,094	SF	\$411,931	\$8.22	\$474,474	\$615,088	\$12.28	\$500,000	REDUCED SIZE
PUMP TRACK	7,000	SF	\$37,750	\$5.39	\$43,482	\$56,368	\$8.05	\$56,368	
CREEK ACCESS	3,400	SF	\$21,000	\$6.18	\$24,188	\$31,357	\$9.22	\$31,357	
POND OVERLOOK	6,500	SF	\$124,235	\$19.11	\$143,098	\$185,505	\$28.54	\$0	PHASE 2
NATURE PLAY	10,795	SF	\$84,966	\$7.87	\$97,866	\$126,870	\$11.75	\$126,870	
ART	8	EA	\$75,000	\$9,375.00	\$86,387	\$111,989	\$13,998.58	\$111,989	
PLANTINGS, RIPARIAN + PREP	108,900	SF	\$19,950	\$0.18	\$22,979	\$29,789	\$0.27	\$29,789	
PLANTINGS, UPLAND + PREP	609,840	SF	\$39,605	\$0.06	\$45,618	\$59,137	\$0.10	\$59,137	
PLANTINGS, ENTRANCE + PREP	18,000	SF	\$123,067	\$6.84	\$141,752	\$183,762	\$10.21	\$183,762	
PLANTINGS, POLLINATOR + PREP	9,500	SF	\$64,952	\$6.84	\$74,814	\$96,985	\$10.21	\$24,246	PHASE 2. PHASE 1 SMALL GARDEN, NORTH
PLANTINGS, MATURE TREES + PREP	65	EA	\$38,925	\$598.85	\$44,835	\$58,122	\$894.19	\$58,122	
TOTAL	2,265,120	SF	\$2.24	\$5,063,596	\$6,564,228	\$2.90	\$3,641,316		

Phase 2 items noted in blue

