



# Staff Report

December 4, 2023 Council Workshop Meeting

Crown Park and S. Lacamas Creek Trailhead Improvement Projects – Equipment Purchase

Presenter: Trang K. Lam, Parks & Recreation Director

Time Estimate: 10 minutes

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## BACKGROUND:

### CROWN PARK IMPROVEMENT PROJECT

Crown Park, located at 120 NE 17th Avenue, is a 7.3 acre park donated to the City of Camas (City) in 1934 by Crown Willamette paper Company. The park is comprised of mature fir trees, a picnic shelter, two play areas with equipment, a wall ball court, two tennis courts, horseshoe pit, and Scout Hall. Considered by many as the "Crown Jewel" of our entire parks system, the park hosts many of the City's events, such as the annual Camas Egg Scramble, summer concerts and movies, and the CamTown Youth Festival. But at the core, this is a family gathering spot for birthdays, reunions, picnics, and play for all.

Many of the park amenities and infrastructure have been added over the years. Several have been refurbished in the past three decades including the picnic shelter, tennis courts and wall ball court, while other elements are aging or have aged out of their useful life.

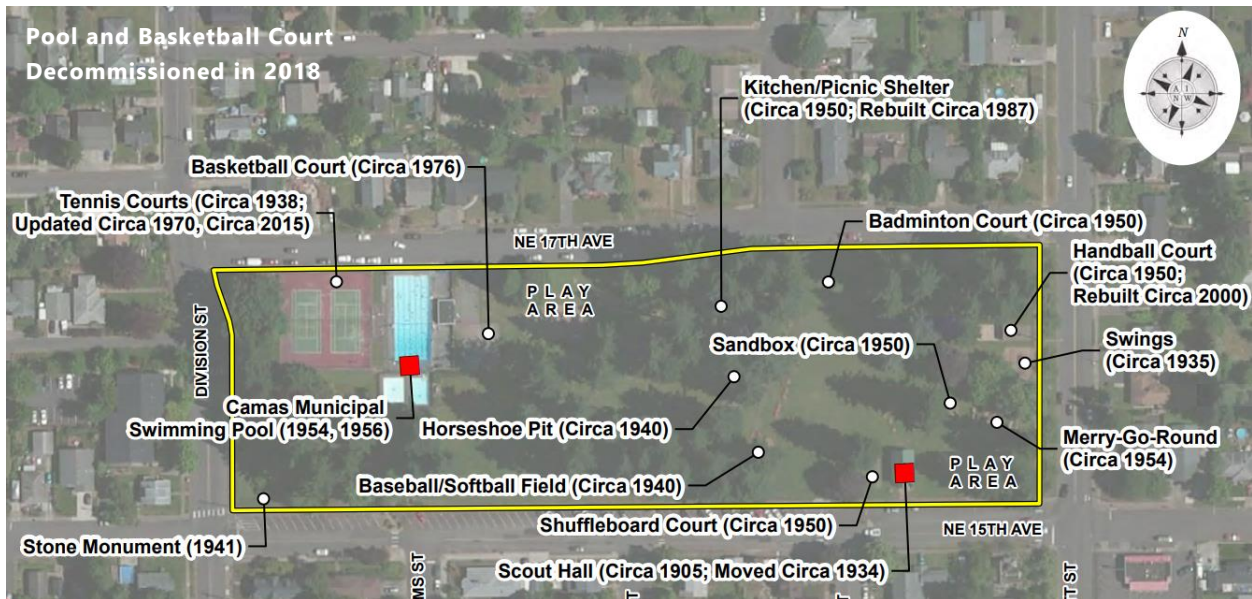


Figure 1- Crown Park inventory of existing amenities and estimated year of installation

In 2018, City Council adopted the Crown Park Master Plan (Master Plan) which serves as a vision of the park for current and next generations of users. Over a 13-month design process, Crown Park Public Advisory Committee provided feedback and direction to the project. A Technical Advisory Committee and the Parks and Recreation Commission (Commission) were both involved every step of the way along with an extensive public engagement process. The Commission reviewed the final Master Plan report Oct. 24, 2018; and Nov. 5, 2018, Council adopted the Master Plan which includes the following park features:

- Interactive water feature
- Inclusive playground
- Permanent restrooms
- Outdoor amphitheater (gathering space)
- Sport court (pickle ball and basketball)
- New ADA accessible pathways and sidewalks
- Access improvements to Scout Hall
- Flexible lawn space
- New site furnishings
- Upgraded irrigation system
- Stormwater management gardens and updated plantings



Figure 2: Park location map

Exhibit A, "A Brief History of Crown Park Improvement Project", outlines the last 8 years and the next steps of this project –

- starting in 2016 when the design team was hired,
- 2017 with the closing of the municipal pool by Clark County Public Health then decommissioning of the pool,
- 2018 Council's adoption of the Crown Park Master Plan (Master Plan),
- 2019-20 when the project was on-hold, and
- 2021 when Council had a "Project Refresh" and moved the Master Plan into 30% design.

Since Project Refresh, the City has had [14 public meetings](#), an [open house](#), [two community surveys](#), and [playground theme survey](#) in partnership with Camas School District elementary and middle school students. Exhibit A also outlines the award of a \$500,000 construction grant from the State of Washington Recreation and Conservation Office (RCO), and the next steps to bring this project to the finish line, a grand opening in 2025.

### S. LACAMAS CREEK TRAILHEAD IMPROVEMENT PROJECT

The South Lacamas Creek Trailhead (SLCT) is located on the north side of NE 3<sup>rd</sup> Avenue on the west side of Lacamas Creek near the intersection of E. First Avenue. The sight plan, land-use, and

environmental permitting for the project was completed in 2019 together with the Lacamas Creek Sewer Pump Station, which was constructed in 2020. The trailhead is located with a 1-mile radius of several recreational opportunities including Lacamas Regional Park, Crown Park, Louis Block Park, Camas Skate Park, Goot Park, and Fallen Leaf Lake Park. It also provides access to numerous trails systems including the Washougal River Greenway Trail, Mill Ditch Trail, Lacamas Regional Park trail system, and the Port of Camas Washougal Waterfront trail.

The existing trailhead is a gravel parking lot with no restroom or other amenities. Improvements that will be included in the SLCT improvements include a restroom facility, ADA facilities, sidewalks, signing, picnic table, bench, paved parking lot, landscaping, irrigation, and other related items. The need for restrooms and picnic areas were two items identified by the public in the 2022 Parks, Recreation and Open Space Plan (PROS Plan). Often, the lack of these facilities and ADA accessibility are limitations for many users and become barriers to recreational opportunities.

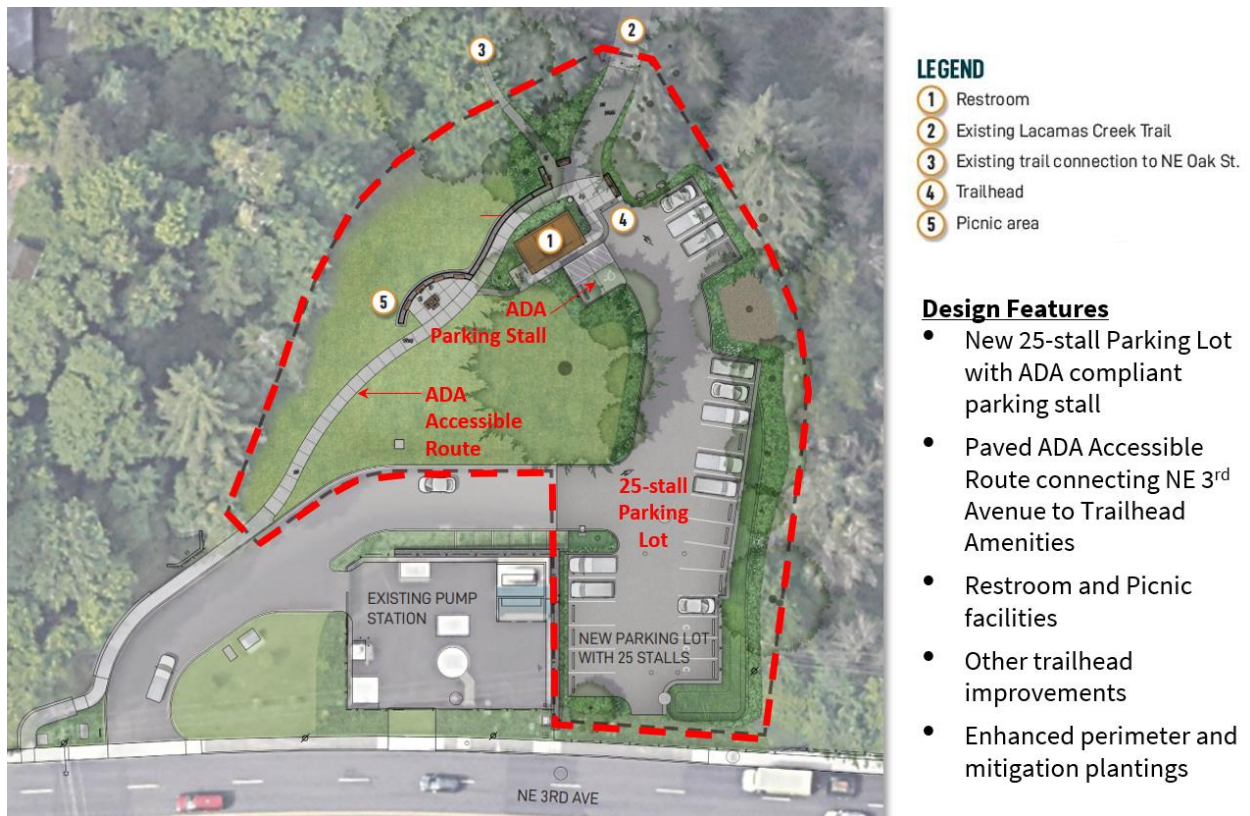


Figure 3: S. Lacamas Lake Trailhead project site plan

In 2023, the City was awarded a \$500,000 construction grant from RCO to implement this project.

**SUMMARY:** Crown Park project is in final design and permitting and will be ready for the bidding process in early 2024. The SLCT project has completed design and permitting and is ready for the bidding process now. Both projects were approved in the FY 2023-24 budget, and there is no funding from the general fund used for either project.

As presented at the Oct. 16, 2023, Council workshop, the Crown Park Improvement Project is on schedule, within scope and estimated to be within budget. As noted in that presentation, staff would provide implementation options along with the equipment purchase request. The following are the implementation options for Council consideration:

OPTION 1 - Bid full Master Plan	OPTION 2 - Bid elements within RCO grant boundary	OPTION 3 – Do not bid project
This option complies with RCO grant requirement and allows the City to evaluate bids of the entire project with design alternate reduction options to reduce project cost as needed.	This option complies with RCO grant requirement and allows the City to evaluate bids of the scope elements within the RCO project boundary. This option will require an amendment to the design contract to update the plan set and it will have an impact on the project timeline.	This option would not construct the project. RCO grant funds would need to be returned.



Figure 4: Crown Park Site Plan with RCO project boundary

The City has an opportunity to purchase and provide “owner furnished” equipment to contractors. There are several benefits to this advance purchase:

1. The City can piggyback on an existing Washington State contract with Sourcewell to sole source the equipment and receive a discount. The projects will receive a total discount of \$87,787 on equipment purchases through Sourcewell; a \$70,557 discount for Crown Park Project and a \$17,230 discount for the SLCT Project.
2. The bathrooms and playground equipment have a lead time for delivery of 6 – 12 months. This advanced purchase of the equipment will ensure the equipment is delivered within the project’s construction window.
3. Removing owner purchased items from the bidding process will eliminate contractor’s add-ons percentage for those items in the construction contract.

Please see Exhibit D for the full cost summary of the equipment purchases.

### Equipment Purchase Cost Summary

<b>CROWN PARK*</b>		<b>S. LACAMAS CREEK TRAILHEAD</b>	
<b>EQUIPMENT</b>	<b>COST</b>	<b>EQUIPMENT</b>	<b>COST</b>
<b>SOURCEWELL TOTAL</b>		<b>SOURCEWELL TOTAL</b>	
<b>DISCOUNT:</b>	<b>\$ 70,557</b>	<b>DISCOUNT:</b>	<b>\$ 17,230</b>
<u><b>Play Creation</b></u>	Playground	<u><b>Public Restroom Company</b></u>	Bathroom
<i>Sourcewell Contract Discount</i>	\$ 40,445	<i>Sourcewell Contract Discount</i>	\$ 17,230
<b>TOTAL</b>	<b>\$ 533,295</b>	<b>TOTAL</b>	<b>\$ 356,738</b>
<u><b>Public Restroom Company</b></u>	Bathroom	<b>S. LACAMAS CREEK TRAILHEAD</b>	
<i>Sourcewell Contract Discount</i>	\$ 30,112	<b>TOTAL</b>	
<b>TOTAL</b>	<b>\$ 623,448</b>	<b>\$356,738</b>	
<u><b>Columbia Cascade Company</b></u>	Nature Play		
<b>TOTAL</b>	<b>\$ 36,559</b>		
<u><b>Oregon Log Home Co.</b></u>	Log Furniture		
<b>TOTAL</b>	<b>\$ 15,750</b>		
<b>CROWN PARK</b>			
<b>TOTAL</b>	<b>\$ 1,209,052</b>		

*\*All equipment purchases requested for the Crown Park project is within the RCO grant area.*

Staff is requesting the equipment purchase for the Crown Park and SLCT Projects. In addition, staff is also requesting direction on the approach for bidding the Crown Park Project.

### **BENEFITS TO THE COMMUNITY:**

#### CROWN PARK IMPROVEMENT PROJECT

The park is located in a residential neighborhood on the north side of downtown Camas. Crown Park improvements will be the first of its kind in Camas, and the surrounding communities. Currently, there is no other interactive water feature within 14 miles of the site. The closest is located in downtown Vancouver; and the closest inclusive playground is within 13 miles of the site in Portland. This Master Plan implements the City’s value of inclusive play for all through universal design of the playground and interactive water feature, which goes beyond the minimum level of accessibility. Universal design provides play opportunities and accessibility for all ages and abilities. Additionally, accessibility and play for all will include updates to park pathways, sidewalks, and street crossings to federal ADA standards. The park is at the heart of

the city, and within walking distance of the charming downtown commercial corridor (i.e. our main street), the Camas Public Library, an elementary school, a middle school and a high school. The rejuvenation of this park sustains commercial/retail vitality for our main street and adds to quality of life for residents and businesses. This is also the community's gathering space, our outdoor living room, our "Crown jewel." The new and upgraded amenities listed in this Project will provide accessibility and play opportunities for all ages and abilities - serving current Camas residents and fulfilling a vision for new generations of users.

According to Census tract data in the community surrounding Crown Park, this site is deficient in two of the five demographic and health categories identified in the Recreation & Conservation Office grant application:

1. Body mass index
2. Person of Color
3. Median Household Income
4. Mortality Rate
5. Disability

Compared to State averages in 2022, this area has a lower median household income and a higher mortality rate. Studies show that low-income communities are more frequently located in areas with limited access to quality parks and open spaces. They also frequently face significant health disparities which contributes to a much higher obesity and mortality rate. The improvements to this park add recreational opportunities for people of all ages and abilities to help improve the community's health and well-being.

This Project meets the following City adopted plans:

Camas 2035 Comprehensive Plan

Section 1.4.1 Citywide Land Use Goal - LU-1.4

- Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

Section 5.7.2 Parks and Recreation Goal and Policies Parks and Recreation Goal

- Preserve and enhance the quality of life in Camas through the provision of parks, recreation programs, recreational facilities, trails, and open spaces.

2022 Parks, Recreation and Open Space (PROS) Plan

STEWARDSHIP OF LAND, PARKS & PROGRAMS:

Goal: Enhance parks and trails amenities.

- Action: Refresh existing legacy parks with new features to reflect current community desires, such as Crown Park.

#### PLAN FOR & FILL KNOWN SYSTEM GAPS:

Goal: Design new parks, trails & amenities with environment, safety & accessibility in mind.

- Action: Design and maintain parks and facilities to offer universal accessibility for residents of all physical abilities, skill levels and age; at a minimal in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design

Goal: Enhance outdoor recreation opportunities.

- Action: Prioritize implementation of existing master plans with consideration for service gap delivery and available financial resources.
- Action: Add new unique park amenities to the system such as nature play area, a splash pad, a bike skills pump track, and all-inclusive playgrounds.

#### 2022 Camas PROS Plan Capital Facilities Plan

Crown Park: Park development per site master plan (Listed as top priority project in the next 2-3 years)

#### S. LACAMAS CREEK TRAILHEAD IMPROVEMENT PROJECT

Local desire for recreational opportunities is identified in the 2022 PROS Plan. The community survey results show that “walking or running” and “fitness and exercise” scored highest by the community as a need. Trails are known to contribute to a healthier community by providing accessible outdoor recreation:

- A walkable community promotes public health, and the Surgeon General has issued a Call to Action to “step it up” and promote more walking and build a more walkable world.
- In addition, a more connected network of trails, connected with sidewalks, bike lanes, and links to public transit also provides economic value.
- Trails provide the infrastructure for the most popular and frequent outdoor recreation activity of older adults, which is walking.
- Recreational trails are real estate assets that enhance community connections and contribute to economic health.

We’ve seen these benefits for our communities even more so during and post pandemic. The trailhead provides connections to several nearby trail systems:

- To the south, the trailhead provides access to the Washougal Green Way Trail which connects to the Washougal Waterfront Park, each providing accessible trails with natural habitats, water access, and scenic views.
- To the North, the trailhead provides access into the 312-acre Lacamas Regional Park consists of a 12-mile network of scenic hiking and cycling trails, opportunities for boating and fishing, and views of natural habitats such as dense forests and spectacular waterfalls.

This project improves an existing trailhead gravel parking lot by installing a new dual ADA compliant restroom, paved parking, park amenities, and other features consistent with city trailhead standards. The project will allow for greater park and trail access opportunities for those with mobility impairments.

#### Camas 2035 Comprehensive Plan

##### Section 1.4.1 Citywide Land Use Goal - LU-1.4

- Ensure that park and recreation opportunities are distributed equitably throughout the City and work to achieve park and continuous trail corridors from Green Mountain to the Columbia River.

##### Section 5.7.2 Parks and Recreation Goal and Policies Parks and Recreation Goal

- Preserve and enhance the quality of life in Camas through the provision of parks, recreation programs, recreational facilities, trails, and open spaces.

#### 2022 Parks, Recreation and Open Space (PROS) Plan

##### STEWARDSHIP OF LAND, PARKS & PROGRAMS:

Goal: Enhance parks and trails amenities.

- Action: Prioritize permanent bathrooms at neighborhood parks and trailheads.
- Action: Provide additional picnic shelters, tables and benches.

##### PLAN FOR & FILL KNOWN SYSTEM GAPS:

Goal: Design new parks, trails & amenities with environment, safety & accessibility in mind.

- Action: - Identify and grow trail segments and trailhead amenities that can accommodate residents of all physical abilities.

#### 2022 Camas PROS Plan Capital Facilities Plan

Crown Park: Park development per site master plan (Listed as top priority project in the next 2-3 years)

**POTENTIAL CHALLENGES:** Construction cost escalation and inflation has been an issue for all capital projects over the last several years; however, in the past year, prices have seemed to balance out. The stable market will help ensure a fair bidding process. Logistics and shipping delays have also been an issue. Ordering our equipment early through the Sourcewell contract will not only provide a discount, but it assures us that delivery will meet our construction timeline.

**BUDGET IMPACT:** Crown Park and SLCT projects were approved and fully funded in the FY 2023-24 budget, and there is no funding from the general fund used for either project.



Additionally, the City will save \$87,787 on equipment purchases through Sourcewell; \$70,557 savings for the Crown Park Project and \$17,230 savings for the SLCT Project.

**RECOMMENDATION:** Staff recommends Crown Park implementation Option 1 above; and the Crown Park and SLCT Projects' equipment purchases be placed on the Dec. 18, 2023 Consent Agenda for Council's consideration.