

ORMEWOOD AVENUE

SOUTH ENTRANCE SIGNAGE

BOLLARDS
WATER TAP

WOODLAND GARDEN WITH ANNUALS AND NATIVE PLANTINGS

DRINKING FOUNTAIN FOR PEOPLE AND DOGS

AREA FOR SMALL DOGS

VEGETATIVE BUFFER

POTENTIAL DOG PARK (+/- 2 ACRES)

DRINKING WATER FOUNTAIN FOR PEOPLE & DOGS

COMMUNITY NEWS KIOSK
PARK ENTRANCE FEATURE

CLOSE PENDLETON AVENUE. INCLUDE NEW TURN-AROUND AND ON-STREET PARKING, MAINTAIN ACCESS TO SIDE LOTS

SMALL BIO-FILTRATION POND

EXISTING PARKING WITH ORNAMENTAL FENCE
EMERSON STREET

NEW SPLASH-PAD, RELOCATE EXISTING STRUCTURES TO NEW PLAYGROUND

COMMUNITY NEWS KIOSK

NEW PLAYGROUND
NEW PAVILION / PERFORMANCE SPACE

'AMPHITHEATER' STEPS

STREETSCAPE ALONG PORTLAND AVENUE

STREETSCAPE JOSEPH AVENUE BETWEEN PORTLAND AND GLENWOOD

KEY

-  EXISTING VEGETATION
-  PROPOSED TREES
-  EXISTING TREES TO NOT TO BE REPLACED
-  POROUS HARD SURFACE PATH
-  SOFT SURFACE PATH
-  PET-FRIENDLY WALKING TRAIL

GRESHAM AVENUE

BROWNWOOD AVENUE

PROPOSED BRIDGE (A)

SLOPE STABILIZATION & EROSION CONTROL

LOW VEGETATIVE BUFFER
(Use native species when possible)

STREAM-BANK RESTORATION & STABILIZATION
(Use native species when possible)

PROPOSED BRIDGE (B)

TREE-HOUSE & INTERPRETIVE CENTER

WATERFALL

PENDLETON AVENUE

EXISTING TENNIS COURTS

WATER TAP

COMMUNITY GARDEN

EXPANDED REC. CENTER WITH ATTACHED PAVILION

EMERSON STREET

NEW PEDESTRIAN ENTRANCE

EXISTING BASKETBALL COURTS

ACTIVITIES LAWN

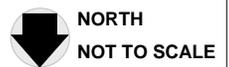
NORTH ENTRANCE SIGNAGE

PORTLAND AVENUE

JOSEPH AVENUE



BROWNWOOD PARK CONCEPTUAL MASTER PLAN
FEBRUARY, 2006



Brownwood Park Conceptual Master Plan - Project List April 18, 2006

Priority	Item	Description	Approx. Cost	Comments
Projects Hinged on Closing of Pendleton Street (Very High Priority South Side)				
	Close Pendleton Avenue	Add new Turn-Around and On-Street Parking	\$110,000.00	
	Streambank Restoration	On South Side, Includes 'Waterfall'	\$300,000.00	
	Proposed Bridge 'A'	Over Creek, Ornamental Structure	\$55,000.00	
	Proposed Bridge 'B'	Over Creek, Ornamental Structure	\$55,000.00	
	Slope Stabil. & Erosion Control	South Side, Study and Improvements	\$60,000.00	
	Sidewalks on South Side of Park	Soft Surface (Crusher Run w/ Pine Straw Cover)	\$40,000.00	
	Tree-House & Interpretive Center	Architecturally 'Tree-House' Themed	\$35,000.00	
	Park Entrance Feature	To Be Determined By Community	\$10,000.00	
Projects Hinged on Reconfiguration of Recreation Center (Very High Priority for North Side)				
	Expanded Rec Center	With Attached Pavilion, Includes Face Lift	\$400,000.00	
	Sidewalks on North Side of Park	Porous Conc with Granite Accents	\$60,000.00	
North Side Projects (In No Particular Order)				
	North Entrance Signage	Ornamental 'Gateways'	\$35,000.00	
	Bollards	At South Side, Architectural	\$30,000.00	
	Water Tap	Near Community Garden	\$4,000.00	
	Streetscape Joseph	To Match Existing Streetscape	\$100,000.00	
	Streetscape Portland	To Match Existing Streetscape	\$100,000.00	
	Drinking Fountain	(2) On North Side	\$18,000.00	
	Community Garden	Expansion and Improvements	\$10,000.00	
	Miscellaneous Landscape	Planting Where 'Grass' Once Was	\$60,000.00	
	Activities Lawn	Grading, Irrigation, Sodding	\$24,000.00	
	Amphitheater' Steps	Granite and Concrete, Wide Steps	\$40,000.00	
	Emerson Street Entrance	Pedestrian Only, Signage and Amenities	\$45,000.00	
	Lighting of Park	Ornamental Pedestrian Lights	\$150,000.00	
	Grading & Drainage at BB Courts	Minor Grading & Planting to Improve Drainage	\$12,000.00	
	Small Biofiltration Pond	Includes Drainage Improvements	\$80,000.00	
	Community News Kiosk	(2) Custom Built to Match Arch. At New Pavilion	\$10,000.00	
The following must be staged carefully, as projects are closely-related spatially				
	New Pavilion/Performance Space	Architecturally Interesting, Demo Existing	\$65,000.00	
	New Playground	Between Existing Pavilion and BB Courts	\$120,000.00	
	Splash Pad	Themed for Children, Includes Fence at Parking	\$100,000.00	
South Side Projects (In No Particular Order)				
	Drinking Fountain for People & Dogs	(2) On South Side	\$18,000.00	
	Water Tap	Near Woodland Garden/Gateway	\$4,000.00	
	South Entrance Signage	Ornamental 'Gateways'	\$35,000.00	
	Drinking Fountain	(1) On South Side	\$9,000.00	
	Invasive Species Removal	Privet, ivy, etc.	\$21,000.00	
	Woodland Garden	With Annuals and Native Perennials	\$30,000.00	
	Lighting of Park	Ornamental Pedestrian Lights	\$125,000.00	
	Low Vegetative Buffer	Surrounding Pet-Friendly Walking Trails	\$30,000.00	
	Bollards	At Parking Lot, Architectural	\$30,000.00	
	Introduce Native Species	Woodland Mix in Wooded Area	\$28,000.00	
	Potential Dog Park	Good-Looking Fence & Maintenance for a Year	\$40,000.00	
TOTAL COST:			\$2,388,000.00	