

# RESOLUTION NO. 1638

## A RESOLUTION ACCEPTING THE MASTER PLAN FOR GLENN OTTO PARK AND COX COMMUNITY CENTER

### THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:


1. The 1995 Parks Master Plan recognized opportunities for improvements to Glenn Otto Park to preserve and enhance its natural features and to better serve the recreation needs of the community.
2. The Parks Master Plan recommended that a site master plan be developed for Glenn Otto Park in order to best identify and plan for desirable improvements to the park. This master plan should also include an evaluation of the Sam Cox building and recommendations for remodeling it to better accommodate the heavy usage it receives.
3. With the services of a parks planning consultant, the Parks Advisory Committee oversaw an extensive citizen involvement process, including three public workshops, to prepare design options for Glenn Otto Park and the Sam Cox building.
4. The resulting master plan reflects a conceptual design for the most desirable improvements to the park and to the building to serve the long-term needs of the community.


### NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

**Section 1.** The Master Plan for Glenn Otto Park and Cox Community Center prepared by MIG and dated October 2002 is hereby accepted to guide the park's improvements and funding decisions in the coming years.

**Section 2.** This resolution shall take effect immediately.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

  
Paul Thalinger, Mayor  
Dated: 1-16-03

  
Debbie Stickney, City Recorder  
Adopted: January 14, 2003

HISTORIC COLUMBIA RIVER HIGHWAY

Main Entrance

Sandy River Overlook

Recreation Bicycle Entrance and Emergency Access

Parking

Sandy River Overlook

Land Paving Trailer

Courtside Cottages

Maintenance Garage

Park Entrance

Keys, Restrooms and Footlocker

Beach Trail and Service Access

# MASTER PLAN

## Glenn Otto Park and Cox Community Center

October 2002

Cox Courtyard

Cox Community Center

Vegetational Corridor

Service / Kitchen Entrance

Barbecue

Stage and Backdrop

Ramp to Beach (ADA Accessible)

Emergency Vehicle Turn-Around (Grasscrete)

Picnic Shelter

Picnic Shelter

Performance Green

Restrooms

Picnic Shelter

Toddler Play Area

Picnic Grove

Children's Play Area

Interpretive Nature Trail

Softball Field Court

City of Troutdale  
Community Development Department

Ben Trail

Beaver Creek Bridge



Boyscout Building (Expanded)

BEAVER CREEK

TURKEY

**MASTER PLAN FOR GLENN OTTO PARK AND  
COX COMMUNITY CENTER**

**CITY OF TROUTDALE, OREGON**

*Prepared by*

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*In association with*

**DIBENEDETTO THOMSON LIVINGSTONE ARCHITECTS PC**

106 Southwest Gibbs

Portland, Oregon 97201

Phone 503.224.6767

*October 2002*

## ACKNOWLEDGEMENTS

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### PARKS ADVISORY COMMITTEE

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Gary Holman

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Lisa Garbett, Project Associate

### DIBENEDETTO THOMSON LIVINGSTONE ARCHITECTS PC

Steve Thomson, AIA

AND THE CITIZENS OF TROUTDALE WHO PARTICIPATED IN THIS EFFORT

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Parks Advisory Committee / Community Workshop Summary, September 17, 2002

Additional Written Comments

## **Introduction**

Glenn Otto Park draws people from all over the region. It is the venue for special events such as the Easter Egg Hunt, Summerfest, and Harvest Faire. The Cox Community Building, in its tranquil woodland setting, is a favorite site for weddings, reunions, and meetings. The Sandy River's natural beach attracts dozens of people on hot summer days.

In 1995, the Troutdale City Council adopted a *Parks, Recreation, and Greenways Master Plan*, which identified parks, facilities, and programs to meet the needs of the City's expected population up until the year 2015. The *Parks, Recreation and Greenways Master Plan* recommended that a site master plan be developed for Glenn Otto Park to ensure that the most precious features of Glenn Otto Park are preserved as it continues to serve the recreation needs of an ever-increasing population

The purpose of this master plan is to determine the elements that should be included in the park and community center, and the relationship of each element to the other. Its purpose is also to establish a preliminary cost for budgeting purposes. Further refinement of the design will occur when funding becomes available for implementation of the master plan.

## **Current Conditions**

Access to Glenn Otto Park is off the Historic Columbia River Highway. Coming from downtown Troutdale, the first entrance is immediately beyond Beaver Creek Bridge. This entrance is chained off and marked for emergency access only. The primary entrance is between the east end of the parking lot and west edge of Jack's Bait 'N Tackle. There are no sidewalks beyond Jackson Park Road, discouraging pedestrian access.

There are currently 119 parking spaces on site. On hot summer days, people headed for the beach often fill the parking lot. During special events, private paid parking is often available across the road. Shuttle service is provided from downtown during some special events

Glenn Otto Park is entirely within the 100-year floodplain. The parking lot was sloped to drain into Beaver Creek, contributing to water quality

issues for the creek. A detention area has been excavated west of the parking lot to allow the water to infiltrate more gradually.

Access to the beach for most people is by a dirt pathway that has been worn down and compacted by use. Vehicular access, needed to deliver supplies to the safety shack, to move the shack to and from the beach each season, and to allow maintenance trucks to police the area periodically, is difficult.

Asphalt trails also lead to the beach. One trail begins near the caretaker's cottage, the other from about halfway into the park. The trails are cracked in places, and are too steep and narrow to comply with the Americans with Disabilities Act (ADA).

Asphalt trails throughout the park vary in width and usability. All picnic tables are placed on asphalt pads. Two picnic table pads are paved with concrete and are ADA accessible.

The park's only picnic shelter is ADA accessible, and is furnished with tables designed to accommodate people using wheelchairs.

Park restrooms are outdated and do not meet ADA requirements. A footbath allows beach users to wash feet off before leaving the park.

The children's play area includes a relatively new structure and swing set. There are no swings or activities available for toddlers, and the play structure is not accessible to children with disabilities. The play area is surfaced with wood chips, one of the less effective surfaces in attenuating falls.

The basketball half-court is adjacent to the children's play area with little separation. It is undersized and the surfacing is cracked and worn.

The grounds, in general, are a testimony to the sensibilities of those who care for it. Ornamental plants have been selected to blend with the native plant palette and integrated into plant beds throughout the park. Materials, such as the split-rail fence, have been chosen to harmonize with the character of the Cox Community Center and the park. The park is carefully groomed, yet maintains a soft and natural feeling.

## **COX COMMUNITY CENTER**

The Cox Community Center started life as part of a church camp and appears to date from the 1940's or 1950's. The building is approximately 4,900 square feet including the "Annex" conference room that was added in 1980. A small second floor mezzanine is 570 square feet. The mezzanine is only partly usable because of the roof slope. In addition to the Annex and Great Hall, the building has two rooms that are devoted to kitchen and food preparation, men's and women's restrooms, two storage rooms, and an entry on the North side of the Great Hall. The building is wood framed with columns and beams in the Great Hall. Wall finishes are wood paneling in the Great Hall and gypsum wallboard in most other locations.

*Kitchen* - At present the existing kitchen/food preparation area is divided into two rooms that are split by the building entry. The facilities do not meet current health standards.

*Restrooms* - At present the restrooms do not comply with ADA standards and do not have the required number of fixtures for the type of building usage

*Entry* - a new building entry is needed that will not interfere with the function of the kitchen.

*Exterior Stage* - The exterior stage is on the South side of the building and is elevated slightly above the surrounding grade. The present backdrop for the stage is the low roof of the Cox Community Center.

*Natural Light* - The Great Hall is dark with its few windows blocked by storage.

*Great Hall Floor* - The existing concrete floor is not the best surface for many of the activities that take place in the building. At present there are a number of children's activities taking place in the Great Hall that could benefit from a softer surface.

## **Master Plan Process and Community Involvement**

Flyers describing the master plan process and announcing the community workshops were placed at various locations throughout the community including City Hall and inside the park at Jack's Bait N Tackle. Notices were mailed to individuals and groups who have reserved the park or Cox Community Center. The flyer and summaries of the workshops are included in an Appendix to this report.

### **WALKING TOUR AND WORKSHOP**

A walking tour and the first community workshop were held on August 27, 2002. Participants were invited to tour the park with consultants and staff, stopping at station points for observation and discussion. Following the tour, participants discussed their vision and goals for Glenn Otto Park.

According to workshop participants, Glenn Otto Park and the Cox Community Center are seen as the hometown assembly area for the community of Troutdale. It is a meeting place for service groups, a place for senior activities, and a center for children's recreation. The park and Cox Community Center are also heavily used for private gatherings such as weddings and family reunions. While the facility is an important community resource for residents of Troutdale, it is also a regional resource. During the summer, swimmers come from around the region to enjoy the beach and swimming in the Sandy River.

Participants offered suggestions for changes that would better equip Glenn Otto Park and Cox Community Center to fill their important roles in the community. Key suggestions were to improve access throughout the park for people with disabilities, improve the entry sequence for pedestrians and bicyclists, provide additional opportunities for picnicking in large and small groups, provide play activities for a wider range of ages, and renovate the Cox Community Center.

## SECOND WORKSHOP – DESIGN OPTIONS

On September 17, 2002, a second community workshop was held in conjunction with the regular meeting of the Parks Advisory Committee.

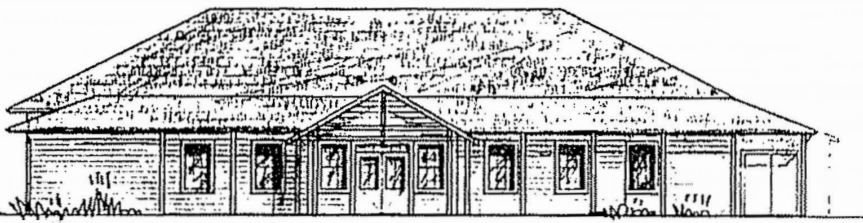
Two design options were presented for review. In both options, a new entrance for pedestrians and bicyclists was proposed. One option proposed minimal change on site. In this option, the Cox Community Center kitchen was moved to the north side of the building in order to provide a more gracious visitor entrance on the west side.

In the second option significant changes were proposed for the park, including replacing the caretaker's cottage with a courtyard and gazebo. For Cox Community Center, the option included a proposal for remodeling the kitchen in its current location, and moving the primary entrance to the north side where it would open onto the new courtyard.

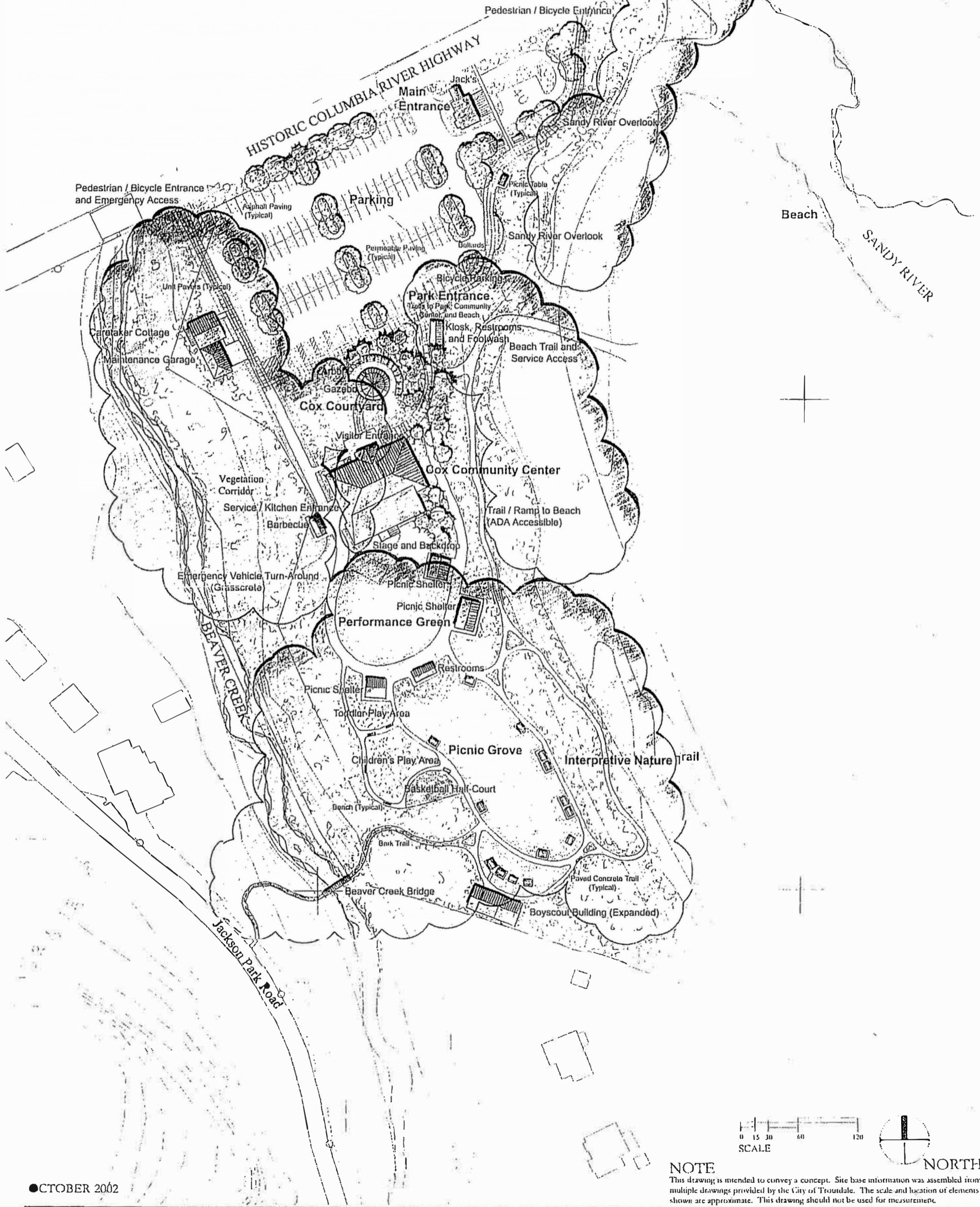
The concept selected for refinement was a combination of both options. Participants favored new pedestrian and bicycle entrances at east and west ends of the site, and relocated trail access northeast of the Cox Community Center. They preferred picnic shelters be clustered in the center of the park, with new restrooms sited nearby. The plan chosen for the Cox Community Center moves the main entrance to the north side where it will open on to a courtyard with a gazebo. The kitchen will be remodeled in its current location, with service access provided through the double door on the west side. The barbecue will remain in its current location, serving the remodeled kitchen. The caretaker residence will be removed from its current location. Consultants were charged with finding a site where a new caretaker cottage could be constructed.

## THIRD WORKSHOP – DRAFT PLAN

On October 15, 2002, the final community workshop was held in conjunction with the regular meeting of the Parks Advisory Committee. Consultants presented the draft plan along with preliminary opinion of construction costs. Following discussion, the only change requested was a reconfiguration of the restrooms in the Cox Community Center. Those changes are reflected in the final plan.



NORTH



NORTH

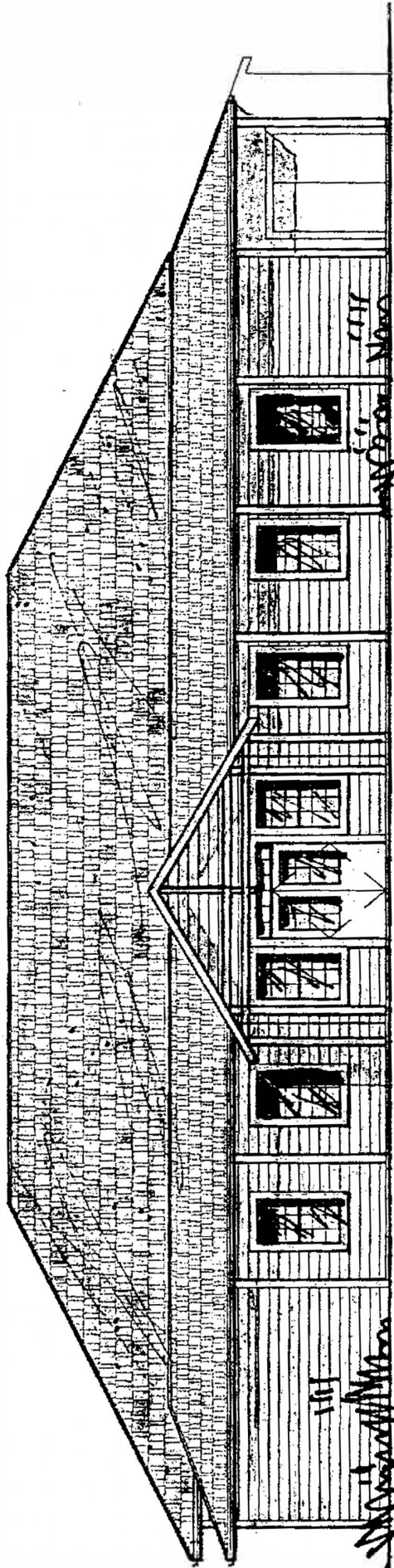
**NOTE**  
This drawing is intended to convey a concept. Site base information was assembled from multiple drawings provided by the City of Troutdale. The scale and location of elements shown are approximate. This drawing should not be used for measurement.

● OCTOBER 2002



# Conceptual Master Plan

**GLENN OTTO PARK**  
CITY OF TROUTDALE, OREGON



NORTH



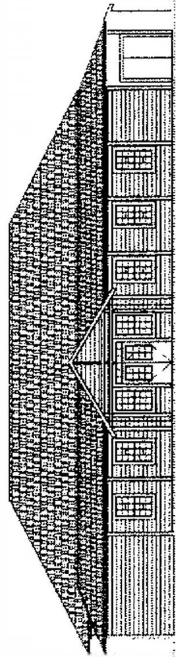
**Diondolia/Thomson/Williams**  
**architects, p.c.**  
 8150 SW Galde - Portland, Oregon 97201  
 503.224.8787 / FAX 503.224.8838

Date: 28 August 2002  
 Revision: 23 OCT 2002

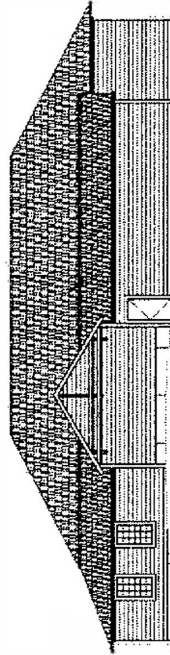
THE COX COMMUNITY BUILDING  
 A1  
 NO. E SOUTH TREATMENT ON  
 GLENN OTTO PARK

PLAN  
 ELEVATIONS

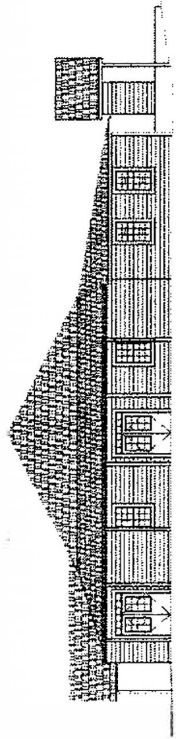
A1



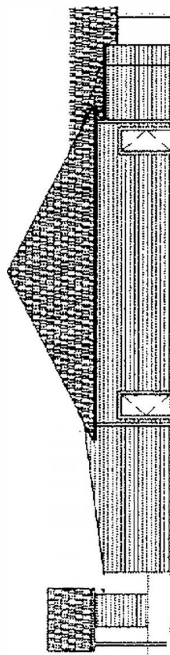
NORTH



SOUTH



WEST



EAST

EXTERIOR ELEVATIONS  
 A1  
 1/8" = 1'-0"



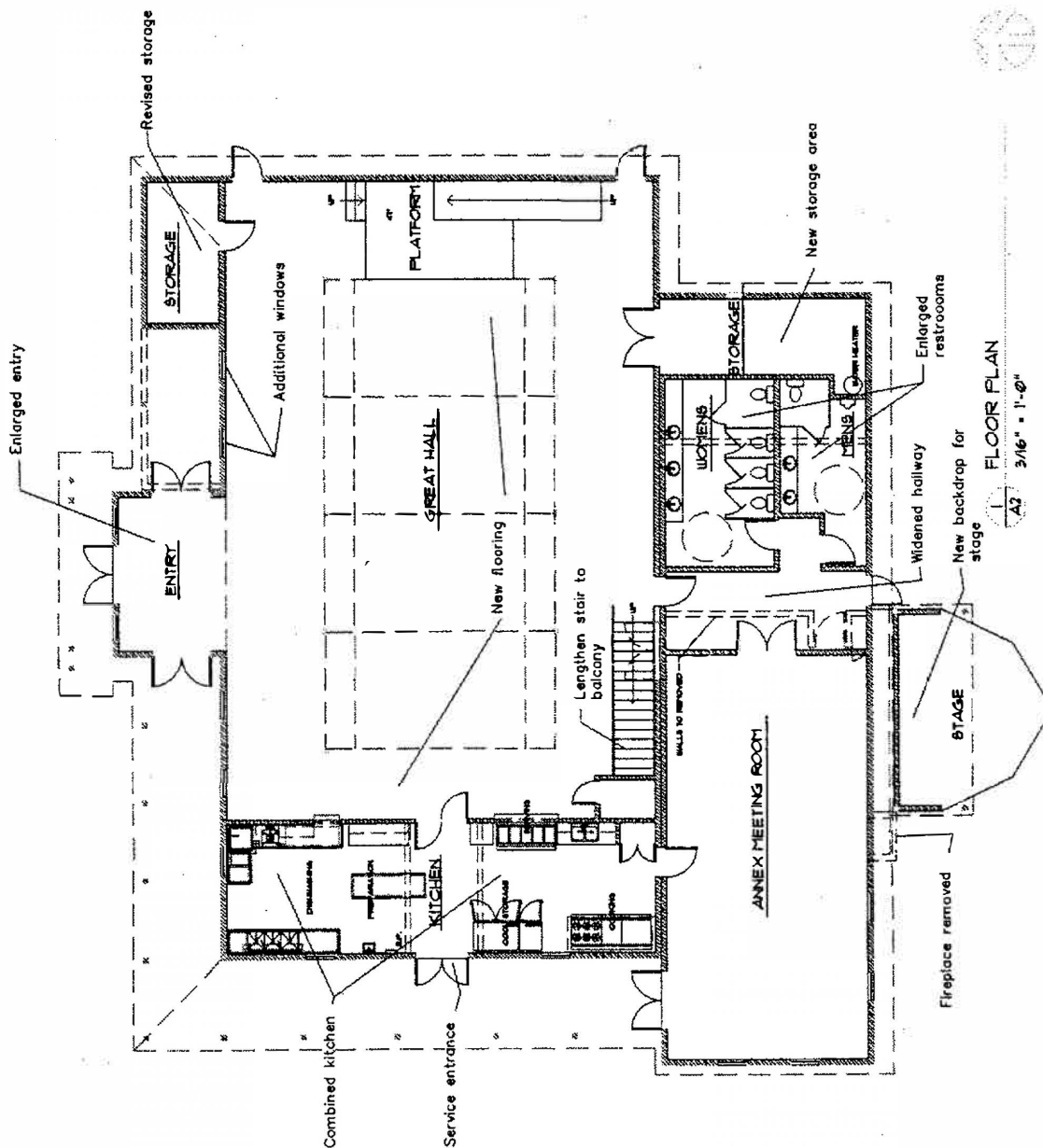
**Woodcock/Thomas/Tringali**  
 architects, p.c.  
 5108 SW 62nd Avenue, Portland, Oregon 97206  
 503.254.8177 FAX 503.254.8155

DATE: 26 AUGUST 2002  
 REVISION: 23 OCT 2002

THE COX COMMUNITY BUILDING  
 AT  
 GLENN OTTO PARK  
 2010 COMMUNITY CENTER DR

FLOOR  
 PLAN

A2



FLOOR PLAN  
 3/16" = 1'-0"

## **Design Description**

A description of each area shown on the conceptual master plan drawing follows. The letters used to designate each area are the same as those used for the preliminary opinion of construction costs in the following section.

General recommendations, which are reflected in the preliminary opinion of construction cost, include the following:

- Develop a unified signage program for the park, beach, and community center. Include tactile signs for people with visual disabilities.
- Choose furnishings (benches, trash containers, picnic tables, pathway lights) for the park and community center that are consistent in style and character.

### **A. PARK ENTRANCES AND PARKING LOT**

New entrances are provided for pedestrians and bicyclists at the eastern and western edges of the park. A ten-foot wide pathway is surfaced with decorative paving and leads to the main pedestrian entrance northwest of the Cox Community Center. Along the pathway from the east, the visitor can stop at one of two waysides overlooking the Sandy River.

At the main pedestrian entrance, a kiosk provides information regarding community center and picnic shelter reservations and beach safety rules. Restrooms with foot washing facilities are provided at this location to serve beach users especially. From this point, trails lead into the park, to the community center, and to the beach.

The western pedestrian and bicycle entrance continues to function as an access for emergency vehicles as well. On each side of the decorative paving, strips of reinforced grass (grasscrete) enlarge the width to 20 feet.

The reconfigured parking lot contains 130 regular spaces, and six ADA accessible spaces (one for every 25 spaces). A planting island is provided for every 20 parking spaces

Permeable paving is shown in all parking stalls to allow water to percolate into the ground rather than run off into Beaver Creek.

### **B. PICNIC AND PLAY AREA**

The play area has been expanded to accommodate a wider range of ages. It is arranged so that toddlers play closest to the picnic shelter, young school-age children next to them, and older school-age children at the far edge. A wide sidewalk separates the children from the basketball hoop where older youth and adults play.

Three park shelters and many picnic tables are placed throughout the park so that several groups at one time may enjoy the park. Benches are placed at the edge of the play area so that caregivers can comfortably and easily observe their children.

### **C. PERFORMANCE GREEN**

A covered backdrop for the stage provides a place to hang lights, and eliminates the distracting view of the community center. A lawn in front of the stage provides seating for the audience on blankets and at picnic tables. A picnic shelter sits at the edge of the green where a private party can eat separately while still participating in the larger event.

### **D. BEACH ACCESS**

A 10-foot wide trail provides a short route to the beach for service vehicles and many visitors on foot. This access, however, is too steep to be used safely by people in wheelchairs. A combination trail/ramp that is ADA accessible leads to the beach from the east edge of the Performance Green.

### **E. NATURAL AREA, TRAIL, AND BRIDGE**

The southern end of the site is intended to be a quieter area intended for reflection and for observing nature. Interpretive signs about wildlife, native plants, and the confluence of Beaver Creek and the Sandy River will be placed along trails in this area.

The bridge over Beaver Creek is sited about 70 feet north of the park's southern boundary approximately even with the last marker of the bank-full survey (the lowest point of the shaded vegetative barrier on the drawing). It lands on City-owned property on the opposite side of Beaver Creek.

## F. BOY SCOUT BUILDING

The Boy Scout building has been expanded on the west side to accommodate the growing Troutdale troops. A scout outdoor area is defined by walkways and contains several picnic tables.

## G. CARETAKER COTTAGE

The Caretaker Cottage has been relocated to an area just east of the parking lot. The site selected is not within the vegetated buffer of Beaver Creek. The cottage has an attached garage that provides storage for ATV vehicles used for maintenance and for law enforcement. The refuse dumpster is located on the garage apron where it is easily accessible by maintenance staff and the garbage truck.

## H. COX COMMUNITY CENTER AND COURTYARD

**Courtyard** - Just north of the Cox Community Center, a courtyard with a gazebo and arbor replaces the current caretaker cottage. The courtyard provides a pleasant approach to the Cox Community Center. The arbor and gazebo form an attractive backdrop for small receptions and photos.

**Building Entry** - The new entry will be through the new courtyard to the North, directly into the Great Room.

**Kitchen** - A new kitchen will be combined into one room with exterior access. The kitchen will be brought up to code and in compliance with Health Department standards.

**Restrooms** - At present, the restrooms do not comply with the Americans with Disability Act. The restrooms do not have the required number of fixtures for the type of building usage. The new restrooms would be expanded, and a small closet added for a hot water heater.

### **Additional Natural Light in the Great Hall -**

The new entry will contain windows in the walls as well as in the doors. The removal of one of the existing storage room from the North side will allow for new windows and additional natural light for the Great Hall.

**Great Hall Floor Surface** - The existing concrete floor is not the best surface for many of the activities that take place in the building. At present a number of children's activities could benefit from a softer surface. Careful review of the many different types of flooring that are available will be needed to determine the proper material.

**Outdoor Stage Backdrop** - A new wall will be constructed on and behind the existing stage that will contain and focus the view. A roofed structure is proposed with the backdrop that will contain lighting and give support for sets and performers. The existing fireplace will be removed from the South side of the Annex, which will simplify the view of the stage area.

## OFF-SITE CHANGES

Several off-site changes are proposed to improve access to the park and to reduce congestion during special events. These are changes that will require the cooperation of other City of Troutdale departments, as well as the participation of Multnomah County and the State of Oregon.

- Place highway signs to provide advance notice of Glenn Otto Park entrance.
- Work with Oregon State Parks and other relevant jurisdictions to provide sidewalks on the Historic Columbia River Highway from Jackson Park Road to Dabney State Recreation Area.
- Work with State of Oregon Parks Department to utilize Dabney State Recreation Area parking lot during special events.
- During special events, provide shuttle service between downtown Troutdale, Glenn Otto Park, and Dabney State Recreation Area.

## Opinion of Probable Construction Cost

An opinion of probable construction cost is included on the following pages. Construction

costs can vary from month to month depending on the construction climate, the cost of materials, and other variables. Probable construction costs should be re-evaluated when funds become available to proceed with each phase of the project.

Item	Quantity	Units	Unit Cost	Extended Cost
<b>Mobilization, Site Preparation and Utilities</b>				
Mobilization	1	lump sum		\$ 100,000.00
Site Preparation	1	lump sum	\$ 40,000.00	\$ 35,000.00
Utilities	1	lump sum	\$ 10,000.00	\$ 10,000.00
<b>Site Total</b>				<b>\$ 145,000.00</b>
<b>A. Entrance and Parking</b>				
Structures				
Restrooms and Kiosk	1	lump sum	\$ 180,000.00	\$ 180,000.00
Paving				
Asphaltic Concrete, complete in place	2,650	square yard	\$ 23.00	\$ 60,950.00
Concrete Curb, standard, complete in place	450	lineal feet	\$ 12.00	\$ 5,400.00
Unit Pavers, complete in place	13,800	square feet	\$ 5.00	\$ 69,000.00
Permeable Paving, complete in place	17,700	square feet	\$ 10.00	\$ 177,000.00
Striping	1	lump sum	\$ 3,000.00	\$ 3,000.00
Retaining Walls	100	lineal feet	\$ 45.00	\$ 4,500.00
Fencing				
Wooden Post and Rail	240	lineal feet	\$ 15.00	\$ 3,600.00
Planting & Irrigation				
Irrigated Plant Bed	3,200	square feet	\$ 3.50	\$ 11,200.00
Site Furnishings				
Bicycle Racks for 8, complete in place	2	each	\$ 500.00	\$ 1,000.00
Drinking Fountains	1	each	\$ 4,000.00	\$ 4,000.00
Foot Wash	1	each	\$ 3,000.00	\$ 3,000.00
Picnic Tables	3	each	\$ 1,250.00	\$ 3,750.00
Signs	3	each	\$ 300.00	\$ 900.00
Trash Receptacles, complete in place	4	each	\$ 450.00	\$ 1,800.00
<b>Area Subtotal</b>				<b>\$ 349,100.00</b>

Item	Quantity	Units	Unit Cost	Extended Cost
<b>B. Picnic and Play Area</b>				
Play Area				
Infants (new)	1	lump sum	\$ 20,000.00	\$ 20,000.00
Toddlers (new)	1	lump sum	\$ 25,000.00	\$ 25,000.00
Children 5 to 8 years (renovated)	1	lump sum	\$ 15,000.00	\$ 15,000.00
Basketball Half-Court, complete in place	1	lump sum	\$ 15,000.00	\$ 15,000.00
Safety Surface				
Manufactured wood fiber	4,500	square feet	\$ 3.00	\$ 13,500.00
Synthetic safety surfacing, complete in place	500	square feet	\$ 12.50	\$ 6,250.00
Structures				
Picnic Shelters	400	square foot	\$ 25.00	\$ 10,000.00
Picnic Shelter (shift location)	1	each	\$ 3,000.00	\$ 3,000.00
Restroom	1	lump sum	\$ 175,000.00	\$ 175,000.00
Paving				
Concrete walkway, standard, complete in place	161,250	square feet	\$ 3.50	\$ 564,375.00
Concrete, shelter pad, complete in place	2,100	square feet	\$ 3.50	\$ 7,350.00
Concrete ramps, complete in place	300	square feet	\$ 5.00	\$ 1,500.00
Concrete, vehicle loaded, complete in place	540	square yard	\$ 24.00	\$ 12,960.00
Concrete curb, tall, complete in place	480	lineal feet	\$ 14.00	\$ 6,720.00
Grasscrete, complete in place	2,600	square feet	\$ 3.00	\$ 7,800.00
Site Furnishings				
Signs	3	each	\$ 300.00	\$ 900.00
Benches	5	each	\$ 800.00	\$ 4,000.00
Drinking Fountains, complete in place	1	each	\$ 4,000.00	\$ 4,000.00
Picnic Table	6	each	\$ 1,250.00	\$ 7,500.00
Trash Receptacle	6	each	\$ 450.00	\$ 2,700.00
<b>Area Subtotal</b>				<b>\$ 902,555.00</b>
<b>C. Performance Green</b>				
Structures				
*Stage Backdrop and Cover	1	lump sum	\$ 16,000.00	\$ 16,000.00
Park Shelter	600	square foot	\$ 25.00	\$ 15,000.00
Planting & Irrigation				
Irrigated Lawn	8,000	square feet	\$ 0.85	\$ 6,800.00
<b>Area Subtotal</b>				<b>\$ 37,800.00</b>

Item	Quantity	Units	Unit Cost	Extended Cost
<b>D. Beach Access</b>				
Paving and Surfacing				
Concrete walkway, standard, complete in place	1,500	square feet	\$ 3.50	\$ 5,250.00
Concrete, vehicle loaded, complete in place	235	square yard	\$ 38.00	\$ 8,930.00
Handrails	100	lineal feet	\$ 35.00	\$ 3,500.00
Site Furnishings				
Park Signs	3	each	\$ 300.00	\$ 900.00
Trash Receptacle	2	each	\$ 450.00	\$ 900.00
<b>Area Subtotal</b>				<b>\$ 19,480.00</b>
<b>E. Natural Area, Trail and Bridge</b>				
Structures				
Beaver Creek Bridge	1	lump sum	\$ 12,000.00	\$ 12,000.00
Paving and Surfacing				
Bark trail, complete in place	1,200	square feet	\$ 10.00	\$ 12,000.00
Concrete walkway, standard, complete in place	2,250	square feet	\$ 3.50	\$ 7,875.00
Site Furnishings				
Benches	1	each	\$ 800.00	\$ 800.00
Interpretive Signs	1	lump sum	\$ 2,500.00	\$ 2,500.00
Picnic Table	8	each	\$ 1,250.00	\$ 10,000.00
Trash Receptacle	2	each	\$ 450.00	\$ 900.00
<b>Area Subtotal</b>				<b>\$ 46,075.00</b>
<b>F. Boy Scout Building</b>				
Structures				
Building Remodel / Expansion	500	square foot	\$ 45.00	\$ 22,500.00
<b>Area Subtotal</b>				<b>\$ 22,500.00</b>
<b>G. Caretaker Cottage</b>				
Structures				
Caretaker Cottage	1,600	square feet	\$ 100.00	\$ 160,000.00
Caretaker & Maintenance Garage	600	square feet	\$ 45.00	\$ 27,000.00
Paving				
Concrete driveway, complete in place	400	square feet	\$ 10.00	\$ 4,000.00
<b>Area Subtotal</b>				<b>\$ 191,000.00</b>

Item	Quantity	Units	Unit Cost	Extended Cost
<b>H. Cox Community Center and Courtyard</b>				
Structures				
*Cox Community Center	1	lump sum	\$ 255,000.00	\$ 255,000.00
Gazebo	1	lump sum	\$ 20,000.00	\$ 20,000.00
Arbor structure	1	lump sum	\$ 5,000.00	\$ 5,000.00
Paving				
Concrete walkway, standard, complete in place	550	square feet	\$ 3.50	\$ 1,925.00
Unit Pavers, complete in place	1,500	square feet	\$ 5.00	\$ 7,500.00
Planting & Irrigation				
Irrigated Lawn	4,000	square feet	\$ 0.85	\$ 3,400.00
Irrigated Plant Bed	4,000	square feet	\$ 3.50	\$ 14,000.00
<b>Area Subtotal</b>				<b>\$ 306,825.00</b>
<b>Total Construction Cost</b>				<b>\$ 2,020,335</b>
<b>18% General Contractor Mark-up</b>				<b>\$ 363,660</b>
<b>15% Contingency</b>				<b>\$ 303,050</b>
<b>Total Development Cost</b>				<b>\$ 2,687,046</b>
<b>Site Survey</b>				<b>\$ 10,000</b>
<b>12% Design and Engineering Fees</b>				<b>\$ 242,440</b>
<b>15% Construction Administration</b>				<b>\$ 303,050</b>
<b>TOTAL PROJECT COST</b>				<b>\$ 2,929,486</b>

\*Refer to Architect's preliminary construction estimate on following page.

COX COMMUNITY BUILDING - PRELIMINARY CONSTRUCTION ESTIMATE

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New entry		
Demo, addition (194 sf @ \$75/sf) and roof structure (300 sf @ \$35/sf)		\$25,000
Remodeled kitchen		
Demo walls, new doors, ceiling system and kitchen equipment	\$125,000	
Enlarge rest rooms		
Addition (143 sf @ \$85/sf) + remodel (350sf @ \$65)		\$35,500
New storage room		
Addition (188 sf @ \$65/sf) + relocation of shed		\$13,500
Annex meeting room remodel		
Demo walls, fireplace, new wall and doors		\$18,000
Lengthen stairs		
Demo existing and rebuild to code		\$8,500
Great room flooring		
New flooring + cleaning and patching	(2,827 sf @ \$4-\$10/sf)	\$28,000
New stage structure		
Free standing structure (185 sf @ \$85/sf)		\$16,000
<hr/>		
Subtotal		\$269,500
Contingency 10%		\$27,000
Permits and design fees	(allowance 3% + 15%)	\$53,000
General contractor overhead and profit (General requirements 10%, Overhead 5%, Profit 10%)		\$74,000
Total		\$423,500

---

Note: System Development Charges, off site improvements and any needed utility improvements are not included. This is a preliminary estimate based on limited information and has a high margin of error.

October 14, 2002  
DiBenedetto/Thomson/Livingstone Architects  
0106 SW Gibbs Street  
Portland, OR 97201

APPENDIX

## Unable to Attend?

If you are not able to attend the *Open House, Walking Tour, and Design Workshop* on August 27, please send your comments to Parks and Facilities Supervisor, 104 SE Kibling Avenue, Troutdale, Oregon 97060-2099, *no later than August 31*:

1. What are your *goals* for Glenn Otto Park?
2. What *improvements or changes* should be made to the park to meet the needs of the community?
3. Of these improvements or changes, which do you believe should be the *highest priority*?
4. Do you have any *other comments or suggestions*?

## Glenn Otto Park

*Open House, Walking Tour, and Design Workshop*  
Tuesday, August 27 from 6:30 to 8:45 p.m.

Tour Troutdale's most popular community park and community building, and see them from a different perspective. Look at existing facilities with a critical eye. Think about what works and what doesn't work. Where do improvements need to be made? Look at undeveloped areas. What changes, if any, would you like to see? Are there areas that should remain undeveloped for habitat or passive recreation? Are there historic features that should be preserved?

Share your park design ideas with your neighbors and the design team at a fun, interactive workshop! Help develop a plan for the park that meets community needs. You can:

- Brainstorm activities that should occur at this park!
- Learn about the park planning and design process!
- Interact with Parks and Facilities staff, the Parks Advisory Committee, and the design team!



## Glenn Otto Park

### A GUIDE TO THE PROCESS OF DEVELOPING A SITE MASTER PLAN



Community  
Development  
Department

Parks and  
Facilities Division

Name and address (optional):

## A New Master Plan

Glenn Otto Park draws people from all over the region. It is the venue for special events such as the Easter Egg Hunt, Summerfest, and Harvest Faire. The Cox Community Building, in its tranquil woodland setting, is a favorite site for weddings, reunions, and meetings. The natural beach along the Sandy River attracts droves of people on hot summer days.

To ensure that the most precious features of Glenn Otto Park are preserved as it continues to serve the recreation needs of an ever-increasing population, a site master plan is needed. Please join us in developing a plan that will guide the renovation and re-development of Glen Otto Park for many years to come.

## A Brief History

In 1995, the Troutdale City Council adopted a *Parks, Recreation, and Greenways Master Plan*, which identified parks, facilities, and programs to meet the needs of the City's expected population to the year 2015. This plan recommended that a detailed site master plan be developed for Glenn Otto Park to address pedestrian circulation, parking, the siting of new facilities, beach access, pedestrian links to Sandy River and Beaver Creek, and renovation of the community building. Elements that were suggested for the site master plan included:

- Children's play area
- Basketball court
- Restroom facilities
- Large group picnic area and shelter
- Picnic table pads
- Paved pathways and parking
- Beaver Creek Bridge

Several of the suggested elements have already been constructed. As the heavy use of Glenn Otto Park increases, it will be necessary to continue renovations and improvements. It is time to develop an integrated, cohesive site master plan to guide future changes as funds become available.

## The Master Planning Process

The City has retained the services of a consultant design team to assist in developing a new site master plan. The consultants will gather information about the site and develop an understanding about the physical opportunities and constraints. They will work with the Parks Advisory Committee, City staff, and park users to learn how the park and the community building function, what areas work well, what areas cause problems. Once goals for the park and community building have been established, the consultants will explore opportunities for improving the park. They will develop design alternatives and present them in a meeting that includes the Parks Advisory Committee and interested members of the community. Based on response to the design alternatives, the consultants will refine one design for review and approval. The outcome of this process will be a site master plan, which will direct the park's improvements in the coming years.

## Future Phases

As funds become available, the City will move ahead with implementation of the site master plan. Implementation will include refining the design, preparing construction documents, bidding, and construction.

## Public Involvement Meetings

Join volunteer members of the Troutdale Parks Advisory Committee and City staff for three interactive meetings to develop a new site master plan for Glenn Otto Park.

<i>Date and Location</i>	<i>Time</i>	<i>Focus</i>
08-27-02 Glenn Otto Park Cox Building	6:30 pm	Open House, Walking Tour, and Design Workshop
09-17-02 City Conference Building, 2 <sup>nd</sup> & Buxton	7:00 pm	Review Alternative Designs
10-15-02 City Conference Building, 2 <sup>nd</sup> & Buxton	7:00 pm	Review Final Design

## For More Information, contact:

Clyde Keebaugh  
Parks and Facilities Supervisor  
104 SE Kibling Avenue  
Troutdale, Oregon 97060-2099

Phone 503-666-8303  
FAX 503-665-3335

Email [ckeebaugh@ci.troutdale.or.us](mailto:ckeebaugh@ci.troutdale.or.us)



*City of Troutdale*  
**Glenn Otto Park Master Plan**

**Community Workshop**  
*Glenn Otto Park, Cox Building*  
*August 27, 2002, 6:30 to 8:45 p.m.*

### **Introduction**

On Tuesday evening, August 27, 2002, an open house, walking tour, and design workshop was held at the Cox Building in Glenn Otto Park. The purpose of the workshop was to involve park users, neighbors, and the Troutdale community in developing a new master plan for Glenn Otto Park.

Clyde Keebaugh, Troutdale Park Supervisor, welcomed participants and introduced City staff and consultants. Jane Henderson, MIG, Inc., described the master planning process and noted future meeting dates. She provided an overview of the evening's agenda, and presented a summary of preliminary observations about the site.

Participants were asked to join the staff and consultants in a walking tour of the park, concluding with a tour of the Cox building. During the tour, participants talked to each other and to the consultants about their observations. They also made written notes for later discussion.

Following the walking tour, Henderson, along with Dave Walters, MIG, Inc., and Steve Thomson, DTL Architects, facilitated and recorded a discussion that addressed goals for Glenn Otto Park and the Cox Building, issues and opportunities at each of the walking tour stations, and priorities for implementation. The comments are transcribed in Appendix A. They are summarized below.

### **Summary of Workshop Results**

Glenn Otto Park and the Cox building are seen as the hometown assembly area for the community of Troutdale. It is a meeting place for service groups, a place for senior activities, and a center for children's recreation. The park and Cox Building are also heavily used for private gatherings such as weddings and family reunions.

While the facility is an important community resource for residents of Troutdale, it is also a regional resource. During the summer, swimmers come from around the region to enjoy the beach and swimming in the Sandy River.

During the discussion, participants offered the following suggestions for improvements to Glenn Otto Park and the Cox Building.

- Provide access to views, beach, restrooms, picnic areas, Cox Building, children's play area, and other park elements for people with and without disabilities
- Improve entry sequence for pedestrians
  - to park
  - to beach
  - to Cox Building
- Provide additional view points along Sandy River, and make them accessible to people with and without disabilities
- Add double and triple picnic table pads
- Add group picnic shelter(s)

- Reduce or eliminate conflict between service vehicles/pedestrians, Cox Building users/park users/beach users, smokers/non-smokers
- Re-design area around picnic shelter / utility vaults / restrooms
- Provide restrooms / foot wash / water fountain for beach users
- Add accessible and toddler activities at children's play area; provide benches for adults
- Repair and/or relocate basketball hoop and horseshoe pits; provide additional court activities
- Incorporate Beaver Creek Bridge with Glenn Otto Park walkways/pathways
- Develop interpretive area near Scout building
- Buffer or relocate caretaker house and maintenance buildings
- Provide a better backdrop and improved access to stage
- Remodel the Cox Building
  - entrance
  - kitchen (provide improved cold storage facilities, new water heater, industrial gas range, code-compliant dishwashing facilities)
  - restrooms (provide additional toilets and sinks, upgrade to meet ADA requirements, provide better signage)
  - floor (replace or resurface)
  - storage
  - projection screen
  - natural light (provide more)
  - acoustics (improve)
- Develop an attractive outdoor room for the Cox Building that can be used for wedding photographs

- Develop a coordinated signage program that includes a site map and a kiosk that provides information about Cox building and shelter reservations, special events, etc.
- Improve access to park for bicyclists and pedestrians

*Appendices*

- A. Transcription of Comments
- B. Master Plan Flyer
- C. Walking Tour Map
- D. Walking Tour Guide
- E. Comment Sheet

*Community Participants*

Shelley Glass  
 Jack Glass  
 Diane McKeel  
 Rosy Murchashi  
 David Nelson  
 Sharon Nesbitt  
 Eric Newert  
 Mike Smith  
 Carolyn Taylor  
 Norman Thomas  
 Kathlea Waldren

*City of Troutdale*

Rick Faith, Community Development Director  
 Clyde Keebaugh, Parks Supervisor  
 Michele Rosenberger, Parks

*Consultants*

Jane Henderson, ASLA, Project Manager  
 Moore Iacofano Goltsman, Inc.  
 Dave Walters, ASLA  
 Moore Iacofano Goltsman, Inc.  
 Steve Thomson, AIA  
 DiBenedetto Thomson Livingstone Architects

## Appendix A

### Goals, Needed Improvements, Priority Improvements

1. *What are your goals for Glenn Otto Park?*

- Hometown assembly area
- Make it a useful community site; update, beautify it – better paths, signs
- Keep it community oriented; not just for private functions
- Make the park and Cox building more inviting for events so that the city may generate income, but maintain good public access
- A gathering place for community groups
- Regional resource
- A place for senior activities
- A place for children's recreation
- A new community building! The park is great.

2. *What improvements or changes should be made to the park to meet the needs of the community?*

- Provide windows to the river and take advantage of potential for views (3)
- Provide access to views and beach per Americans with Disabilities Act (ADA) (2)
- Construct a new community building. It would be nice to build a more updated facility for people to enjoy
- Provide storage for chairs and tables
- Provide more covered picnic areas
- Revamp the basketball area
- Do something with the dead area next to the caretaker's area where the ambulance parks now
- Events and public use should retain top priority

- Provide a projection screen in the great hall
- Improve entrance to the great hall
- Improve kitchens in the great hall
- Provide a map of the site
- Develop a signage program

3. *Of these improvements or changes, which do you believe should be the highest priority?*

- Provide beach access for people with and without disabilities
- The facility is very old. If we can't get a new one, then a major remodel is needed to include a softer floor for recreation programs.
- Remodel the Cox Building kitchen
- Improve entrance to the Great Hall
- Build an upper story for Cox building
- Provide upgraded restrooms in the park and in the Cox Building
- Remove the caretaker's house
- Redesign the park entrance (off the parking lot)

4. *Do you have any other comments or suggestions?*

- Thanks for doing this.
- Involve all major 'communities' that use this space (Boy Scouts, Lions)
- Improve beach access
- Provide additional group picnic areas
- A full remodel is needed in the Cox building – more windows, make brighter, a new floor and updated kitchen areas and restrooms.

## Walking Tour Debrief

### 1. *Parking Lot*

- Parking for private events can be a problem during hot weather (2)
- Provide an island to mark the end of parking rather than a painted "no parking" sign on the pavement
- Island at entrance is run into often
- A better second entry is needed – the exit gate creates safety factor for cars
- Redesign entrance / reorganize Cox entrance – history, user groups, reserved areas
- Provide a more inviting entry to the park and beach
- Chain better idea than cable – cable and rope stretch in time

### 2. *Trail to Beach from Parking Lot*

- Make access to the beach safer and easier to use for people with and without disabilities (7)
- Maybe could use some trail work – steep and rough, but don't pave the trail all the way to the river
- Provide signage indicating location for other trail to be used by handicapped

### 3. *Transition Between Parking and Cox Building*

- Buildings obstruct view of the park (2)
- Provide park map at entrance
- Consider a little courtyard on the north side of the building

### 4. *Barbecue*

- Move BBQ to another location (2)
- BBQ tends to lend congestion to entrance

- Very visually constrained, tight area
- It should stay here – yes sometimes it adds to congestion, but not that much
- BBQ is far away from tables, inconveniently located. Could make more picnic seating near BBQ.
- Can't use BBQ when Cox Building has a different user!
- No paving around three sides of BBQ

### 5. *Cox Entrance*

- Entry difficult
- Trash cans visible
- Have east side open for weddings and events to keep walk open for park use
- It is crowded, used as a smoking area for people who are attending functions in the building. Maybe try to make some of this activity to the other side of the building.
- Improve side access; make more attractive
- South side is very unattractive
- Currently unappealing as an entry

### 6. *Restrooms / Picnic Shelter*

- Tidy up area behind garbage cans around vaults (5)
- Too much going on in small space (3)
- Remodel restrooms and provide ADA access (3)
- Need more restroom facilities (2)
- BBQ area in middle is heavily used (2)
- Provide a vehicle turnaround (2)
- Repair pathways, do not expose City to liability
- Provide porta-potties and foot wash for beach users

### 7. *Children's play area*

- Provide access to children's play area for people with and without disabilities
- Provide additional play activities / equipment for children
  - Spring toys
  - Toddler swings
- Provide benches for parents and other caregivers
- Enlarge, renovate, relocate basketball court
  - Level and recondition surface
  - Provide new backboard
  - Enlarge basketball court
  - Provide more court activities such as wall ball, basketball, 4-square
  - Consider moving court to different location
  - Provide a covered (but not lighted) court
- Provide drinking fountain that is accessible for people with and without disabilities
- Repair walkways
- Play area is nice
- Plant more grass next to play area

### 8. *Boy Scout building*

- Provide pads for two or three picnic tables (small group picnicking) (2)
- Provide additional areas for large group picnicking (2)
- Renovate and consider relocating horseshoe pits
- Repair walkways
- Provide picnic tables that are accessible to people with and without disabilities

- Provide access to Boy Scout Building for people with and without disabilities
- Explore increasing size of Boy Scout Building by 20'
- Thin trees and shrubs in this area
- Develop this part of park as an interpretive area for Beaver Creek and Sandy River
  - Involve scouts
  - Plant along chain link fence
  - Bird viewing area
  - Quiet area – neighbors
  - Building could use some landscaping
  - Convert southern area to native and riparian uplands plantings

### 9. *Path to Beach*

- Improve pathways to provide access consistent with ADA requirements (7)
  - Surface
  - Width
  - Slope
- Improve signs (4)
  - Accessible trail to beach
  - Fishing regulations
  - Historical information
- Thin trees and remove brush to improve views (3)
- Redefine and connect (to each other) pathways to beach (2); use asphalt or boardwalk
- Repair or replace wall of broken concrete
- Provide picnic areas on beach with picnic tables

#### 10. East Side of Cox Building

- Create path from parking lot to restroom, to beach, and to park (5)
- Use this area for storage and maintenance (4)
- Move some activities to take pressure off Cox Building entrance (3)
  - Covered deck or patio
  - BBQ
- Feels like it's off limits, ugly (3)
- Improve park trail – it has lumps/bumps (2)
- Improve natural light with windows to river; open up views (2)
- Picnic table is in poor location

#### 11. Stage/lawn area

- Improve the stage and access to it (10)
  - Build backdrop
  - Build band shell
  - Expand
  - Cover stage
  - Provide plantings around stage
- Renovate lawn with shade tolerant mix (2)
- Provide covered patio for events
- Access to restrooms is good
- Great spaces

### 12. Cox Building

- Build a new community building (2)
- Improve storage facilities (tables okay on floor)
- Replace the drinking fountain
- Utilize volunteers to make improvements
- 

#### 12a Annex

- Renovate as conference room (2)
- Add windows (2)
- Remove fireplace

#### 12b Kitchen

- Remodel the kitchen (4)
- Provide dishwashing facilities that meet sanitation codes and that are large enough for large pans (2)
- Provide improved cold food storage facilities (2)
- Provide additional counter space
- Provide industrial size gas range
- Provide new water heater

#### 12c Restrooms

- Remodel restrooms (3)
- Provide additional toilets and sinks
- Improve directional signs for restroom facilities

### 12d Great Hall

- Resurface floor (3)
  - Grind down so cleaning will be more effective
  - Provide softer surface for benefit of recreation programs
- Lighten up the interior (2)
  - Add windows (clerestory, east wall)
  - Uncover windows (hidden by table and chair storage)
- Improve cleaning procedure (2)
  - Raise standards for user cleaning
  - Hire cleaning service and require users to pay
- Why do anything major – you can't beat a concrete floor for crowds
- Provide a projection screen
- Improve acoustics



*City of Troutdale*  
**Glenn Otto Park Master Plan**

**Community Workshop**  
*Glenn Otto Park, City Conference Building*  
*September 17, 2002, 7:00 to 9:00 p.m.*

### ***Introduction***

On Tuesday evening, September 17, 2002, a community workshop was held at the City Conference Building in conjunction with the Parks Advisory Committee monthly meeting. The purpose of the workshop was to review and discuss two different design options for the Glenn Otto Park Master Plan.

Both options were developed with significant input from local residents and committee members, the result of the first community workshop in August. Again, a productive discussion took place.

Participants voiced their opinions on the pros and cons of both options, working to develop a synthesized "Option for Refinement."

Bruce Stannard, Chair of the Parks Advisory Committee, welcomed participants and introduced the consultants. Jane Henderson, MIG, Inc. and Steve Thomson, DiBenedetto/Thomson/Livingston Architects, PC, presented Options 1 and 2.

Following the presentations of Option 1 and Option 2, Henderson, along with Lisa Garbett, facilitated and recorded a discussion that allowed the participants to get involved directly with the master plan process.

Option 1 and 2 both proposed a bicycle pedestrian entrance and walk with Sandy river overlooks, bike parking, beach service access, a relocated barbecue, a bridge over Beaver Creek, an upgraded childrens play

area, and an expanded Boy Scout hut. The primary difference between the two options is the addition of a courtyard, a gazebo and parking near the Cox Building in Option 2. Option 1 on the other hand proposed one pedestrian entrance along the Columbia River Highway as opposed to the two proposed in Option 2, and park restrooms near the picnic shelters.

The comments are transcribed in Appendix A.

### ***Summary of Workshop Results***

During the discussion, participants offered the following information pertaining to Options 1 and 2.

#### **Option 1** ***Pros, Cons and Suggested Refinements***

- Provide a new entry near the river to make the park more welcoming
- Leaving the caretakers building close to the entrance maintains visibility
- Relocating the barbecue shelter would improve access to and from the kitchen
- An extra meeting room would be good in the Cox Building
- Storage location is good in the Cox Building

- Skylights would improve the Cox Building and create a more open place
- Kitchen is in a good location in the Cox Building
- Caretaker's house should not be relocated and may be on the historical societies list
- Is moving the barbecue and shelter necessary? The shelter was built by the Boy Scouts and they would hate to see it moved
- Residents may not like the idea of a Beaver Creek bridge.
- Basketball hoop location is too remote. The basketball hoop needs to be in a more visible and active location.
- South picnic shelter is too remote. Participants mentioned the desire to keep the south area of the park quiet and clustering shelters in one more active area

### **Option 2**

#### ***Pros, Cons and Suggested Refinements***

- Bicycle / pedestrian entrance is a good idea and will improve the circulatory functions of the park
- Removing the caretaker's house and building an apartment above the Cox Building for the caretaker instead is a good idea
- Developing a courtyard north of the Cox Building would accomplish the goal of creating an outdoor room for wedding photographs or an informal meeting place
- Caretakers presence at the park helps to deter vandals
- A walkway/ overlook would improve the park

- Removal of the caretaker's house would not be a good idea. Developing an apartment above the Cox Building would decrease visibility for the caretaker and also increase noise volumes for the person who lives there.
- Parking near the Cox Building should not be allowed. Parking should be limited to the front parking lot
- Park restroom at the south end is too remote and not near the beach where most of the users are located

### **Option for Refinement**

- Expand Boy Scout building (see Boy Scouts of America Troop 174 located in Appendix A)
- Create a cluster of shelters
- Existing location favored for the basketball hoop
- Provide entrance for pedestrians and bicyclists (this was mentioned more than one once)
- Leave the barbecue in the same location it is because a lot of hard worker was put into the construction by the Boy Scouts
- Provide additional storage in the Cox building is a priority
- Walkway/ Overlook would be a nice addition to the site
- Improve circulation through the proposed bicycle/ pedestrian entrance

#### ***Appendices***

- A. Agenda (Community Workshop)
- B. Option 1 (Master Plan Drawing)
- C. Option 2 (Master Plan Drawing)
- D. Cox Building (Existing Floor Plan)
- E. Cox Building (Option 1 and 2)
- F. Transcription of Comments
- G. Boy Scouts of America (Troop 174) Justification for Building Expansion

G. Glenn Otto Park and Building  
Improvements (collected from  
conversations with users by Carolyn  
Taylor)

*Community Participants*

John Wilson, Boy Scouts

*Parks Advisory Committee*

Carolyn Taylor

Gary Holman

Anna Herbert

John Kimes

Diane McKeel

Bruce Stannard

Bill Edgett

Mike Smith

*City of Troutdale*

Clyde Keebaugh, Parks Supervisor

Michele Rosenberger, Parks

Rich Faith, Community Development  
Director

*Consultants*

Jane Henderson, ASLA, Project Manager

Moore Iacofano Goltsman, Inc.

Lisa Garbett, ASLA,

Moore Iacofano Goltsman, Inc.

Steve Thomson, AIA

DiBenedetto Thomson Livingstone

Architects

## Appendix A

### Facilitated Discussion

*Option 1 and Option 2 Pros, Cons and Suggested Improvements*

#### Option 1 (Pros)

- New entry, near the river/ welcoming
- Caretaker's residence
  - closer to the entrance is a good idea
  - maintains visibility and easily identified
- move barbecue with shelter
- Cox Building
  - extra meeting room
  - storage location
  - skylights open
  - kitchen
- Like option 1 building better

#### Option 1 (Cons)

- Caretaker's house-historical society
- Relocation of barbeque
- Residents may not like idea of a bridge crossing over
- Basketball hoop location
- South picnic shelter too remote
  - keep this area quiet (tables)
  - cluster shelters into one active area

#### Option 2 (Pros)

- Bicycle/ Pedestrian Entrance
- Caretaker's house removed
- Courtyard
- Caretaker on-site (less vandalism occurs)
- Walkway/ Overlook

#### Option 2 (Cons)

- Caretaker's house removed
- Cox building parking
- Park restrooms at south end

#### Option for Refinement

- Boy Scout expansion (Boy Scout use only)
- Cluster of shelters
- Basketball hoop location
- Entrance (bicycle and pedestrians)
- Leave BBQ in current location
- Storage
- Nice entry to Cox Building
- Walkway/ Overlook
- Bicycle / Pedestrian Entrance



**Boy Scouts of America  
Troop 174  
P.O. Box 673  
Troutdale, OR 97060**

**Cascade Pacific Council  
Mt. View District**

**Scoutmasters**

Scoutmaster  
Tim Steenberg  
503-492-0325

Assistant Scoutmaster  
Cindy Daniel  
John Howell  
Glen Joseph  
Sue Papworth  
Ken Strohmeyer  
Delbert Warner

**Troop Committee**

Chairman  
John Wilson  
503-661-3402

Secretary/Webmaster  
Mike O'Rourke

Treasurer  
Tanya Steenberg

Outdoor/Activities  
Tony Ricchi

Advancement  
Larry Holm

Chaplain  
James Alexander

Equipment  
Art Wright

Transportation  
Dave Lane

Fundraising  
Brad Pursinger

**Charter Organization**

Troutdale Lions Club

**Troop Website**

[www.theorourkes.com/  
troop174.htm](http://www.theorourkes.com/troop174.htm)

Troop 174 would like to expand the building it currently meets in 30 feet East. The Troop will assume costs.

**Troop Facts:**

Troop 174 was given the building by the Troutdale Lions Club to meet in during the 70's. The wood floors and exterior needed to be replaced in 1979. A government group SEDA (or CEDA) and rebuilt the building.

The building was broken into several times, the Troop's equipment was burnt and taken. The building leaked and was in need of having the walls replaced.

1997- The Troop had 8 Scouts and 2 parents and 3 leaders running it. March of that year 12 cub scouts and 6 adults crossed over to the Troop. That summer working with the City of Troutdale the East wall was replaced. The work was done by Troop and Pack parents. Almost all of the material was donated by local businesses.

The Troop replaced the split rail fence on the North side of the Park. The Troop did clean up and arbor day plants with the city.

1998- The Troop grew to 25 scouts. The Troop replaced the North wall. The work was done by Troop members and materials were donated.

The Troop stabilized the banks of Beaver Creek by planting fastines in Glenn Otto Park. This also prevents blackberries and increased access to the creek.

1999- Troop 174 working with the City Parks started helping the Annual Solve and Arbor day by being lead guides to other volunteers. Troop membership increases to 30.

2000- Troop 174 replaces the West and South wall of the Scout building. The Troop continues to help the City with many service projects. Troop membership 25. This is due to Scouts turning 18 and moving. Packs have few boys at cross over age.

2001- Troop grows to 44 scouts, adult leaders increase to 20. The Scouts continue to help the City with projects. The cover over the brick fire pit at Glenn Otto Park is replaced.

2002- Troop 174 grows to 58 scouts and 30 adult leaders. The Troop continues to give back to the City. It is now holding some of the meetings in the Sam Cox building due to the size.

Troop 174 would like to expand the Scout Building for the following reasons:

- 1) Free up the Sam Cox Building.
- 2) Hold all of our meetings in one place.
- 3) So the scouts can see the Troop history and also leave their memories.
- 4) Gives the Scouts a sense of unity.



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## Memo

### EXECUTIVE DEPARTMENT

#### Administration

City Administrator  
City Recorder

Fax (503) 665-7265

#### Community Services

Community Services  
Manager

Greenways & Community  
Services Coordinator

Recreation Coordinator

Fax (503) 665-1137

#### Human Resources

To: Clyde Keebaugh, Rich Faith

From: Tracy Callan, Recreation Manager

Date: 1/14/02

RE: Sam Cox Building Floor

I would like to make a formal request for a possible budget item to be included in your proposed 2002-2003 budget.

This item would be a new floor for the Sam Cox Building at the Glenn Otto Community Park. Over the past six years, Troutdale's Recreation Program has used the Sam Cox Building and Glenn Otto Park as one of the main facilities for program use. We appreciate being able to use such a beautiful park and area for our programs, classes and events. Being an older facility, the Sam Cox building does have some limitations. The floor in the building is one of them. It is uneven and unsafe for many of our intended uses of the facility. Recreation program participants, parents and other community members have questioned the safety and use of the floor for years.

As the Recreation Manager, I would like to request new flooring for the Sam Cox Building, possibly a "softer" flooring such as wood or rubber. Such multi-use flooring is critical for our recreation purposes as well as other public and community uses of the building.

Attached are the statistics of the use of the Sam Cox / Annex facilities for 2001. Please let me know if there is anything I can do to help further this request. Thank you for your consideration.