



RESOLUTION 2024-074

ADOPTING THE MURDOCK PARK MASTER PLAN

WHEREAS, the 2021 Park & Recreation Master Plan identified updating the Murdock Park Master Plan as a high-priority project; and

WHEREAS, on October 12, 2023, the City issued a Request for Proposal for the Murdock Park Master Plan and received four proposals; and

WHEREAS, after a thorough evaluation and interviews with two firms, the City awarded the contract to Lango Hansen Landscape Architects; and

WHEREAS, to incorporate community input in developing the Master Plan, the City of Sherwood organized two public open houses, conducted an online survey, and shared the preferred design at Park and Recreation Advisory Board meetings and at a City Council work session; and

WHEREAS, the final preferred design, along with insights from the open houses, were presented at the Parks and Recreation Advisory Board meeting on October 7, 2024; and

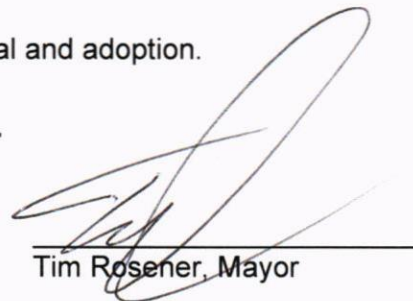
WHEREAS, the Parks and Recreation Advisory Board unanimously recommended that the City Council adopt the proposed Murdock Park Master Plan.

NOW, THEREFORE, THE CITY OF SHERWOOD RESOLVES AS FOLLOWS:

Section 1. The Sherwood City Council adopts the Murdock Park Master Plan, attached hereto as Exhibit A.

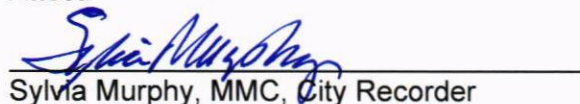
Section 2. The Resolution shall be effective upon its approval and adoption.

Duly passed by the City Council this 19th of November 2024.



Tim Rosener, Mayor

Attest:



Sylvia Murphy, MMC, City Recorder

MURDOCK PARK

2024 Master Plan



October 2024

TABLE OF CONTENTS

1	PROJECT BACKGROUND	1
	Master Plan Process	
	Public Feedback	
	Planning Framework	
	Guiding Principles	
	Site Context	
	Existing Conditions	
2	SITE ANALYSIS	7
	Site Analysis Plan	
	Public Feedback	
3	CONCEPT ALTERNATIVES	10
	Concept alternative 1	
	Concept alternative 2	
	Concept alternative 3	
	Public Feedback	
4	MASTER PLAN	15
	Master Plan	
	Master Plan Components	
	Public Feedback	
	Implementation	

Project Team:

Lango Hansen Landscape Architects
Pacific Habitat Services, Inc.



1

PROJECT BACKGROUND

In this section of the report, the foundation of and process for this study is discussed, including background on the planning framework for the plan, project guiding principles, and an introduction to Murdock Park.

PROJECT BACKGROUND

The development of a master plan for Murdock Park is an opportunity to explore how this public space can be enhanced to enrich the lives of the citizens of the City of Sherwood. The master plan will be used to guide future improvements to the park and as such, it is important that the plan is not only feasible, but that it is collaborative and firmly rooted in the values and needs of the citizens of Sherwood. This process should result in a design for Murdock Park that is enduring and beloved by the community.



MASTER PLAN PROCESS

The master planning process was divided into three phases of work, which will allow for an iterative design process informed by an understanding of the site and input from the community.

Phase 1: Site Analysis

The intent of Task 1 is to fully understand site opportunities and constraints, identify technical and regulatory issues, and engage the community to develop a clearly defined vision for programming in Murdock Park. This program will serve as the foundation for the next phase of work.

Phase 2: Concept Alternatives

The second phase of work will build upon the technical investigations, site analysis, and community feedback to develop creative design solutions that work within site constraints, respect the project budget, and meet community expectations. This task will see the development of design alternatives and will seek consensus to determine a preferred concept.

Phase 3: Preferred Design

The purpose of phase 3 is to confirm the preferred design approach and refine the plan to ensure that it meets the communities expectations. This plan will serve as the basis for potential future park construction.

PUBLIC FEEDBACK

The master plan process was designed to be collaborative and iterative, ensuring that the work was responsive to feedback received from the community. This design approach was intended to be driven by the community such that the final plan for Murdock Park is a reflection of the needs and desires of the people who will use the park.

Public consultation occurred in each phase of the project, including an open house in phase 1 that focused on understanding the communities goals for the park, an online survey in phase 2 that collected feedback on design alternatives, and an open house in phase 3 to solicit feedback on the master plan.

The City of Sherwood Parks and Recreation Advisory Board was consulted once in each phase to receive additional feedback and to provide guidance on how to proceed with park amenities. Their feedback informed the development of the master plan to ensure that public feedback and City priorities were implemented.

The master plan was reviewed and discussed in two City Council work sessions; once to review the design concepts and again to review the final proposed master plan. This feedback was valuable to ensure that the proposed park improvements considered existing park assets responsibly and that the master plan was aligned with the City's goals.



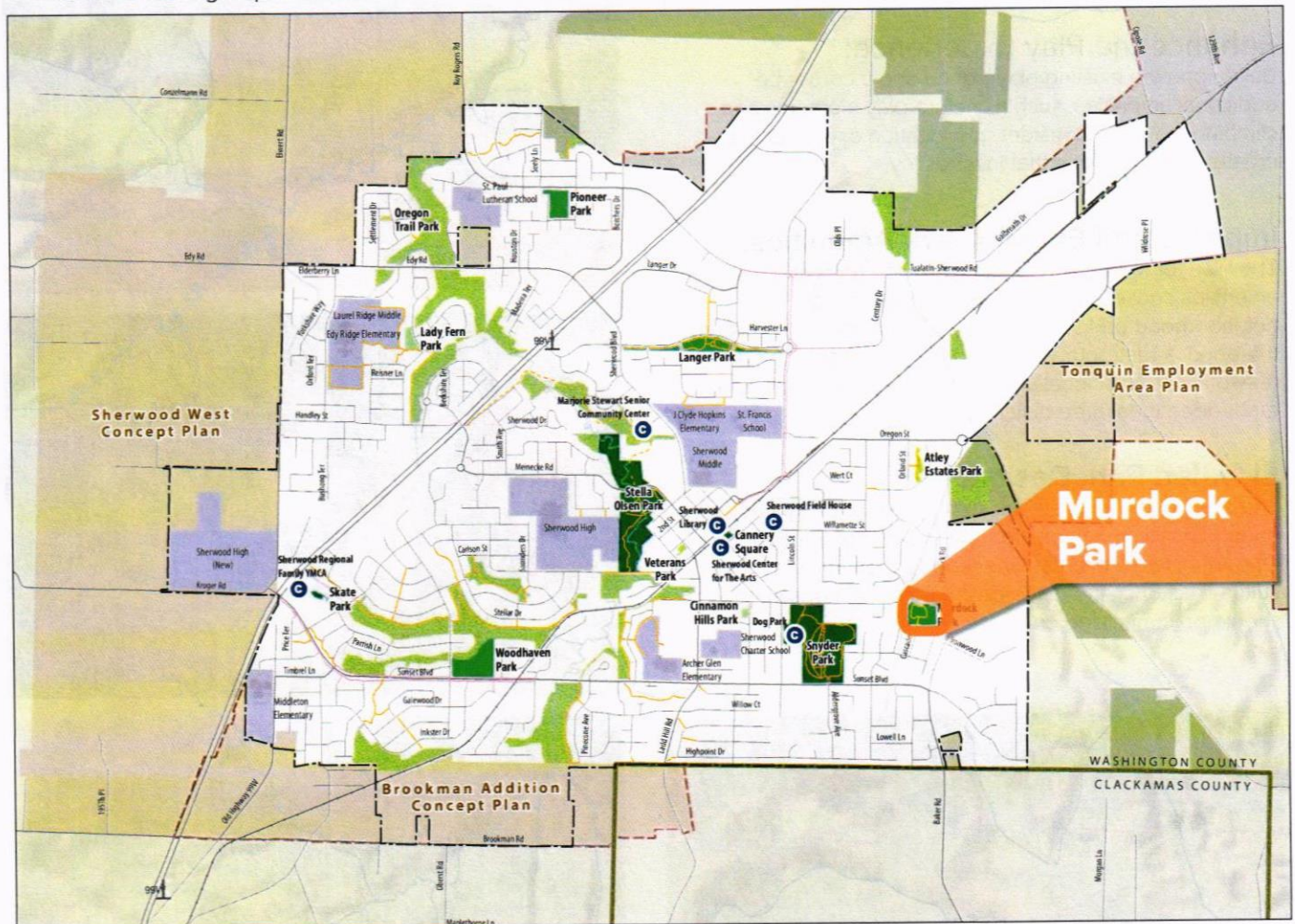
PROJECT BACKGROUND

PLANNING FRAMEWORK

The Master Plan for Murdock Park is a result of the 2021 City of Sherwood Parks and Recreation Master Plan, which has provided a framework to guide the City in setting priorities and making decisions about parks, trails, open space, natural areas, recreation facilities, and programs as well as providing design guidelines for parks and facilities.

The following recommendations were made for Murdock Park:

- Create a master plan to guide improvements.
- Enhance the play experience, including incorporating nature play elements and climbing features. Consider relocating the play area to the north of the shelter.
- Consider adding a sport court.
- Create a longer walking loop with a measured distance.
- Add more native vegetation around the stormwater pond and develop a picnic area or small picnic shelter overlooking the pond.
- Convert turf not being used for recreation to ecolawn or drought resilient plants to reduce mowing needs and increase landscape complexity.
- Plant more shade trees.
- Add a restroom.
- Add more recreation amenities consistent with design guidelines for neighborhood parks.



Legend

Community Park	Natural Areas	Trails and Paths	Other Facilities
Neighborhood Park	City of Sherwood Owned Natural Areas	Existing Trails	Community Facilities
Pocket Park	Tualatin River National Wildlife Refuge	Future Trails	Schools
Open Space		Separated Bike Paths	
Concept Plan Areas			

PROJECT BACKGROUND

GUIDING PRINCIPLES

Based on direction from the 2021 Parks and Recreation Master Plan, the following guiding principles were established as a starting point for the master plan.

Provide Green Solutions:

Add more native vegetation around the stormwater pond, convert turf not being used for recreation to ecolawn or drought resilient plants, increase landscape complexity, and plant more shade trees.

Promote Health and Accessibility:

The park should be a place for people of all ages, abilities, and recreation interest.

Enhance the Play Experience:

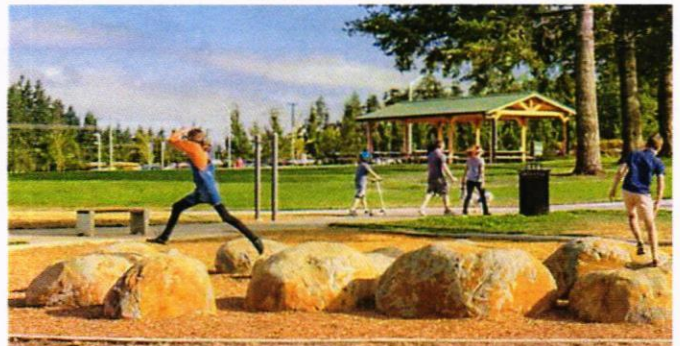
Build upon the existing playground and incorporate additional amenities, such as nature play elements and climbing features. Consider the location of elements to create a playful space that inspires joy.

Improve and Expand Park Amenities:

The Plan for Murdock Park must provide recreation amenities consistent with design guidelines for neighborhood parks, such as a picnic shelter overlooking the pond, a restroom, a sport court, and an enhanced path network with additional connections, a longer loop, and embedded measured distances.

Elevated Park Design:

The design of Murdock Park should inspire delight and be enduring and meaningful to the residents of Sherwood. Opportunities to express Sherwood's identity by integrating cultural, historic, and place-based art and interpretation should be capitalized on.



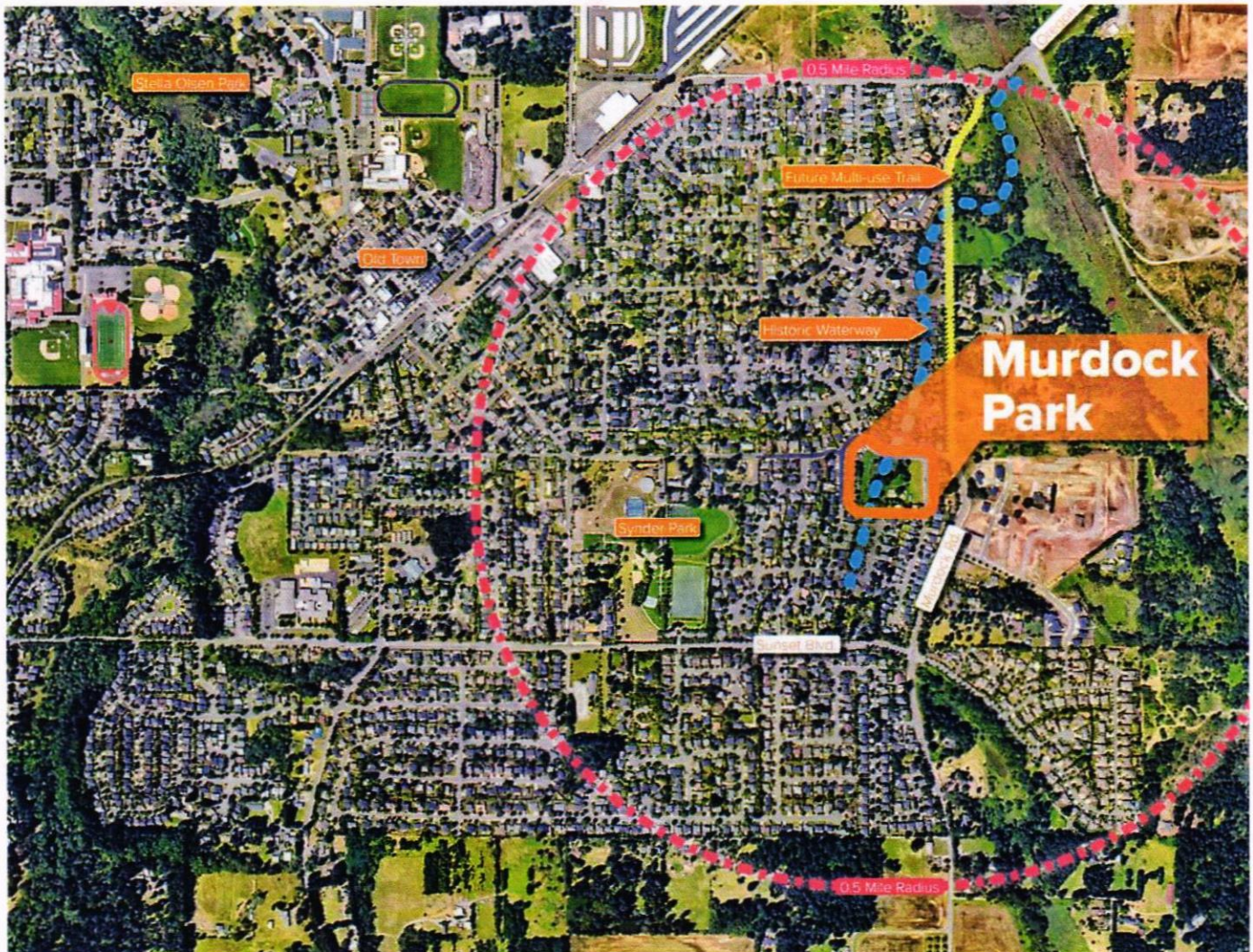
PROJECT BACKGROUND

SITE CONTEXT

The 2021 City of Sherwood Parks and Recreation Master Plan classifies Murdock Park as a neighborhood park. These types of parks are intended to provide close-to-home recreation opportunities for nearby residents who typically live within walking and bicycling distance, approximately half a mile, of the park.

Murdock Park is about a 10 minutes walk to Snyder Park, a community park with the widest variety of amenities in the city. These park experiences should be considered when reviewing potential new park amenities at Murdock Park.

It is also notable that Murdock Park exists in the location of a historic waterway. Although drainage patterns have changed due to development, this historic waterway still exists in the form of a stormwater pond in the middle of the park.



PROJECT BACKGROUND

EXISTING CONDITIONS

Murdock Park is a large neighborhood park which provides close-to-home recreation opportunities for nearby residents who typically live within walking and bicycling distance of the park in a residential setting. The park features amenities include a playground, multi-use walkways, picnic shelter, benches, picnic tables, lawn areas, a stormwater retention pond, and an pond overlook. Murdock Park is bordered by single family residences along the western and southern property lines.

The existing retention basin is a scenic feature in the center of the park, including an overlook, seating, and the highest density of plantings on site. The drainageway into the pond is similarly notable for its dense plantings.

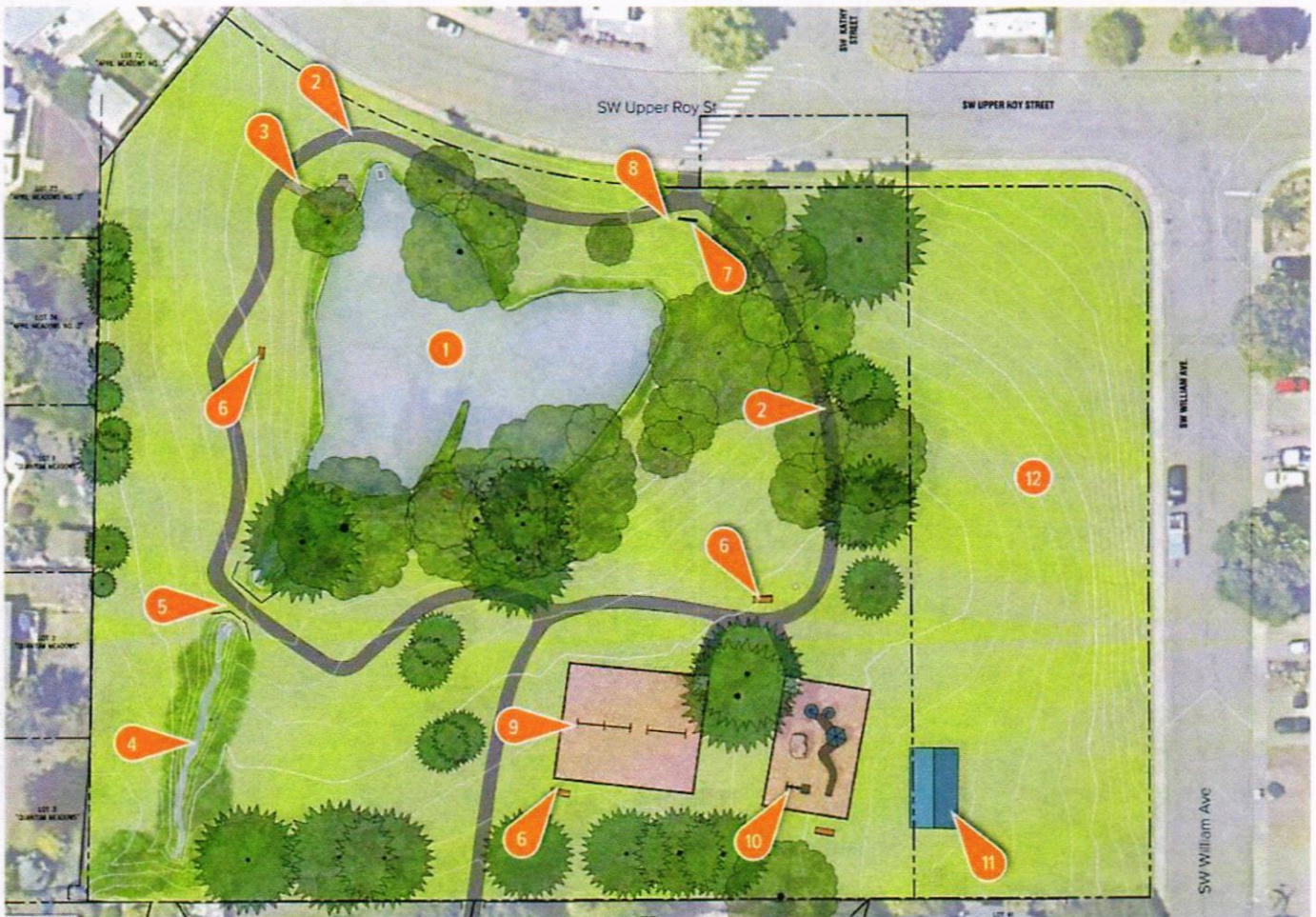
Much of Murdock Park has gentle slopes which help facilitate programming throughout the site, however, there is

a sharper grade change along the Williams Avenue frontage. Consideration will need to be taken to address these grade changes to ensure proposed amenities, such as playground equipment or sports courts, are sited appropriately and accessible routes are provided.

The pathway system in Murdock Park includes two paved entrances, one off Upper Roy Street and the other through the residences to the south, exiting at the Cascade Place cul-de-sac. Although the path does provide a circuit around the park, certain amenities, notably the covered picnic space and the swings, are disconnected.

The existing playground includes swings, a climbable boulder, and a post and platform play structure. These elements are located adjacent to the picnic shelter, creating a collection of active recreation elements in the southern portion of the park.

- | | | | | | |
|-------------|------------|-----------------|------------------|-------------------|--------------|
| 1 Pond | 2 Pathways | 3 Pond Overlook | 4 Drainage Swale | 5 Swale Crossing | 6 Benches |
| 7 Park Sign | 8 Restroom | 9 Swing Set | 10 Playground | 11 Picnic Shelter | 12 East Lawn |



2

SITE ANALYSIS

Fundamental to the development of any plan for Murdock Park is an understanding of the opportunities and constraints of the site. This information, gathered through site investigations and from speaking with the community will guide the development of the master plan.

SITE ANALYSIS

A fundamental step in creating a successful plan for the future of Murdock Park requires an understanding of the opportunities and constraints of the existing park. This plan illustrates some of the site features, environmental factors, and park elements that will affect how potential future improvements will be implemented.

- Area of Moderate Slopes**
These areas are sloped enough that consideration will be needed for any programming in these spaces. Maintaining accessible pathways through these areas could require some re-grading.
- Area of Steep Slopes**
These areas are sloped steeply and could potentially require significant re-grading in order to make these areas viable for park programming.
- Pathway Accessibility**
These highlighted sections of pathways do not meet the Americans with Disabilities Act (ADA) standards for accessibility due to the slopes being too high.
- Fences at Property Line**
The west and south boundaries of the park back onto houses with fences along the property line. Site activities must be designed in a manner that minimizes disturbance to neighbors.
- Tree Condition**
These trees are in good condition.
- These trees are in okay condition, however they are showing signs of stress or have the potential to become safety and/or maintenance concerns.
- These trees are in poor condition. Although not currently safety concerns, they show signs of decline and should be monitored.
- Existing Culvert**
The existing culvert is near the end of its design life. As such, there are opportunities to reconsider this crossing and related chain link fences.
- Wetland Setback**
The pond will be regulated by Clean Water Services, meaning that there will a 50 ft. planted buffer. This buffer will have strict requirements on the types of programming that can occur in this zone.
- Shallow Bedrock**
There is bedrock below the surface that will need to be considered for any improvements in the east portion of the site. This could possibly affect what can be built in this area.



SITE ANALYSIS

PHASE 1 - PUBLIC MEETING

To gather community feedback to inform the development of the design plan, the City of Sherwood hosted an open house in March 2024. This effort was part of the Site Analysis phase of work and focused on engaging the community to gather feedback on their experience with and desires for Murdock Park. The open house was a meet-and-greet style event with staff stationed at information displays to explain materials, answer questions, and solicit input on future parks programming.

Information collected included observations from community members on how they use the park, notes of the types of improvements they would or would not like to see implemented, and voting on specific types of park programming, based on the guiding principles for the project. The collected feedback guided the development of park design concepts in the Concept Alternatives phase of work.

Participation

The open house was well attended with over 40 community members in attendance. Additional feedback was received via email and social media.

The City informed the community about the open house through the following outreach efforts:

- Social media posts on the City's Facebook page
- Media posts on the City of Sherwood's website
- Open House Fliers
- Utility Mailers

Feedback Summary

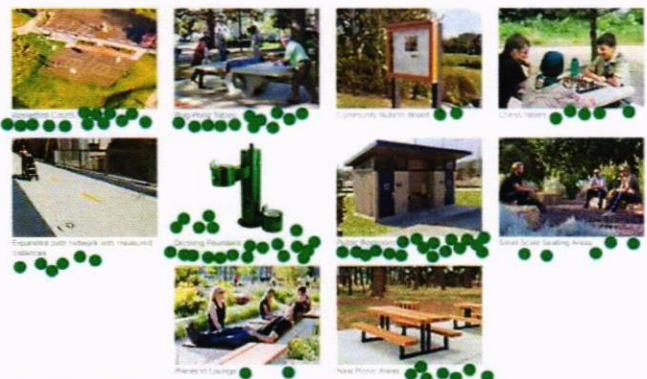
Feedback was collected and analyzed to determine common themes, interests, and desires for the park. Feedback received was primarily of two types: dot voting on specific programming opportunities and notes on observations of and desires for improvements to Murdock Park. Below are some key themes from these exercises.

- People love the natural and serene feel of the park. It was a common sentiment that one of the most loved aspects of the park is its serene, natural feel, particularly as it relates to the pond. Much of the feedback received was supportive of enhancing this feeling and aesthetic and to use this as a theme for enhancements not just adjacent to the pond, but throughout the park.
- Enhancement and addition of amenities that allowed users access to or views of the pond were popular. Boardwalks, enhancement of the overlook, and the addition of new overlooks were popular programming opportunities.

- There was strong support for including a restroom with a drinking fountain in the plan. There were some concerns raised, however, that such a building would block site lines, potentially making the park unsafe for parents monitoring their children. Proper placement of this element will be important.
- It was noted that one of the primary users of this park are parents and their children. Upgrades to the playground, including a preference for nature play elements, more inclusivity, protection from the sun, and more seating for parents, were recorded.
- The addition of a basketball and/or sports court received mixed support, with some expressing a desire to have a place for sports in the park and others expressing concern that the noise and activity would detract from the serene environment in the park, noting that Snyder Park already has such facilities.
- There was general support for ensuring that the pathway system and future park improvements be upgraded so that the park is fully accessible.
- The park improvements should take into account the informal ways the park is used. The community informed the design team that one of the informal uses of the park was sledding in the northeast corner of the park. Some expressed concern as the sledding is directly adjacent to the street, however others expressed a desire to maintain some sort of opportunity for sledding.

IMPROVE AND EXPAND PARK AMENITIES

What types of amenities would you like to see added to Murdock Park?



MURDOCK PARK MASTER PLAN

PUBLIC OPEN HOUSE #1

3

DESIGN ALTERNATIVES

Based on the feedback from the community in the Site Analysis phase of work, three design alternatives were developed to explore different approaches to the design of Murdock Park. The goal of these alternatives was to determine which amenities, and how they are implemented, were most important to the community.

DESIGN ALTERNATIVES

CONCEPT 1

PRECEDENT IMAGERY

Playground



Pond Lookout



Ping Pong Table



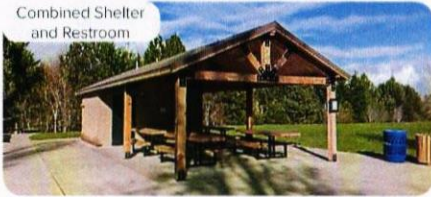
Park Entry Feature



DESIGN ALTERNATIVES

PRECEDENT IMAGERY

Combined Shelter and Restroom



Lawn



Covered Pond Outlook



Basketball Court



CONCEPT 2



DESIGN ALTERNATIVES

CONCEPT 3

Resolution 2024-074, EXH A
November 19, 2024, Page 15 of 26

PRECEDENT IMAGERY

Curving Paths



Pond Lookout



Picnic Shelter



Restroom



DESIGN ALTERNATIVES

PHASE 2 - ONLINE SURVEY

To seek feedback on the concept alternatives, the City hosted an online survey with information on each concept alternative, seeking to determine not only which overall concept was preferred, but also which elements of the three concepts were worth bringing into the preferred design. This survey was live for approximately 3 weeks from June 4 to June 24, 2024.

Participation and Notification

The online survey received 704 responses and was advertised by the City of Sherwood through the following outreach efforts:

- Social media posts on the City's Facebook page
- Media posts on the City of Sherwood's website
- Open House Fliers
- Utility Mailers

Feedback Summary

The survey was designed to not only determine which option was most preferred, but also to understand which elements of the options should be blended into the preferred design. Option 2 was the most popular, followed closely by Option 1. As such, Option 2 will be the framework for the preferred design, with popular elements from the other options included. Below is a summary of feedback received:

- The picnic shelter was preferred in a central location where it had clear sight lines to the playground and the pond.
- An enhanced, covered, pond overlook was preferred. Comments were received that emphasized that the structure should be accessible and should have fall protection to prevent accidents related to the structure being raised, particularly when the pond is dry.
- The curvilinear pathways from option 3 were the preferred approach to the path system.

- The addition of a basketball and/or sports court received mixed support, with about half of respondents expressing a desire to have a place for sports in the park and with the other half expressing concern that the noise and activity would detract from the serene environment in the park, noting that Snyder Park already has such facilities and a new park to be included in the new housing development east of SW Murdock will include a basketball court.
- Keeping the picnic shelter and the restroom separate, rather than using a combined structure, was notably preferred. There were some concerns raised, however, that such a building would block site lines, potentially making the park unsafe for parents monitoring their children. The addition of a restroom was supported and proper placement of this element will be important.
- There was general support for ensuring that the pathway system and future park improvements be upgraded so that the park is fully accessible.
- It was a common sentiment that one of the most loved aspects of the park is its serene, natural feel, particularly as it relates to the pond. Much of the feedback received was supportive of enhancing this feeling and aesthetic and to use this as a theme for enhancements not just adjacent to the pond, but throughout the park.
- It was noted that one of the primary users of this park are parents and their children. Upgrades to the playground, including a preference for nature play elements, more inclusivity, protection from the sun, and more seating for parents, were recorded.
- The community expressed a desire to keep elements of the park that don't need to be replaced. Efforts should be made to protect existing trees and opportunities to reuse existing park amenities, such as the play structures or the existing pond overlook, should be considered once the design is implemented.



4

MASTER PLAN

The Master Plan presented in this report is an iteration on the three design alternatives, extracting favored elements of each to create a design that is firmly rooted in the needs of the community. The section presents the Master Plan and will go into detail about elements of this plan.

MASTER PLAN

Resolution 2024-074, EXH A
November 19, 2024, Page 18 of 26



MASTER PLAN

GREEN SOLUTIONS

It was a common sentiment that one of the most loved aspects of the park is its serene, natural feel. The design will enhance this feeling and aesthetic, and will use this as a theme for enhancements throughout the park.

This plan anticipates the necessary removal of the cottonwood trees around the pond as they have been noted to be in declining condition and could become future hazards and maintenance challenges. The removal and replacement of these trees, where possible, will be phased to reduce the impact of losing the mature trees. A diverse mix of new trees will be planted to future-proof the park's tree canopy.

The design will encourage interaction with and education about the wetland with interpretive signage and the pond pathway.

Interpretive Signage



Wetland Planting



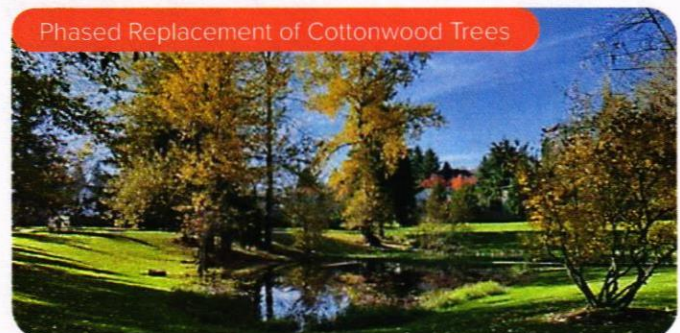
Natural Stone



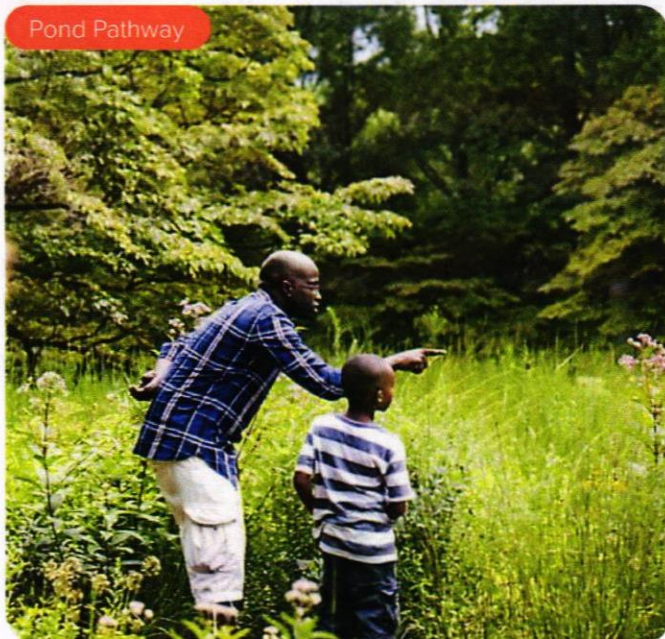
New Tree Plantings & Eco-Turf



Phased Replacement of Cottonwood Trees



Pond Pathway



MASTER PLAN

PATHWAYS

The expanded pathway network has been designed to be entirely accessible, provide multiple loops within the park, and to link all of the parks amenities. The main pathways will be paved in asphalt, whereas the pond pathway will use natural materials.

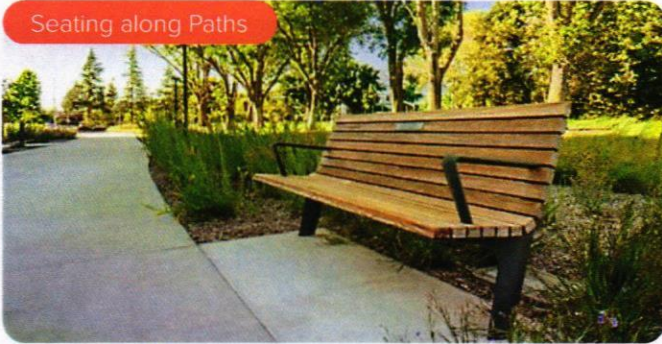
Seating will be regularly spaced along the pathway to ensure that park users are never far from an opportunity to rest.

A new bridge will be installed where the paths cross the drainage creek to replace the existing culvert that is at the end of it's design life.

Pond Path



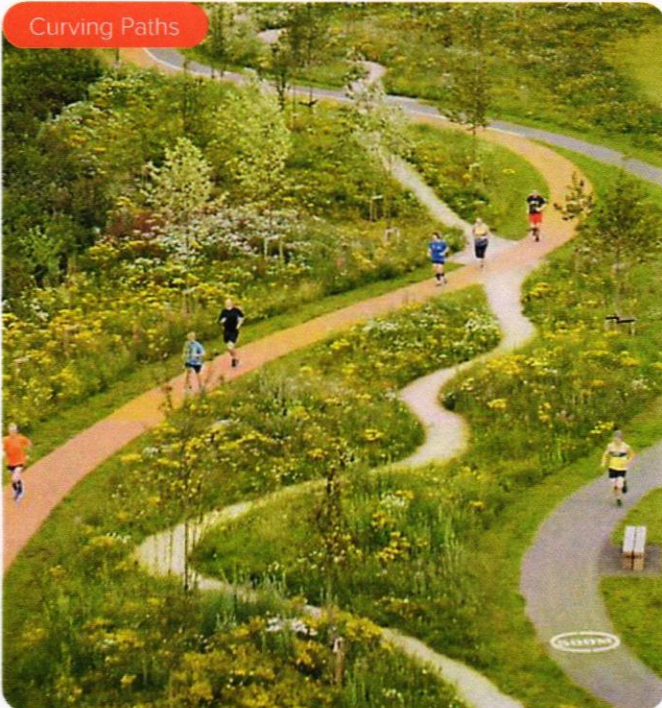
Seating along Paths



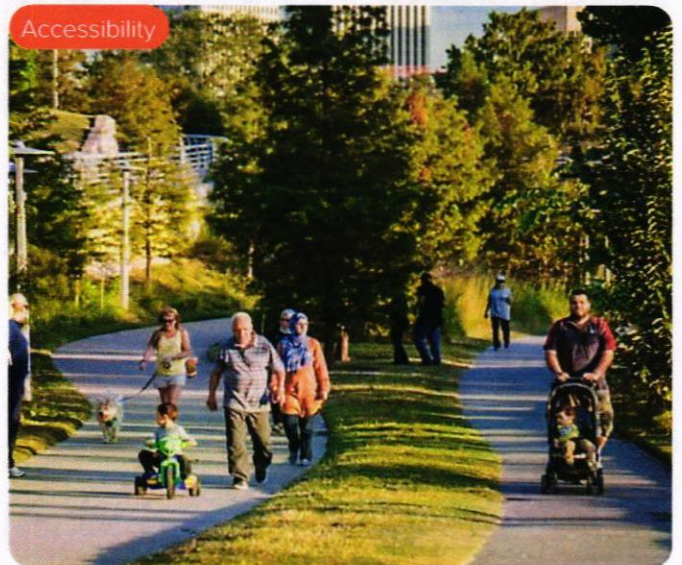
Bridge



Curving Paths



Accessibility



MASTER PLAN

FURNITURE

Murdock Park will include furniture to ensure the comfort and accessibility of park users and to enhance park amenities.

Seating will be provided at regular intervals so ensure that park users are never far from a place to rest and relax. Scenic views and proximity to other park amenities will be considered for the placement of benches, ensuring that there is a variety of seating opportunities.

Protection from the elements must be considered, so bench placement will also be considered relative to trees that can provide soft protection from sun and rain. Covered benches may be used as a playful element.

Opportunities for play, such as chess, will be embedded into tables.

Drinking Fountain



Covered Benches



Benches



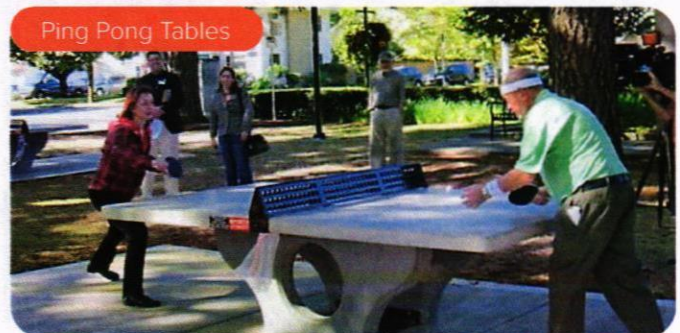
Seat Walls at Playground



Chess Tables



Ping Pong Tables



MASTER PLAN

STRUCTURES

The park will include a picnic shelter, a new pond overlook, and a restroom building.

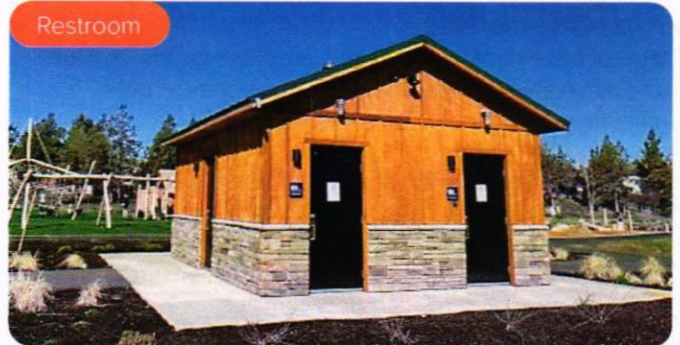
The picnic shelter will be centrally located in the center of the park, overlooking the playground and near the playground.

The pond overlook should be covered and have built in seating. So long as the existing overlook remains in a state of good repair, the design will not require its removal, so it has been incorporated into the proposed design.

The restroom will be a separate structure, centrally located near the playground and the picnic shelter.

The images on this page are examples of the types of structures that could be included in the design.

Restroom



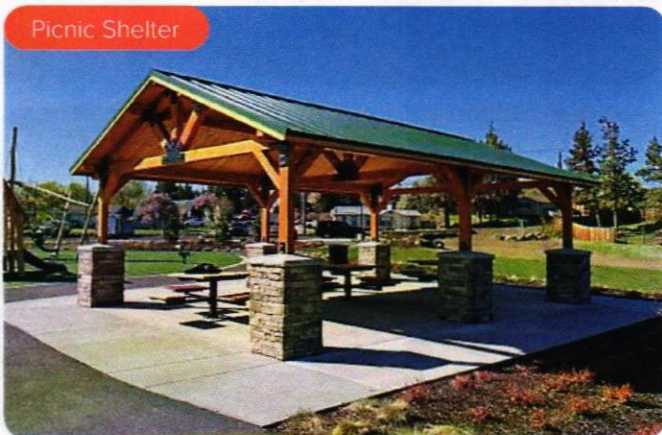
Restroom



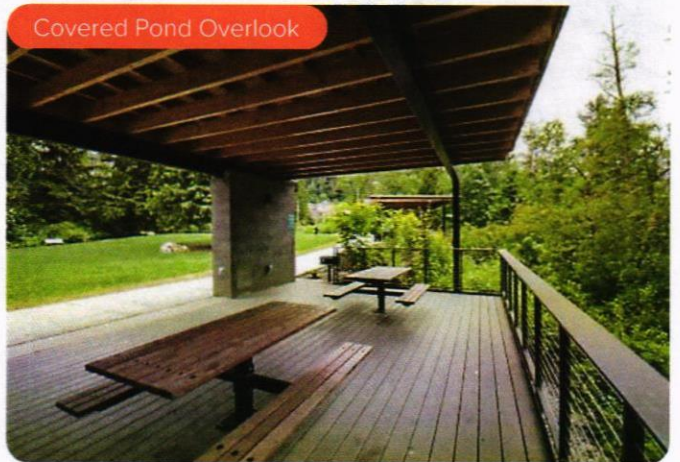
Picnic Shelter



Picnic Shelter



Covered Pond Overlook



Preserve Existing Pond Overlook



MASTER PLAN

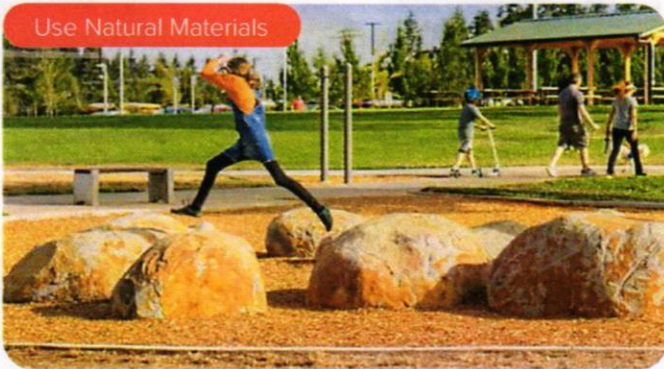
PLAYGROUND

One of the primary users of this park are parents and their children. Upgrades to the playground include nature play elements, opportunities for inclusive play, seating for parents, and play elements for different age groups.

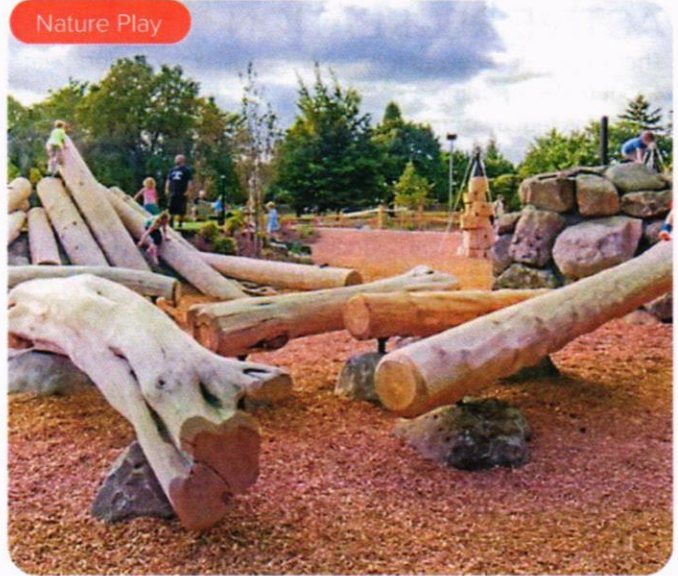
Protection from the elements has been expressed as a preference and should be considered, depending on budget.

The playground location will allow for the preservation of the existing playground equipment.

Use Natural Materials



Nature Play



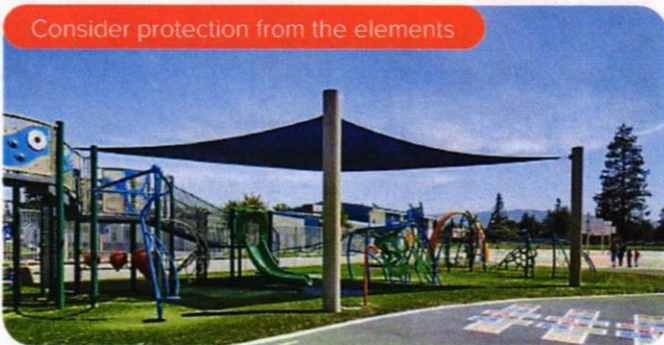
Inclusivity



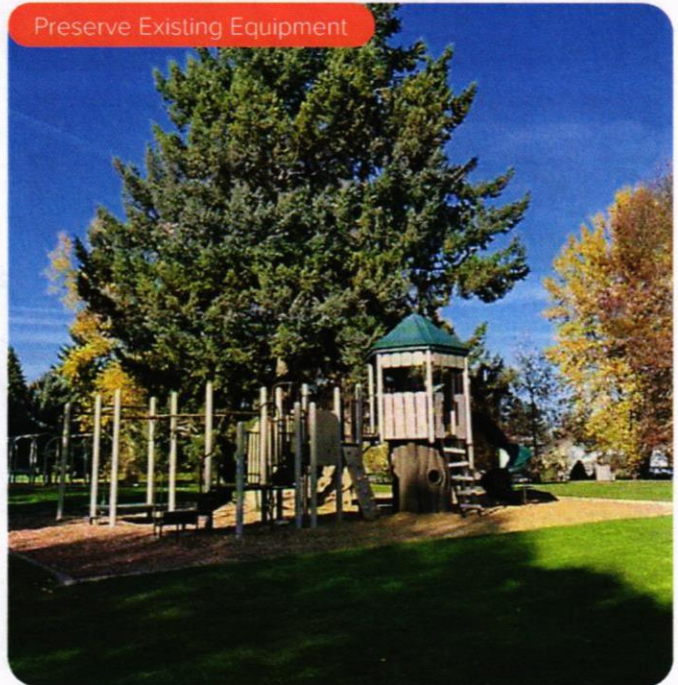
Play for all ages



Consider protection from the elements



Preserve Existing Equipment



MASTER PLAN

ACTIVE RECREATION

The feedback received for a sports court was divided, with about half supporting a sports court and half expressing concerns that a sports court would work against the natural and serene feel of the park.

Due to the proximity of Snyder Park and the upcoming addition of a basketball court in the new park in the housing development east of SW Murdock Road, the neighborhood is well served for formal sports courts and so one has not been included in the design.

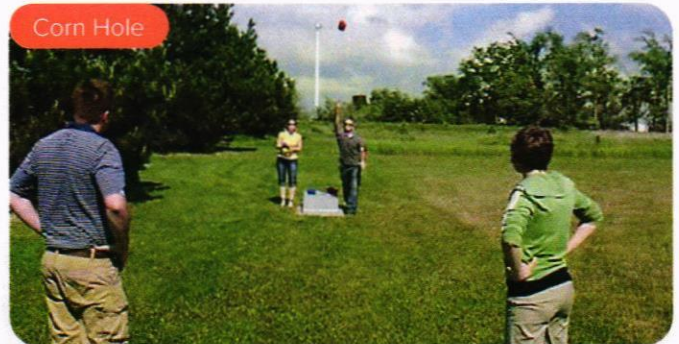
In lieu of sports court, the design includes a flexible, decorative paved space that will allow for both informal activities such as roller blading and events and small-scale activities such as four-square, cornhole and/or ping pong.

As well, an improved lawn area has been included for informal play.

Informal Play



Corn Hole



4-Square



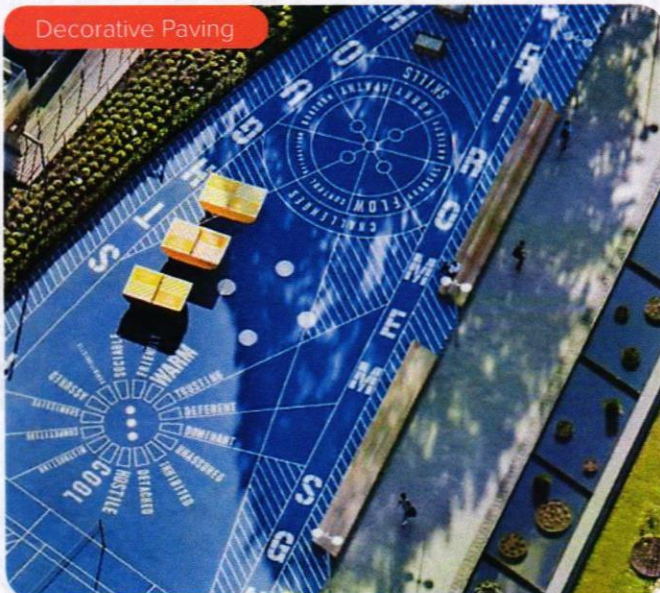
Flexible Lawn



Labyrinth



Decorative Paving



MASTER PLAN

PHASE 3 PUBLIC MEETING

The responses from the online survey were used to develop a 'preferred design' which was then presented to the Parks Board on August 5, 2024, City Council on August 6, and finally to the public at an open house on September 12, 2024 at the picnic shelter at Murdock Park. The purpose of this outreach was to report out on the results of the survey and to confirm whether the 'preferred design' approach was meeting the desires and needs of community members. The open house included a series of graphic boards with background information, survey results, the 'preferred' design plan, and precedent images.

Participation and Notification

The open house was well attended with over 40 community members in attendance. The City informed the community about the open house through the following outreach efforts:

- Social media posts on the City's Facebook page
- Media posts on the City of Sherwood's website
- Open House Fliers

Feedback Summary

As the primary goal of the outreach was to determine if the community supports the design, the amount and type of feedback received was less than in the previous two phases. See below for a summary of common themes:

- The overall reaction to the preferred design was quite positive overall. Community members were in support of the overall strategy as it relates to placement of major design elements, such as the picnic shelter, the playground, and a new pond overlook.
- The preferred design plan acknowledges that the removal of the cottonwood trees around the pond will likely be necessary. Community members were generally understanding of this, though an interest in mitigating the impact of losing all the trees at once was voiced. It would be prudent, upon execution of the design, to consider a phased approach to the removal of the cottonwoods, if viable.
- City Council was interested in reusing park assets, such as pathways and play equipment, whenever it was viable to do so. Further, it was expressed that park elements, such as the picnic shelter and pond overlook, should be designed to be durable, reasonably easy to maintain, and should be ideally designed to mitigate weather (such as ensuring that the picnic shelter has eaves on both sides).
- The community was in favor of the location and the proposed size of the playground. There was an expressed interest in adding some sort of shade

structure in the play area to mitigate environmental impacts from the sun and the rain. Although this is not typically done at the neighborhood park level in Sherwood, should the budget allow, it would be prudent to consider the addition of shade in the playground at Murdock Park.

- The community was generally in favor of the natural elements of the park and expressed interest in using the planted areas to support native flora and fauna. The idea of using gardens to support pollinators and to showcase native plants were popular sentiments.
- Although not universal, there was general support for not including a sports court in the design, given proximity to courts elsewhere in the neighborhood. There was support noted for smaller scale sports, including a ping pong table and corn hole.
- Accessibility was confirmed as an issue that was important to the community, with community members noting a need for the pathways and playground to be accessible such that all people will be able to navigate and partake in park amenities.
- It was noted that bike parking and at least, if not two, drinking fountains should be included in the plan.
- A preference for natural materials for site amenities was expressed as an opportunity to marry the natural landscape to site amenities such as the pedestrian bridge and the benches.

IMPLEMENTATION AND COSTS

The preliminary estimate of probable costs for redevelopment of Murdock Park is based on precedent imagery shown in this document to establish the range and unit costs of materials included in the construction estimate.

The costs of development in the estimate do not include soft costs such as design and permitting fees. Contingency allowances for variations in market construction costs and other factors. The low end of the estimate of probable cost is \$2,390,000 and the high end of probable cost is \$3,382,000. See Appendix for detailed cost information.

Execution of the master plan will be dependent on available funding. Should it be considered viable, elements of this master plan can be phased based on City priorities.

APPENDICES

A. PUBLIC ENGAGEMENT SUMMARY REPORTS

B. PUBLIC MEETING 1 BOARDS

C. PUBLIC MEETING 2 BOARDS

D. ITEMIZED COST ESTIMATE

E. WETLAND TECHNICAL MEMO