



## 2010 HOLLINSHEAD PARK MASTER PLAN



REGISTERED  
544  
*RL*  
Robin M. Laughlin  
OREGON  
2/13/04  
LANDSCAPE ARCHITECT

## MASTER PLAN IMPROVEMENTS

The background and existing conditions details provided in this report outline the many influences that help to guide and shape the final master plan. The master plan should be seen as a guide to future development with the understanding that final design details will need to be developed as future projects are identified.

The 2010 Hollinshead master plan includes the this report as well as the two drawings “2010 Hollinshead Park Master Plan Drawing” and “2010 Hollinshead Park Master Plan – Illustrations”.

The plan focuses on retaining much of the existing historic character while providing upgrades to allow for modern uses. Key elements of the plan are as follows:

- **Public restroom** – a new permanent restroom building located near the community garden and the existing off-leash area.
- **Picnic facilities** – Located in the south west corner of the site to take advantage of existing views and open lawn areas. The plan calls for a custom shelter to follow the dimensions and location of the foundation of the “Hollinshead Home” (identified as building #1 in the *1985 History of Hollinshead Park*) that was located here. Consideration for parking in this area will need to address potential site distanced issues from the proposed parking location.
- **Interpretive trail and signs** - A fully accessible hard surface walkway to meander through the preserved farm and homestead buildings. Interpretive signs along the walkway will detail the history of the site as well as the individual buildings.
- **Trail Connections** – Plans for the existing soft surface trails include minor realignments, surfacing upgrades and creation of new trails. Some user trails should be obliterated and reclaimed with native vegetation. The Larkspur Trail Connection should be clarified and receive a surfacing upgrade.
- **Service Drive** – A new service drive is planned to ease maintenance access. The narrow hard surface drive will double as a walking path and will be accessible only by district maintenance vehicles.
- **Community Garden** – Improvements to the community garden area include a deer fence, bringing the accessible spaces into the main garden area, relocation the compost area and providing space for a seasonal debris collection bin. Existing garden fencing should be extended to enclose the newly relocated accessible gardens and debris bins.

Consideration should be made for the district to provide a recreation program offering on a regular schedule to focus on a history walk at the park. Rotation-based stations could include a mix of demonstrations with a thematic element or artifacts with several items given to the students to see and feel, hands-on programming, and topical staff lead discussions of a thematic topic allowing for questions and exchange of ideas. Students could experience focused learning as we turn our outdoor museum settings into an innovative, unique classroom-setting.

## **Additional Recommendations**

- Install at grade post receptacles at the edges of the off-leash dog area to support temporary fencing to close for maintenance activities such as mowing and pesticide application.
- Utilize the shed east of the main barn as a maintenance vehicle storage area. Relocate existing on-site dumpster to this location and enclose with fencing in keeping with site aesthetics
- As much as possible, schedule regular maintenance days for off-leash areas and post on the kiosk to notify regular users of upcoming closures.
- Install park boundary signs at regular intervals along south edge of park, and along unfenced portions of the eastern boundary.
- Provide rustic but accessible picnic tables near history house for four people to rest on. Coordinate locations with proposed history walk for maximum accessibility.
- Plan and implement native plant restoration in eastern portion of site
- Create a trail plan to connect to the Larkspur Trail and facilitate soft surface walkways in natural areas with loop and through trails being preferred. Obliterate user trails that are unnecessary by restoring with native plants. Accommodations for the Larkspur Trail through the park site should be made while planning trails in the park.
- Perform Fire fuels reduction in native area at the eastern portion of the site.
- Consideration should be given for further development of interpretive opportunities at the park. See Appendix D for the November 20, 2009 from Tony and Sharon Rosengarth for potential locations for additional on-site interpretation.



2010 HOLLINSHEAD PARK MASTER PLAN - ILLUSTRATIONS



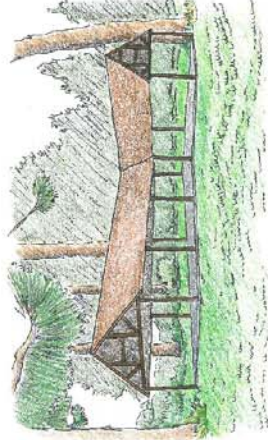
Structure removed, April 2010



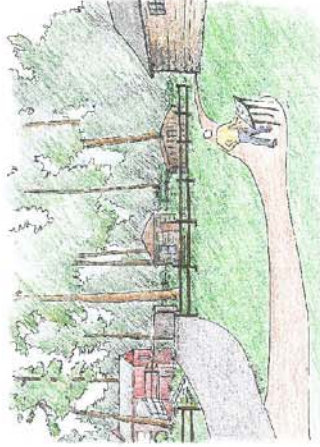
Caretaker's residence



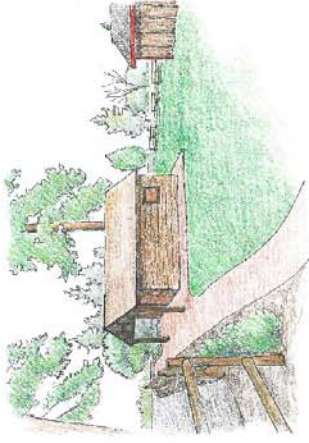
Existing lawn near garden area



Proposed picnic shelter on old home site



Caretakers residence and new history loop



New restroom building

## EXISTING STRUCTURES MAINTENANCE

Throughout the master plan process the public had a strong desire to maintain the peaceful open nature of the park. In addition to the high value open space a focus of the public feed back was a desire to know more about the site history. This together with the deed restrictions calling for the district to maintain the property and buildings “as nearly as possible in its present condition” (1982) prompted the following recommendations for maintaining the existing structures to represent the historic homestead and farm life at the site.

If a building is to be kept in good repair, periodic maintenance is essential. Existing structures should be routinely inspected for signs of damage and decay, and problems corrected as soon as possible. Water is the single greatest cause of building materials deterioration. The repair of roof leaks is therefore of foremost importance. Broken or missing panes of glass in windows are also sources of moisture penetration, and should be replaced, as should broken ventilation louvers. Gutters and downspouts should be cleaned once or twice a year. Proper drainage and grading should be ensured, particularly in low spots around the foundation where water can collect.

Moisture is one major threat to historic buildings. Insects, especially termites, carpenter ants and powder post beetles, are another. Regular examinations for infestations are essential.

Additional periodic maintenance measures include repair or replacement of loose or missing siding, and inspections of foundations for cracks and settlements. Vegetation growing on the barn should be removed, and shrubs or trees near it should be trimmed if they obstruct access or pose a threat to the structure. Soil buildups against the foundation should be removed. Such buildups hold water and snow against wooden elements, and promote rot. They also promote insect infestations. Door hardware should be checked for proper fitting and lubricated yearly.

**Repair:** Many historic structures require more serious repairs than those normally classed as "routine maintenance". Damaged or deteriorated features should be repaired rather than replaced wherever possible. If replacement is necessary, the new material should match the historic material in design, color, texture, and other visual qualities and, where possible, material. The design of replacements for missing features (for example, cupolas and dormers) should be based on historic, physical, or pictorial evidence.

Park maintenance staff has experience in the care of park structures. Where special expertise is needed, it will be necessary to consult structural engineers, masons, carpenters, and architects, as appropriate. In addition, for many repairs, knowledge of historic building techniques may be necessary.

**Structural Repairs.** Ensuring the structural soundness of a historic structure is vital both to its continued usefulness and to the safety of its occupants. The following signs of structural settlements may require the services of a structural engineer to evaluate: major

cracks in masonry walls, visible bowing, leaning and misalignment of walls, sagging windows and doors, separation of cladding from structural frames, trusses pulling away from seating points at support walls, sagging joists and rafters, and noticeable dips in the roof between rafters.

To correct these problems, foundations may have to be reset or partially rebuilt. Sills and plates may need to be repaired or replaced. Walls may have to be straightened and tied into the structural system more securely. Individual structural members may need bracing or splicing.

**Roofing.** Moisture can damage historic materials severely, and, in extreme cases, jeopardize the structural integrity of a building. Every effort must be made to secure a weathertight roof. This may require merely patching a few missing shingles on a roof that is otherwise sound. In more severe cases, it may require repairing or replacing failing rafters and damaged sheathing. Such extreme intervention, however, is not usual. More typical is the need to furnish "a new roof," that is, to replace shingles or metal covering the roof. Replacing one type of roofing with another can produce a drastic change in the appearance of historic buildings. Great care should be taken, therefore, to assess the contribution of the roof to the appearance and character of the structure before replacing one type of roofing material with another. While some substitute materials can be considered, the highest priority should be to replace in-kind, and to match the visual qualities of the historic roof. Gutters and downspouts should be replaced if damaged or missing. Finally, dormers, cupolas, metal ventilators and other rooftop "ornaments" provide needed ventilation, and should be repaired if necessary.

**Exterior.** In addition to the roof and the foundation, other exterior elements may need repair, including siding, and stonework, windows and doors. Shutters may be falling off, doors may need to be rehung, and missing louvers replaced. The exterior may need repainting. In the case of masonry elements repointing may be necessary. If so, mortar that is compatible in appearance and composition with the historic mortar must be used. Using mortar high in portland cement can damage historic brick or stone. Masonry cleaning should be undertaken only when necessary to halt deterioration or to remove heavy dirt, and using the gentlest means possible. Sandblasting and other physical or chemical treatments that damage historic materials should not be used. Likewise, power washing under high pressure can also damage building material.

**Interior.** Typical interior repairs may include removing and replacing rotten floorboards, and repair or replacement of partitions, storage bins, gutters and stalls. Concrete floors may be cracked and in need of repair. Wiring and plumbing may need major work to bring these systems up to current code. A successful rehabilitation project is best guaranteed when a work plan is drawn up by someone familiar with the evaluation of historic structures, and when it is carried out by contractors experienced with the building type and committed to the goal of retaining the historic character of the property. Help in formulating rehabilitation plans and in locating experienced professionals is normally available from the State Historic Preservation Office and local preservation groups.

## BACKGROUND AND EXISTING CONDITIONS



The following approaches should be observed when carrying out rehabilitation projects on historic structures:

**1. Preserve the historic setting of the structure as much as possible.** Modern farming practices do not require the great number of outbuildings, lots, fences, hedges, walls and other elements typical of historic farms. Yet such features, together with fields, woods, ponds, and other aspects of the farm setting can be important to the character of historic farm structures. The functional relationship between the structures is particularly significant and should also be maintained.

**2. Repair and repaint historic siding rather than cover structures with artificial siding.** Siding applied over the entire surface of a building can give it an entirely different appearance, obscure craft details, and mask ongoing deterioration of historic materials underneath. The resurfacing of historic farm buildings with any new material that does not duplicate the historic material is not a recommended treatment.

**3. Repair rather than replace historic windows whenever possible and avoid covering them up.** Avoid the insertion of numerous new window openings. They can give a building a domestic appearance, radically altering a barn's character. However, if additional light is needed, add new windows carefully, respecting the size and scale of existing window openings.

**4. Avoid changing the size of door openings whenever possible.** Increasing the height of door openings can dramatically alter the historic character of a barn. If larger doors are needed, minimize the visual change. Use new track-hung doors rather than oversized rolled steel doors, which give an industrial appearance incompatible with most historic barns. If the barn has wood siding, the new doors should match it. If historic doors are no longer needed, fix them shut instead of removing them and filling in the openings.

**5. Consider a new exterior addition only if it is essential to the continued use of a historic barn.** A new addition can damage or destroy historic features and materials and alter the overall form of the historic building. If an addition is required, it should be built in a way that minimizes damage to external walls and internal plan. It should also be compatible with the historic barn, but sufficiently differentiated from it so that the new work is not confused with what is genuinely part of the past.

**6. Retain interior spaces and features as much as possible.** The internal volume of a barn is often a major character-defining feature, and the insertion of new floors, partitions, and structures within the barn can drastically impair the overall character of the space. Similarly, interior features should also be retained to the extent possible.

**7. Retain as much of the historic internal structural system as possible.** Even in cases where it is impractical to keep all of the exposed structural system, it may be possible to keep sufficiently extensive portions of it to convey a strong sense of the interior character. Wholesale replacement of the historic structural system with a different system should be avoided.

## **Introduction**

Originally owned by Dean and Lily Hollinshead, this former working ranch retains much of its original pioneer charm. Located in northeast Bend at 1235 NE Jones Rd, the 16.5 acre park features several original outbuildings including the renovated Hollinshead Barn and the Share Croppers House, now a museum. The park site supports a community garden managed by the OSU Master Gardeners. Surrounded by a residential neighborhood, the park includes open fields, an orchard of flowering trees, an extensive natural area and an off-leash dog play area.

## **Site History**

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Since 1939 the Hollinshead family owned a working homestead in northeast Bend known as the Timberlane Ranch. The sixteen and a half acres of Hollinshead Park was once part of the larger 160 acre Timberlane Ranch property.

In 1939 when Dean and Lily Hollinshead purchased the land just north of Pilot Butte the area was at the outskirts of Bend surrounded by characteristic high desert sage lands. During their ownership of the property, homes and barns were developed on north facing sloping land along the southern portion of the 160 acres. The land was farmed for alfalfa, hay, grain, and potatoes. Dairy cows were raised on the ranch, as well as Tennessee Walker horses. The Hollinshead's were active in the community sponsoring Buckaroo Breakfast rides and taking neighboring children for horse drawn sleigh rides.

Over time as Bend expanded around the property, the Hollinsheads sold portions of the ranch. Eventually, their ownership was condensed to the 16.5 acres of land that make up the current park.

It was Dean and Lily Hollinshead's dream to have the family homestead preserved as a park for the community of Bend and for the farm buildings to remain as a reminder of Bend's rural past.

In 1984 the District was able to acquire the complete 16.5 acre site from the Hollinshead's. Formal deed restrictions came with the site to ensure the Hollinsheads' dream of public use. The deed indicates that the property is to be used as a park with the following characteristics:

1. Maintain the property and buildings as nearly as possible in its present condition (1982)
2. Use the barn as a historical museum
3. Furnish and keep the homestead dwelling as a historic museum for public viewing.
4. Community gardening is supported
5. Some amount of play equipment may be acceptable and other uses of portions of the site such as horse shoe courts, interpretive trails, public restrooms, picnic tables and benches.
6. If trees on site die or are removed, they are to be replaced.

Details of deed can be found in Appendix C.

## **Comprehensive Plan and Park Classification**

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BPRD's 2005 Parks, Recreation, and Green Spaces Comprehensive Plan classified Hollinshead Park as a Community Park. The Development Standards applied to the classification categories include information such as the purpose or intent of the land or type of facility; the service area in terms of distance and population density, along with considerations by specific area; size guidelines generally including a range of number of acres, size of overall site, or square footage; location criteria addressing issues such as visibility, access, central or satellite function; particular features or components that would be common, and any development considerations that need to be taken into consideration such as parking, options for expansion, ongoing maintenance cost considerations.

Below are listed the community park development standards from Chapter 7 of the Comprehensive Plan. These standards serve as a guide in the development of the Hollinshead Park Master Plan.

### ***Purpose:***

- To serve as a focus for a community's recreational, social, and cultural needs and activities.
- To provide opportunities for a wide array of recreation activities ranging from active to passive recreation needs.
- To provide facilities for organized recreation activities and programs, such as group picnics, youth or adult sports league play, special events, etc.
- To accommodate facilities and activities that require greater amounts of land, attract a high number of people, off-street parking, and may need extensive buffering than what could be accommodated in Neighborhood Parks.
- To provide appropriate location for regulation sports fields and complexes.
- To preserve and protect historic or cultural facilities, with emphasis on interpretation and education.

### ***Service Area:***

May serve a distinct, geographic section of the district or may provide district-wide service. Equally dispersed across community, as feasible, but may also be located to take advantage of significant cultural or geographic features. Due to unique character some community park features will serve entire community.

### **Guidelines:**

|                     |                            |
|---------------------|----------------------------|
| Distance:           | 1 to 2 mile radius         |
| Service Population: | 5,000 to 10,000 population |

### ***Size Guidelines:***

5 to 10 acres per 1,000 population  
20 to 100 acres per site

### ***Location Criteria:***

- Individual community parks should be centrally located in the portion of the community being served.
- Some community parks may be designed and located so as to serve the entire community.

- Collectively, community parks should be strategically located and uniformly dispersed throughout the community.
- Safe pedestrian and bicycle access is an important consideration. However, automobile and public transit access is also important for the activities and uses of a community park.
- Proximity to middle or senior high schools will allow for shared athletic facilities.
- Community centers, indoor recreation and aquatic facilities can be components of community parks. Such location will result in savings in land and development costs.
- Community parks should have visibility and access from arterial streets.
- Inclusion of and adjacency to natural features (woodlands, rivers, etc.) can contribute to the identity, popularity, and success of a community park.
- Sufficient size, shape, and configuration to allow for development of regulation facilities and all support components, as applicable on a per site basis.
- Separated and/or buffered from residential uses.
- Subject to the existence and availability of historic or cultural resources.

***Features/Components:***

The following components may be included in a community park, dependent on park size, location, configuration and specific targeted service delivery program (i.e. sports, nature, etc.). A Community park may also serve as a neighborhood park and include all of the components typical therein.

| <b>Basic</b>                                | <b>Optional</b>   | <b>Ancillary Components</b>                                  |
|---|---|--|
| Drinking Fountains                          | Regulation Softball Diamonds                            | Outdoor Stages   |
| Benches                                     | Basketball Courts                                       | Indoor Aquatic Centers                                       |
| Permanent Restrooms                         | Tennis Courts   | Community / Recreation Centers                               |
| Picnic Areas with Tables/small Shelter      | Seasonal toilets as needed                              | Health / Fitness Centers                                     |
| Open Lawn/Play Areas                        | Football/Soccer Fields                                  | Senior Centers   |
| Children's/ Play Areas                      | Regulation Baseball Diamonds                            | Public Golf Courses  |
| Natural Areas                               | Multi-Purpose Lawn/Playfields                           | Restored Historic Landscape or other elements                |
| Walkways, Paths, Trail and Bike connections | Large Group Picnic Shelters                             | Visitor and or interpretive center and facilities            |
| Bicycle racks                               | Jogging Paths and Fitness Circuits                      | Community meeting facilities                                 |
| Litter Receptacles                          |   | Administrative offices                                       |
| Signs                                       | Emergency Services Access                               | Ice Skating Arenas   |
| Off-Street Parking                          | Storage space for playfield equipment                   | Support facilities for activities programmed within the park |
| Doggie Rest Stop                            | Sports field lighting                                   |  |
| Irrigation                                  | Concessions facility                                    |  |
| Lighting                                    | Horseshoe pits  |  |
|   | Bocce courts  |  |
|   | Disk golf course  |  |
|   | Bike trails   |  |
|   | Wheeled sports venues                                   |  |
|   | Whitewater play areas                                   |  |
|   | Seasonal ice skating rinks and cross country ski trails |  |

|  |   |  |
|--|---|--|
|  | Dog Off-leash area  |  |
|  | Caretaker housing   |  |
|  | Other components as interest or opportunities may warrant |  |

***Development Considerations:***

- Community parks provide for the broadest range of recreation activity and facilities. They may take different forms and serve different functions. The level and type of development in community parks will be influenced by the particular location and need.
- May include areas of intense recreational activity such as athletic complexes and aquatic centers. May also include natural areas supporting passive outdoor recreation such as walking, hiking, viewing, and picnicking. Or may be a combination of active and passive facilities.
- Depending on specific recreation components or natural features, may draw visitors from throughout the community. Visibility and access are major considerations. Off-street parking is generally required.
- Active and passive areas should be adequately separated.
- Undeveloped areas can be used for trails, nature study, or reserved for future development.
- Regulation sports facilities require intense development to exacting standards. A minimum of four fields is recommended for tournament use.
- Individual facilities for both youth and adult, at either separate sites or separated areas within a site.
- Buffering between sports fields and adjacent land uses is recommended.
- Long-range management plans should be generated prior to development, including historic and cultural resource research and documentation, educational and interpretive objectives and services, revenue and operational costs.

***Assessment***

Chapter 6 of the 2005 Comprehensive Plan provides an inventory and assessment of needed improvements for the districts parks and open spaces. Suggested site improvements for Hollinshead Park include:

- Develop Master Plan for the site
- Define parameters of off-leash use
- Provide outdoor restroom facility
- Redevelop or remove Education Center
- Provide additional picnic facilities and benches throughout site
- Develop formal entrance/gateway to Community Garden
- Consider the addition of a playground
- Evaluate a recent proposal for moving additional historic buildings onto the site

***Prior Master Planning Efforts***

A conceptual plan was developed for the site in 1985. That plan guided the development of the orchard, the renovation of the Hollinshead barn, and new lawn areas. In 1991, a new master plan was developed for Hollinshead Park. The 1991 plan called for maintaining the park site’s rural character with recommendations for building renovations

and the construction of new park amenities including picnic sites, a jogging path and other features.

The portions of the 1985 plan that have been accomplished include the addition of interpretive signs in the barn, installation of irrigation, the orchard area and renovations to some existing structures.

The full text of the 1991 plan can be found in Appendix A.

### **Park Setting**

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The park and surrounding areas are zoned RS – Residential Urban Standard Density. Surrounded by residential development, the park is situated within walking distance to numerous neighborhood parks. Currently, these parks can be reached by walking along the existing sidewalk and street system.

#### ***Nearby parks***

Stover Park, just over one half mile to the northeast, was once a part of the 160 acre property held by the Hollinsheads. This 2.2 acre park is located at 1650 NE Watson Drive. Park features include a children’s playground, a youth baseball field, and open lawn play areas.

Al Moody Park is located at 2225 NE Dagget Lane and is approximately one mile east of Hollinshead Park. Park construction was completed in 2007. This neighborhood park includes picnic facilities, a playground, a half-court basket ball, open lawn play areas, and walking trails.

Orchard Park lies 1.2 miles west of Hollinshead Park and was completed in 2008. This park includes a playground, open lawn play areas, picnic facilities and trail connections.

The main entry to Pilot Butte State Park is one mile south of Hollinshead Park. For some park users, Neff Road presents a barrier between the two parks. While not a part of the Park district’s property, this site offers open space, views, a short walking track, and hiking trails to the top of the butte. Neighborhood park amenities including a playground and picnic facilities are planned for completion at this site in 2010.

Also near Hollinshead Park are three local schools. Juniper Elementary School and Pilot Butte Middle school are south of Neff Road and are located approximately one half mile away from the park. Jack Ensworth Elementary School lies to the east near the road from Al Moody Park.

#### ***Existing Site Features***

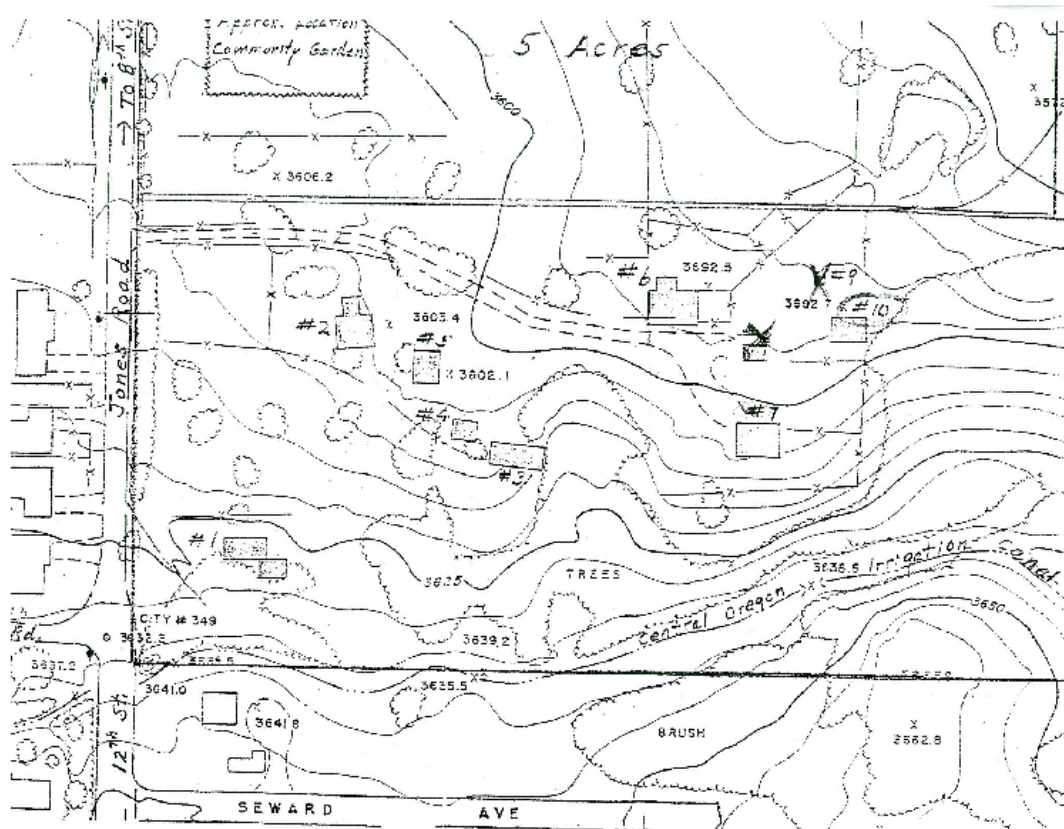
Hollinshead Park includes 16.5 acres of open and forested land. The southern portion of the park is dominated by a sloped, forested hillside that features rock outcroppings, native ponderosa pine trees, bunchgrass and numerous trails. The soft surface trails cross through this area among rock outcroppings. The northern half of the site is characterized

by open lawn areas, a community garden, clusters of native trees, an orchard of flowering trees and an unfenced off-leash dog play area.

### **Structures**

Below is a brief summary taken from Bernard G. Duberow's 1985 History of Hollinshead Park. For a detailed description of the principal structures at Hollinshead Park, see the full report in Appendix B.

Of the original homestead structures at the park, seven large buildings and three smaller buildings remain on site.



*Hollinshead Park Structures Map*

1. The Hollinshead Home – As with many structures on the site, this building was constructed from several separate salvaged buildings. Two sections were originally cabins located at Fall River and brought to the Hollinshead site in 1948. A third portion comes from a cabin originally located at Wickiup Reservoir. The cabin was originally built by the Civilian Conservation Corps and for a part of its time at Wickiup was occupied by conscientious objectors during World War II.
2. The Old Homestead House – This house was built on site in sections over time as money became available. It was built prior to the Hollinshead's ownership sometime between 1915 and 1920.

3. The House on the Hill – This house was built in sections in the late 1940’s. It is formed from a structure formerly located at Wickiup Reservoir and a construction shed originally located on property across Jones road. It is currently occupied by the park caretaker.
4. The Small Shop – Formerly a bunkhouse, this structure was brought to the site from Wickiup Reservoir.
5. Storage and Tack room – This three room building was constructed on site and built over time beginning in 1939. The outdoor covered area was added to the building in 1960. This building was used for storage by people living on the property. It also housed the Hollinshead’s horse tack.
6. The Old Barn – Originally built in 1911 in Fort Rock, Oregon the old barn was cut into sections and hauled to the Timberlane ranch in 1946. The barn was re-roofed in 1984 by the BMPRD.
7. The Dairy Barn – This structure was built on site and was under construction in 1940. It was used as a dairy barn for many years.
8. Equipment Shed – This structure was built in the late 1940’s. Its use as a storage shed for larger machinery continues.

### ***Trail Connections***

BPRD’s Trails Master Plan shows a northerly extension of the Larkspur Trail to the south park boundary. The trail is conceptually shown as entering the park from NE Seward Avenue via an existing city right of way. It exits the park along the east property line connecting to NE Edgewood Street.

### ***Existing Uses***

The existing uses of Hollinshead Park include a mix of active and passive activities. The renovated horse barn is popular for weddings, family gatherings and meetings. The barn is available to the public for rent by the hour or by the day. The recent addition of an off-leash area in the northern orchard has been popular with park users.

The northwest portion of the park property supports a community garden. The garden is managed by OSU master gardeners and plots are available to the public for a minimal fee. This area also features raised community plots that can be used by gardeners with limited mobility that cannot use the at-grade plots.

The southern portion of the site is used by the public for walking, running, nature watching, and winter sledding. A lateral of the COI canal runs along the southern park boundary, meandering between the park property and the private property to the south of the park.



PUBLIC INPUT

## **Introduction**

A series of opportunities were presented to the public to gather input to help shape the master plan process. The initial public input was solicited in November of 2006 in the form of a community questionnaire and a public meeting. In January, a second public meeting was held to present the initial findings and four conceptual plans. A draft plan was presented at a November 14, 2006 meeting.

In addition to the above noted meetings, the plans were presented to the BMPRD Board of Directors on April 3, 2007.

## **Community Questionnaire**

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Prior to the first public meeting, a community questionnaire was mailed to property owners within the service area. Two hundred five were delivered back to the park district. Below is a brief summary of responses.

Through the questionnaire, residents were queried as to their general park facility needs, their top choices for facilities at Hollinshead Park, their concerns regarding the park and other issues.

Natural areas, nature paths, and basic features were among the most frequently listed needs. The top priorities for the park included public restrooms, an off leash area, a fitness trail and basic features.

The open written comments regarding preferences for the park were varied however a number of themes began to appear. Many respondents would like to see the park remain similar to its current state, many would like to see more visible historic interpretation and several were concerned that the park remain quite and not become over developed.

The most frequent complaints about the current uses of the park included loud, amplified music during events at the barn, cars parked illegally on Jones road and in the neighborhoods and off-leash dogs.

The community garden was the most frequently mentioned current use of the park that respondents would like to see continued. The use of the barn for meetings, classes and events was also frequently noted.

Among needed facilities more benches, drinking fountains and picnic facilities were mentioned repeatedly.

## **Public Meeting #1 – November 14, 2006**

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The first public meeting was held at the Hollinshead Barn on November 14, 2006. Meeting announcements were sent to property owners with in the park's service area and to the Mountain View and Orchard Neighborhood associations. Approximately 50 people attended the open house.

The meeting followed an open house format with displays showing the service area, surrounding neighborhood, the park site and the master plan process. The district's comprehensive plan guidelines for community parks and the park's deed restrictions were on display as well.

District staff were present to answer questions, take public input and to explain the master plan process. The public was invited to fill out questionnaires and comment cards as well as have their concerns and ideas recorded by staff.

A detailed list of comments collected at the public meeting can be found in Appendix C. Below is a summary of the most frequent comments arranged by subject matter:

### **Concerns**

A frequent issue of concern expressed by those present was related to large events held at the Barn. Loud amplified music and illegal parking on the street were the primary concerns. Dogs running off leash in the orchard area were also a concern of park users and neighbors.

Many attendees liked the historic nature of the park as well as its unstructured rural feeling. The community garden was frequently mentioned as a feature to retain, however many people noted that they did not use the gardens themselves.

The addition of interpretive trails, a more visible history of the site, and the addition of nature trails were popular requests made by the public. Additionally, many people were against the addition of organized sport fields.

### **Public Meeting #2 – January 30, 2007**

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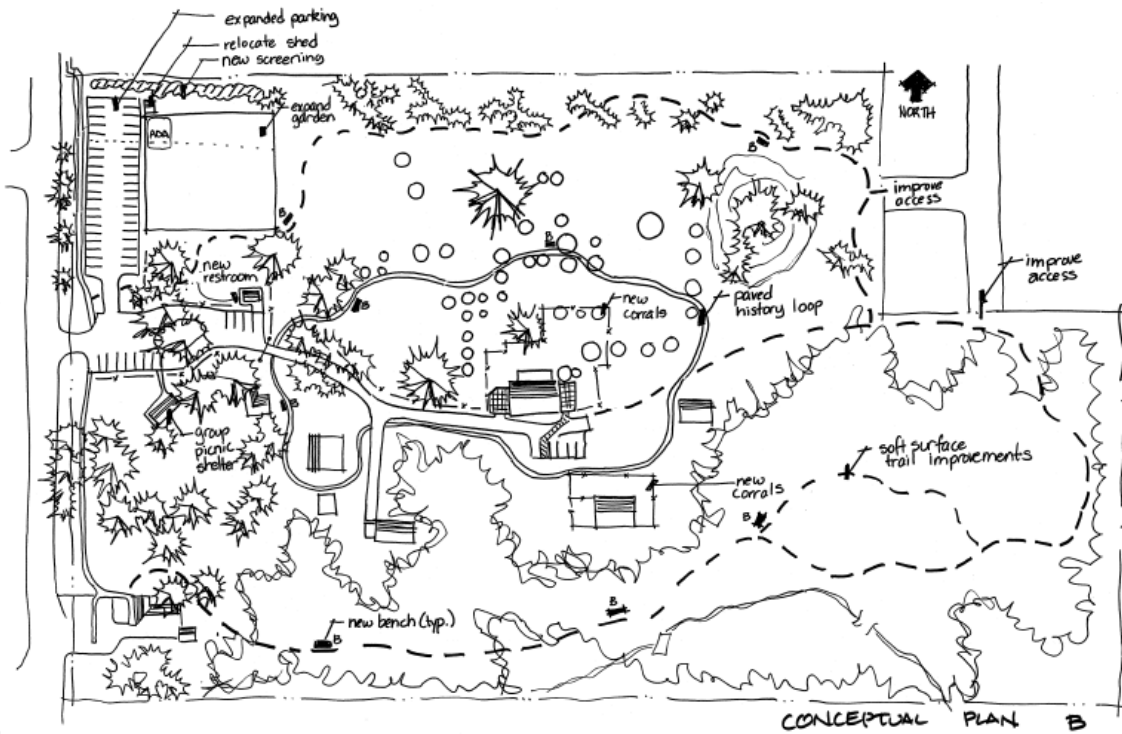
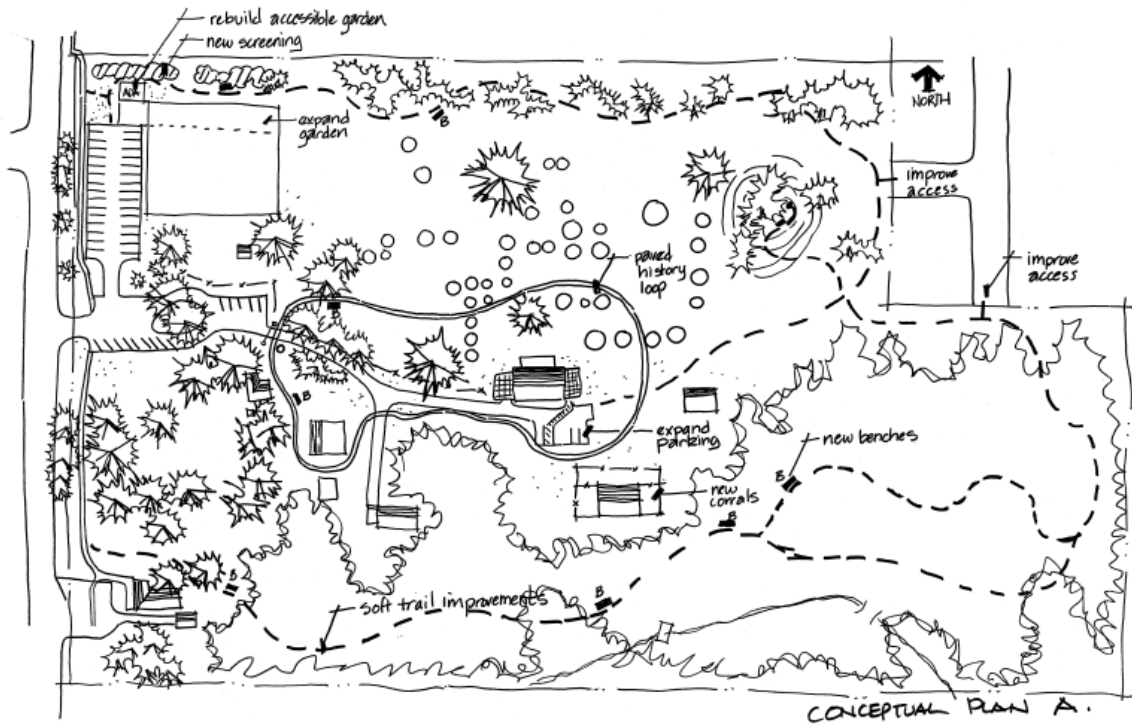
Following the initial public input received from the questionnaires and the November 2006 public meeting, four conceptual plans were developed based on:

- information found during the research phase of the project
- Staff team input
- the Comprehensive Plan development standards
- the initial public input received at the public meeting
- questionnaire results

The conceptual plans were brought to the public for comment and further input at the second public meeting, held January 30, 2007. Attendees favored plans A and B however there were elements of each plan that were preferred. Open areas and trails were frequent requests.

The meeting followed an open house format with displays showing the service area, surrounding neighborhood, the park site, the master plan process, and four conceptual master plans. The district's comprehensive plan guidelines for community parks and the park's deed restrictions were on display as well.

District staff were present to answer questions, take public input and to explain the master plan process. The public was invited to fill out questionnaires and comment cards as well as have their concerns and ideas recorded by staff.



Comments and concerns were similar to those expressed at the November 2006 meeting.

In addition to the public meetings, two stakeholder meetings were held. Stakeholders included all properties immediately adjacent to the park, the Rosengarths, Barney Duberow, Jim Anderson, the Orchard Neighborhood Association, the OSU Master Gardeners, and the Deschutes County Historical Society.

### **BPRD Board Review – April 3, 2007**

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On April 3, 2007 staff presented the work to date to the board of directors. The four conceptual plans were iterations of a plan for the park. She explained the community input including a questionnaire that was mailed to a service area of a two mile radius of the park, open houses, and a meeting with stakeholders.

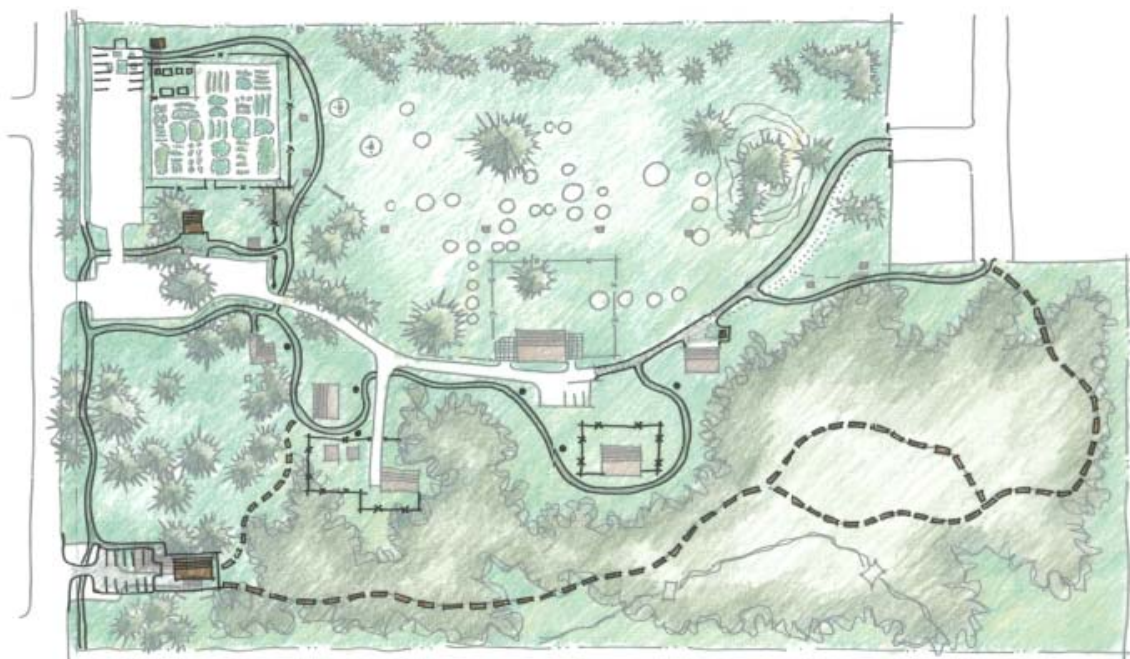
The four conceptual plans were reviewed and the public's comments on each. Many of the comments indicated that people would like to see the park stay as it is; quiet and not over developed. The Board discussed adding space for a dog park as the park is currently heavily used by dog owners.

### **Public Meeting #3 – March 18, 2010**

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This meeting followed an open house format with displays illustrating previously gathered priorities and issues of the general public, stakeholders, and staff. Also on display boards were a history of the recent planning background and two conceptual master plans that drew from the previously expressed needs and desires.

The two plans presented similar amenities with the main differences being centered on additional trails and fencing.



*Conceptual Master Plan A*



### *Conceptual Master Plan B*

Feedback from the community included many positive comments about the off-leash area. Most attendees preferred the lack of full fencing at the off-leash area as they felt it attracted a more responsible user group. Generally users found it to be working well for them. Many attendees supported the inclusion of a permanent restroom, the historic interpretation loop and expansion of the community garden. Overall the plan showing fewer paved trails was preferred.

### **Public Meeting #4 – April 27, 2010**

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This meeting followed an open house format with displays illustrating previously gathered priorities and issues of the general public, stakeholders, and staff, a history of the recent planning background, and a conceptual master plan that grew from the above noted needs and the preferred plans a and b. sketches of what the improvements may look like.

### **Staff Input**

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A staff focus group was assembled during the master plan development process in order to gain input from multiple work groups. The group included:

- Administration: Don Horton and Paula Lowery
- Maintenance: Ed Moore, Greg Barker, Michelle Morrell, Erin Bennet, Angela Lute (former caretaker), and Patty Campbell (current caretaker).
- Recreation: Wayne Smith
- Planning and Development: Bruce Ronning, Robin Laughlin, Norm Ziesmer, Steve Jorgenson