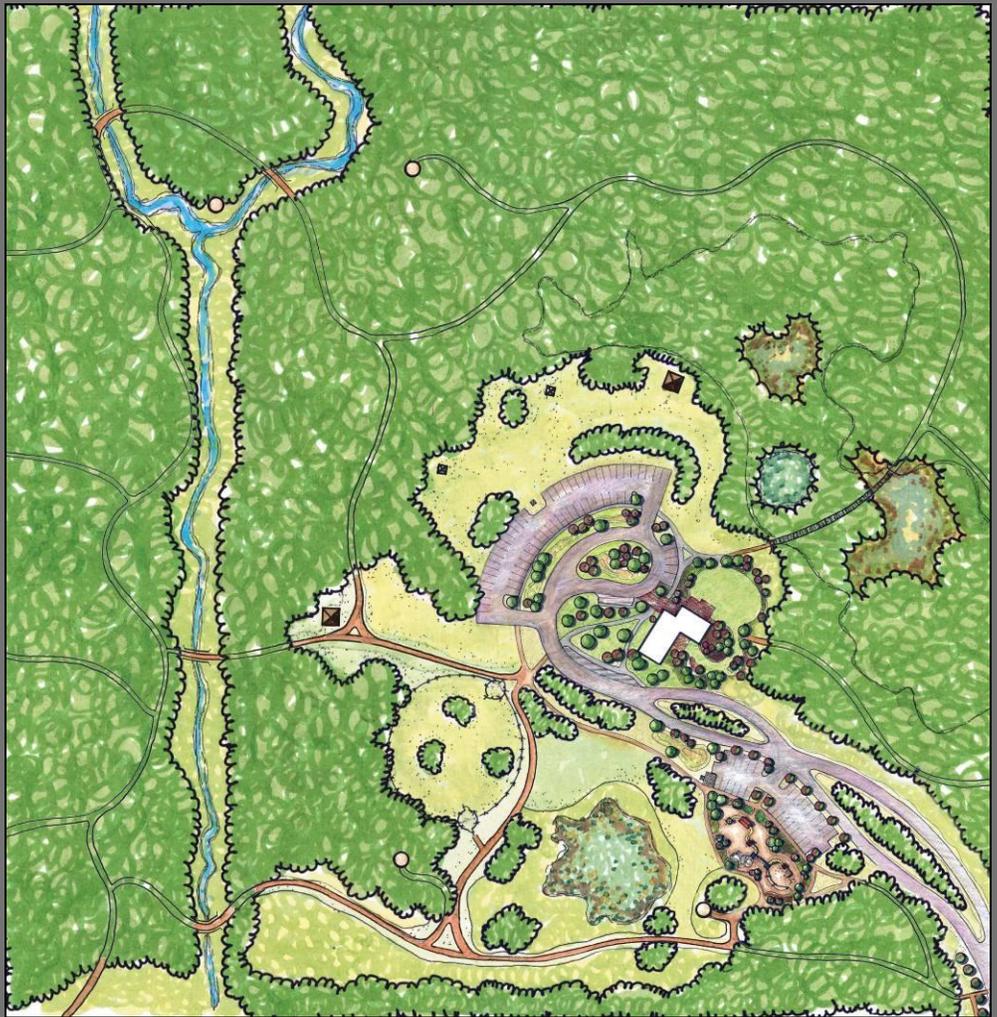


McCLELLAND PARK

MASTER PLAN - ERIE, PA



OASIS DESIGN GROUP
2/22/2010



INTRODUCTION

The site for McClelland Park was originally acquired by the city of Erie with Project 70 funds more than 35 years ago. This project was funded in part by a grant from the Community Conservation Partnership Program, Keystone recreation, Park and Conservation Fund, under administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of recreation and Conservation. The grant was a result of the efforts of several entities including the Friends of McClelland Park, neighbors, the city, and the Lake Erie Region Conservancy (LERC).

Purpose – Goals and Objectives

The purpose of the master plan is to identify opportunities and constraints of the site and to recommend protection, development, and maintenance options for McClelland Park based on the desires of the community and city. The plan identifies and prioritizes the areas of the property recommended for park amenities, associated facilities, and the costs associated with each. The design concepts and principles presented in the master plan (see page 14) form the basis for further design refinements, additional engineering studies, construction documentation, and ultimately the construction of park amenities as funding becomes available in subsequent years.

As part of the master planning process, input and ideas were sought from the community,

stakeholders, and the city to produce a master plan that meets their collective objectives and maximizes the potential of the 58-acre site as expressed by the community driven program. This goal was pursued with several initial objectives in mind (based on initial community desires as expressed by a report prepared by the Friends of McClelland Park Association). These objectives include:

1. Improve the park so that it provides passive recreational opportunities by retaining as much of the wooded character as possible.
2. Incorporate opportunities for family picnicking with associated amenities.
3. Provide hiking and walking trails.
4. Plan for adequate parking within the boundaries of the park with associated amenity areas.
5. Provide a children's play area.
6. Include a dog park or area for turning dogs loose.
7. Suggest a suitable area for a nature center and associated amenities.
8. Enhance and/or provide opportunities for wildlife and its observation.

Description of Study Area

The McClelland Park site is currently Erie's largest undeveloped city-owned open space within the city limits. The 58-acre site is located in the planning district 16510 in the Northeast Quadrant. The property is bounded by 26th Street to the north and McClelland Street to the west. It is surrounded by low to medium density residential properties, which back up to the property thus making it predominately landlocked with the exception of two small portions of the park that connect with 26th Street. On the east side of the park several streets (27th Street – 31st Street) dead end into the property.

The park is predominately wooded with approximately 80% of the site in various stages of forest succession and forest ecotypes. The core of the property was formerly used by the city as a borrow pit for sand and gravel. Another adjacent area has been filled with various unconsolidated materials creating a large flat open area in the center of the parcel. The resulting topography in this area is generally irregular with both level areas, depressions, and areas of shallow, steep slopes.

These modifications altered the site's hydrology resulting in the creation of three distinct wetland areas. These areas were identified in the 1997 Wetlands Identification and Delineation study prepared for the city by Urban Engineers. The delineated wetlands total 5.8 acres. Additionally, McDannell Run flows in a northerly direction on the eastern portion of

the site and is considered a watercourse of the Commonwealth of Pennsylvania.



Figure 1: Residential properties bordering McClelland Park along 31st Street



Figure 2: Existing pathway leading into the park from the west end of East 27th Street

SITE ANALYSIS

Previous Planning Efforts

Prior to the commencement of this master plan, several other previous studies have been undertaken on the site. A 1994 master plan was developed as part of a citywide parks system master plan (New Horizons for the Bay City: A rejuvenation of Erie's Park and Recreation System) and called for the park to be predominately active recreation with supporting passive recreational trails. In 1997, the city of Erie Department of Economic and Community Development commissioned a wetlands identification and delineation study for the parcel.

1994 Master Plan

The 1994 Master Plan for McClelland Park, developed by Carter van Dyke Associates, identified the site as a significant undeveloped property for the city of Erie and recognized its potential importance for Erie's park system – particularly for revenue generating facilities. The master plan proposed an intensively developed park with a mixture of both active and passive recreation facilities. The master plan called for a variety of active recreational opportunities such as softball fields, batting cages, tennis courts, basketball, miniature golf course, and volleyball courts. These activities and the accompanying facilities represented the bulk of development on the site and were considered important features for generating revenue and user fees. Other park amenities including hiking trails, playgrounds, picnic shelters, and a fitness loop were integrated into the design. The

large wetland and wooded area on the west side of the park was left undisturbed.

Two vehicular access points into the park were proposed via city-owned parcels on east and west ends of 26th Street with an internal park roadway connecting the entrances. Parking lots, located throughout the park, were proposed to accommodate the high vehicular loads that would be generated by the active recreation facilities. The proposed park was estimated to cost a little more than \$4 million in 1994 dollars.

1997 Wetland Study

The 1997 Wetlands Identification and Delineation study, prepared by Urban Engineers of Erie, identifies several types of wetlands on the McClelland Park site with a combined area of 5.8 acres. These wetlands include a .0166 acre palustrine emergent/open water wetland, a 0.520 acre palustrine emergent/scrub – shrub wetland, and a 5.084 acre palustrine forested/scrub-shrub wetland. The report notes that the areas on the site are classified as wetlands due to the presence of three criteria: hydrophytic vegetation, hydric soils, and hydrology. Any encroachment into these wetlands requires the city of Erie to obtain a "Section 404/Chapter 105 Joint Permit from the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection before commencing the project." Additionally, the report notes that McDannell Run is considered a watercourse by the Commonwealth of Pennsylvania and would require proper permits in the event of any stream encroachment.

2007 Greenway Plan

The 2007 Erie East Side Greenway plan, by Dahlkemper Landscape Architects & Contractors, identifies a potential greenway corridor extending from I-90 to Lake Erie. Several objectives of the proposed greenway system include the development of recreational opportunities, enhanced connectivity between natural areas and parks, and the improvement of educational opportunities. The development of McClelland Park is identified in the plan as an important part of the greenway experience. Linking the park with the greenway would improve pedestrian/bicycle access to the park and provide citizens with access to the park's wetlands, woodlands, and open space. Additionally, the park would serve as an open space along the greenway where people could relax and where park facilities such as restrooms and drinking fountains could be available. Finally, McClelland Park's central location along the greenway and proposed parking facilities would make it an ideal trailhead and meeting place for greenway users.

Existing Conditions

The site for the future McClelland Park is a square parcel of approximately 58 acres. It is bordered on all four sides by residential properties that back up to the parcel. East 26th Street lies to the north; East 32nd Street lies to the South; McClelland Avenue lies to the west; and Bird Drive lies to the East. Access to the site is via an existing gravel road from East 26th Street in the northwest corner of the parcel. This gravel road leads into the site, through a partially wooded

landscape, where it dead ends in a clearing at the center of the site. The remainder of the site is mostly wooded and includes tree cover of various types and ages. Two remnant tree lines provide a clue to prior uses of the property as farming fields as confirmed by one of the public meeting participants.

The central portion of the site is disturbed and the terrain exhibits rough changes in grade. An excavated area exists on the northern edge of the site along the entrance road. Exposed and unvegetated steep gravel slopes provide clues to its use as a former gravel pit. Several areas of steep slopes and exposed subsoils lack vegetation and are eroding excessively.

As noted previously, several wetlands and a stream are found on the property. The larger wetland (5.08 acres) is predominately seasonal, and located along the western edge of the site. It is mostly forested and has a small area of open water (0.116 acres). It is essentially a seasonally inundated wetland. The other wetland area is located within the excavated gravel pit and is surrounded by shrub-scrub types of plants.

Two stream segments converge on the south end of the property forming McDannell Run. The eastern leg is predominately dry while the western segment has a continual flow that is fed from a culvert, which runs under East 32nd Street.

Areas of the stream show signs of stress, especially on the outside bends of the stream, where severe stream bank erosion is

occurring. It is evident that heavy storm events carry excess volumes of water, probably from increased upstream volumes and impervious surfaces, thus has negative impacts on the existing stream channel. Some trash and debris are present in the stream, likely carried on site and deposited as rain water recedes. Other debris, such as concrete slabs and tires, has been dumped along the stream channel. The master plan study did not investigate in any detail the ultimate causes for the stream channel degradation nor did it include any evaluation of existing stream channel conditions or volumetric or fluvial studies. It is recommended that a comprehensive stream channel investigative study be undertaken. Ultimately it is recommended that a stream channel clean-up and restoration be undertaken to shore up destabilized banks as well as make any necessary stream center line adjustments to accommodate increases peak storm flows.



Figure 3: Example of stream bank erosion on McDannell Run

The site exhibits several indicators of existing unofficial use. A makeshift network of dirt paths traverses the site. Neighbors report the use of ATV vehicles through the site as well as camping and/or drinking parties by neighboring youth. These paths abruptly start and end, overlap, and exhibit various levels of use. Likewise, a trampled area with a stone ringed fire pit with log benches indicates that individuals or groups utilize the site for gatherings. Finally, some minor graffiti, sprayed on rocks along the stream can be found in the woods.

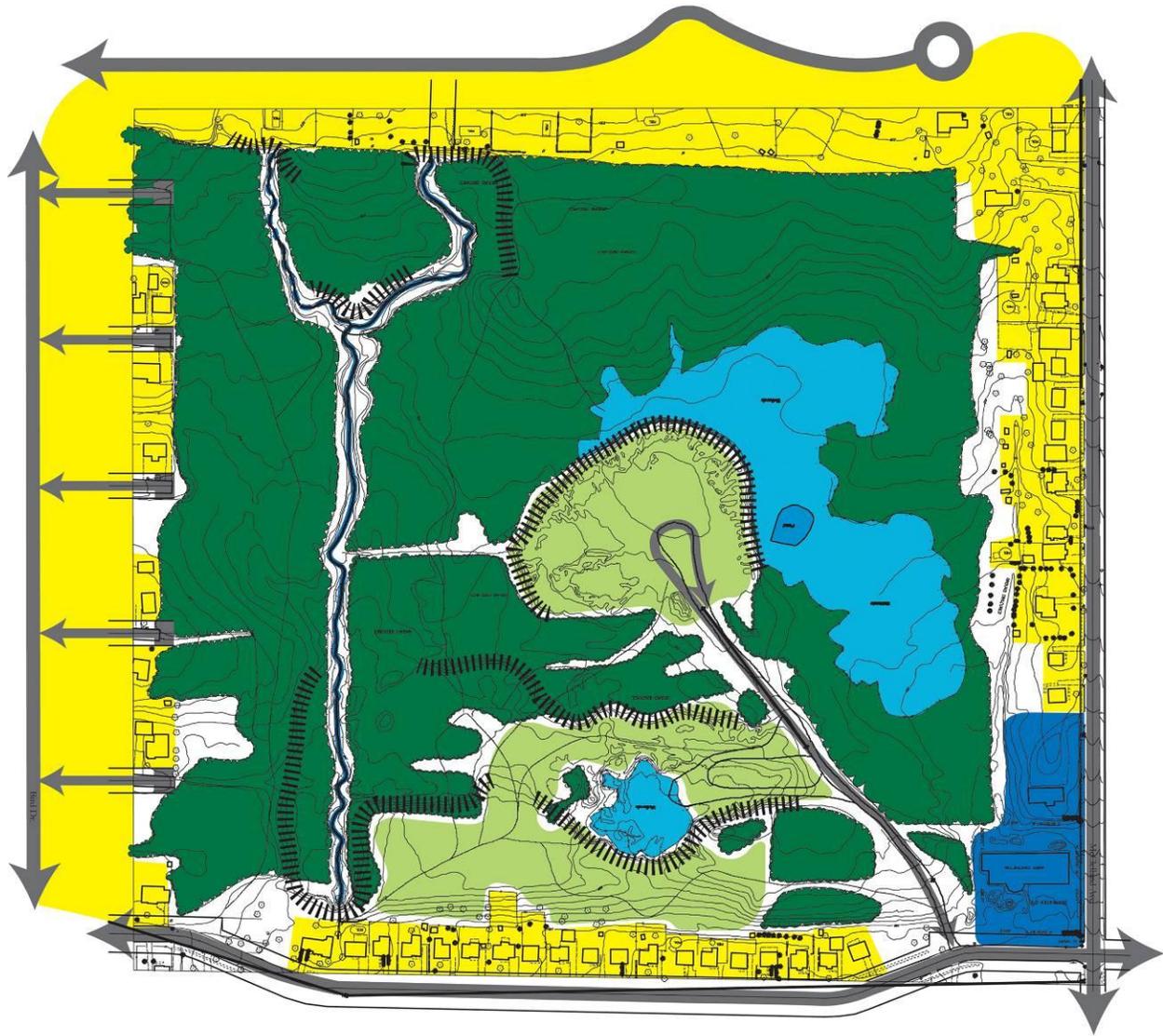


Figure 4: Stream headwall under East 32nd Street



Figure 5: Example of severe stream channel erosion and deposits of silt and gravel from upstream along McDannell Run

It was not part of this study to investigate existing utility infrastructure on the property; however, Oasis anticipates that it is limited. Currently, there is no known electric, water, natural gas service, or sanitary sewer to the property and adjacent service line locations are unknown. Any future requirement for these services would need to be studied further as how best to extend from any existing lines or provide new service routes.



McClelland Park: Existing Conditions



Key

- | | | | |
|---|---------------------|---|-----------------|
|  | Residential |  | Vehicular Drive |
|  | Institutional |  | Stream |
|  | Existing Wood |  | Slope |
|  | Existing Tree Line | | |
|  | Successional Meadow | | |
|  | Pond | | |
|  | Wetlands | | |

Figure 6: Existing Conditions Diagram

DESIGN CONSIDERATIONS AND PROPOSED FACILITIES

The design program for the park's elements was largely established during the first public meeting by the community. Following that initial public meeting and based on that design program, the design team developed two preliminary bubble diagram design alternatives for the park. The diagrams generally identify areas where major park amenities would be located and illustrate their adjacencies and connectivity to one another. These diagrams evolved based on the input from the public meetings, existing site conditions, and the experience of the design team.

Preliminary Design Alternatives

The core park amenities common to both alternatives include picnic areas, gardens, a playground, a dog park, walking trails, and a building site for a nature center. Two alternative diagrams were developed. Both attempted to keep the majority of the park development confined to previously described areas. The predominate difference between the two was the location and access point of the park's entrance/access road.

Concept A

As noted above, the major park developments have been concentrated within the previously disturbed areas of the site. The existing forest canopy on the south, west, and east sides would remain largely unaltered. A wooded buffer would be planted along the northern edge of the park to screen the backs of existing homes.

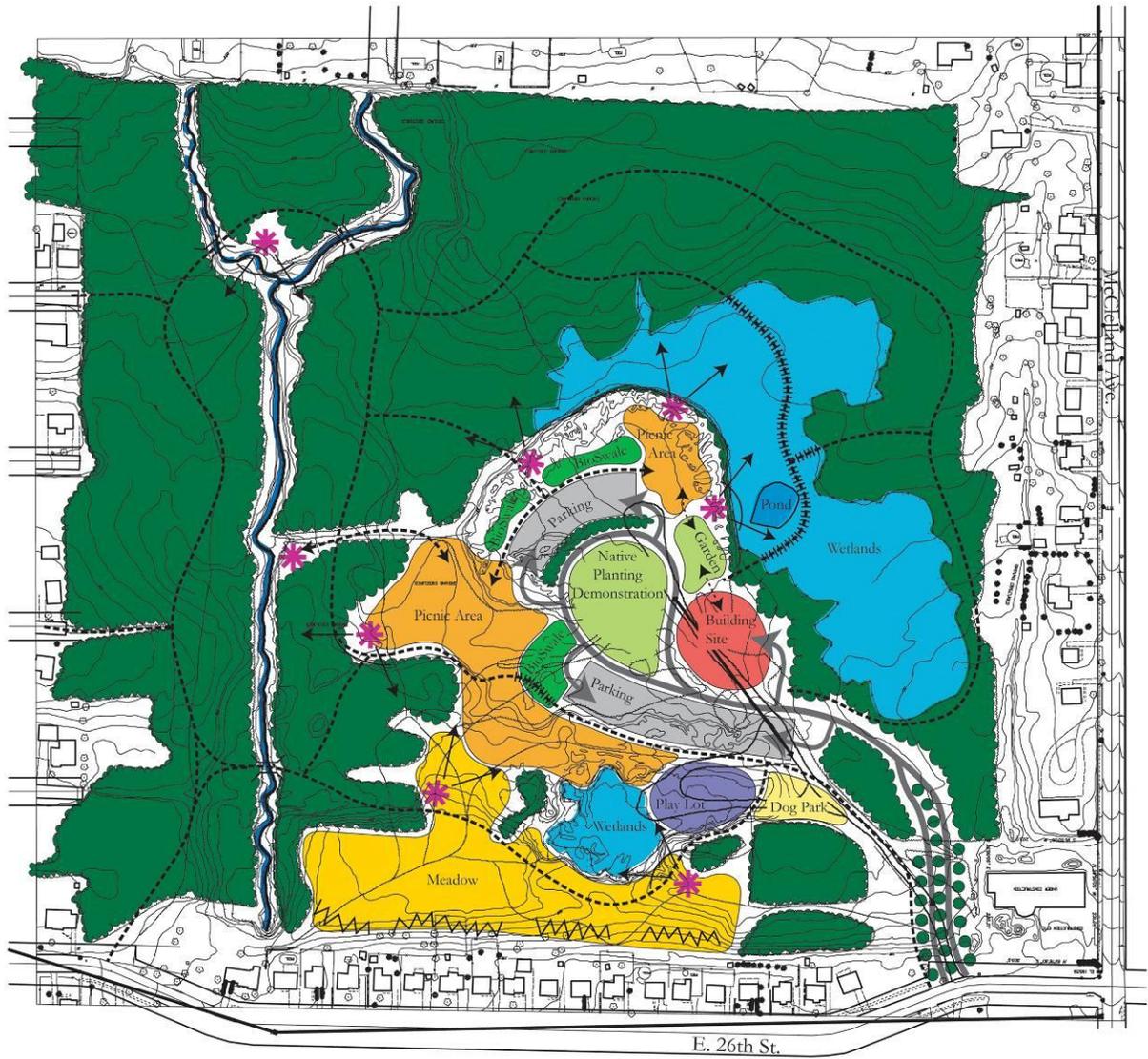
The entrance to the park would be provided by a tree lined, bifurcated roadway, which enters the site off the eastern end of East 26th

Street. The location of the proposed entrance and park drive closely follows the alignment of an existing gravel service road and would minimize the impact to the adjacent wooded areas. The roadway is a closed loop and circles upon itself inside the park exiting along the same alignment and out to East 26th Street as it enters.

Two separate parking lots are proposed to better service and be in close proximity to major park features – play/adventure play area and the picnic grove and education center. Bioswales are suggested adjacent to the parking areas to capture and recharge stormwater runoff.

An adventure play lot is suggested. It would be situated on a previously disturbed slope site near the entrance to the park and would be serviced by the northern most parking lot. The current sloping conditions offer excellent opportunities to develop a multi-level adventure playground. Immediately adjacent to the west is a proposed fenced dog park.

A building site for the proposed education/nature center is located to the east and adjacent to the main wetland. This would immerse the nature center and habitat garden in a unique environment. The building site is also located just off the fill area on soils where the foundation is unlikely to be impacted by unconsolidated fill materials. Closely linked to the proposed building site are picnic groves. These two amenities areas are in close proximity to the larger of the two parking areas. Walking trails emanate from all major features and circulate throughout the park.



McClelland Park: Concept A



Key

- | | |
|-------------------------|--------------------|
| BioSwale | Pond |
| Building Site | Wetlands |
| Dog Park | Buffer |
| Forest | Proposed Bridge |
| Garden/Natural Planting | Path |
| Meadow | Wetlands Boardwalk |
| Parking | Pavilion/Overlook |
| Play Lot | Stream |
| Picnic Area | Viewshed |
| | Vehicular Path |

Figure 7: Preliminary Concept A

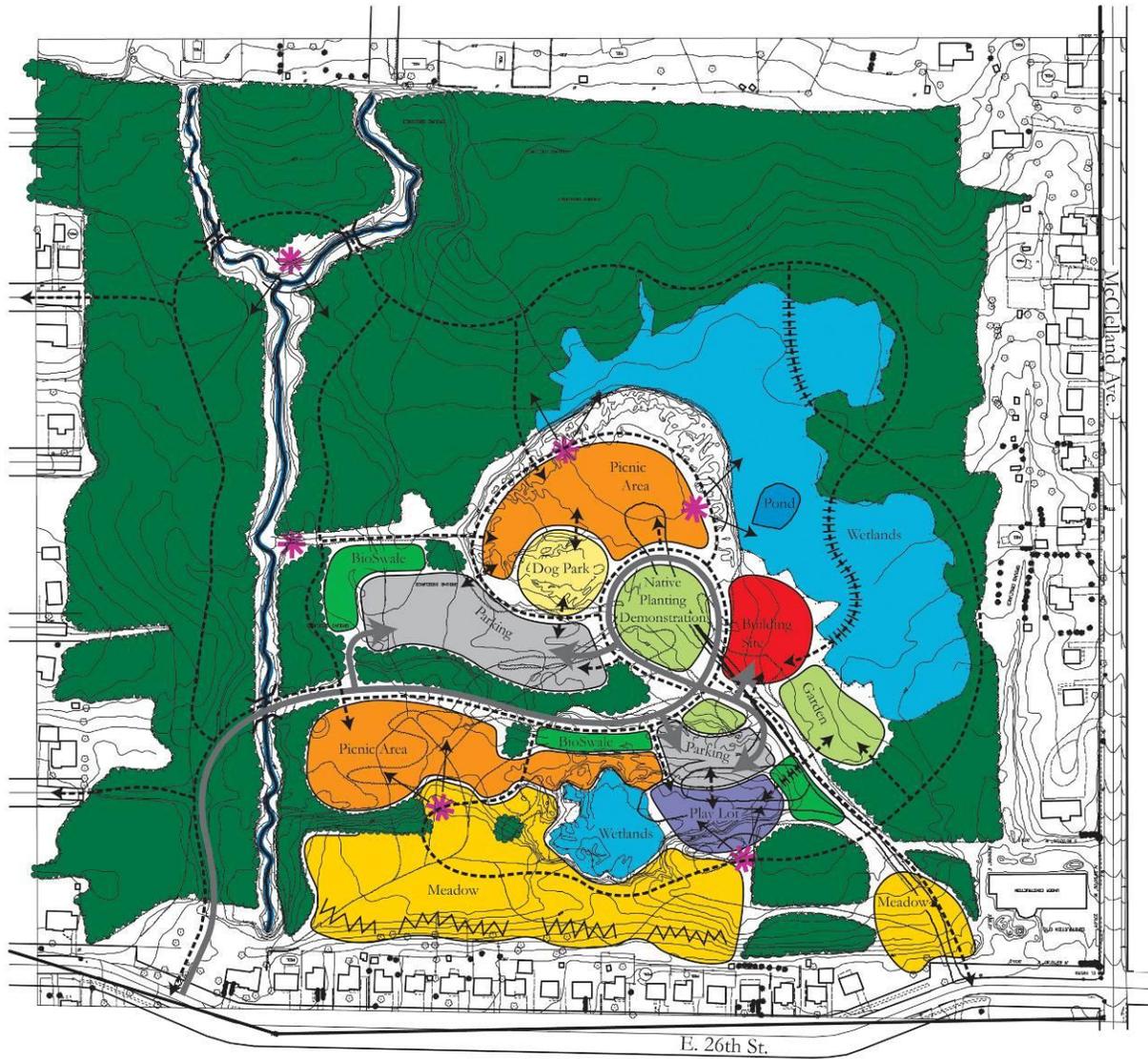
Concept B

Concept B is similar in many ways to Concept A, but differs in several key areas. Like Concept A, Concept B concentrates the core developments within the previously disturbed areas in the central portion of the site.

Elements such as the building site, habitat garden, and play lot are located in the same locations on both concepts due to favorable site conditions for these uses. Picnic areas with key views connect to a network of trails and boardwalks. Parking is divided into two lots in areas with high use.

Key differences that distinguish Concept B include entrance point and location of the entrance drive that is located on the eastern end of east 26th Street. This location would provide a more sinuous entrance drive that winds its way through the woods crossing the stream before it enters the heart of the park. Crossing the stream would require the construction of a bridge.

Other differences between the two concepts include the separation of the dog park from the play area. Here, the dog park was located deeper in the park having a stronger relationship to the proposed picnic area.



McClelland Park: Concept B



Key

- | | |
|---|--|
|  BioSwale |  Pond |
|  Building Site |  Wetlands |
|  Dog Park |  Buffer Planting |
|  Existing Wood |  Bridge |
|  Garden/Natural Planting |  Pavilion/Overlook |
|  Meadow |  Pedestrian Path |
|  Parking |  Wetlands Boardwalk |
|  Play Lot |  Stream |
|  Picnic Area |  Viewshed |
| |  Vehicular Drive |

Figure 8: Preliminary Concept B

McClelland Park Master Plan

The proposed park master plan (See Figure 10) merges the conceptual ideas presented in preliminary Concept A and Concept B and articulates the sizes and shapes of the elements more definitively. Guiding the development of this passive recreation park was a series of key design principles that included:

- Stormwater management best practices including the use of pervious pavements, vegetated swales, and open section roadways;
- Protection and enhancement of existing wetlands and streams;
- Preservation and enhancement of existing forest canopy; and
- Limit development of park amenities to previously disturbed land.

All amenities and park design features must comply with the most current guidelines set forth for recreation facilities and outdoor recreation areas.

Vehicular Circulation

The entrance road was placed generally in the location of the current service road (as depicted in Concept A). The community expressed a preference for this location because it did not require an expensive bridged stream crossing and would not significantly impact existing tree canopy. The roadway would be irregularly bifurcated in sections to create a wood-like feel to the roadway. As one moves further south into the site, one may notice that the road is divided by large islands planted with shade

trees whose species are in situ. This would effectively shade the drive, extend the forest canopy across the road, and assist with capture stormwater runoff. Open section roadways with drainage swales on both sides as to minimize infrastructure costs and increase infiltration rates should be utilized.

Parking

The proposed vehicular parking is divided into two main parking lots to conveniently service park’s use areas. The northern lot provides parking (approximately 31 spaces) in close proximity to the play area, sledding run, meadow, and several trail heads. The larger south lot (approximately 56 spaces) provides parking for the nature center, dog park, picnic areas, as well as other trail heads. Appropriate quantities of accessible parking spaces should be provided. Bioswales are recommended adjacent to each parking lot to capture stormwater runoff and allow for infiltration and detention (See Figure 9). Additional parking for buses and handicap accessible spots are proposed adjacent to the building.



Figure 9: Permeable paving in this parking lot and bioswales between parking bays reduces stormwater runoff and promotes infiltration



- | | |
|----------------------|-----------------------------|
| ① EXISTING WETLAND | ⑦ RESTROOM FACILITY |
| ② MANAGED MEADOW | ⑧ BOARDWALK |
| ③ BUFFER PLANTINGS | ⑨ DOG PARK |
| ④ BRIDGE | ⑩ NEIGHBORHOOD TRAILHEADS |
| ⑤ OVERLOOK STRUCTURE | ⑪ REGIONAL TRAIL CONNECTION |
| ⑥ PICNIC STRUCTURE | |

Figure 10: McClelland Park Master Plan

Playground

The playground (See enlargement – Figure 11) is located off the north parking lot on a previously disturbed slope. The playground design is envisioned to take advantage of existing slope with elements such as slides, climbing walls/rocks, etc. The proposed playground equipment would occupy multiple tiers and provide play zones for both younger and older children. A small portable restroom would be located off the adjacent parking area and would provide restroom facilities close to the playground.



Figure 12: Comparable Adventure Style Playground

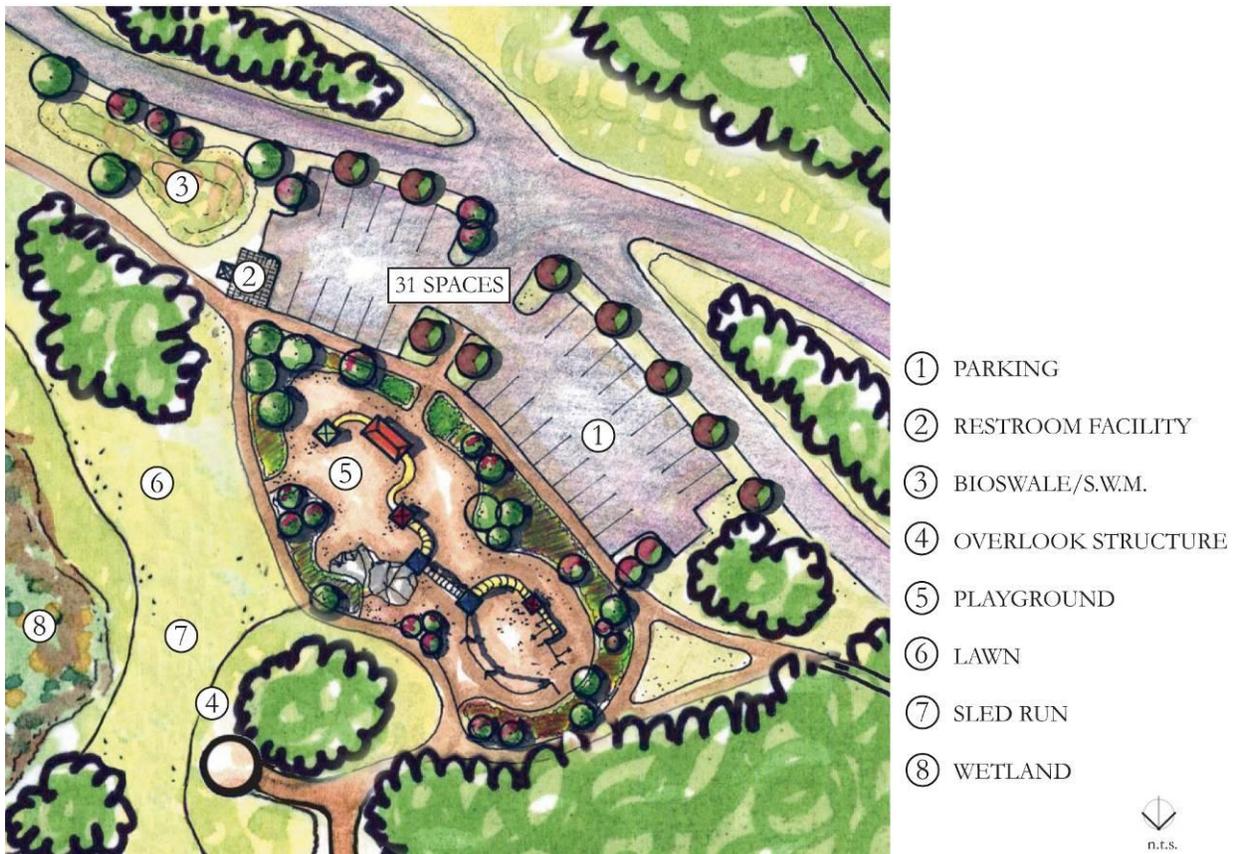


Figure 11: Adventure Playground

Dog Park

In the park master plan a 2-acre fenced dog park is proposed to allow dogs to run unleashed. It would be located between the parking lots in the west-central area of the park. The dog park was shifted from the locations depicted in Concept A and Concept B in order to provide a large space as requested by the community. This location is still convenient to the parking and picnic areas and would provide some separation from the young children utilizing the playground.

Consideration should be given to developing the dog park into several sections so that at least one section is ‘resting’ at any given time to allow the turf to recover from the heavy traffic. Additionally the park could be sectioned as to provide areas for small and large dogs separately. Essentials such as potable water, shade, and waste clean-up provisions should be incorporated into the design of the area.



Figure 13: Dog Parks, like the one pictured above, can be elaborate, or simple double gated and fenced dog runs.

Nature Center Building

The proposed building and habitat gardens are located to the east of and adjacent to the wetland. It is envisioned that the building would be designed such that a large community room with open glass windows would face the wetlands below. The building should include the most progressive green building practices practical (See Figure 14).

Parking for the facility would be accommodated by the south parking lot. Bus parking spaces, a passenger drop off, and handicap accessible parking is located in close proximity to south of the building and should all have accessible routes to the predominate features of the building and site.

An outdoor classroom is envisioned in addition to an open outdoor turf event space. Surrounding plantings and gardens should highlight the use of native plants common to the lake region. The nearby boardwalk would serve as the starting point for nature walks and field trips.



Figure 14: Comparable nature center with green roof



- | | | | |
|---------------------|--------------------|-----------------|----------------------|
| ① PICNIC PAVILION | ⑤ HANDICAP PARKING | ⑨ BUS PARKING | ⑬ PASSENGER DROP-OFF |
| ② RESTROOM FACILITY | ⑥ LAWN | ⑩ PARKING | ⑭ WETLAND |
| ③ NATURE CENTER | ⑦ DOG PARK | ⑪ NATIVE GARDEN | ⑮ WETLAND BOARDWALK |
| ④ BIOSWALE/S.W.M. | ⑧ EVENT PATIO | ⑫ PATIO | |
- 
 N.T.S.

Figure 15: Nature Center Environs

Picnic Grove

On the south end of the park a series of picnic shelters that border the edge of the forest to the south with turf open areas for various activities to the north. Two larger structures capable of accommodating larger gatherings are recommended to anchor the ends of the picnic areas while several smaller picnic structures for families or small groups lie between the larger structures. A self-composting portable restroom facility located off the center south parking lot would provide restroom facilities for users of the picnic areas and dog park. Self-composting facilities are recommended to minimize infrastructure costs, avoid staffing requirements, and reduce the use of water.

The architecture of the picnic structures should be carefully considered as they will be one of the more significant built elements in the landscape. Their design and construction could help establish the character of the park and should relate to the architectural style of the proposed nature center. Examples depicting the quality and scale of the proposed shelters can be seen in Figures 16, 17, and 18.



Figure 16: Comparable picnic shelter

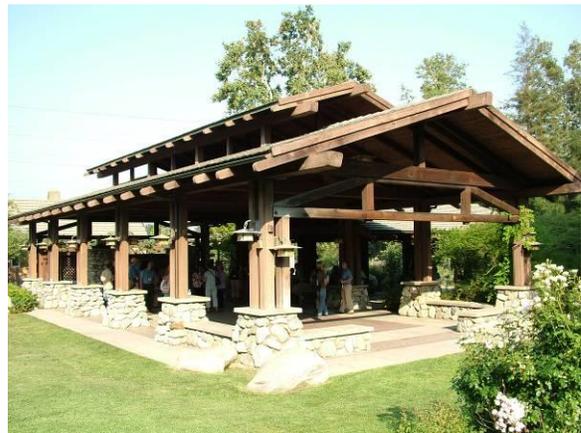


Figure 17: Comparable picnic shelter



Figure 18: Comparable picnic shelter

Natural Areas

Beyond the 14-acre core of the park, the existing forested landscape would remain largely relatively unchanged. However, the existing invasive plant materials should be removed – it is recommended that this be the predominate approach to managing the existing tree canopy. On-going efforts to replant open areas with native species, reforest degraded portions of the canopy, and supplement understory plantings should also be incorporated into the approach.

Care was taken in the design of the park amenities to keep development out of the identified wetland regions but take advantage of the proximity of such zones for interpretive and educational purposes. The only intrusion into the larger wetland area is a proposed boardwalk across to provide observation into the ecosystem.

The existing tree canopy on the south, west, and east sides of the park would remain largely intact with only minor modifications along the interface with the core park area. These areas are predominately shrub/scrub zones or areas with early successional growth that have little vegetative qualities. Along the northern edge of the park, the meadow area would be managed for invasive trees and shrubs and a tree buffer would be planted to screen the backs of the homes on East 26th Street. A network of trails extends through the woods and meadow and connects with the play areas, parking, building, and picnic areas. The trail network and boardwalk through the wetlands provides opportunities for interpretive panels where parks and visitors can learn about the ecology of the region.



Figure 19: Boardwalks would provide opportunities for interpretation and immersion in the wetland habitat.



Figure 20: Interpretive panels can be used to inform visitors about ecological systems.

Sustainable Design Principles

As described throughout this section sustainable design principles play an important role in the proposed master plan. Sustainable stormwater management practices include:

- Open section roadways with swales;
- Permeable paving;
- Vegetated bioswales; and
- Green building practices.

These features help to reduce stormwater runoff, recharge aquifers, and reduce stream erosion.

Additionally, meadow areas and gardens would be planted with native plants to provide habitat for wildlife and to enhance the natural ecological systems in the region.

Finally, it is expected that as park development proceeds and construction documents are developed there would be additional opportunities to integrate sustainable design and construction practices. LEED or ASLA Sustainable Site status may be pursued as part of the site and building development.

Park Use	Quantity/Area
Undisturbed Wetlands	5.8 acres
Undisturbed Woodlands	39 acres
Meadow	2.5 acres
Parking Spaces	92 car spaces 2 bus spaces
Roadway	1315 l.f.
Picnic Shelters	2 large 2 small
Woodland Pavilions/Overlooks	4 total
Dog Park	2 acres
Adventure Playground	140,000 sq. ft.
Building (suggested)	3500 sq. ft.
Building Environs (gardens, patios)	1.5 acres
Boardwalks	230 l.f.
Trails and Sidewalks	2.23 miles

Table 1: Park Amenity Summary

IMPLEMENTATION AND FUNDING

Additional Design Requirements

As the design for McClelland Park progresses to the next stages there would be additional investigative studies and design services would be required. The following represent anticipated tasks:

- An official metes and bounds site survey identifying the site boundary lines as one is not known to currently exist.
- A hydrological study of the stream should be undertaken to understand its condition and potential for restoration.
- Mapping and identification of any utilities found on site would also need to occur.
- Engineer studies to identify soil conditions that would impact stormwater management, infiltration rates and building footings.
- Construction documents for the park based on the overall master plan.

Recommended Phasing

Phasing the construction of the park would allow the city to make incremental progress toward the realization of this master plan as funding becomes available (refer to Phasing diagram Figure 21). As with any phased development, certain elements would need to be constructed in sequence, while other items exhibit greater flexibility. Likewise, phases may be combined if funds are available.

Phase I of the park development would be the development of the entrance drive, larger parking lot, and picnic area. The development of this area would need to occur first in order to provide vehicular access and parking for the park. During this initial phase it is recommended that the picnic pavilions and picnic areas be constructed. These amenities would begin to develop the core of the park and provide opportunities for passive recreation. It is also recommended that utility lines for the future nature center be installed during this phase. Installing the utilities during the initial phase would limit future disturbance to the site.

Phase II would include the development of the adventure playground, associated parking lot, and the concrete sidewalks for the site. Although these developments could happen in a later phase they are recommended in Phase II in order to create an activity area that would appeal to a significant number of users.

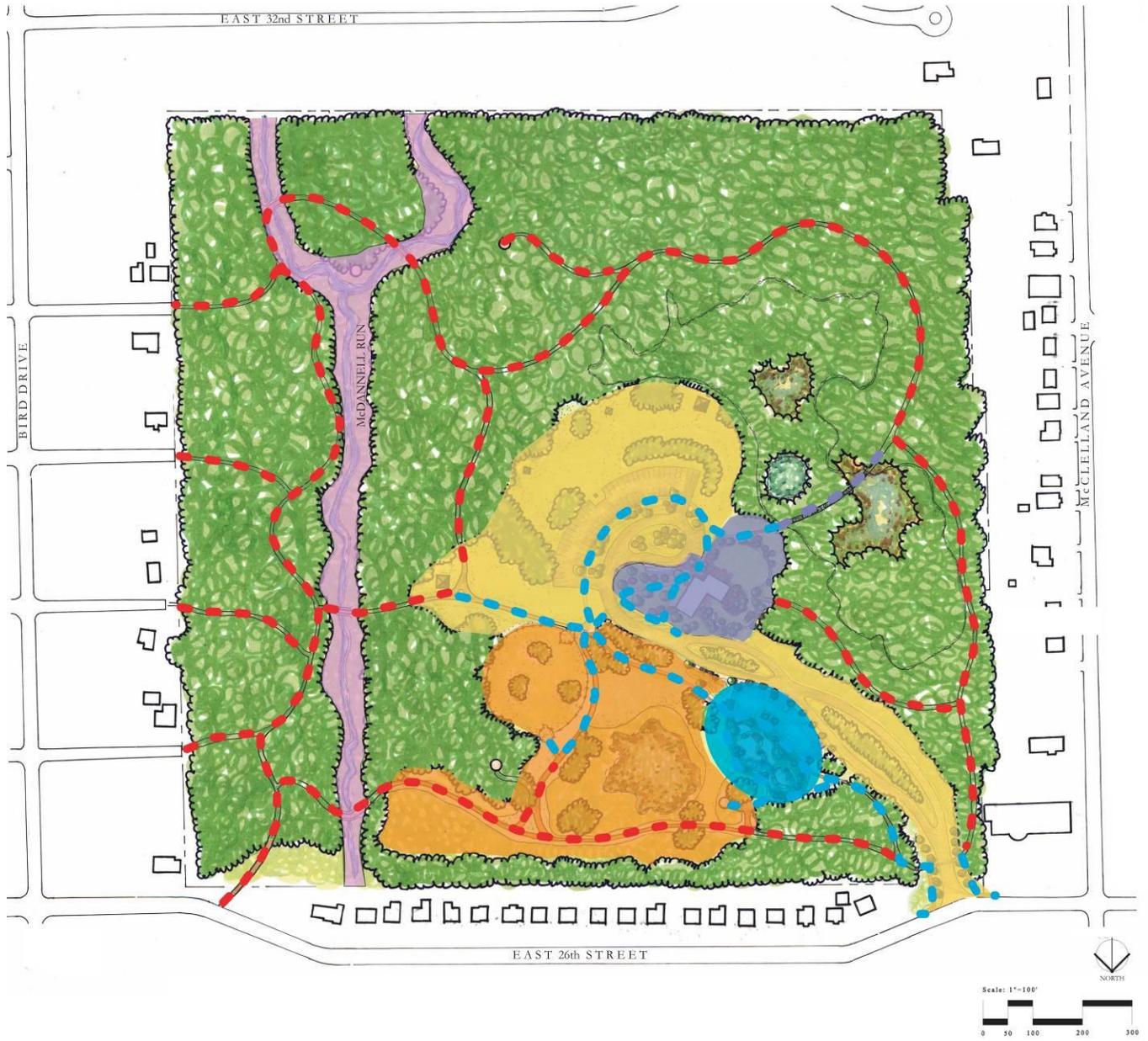
Phase III of the master plan would be the repair and restoration of McDannell Run. The stream restoration may occur earlier or later in the park phasing, but should precede the development of the trail network. This sequence would ensure that stream restoration work does not impact the proposed foot bridges or trail alignment. Likewise, the phasing of the stream restoration should be re-evaluated after additional study of the stream. If it is determined that the stream is eroded (but stable) then restoration work may be delayed. However, if the stream is undergoing continued degradation then stream restoration should occur as early as possible to limit the extent of damages and

the cost of repairs. A more detailed evaluation of the stream conditions would be needed to determine its physical status.

Phase IV of the master plan is the development of the trail network. As mentioned above, this phase should happen after, or should at least coincide with the stream restoration. The trail network was placed in the fourth phase as it will likely appeal to a significantly large user group.

Phase V of the master plan includes the development of the dog park and the development of the meadow. During this phase, the fenced dog run would be installed and the meadow would be seeded and managed to create a native meadow habitat. The elements in this phase occur later in the park development because their construction would have minimal impacts on the previously constructed phases.

Phase VI of the master plan would include the construction of the nature center building, boardwalk, and the adjacent gardens. These elements are placed last in part due to their expense, but also because the park amenities in the preceding phases would appeal to a many park users across a broad spectrum. The park will be a well developed fully functional park by Phase V and the community will have an incredible resource even if is many years before the funds become available for the nature center.



Phases

- Phase I - Entrance Drive and Picnic Shelters
- Phase II - Playground & Sidewalks
- Phase III - Stream Restoration
- Phase IV - Trail Network & Overlooks
- Phase V - Dog Park / Meadow
- Phase VI - Nature Center / Boardwalk

Figure 21: Phasing diagram

Costs

The costs associated with the development of McClelland Park are likely to be significant given the size of the park and the desired amenities. The detailed costs are broken down by phase in Table 2. The estimated probable construction costs for the park are

\$3.4 million. As mentioned above, a phased approach can break down the magnitude of the costs into smaller more manageable increments. This would enable the city of Erie to develop the park over a number of years and to transform the 58-acre parcel into a regional destination.

Phase	Item	Unit	Qty.	Unit Price	Total Cost	
Phase I - Picnic Area	Clearing and Grading	LS	1	\$15,000	\$15,000	
	Water Line	LF	850	\$65	\$55,250	
	Gas Line	LF	850	\$25	\$21,250	
	Electric	LF	850	\$30	\$25,500	
	Sewer	LF	850	\$55	\$46,750	
	Communications	LF	850	\$20	\$17,000	
	Large Picnic Shelters	EA	2	\$70,000	\$140,000	
	Small Picnic Shelters	EA	2	\$30,000	\$60,000	
	Entrance Drive (6" base, 3" wearing)	SY	4700	\$29	\$136,300	
	Parking (6" base, 3" wearing)	SY	2799	\$29	\$79,827	
	Bioswales	LS	1	\$10,000	\$10,000	
	Entrance Gateway/sign	LS	1	\$20,000	\$20,000	
	Seeding	SY	23232	\$1	\$18,586	
	Trees/Shrubs	LS	1	\$50,000	\$50,000	
	Spot Pots	EA	1	\$6,500	\$6,500	
	Benches (8)/Trash Cans (10)/Tables (32)	LS	1	\$37,100	\$37,100	
	Security Lights @ Pavilions	LS	1	\$15,000	\$15,000	
					Subtotal Phase I	\$754,063
	Phase II - Playground	Clearing and Grading	LS	1	\$20,000	\$20,001
		4" Concrete Sidewalks (5' W)	SF	18648	\$4	\$74,592
Parking (6" base, 3" wearing)		SY	1466	\$29	\$42,514	
Equipment		LS	1	\$200,000	\$200,000	
Play Area Surfaces (Mulch)		SF	14000	\$2	\$28,000	
Spot Pots		EA	1	\$6,500	\$6,500	
Plantings		LS	1	\$20,000	\$20,000	
Bioswales		LS	1	\$10,000	\$10,000	
				Subtotal Phase II	\$401,607	

Table 2: Detailed Cost Estimate



Phase	Item	Unit	Qty.	Unit Price	Total Cost
Phase III - Stream Restoration	Stream Restoration	LF	2200	\$225	\$495,000
				Subtotal Phase III	\$495,000
Phase IV - Trail Network	Mulch Trails (5' width includes prep.)	SF	40150	\$4	\$160,600
	Remove Existing Trails & Re-vegetate	LS	1	\$20,000	\$20,000
	Bridges	EA	4	\$5,000	\$20,000
	Overlook Structure w/ Site Furniture	EA	4	\$20,000	\$80,000
	Interpretive Signage	LS	1	\$18,000	\$18,000
				Subtotal Phase IV	\$298,600
Phase V - Meadow/Dog Park	Clearing and Grading	LS	1	\$15,000	\$15,000
	Chain link fencing and gates	LF	522	\$50	\$26,100
	Site Furniture - benches (4)/trash cans(3)	LS	1	\$7,800	\$7,800
	Seeding and Planting	SY	2264	\$4	\$9,056
				Subtotal Phase V	\$57,956
Phase VI - Nature Center	Nature Center Building	SF	3500	\$250	\$875,000
	Patio/Outdoor Classroom Paving	SF	1950	\$18	\$35,100
	Nature Center Gardens	AC	1.5	\$70,000	\$105,000
	Boardwalk	LF	230	\$220	\$50,600
				Subtotal Phase VI	\$1,065,700
				Total All Phases	\$2,577,926
				Design (12% Construction)	\$309,351
				20% Contingency	\$515,585
				Grand Total	\$3,402,862

APPENDIX A: Meeting Minutes

Meeting Minutes – 6/1/2009

The following are notes from the 26th Street and McClelland Park Community Meeting on June 1, 2009. Scott Scarfone represented Oasis Design Group. He along with Sarah Galloway of the City of Erie’s Department of Public Works, Property, and Parks led the community through discussions about the park. The purpose of the discussion was to understand the desires of the community.

Community Meeting Minutes

Community Input – General Concerns/Issues

- “Hidden” Park – public awareness about the park’s existence
- Desire for greater security enforcement (ATV use, hunting, timber removal)
- Maintain/improve wildlife habitat
- Access for emergency vehicles needed
- 38th St. catch basin a potential problem – undersized
- Yard/refuse “dumping” along perimeter by neighbors a problem
- Fencing possibly desired
- Coyotes in park
- Where do cars park?
- No ATVs
- Invasive species removal
- Maintenance issues

The following were desires expressed as potential items to be included in the parks development:

- Lighting for safety when needed – Oasis added that generally lighting in parks provide no additional safety with respect to crime. The city added that the park would only be open from sunrise to sunset.
- Water issues – drainage and water quality
- Parking needed
- Bridges to cross stream
- ADA accessibility
- Multiple entrances?
- Bike paths
- Vandal proof benches
- No parking along 26th street
- Baseball fields? Only offered by one teenager not generally supported by community
- Community board for announcements
- Picnic pavilions
- Dog park or paths
- Desire for birds and butterflies
- Nature learning stations
- Flora & fauna “education”
- Activity zones
- Sledding runs?
- Cross-country skiing

City Meeting

The following are representation of the meeting between the city and Oasis, which took place prior to the public meeting. Attending on behalf of the city were Sarah Galloway, Douglas Mitchell, and the maintenance coordinator.

- Maintenance staff are severely limited and the park's development should consider that – no future plans for additional staff will be available as currently foreseen
- A desire was expressed to have the site developed much like Asbury Woods like with a possible nature center
- Any lighting installed will be paid for by the city
- Parks will be open from dawn to dusk
- A dog park was desired with a fenced-in area
- Generally low-level development as a passive park was desired primarily due to capital and maintenance funding/cost constraints

Meeting Minutes – 8/17/2009

The following are notes from the McClelland Park Community Meeting on August 17, 2009. Scott Scarfone represented Oasis Design Group while Sarah Galloway represented the City of Erie's Department of Public Works, Property, and Parks. The preliminary conceptual bubble diagrams (Options A and B) were presented as Oasis led the community through discussions about the park's potential organization based on the program established by the community during the June 1, 2009, meeting. The discussion comments received during that meeting include:

Community Meeting Minutes

Community Input – General Concerns/Issues/Requests

- Provide electric at pavilions
- Desire for parking lot lighting – Oasis discussed the alternatives regarding safety. The city will decide in the future as to whether lighting will be added since the park will only be open from dusk to dawn.
- Bike paths should be provided
- Provide a slope for sledding
- Second overlook at creek
- Larger dog park should be provided than currently shown (1-acre min.)
- Concern about trails for ATV use
- Interpretive panels on history of site could add to the parks amenities
- Restrooms should be provided
- Picnic areas should be provided closer to building

The general consensus of the community and city was for Option A with some modifications as noted above and what follows.

City Feedback

The following are representative of the additional feedback and/or preferences for programmatic elements as directed from the city. These represent additional comments received from the community during the open feedback, two week period following the August 17th public meeting.

- Relocate and expand the dog park.
- Revise the flow of pedestrian traffic from the parking lot to the proposed building site.
- The neighbors requested another overlook to be added on the western branch of the creek.
- The neighbors also requested larger picnic areas than currently shown in option A.