

# HOOD RIVER COUNTY SCHOOL DISTRICT

## Athletic Facilities Master Plan

**FINAL REPORT**

08.25.17

CAMERON  
McCARTHY

**opsis** architecture

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# PARTICIPANTS

## **Hood River County School District**

Dan Goldman, Superintendent  
John Rust, Community Education Supervisor  
Tom Ames, Athletic Director  
Donald Benefield, Operations Director  
Saundra Buchanan, Chief Financial Officer  
Terri Martz, Administrative Assistant  
Chrissy Reitz, Board Member  
Bill Newton, Principal, Westside Elementary School  
Rich Polkinghorn, Hood River Valley High School Principal

## **Hood River County**

Mikel Diwan, Public Works Director  
Jeff Hecksel, County Administrator  
John Roberts, Planning Director - Hood River County Community Development

## **City of Hood River**

Cindy Walbridge, Planning Director

## **Port of Hood River**

Michael McElwee, Executive Director

## **Hood River Valley Parks and Recreation District**

Mark Hickok, District Director

## **Hood River Residents Committee**

Heather Staten, Executive Director

## **Providence Health & Services**

Susan Frost, Foundation Coordinator / Marketing Representative

## **Wenaha Group**

Dale Kuykendall, Senior Project Manager

## **Opsis Architecture**

Alec Holser, Principal  
Steven Nelsen, Senior Associate

## **Cameron McCarthy Landscape Architecture & Planning**

Matt Scheibe, Principal Landscape Architect  
Colin McArthur, Principal Planner

# 1.0 SUMMARY

## OVERVIEW

This report documents a District-wide Master Plan study conducted for athletic facilities located at seven school sites. The study includes assessment of existing conditions (opportunities and constraints), desired improvements, determination of construction costs, and priorities for phased implementation. This document will serve as a guide for design and budgeting of current projects (2016 Bond) that have been activated into the design process, and for design, budgeting and fundraising of future athletic facility improvements beyond the current bond cycle.

## PROCESS

This study spanned from March to August 2017. The first task was preparation of scaled aerial site maps. Site observation of surface conditions was limited due to heavy snowfall during the winter and spring. We conducted an initial stakeholder meeting (March 22) to gather knowledge of existing site conditions, identification of existing uses, and initial thoughts for desired improvements and potential transfer (or emphasis) of certain sports from one school site to another. Comments were recorded in meeting notes and on annotated existing site conditions diagrams.

The design team developed draft and revised conceptual site plans and preliminary construction cost estimates for the seven sites. The designs and costs were presented at a second stakeholder meeting (June 12). Prioritization of improvements was also a topic of discussion. Comments were recorded in meeting notes, provided within. The designs have been refined based upon comments received and are provided within this report.

Further evaluation of priorities was conducted by the District with direction provided to the design team and is documented within this report.

## STUDY SITES

Shown on the next page are the ten (10) existing school properties identified for consideration of the study. It was determined at meeting #1 that three (3) of the properties did not warrant evaluation for this study. Pine Grove ES was not pursued further due to its very limited size and foreseen use; Sherman Street MS was not evaluated further due to its status as property in reserve and uncertain time-line for development; and May Street ES was not evaluated as it is currently in-design with the design and budget for its athletic facilities well-established. The site plan for May Street ES is included in the appendix for reference, as currently designed. Ultimately, seven (7) District school sites were studied in this Master Plan:

- Hood River Valley High School
- Wy'east Middle School
- Hood River Middle School
- Westside Elementary School
- Mid Valley Elementary School
- Parkdale Elementary School
- Cascade Locks Elementary School

Emphasis of the study was placed on the four (4) sites with organized sports. These sites include the high school, two middle schools, and Westside Elementary. At Westside Elementary, high school soccer, lacrosse, and softball currently use the school site for training and competitions. Proximity between these primary schools, adjacency with residential neighbors, and demographics of neighborhoods that influence interest in particular sports (such as lacrosse at WES and soccer at WMS) were considered in the development of the proposed improvements.



STUDY SITES





## 2.0 ATHLETIC MASTER PLAN

### Existing Conditions

Provided for each study site is an aerial photo of existing conditions. The scale is consistent for all sites. Each plan is annotated with key notes describing existing uses, opportunities, constraints and other information pertinent to the development of proposed improvements.

### Proposed Improvements

A Master Plan for each site identifies existing elements that are to remain and proposed improvements.

Descriptions of the elements recommended for each type of element are as follows:

#### SYNTHETIC TURF

Convert existing soil field to a high-performance synthetic turf surface with sand/rubber mix infill placed over a drain rock base and drain collection system, with integrated shock pad cushion. Included is a concrete containment edge and nailer board for the turf. Permanent field striping and school logo/lettering may be integrated as desired.

#### ALL-WEATHER TRACK SURFACE

For HRVHS, the scope will involve a full rebuild of the existing track and pavement/rock base, and installation of all in-ground equipment for field events. At the middle schools, the scope includes replacement of the existing cinder tracks with an all-weather surface inclusive of a supporting pavement base/rock profile.

#### LAWN RECONSTRUCTION

This applies for existing surfaces that require regrading, conversion of non-lawn surface, and/or a major upgrade from an existing lower quality lawn surface to a high performance lawn field (applicable to Wy'east's west soccer complex). The improvement requires import of

rooting medium (loam or sand), new irrigation, and in the case of Wy'east - use of import sand and a subgrade drainage system.

#### LAWN RENOVATION

Generally, this is an economical improvement consisting of core aeration, sand topdress, overseed and fertilization. In the case of HRVHS baseball, replacement irrigation is included in the recommendation and cost.

#### SIDEWALKS and PATHS

Sidewalks are standard concrete profile of 4" slab over 4" base rock, with larger section and reinforcement where vehicle traffic is foreseen. Soft surface paths shown on the plans include a profile of base rock and wood chips.

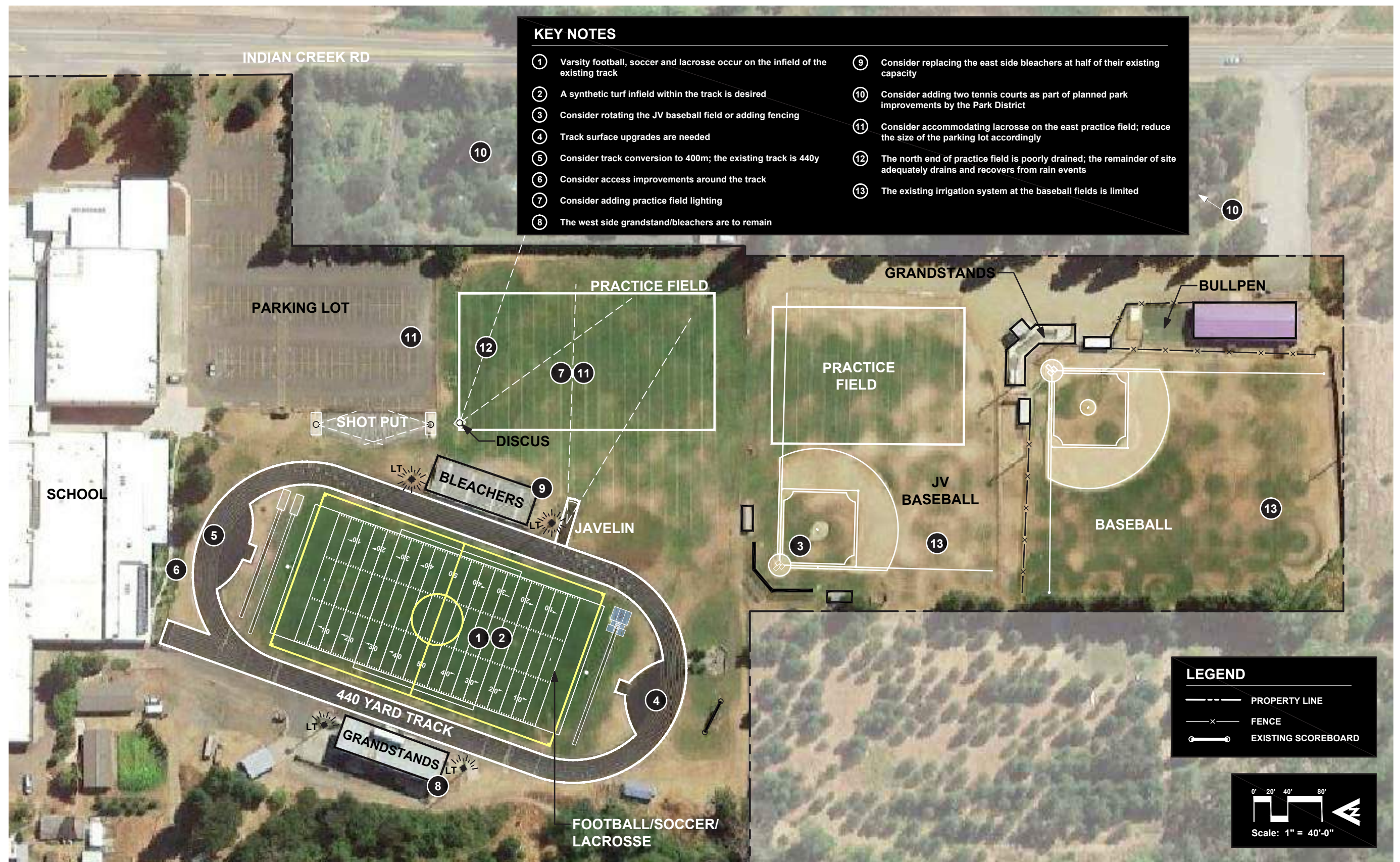
#### FENCES

Each synthetic turf area includes perimeter fencing as a barrier to protect the facility. Taller fences and sports net systems are proposed at ball-field backstops and beyond the goal lines of soccer and lacrosse.

#### FIELD LIGHTS

Proposed at the HRVHS practice field and Wy'east MS, are high performance sports lighting systems with LED type luminaires set on galvanized steel poles and integrated concrete footings. The LED fixtures will provide optimal balance of performance, efficiency, and control/cutoff.





## Hood River Valley High School - Existing Conditions

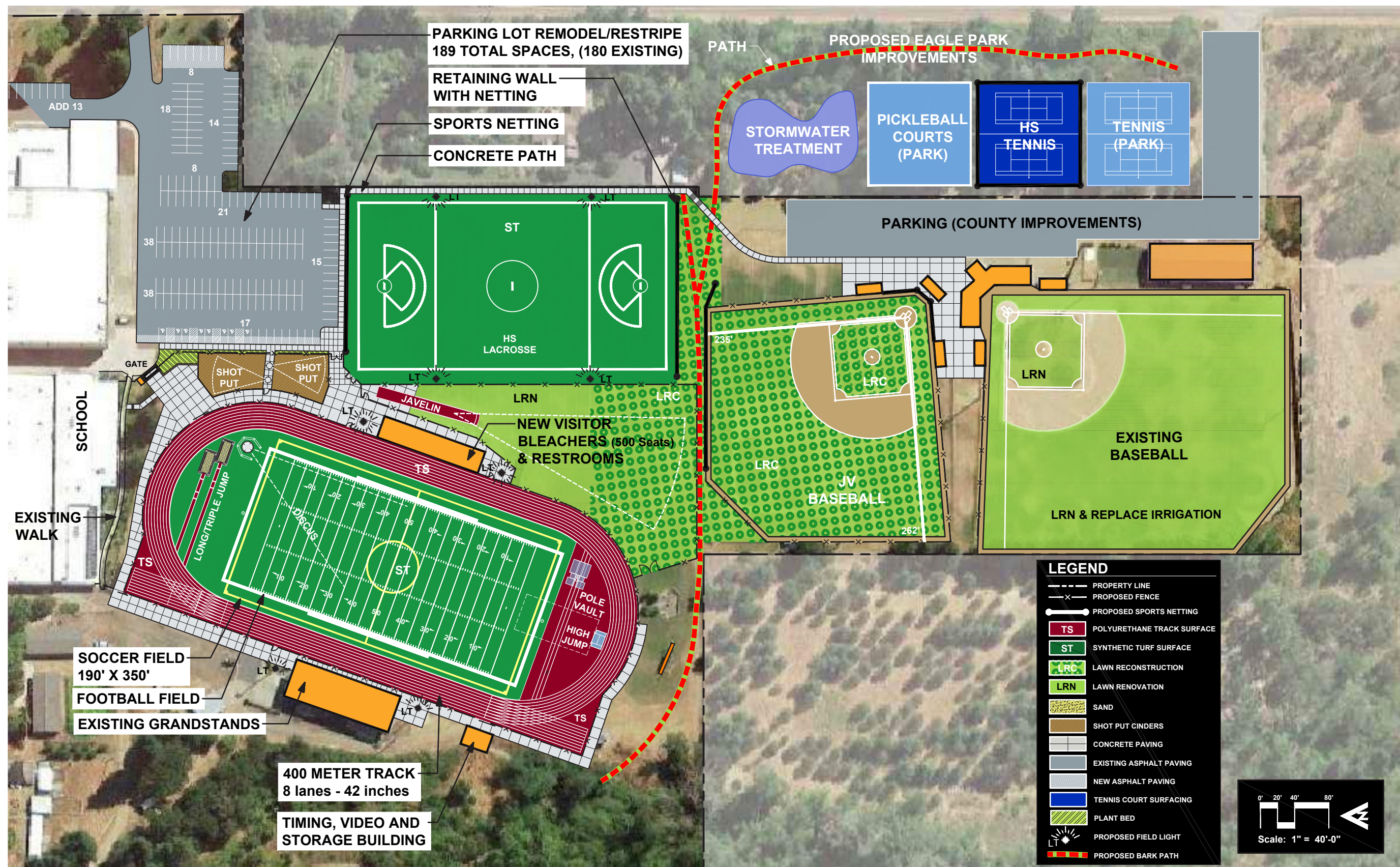
06/12/2017

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## Hood River Valley High School - Proposed Improvements

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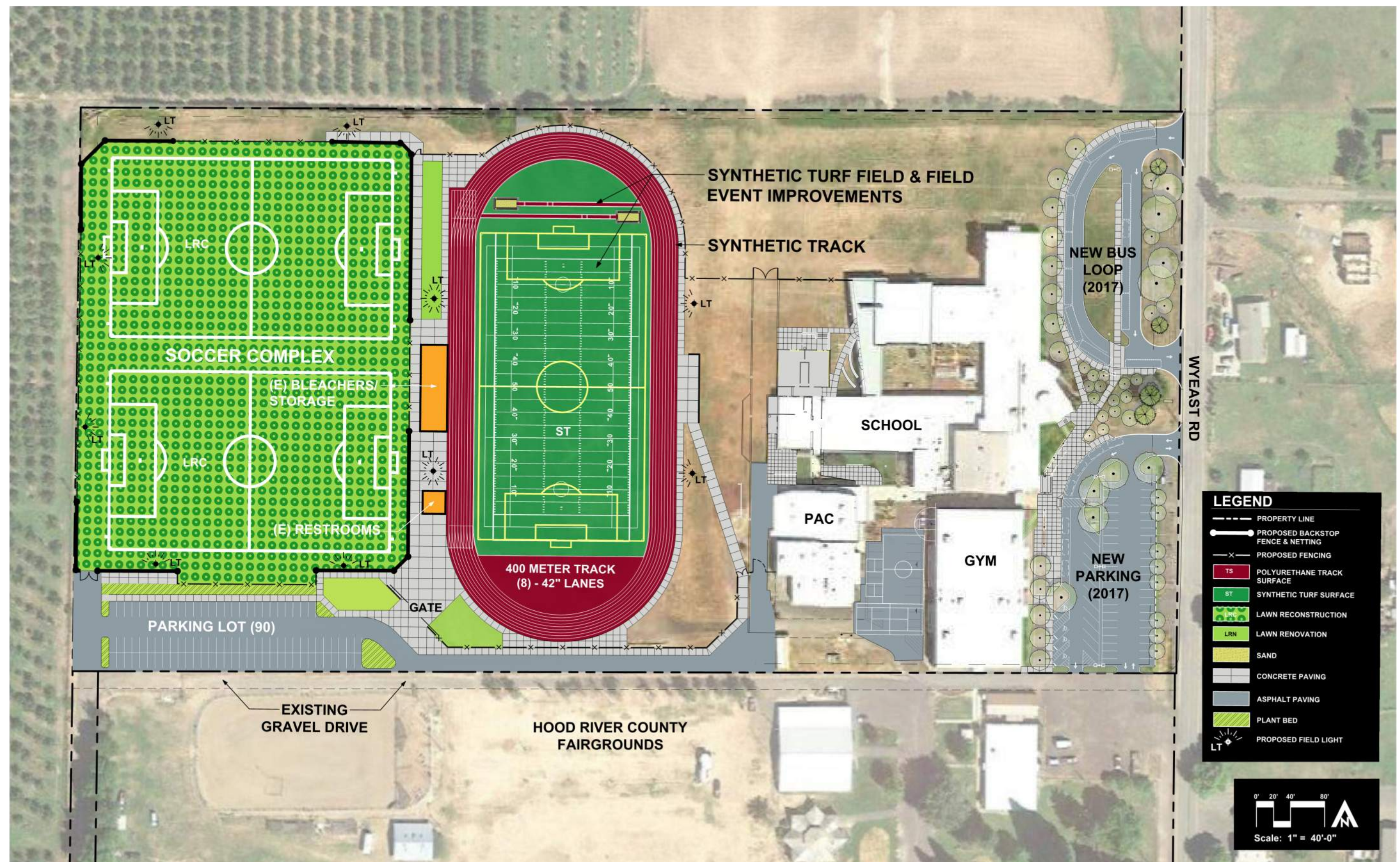
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## WyEast Middle School - Proposed Improvements

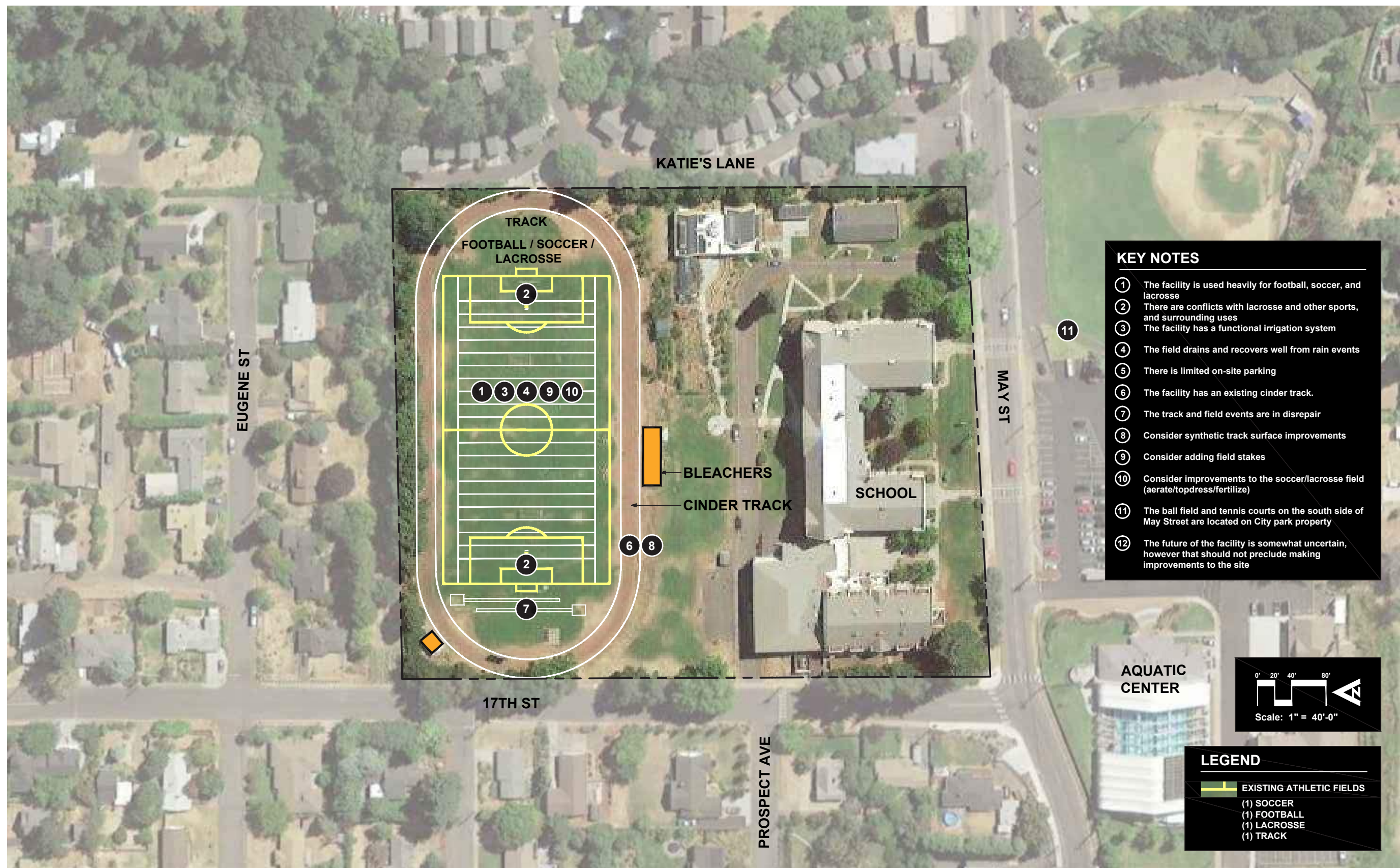
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## Hood River Middle School - Existing Conditions

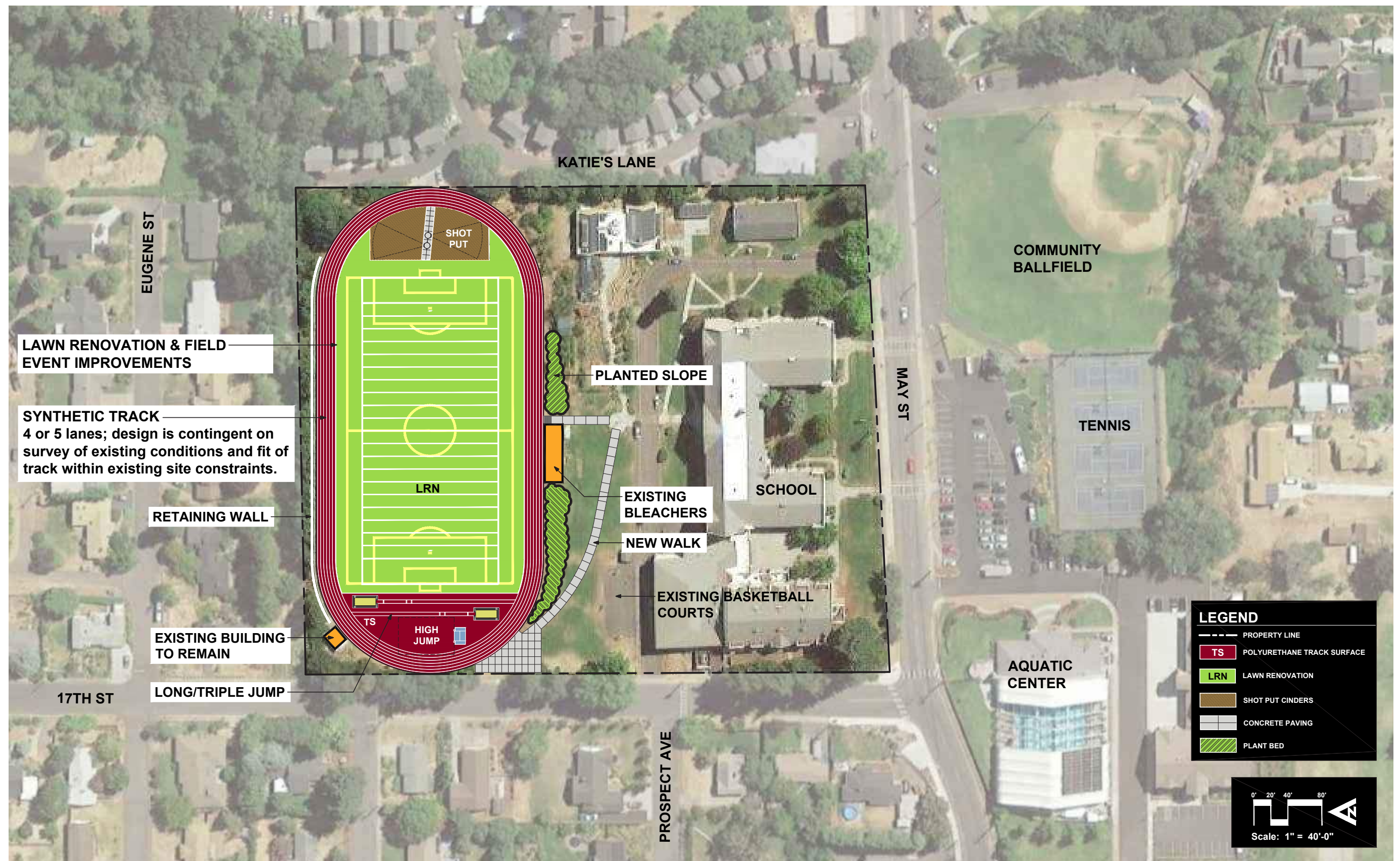
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## Hood River Middle School - Proposed Improvements

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## Westside Elementary School - Existing Conditions

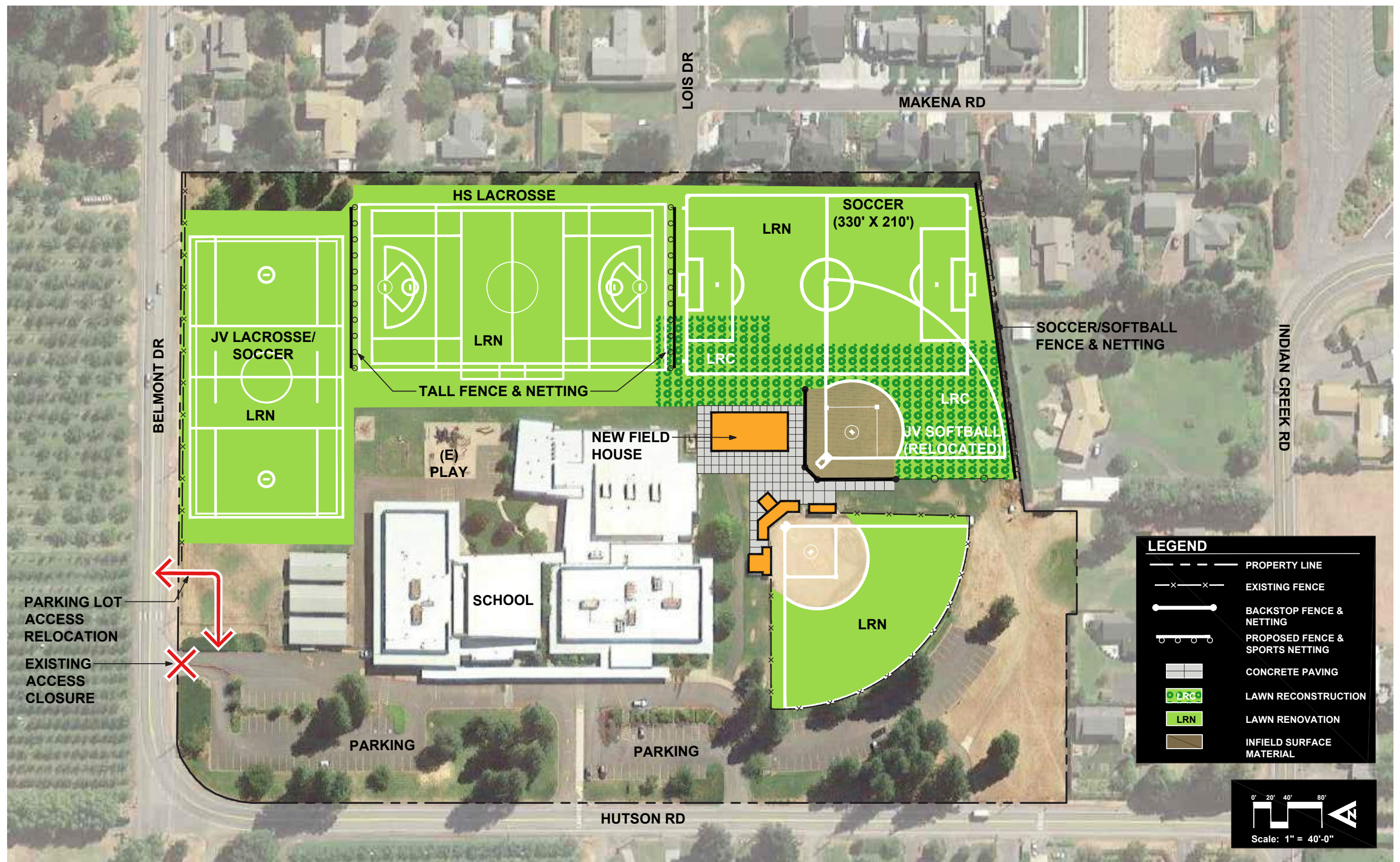
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## Westside Elementary School - Proposed Improvements

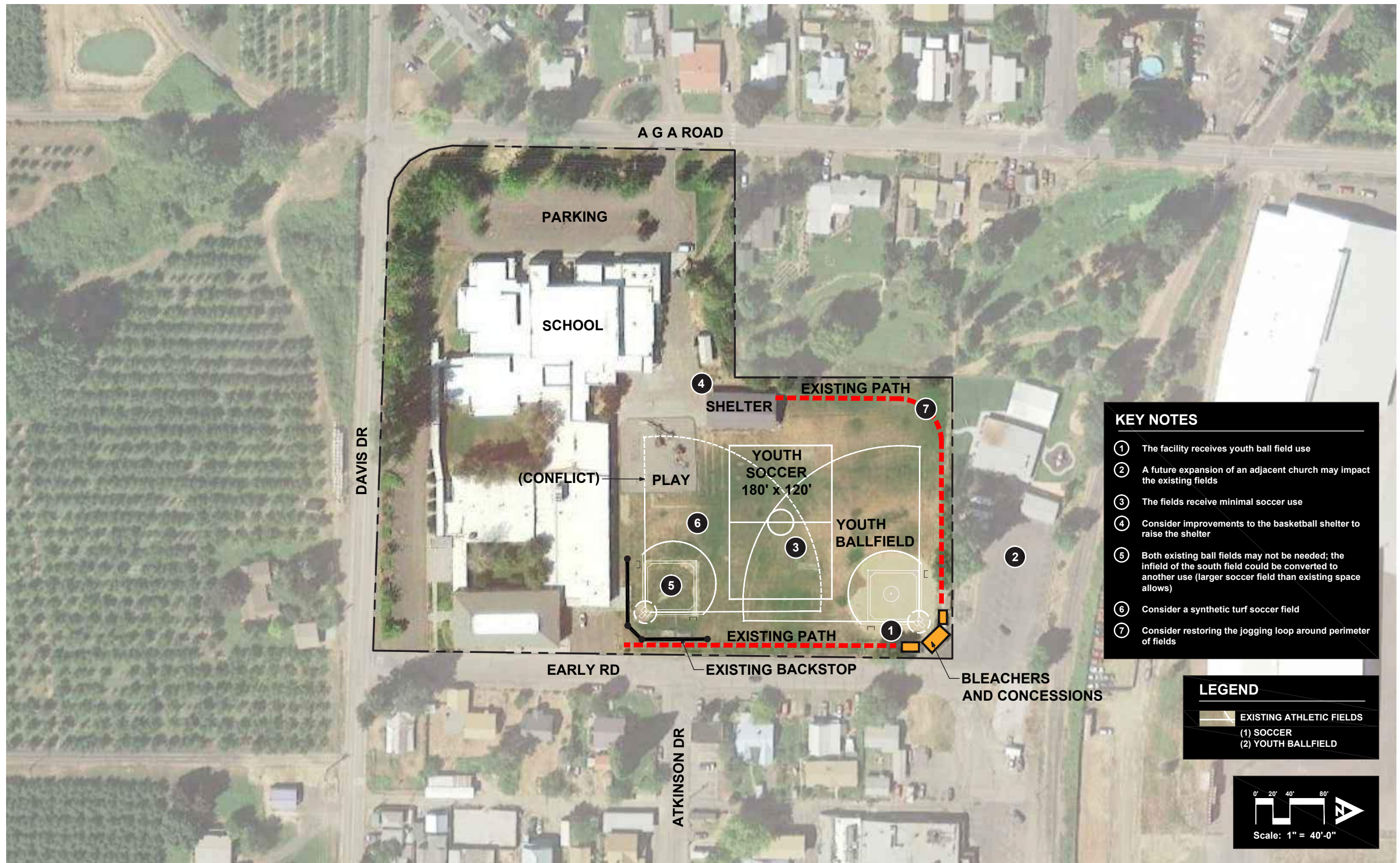
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## Mid-Valley Elementary School - Existing Conditions

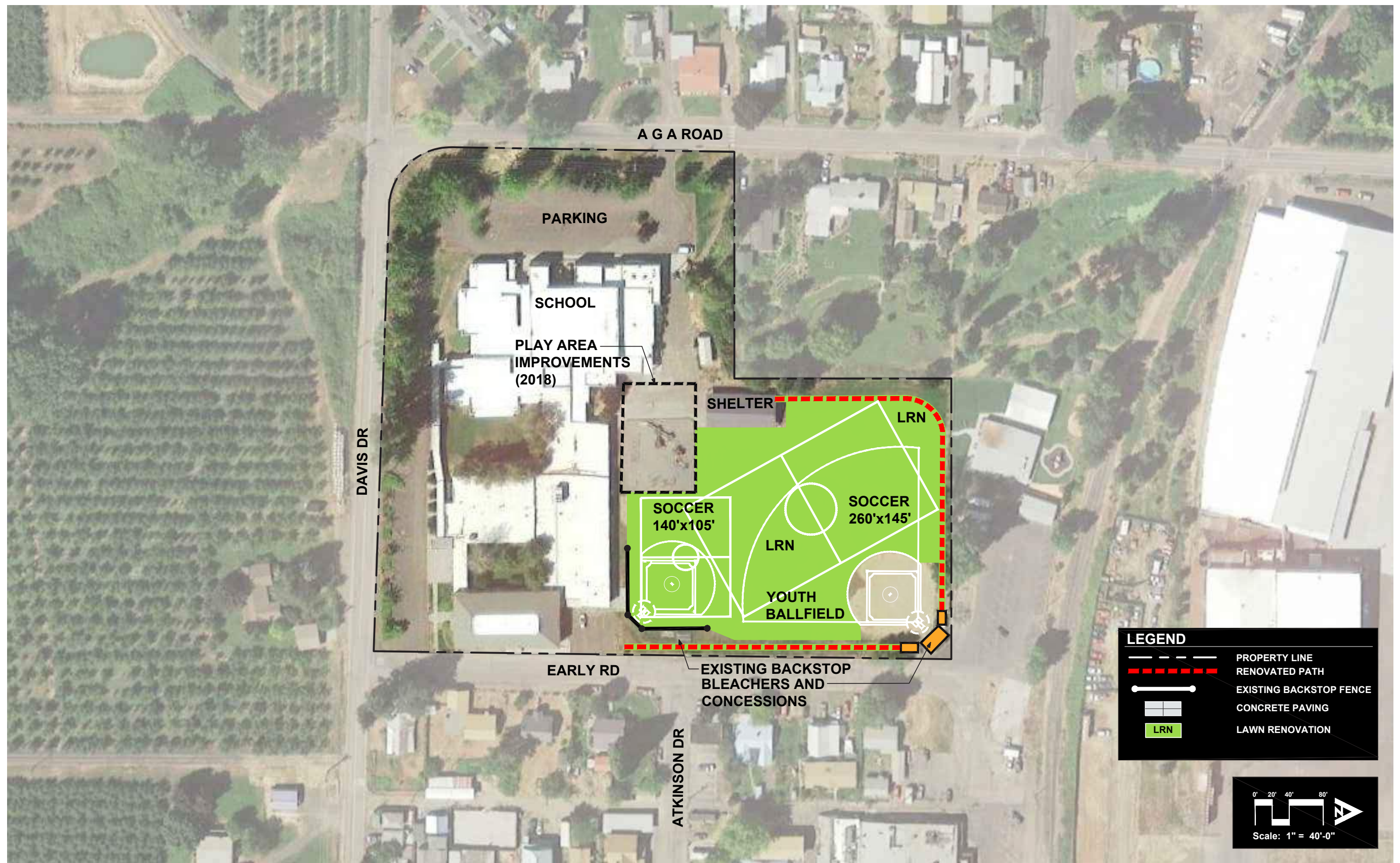
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## Mid-Valley Elementary School - Proposed Improvements

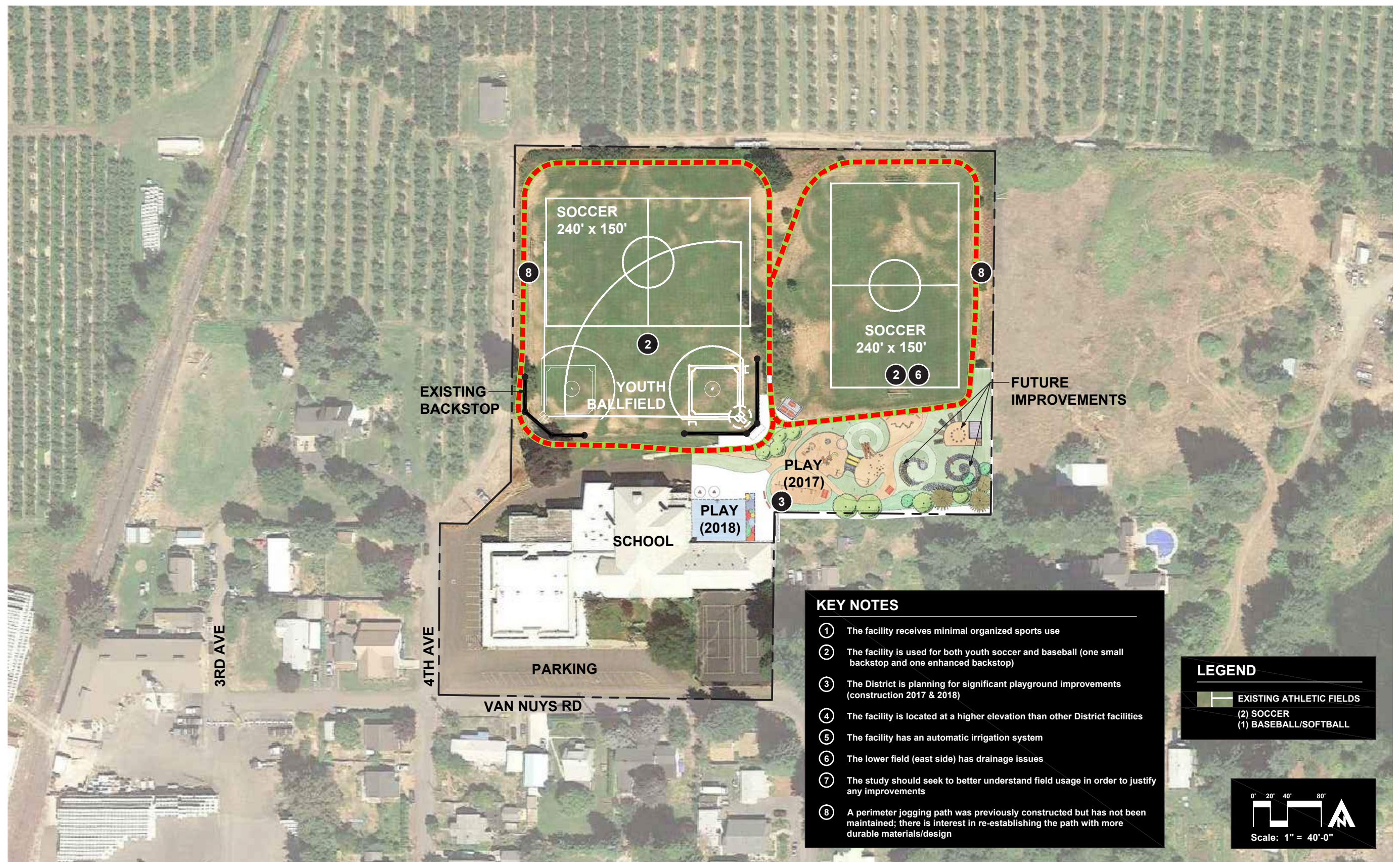
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## Parkdale Elementary School - Existing Conditions

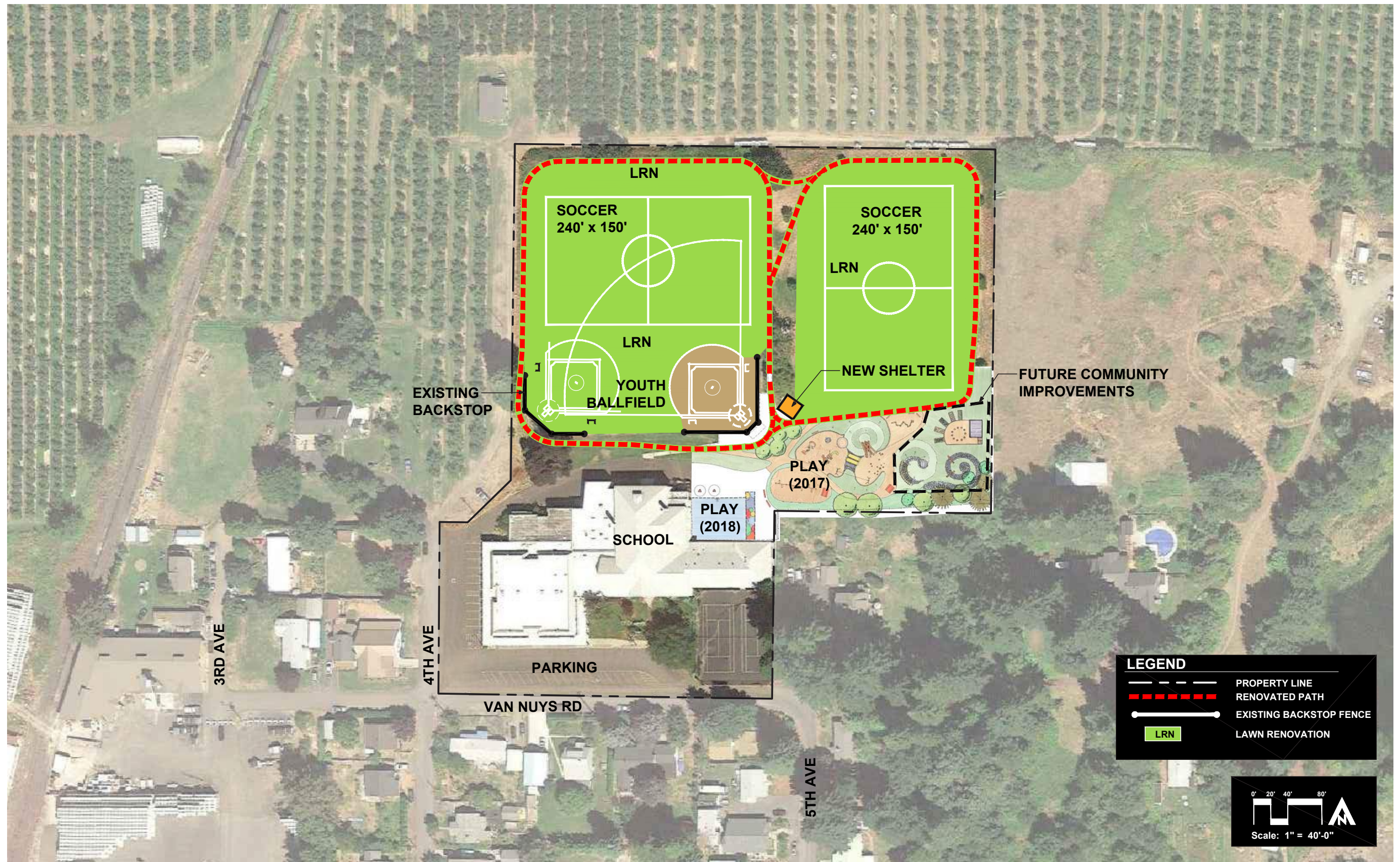
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## Parkdale Elementary School - Proposed Improvements

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## Cascade Locks Elementary School - Existing Conditions

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## Cascade Locks Elementary School - Proposed Improvements

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## 3.0 COST ESTIMATES

Budgetary construction cost estimates have been generated for the improvements shown based on quantity and area calculations taken from the plans and applied to unit pricing. The estimates include a 40% load to account for GC costs and a design contingency. The amounts do not include Owner's soft costs, AE fees, construction contingency, nor an amount for escalation.

Shown in the chart below is the estimated construction cost for full buildout of improvements shown for each school in the Master Plan.

SCHOOL SITE		
HOOD RIVER VALLEY HS		\$7,018,170
WYEAST MS		\$6,438,975
HOOD RIVER MS		\$704,172
WESTSIDE ES		\$1,133,659
MID-VALLEY ES	<i>amount includes playground improvements</i>	\$214,304
PARKDALE ES	<i>amount includes playground improvements</i>	\$391,732
CASCADE LOCKS ES	<i>amount includes playground improvements</i>	\$120,958
TOTAL		\$16,021,971

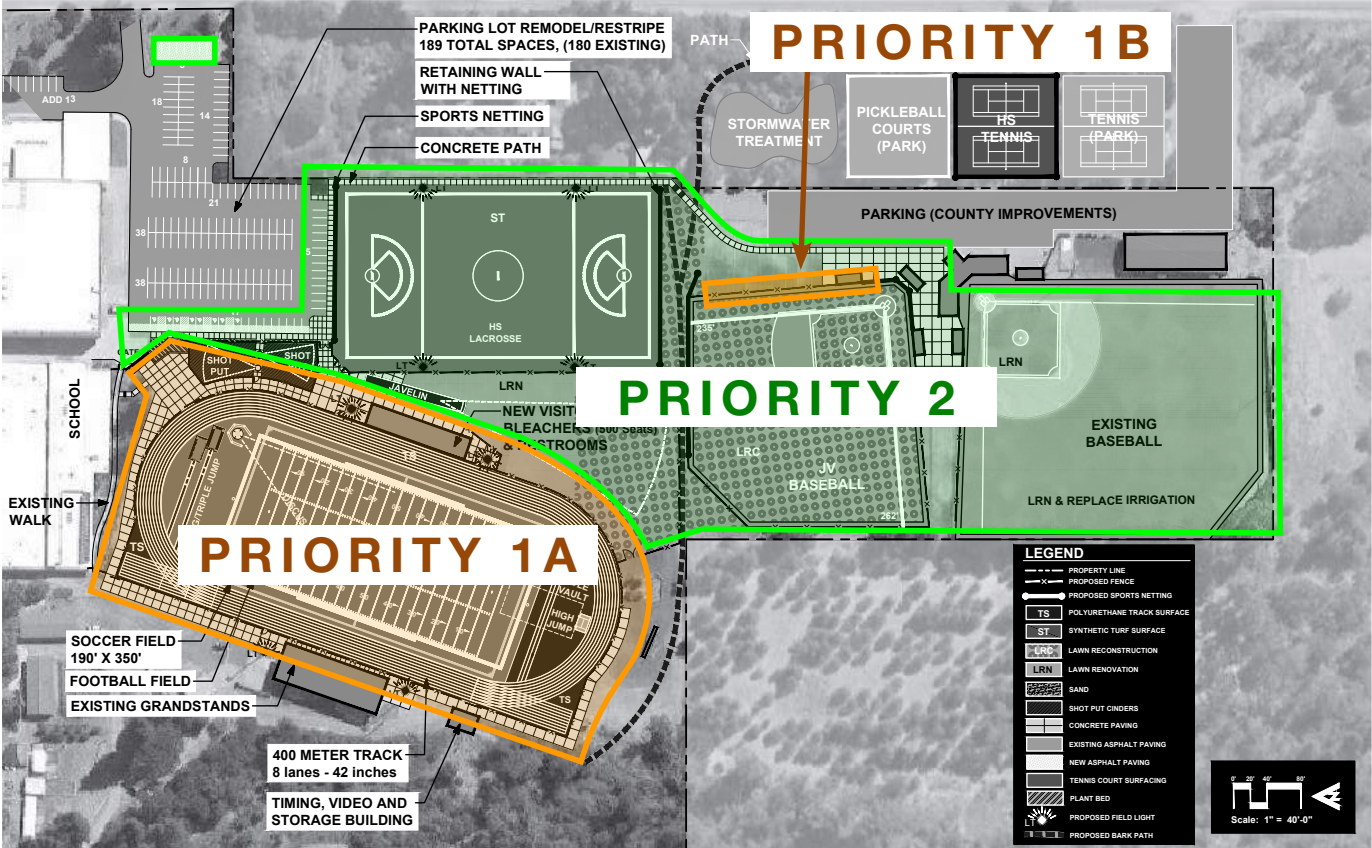
## 3.1 PHASING PRIORITIES

Prioritization of improvements has been performed to guide the sequence of future development. Phase 1A/1B items include playgrounds at the noted elementary schools with established budgets and designs completed or underway, the softball building at WES, and the desired improvements at HRVHS to be designed this fall/winter and constructed in 2018. Phases 2 through 4 are beyond current funding.

Shown in the chart on the next page are the construction costs associated with each phase. Diagrams of each school site identify the elements and extents of the phased improvements.

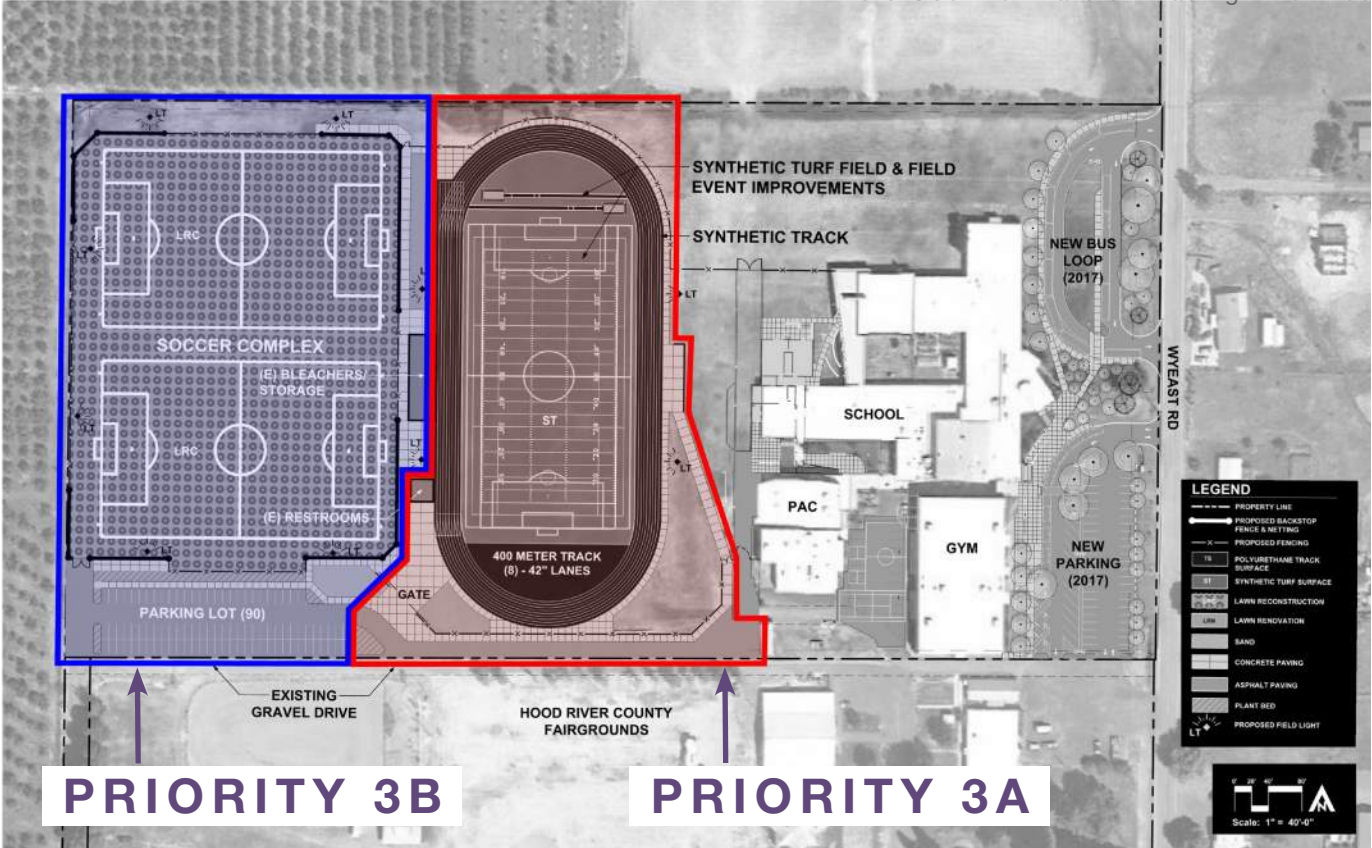
PRIORITY / FACILITY		
<b>1</b>	<b>TOTAL PRIORITY 1A and 1B PROJECTS</b>	<b>\$4,102,322</b>
1A	HRVHS STADIUM TRACK & TURF	\$3,232,524
1A	WES SOFTBALL FIELDHOUSE	\$500,000
1A	MVES PLAYGROUND	\$98,976
1A	PES PLAYGROUND	\$202,072
1A	CLES PLAYGROUND	\$50,000
1B	HRVHS FENCE (PRIORITY 1B)	\$18,750
<b>2</b>	<b>TOTAL PRIORITY 2 PROJECTS</b>	<b>\$4,400,555</b>
2	HRVHS PRACTICE FIELD TURF CONVERSION	\$2,307,695
2	HRVHS JV BASEBALL ROTATE/REBUILD	\$444,586
2	HRVHS VARSITY BASEBALL RENOVATIONS	\$94,815
2	HRVHS STADIUM ENHANCEMENTS	\$709,800
2	HRVHS TENNIS (2 COURTS)	\$210,000
2	WES SOFTBALL ROTATION AND FIELD RENOVATIONS	\$633,659
<b>3</b>	<b>TOTAL PRIORITY 3A and 3B PROJECTS</b>	<b>\$6,438,975</b>
3A	WMS STADIUM FIELD SYNTHETIC TURF CONVERSION	\$3,007,701
3B	WMS WEST "SOCCER COMPLEX" IMPROVEMENTS	\$3,431,274
<b>4</b>	<b>TOTAL PRIORITY 4 PROJECTS</b>	<b>\$1,080,118</b>
4	HRMS TRACK IMPROVEMENT / FIELD RENOVATION	\$704,172
4	MID-VALLEY ES FIELD & PATH RENOVATIONS	\$115,328
4	PARKDALE ES FIELD & PATH RENOVATIONS	\$189,660
4	CASCADE LOCKS ES FIELD & COURT RENOVATIONS	\$70,958
<b>TOTAL ALL PROJECTS</b>		<b>\$16,021,971</b>





Hood River Valley High School

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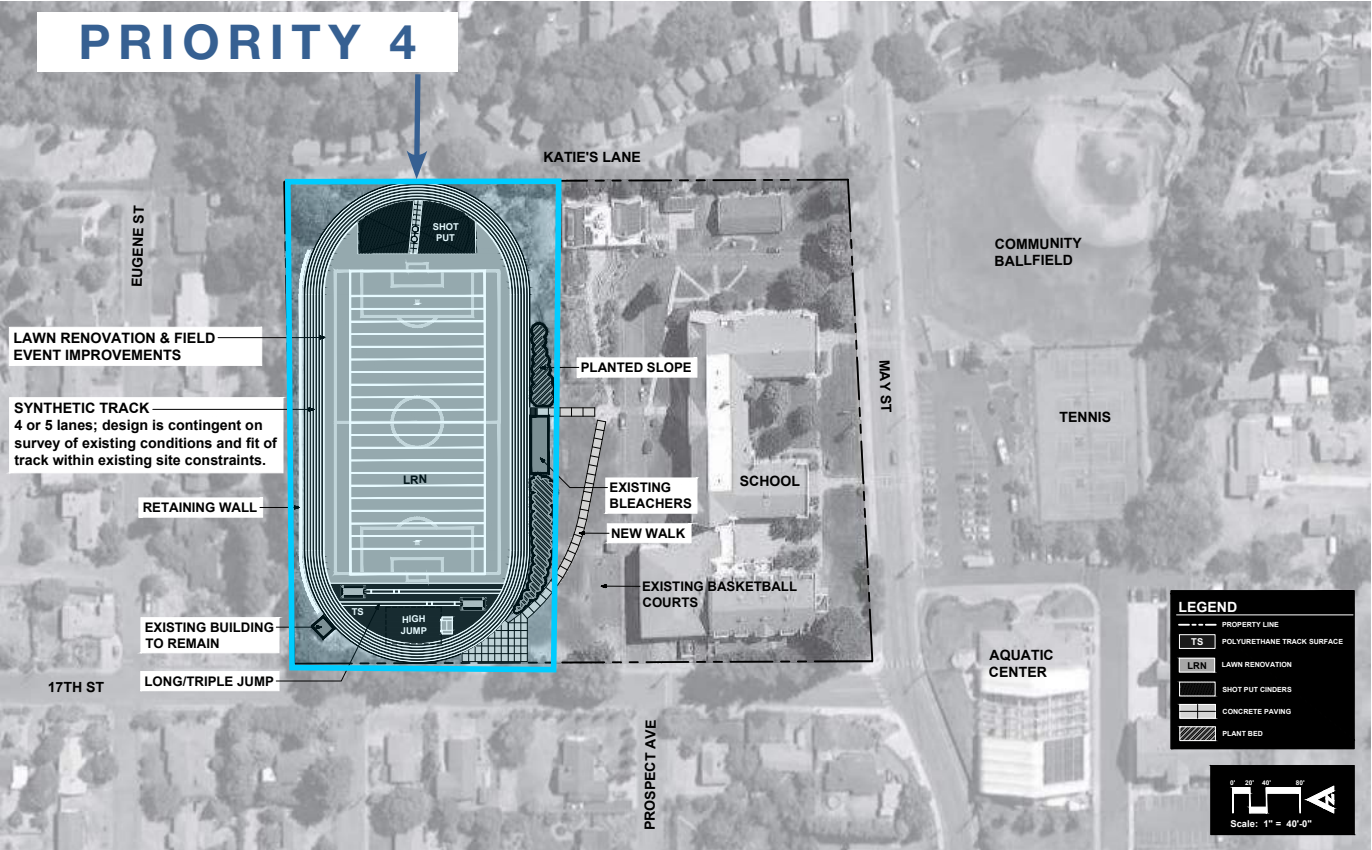
WyEast Middle School

08/18/2017



Westside Elementary School

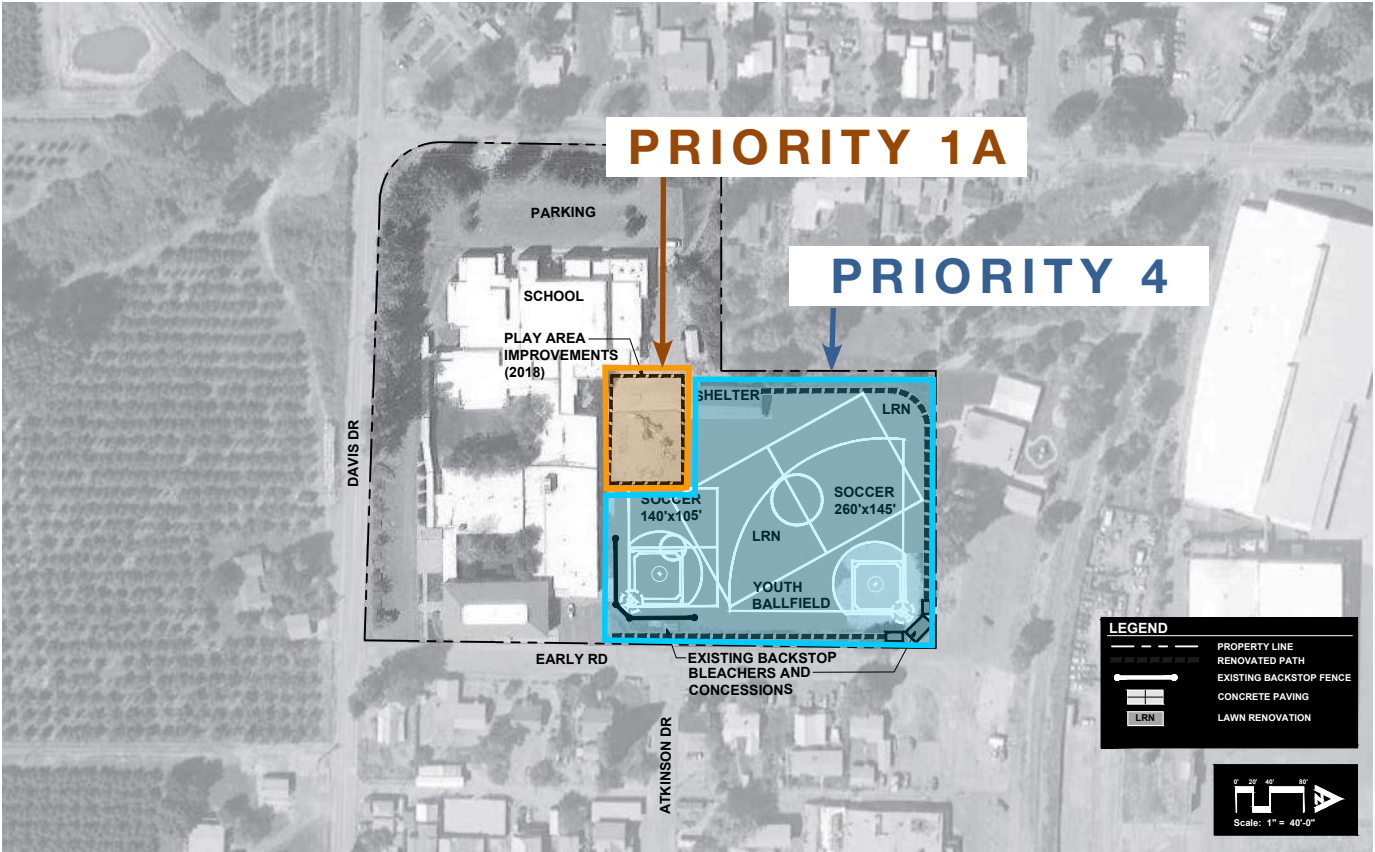
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Hood River Middle School

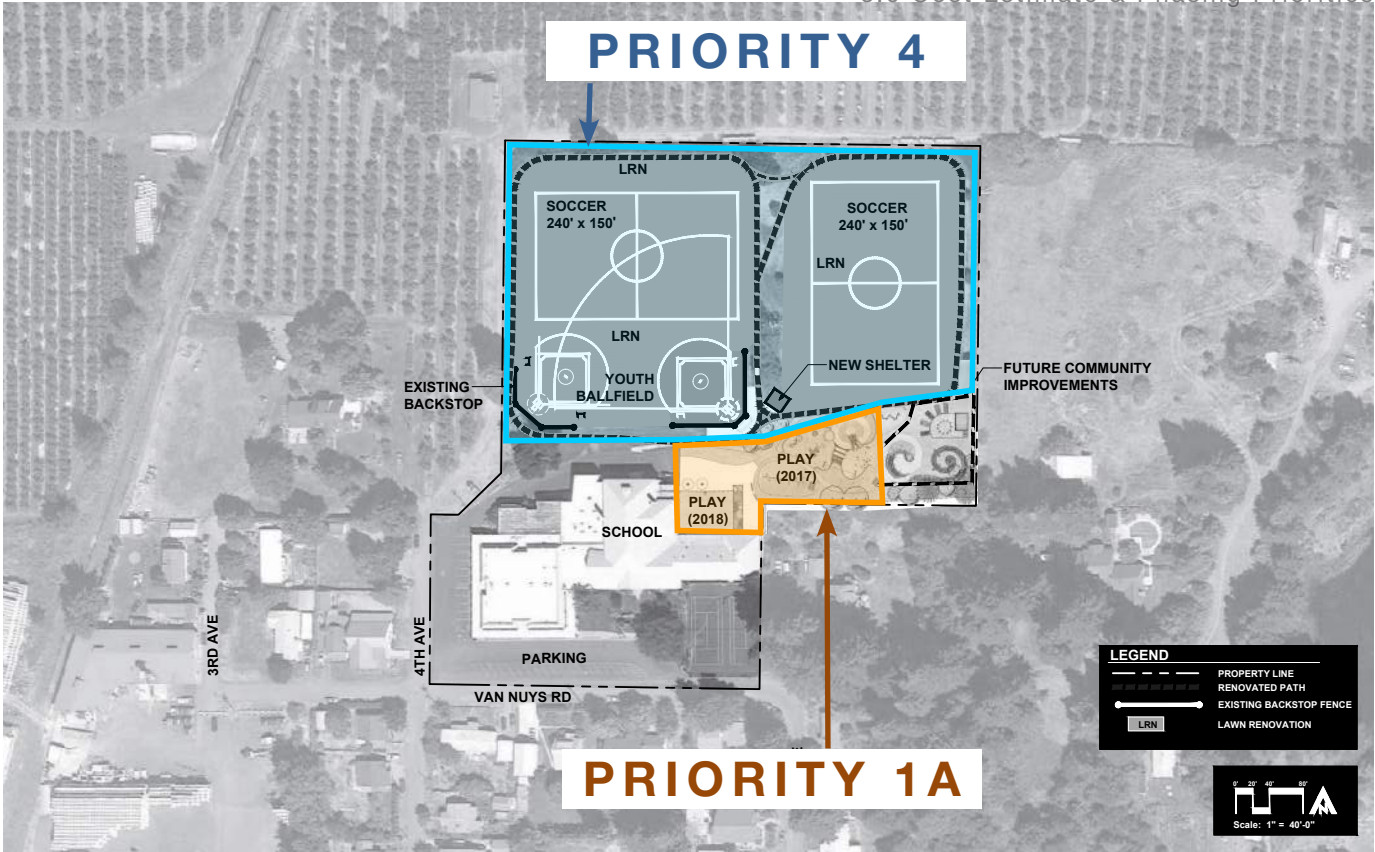
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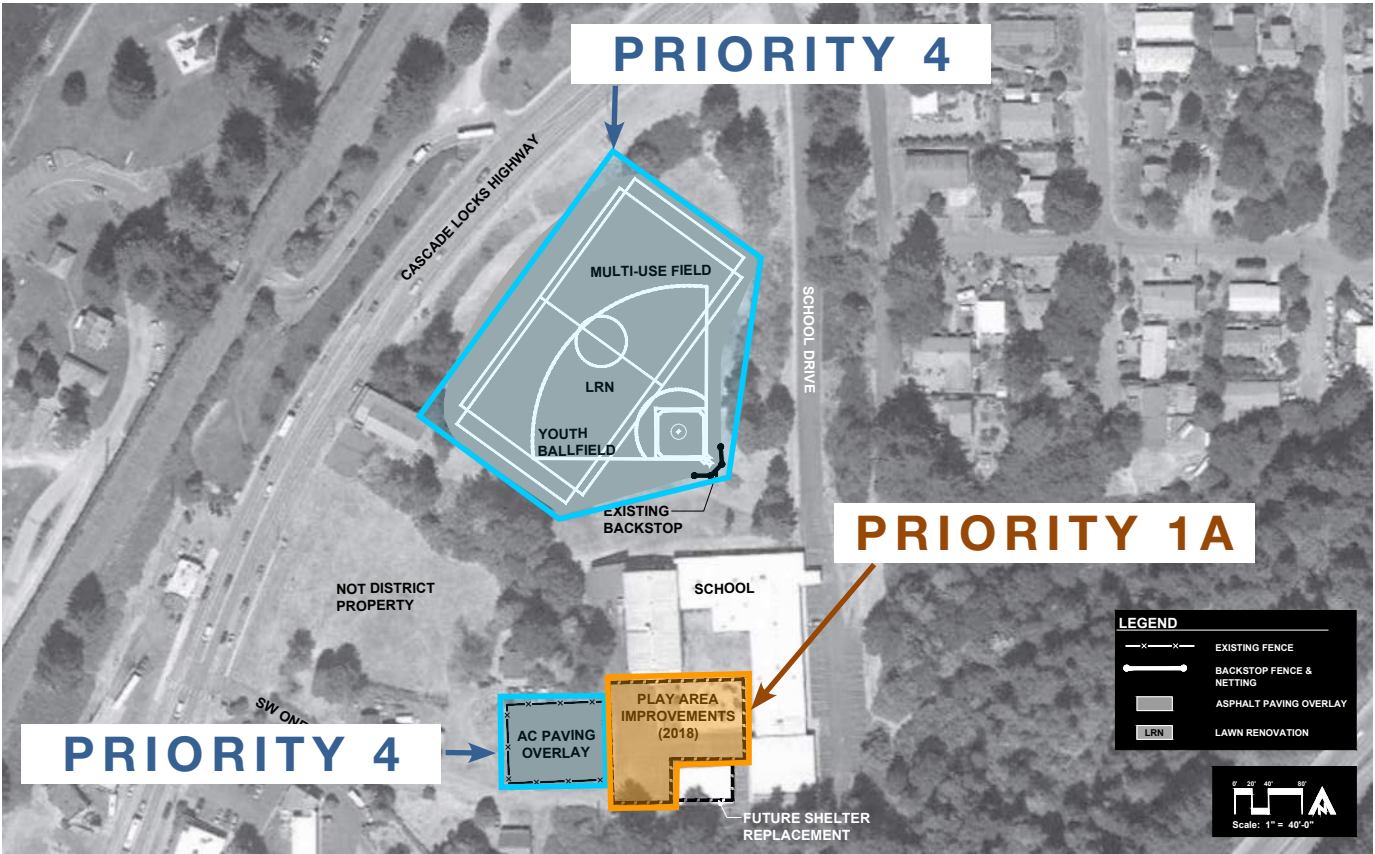
Mid-Valley Elementary School

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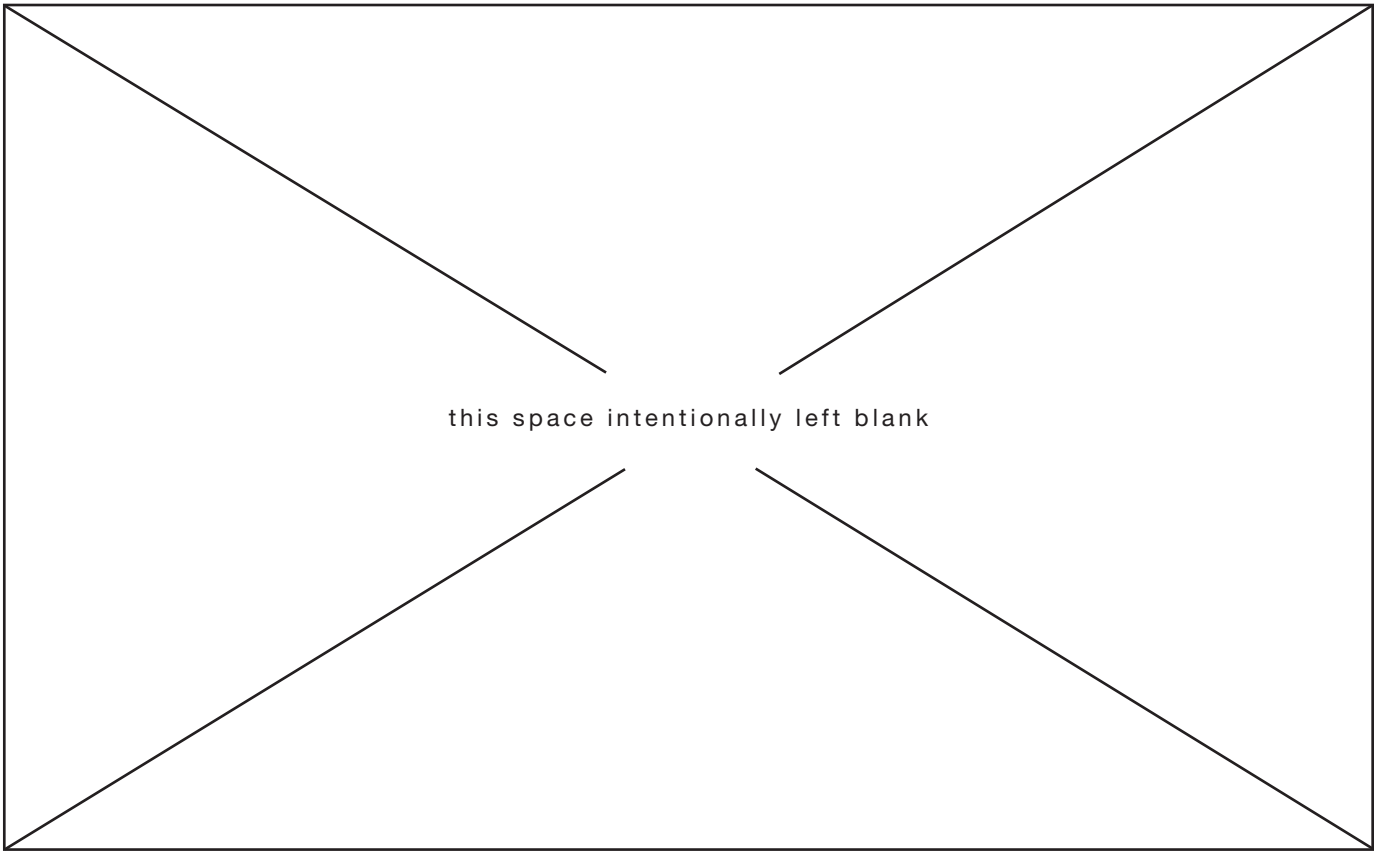
Parkdale Elementary School

08/18/2017



Cascade Locks Elementary School

08/18/2017



## 4.0 APPENDIX

### Hood River County School District Athletic Facilities Master Plan

#### PROJECT INITATION MEETING NOTES

**March 22, 2017**  
**5:00PM – 8:00PM**  
**HRCSD Office Board Room**  
**1011 Eugene St.**  
**Hood River, OR 97031**

**ATTENDEES:** Dan Goldman, HRCSD; John Rust, HRCSD; Tom Ames, HRCSD; Rich Polkinghorn; HRCSD; Donald Benefield, HRCSD; Mark Hickok, HRVPRD; Heather Staten, Hood River Residents Committee; Susan Frost, Providence; Dale Kuykendall, Wenaha Group

**FACILITATORS:** Matt Scheibe, Cameron McCarthy; Matt Koehler, Cameron McCarthy; Colin McArthur, Cameron McCarthy; Steven Nelsen, Opsis

**COMPILED BY:** Colin McArthur

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#### Issues and Outcomes Discussion

- Enhancing area sports field inventory and availability is a priority for the community
- Inventorying sites and understanding use patterns is a critical element of the study
- There is a general lack of usable sports field space in the community
- There is a deficiency in quality, usable, and safe spaces
- Managing perception of the role of the District in providing sports facilities is an important objective of the study
- Westside ES receives significant use and scheduling pressure on its facilities
- Scheduling field use is a challenge across the District
- Proximity is a consideration given the extents of the District
- Wy'East MS facilities are underutilized
- District facilities are used by the community as parks
- The study should consider the safety of soccer goals as part of planned improvements and upgrades.

**Hood River County School District**  
**Athletic Facilities Master Plan**  
**Project Initiation Meeting Notes**  
*Corrected Version*

**March 22, 2017**  
*April 27, 2017*

**Study Sites Discussion**

- **Cascade Locks ES**
  - Consider field improvements and general maintenance
  - The District is planning for modest playground improvements
  - The fields are not used for organized sports; most field use occurs in Stevenson, WA
  - Removal of the existing tennis courts that are in poor condition is preferable to cost of complete renovation or leaving them to degrade further
  - The existing football goal posts are not used; there is some potential for reuse at a different site, or consideration of leaving them in place as recognition of historic high school element
  
- **Parkdale ES**
  - The facility receives minimal organized sports use
  - The facility is used for youth soccer and baseball (one basic backstop and one enhanced) backstop)
  - The District is planning for significant playground improvements (construction 2017 & 2018)
  - The facility is located at a higher elevation than other District facilities
  - The facility has an automatic irrigation system
  - The lower field (east side) has drainage issues
  - The study should seek to better understand field usage in order to justify any improvements
  - A perimeter jogging path was previously constructed but has not been maintained; there is interest in re-establishing the path with more durable materials/design
  
- **Pine Grove ES**
  - The facility has insufficient space and usage to justify athletic improvements
  
- **Mid Valley ES**
  - The facility receives youth ballfield use
  - A future expansion of an adjacent church may impact the existing fields
  - The fields receive minimal soccer use
  - Consider improvements to the basketball shelter to raise the shelter
  - Both existing ball fields may not be needed; the infield of the south field could be converted to another use (larger soccer field than existing space allows)
  - Consider a synthetic turf soccer field
  - Consider restoring the jogging loop around perimeter of fields



- **May Street ES**

- The facility is currently being redesigned as a complete replacement
- Plans include a proposed small soccer field (slightly less than U11 dimension) and two backstops
- The field surface will be natural lawn and irrigated
- The field is bordered by a perimeter bark path
- No field lighting is proposed

- **Westside ES**

- The District is planning for a new softball building and batting cages
- The site has the potential to be a regional soccer and/or lacrosse facility
- There are conflicts with lacrosse goal areas and other sports, and surrounding uses
- The site is used as extension of the HS campus
- Consider the site for a community lacrosse facility
- Consider rotating the second/practice softball field to provide more room for lacrosse/soccer fields
- There is minimal interest in synthetic turf and lighting due to proximity to residential dwellings

- **Hood River MS**

- The facility is used heavily for football, soccer, and lacrosse
- There are conflicts with lacrosse and other sports, and surrounding uses
- The facility has a functional irrigation system
- The field drains and recovers well from rain events
- There is limited on-site parking
- The facility has an existing cinder track
- The track and field events are in disrepair
- Consider synthetic track surface improvements
- Consider adding field stakes
- Consider improvements to the soccer/lacrosse field (aerate/topdress/fertilize)
- The ball field and tennis courts on south side of May Street are located on City park property
- The future of the facility is somewhat uncertain, however that should not preclude making improvements to the site

- **Wy'East MS**

- The facility is not as heavily used as Hood River MS
- The lower field area is used for football and soccer
- The county uses the lower field during the fair for a stage/concert/foot traffic
- The upper field area is used for baseball/softball and soccer
- The County uses the upper fields for fair parking, resulting in irrigation shut down and browning/hardening of field
- The WyEast PE program minimally uses the fields (activities are focused indoors)
- The existing fields are poorly drained and limit use/recovery; consider drainage system upgrades
- The upper fields have better drainage than the lower field
- Consider a community soccer facility (w/ synthetic turf fields) on the site
- The site's adjacency to bordering properties is more compatible for lighting and sports such as lacrosse that require fence/netting for ball containment
- Consider lighting in conjunction with synthetic turf upgrades
- There is covered space for potential storage under the existing grandstands. This could be an asset for community education and middle school sports, particularly soccer and football

- **Hood River Valley HS**

- Varsity football, soccer and lacrosse occur on the infield of the existing track
- A synthetic turf infield within the track is desired
- Consider rotating the JV baseball field or adding fencing
- Track surface upgrades are needed
- Consider a track conversion to 400m; the existing track is 440y
- Consider access improvements around the track
- Consider adding practice field lighting
- The west side grandstand/bleachers are to remain
- Consider replacing the east side bleachers at half of their existing capacity
- Consider adding two tennis courts as part of planned park improvements by the Park District
- Consider accommodating lacrosse on the east practice field; reduce the size of the parking lot accordingly.
- The north end of practice field is poorly drained; the remainder of site adequately drains and recovers from rain events
- The existing irrigation system at the baseball fields is limited

### **Wrap Up/Next Steps/Action Items**

- Continue with background data gathering, inventorying sites, and understanding use patterns and field size requirements (Cameron McCarthy)
- Schedule progress review meeting with Core Team (Opsis + Cameron McCarthy)
- Schedule follow-up preliminary master plan review meeting with stakeholder group (Opsis + Cameron McCarthy)



# Hood River Community School District Athletic Facilities Master Plan

## STAKEHOLDER MEETING #2 NOTES

**June 12, 2017**

**5:30PM – 7:00PM**

**HRCSD Office Board Room**

**1011 Eugene St.**

**Hood River, OR 97031**

**ATTENDEES:** Dan Goldman, HRCSD; John Rust, HRCSD; Jeff Hecksel, HRC; Michael McElwee, Port of Hood River; Mikel Diwan, HRC; John Roberts, HRCCD; Chrissy Reitz, HRCSD; Tom Ames, HRCSD; Rich Polkinghorn; HRCSD; Heather Staten, Hood River Residents Committee; Susan Frost, Providence; Saundra Buchana, HRCSD; Dale Kuykendall, Wenaha Group;

**FACILITATORS:** Matt Scheibe, Cameron McCarthy; Colin McArthur, Cameron McCarthy; Steven Nelsen, Opsis

**COMPILED BY:** Colin McArthur

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## DRAFT DESIGN PRESENTATION - COMMENTS

### Hood River High School

- Shot put – evaluate space for (2) versus more generous circulation
- Consider maintenance access
- Consider synthetic turf for baseball infield
- Reposition gateway/walkway elements
- Consider bleachers at practice field (lacrosse)
- Javelin/discus – evaluate alternatives for siting outside track
- Seek opportunities for additional parking in NE corner

### WyEast Middle School

- Provide access to proposed parking from east and west sides
- Grandstand may be utilized for storage beneath seating
- County Fair's use of fields presents challenges for protecting and watering them
- Secure improved fields with perimeter fence
- Minimize new lawn

**Hood River Middle School**

- Track improvements (all-weather conversion and jumps replacement) are desirable
- Improve pedestrian circulation / elevation change

**Westside Elementary School**

- Site area limitation makes the rotated softball field feel constrained
- Examine options for rotating the new softball fieldhouse and nudging softball field
- Lighting can be considered for fields
- Space between parking entry and fields/access change

**Parkdale Elementary School**

- Consider tennis court resurfacing

**Mid-Valley Elementary School**

- Consider elevating shelter

**Cascade Locks Elementary School**

- Overlay the existing tennis court, convert to hard surface play space

**COSTS AND PHASING - COMMENTS**

- Preliminary Cost Information presented (total for each school)
- Cost information per sport/facility at each school requested
- Prioritize high demand uses at the high school
- Need fencing solution for JV baseball field if it is not rotated
- Prioritization
  - HRVHS Track/football
  - HRVHS JV baseball
  - WES Fields
  - WyEast
  - HRVHS Practice Field
  - Hood River MS, Mid-Valley ES, Parkdale ES, Cascade Locks ES

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Consultant Logo

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[www.cameronmccarthy.com](http://www.cameronmccarthy.com)

### Key Plan

Project Owner:  
**Hood River County School  
District**



Project Name:  
**May St Elementary School**

Project Address:  
**May St, Hood River, OR  
97031**

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Revisions to Sheet		
No.	Revision	Date
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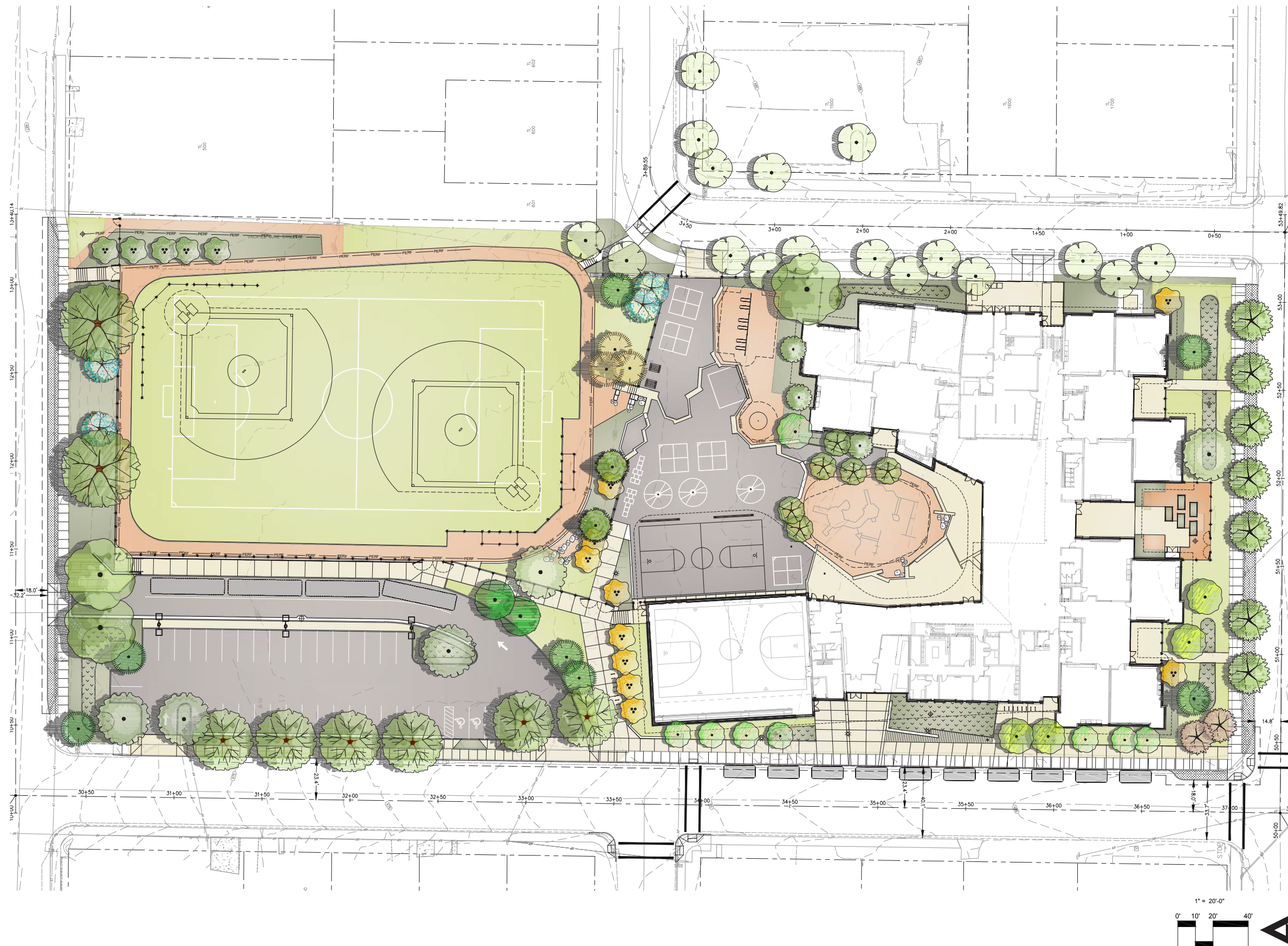
Status: **75% Design Development**  
Date: **06.16.2017**

Sheet Title  
**Site Plan**

Sheet No. \_\_\_\_\_

**L1.00**

Job No. **4682-01**



## May Street Elementary School - Proposed Site Plan

