

FAIRVIEW PARK MASTER PLAN

Prepared for
City of Salem, Public Works
Department, Parks Operations Division

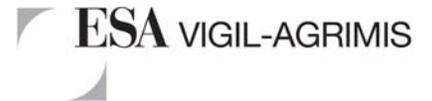
June 2016



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CHAPTER 1

Introduction

1.1 Purpose of the Master Plan

Fairview Park is a 27.5-acre community park located in the Sustainable Fairview planned unit development, southeast of downtown Salem and southwest of the Salem Municipal Airport (**Figure 1-1**). Fairview will be a new community park in the Salem park system, helping to fulfill a need for more community parks and active recreation opportunities in south and east Salem. It will serve almost half of the neighborhood associations in Salem: South Central, Faye Wright, South Gateway, Southeast Salem, Southeast Mill Creek, South Salem, Sunnyslope, and Southwest Area.

Community parks are intended to provide a variety of active and passive recreational opportunities for all age groups and are generally larger in size and serve a wider base of residents than neighborhood parks. They include sports fields, active recreation opportunities, and reservable facilities for group events. They are also intended to serve the neighborhood park needs of nearby residents by providing playgrounds, picnic areas, trails and other passive recreation opportunities within walking distance. Fairview will be the first new community park in Salem since the development of Geer Park in 2004 and is an opportunity to provide much needed ball fields within the City.

The park site includes many large mature trees that were planted in the early 1900s when the Fairview Training Center was originally developed. The park also offers rolling topography with views of the Cascades to the east, and is bordered by the West Middle Fork of Pringle Creek along the northeastern edge. This park can accommodate a variety of recreational uses. The purpose of the park master plan is to develop a vision for the future park and to support the Sustainable Fairview Refinement Plan. The master plan document describes a well-developed concept for the future park.

1.2 Site History

A Phase 1 archaeological investigation was completed as part of the Sustainable Fairview Master Plan. The study identified Sustainable Fairview as having a high probability for prehistoric cultural materials. Several archaeological sites are known to surround Sustainable Fairview and the investigation identified six sites within the Sustainable Fairview boundary.

Cultural resource sites have been identified to the northwest of the park, in the vicinity of Leslie Middle School, and to the northeast within the Fairview Industrial Complex and stretching west along Pringle Creek, generally north and east of Old Strong Road, outside of the park boundary. Findings at these locations include arrowheads, fire-cracked rock, and various rock flakes.

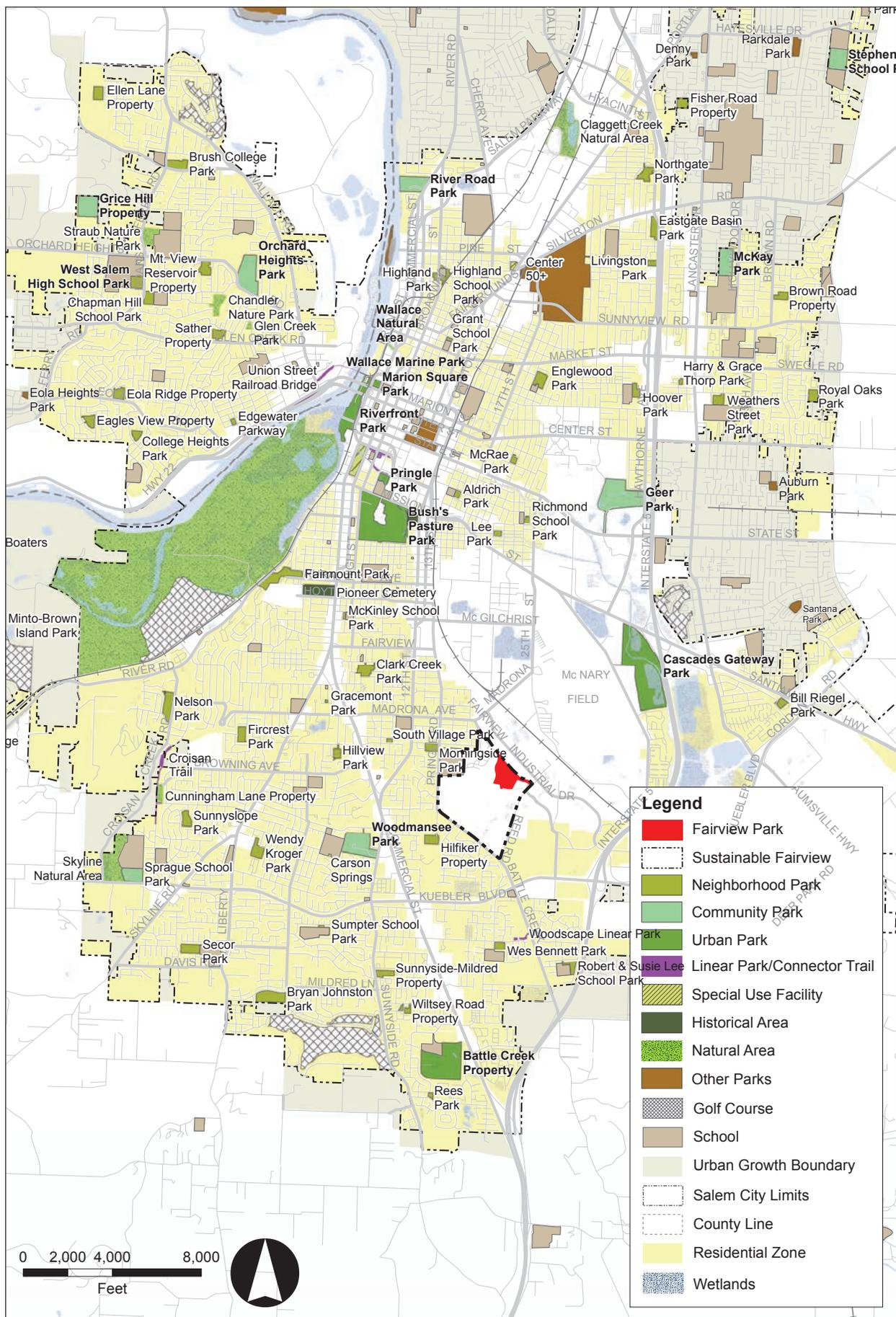


Figure 1-1 Vicinity Map - South Salem
Fairview Park Master Plan

In more recent history, Sustainable Fairview was farmed and homesteaded by several families. The Carey Donation Land Claim, from 1848 to 1862, included Fairview Park and the majority of Sustainable Fairview. The precise location of the structures associated with the land claim is unknown, but the house, barn and family cemetery are thought to have been located just north of the park, and west of Old Strong Road. These sites have been disturbed by construction and paving activities, and years of use as the Fairview Training Center and Hospital over the last century.

The Fairview Training Center and Hospital was once the largest public institution in Oregon, at one time over 672 acres, including the 275-acre parcel that is being redeveloped as Sustainable Fairview and includes Fairview Park. The Fairview Training Center was in operation from 1908 to 2000 and provided care and vocational training for people with developmental disabilities. Many of the residents were trained to work to support the facility and rarely left the grounds. The extensive campus included numerous buildings, roads, and trails that provided for circulation and access around the site. Fairview Training center was closed on March 1, 2000, and 275 acres of the property were sold to Sustainable Fairview Associates for development in 2002.



Aerial view of Fairview Training Center from the northwest.

Source: U.S. National Library of Medicine.

1.3 Related Plans

Sustainable Fairview

An extensive planning process was initiated by the State of Oregon to consider the redevelopment potential of the 275 acre Fairview Training Center and Hospital campus after the State ceased operations in 2000. The State's goals in the process were to maximize the benefit to Salem and the local community, to create a plan for the entire site rather than for individual parcels, and to produce a financial return for the State.

The Fairview Training Center Redevelopment Master Plan was developed by Sustainable Fairview Associates. The planned development outlined by Sustainable Fairview was intended to

incorporate residential, office, and commercial spaces, supported by libraries, schools, retail, and other community needs to form a new, sustainably-minded community in Salem. The goal was to create a mixed-use, live-work neighborhood.

The sustainability concepts that were incorporated into the Sustainable Fairview Master Plan combined a broad range of elements:

- A linked network of trails, parks, and open space.
- A variety of housing types and densities to support diverse needs.
- Preservation or improvement of natural resources, including trees, wetlands, and riparian corridors.
- Support and encouragement of alternative transportation, with parks and services within walking distance of residents.
- Employ innovative green building practices for infrastructure and housing.
- Re-use, retrofit, or recycle existing facilities to the extent possible.
- Create no additional impacts to the watershed and improve existing impacts where possible.

The internal divisions within Sustainable Fairview are shown in **Figure 1-2**. The Pringle Creek Community is a 32-acre housing development located in the north portion of the 275-acre site. Residential development is planned for the western portions of the site, Fairview Addition West and Simpson Hills. The remaining central and east portions of the Training Center are currently owned by Sustainable Fairview Associates and will form the Village Center, which is the central core of the community and is likely to include higher density multi-family residential housing, commercial, office, and retail space. The Village Center will be located near the intersection of Lindburg and Strong Roads, with Fairview Park providing an important central open space for the surrounding community.

Comprehensive Park System Master Plan

The Comprehensive Park System Master Plan (CPSMP), completed in 2013, is a system-wide plan that provides guidelines for park classification and development in Salem. Community parks are intended to serve the neighborhood park needs of nearby residents while also providing major active recreation and group amenities serving multiple neighborhoods. The CPSMP identifies a high need for community parks to serve current needs within Salem. It also identifies the Fairview area as a high priority for park acquisition and development within the next 10 years.

The CPSMP includes guidance on the types of facilities that may be included in each park class. Community parks are usually 20 to 50 acres in size and intended to serve a wide array of community needs. Standard facilities that should be included in all community parks include: picnic shelters, playgrounds, restrooms, parking lots, bicycle parking, sports fields, basketball courts, and multi-use trails. Many other park amenities are considered optional and may be included within a park based on community desires, site conditions, and facility demand and availability within the vicinity.

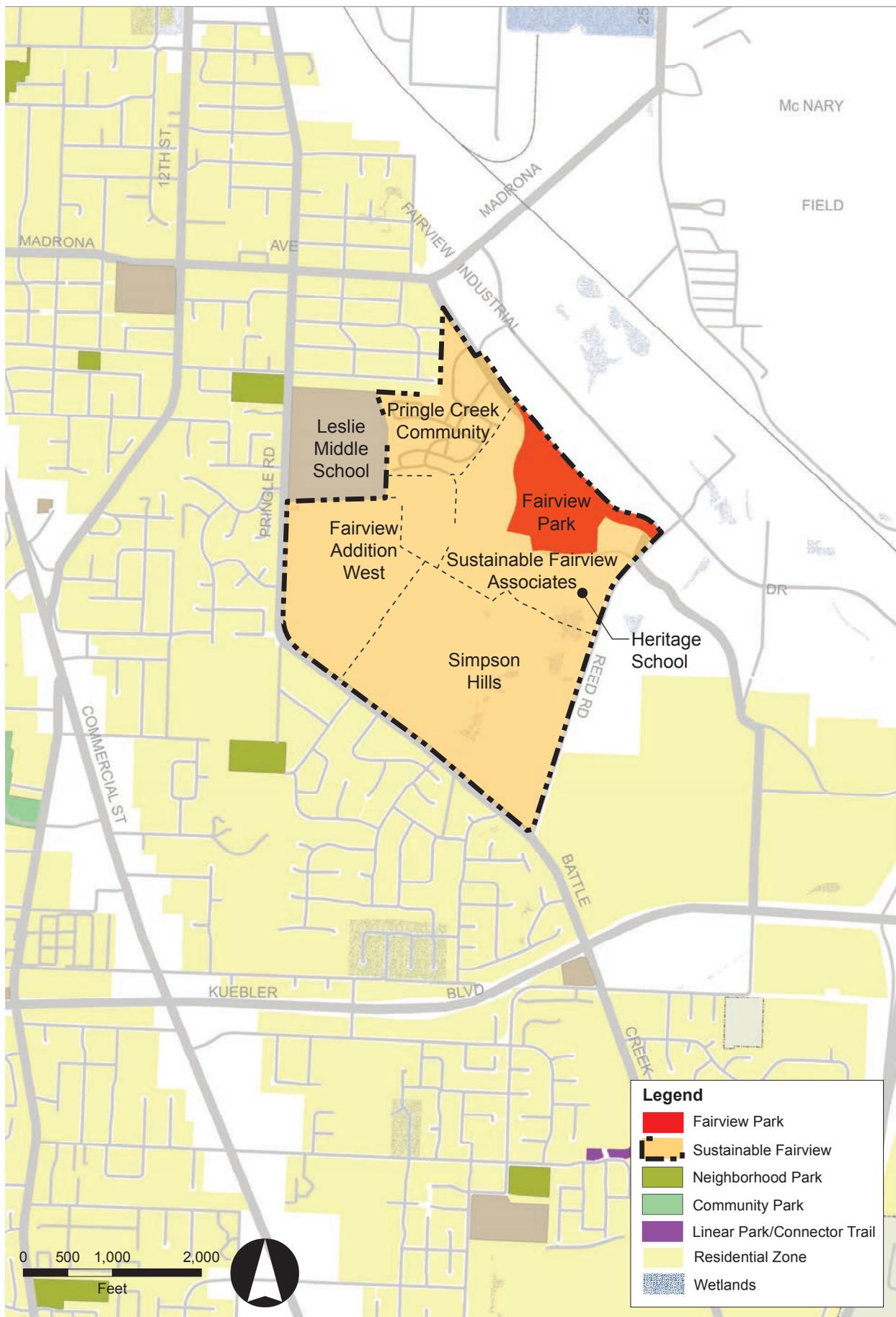


Figure 1-2 Vicinity Map - Fairview Area
Fairview Park Master Plan

Potential optional facilities may include: community gardens, an amphitheater or stage, a dog park, disc golf, BMX/mountain bike trails, soft surface trails, tennis courts, a skate park, bocce court, horseshoe pits, splash fountain, swimming pool, concessions, community or recreation center, and activity lighting. The CPSMP also identifies facilities that are in high demand and/or in short supply. These facilities are high priorities to be considered in new park development to serve current residents: reservable group picnic shelters, sports fields (baseball, softball, lacrosse, rugby, and soccer), skate parks, disc golf, and pools.

Sensitive Area Management Handbook

The Sensitive Area Management Handbook (SAMH) is used by the Park Operations Division of Salem Public Works to identify sensitive areas within parks and determine appropriate best management practices to use in maintenance activities within the park. Fairview Park is a new acquisition and has not yet been evaluated for the SAMH. Sensitive features within Fairview Park that should be evaluated include: the creek and riparian corridor, Oregon white oaks, Douglas firs, historical or archaeological features, and significant trees.



Significant Trees within the park

CHAPTER 2

Existing Conditions

2.1 Landscape Context

The vicinity map, **Figure 1-1**, provides landscape context for Fairview Park. The park is located on the east edge of the south Salem hills, in the transition from hills to the floor of the Willamette Valley. The park is on the site of the former Fairview Hospital and Training Center. The training center was owned and operated by the State of Oregon from 1908 to 2000. The former campus includes roads, paths, buildings, and utilities.

The park is bounded by industrial uses to the east and southeast. The remaining undeveloped portions of Sustainable Fairview surround the park on all other sides. Multi-use development, including single- and multi-family residential and commercial uses, are anticipated in these areas. The Pringle Creek Community is northwest of the park and the Heritage School is south of the park. Pringle Creek Community and Heritage School are buffered from the park by undeveloped portions of Sustainable Fairview and are not directly adjacent to the park. The subdivisions within the Sustainable Fairview Planning area are shown in **Figure 1-2**.

The park is in close proximity to a number of other parks. It is within a half mile of Morningside, South Village, and the undeveloped Hilfiker Property, and within 1-1/2 miles of Woodmansee and Cascades Gateway Parks.

2.2 Natural Resources

Soils

Site soils are shown in **Figure 2-1**. All of the soils at Fairview Park are classified as prime farmland or farmland of statewide significance. There are two hydric soils in the park, Wapato clay and Bashaw clay. Both are associated with the West Middle Fork of Pringle Creek and are poorly drained. Two soils have potential hydric inclusions, Abiqua and McAlpin. These soils are also associated with either the main stem or Middle Fork of Pringle Creek drainage basins. The hydric soils form the eastern edge of the park along the creek and are associated with low gradient slopes (0 to 3 percent) and floodplain or terrace locations. Santiam and Silverton silt loam soils cover two-thirds of the park. They are associated with moderately steeper slopes on terraces and hills in the central and western portion of the park and are well-drained.

Six soil types are found across the site, including:

- Abiqua silty clay loam (AbA), 0 to 3 percent slopes, well-drained with potential hydric components.
- Bashaw clay (Ba), 0 to 1 percent slopes, poorly drained, hydric.
- McAlpin silty clay loam (MaA), 0 to 3 percent slopes, with potential hydric components.

- Santiam silt loam (SnB), 3 to 6 percent slopes, moderately well-drained.
- Silverton silt loam (SuC), 2 to 12 percent slopes, well-drained
- Wapato silty clay loam (Wc), 0 to 3 percent slopes, hydric

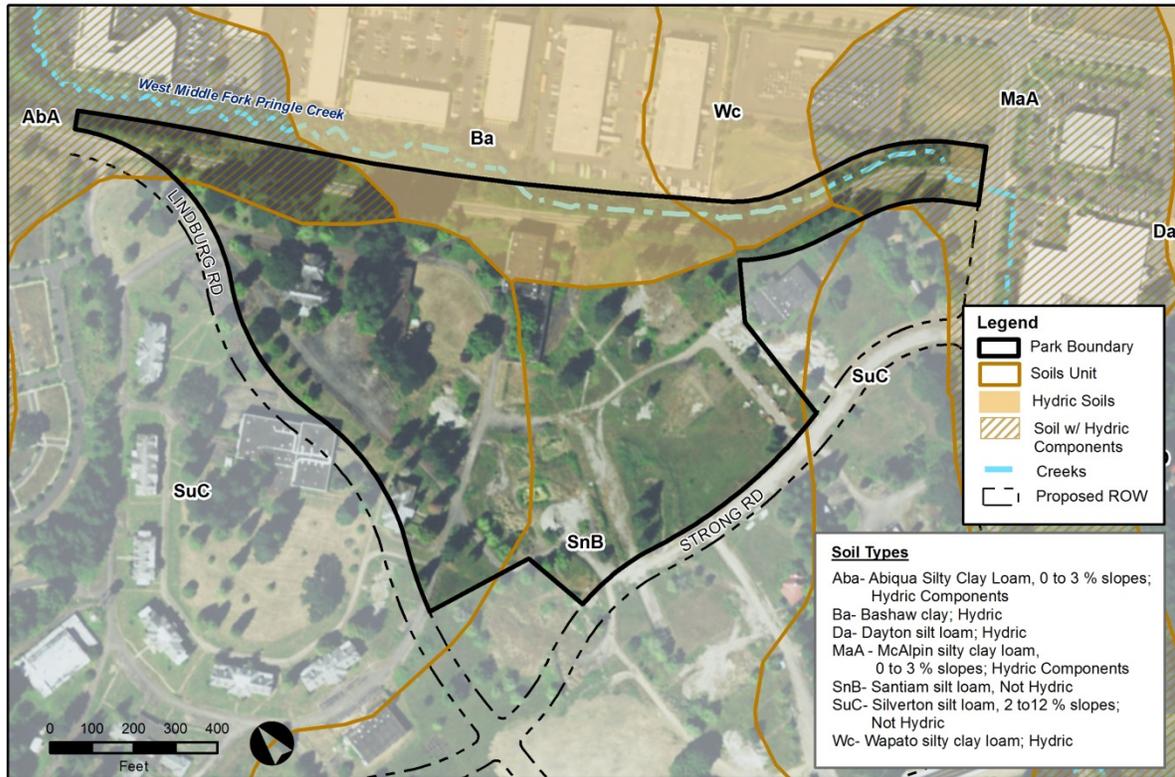


Figure 2-1 Soils

Wetlands and Waterways

The West Middle Fork of Pringle Creek enters the site from a culvert crossing diagonally under the intersection of Reed and Old Strong roads. Within the park, the creek is straightened and incised for approximately 1,000 feet, running parallel Old Strong Road before turning north and heading off site. The main stem Pringle Creek is located to the north of the park, outside the park boundary. The West Middle Fork of Pringle Creek does not have a Federal Emergency Management Agency (FEMA) floodplain mapped within the park. Signs of bank overtopping were noted during site investigations in the vicinity of where the creek exits the park.

There are no wetlands identified within the park in the Local Wetland Inventory or natural resources mapping associated with the Sustainable Fairview Master Plan. Three small areas that could potentially be classified as wetlands were noted during site reconnaissance. All three appear to be residual depressions from building demolition that have likely held water for sufficient duration to develop wetland plant communities. The depressions are isolated and do not contribute to water quality or habitat functions. Wetlands may also be present along the riparian corridor of the creek.

Topography

Fairview Park is located on the east edge of the south Salem Hills, with rolling hills rising to the west of the park and open valley vistas to the east. The park ranges from 210 to 260 feet elevation National Geodetic Vertical Datum (NGVD) 29. The high point of the park is at the westernmost point, near the proposed intersection of Lindburg and Strong Roads, with an elevation of 260 feet NGVD 29. (See **Figure 2-2**) The northwest portion of the site, stretching from this high point to the site of Le Breton Hall forms a high, gently sloping terrace offering views across the site and to the Cascade mountains to the east. From this terrace the park slopes down to the east and south, before transitioning to a steep bank down to Old Strong Road. The creek corridor is the low point within the park, at an elevation of 210 feet.

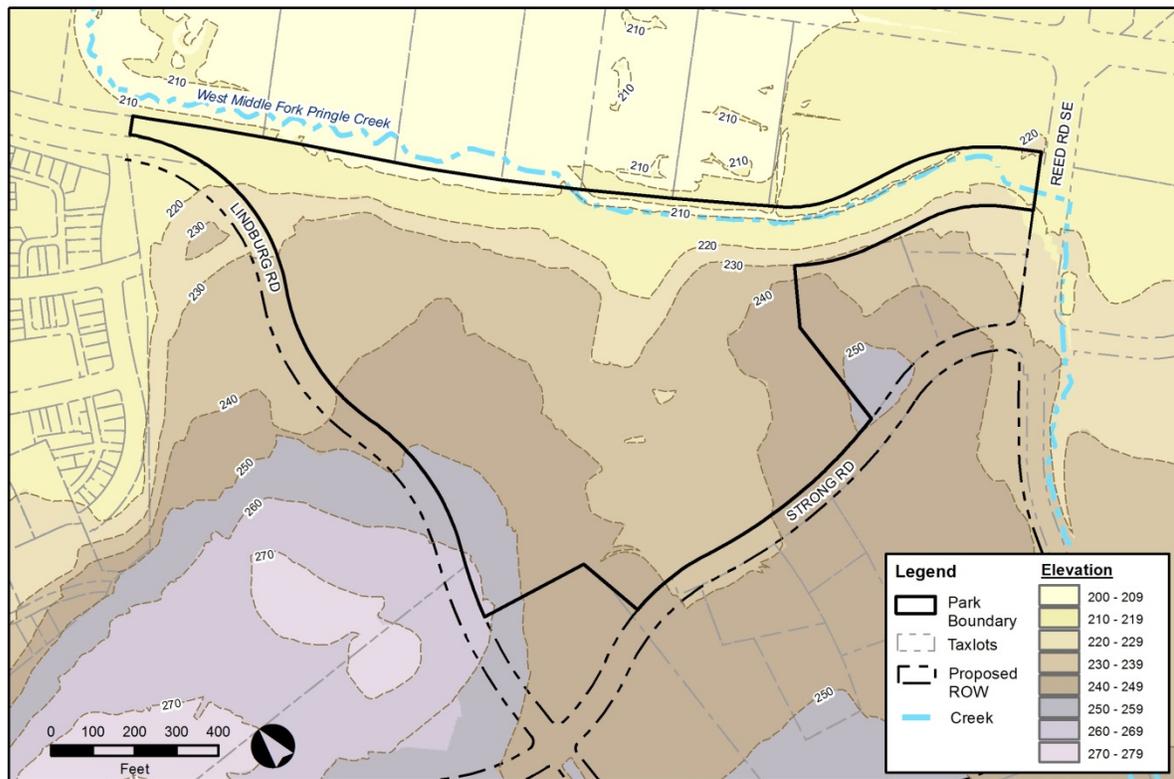


Figure 2-2 Topography

Vegetation

Due to the historic uses of the park site, the existing vegetation on site is dominated by mature ornamental and native trees planted around the campus since the early 1900s. Trees noted on site include Oregon white oak (*Quercus garryana*), Douglas fir (*Pseudotsuga menziesii*), giant sequoia (*Sequoiadendron giganteum*), Deodora cedar (*Cedrus deodora*), sweetgum (*Liquidambar styraciflua*), red oak (*Quercus rubra*), Scotch pine (*Pinus sylvestris*), and sycamore (*Platanus occidentalis*). Several significant groves of trees have been identified in the north portion of the park, east and south of the former site of Le Breton Hall and along the adjacent access drive.

These groves are primarily comprised of mature Douglas fir. The Sustainable Fairview Master Plan identifies these significant groves for protection and preservation during site development. A number of specimen Oregon white oak are also scattered throughout the open areas. The oaks may be remnants of the historic vegetation community prior to campus development. They are majestic, provide extensive canopy cover, and should be preserved. The understory in these areas is primarily lawn, with scattered shrubs and blackberry. Low growing native shrubs are the ideal understory for Oregon white oak. Irrigated lawns are to be avoided in the vicinity of Oregon white oaks due to their susceptibility to root rot, which can occur when a naturally occurring fungus is activated by moist soil conditions in the the summer.

The riparian corridor along the creek is dominated by willow (*Salix spp.*), with some red alder (*Alnus rubra*) and hazelnut (*Corylus cornuta*). The herb layer is dominated by reed canary grass (*Phalaris arundinacea*) and blackberry (*Rubus armeniacus*) in open areas, but is bare earth with scattered piggy-back plant (*Tolmeia menziesii*) and sword fern (*Polystichum munitum*) under the willow scrub shrub.

A number of less desirable ornamental tree species are also present on site, including catalpa (*Catalpa speciosa*), Holly (*Ilex spp.*), and birch (*Betulus spp.*). These species pose maintenance concerns due to leaf and seed drop, self-seeding, and structural weaknesses.

Armenian blackberry (*Rubus armeniacus*) is an invasive plant that has developed dense stands in some areas of the park, particularly where construction debris and steep slopes have limited mower access. It is also prevalent along the creek corridor. The open fields in the south portion of the site are quite weedy, with blackberry, thistle (*Cirsium spp.*), teasel (*Dipsacus sylvestris*), and pasture grasses dominant. English ivy (*Hederal helix*) is dominant in the understory of the Douglas fir stand southeast of the site of Le Breton Hall.

Wildlife

A thorough wildlife inventory has not been conducted at Fairview. The park is isolated from large natural areas and wildlife corridors by adjacent uses and development, although it likely provides some refuge due to the total site acreage and the lack of activity since the closure of the Fairview Training Facility. The presence of wildlife may be reduced as the site is redeveloped. Wildlife within the park are limited to common urban and suburban species including black-tail deer, raccoon, squirrel, song birds, raptors, and possibly coyotes.

The West Fork of Pringle Creek is a fish bearing stream, and may provide habitat for several native anadromous salmonid species, including steelhead, cutthroat trout, Chinook salmon, and coho salmon. The creek may also provide habitat for bass, sunfish, bullfrogs, and other introduced warm water species that prey on, or otherwise endanger or displace desirable native aquatic species.

2.3 Existing Features

Buildings

No buildings from the former Fairview Training Center remained when the City assumed ownership of the park. The former administration building, Le Breton Hall, was evaluated for potential reuse by the City, but repurposing the 1908 structure was determined to be cost-prohibitive. The building was deconstructed by the former owner in 2016 and materials were salvaged for reuse.

Parking Lots, Roads, and Trails

Remnants of the historic campus are evident throughout the park, including paved roads, sidewalks, and curbs. The majority of the old pavements are cracked, broken, and in poor condition either due to years of wear or more recent deconstruction activities within the area. The subsoils under these paved areas are likely compacted from years of use.

Utilities

All major utilities are present within or directly adjacent to the park due to the former site use. Water, sanitary sewer, and stormwater lines run along Old Strong Road and along portions of the new Strong Road alignment. A sanitary sewer and a stormwater line cross the park from southwest to northeast, connecting the two streets. There are manholes located within the park that will remain at their present location, although elevation adjustments may be made to enable park grading.

The former buildings on the campus had been served by an overhead electrical service. The buildings within the park have been removed, and the precise condition and location of the electrical service is unknown. An electrical transmission line runs along the east side of Old Strong Road. The system includes at least four large towers located within or directly adjacent to the park and carrying high voltage transmission lines to and from a substation located on Fairview Industrial Drive SE, just east of the park. The existing utilities are included in **Figure 2-4** for reference.

2.4 Other Aspects

Transportation and Access

The majority of streets surrounding Sustainable Fairview, and Fairview Park are minor arterials, including Pringle Road SE, Battle Creek Road SE, Reed Road SE, Fairview Industrial Drive SE, and Madrona Avenue SE. Old Strong Road is classified as a collector.

Bike lanes exist on Fairview Industrial Drive, Battle Creek and Pringle Roads in the vicinity of the park. Sidewalks are present on Fairview Industrial Drive and connect southwest along Reed Road, terminating near the intersection with Strong Road. A sidewalk is located along the west side of Old Strong Road extending from the north end of the park adjacent to Pringle Creek Community and connecting to Madrona Avenue SE.

The current primary access points to the park are Lindburg Road, Old Strong Road, and Strong Road. As the Sustainable Fairview property is developed, Lindburg and Strong Roads will be extended and completed as collector streets with bike lanes and sidewalks along the majority of the park frontage, providing excellent vehicular, bicycle, and pedestrian access to the park from all sides. The street right-of-way for Old Strong Road runs along the northeast edge of the park. This right-of-way will be vacated and the road removed when Lindburg and Strong Roads are completed. Pedestrian and vehicular access points will be possible at both ends of the vacated right-of-way.

Zoning

The area around Fairview Park includes a mix of zoning types, as shown in **Figure 2-3**. Most of the land along the east and southeast edges of the park is zoned industrial commercial (IC) or industrial business campus (IBC). Sustainable Fairview, including Fairview Park and the land north, west and south are zoned Fairview mixed use (FMU), which will support a mix of single- and multi-family residential, commercial, and park land when developed. The Old Strong Road right-of-way, which will be vacated after the new roads are completed, is shown in **Figure 2-3** below.

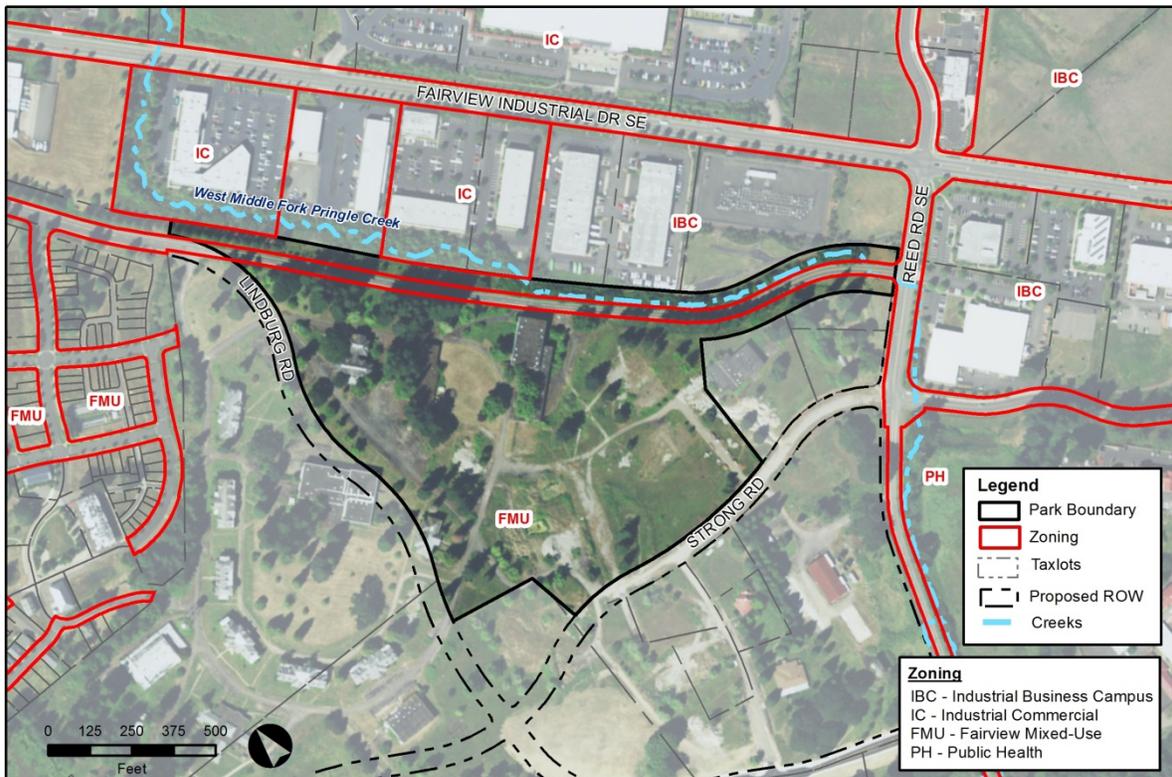


Figure 2-3 Zoning



Figure 2-4 Site Conditions

CHAPTER 3

Site Analysis

3.1 Opportunities and Constraints

Opportunities and constraints to park development were evaluated based on the existing conditions analysis and the requirements of potential recreational facilities. Fairview Park will be a medium sized community park, but contains significant mature tree groves and steep slopes in some areas, which limit development potential in some areas. Extensive infrastructure, such as parking, restrooms, hard surface trails and play areas, are needed to support the level of use associated with the broad activity base provided in a community park. These factors provide the context for weighing what types of activities would be appropriate at the site and how those chosen activities could be located and/or designed to best fit into the site. Key opportunities and constraints for site development are summarized below.

Constraints

Several key features were identified during the site analysis that were used to guide concept and master plan development for the park. Tree preservation is an important component of the Sustainable Fairview Master Plan. The preservation of significant tree stands was identified in the Sustainable Fairview Master Plan.

There are several elements that constrain future development within the park:

- Sanitary sewer and stormwater lines cross the site from southwest to northeast. Future park elements will need to be located to avoid several manholes located in the center of the site.
- The significant tree stands and steep slopes divide the site and limit options for park uses and circulation.
- Work near the creek could result in wetland or riparian impacts and may require mitigation.
- Long street frontages and mid-block crossings expose pedestrians to conflicts with vehicles.

Opportunities

There are several elements that should be explored and enhanced through development of the park:

- Existing mature trees provide immediate shade and structure in the new park, and provide separation between use areas.
- Rolling topography provides view opportunities.

- The size of the site provides ample room to provide for a variety of recreation experiences and to provide adequate separation of site features to reduce/avoid conflicts between users.
- Improving one or both sports fields with synthetic turf and lights will extend play season and provide an important amenity for Salem residents.
- Providing shared-use paths through the park and along Lindburg and Strong Roads will serve park users and neighbors, and implement a component of the Salem Transportation System Plan.
- Long street frontages along Lindburg and Strong Roads provide great pedestrian connections to the future development.
- Enhancing the existing creek and riparian corridor will improve habitat, water quality, and visitor experience, and may provide opportunities for environmental education and interpretation.
- Moderate slopes in the southern park area provide a suitable location for ball fields.



View looking south across the future ball fields

3.2 Use Zones

The park was divided into three Use Zones based on two key site features that affect development potential: steep slopes and significant tree groves. The Use Zones are shown in **Figure 3-1**

Zone 1 is a gently sloping area in the northwest portion of the site. It is bounded by Lindburg Road on the west and steep slopes on the east, with a grove of significant trees in the middle. The trees divide the zone, creating two areas that are too narrow and fragmented for sports fields. It offers framed views to the Cascades and open views across the park. Zone 1 is well suited for neighborhood park uses such as: playgrounds, a splash fountain, picnic shelters, parking lot, trails, and other small features.

Zone 2 encompasses the central and south portions of the site. It is large and open, with few trees and gently rolling topography. Zone 2 is bordered by Strong Road to the south and steep slopes to the northeast. The high points along the east edge and the top of bank adjacent to Old Strong Road provide views north and west across the park and east toward the Cascades. Zone 2 is suited for large and active use facilities, such as: sports fields, sport courts, aquatic facilities, and large parking areas.

Zone 3 is a long narrow area along the northeast edge of the park. This area includes the Old Strong Road right-of-way. It is bounded by the West Middle Fork of Pringle Creek along a portion of the park boundary and is distinctly separated from the other park zones by steep slopes along the edge of Old Strong Road. An old driveway provides a potential gently sloping trail connection between zones 2 and 3. It is suited for a dedicated use that can take advantage of the linear nature of this area and be independent from other park activities.



Figure 3-1 Use Zone Map

3.3 Program Development

The park program was developed by evaluation of a variety of sources. The term ‘park program’ represents all the amenities, facilities, and activities that will be planned for the park. As described in Chapter 1, the Comprehensive Park System Master Plan (CPSMP) establishes a list of facilities and amenities that may be included in a community park. Standard facilities serve basic needs and should be included in all community parks. There are many optional facilities, which usually cannot all be accommodated within a single site. The optional facilities were evaluated and prioritized based on priority in the CPSMP, geographic distribution, staff recommendation, site constraints, and public preferences.



View north along Old Strong Road / Zone 3

Potential Amenities by Zone

The potential amenities were evaluated against the opportunities and constraints of the park, and the Use Zone map (see **Figure 3-1**) to develop a list of the potential amenities for each area within the park. These lists were used to help guide development of the preliminary concepts for the park.

Zone 1	Zone 2	Zone 3
Picnic shelter	Soccer	Off-Leash Dog Area
Playground	Baseball	Disc Golf
Amphitheater / Event Space	Softball	Bike Park / Pump Track
Splash Fountain	Off-Leash Dog Area	Trails
Basketball	Basketball	Parking
Tennis	Tennis	
Volleyball	Picnic Shelter	
Parking	Parking	

CHAPTER 4

Planning Process

Fairview Park will be a new community park. Engaging the public in developing the master plan ensures it will reflect the needs, interests, and desires of the community. The general approach to the planning process included the following steps:

- (1) Site Analysis and Existing Conditions, Opportunities and Constraints,
 - Gather initial input on Park Program and user preferences through a public meeting and online survey;
- (2) Develop *Preliminary Concept Plans* and Park Program,
 - Gather feedback on Preliminary Concept Plans through a public meeting and online survey;
- (3) Develop *Refined Concept Plan*,
 - Gather feedback on Refined Concept Plan through a public meeting and online survey;
- (4) Produce *Draft Plan*,
 - Present Draft Plan to Salem Parks and Recreation Advisory Board,
 - Gather public feedback on Draft Plan
- (5) Revise *Draft Plan*, if needed,
 - Present Draft Plan to City Council

4.1 Public Involvement

Online Surveys

Online surveys were used to solicit input from residents during the master planning process. These surveys were highly successful and garnered a great deal of feedback and thoughtful comments. The online surveys were scheduled to correlate with public meetings, and used to develop the content for public meetings, identify planning issues, develop alternative options, and gather input on the concepts. These surveys were administered through Survey Monkey® and the results exceeded the quantity of input received from attendees at public meetings. Three online surveys were administered over the course of the master planning project, with response rates ranging from approximately 100 to nearly 300 participants. The survey results are too extensive to include in this document. Detailed results may be obtained from the City of Salem Parks Operations. Survey summaries are included in **Appendix A**.

Survey #1

The first survey focused on getting the public engaged in the planning process and gathering public input on preferences for potential recreational features. The highest priority elements identified in the survey were: soft surface trails, disc golf, dog park, swimming pool, splash fountain, volleyball, BMX/mountain bike trail, soccer field, baseball field and exercise stations. The survey also asked for preferences between different types of sports fields. Soccer was the most popular, followed by baseball. The majority of people supported field lighting and synthetic turf.

Survey #2

The second survey was used to evaluate the preliminary concepts that were developed and presented at Meeting #2. The Use Zone Map was used to ask questions about public preferences for each zone within each concept. An example question from the survey is depicted in **Figure 4-1**. The majority of the respondents preferred Preliminary Concept Plans 1 and 4 for zone 1, Preliminary Concept Plan 2 for zone 2, and Preliminary Concept Plans 2 and 4 in zone 3. Support for interpretive information regarding historic uses of the site was mixed. A majority of people supported exploring the addition of a swimming pool or community center with a pool.

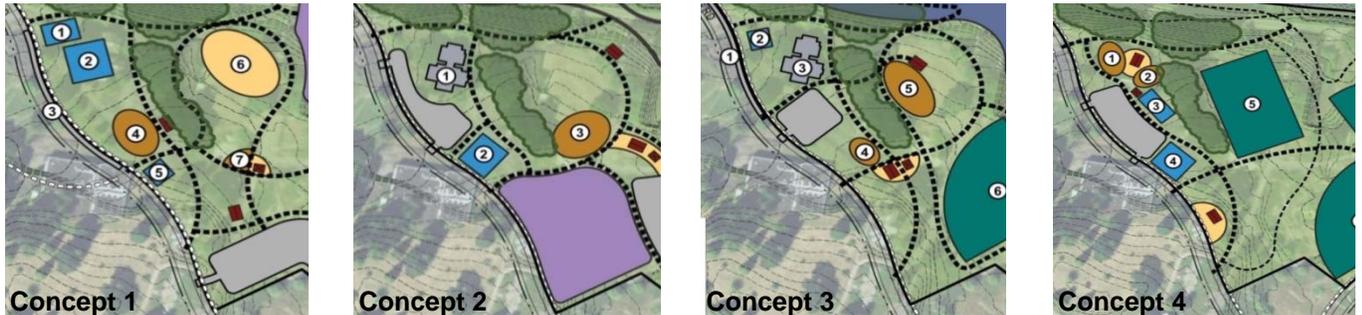


Figure 4-1 Sample Question from Survey #2: Of the Four options for Zone 1 shown above, which one do you prefer?

Survey #3

The final survey was used to gather feedback and additional comments on the Refined Concept Plan. The Refined Concept was developed from portions of the four Preliminary Concept Plans based on public and staff input. The Refined Concept Plan was well-supported, with 66% of respondents supporting the plan. The survey also asked questions about specific site elements, and provided an opportunity for comments and suggestions for additional refinements to the plan.

Public Meetings

Public meetings were announced through a combination of mailers, newspaper and radio notices, email, and via the City web site. The City held three public meetings at Pringle Community Hall to gather input contributing to the completion of the master plan. Public meeting attendance was between 35 to 50 individuals at each meeting. Public comment forms were collected at each meeting. Meeting summaries and comments received at the public meetings are in **Appendix B**.

Public Meeting #1

At the first meeting, an overview of the project was presented. It set the stage for the master plan by providing background information on the site, prior planning efforts for Sustainable Fairview,

the park classification and potential park program elements. The preliminary results from online Survey #1 were reviewed and the site location, inventory, and existing conditions findings and figures were presented to set the stage for the master plan. A simple design charrette was used to gain additional input from attendees on potential park layouts. The presentation also identified facility needs within the park system and parking requirements to support potential park amenities. A questionnaire regarding park amenity preferences was collected from meeting attendees. Photos of the presentation and design charrette from Meeting #1 are shown in **Figure 4-2**.



Figure 4-2 Meeting #1 and Design Charrette

Public Meeting #2

The second meeting provided a summary of the first meeting and the results from online Surveys #1. The Use Zone Map and list of potential park amenities were presented, integrating key elements from the site analysis, and opportunities and constraints to be considered in development of the master plan. Four preliminary concepts were presented that reflected public input from the previous public meeting and the two surveys as well as the restrictions identified in the Use Zone Map. Public feedback on the preliminary concepts was collected with a simple dot vote, as shown in **Figure 4-3**. A questionnaire regarding preliminary concept preference was collected from meeting attendees and included in Online Survey 2. Preliminary Concepts 1 through 4, prepared for the second meeting, are summarized in Chapter 5.

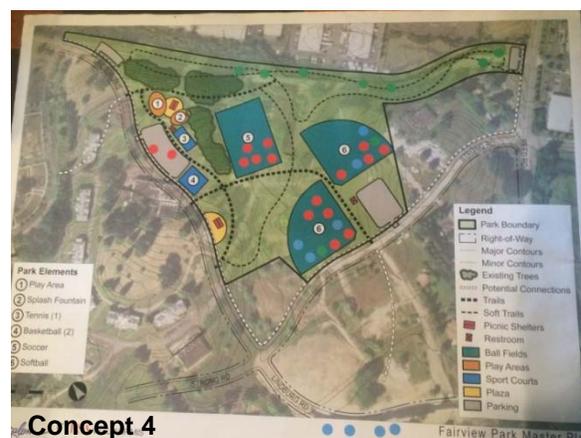


Figure 4-3 Meeting #2, Preliminary Concepts displaying dot voting

Public Meeting #3

A Refined Concept Plan was presented at the third public meeting. The Refined Concept Plan reflected public input on the Preliminary Concept Plans. A summary of public feedback from online Survey #2 was also presented at this meeting. A questionnaire regarding changes to the Preliminary Concept Plan was collected from meeting attendees.

Other Public Meetings

The project was also presented to the Morningside Neighborhood Association on several occasions.

The schedule of public presentations to key stakeholders, the public, and the Salem Park and Recreation Advisory Board (SPRAB) is listed below.

Public Meeting #1	November 18, 2015
Public Meeting #2	December 16, 2015
Public Meeting #3	February 3, 2016
SPRAB Presentation and Recommendation	May 12, 2016

Other Input

In addition to the three online surveys and public meetings, public input was gathered using several other methods. A project webpage was developed and linked to the main park information page on the City's website. The webpage was updated regularly and included information related to the project, including background information, historic documents, public presentations and summaries, survey results, and a project email address for direct comment submission.

A fourth public meeting was tentatively scheduled in March 2016. It was deemed unnecessary due to the positive response to the Refined Concept Plan received at the third public meeting and in the third online survey. This Draft Plan, developed based on the feedback received on the Refined Concept Plan, was posted to the project website for additional public comment prior to completion of the adoption process.

4.2 Preliminary Concept Plans

Four Preliminary Concepts Plans were developed to explore the siting and layout of a variety of potential features within the park. Concept layouts were influenced by the project goals, site analysis, use zone delineation, the standard and optional amenities identified in the CPSMP, and public input on preferred amenities. The Preliminary Concept Plans were prepared prior to the decision to deconstruct Le Breton Hall. Two of the concepts included retention and reuse of the building. The concepts were presented at Public Meeting #2 to gather input. All of the concepts include pedestrian and vehicular access, play areas, picnic shelters, sport courts, and some combination of sports fields. The Preliminary Concepts are summarized below. Elements from all four plans were used to develop the Refined Concept and Draft Master Plan. The concepts reference the use zones, as described in **Figure 3-1**, Use Zone Map.

Preliminary Concept Plan 1

Preliminary Concept Plan 1 (see **Figure 4-4**) includes the tennis, basketball, and volleyball courts in Zone 1, along with a picnic shelter and a play area. An event space is located on the south side of the trees, with splash fountain, restroom, and a second picnic shelter nearby. A large parking lot bridges the corner between Strong and Lindburg Roads. Preliminary Concept Plan 1 includes a baseball field and a soccer field along the south edge of the site in Zone 2. Zone 3 includes a small parking lot at each end, with small and large dog off-leash areas. Pedestrian trails loop through the park and connect to the neighborhoods beyond.

Zone 1

- (1) Basketball
- (2) Tennis
- On-Street Parking
(20 spaces)
- Playground
- Picnic shelter
- (2) Sand Volleyball
- Amphitheater / Event
Space
- Splash Fountain

Zone 2

- Restrooms
- Picnic Shelter
- Parking (140 spaces)
- (1) Baseball
- (1) Soccer

Zone 3

- Off-Leash Dog Area
- Small Dog (~ 1 acre)
- Large Dog (~3.25 acre)
- Parking - 2 small lots
(40 + 10 spaces)

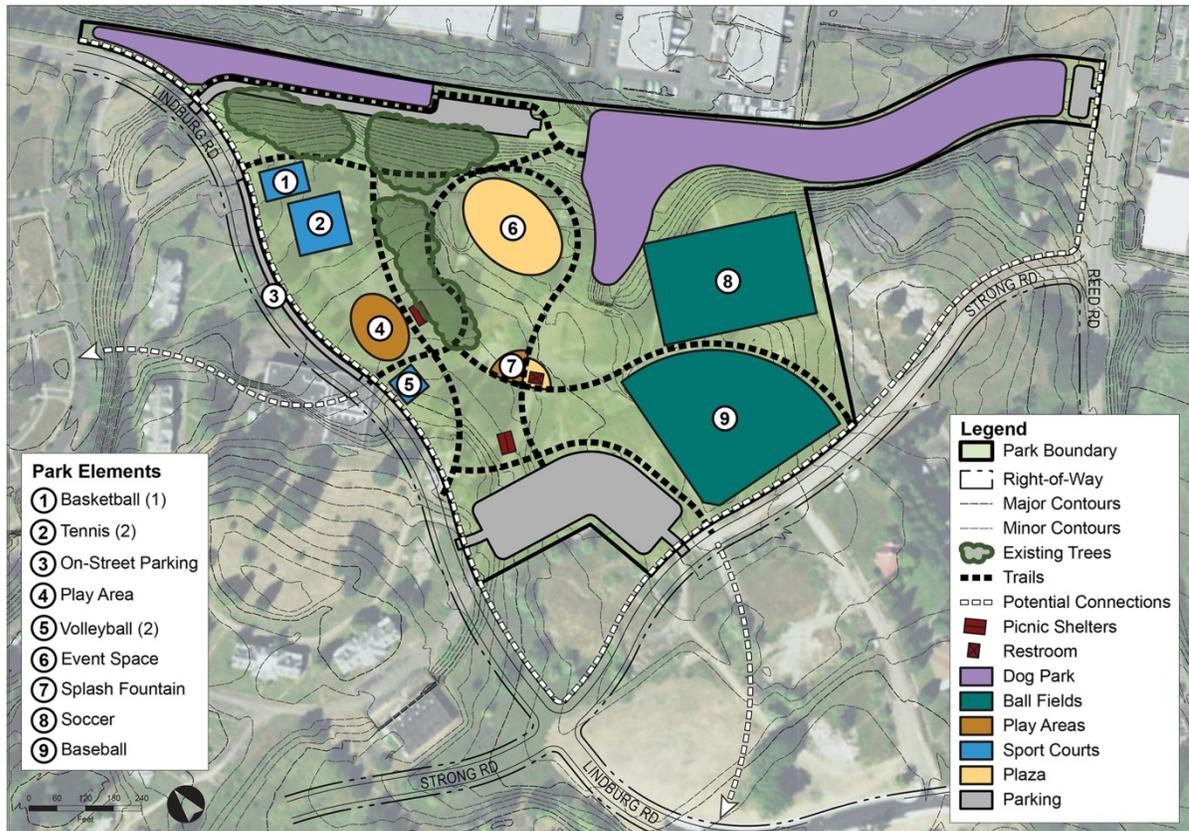


Figure 4-4 Preliminary Concept Plan 1

Preliminary Concept Plan 2

Preliminary Concept Plan 2 (see **Figure 4-5**) preserves Le Breton Hall and provides a larger parking area to support future use of the building. A basketball court, large play area, picnic shelter, and open play field are also included in this area. A dog park is included in the western portion of the site. Two soccer fields with a parking lot, a restroom, and a second picnic shelter are located in the south portion of the site. Zone 3 includes a bicycle pump track with a small parking lot at the south end, and a trail connecting the area to the rest of the park.

Zone 1

Community Center or Pool
 Parking (70 spaces)
 (2) Basketball
 Picnic shelter
 Playground

Zone 2

Dog Park (2.5 acre)
 Picnic Shelter
 Restroom
 Parking (120 spaces)
 (2) Soccer

Zone 3

Bike Park / Pump Track
 Parking (20 spaces)

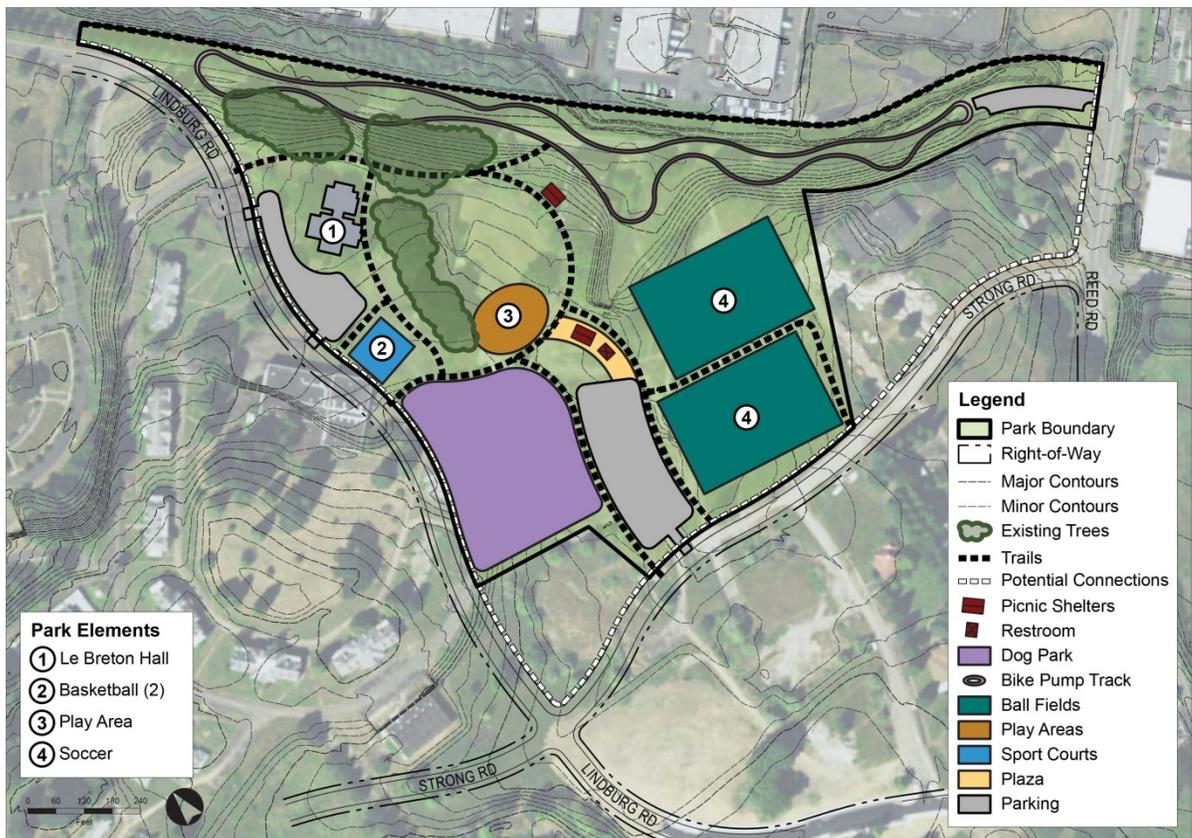


Figure 4-5 Preliminary Concept Plan 2

Preliminary Concept Plan 3

Preliminary Concept Plan 3 (see **Figure 4-6**) also preserves Le Breton Hall, with a compact parking lot directly adjacent to the building. Volleyball courts, playground, splash fountain, two picnic shelters, and a restroom are centrally located near the significant tree groves in Zone 1. Zone 2 includes a large parking lot parallel to Strong Road, with tennis and basketball courts at each end. Softball and baseball fields are adjacent to the parking lot, with a central trail connection and restrooms. A small disc golf course is included in Zone 3, with a parking lot at the north end and trails connecting to the upper portions of the park.

Zone 1

Community Center or Pool
 Parking (40 spaces)
 Splash Fountain
 Playground
 (2) Picnic Shelters
 Restroom
 On-street parking (20 spaces)

Zone 2

(1) Baseball and (1) Softball Fields *or* (2) Baseball Fields
 Restroom
 (2) Basketball courts
 (2) Tennis courts
 Parking (100 spaces)

Zone 3

Disc golf - 9-Hole
 (~5 acres, 1700 feet long by 120 feet wide)
 Parking (20 spaces)

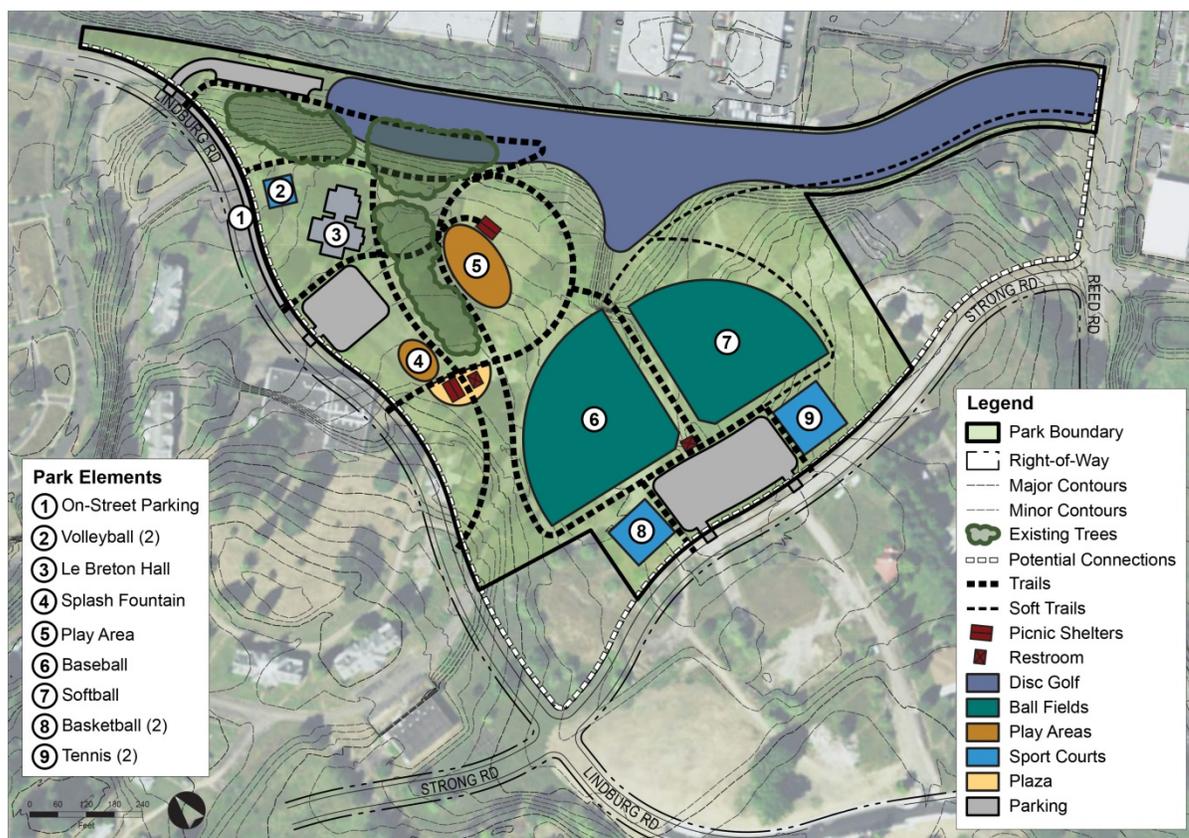


Figure 4-6 Preliminary Concept Plan 3

Preliminary Concept Plan 4

Preliminary Concept Plan 4 (see **Figure 4-7**) includes a play area, splash fountain, picnic shelter, and a restroom near Lindburg Road in the north portion of Zone 1. A tennis court, basketball courts, and historic plaza with views across the site are also located along this edge. A soccer field is located in the open area south of significant trees, with two softball fields, a restroom and parking lot in the south portion of Zone 2. Zone 3 provides a soft surface loop trail, with small parking lots at each end, and trail connections to the upper park.

Zone 1	Zone 2	Zone 3
Playground Picnic Shelter Splash Fountain Restroom (1) Tennis Parking (70 spaces) (2) Basketball Picnic Shelter (1) Soccer	(2) Softball Parking (60 spaces) Restroom	Soft Surface Trail loop (¾-mile) Parking – Lot 1 (10 spaces) Parking – Lot 2 (15 spaces)

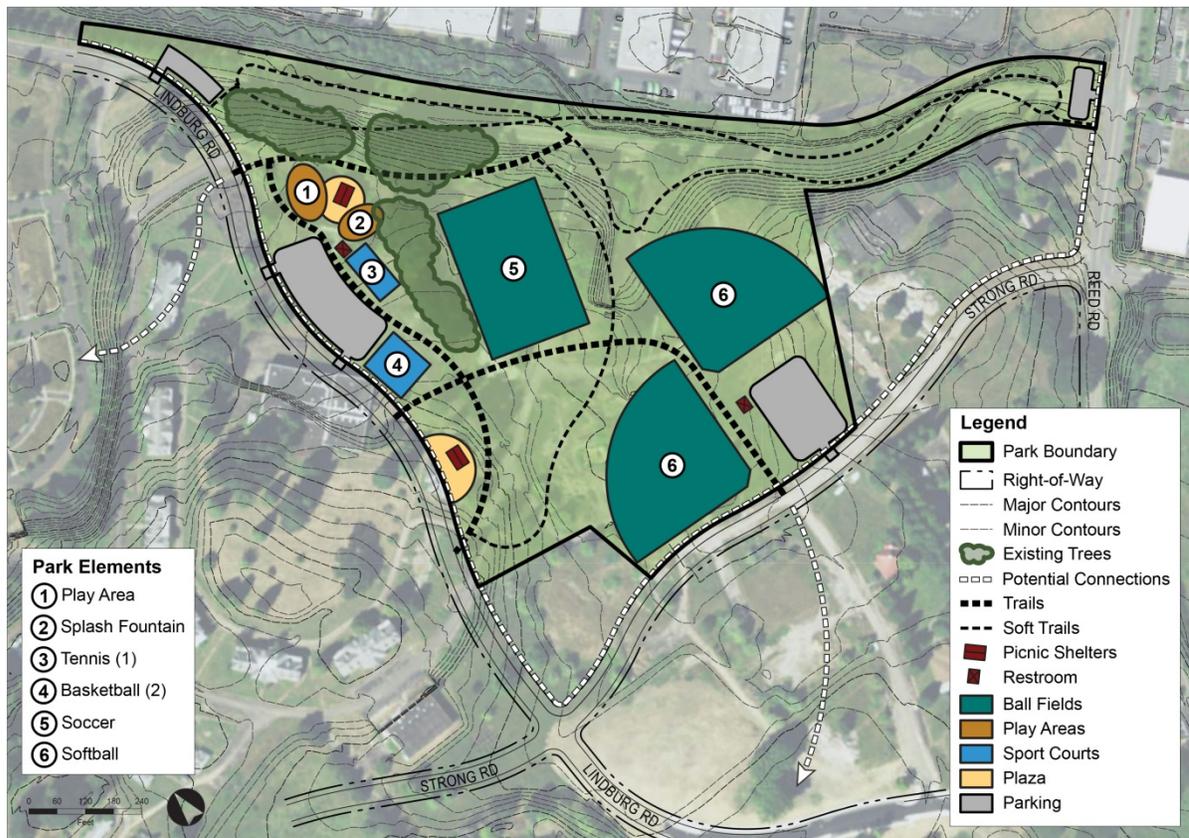


Figure 4-7 Preliminary Plan Concept 4

Swimming Pool / Community Center

The concept of including a swimming pool or combined facility with swimming pool and community center was fairly popular with the public during early phases of the project. It evolved from the idea of repurposing Le Breton Hall to provide community meeting spaces. Swimming pools and community centers are both identified in the CPSMP as popular, major facilities that are not part of the current park system and should be considered for future projects. Current park priorities and funding do not support embarking into this new service area at this time. If priorities were to change, a large facility such as a swimming pool or community center could be included at this or another community park. These types of facilities would likely draw users from throughout the entire city and surrounding region. Similar facilities in the region generally require a minimum of one to two acres of park land for the building in addition to a large parking lots for visitors. At Fairview, the most likely location for a swimming pool or community center would be along Strong Road, in lieu of one or both sports fields. An example of the potential footprint for this facility was presented at Meeting #3 and is depicted in **Figure 4-8**.



Figure 4-8 Swimming Pool Concept

Refined Concept Plan

The Refined Concept Plan was developed as an intermediate step that incorporated elements of the four Preliminary Concepts and the public input received from Public Meeting #2 and Survey #2. The majority of the features included in the refined concept were retained in the final plan. The refined concept includes (4) pickleball courts at the west end of parking lot B and (2) basketball courts at the east end of parking lot B. The final plan includes a maintenance yard at the west end of the parking lot, with the pickleball and basketball courts both at the east end.



Figure 4-9 Refined Concept

CHAPTER 5

Master Plan

5.1 Project Goals

The project goal was to gather community input and develop a master plan for a new community park. The park will serve the needs of residents throughout south Salem and the park master plan will be integrated into the Sustainable Fairview Refinement Plan. The master plan is a conceptual document that may be modified in the future. Elements in the park design and layout may vary from the master plan depending on available funding, changing community needs, and unforeseen constraints. The public involvement process was designed to develop an overall concept for the future of the park that was broadly supported by the community.

The broad concepts below were identified at the start of the master planning process and well-supported by public input. These goals have been incorporated into the Draft Master Plan.

- Preserve and enhance natural features, including the significant trees and the creek
- Incorporate sustainable development and maintenance practices as described in the Sustainable Fairview Master Plan
- Support alternative transportation to the park and throughout the community
- Plan a new community park that helps fulfill recreation facility deficiencies within the park system as identified in the Comprehensive Park System Master Plan.

5.2 Recommendations

The Draft Master Plan was developed with special consideration to preserve the significant trees within the park, input gathered from the public, meetings with City staff, and community needs identified in the CPSMP. The Draft Master Plan is shown in **Figure 5-1**. Specific elements are described in the following sections.

Transportation and Access

Fairview Park has good pedestrian access opportunities for residents with frontage along the future Lindburg and Strong Roads. These two new streets will have sidewalks on both sides of the street with pedestrian crossings to connect the pedestrian system throughout Sustainable Fairview to the trail system within the park. The *Salem Transportation System Plan (TSP)* identifies both Lindburg and Strong Roads as collector streets, providing proposed shared use paths with shared lane markings at the intersection near the Village Center. The addition of bike lanes is proposed along Reed Road, which will improve safety for cyclists accessing the park

from outside the immediate neighborhoods. The TSP recommends extending the sidewalk along Reed Road. The TSP also includes recommendations to upgrade the surrounding streets (Pringle, Battle Creek, Fairview Industrial, Reed, and Madrona) to meet the design standards related to their respective street classifications. These upgrades generally include center turn lanes, curbs, gutters, sidewalks, and bike lanes. The addition of bike lanes and sidewalks in these areas are Tier 2 and Tier 3 projects as identified in the Bicycle and Pedestrian System Elements of the *Salem Transportation System Plan*.

Parking

Four parking lots, with a total of 185 spaces, are proposed to serve different areas and user groups within the park. Each lot includes accessible parking spaces, interior landscaping, and trees. Parking lots are located on existing parking lots or roadbeds where possible (Parking lots A, C, and D). The amount of parking and development of parking lots will likely be phased to coincide with park development phases and the amenities supported. The final quantity of parking may be adjusted if the key park amenities change. Parking improvements are summarized below:

Parking Lot A is located in Zone 1 off of Lindburg Road. It has two driveways providing entry to a single drive aisle with parking on either side. This parking lot will support the picnic shelters, playground, splash fountain, and event space, as well as support other activities around the park. It will provide 46 paved parking spaces. This parking lot is set back from the road to allow preservation of several large Oregon white oak and sweet gum trees.

Parking Lot B is located in Zone 2, off of Strong Road. It also has two driveways providing entry to an internal loop with parking on both sides. This parking lot will serve the sports fields, sport courts, and event space. It will provide 90 paved parking spaces. The proposed layout accommodates preservation of three large Douglas firs and a stormwater channel that exist at the north end of the large center island. The center island is also intended to provide an area for stormwater treatment from parking lot runoff.

Parking Lot C is located at the southeast end of Zone 3. It is accessed from Reed Road. This parking lot has a single driveway with parking on one side only, due to tight site conditions between the creek and the adjacent steep slope. This lot will serve the off-leash dog area and trail users. It will provide 20 spaces, and can be either gravel or paved.

Parking Lot D is located at the northwest end of Zone 3. It is accessed from Lindburg Road. This parking lot has a single driveway with parking on only one side due to limited space. This lot will serve the off-leash dog area and trail users. It will provide 30 spaces and can be either gravel or paved.

Trails

Three trail types are proposed within the park. The majority of the trails will be minor shared-use paths, forming a wide, paved loop throughout the park and connecting park features. The major shared-use path will maintain an important transportation connection along the Old Strong Road right-of-way. A soft surface trail will loop throughout the park, providing an alternative surface for walkers and joggers, and allowing park users to enjoy the mature tree groves while minimizing impacts to the trees. Shared-use paths will be provided with the half-street improvements along Lindburg and Strong Roads. These paths will be 10-foot in width to comply with the Sustainable Fairview Master Plan. The trail types are described in detail in Table 5-1.



Park Elements	
1	Play Area
2	Splash Fountain
3	Event Space
4	Off-Leash Dog Area
5	Sand Volleyball
6	History Plaza
7	Baseball / Softball Field
8	Multi-Use Field
9	Maintenance Yard
10	Pickleball Court (4)
11	Basketball Court (1)

Legend	
	Park Boundary
	Right-of-Way
	Major Contours
	Minor Contours
	Existing Trees
	Proposed Trees
	Potential Connections
	Paved Trails
	Soft Trails
	Picnic Shelter
	Restroom
	Play Areas
	Parking Lot

Figure 5-1 Fairview Park Master Plan
Fairview Park Master Plan
June 2016

Table 5-1

	Trail Types		
	Major Shared-use Path	Minor Shared-use Path	Soft Surface Trail
Users	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists
Width	12' with 2' gravel shoulder	8' with 1' gravel shoulder	6' wide
Surface	Paved: Asphalt or concrete	Paved: Asphalt or concrete	Soft surface: wood chips, earth, or gravel
Level of Use	High	Moderate	Moderate to low
Location	Old Strong Road ROW	Most trails throughout the park	Throughout the park

Paved trails within the park will be designed to meet the requirements of the Americans with Disabilities Act (ADA). Striping, raised crossings, and other traffic calming measures should be included where pedestrian and vehicular circulation interface.

Sports Fields

Two sports fields are included in the park: one softball/baseball field and one multi-use field. The sports fields are located adjacent to Strong Road. The multi-use field will be sized for use by large field sports such as soccer, rugby, lacrosse, and football. The baseball/softball field can support flexible base lengths ranging from 60 feet to 90 feet, providing for multiple age groups and game types.

Support facilities will include restrooms, informational kiosks, a drinking fountain, and a large parking lot. One or both fields could include synthetic turf and lighting, which would extend the season length and provide an important resource within the park system during the late fall and early spring seasons.

Future sports field demands may require consideration of alternative layouts for the ball field areas. If at the time of development, sports field demand is sufficiently increased, an alternative layout could be considered that provides two baseball/softball fields with the option for multi-use sports fields overlapping the outfields. Additional design development would be required to determine the feasibility of this alternative approach.

Sports Courts

Several types of sport courts are included in the park master plan. A full-size basketball court and four pickleball courts are located in the southeast corner of the park, near parking lot B and Strong Road. Two volleyball courts are included near the center of the park, between parking lot

A and the baseball outfield. The volleyball courts may be either sand or grass. The four pickleball courts should be sized and striped to accommodate four youth tennis courts based on US Tennis Association (USTA) 10 and under standards.

Event Space

The event space is the large, gently sloping field east of the large tree grove, parking lots A and D, playground, and splash fountain along Lindburg Road. This area is intended to be a flexible space that can be used for picnicking, Frisbee, and other passive recreation, but may also be used for small community gatherings, concerts, plays, or other events. The site is gently sloped toward the east, with a focal point on the picnic shelter.

Other Amenities

Picnic Shelters

Reservable picnic shelters are in high demand within the park system. The Comprehensive Park System Master Plan (CPSMP) identifies a need for five new reservable shelters to serve the current population. Two new picnic shelters are proposed: a small shelter in the plaza near the splash fountain and playground; and a large reservable shelter on the south edge of the event space. The large shelter will require facilities to support reservations for groups of 25 or more, such as stage, lighting, electricity, and water, and may also require accommodation of a sound system or additional lighting related to the event space. Support facilities include water, counters, and electrical service at the shelter, with restrooms and parking nearby. Consideration should be given to making the small shelter reservable for smaller groups of up to 25 people.



Splash Fountain

A splash fountain is proposed in the north portion of the site. The splash fountain will include a non-slip concrete surface with a variety of water spray features. The spray features should include a combination of fixed and variable sprays, with some interactive features that can be controlled by kids on site. Restrooms, benches, picnic tables, and trash receptacles should be provided in close proximity to the splash fountain.

History Plaza

The history plaza is an opportunity to provide information on past use of the Fairview area. It could include historic elements preserved from site deconstruction, interpretive panels, or other elements such as seat walls and sculptures. The interpretive panels could include information ranging from Native American use of the area, early homesteading, and the Fairview Training Center. The plaza is located off of Lindburg Road on one of the highest points within the park, and will provide vistas across the park grounds and out to the Cascades in the distance.

Playground

A large playground will be included in the north portion of the park, near Lindburg Road. The playground will be divided into two areas: one for school age children (5 to 12 yrs old) and a second for younger children (2 to 5 yrs old). The play areas are envisioned to be significant facilities to serve a large and diverse community, with a combination of traditional play and innovative nature play features.

Nature play areas are often created from natural materials and may include children's hiding places, seating areas, and loose items such as sticks, rocks, and sand for kids to manipulate. Activities could include: climbing, balancing, creative and imaginative play, building, and digging.

The restrooms and picnic shelter will provide important support facilities for play areas. Additional benches and picnic tables will be placed around the play area to provide seating for parents and observers.



Figure 5-2 Conceptual sketch of playground

Restrooms

Restrooms are an important and necessary support amenity in a community park. Due to the size of the park and the dispersal of activities, a minimum of two restrooms are recommended. Each will include multiple stalls and be ADA compliant. One restroom is recommended south of the small picnic shelter. This facility will support the picnic shelters, playground, splash fountain, event site, and dog park. The second facility is located near parking lot B and will support the sport fields, sport courts, and park users entering from this side of the park. An additional restroom could be added in the future near parking lot D or the dog park, depending on funding and demand.

Small Recreation Features

The park is large enough to accommodate some additional small sport courts. Horseshoes and bocce ball are both popular and can further diversify the opportunities at the park. These features

occupy a small footprint and could be included in the initial development or added later based on community feedback. Additional volleyball courts could also be included as needed.

Site Furnishings

Site furnishings include picnic tables, benches, trash receptacles, bicycle racks, BBQs, and drinking fountains. These amenities are small but are critical elements for the enjoyment of park users. Bicycle racks will be located near park entrances, and major features to encourage alternative transportation to the park. Benches and picnic tables will be scattered throughout the park, individually or in small groupings to provide a diverse array of settings for picnicking, socializing, or resting. Trash receptacles and drinking fountains will be located near park access points, central locations, and areas of concentrated uses. Trash receptacles should be located for easy access by park maintenance staff.

Site Lighting

Lighting will be included within the park to enhance security and to extend use of key features. All parking lots and major trails throughout the park will be lighted for security. Activity lighting will be included for key features that may be used in the afternoon or evening. Lighted amenities may include pickleball and basketball courts, picnic shelters, the off-leash dog area, and the sports fields. The features that are lighted and the duration of the lighting will be determined based on demand and community feedback. Activity lighting will end prior to park close each day, so that after-hour use will not be encouraged.

Utilities

The park is well-served by public water, sanitary, and storm sewers. Providing necessary services for park facilities is not an issue. Potable water service may be provided at more than one location (i.e., using separate water meters and serving separate zones) or as a single system that serves the entire park. The system design will be determined at the time of development and be dependent on phasing and site constraints (such as large trees and topography). Potable water will be necessary to serve the public restrooms, drinking fountains, and the splash fountain, as well as irrigation for sports fields and lawn areas.

The sanitary sewer line crosses the park under the proposed baseball field, dropping down to Old Strong Road and running north along the right-of-way. The central location provides easy connection opportunities for future restrooms and splash fountain. The manholes associated with the sewer line are a constraint to park facility layout and were avoided in the proposed locations of the baseball and multi-use fields. The precise location and depth of the sanitary sewer must be verified during the design phase.

A stormwater line also crosses the central portion of the park, roughly parallel to the sanitary sewer. The storm line crosses under Strong Road in a culvert, then runs in an open channel for a short distance before returning to pipe. The majority of stormwater runoff from impervious surfaces, such as parking lots and trails, will be treated in stormwater treatment swales or filter strips onsite. Stormwater collected from the sport field underdrain system will likely tie in to the storm sewer.

Maintenance Area

A fenced maintenance area is included at the west end of parking lot B. The area will include a shed for maintenance and sport field equipment storage, and will be accessed by a driveway and gate at the end of the parking lot.

Sustainability

Sustainability in construction, materials, and maintenance are major elements of the Sustainable Fairview Master Plan. Fairview Park will incorporate these concepts:

- Encourage walking and biking to the park with safe trails connecting the surrounding neighborhood.
- Limit the use of impervious pavement and use pervious pavement where practicable.
- Incorporate aesthetically pleasing stormwater treatment facilities for runoff from all streets and parking lots.
- Prioritize the use of native plants and minimize requirements for irrigation.
- Preserve and protect existing trees to the extent practicable.
- Limit the use of fertilizer and herbicides.



Green Streets and stormwater treatment facilities.

Riparian Enhancement

The existing riparian corridor along the West Middle Fork of Pringle Creek is in moderate to poor condition. A number of measures could be taken to improve the appearance and habitat value of the area. Management of invasive species (reed canary grass, blackberry, and ivy) and replanting areas with native riparian species are recommended. More extensive enhancements to the creek corridor could include adding sinuosity to the creek channel to better mimic natural conditions.

CHAPTER 6

Implementation Costs and Priorities

6.1 Estimate of Probable Cost

A preliminary cost estimate was developed for implementing all of the elements included in the master plan. The park may be developed in phases over multiple years. The rate of implementation will be dependent on the pace of development of the surrounding Fairview neighborhood, user demand, and funding availability. The estimates below include costs for design, permitting, and construction, and include a contingency to cover unforeseen elements and changes that may arise during the detail design and construction. Potential funding sources include Park System Development Charges and Transportation System Development Charges, a General Obligation Bond measure, state and federal grants, and private donations. Development at the park could be supplemented with volunteer work crews.

Estimated construction costs for all of the elements within the master plan total between \$6.5 million and \$9.7 million in 2016 dollars. An estimate of costs for major park elements, including design and permitting services, is included below:

• Site Utilities	\$180,000 – \$195,000
• Earthwork	\$315,000 – \$340,000
• Half-Street Improvements	\$900,000 – \$980,000
• Parking Lots	\$505,000 – \$545,000
• Pedestrian Paving	\$1,080,000 – \$1,160,000
• Site Structures	\$550,000 – \$590,000
• Play Areas	\$365,000 – 395,000
• Site Furnishings & Signage	\$160,000 – \$175,000
• Sports Fields	\$230,000 – \$3,000,000*
• Sports Courts	\$310,000 – \$330,000
• Dog Park	\$ 215,000 – \$230,000
• Irrigation	\$600,000 – \$645,000
• Planting	\$1,050,000 – \$1,130,000

* Wide range in cost due to potential for synthetic turf and lighting.

A detailed cost estimate for park improvements, including unit costs and assumptions for the costs listed above, can be found in **Appendix C**.

6.2 Priorities and Phasing

Park phasing and development will be dependent on the pace of road construction and future buildout within Sustainable Fairview. As the community is developed and becomes inhabited, the demand for local neighborhood park amenities will increase. The first phase of development could proceed within the first year after acquisition of the property by the City, and is likely to include a soft surface trail network, gravel parking (likely parking lot C or D), site furnishings, and the dog off-leash area. Phase 2 development is likely to proceed within five years, funded by one or more successful grant applications. It could include paved multi-use trails, playground, splash fountain, picnic shelter(s), restroom(s), paved parking lot(s), and possibly the sports fields.

The estimated cost of constructing the Phase 1 elements is between \$500,000 and \$675,000 in 2016 dollars.

6.3 Permitting Requirements

The West Middle Fork of Pringle Creek runs along the northeast edge of Fairview Park. A wetland delineation must be conducted to determine the presence, location, and extent of jurisdictional wetlands associated with the creek corridor. Permits will be required if proposed development impacts any wetland. The Department of State Lands and the U.S. Army Corps of Engineers administer wetland permits.

The creek is a fish bearing stream and may support federally listed threatened species. Construction impacts in the riparian corridor or habitat restoration activities could result in incidental impacts to threatened fish species or critical habitat. If impacts are anticipated, the project may require development of a Biological Assessment and Habitat Conservation Plan and obtaining a permit under the federal Endangered Species Act (ESA).

Several archaeological investigations have been conducted at the Fairview Training Center or vicinity and archaeological sites have been documented. These sites are outside, but directly adjacent to the park boundary. With known archaeological resources in such close proximity to the park, there is a high likelihood that artifacts could be discovered during construction activities. A records check and site-specific archaeological investigation are recommended prior to commencing construction activities. An Inadvertent Discovery Plan (IDP) could be used as a guide during ground disturbing activity. Discovery of cultural resources either through archaeological investigation or through ground disturbance may trigger state and federal permitting requirements.

6.4 Funding Sources

The City of Salem does not have funding to complete park development at once. It is likely that funding will be compiled from multiple sources. Park SDCs were used for acquisition of the park land. The SDC funds expended for acquisition can also be used as a match for a “Local Government Grant” from the Oregon Parks and Recreation Department (OPRD) to fund park development within the first six years after purchase. Funding for the remaining park development phases may come from other grants, donations, or sponsorships.

Transportation SDCs could be used to fund a portion of the shared use paths or half-street improvements along Lindburg and Strong Roads.

Neighborhood Associations, non-profit groups, and volunteers may be willing to volunteer time to help construct or install less technical elements of the park, including soft trail construction, playground equipment assembly and installation, and tree planting.



Park view to the west

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APPENDIX A

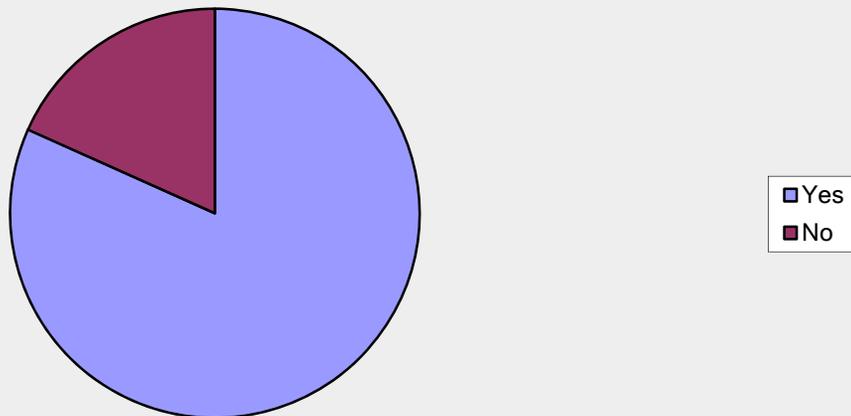
Survey Summaries

Fairview Park Master Plan Survey # 1

1. This proposed community park is located on the Sustainable Fairview property, formerly known as the Fairview Training Center. Are you familiar with this site?

Answer Options	Response Percent	Response Count
Yes	81.7%	223
No	18.3%	50
<i>answered question</i>		273
<i>skipped question</i>		16

This proposed community park is located on the Sustainable Fairview property, formerly known as the Fairview Training Center. Are you familiar with this site?



2. The following park facilities are commonly found in community parks. Standard Features are normally included in all community parks and include: Playground, picnic shelter, basketball court, restrooms, multi-use paved trails, open turf field, site furnishings (benches, picnic tables, trash cans, drinking fountain, bike rack), and security lighting. Please help us identify which Optional Features you think are the most important to include within the new park. Look over the selection of features below and then do the following: 1. Tell us if the feature is important to you by placing an X next to the feature. 2. Prioritize 5 of your "important" features by placing a 1,2,3,4, or 5 next to the feature. 1 = highest value.

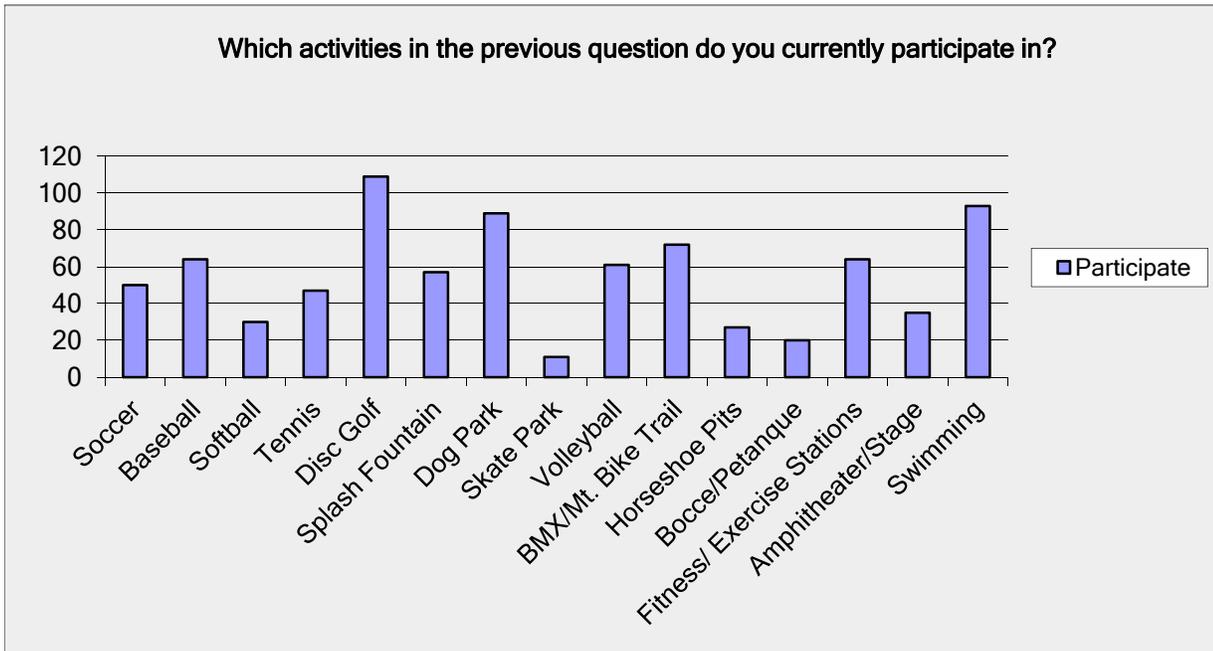
Important Feature (Place X)		
Answer Options	X	Response Count
Soccer Field	63	63
Baseball Field	68	68
Softball Field	35	35
Tennis Court	47	47
Disc Golf	123	123
Splash Fountain	98	98
Dog Park	102	102
Skate Park	30	30
Volleyball	67	67
BMX/Mt. Bike Trail	75	75
Soft Surface Trail	133	133
Horseshoe Pits	33	33
Bocce/Petanque Court	25	25
Fitness/ Exercise Stations	55	55
Amphitheater/Stage	52	52
Activity Lighting	74	74
Concession Stand	35	35
Community Center	42	42
Swimming Pool	102	102

Priority Feature (rank 1-5)							Response Count
Answer Options	1	2	3	4	5		
Soccer Field	11	15	21	8	19	74	
Baseball Field	40	10	4	5	21	80	
Softball Field	8	12	3	7	13	43	
Tennis Court	3	11	16	13	12	55	
Disc Golf	45	16	15	19	26	121	
Splash Fountain	14	22	36	13	16	101	
Dog Park	22	27	23	14	26	112	
Skate Park	5	9	7	11	11	43	
Volleyball	34	10	12	8	14	78	
BMX/Mt. Bike Trail	35	11	11	7	20	84	
Soft Surface Trail	39	36	22	17	17	131	
Horseshoe Pits	1	4	10	10	12	37	
Bocce/Petanque Court	3	8	9	4	8	32	
Fitness/ Exercise Stations	9	15	18	8	14	64	
Amphitheater/Stage	8	10	15	13	14	60	
Activity Lighting	11	14	13	13	21	72	
Concession Stand	2	8	8	9	17	44	
Community Center	6	10	12	3	12	43	
Swimming Pool	23	17	22	19	32	113	

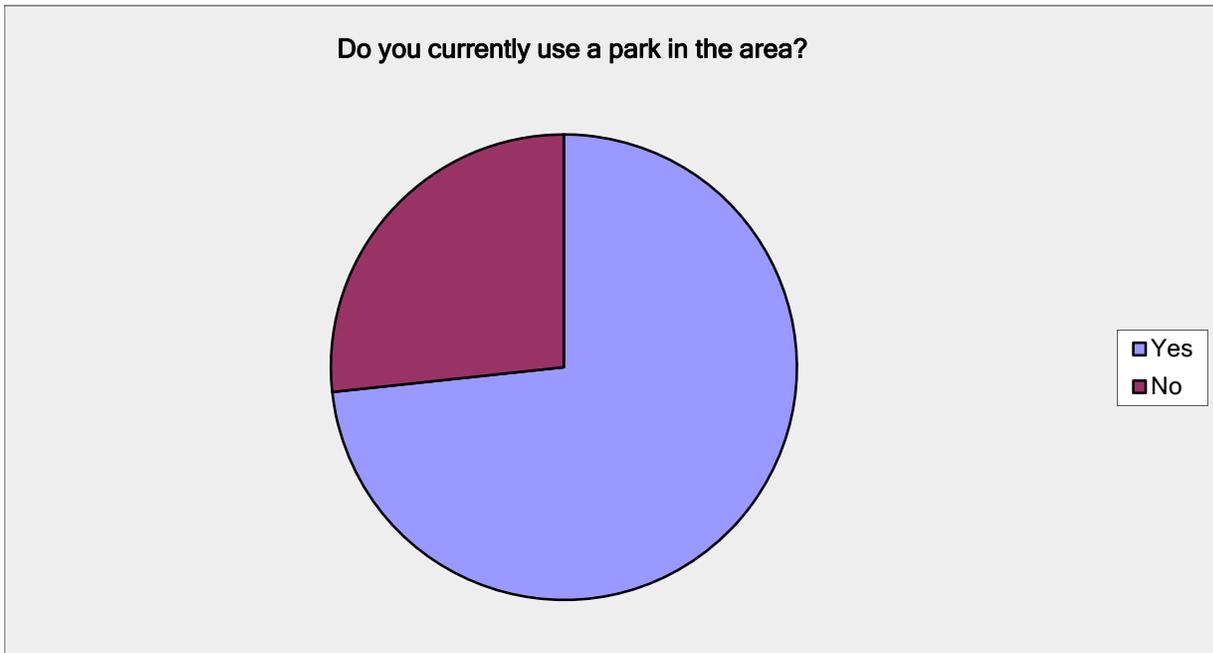
		Question Totals
<i>answered question</i>		287
<i>skipped question</i>		2

3. Which activities in the previous question do you currently participate in?

Answer Options	Participate	Response Count
Soccer	50	50
Baseball	64	64
Softball	30	30
Tennis	47	47
Disc Golf	109	109
Splash Fountain	57	57
Dog Park	89	89
Skate Park	11	11
Volleyball	61	61
BMX/Mt. Bike Trail	72	72
Horseshoe Pits	27	27
Bocce/Petanque	20	20
Fitness/ Exercise Stations	64	64
Amphitheater/Stage	35	35
Swimming	93	93
	<i>answered question</i>	276
	<i>skipped question</i>	13



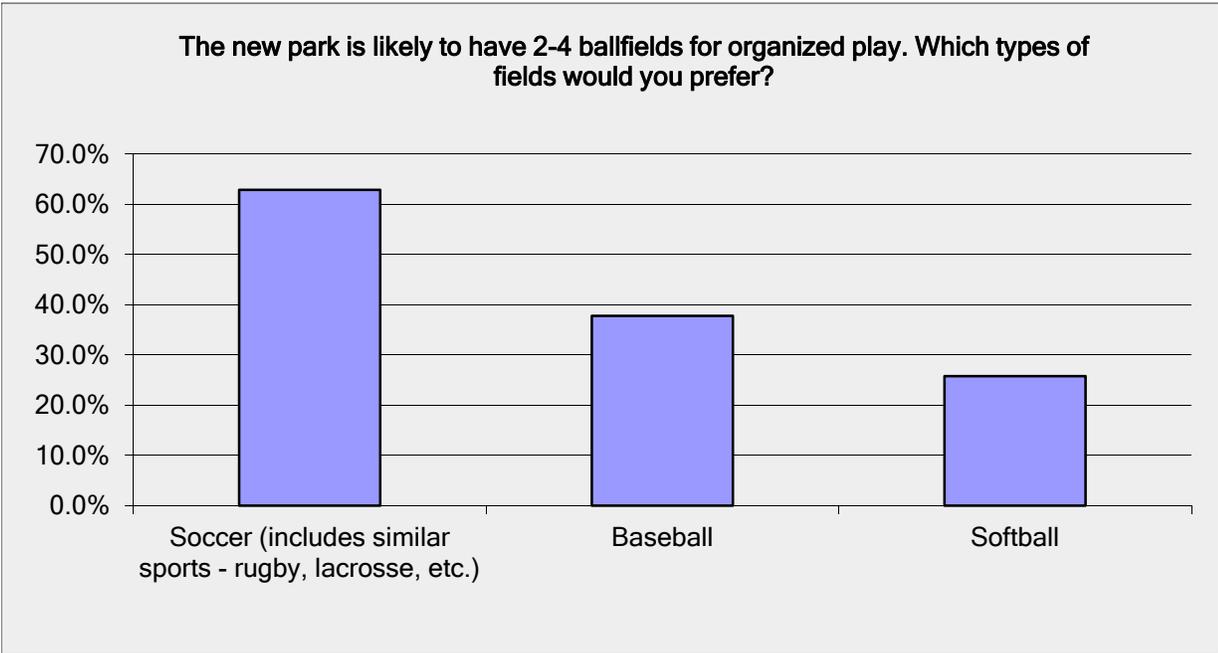
4. Do you currently use a park in the area?		
Answer Options	Response Percent	Response Count
Yes	73.3%	209
No	26.7%	76
<i>answered question</i>		285
<i>skipped question</i>		4



5. If yes, which park(s)?	
Answer Options	Response Count
	194
<i>answered question</i>	194
<i>skipped question</i>	95

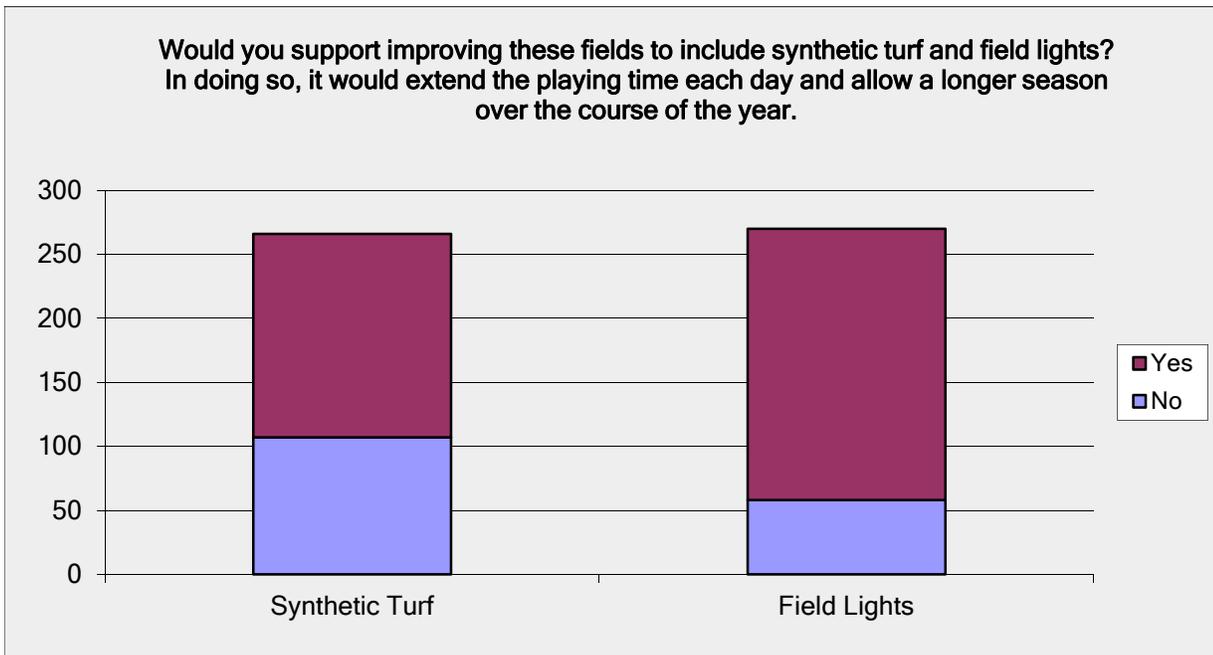
6. The new park is likely to have 2-4 ballfields for organized play. Which types of fields would you prefer?

Answer Options	Response Percent	Response Count
Soccer (includes similar sports - rugby, lacrosse, etc.)	62.9%	168
Baseball	37.8%	101
Softball	25.8%	69
<i>answered question</i>		267
<i>skipped question</i>		22



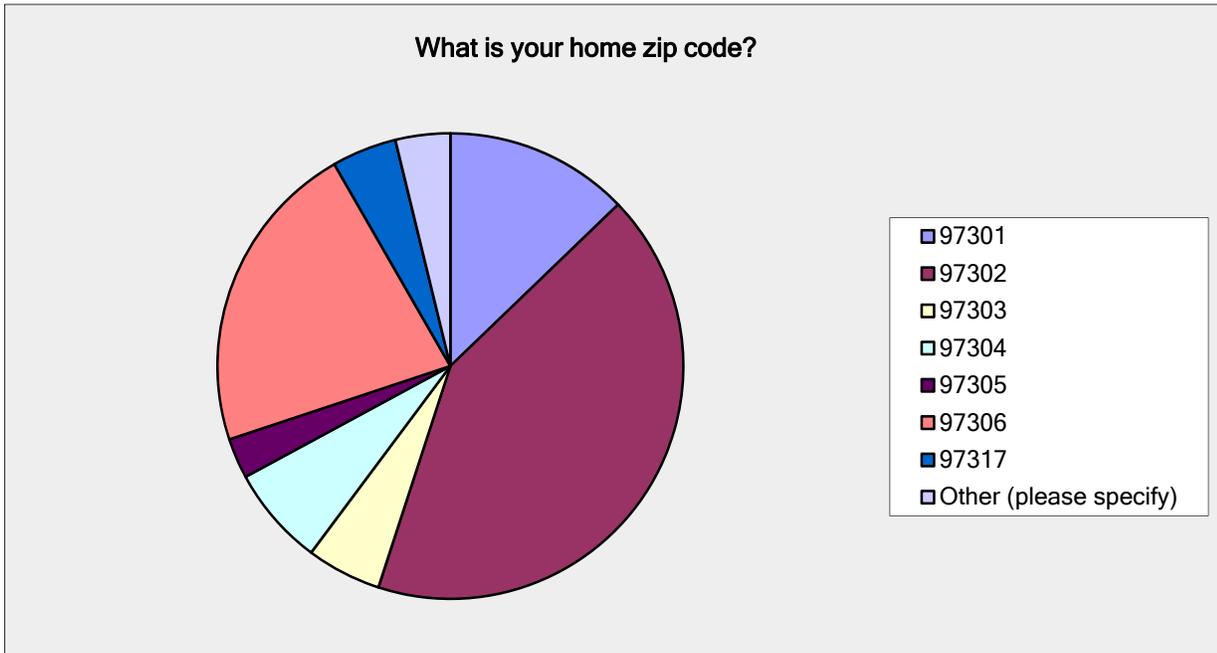
7. Would you support improving these fields to include synthetic turf and field lights? In doing so, it would extend the playing time each day and allow a longer season over the course of the year.

Answer Options	Yes	No	Response Count
Synthetic Turf	159	107	266
Field Lights	212	58	270
	<i>answered question</i>		272
	<i>skipped question</i>		17



8. What is your home zip code?

Answer Options	Response Percent	Response Count
97301	12.8%	37
97302	42.2%	122
97303	5.2%	15
97304	6.9%	20
97305	2.8%	8
97306	21.8%	63
97317	4.5%	13
Other (please specify)	3.8%	11
<i>answered question</i>		289
<i>skipped question</i>		0

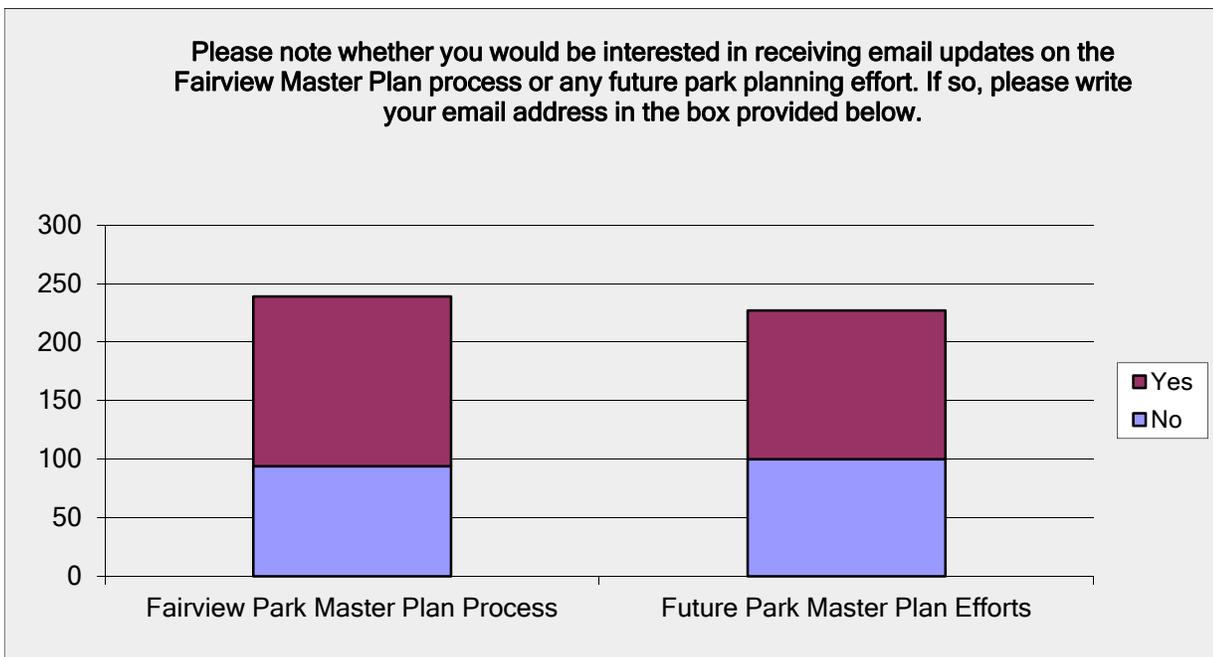


9. Do you have any other comments or ideas?

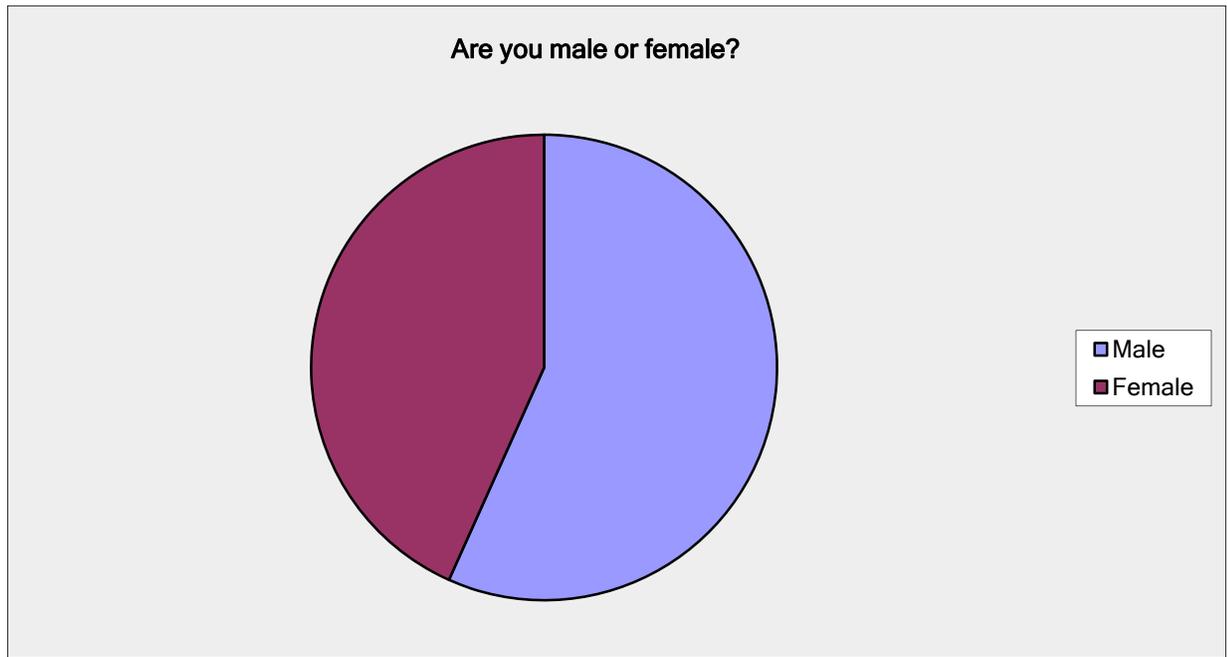
Answer Options	Response Count
	125
<i>answered question</i>	125
<i>skipped question</i>	164

10. Please note whether you would be interested in receiving email updates on the Fairview Master Plan process or any future park planning effort. If so, please write your email address in the box provided below.

Answer Options	Yes	No	Response Count
Fairview Park Master Plan Process	145	94	239
Future Park Master Plan Efforts	127	100	227
Email Address			146
	<i>answered question</i>		240
	<i>skipped question</i>		49

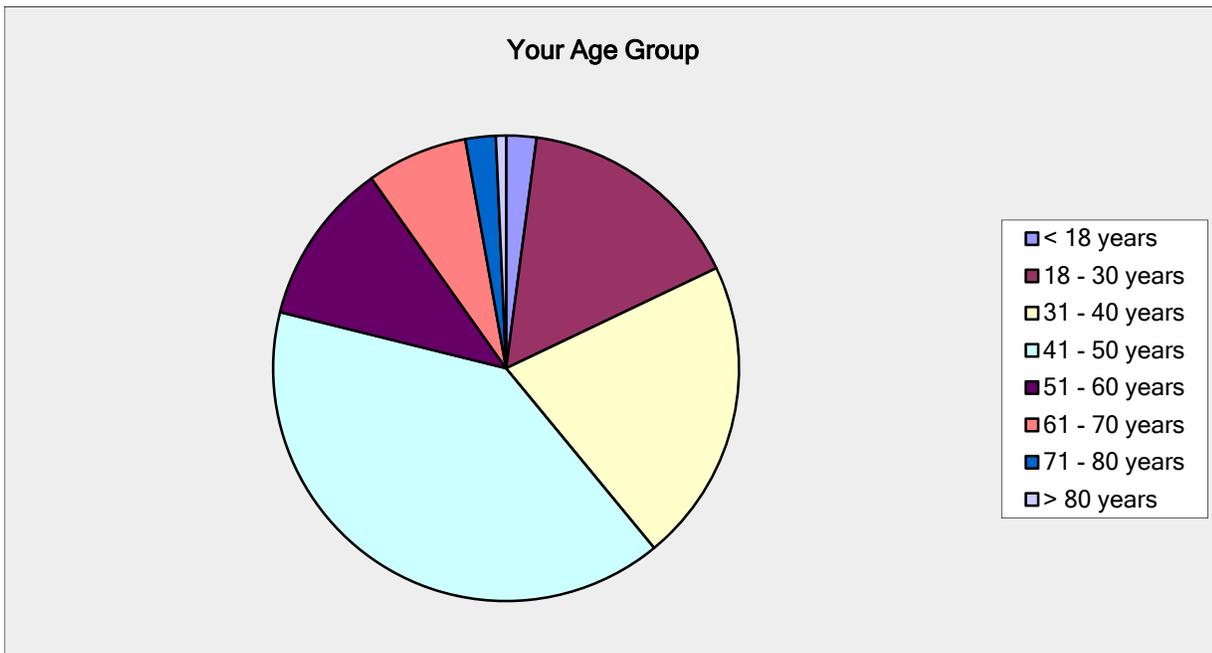


11. Are you male or female?		
Answer Options	Response Percent	Response Count
Male	56.7%	160
Female	43.3%	122
<i>answered question</i>		282
<i>skipped question</i>		7



12. Your Age Group

Answer Options	Response Percent	Response Count
< 18 years	2.1%	6
18 - 30 years	15.8%	45
31 - 40 years	21.1%	60
41 - 50 years	39.8%	113
51 - 60 years	11.3%	32
61 - 70 years	7.0%	20
71 - 80 years	2.1%	6
> 80 years	0.7%	2
<i>answered question</i>		284
<i>skipped question</i>		5

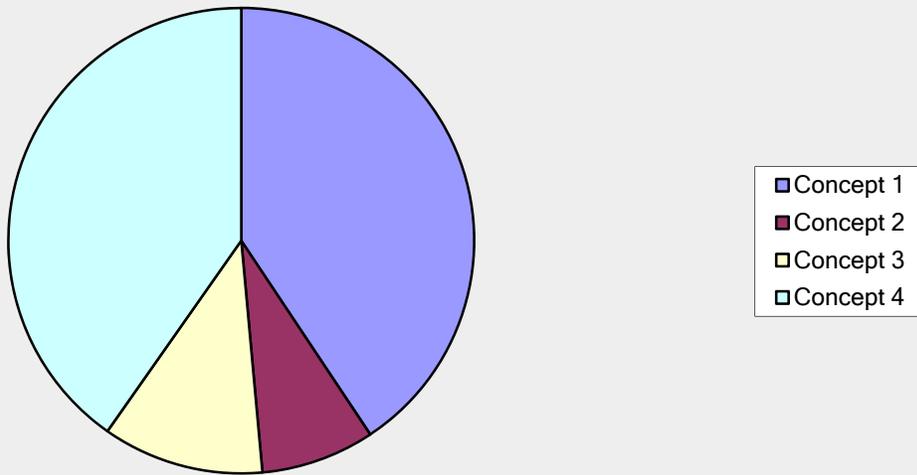


Fairview Park Master Plan Survey #2

1. Of the four options for Zone 1 above, which one do you prefer?

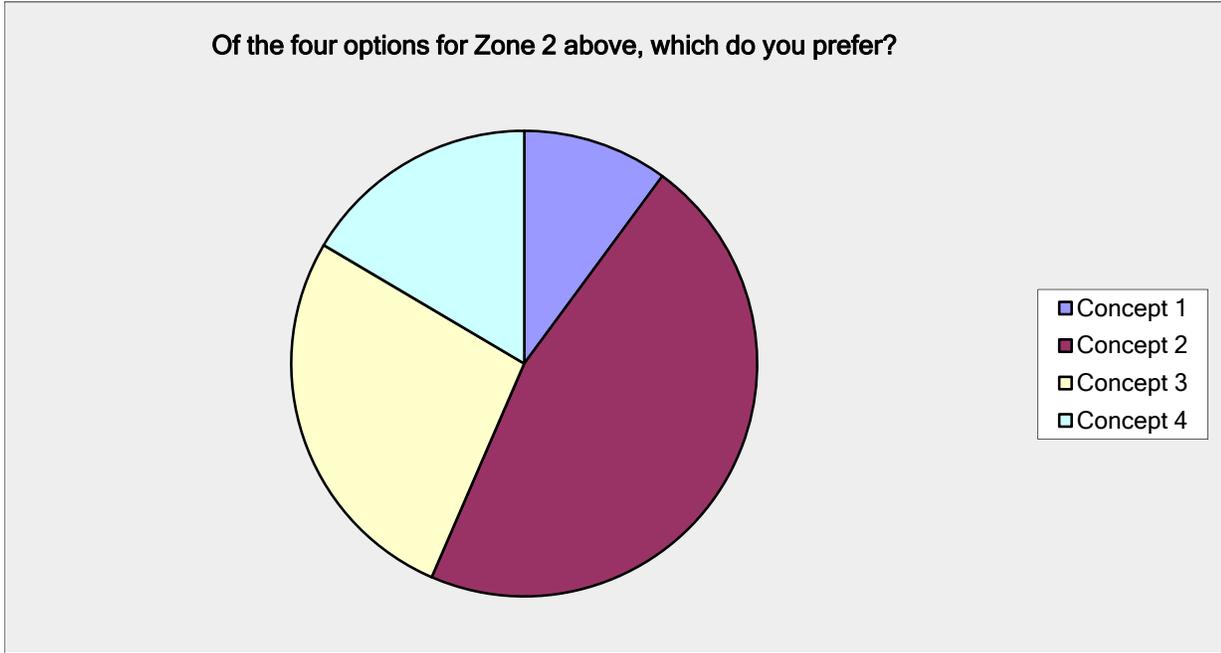
Answer Options	Response Percent	Response Count
Concept 1	40.7%	186
Concept 2	7.9%	36
Concept 3	11.2%	51
Concept 4	40.3%	184
<i>answered question</i>		457
<i>skipped question</i>		15

Of the four options for Zone 1 above, which one do you prefer?



2. Of the four options for Zone 2 above, which do you prefer?

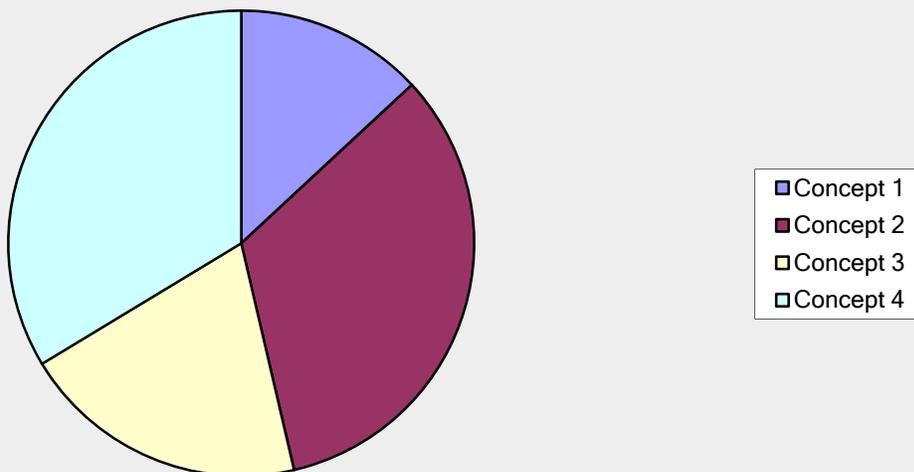
Answer Options	Response Percent	Response Count
Concept 1	10.1%	46
Concept 2	46.4%	211
Concept 3	27.0%	123
Concept 4	16.5%	75
<i>answered question</i>		455
<i>skipped question</i>		17



3. Of the four options for Zone 3 above, which do you prefer?

Answer Options	Response Percent	Response Count
Concept 1	13.1%	59
Concept 2	33.3%	150
Concept 3	20.0%	90
Concept 4	33.7%	152
<i>answered question</i>		451
<i>skipped question</i>		21

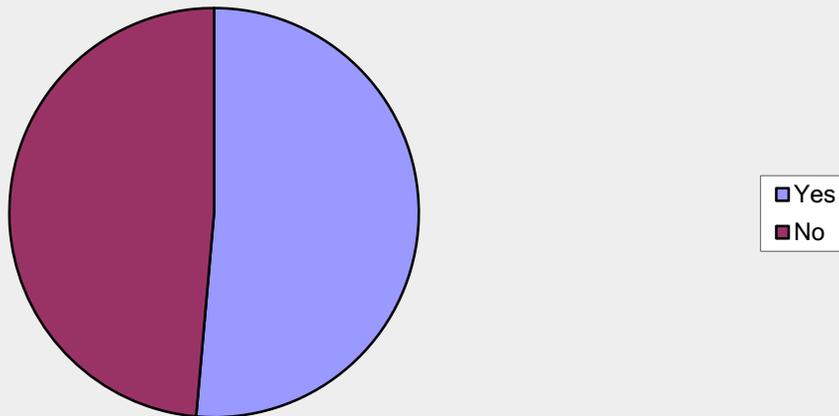
Of the four options for Zone 3 above, which do you prefer?



4. The City of Salem has determined that the preservation and restoration of LeBreton Hall is cost prohibitive and has decided to have it removed by the current owner. It will be deconstructed, salvaging and reusing as much of the building as possible. Should the park include interpretive displays describing the history of the Fairview Training Center, including information about the LeBreton Hall?

Answer Options	Response Percent	Response Count
Yes	51.4%	225
No	48.6%	213
<i>answered question</i>		438
<i>skipped question</i>		34

The City of Salem has determined that the preservation and restoration of LeBreton Hall is cost prohibitive and has decided to have it removed



5. If you answered yes to the previous question, what suggestions do you have for how LeBreton Hall and the Fairview Training Center could be memorialized?

	Response Count
	119
	answered question 119
	skipped question 353

Number*	Response Text
1	Perhaps a shelter incorporating some of the windows and other structural elements with a plaque describing the history. I think
2	Sign(s) or memorial wall to explain the history of the area
3	In the new community center
4	Plaque under trees
5	Truly wish the city would reconsider removing the hall but if not, interpretive signs along pathways, a quiet garden area.
6	I suggest that there be some sort of display that potentially includes one or more salvaged pieces from LeBreton Hall or others and also a conceptual or real overhead view of Fairview Training Center as it was when in operation with small explanations on the facility as a whole along with other relevant information on what FTC was working to do. This could include the concept of the self-sustaining community, efforts to help the residents who were there, and lessons that were learned in the process, etc.
7	Something along the lines of what is found at freeway rest areas where information about the area is displayed on a large, covered stand (for lack of a better word - sorry).
8	Fairview memorial
9	What they were used for.
10	Use of sports. The city can have a place for all sports that are backed by the state and city.
11	Simply stating what occurred historically at this site.
12	Simply a sign giving a history and why it was important to the Salem Community.
13	A public pool
14	Interpretive signage, showing the original layout.
15	A brief history and some memorabilia
16	Interpretive displays would be good.
17	an honest display of the history there, the good and the bad...would really be a historical memorial that seems fitting and the park would be remiss without an acknowledgement of the past use of the land.
18	Brick patio with plaques
19	Explain significance of the building from architectural and historical points, as well as why city decided to demolish it.
20	Salvaging and restoring one building as a museum.
21	No recommendations
22	It's important to talk about what happened at this time. I volunteered there with my Church group and was appalled of the living conditions and what I saw. It's so disturbing that Mothers threw their children with disabilities aside like garbage. Some only have issues as Autism. I am so happy the State shut this living hell down.
23	An area dedicated to fitness and activities designed for persons with mental challenges.
24	A tree planted in its spot with a plaque and lengthy description
25	I would expect to see something like the signs at Riverfront Park near the acid ball about the old Boise Cascade paper mill.
26	Informational signs/plaques in the park
27	Not huge but informative historical info about the site and transformation to park

28	Honest history of what happened and who lived there.
29	On bench chairs throughout the park maybe?
30	Smaller viewing shelter...
31	It's a shame we can spend millions on planning for a "maybe" bridge, but can't seem to find \$\$ to restore part of our history.
32	A statue and signage.
33	guided walking tour from building site to building site
34	sign
35	artistically
36	Until inclusion laws many kids were taught here. I think a look into how these kids were educated or trained needs to be presented.
37	pictures and historic descriptions
38	By not tearing a historic building down.
39	Information (positive and negative) about Fairview posted on an interpretive panel.
40	Historically correct interpretation about the evolution of how our society dealt with developmental disabilities/disabled people throughout the 20th century, and lessons learned from Fairview
41	DO NOT TEAR IT DOWN. Cost is not Prohibative, and you can raise some private money. Salem's reputation for willfully destroying historical touchstones needs to stop. ;-D
42	Reconsider decision on LeBreton Hall.
43	Interpretive stand with photos/text
44	Reconstruct a footprint outline (cement curb or wood rail) of the LeBreton Hall building with information signs all around it. A community swimming pool, the playground, shelter, or splash pad could be within it.
45	na
46	Statues of Fairview residents
47	Wall of Honor with names of outstanding leaders, professional personnel, volunteers, and residents and their accomplishments.
48	I think it is a shame that the city of Salem is destroying yet another beautiful historic building. A placard is not sufficient.
49	I think an interpretive display is appropriate
50	Graphic signs like those used downtown to mark historic spots.
51	Honor what was supposed to be not what actually became.
52	I don't agree with the demolition of LeBreton Hall. This should be reconsidered. Any memorial to the Hall is way less significant than preserving this historic building.
53	Large memorial art piece or statue!
54	Large gazebo with pictures and historical information on the site and building.
55	Rebuild it using the salvaged materials as an interpretive center for the history of the original building, the park and area.
56	Have a memory wall, highlight the highs and lows of the facility but don't get stuck on pointing out the negatives.
57	Construct a shelter with photo displays and a video available, with a model of the center, not shying away from the history of how we treated those individuals. Then, hire staff, through supported employment, the majority of whom will be individuals with intellectual and developmental disabilities, to be on site to guide people through the program, answer questions, and help model normalizing relationships for the general public.
58	A plaque with a map of the buildings and where they stood on the grounds. Thousands of people lived there, and worked there, over the years.
59	What it was, when it was built, & pictures
60	shelter build with salvaged materials, interpretive display/sign
61	Honestly
62	Maybe just an informational kiosk

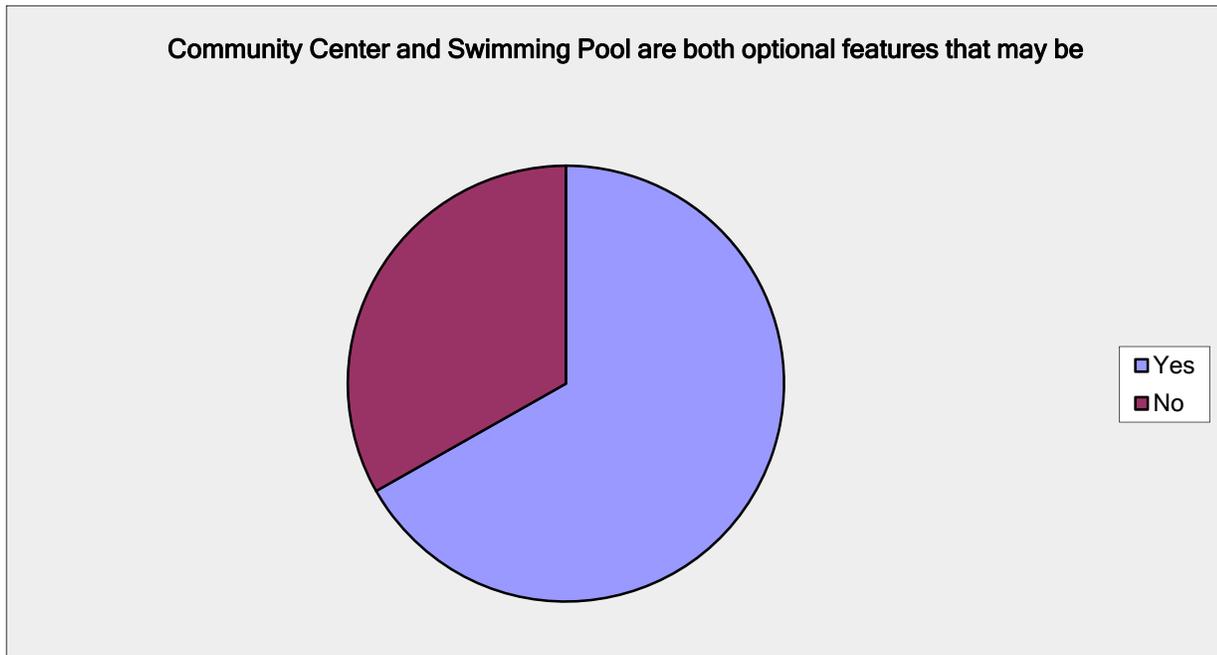
63	A history walk - a walking trail that has interpretive signage, plants like were on the property of LeBreton Hall, preserved views like could be seen from LeBreton Hall with markers noting them, and the story of the place and the people that shaped the Salem that exists today - they ought not be forgotten or simply paved over.
64	LeBreton Hall should be kept and transformed into a truly unique park that is a reminder of the training center and a history museum.
65	Fairview Training Center has a uniquely dark history, by remembering said history we will be less likely to repeat it.
66	Garden Space, Save as much of the old oak trees, pine trees and plants. Wildlife habitat for the owls, deer, ducks that live there.
67	A plaque at it's site and perhaps other plaques in areas of previous interest at the training center.
68	Photo display
69	people should know the history of how we treated our mentally ill. The architecture is secondary to the peoples' story. Some sort of readerboard/ monument sign?
70	Informational plaques talking about the significance of LeBreton Hall.
71	I am not sure because I have not heard to much about this building until now.
72	Take some of the salvaged materials and have local artists create and interpretive are installation!
73	story told on large signs
74	information board, including photos of the overall complex, and some photos of buildings that were there.
75	A physical structure (building could have additional uses) or attach to the shelter structure mentioned. The history of Fairview is very important and should be shared via photos, text, etc. Also,many of the buildings were made using resources and craftsmanship no longer available or known to current construction practices and should be preserved if not physically,then in photos/blueprints, etc.
76	Who was LeBreton? Why are they important to Salem?
77	Maybe an all-weather informational written display that shows where the Hall was and do some kind of an outline that shows how Fairview was arranged? Kind of like how some displays show mountain peaks that you are looking at and describes them, if that makes sense
78	I think it would be nice to have a permanent kiosk with so history and photos honoring those that were part of the Fairview community...residents and staff.
79	Honor the history and respect those who had to use the facility
80	A small museum or outside display on the site where the Hall used to be.
81	Kiosks showing photos and important information If there is an important piece or two of the building it can be displayed.
82	Interpretive stations and references to archives housing historical material. Pictures/stories.
83	Any positives that came out of the Fairview Training Center and LeBreton Hall.
84	Get ideas from families and staff that lived/worked here.
85	na
86	Dedication name, historical booth/indoor area talking about the history of the land.
87	Plaque with brief history.
88	Admission of mistreatment of patients & of need to better understand mental illness.
89	Benches made from the wood, with info (without names) of the residents, or a walking path with info blocks, or have the playground be an all abled one (something the children at Fairview would have loved)
90	In a non-biased, historically accurate way with dates, photos and a map that shows where the buildings were.
91	a plaque to remember what went on at Fairview

92	A quiet memorial that describes the honest history (some good and some of the negative) of Fairview and LeBreton, with some benches for reflection. If possible, including names of those who passed away at Fairview would be nice - inscribed in granite, for example.
93	Info Kiosk at parking area with handicapped accessibility to this information. We need to help future generations understand how we once warehoused this population in the past verses group homes as the current practice.
94	K.I.S.S.
95	Add amenities that are welcoming to people with disabilities.
96	Naming the park after the facility is a perfect way to remember the former use.
97	Photo plaques with historical information
98	Children's sculpture garden and picnic area. Special playground dedicated to children with disabilities.
99	Walking stations that provide exercises and highlight the history of the property
100	Unsure at this time.
101	It should focus on the injustices that were visited on the people that lived there-- rape, abuse, sterilization--- and the civil rights people with ID/DD have claimed over time. There should be displays celebrating the independence of people with Intellectual and Developmental Disabilities and the City should consult with the ID/DD leadership community (including self-advocates) to determine the language, placement and manner of memorialization.
102	Signs, benches, water fountain.
103	Statues depicting the people who lived there.
104	A museum type display with as many artifacts as possible will attract much more attention than simple signage which most people will not read. This is a significant part of our history which should be memorialized in a dignified meaningful way.
105	Kiosk
106	Museum
107	bronze plaque in bas-relief with accompanying explanation
108	historic marker with plaque
109	Arch way over path
110	Save it and restore it.
111	A sculpture / sculpture garden would be interesting. A quiet place with seating for relaxation, meditation outdoors.
112	Info placid with pictures and literature. Complete history of the facility. How it came to be, what it was used for ect.
113	Sell it to a private interest/foundation as is and have that party preserve it.
114	Information center with photo,s
115	Super huge plaque that shows what it would have looked like from that angle, as well as a simple walkthrough of what was in the hall.
116	LaBreton should have been left standing and used as a community asset. Short of that a new building should be built integrating major elements from the deconstructed hall. If that isn't going to be done, a covered amphitheater using elements of the building or a swimming pool and community center.
117	Interpretive history and pictures of site on sign/bulletin board.
118	Historic photos and descriptions
119	interpretive display to include the LeBreton Hall name and date from the building

* Comments are in chronological order, with the nmost recent at the top.

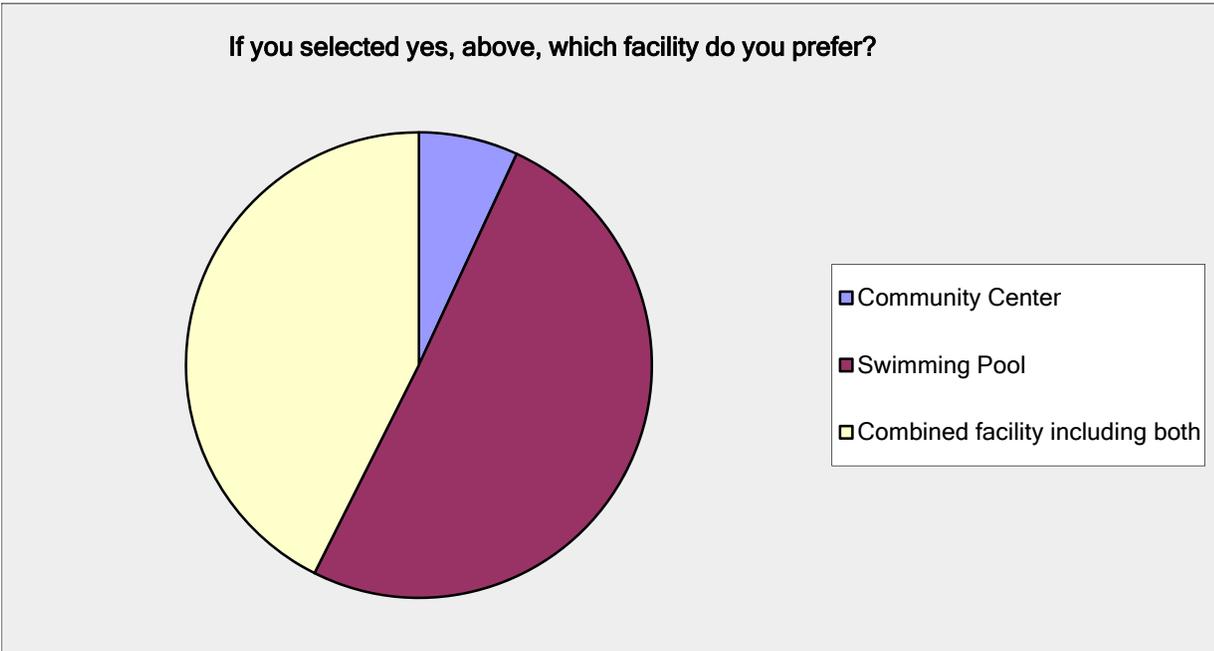
6. Community Center and Swimming Pool are both optional features that may be included within a community park. Both facilities require substantial parking, and operations and

Answer Options	Response Percent	Response Count
Yes	66.8%	300
No	33.2%	149
<i>answered question</i>		449
<i>skipped question</i>		23



7. If you selected yes, above, which facility do you prefer?

Answer Options	Response Percent	Response Count
Community Center	6.9%	21
Swimming Pool	50.5%	154
Combined facility including both	42.6%	130
<i>answered question</i>		305
<i>skipped question</i>		167



8. Do you have any additional comments or ideas? If they relate to a specific concept, please note that in your comment.

Answer Options	Response Count
	211
<i>answered question</i>	211
<i>skipped question</i>	261

Number	Response Text
1	I think Salem needs to prioritize community facilities that add to the quality of life in our city.
2	A large (four to five field) baseball/softball complex would be an amazing addition that the Salem community desperately needs. Facilities like, US Cellular Field in Medford, North Clackamas Park, The RAC in Lacey, Washington and Luke Jensen Park in Vancouver, Washington are great examples of complexes that bring competitive youth sports from all around Oregon, Washington and even further. A perfect example of revenue generated with a competitive youth sports tournament is the Elks Memorial Day Tournament in Bend, Oregon. This is a youth Triple Crown Baseball tournament. The cost per team is around \$800-\$1000 to enter. This year the tournament will bring between 100-120 teams to the area. Most teams from out of the Bend area. Hotel rooms are very hard to find during this weekend in Bend. Salem would benefit from a baseball/softball complex that could host tournaments even one-third that size. Synthetic turf fields would be optimal. North Clackamas Park has four turf fields in the Happy Valley area. There is a tournament there the weekend of February 27th this year rain or shine. The turf fields allow for an extended playing season, both early in the spring and late into the fall. The cost of turf fields are substantial, hopefully possible sponsors from local businesses could help with the initial cost. If set up correctly, these facilities can offset the maintenance costs greatly. The Salem community would benefit from having complexes as these other communities do. Medford has one of the largest coed softball leagues on the west coast. They also have adult kickball and whiffle ball leagues that also use US Cellular fields. We need a facility like this in Salem. I think this could draw a large amount of tourism to the Salem area. Hotel rooms, restaurants, and other local businesses would benefit from the local youth sports teams having the ability to host tournaments in the state capital with a top notch complex. In the last year I have traveled to Lacey, Tacoma, and Puyallup Washington as well as Gilbert Arizona with my sons 12 under travel baseball team. This year we have Seattle, Yakima, Wenatchee Washington, Bend and Park City Utah on his tournament schedule. Salem would be able to attract teams from all over Oregon and Washington. I would love to see Salem have a sports complex like these other communities have. I believe this would bring a great sense of community to all of Salem. Thank you.
3	The city has tried to maintain pools in the past with little success
4	Dog park and disc golf is a necessity!
5	I would love to see a dog park, walking trails, and biking trails incorporated together somehow in the space. The more natural areas, the better. I would also like to see two baseball fields so that tournaments could be played there.
6	Keep the area as natural as possible. Retain as many trees as possible. Use native vegetation. Plant oak trees. Johnston park on Mildred is a good example.
7	Walking and biking trails in zone 3.
8	Salem is sorely lacking in swimming facilities compared to any neighboring city. Quite a sad situation, please include a pool!
9	We need a dog park in this area of town!!

10	I have never understood why a city like Salem doesn't have a competitive pool facility. Smaller cities like Pendleton and McMinnville have wonderful competition pools. Even Albany's high school has a good pool. Why not our community? Should be doable given our larger base of people.
11	The city should provide a designated rugby field with lights.
12	The city needs more use able baseball firfs
13	We need a pool, but Geoff Tiffany should not be involved in any way.
14	Every city, large and small, in the area has access to a swimming pool and community center - but not Salem. The Kroc, in my opinion, doesn't count. This pool, if the City goes forward with it, won't be readily accessible to everyone in the City (ala The Kroc) either. But it should still build it and develop a community center for the kids to use during the winter and for everyone else all year long.
15	I would love to see the bike tracks added, as we don't have much of that here available for kids. They need it!
16	I like concept 3. I love the idea of not having to drive to Wilsonvilles' Memorial park to enjoy baseball, softball, basketball, and tennis.
17	South Salem is in dire need of a dog park
18	Having a disc golf course for Zone 3 would open that area up for walkers and joggers and a dog park or the bike track would limit that. A bike track would be better suited in a place where kids and dogs won't be playing. A bike track is going to get the attention of mountain bikers or younger kids and who tend to not want to share space, can be rude, and not care about others safety. Every disc golf course I have come upon, on purpose or accident, the golfers are courteous and really watch out for people who may be walking to keep them safe, and clean up after themselves.
19	In Zone 2, if including a soccer field, please do not install a permanent goal. A moveable goal would allow use for rugby and Lacrosse as well.
20	MAKE DISC GOLF HAPPEN!
21	2 questions: What is the city doing with the wildlife in the area? With this park and the new subdivision on Battlecreek, what are the plans for all of the deer, wild turkeys and coyotes? No one has addressed a plan for that. In addition, does this park plan include upgrading Reed Road?
22	Instead of a soccer specific field(s) one of the fields could easily be a multipurpose field. Rugby is the fastest growing sport in the United States, and locally there is a Salem men's club, a Salem women's club, and a Salem High School program that have no field that is marked appropriately for the sport. To have one option in Salem of a field for the sport of Rugby (among others) to grow would be a wonderful addition to the facilities already around the city.
23	It would be wonderful if the City would consider making one of the playing fields in concept 2 the size of an official rugby pitch (largest field in the world). They are rare in Oregon and would be a big draw for the rugby community to Salem. It would not be much more cost than a soccer sized field and could still be used for soccer. It would give Salem a large advantage in obtaining the bid to host the annual Pacific Northwest Rugby playoffs.
24	The amount of Multi use sport fields with lights is very limited in the city of Salem.I feel like Soccer rugby lacrosse sports leagues would benefit from improved and or new multi use sports fields open to the public.
25	We need a public pool, don't worry about parking.
26	The pump track is a fantastic idea! There is nothing like that in the area that I know of. Would be a great addition to our community.
27	South salem needs baseball fields for all levels of Little League and JBO.
28	Salem needs a 50m competition pool
29	Only build a park that the City can afford to maintain. Parks are not benefits to the community if they cannot be properly maintained.

30	There is a significant growing interest in the sport of pickleball throughout the country, but Salem currently lacks any public facility for this activity. This sport is highly popular with older people as well as young people. I would like to see pickleball courts added or be a replacement of the tennis courts, (two pickleball courts can fit in the area of a tennis court).
31	50 meter state of the art competitive pool
32	Salem really needs a long course (50m) pool. Swimming is a popular sport but our swimmers are put at a disadvantage by not having such a pool available. A great example is the pool incorporated into Amazon Park in Eugene, OR.
33	Nope. I'm just loving the idea of a new park in Salem!
34	The city of Salem no longer has a public swimming pool. Silverton has a public pool, Dallas has a public pool, McMinnville has a public pool, and Newberg is building a new public pool. WE have to have a public pool for safety reasons and the benefit of Salem!
35	It was hard to complete the survey by zones without having the entire park with the zones displayed in front of me the entire time. The dog park is really important to include somewhere in this new park considering the high amount of off-leash dogs at Morningside Park and Leslie Middle School.
36	An indoor ice rink would be a wonderful addition to the community and connect the youth leagues in Eugene and Portland.
37	Please consider the need for an 18-hole disc golf course due to the rising popularity of this recreational activity. Consider the number of disc golf participants currently attending Cascade Lakes and Woodmansee when few visitors used those parks previously.
38	happy to see something being planned in general
39	A swimming pool would be very valuable to me and my family. My older kids swim on a team, and my younger kids are learning to swim. We value this access to a pool to be able to teach our kids this life saving skill.
40	Salem needs a 50 meter swimming pool that swimmers can do either 25 or 50 meter swims in and have competitions at. We need a pool for all of our local area swimmers to use.
41	Our family moved to Salem, OR three years ago from a city in Colorado with population of about 50,000. We were astonished to discover that back then Salem, a city with population three times larger than our former hometown had no pool available to public. In our former town, two high schools have 25 yards, 6 lanes pools and one high school maintains together with the city an aquatic center which offers eight-lane competition pool. The city of Salem has to have a real aquatic center. The only Olinger pool in Salem is not enough!
42	50 meter multi-use pool for competitive and recreational uses. Some community center features could include revenue-generating aspects, as well.
43	50 Meter state of the art swimming pool. Salem should have a pool for competitions. Kroc Center is not adequate. Thanks
44	A minimum 25 yard, or preferably 50 meter competition pool (Salem has no 50 meter pools) would be optimal. Salem could hold swim meets, including state championship meets which would bring money to local business, hotels, and provide a healthy outlet for all Salem residents.
45	We need a state of the art 50 meter competitive pool in Salem. The swim teams in Salem are at a significant disadvantage because there is no state of the art 50 meter community pool.
46	50 meter state of the art competitive pool
47	I can't believe that Albany can sustain a 50m pool while Salem doesn't have even a 25 yard pool. Yes the KROC is in Salem, but they made a mistake by not putting in a 50m pool.
48	If a community center/swimming pool is built maybe name it in honor of the LeBreton Hall/Fairview Training Center and have some historic pictures and information in that building.
49	Capital city needs 50 meter state of the art competitive pool.
50	I am thrilled that the City is making additional outdoor recreational space. For the amount of money we pay in taxes to live here, its about time its being spent on something usable. I can't

51	It is a statement about the city's commitment to healthy activity that there is not a public pool. There used to be a number of public pools in Salem. Now there are only privately operated pools. McMinnville, Albany, Woodburn, Lebanon, North Bend, Tigard, and many other smaller cities have at least one public pool and privately operated pools. It would be a financial obligation, but other smaller cities successfully do this.
52	Please include a 50 meter pool as we are one of the only cities our size in Oregon without one.
53	Soccer golf would be very fun and something new to the area.
54	I thinking of families with young children, I think that the restrooms should be as near as possible to parking, and the splash pad and playground area should be close as well. Those were the concepts I preferred.
55	Salem is very car-centric and it needs to focus on building parks that encourage the use of walking and riding bikes and skateboards.
56	50 meter state of the art competitive pool. All pool facilities in Salem are at maximum. We have a great need for swim lessons so our families can enjoy Oregon rivers and lakes safely. We could fill the pool easily with swim lessons, rec swim and swim teams.
57	Community center w rooms for classes, meetings. ALWAYS need more pools to help get people moving. Water exercise is EXCELLENT nonweightbearing exercise and rehabilitation.
58	There are a limited amount of 50 meter pools in the state. If one was constructed here, I believe the city would get a good return on its investment.
59	50 meter pool is a must and will help the local economy by hosting swim meets. That's a win win.
60	Competitive swimming pool 50 meters.
61	All of the suggested plans include recreational areas found in many areas of Salem. What this city does not have is a state of the art aquatic facility. Smaller town surrounding Salem provide this for their citizens. It's unbelievable this wouldn't be a concern
62	50 meter competitive pool with spectator seating for meets would be EXTREMELY beneficial!!!!!!
63	A 50 meter swimming pool would be great to host centralized Oregon championship meets.
64	I don't like that I had to choose between disc golf and a bike park as those are both sports that I would prefer over basketball soccer or baseball. I would like to see both of these incorporated into the plans.
65	A state-of-the-art competitive pool. It will make high school swimming more competitive, and more importantly, it will give more options for the club teams to train at.
66	50 meter pool
67	50 Meter competition pool!
68	Salem needs the bike trail, I love that idea.
69	I tried to conceive of a combination of the three zones which would include; disc golf, tennis, a dog park, and adequate parking. I would also like a bike path, but would prefer one which circumnavigates the three zones instead of sacrificing the disc golf area.
70	Pool is very important!!! The citizens of Salem need access to a pool that isn't a club. 50 meter competitive would be best.
71	I suggest fencing all or a portion of the playground to help contain young children and toddlers. The park at Keizer Rapids is a good example of this.
72	A 50 meter pool would be awesome for the current teams in town and it also makes for multiple ways of splitting the pool during other activities.
73	50 meter state-of-the-art competitive pool
74	Yes Salem needs a 50M competitive Pool!!!!
75	A pool much like Willamalane in Eugene/Springfield would add to our community.

76	don't like dog parks, but given the makeup of salem, soccer makes more sense than baseball fields, and can be used for different sports, unlike a baseball field, 50 meter pool allows usage that would help substain a pool and allow greater usage, fitness/ lessons etc
77	A 50 meter, state of the art competitive pool would be an important addition to support competitive swimming in the Salem area
78	Very much in need of a 50 meter competition pool.
79	A competitive size swimming pool (25 yards or 50meters) is something Salem is lacking. All the other surrounding cities of our size have this available in their community. A pool of this nature would be used to host meets that generate lots of income for our city, through hotel stays, restaurants and shopping. A 50 meter pool could even generate more income and more use due to the lack of these pools in Oregon. If you build it, teams will come to use it. Not to mention, all the kids that can learn to swim, play water polo, host swim parties,... With The rivers and lakes we have available to us in Oregon, it's worth it to save lives through the availability to teach more to swim! The Kroc center is not enough. Our South Salem residents need a city pool to enjoy.
80	This pool should be a 50 meter state of the art competitive pool.
81	A state of the art 50 meter competition swimming and diving facility. Using Federal Way Washington as an example
82	Our town should be ashamed not to already have a 50meter pool state of the art facilities. Even Pendleton has a 50M pool. Albany,Eugene,Portland.Dallas has a 25M. The Salem area has a huge swim teem, please make this a priority!
83	Should be a 50 meter pool. This will help make the money back for the vity much faster.
84	I would like Salem to have a 50 meter competitive pool, which other cities, such as Albany and Corvallis have.
85	Competive 50 meter swimming pool
86	The city of Salem needs a state of the art 50 meter competitive pool.
87	50 meter state of the art competition pool good for swim meets.
88	Salem needs a 50 meter competition pool.
89	50 meter pool for all salem /Keizer schools to practice and compete in. State meets. public swimming and exercising
90	Salem's lack of community swimming is overwhelming. Salem needs an updated 50 meter competitive swim center that is diverse enough to service many different community needs. I'd support a community center akin to Juniper Park in Bend.
91	Swimming pool should be a 50 meter state of the art competitive pool.
92	Salem absolutely needs a 50-meter state-of-the-art competitive pool. Lesser communities have one and Salem needs one too. Thank you.
93	50 meter racing type pool
94	Serious 50 meter competitive pool. It is the number watched Olympic event and Salem has nothing. The Capitol of Oregon has nothing.
95	50 Meter high quality competition pool with substantial spectator area and parking.
96	Salem/Keizer kids needs a 50 meter competitive swimming pool! Year-round swimming takes place in Willamette Valley & could bring a lot of revenue to the area. High school and club teams spend most of their money on renting practice space from the Kroc Center, which is too small to hold the amount of swimmers for the area.
97	An Olympic size (50x25 meter) swimming pool is MUCH needed in our city to sustain school programs, swim lessons, and competitive athletes.
98	50 meter pool is needed in salem!
99	50 meter swimming pool. City should operate a swimming pool.
100	A 50 meter state of the art competitive pool.
101	Salem needs a 50M competition pool.
102	50 meter pool facility
103	50 M pool to host regional meets and earn substantial revenue.

104	With a swimming pool you must do it right. Slides diving platforms indoor able to host swim meets and salt water
105	I understand that the City probably cannot afford to maintain a swimming pool, much as I'd like us to have one. I want to make sure we can do the bike park with funds from Salem area trail alliance and rotary.
106	I would keep this park at the minimum! Restrooms and Walking Trails and relatively small parking. This is a terrible part of town and very isolated and poor access.
107	We are sadly lacking in adequate swimming facilities. It would be great if lessons could be provided to kids in the area schools.
108	Build a 50 meter, competitive pool
109	It's difficult to know which options to select for various zones without being able to see how each zone relates to others. I'd like to see what my selections look like when lined up with each other, as in a master plan.
110	Part of this park should be designed and outfitted to serve the developmentally and physically disabled populace and their families/caretakers. Also, playgrounds should include exercise devices and structures suited for adult and adolescent conditioning (Taipei, Taiwan has some good examples in their city parks.)
111	Salem has far fewer dog parks than Portland per capita, and no fenced dog park (only northern park of Keizer does). We really need a nice shaded dog park. Minto is getting too crowded on nice days, with people waiting to park, and there is not much shade for hot
112	Through the Neighborhood Associations, you should make the public a continuing part of this
113	I liked some of the options for zone 2 but did not pick them because they had no restroom included. option 1 would have been very good with the addition of a restroom
114	Priorities: community pool, sand volleyball, disc golf, splash pad, playground, bathrooms, 2 or 3 separate parking areas, one soccer field, one baseball diamond.
115	The City of Salem needs a city pool!! Surprising that a city this size does not have a city pool. Mid Valley Aquatics is one of the largest club swim organizations in the State. Our daughter swims for the team and has had a wonderful experience. Currently, pool time is difficult and shared with Olinger and Willamette. I encourage you to attend one of the large area swim meets sometime. Similar to soccer, hundreds of kids and families travel in and attend these events. Salem is situated perfectly in the Willamette Valley to host major events including State meets; bringing considerable revenue to area businesses and exposure to Salem. Build A Community Center, A 50 meter pool with seating to accommodate large crowds (something the other sites don't have). If this is done, I'm confident the major events will follow.
116	In the very beginning of the survey, I chose Concept 1 for Zone 1 but am concerned about restrooms and parking that are not shown.
117	BMX dirt bike area (none in the area; provides opportunities for events for youth) and archery area please.
118	Walking trails and a play area would be my top two priorities. I think it is fabulous that the city is considering a community center and swimming pool as it is embarrassing and shocking that a city of our size doesn't offer these.
119	Need a good balance between neighborhood quiet activities (young kids play area, picnic, shelter) and active & group space (soccer, base/softball, etc). Some dedicated parking, but rely more on street.
120	Lots of parking
121	More running trails in all the concepts.
122	This would be a great place for a bike park. Nice and close to housing and a middle school.
123	If the concept of a dog park is feasible, its should be a fenced in dog park.
124	Include space for community education classes.
125	Would love to see a dog park

126	I love Juniper Park Aquatic and Recreation center in Bend...I would like to see a combination aquatic/recreation center, with some meeting rooms community groups could utilize.
127	I picked the fourth option on each
128	A dog park is a must for the community park. This should be a top priority, since Salem has so few of them. Sports fields should be a low priority. They take up a lot of space and are used by comparatively few people, and only at certain times of the year. Best idea is for a dog park on the upper part of the property, and walking trails on the lower part. But I checked the dog park option for the lower part, in case a dog park doesn't make it into plans for the upper part.
129	The pump track/ bike park is a really exciting idea that would be good not only for Salem, but draw people from out of town.
130	Large park areas where dog walking is allowed is wonderful for pet owners.
131	Swimming pool should be open air!
132	No softball or baseball. No night activities. Maximum walking trails.
133	Regarding Zone 2, Concept 3, it currently shows one baseball field and one softball field. There is space to make two baseball fields, and baseball fields can also be used as softball fields (but softball fields are not large enough to accommodate all baseball fields). To increase multiple uses and allow the fields to be used for both sports, I suggest you convert this design to two baseball fields instead. Thanks for your consideration.
134	If park boundaries include a vista point of the Cascades please consider installing a bench, covered area, observation platform of some sort. Very few, if any public areas within the city provide a view of the mountains.
135	Water park. Income generating. And hemp fields! There is no place safe to swim in salem in summer. Driving way up to the river is a pain, dirty and too many bad people who have aggressive pitbulls!
136	Only if a pool makes sense. It would be great to have an outdoor public pool.
137	I'd love to see something which facilitates environmental learning or awareness, maybe along walking paths or in a community center.
138	Any biking paths/trails would be great to have in the park.
139	Regarding Zone 2, Concept 3, it currently shows one baseball field and one softball field. There is space to make two baseball fields, and baseball fields can also be used as softball fields (but softball fields are not large enough to accommodate all baseball fields). To increase multiple uses and allow the fields to be used for both sports, I suggest you convert this design to two baseball fields instead. Thanks for your consideration.
140	I think that parking should be minimal. Rather, it would be nice to see the city install high-quality biking infrastructure to and from the park to encourage the community to practice healthy transportation habits and enjoy the beauty that exists just outside their front door. Perhaps, someday, we could continue to connect the parks in Salem through a system of bike
141	In the design, it would be worthwhile to specifically implement paths useful to bike commuters who pass through this area. I currently commute daily along Old Strong Rd. (and I know I'm not the only one) and it would be helpful to have additional connections to Pringle Rd., Reed Rd., Lindburg Rd. and Strong Rd similar to how Bush Park allows for cross-through connections in a number of different, and helpful, directions.
142	Regarding Zone 2, Concept 3, it currently shows one baseball field and one softball field. There is space to make two baseball fields, and baseball fields can also be used as softball fields (but softball fields are not large enough to accommodate all baseball fields). To increase multiple uses and allow the fields to be used for both sports, I suggest you convert this design to two baseball fields instead. Thanks for your consideration.

143	There are currently no public pools in Salem. I grew up here and lived her for my first 22 years and swimming was something I always wanted for myself and my family. We recently moved back here after 25 years in Portland and Salt Lake. In those cities, we frequented pools for recreation and for sport. Swimming is an important life skill and great exercise. Unfortunately, many children and families in Salem do not have the opportunity to enjoy swimming. Most Salem High School teams must drive to Keizer to train at the Kroc center. It is simply the only facility that can accommodate the sport. They are overcrowded and get limited time in the pool. Salem needs a public pool that can be a place where families can gain water safety skills, recreate, and hold swim meets. Revenue for the facility will be generated via swim lessons, teams, and recreation/fitness. When people are drawn to the area for swim meets ect, they stimulate the local business economy through their patronage. Life in Salem would be greatly enhanced by this much needed facility.
144	Awesome!
145	<p>My family comes from Missoula, Montana. That city owns and operates two amazing swimming facilities that I suggest Salem look to as models. They are low-cost for users and are highly used as a result. The first is Splash Montana - seasonal, outdoor, lap pool, water slides, fountains, etc. The second is Currents - indoor, lap pool, toddler fountains, water slides, etc. Salem could really, really use these types of facilities!</p> <p>Separately, my family loves bikes. We have two 4 year olds and their absolute favorite activity is bike riding. We take them all over town, and wherever we go, they are always seeking out the "terrain" areas - hills, puddles, curves, tracks, etc. We have also taken them to a bike park in Portland - it was amazing to see the families and young kids using the facility! I really think Salem could benefit from having a pump track.</p>
146	We just moved to the area from Eugene. My kids miss the outdoor pool - I miss open gyms and other indoor activities for littles (of course we moved during Winter). I think it would be fantastic to have an outdoor pool option.
147	keep as much open "green" space as possible.
148	Need to have trails and pump track
149	DON'T ASK SO MANY QUESTIONS -HUST DO IT
150	Many people in the bike community have been seeking an in-town bike park for nearly 20 years. Pleas check out the tremendous success of Duthie Hills (near Seattle) & Valmont (Boulder, CO). There are many more popping up across the country. These facilities are extremely popular with individuals & families, and are safe and convenient place for women & children to enjoy. After-school and after-work programs, weekend skill building clinics & competitions bring fun, excitement & community pride as well. Salem Area Trail Alliance is doing great things in and around Salem utilizing enthusiastic volunteers. They would be a great resource to help plan, develop, & maintain this park. Thank you for considering room in this new park for the bike community of the Salem Area. Chuck White - Cyclist & Trail Steward for over 25 years
151	This is a great concept. I think even though it may affect funding the amount of recreational activities needs to be somewhat limited to avoid parking/bottle necking issues.
152	connect parks with bike/path ways. Building big parking area uses up valuable space. I know the area and it Shouldn't be used as overflow parking for the HOOP!!! I've seen this happen. Litter from teams eating food between games and the HOOP not providing enough trash cans.
153	A disc golf course would be nice in an area of the park that isn't so narrow.
154	we have enough pools (olinger?) that we don't fund. Fund our existing pools first. We basically defunded our pools to give money to the Kroc center to operate a (for-profit?) cost prohibitive pool that is very far away from our neighborhood. Takes almost as much time to get to the Kroc Center as it does to get to Woodburn.

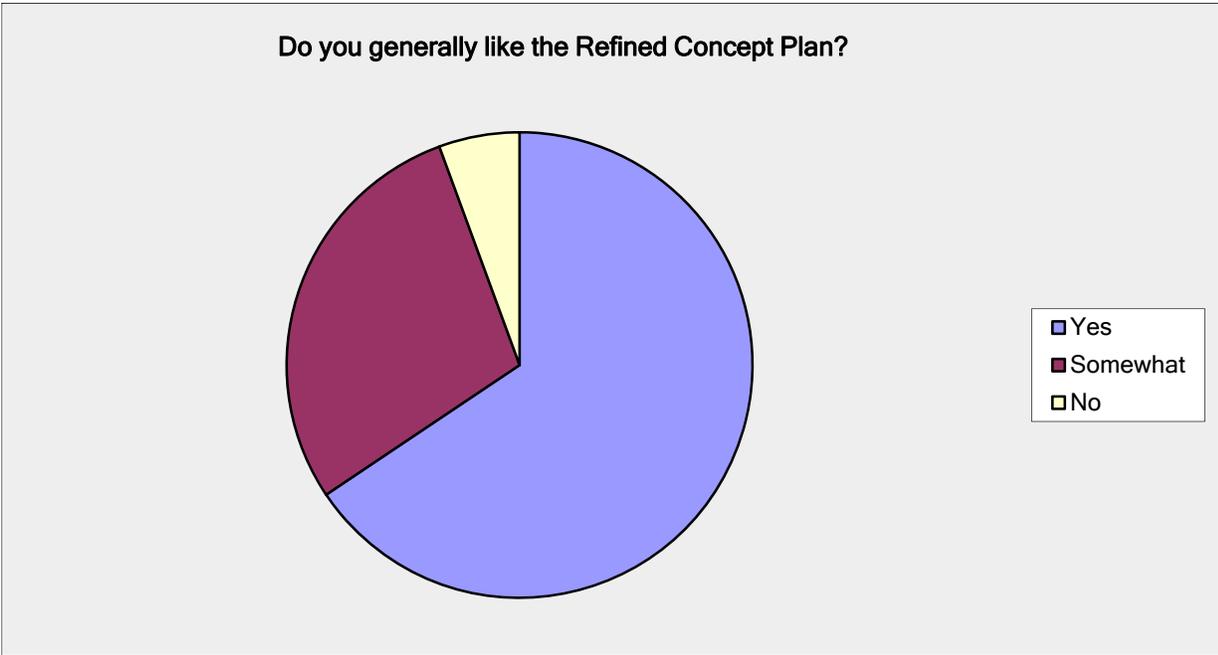
155	A pump track, bike park is a great place for both kids and adults of differing skill levels to ride together as well as encourage kids back onto bikes.
156	I would love to see trails, and especially the bike park. Let's keep Salem active and healthy!
157	Zone 3 was a very difficult decision between the bike, disc golf, or walking. I ended up with "bike" because there is not another facility for this in Salem.
158	Bike park PLEASE!
159	A bike park would be awesome, since there isn't one anywhere else in Salem
160	Options for off-street (dirt) bicycle riding are much appreciated!
161	I would like to see an open, unlabeled/undefined area, where kids can use their imagination to play their own games - tag, kickball, dodgeball, kite flying, frisbee, catch, etc.
162	Salem citizens are often too reliant on the sharing and volunteerism of facilities and staff in the community (Kroc Center, Willamette U, S-K Dist.,etc.). A community owned pool facility that provides safe recreation and exercise for all is a winner (tired kids don't often have the energy to get into/look for trouble...)
163	We'd like to see 4 pickleball courts instead of tennis.
164	<p>I agree a pool in Salem would be wonderful, but I don't think this location is right for it. How about the old pool on Howard Street next to South High? Great location, would serve so many families in walking distance in the area and its a current eyesore.</p> <p>Regarding Zone 2, Concept 3, it currently shows one baseball field and one softball field. There is space to make two baseball fields, and baseball fields can also be used as softball fields (but softball fields are not large enough to accommodate all baseball fields). To increase multiple uses and allow the fields to be used for both sports, I suggest you convert this design to two baseball fields instead. Thanks for your consideration.</p>
165	Trails are essential as is parking so people can use the space. An event space is nice, but could be a problem with the parking, so it could go and a dog park would be nice as long as the trails stay.
166	Jogging path
167	I would suggest for Zone 2 (Concept 3) to put in both Baseball Fields (as they can be used for Softball as well) with artificial turf for the ease of maintenance.
168	A volleyball field would be great. Many people and children want to play volleyball or a swimming pool. Salem lacks outdoor swimming pool. Or a reservable sheltered area as these are always in high demand.
169	I would like to see walking trails throughout the park. They can co-exist with disc golf (like Woodmansee). This park would be great for disc golf!! Also, there were restrooms in only one of the "active" concepts presented? Don't forget well-designed and attractive bike racks (Woodmansee has none). What about considerations for wildlife?
170	<p>It would be an amazing community resource to have a community center and/or pool, but if there is not an operating and maintenance budget for it why build it?</p> <p>PLEASE consider a fenced dog park with a small dog area and large dog area - similar to Keizer Rapids Park (open area that is fenced with a water source, mutt mitt dispenser, garbage cans, small shelter or trees to provide shade, maybe a picnic table or two, multiple access points with double gate, is mostly grass, and near a parking lot). The City of Salem does not have anything like this - it might help alleviate the off leash issues that arise at heavily used Minto Brown (when dogs are off leash in areas they shouldn't be).</p>

171	<p>Re: community center/pool - while outside if the city purview having a better Y facility would be wonderful. Wouldn't want city to detract from the Y. And the Kroc center already also serves the purpose of community center/pool. Love that the new park will (hopefully) have a slash pad.</p> <p>It would also be wonderful if the pool at South High / Howard Street were brought back to life - what a great neighborhood community spot it would be and great for teens in the summer looking for work Right now it is just a city eyesore and wasted space in a prime spot</p>
172	Baseball fields should be a top priority!
173	A combined swimming and community center would be a huge benefit to South Salem. The Kroc Center in Keizer comes to mind, however perhaps on a smaller scale depending on the land availability.
174	Please include a good-size dog park(s) and walking trails somewhere on the property...Southeast Salem sorely needs these, as the closest ones are all the way down at Minto-Brown Island Park, and those are usually overcrowded. Also, I think a swimming pool/community center would add too much traffic to an already congested area (Battlecreek/Reed Road). Thank you!
175	Some items not clear (bike pump track?) Thank you for the opportunity. Keep it up! We really need a swimming pool.
176	The private school near the park, what are you doing to protect it? School Zones? also what about the homeless in the area? http://www.heritageschoolsalem.com
177	Practise max preservation of trees and native plants along with extinction of invasive species such as blackberries and scotch broom.
178	We need more soft running trails like Bush Park, it's getting crowded there.
179	We really want a good bike park!!! Salem is in dire need of something awesome like this!
180	Salem Parks currently have a variety of options for Softball, Baseball, Basketball, Tennis and even volleyball as well as walking trails and dog park areas. What is missing within a City of Salem park is an opportunity for families to mountain bike. A dirt loop trail and bike pump track would be a welcome addition.
181	I definitely want tennis courts
182	If we have a splash pad, no pool is needed. If there is \$ for a pool, retrofit the one at South
183	Outdoor amphitheater for summer performances or other types of gatherings. Restrooms should be individual rooms like at Riverfront Park.
184	I endorse the idea of limited parking if it can be coordinated with better bicycle access and paths to the park. Reed road is a problem now.
185	Thank you for providing opportunities for community response.
186	I don't know why you couldn't have walking or biking trails connecting different zones of the park. Also a smaller dog park could be a nice addition to one or more of the zones.
187	I would love to see another splash pad and walking/biking trails that are pet friendly.
188	I would like to see this park be developed in a natural and sustainable way that aligns with the fairview master plan. Amenities should work with the topography and create relaxing and inviting gathering places for all to enjoy. The park design and amenities should be thoughtful. The goal should be to create the best park in Salem, the state, and the United States!
189	None at this time.
190	Would like to see the city build its first natural playground at this park which would align well with the Master Plan of the property. This park should be intersection of beauty, culture, nature, and fun. This park should also have lots of water features and sitting areas. Maybe even a native plant garden with a meditation pond.
191	Place needed ball fields at the new battle reek park where there is space for four baseball and four softball that will accommodate year round tournaments. Better use and revenue generator for the city. Build year round indoor/outdoor swimming facility at fair use park.

192	No baseball or softball fields. Not the right amenity for this park.
193	A city of our size does not have enough community centers or swimming pools
194	I strongly support a bike park or pimp track, as there is nothing like this currently in salem
195	Lots of bike trails (cement - 4 foot wide to allow two recumbent tricycle to pass each other) with a few low difficult climes and declines
196	Would really like to see a quiet area, meditation garden, calming water feature as opposed to a splash pool, possibly a labyrinth; and as many walking/hiking trails as possible - leaving as much of the area as natural as possible for the sustenance of local wildlife.
197	I believe a bike park/pump track would be a great addition to the parks in the area - an addition that does not currently exist in any other parks in the area. There are no shortage of soccer/baseball/basketball/softball fields, but no where for riders of all ages and ability levels to ride and improve their skills.
198	Disc golf course would be something I would use a lot
199	Soccer fields should be multi use Football soccer and Lacrosse
200	A swimming pool is a much needed facility for south Salem families.
201	Rather than building with full infrastructure, perhaps a covered area with wash basins, food prep counters, and fire pits.
202	After hearing information presented at the last meeting I believe the city and neighbors should be selective with the amenities that are added to this park property. I would hate to see an attempt to add as much as possible because a study shows a need. Rather, let's be thoughtful about the space and what would be best for the land. Let's make this a remarkable park. The best in the city. While I understand the city has a need for baseball fields I think these should be added to another park property. The Fairview property is an ideal location for a swimming pool / swimming pool and community center. This amenity in addition to the neighborhood park amenities would be a welcome addition to Salem. And finally offer a similar recreation option to other cities like Bend and Corvallis. And offer a place for young and old to enjoy year round. We likely cannot have it all. So let's divide and conquer and put some needed amenities at this park (swimming pool) and other needed amenities (baseball fields) at another park(s).
203	Disc Golf!
204	Fenced dog park
205	I wish we could keep LeBreton Hall
206	In zone 2, I would prefer to see 2 baseball fields and no softball. Or even 3 baseball fields with no soccer. This city doesn't need more softball fields, it NEEDS a baseball complex.
207	Drone fly-free zone where people can fly unlicensed drones without getting ticketed.
208	Nearly all other communities in the valley have city-owned and operated aquatic facilities and Salem does not - it is an embarrassment and needs to be corrected. There is a huge need for a facility such as this in Salem and the Kroc is NOT THE ANSWER.
209	Really support the bike trail. It is a unique park feature that could add important diversity to the park activities offered to residents and importantly to local youth.
210	more disc golf courses in Salem! but not here!
211	Swimming pool

Fairview Park Master Plan Survey 3

1. Do you generally like the Refined Concept Plan?		
Answer Options	Response Percent	Response Count
Yes	65.6%	105
Somewhat	28.8%	46
No	5.6%	9
<i>answered question</i>		160
<i>skipped question</i>		2



2. Is there anything you would change about the Refined Concept Plan?

Answer Options	Response
No	22.9% 35
Yes,	77.1% 118
	answered question 153
	skipped question 9

Number	Yes, this is what I would change:
1	Please add lacrosse lines to the soccer field
2	I would remove the off leash dog area and add a community pool. Salem is in desperate need of a city run community pool in which youth can learn how to swim.
3	Please add lacrosse lines to the field.
4	Add lines on soccer field for Lacrosse. Provide bacci court.
5	A path going around the back side of the soccer field to connect so you can make a large loop.
6	What about the wildlife in area? No one has addressed a plkan for the animals!!!!
7	Do enough people play pickle ball, is parking lot big enough
8	I would make the proposed soccer field a multi use field, and include lacrosse lines for use.
9	Hopefully the off-leash dog area is fenced. I am very allergic to dogs and if they touch me I get very ill.
10	Add lacrosse lines to the soccer field for dual sport usage please.
11	I have 3 boys who play or did play lacrosse. would love to see lacrosse lines added to the turf field. An up and coming sport here in Oregon and would allow more opportunities for playing lacrosse.
12	Adding lacrosse lines to the field. Also a place to play wall ball.
13	this town need more lacrosse fields.....added lines to the soccer field so both sports may be played. Lacrosse is becoming more and more popular
14	grandson and friends play lacrosse and it would be great to have a field lined for them to play. Lacrosse is becoming more and more popular
15	Put lactose lines in also!
16	Field with Lacrosse lines would be a great addition to our community and parks.
17	Additional restrooms near soccer field/baseball diamond to accommodate large numbers of players/fans when both areas are in use at the same time.
18	Add Lacrosse lines to the soccer field to allow for greater flexibility
19	Add lines for a lacrosse field
20	Add an additional Multisport turf field or at least a secondary grass field
21	Lacrosse lines on the soccer field. So that more groups could use the turf field. Lacrosse is one of the fast growing sports in Oregon.
22	Make element 8 multi-purpose, specifically line it for Lacrosse.
23	Include lacrosse field in sports field. Salem has several youth lacrosse teams and high school teams and field are in short supply.
24	Add lacrosse lines to the soccer field. Lacrosse is in desperate need of good fields to use.
25	Add lacrosse lines to the soccer field.

26	Add lacrosse lines to the field to meet the up and coming demands of this sport
27	<p>There needs to be a field and lines added to accommodate lacrosse. This is a vey popular sport and we are in desperate need of fields.</p> <p>Please add lacrosse to your list. It has become as popular if not more than baseball.</p>
28	I hope you add Lacrosse lines to the soccer field. There are a lot of places to play soccer including Wallace Marine Park which has massive areas specifically set aside for soccer. There are no parks for lacrosse and the sport is growing extremely fast. Thanks for considering the idea!
29	Make accommodations for the ability to have lacrosse games. There is a lot of kids playing the sport and lines on one of the fields would be great.
30	Add lacrosse lines to soccer field
31	Please add lacrosse lines to the soccer field.
32	Add Lacrosse lines to the soccer field.
33	Less dog park space
34	More general open lawn space for picnics, Frisbee golf, general play space
35	Add Lacrosse lines to the proposed soccer field
36	Getting at least the soccer field lined for lacrosse.
37	Make sure the turf field can be utilized for multiple sports (ie. lacrosse)
38	PLEASE - include Mens/Boys Lacrosse Lines on any turf field. I dod not beleive there is one field in Salem, including all schools that has legal lacrosse lines. All HS Schools play on football fields that are (1) too narrow and (2) too long.
39	I would like to see the turf soccer field also have lacrosse lines installed
40	I would like to see a lacrosse field. This sport is becoming very popular
41	Add lines on field for lacrosse, it is a growing sport in the are and finding a field to play on is challenging. Add another covered picnic area, more soft path for walking and running like bush park has. Will there be picnic tables and benches near the playground or only the one small covered area?
42	<p>Make #8 a lacrosse and soccer field.</p> <p>I would like to see a couple tennis courts be added and this could be accomplished by decreasing the size of the dog area.</p> <p>***I would love to see some lacrosse lines added to the soccer field. This is an up and coming sport in our area and it would be great if this new park had some elements of that!</p>
43	Add Lacrosse field
44	Line the soccer field for lacrosse
45	You need lacrosse lines on the field
46	Lacrosse fields,we need to bring in tournaments that bring in funds for Salem
47	I think that a lacrosse field should be incorporated into the city park plan. Lacrosse is a popular sport in the Salem area.
48	<p>two things... consider adding lines for lacrosse onto the soccer field to make it more flexible and consider adding a wall for outdoor racquetball</p> <p>(http://worldoutdoorracquetball.net/news/2011/04/vegas-group-hits-the-courts-prior-to-nationals)</p>
49	Tennis courts instead of pickleball. Or one court that could double as a pickleball court. Salem does not have enough tennis courts.
50	Add Lacrosse Lines to the Soccer Field

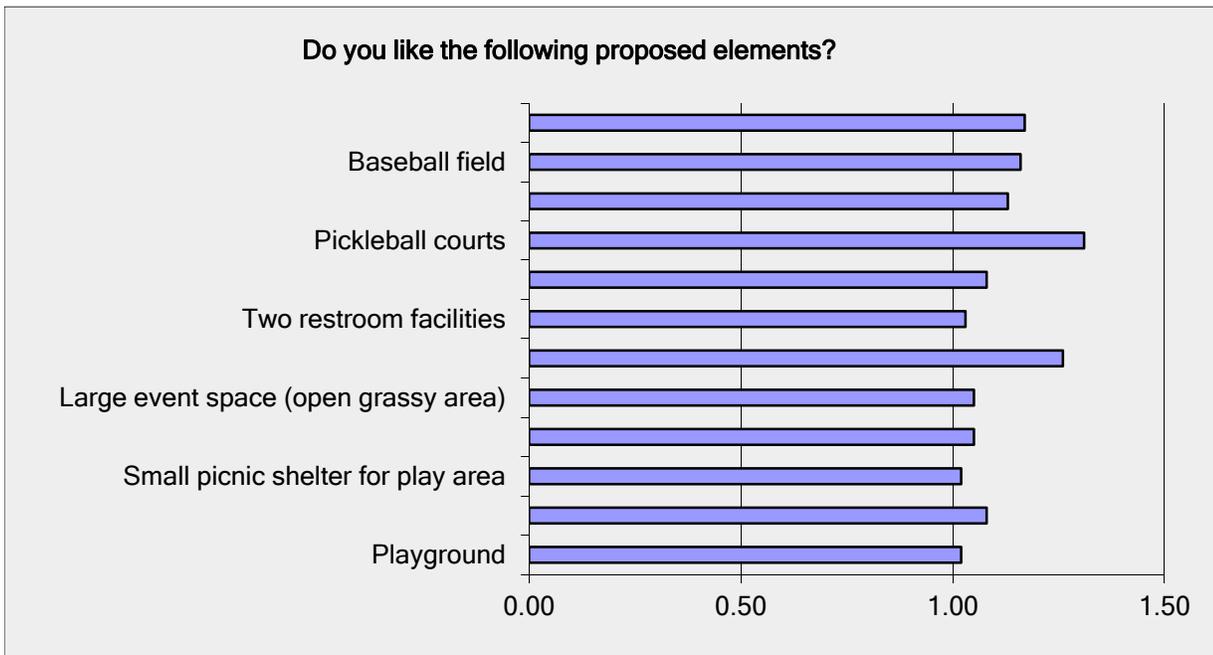
51	Please add lacrosse lines to the soccer field. Lacrosse is the fastest growing team sport in the country, and it is growing here in Salem. Also, is there adequate parking if events are happening at both baseball and soccer fields at the same time? Thanks
52	I would add lacrosse lines
53	Is it possible to add Lacrosse lines to the soccer field? Lacrosse is big and only growing in the Willamette Valley.
54	Huge need for lacrosse venues. Largest growth sport in the US and in Salem - especially South Salem. Silly not to stripe the soccer field for lacrosse. Splash fountain would be too much expense and maintenance.
55	I would like to see a secondary soccer/lacrosse field.
56	larger splash fountains and water play area. This is a very popular during the summer at Pringle park in the summer.
57	no soccer field
58	Needs a disc golf course
59	More than 2 restrooms. Equal amount of tennis and pickle ball courts
60	That the building slated to be demolished be saved and put to use.
61	I'm curious why pickleball courts and not tennis courts? Was that feedback from more trendy athletes? (I'll probably never use either, so I don't have a strong opinion). Two other things that aren't my favorite is the distance from the playground bathrooms to the parking (as a mom with young children who will get wet and dirty it looks like a longer way to haul diaper bags and changes), and I'd like to see the basketball courts closer to the playground (maybe switched with pickleball?) so that as a mom I would feel more comfortable letting older kids go play basketball while I'm on the playground.
62	Change the direction of the pickleball courts to be north and south otherwise the sun will make them unplayable at prime playing times. Also, please offer more pickleball courts. Four isn't enough compared to other cities. It is a marvelous sport and very family friendly, much more than tennis (in my humble opinion).
63	Add dirt BMX area for children and teenagers
64	What level of play is the baseball field? How many people play volleyball in Salem? Need two tennis courts.
65	Please consider adding another restroom over by the children's play area.
66	Extra kids play
67	I would really like to see the tennis court come back and more soft trails for running and biking; the earlier plans had a better balance of paved and soft.
68	Orient the courts north-south
69	Reduce the dog park
70	I would also add a picnic shelter in the vicinity of the baseball, tennis, pickle ball area. See comments below about the pickle ball/ tennis courts. I believe there should be 8 pickle ball courts as well as 2 tennis courts! It seems that a huge amount of space is dedicated to the dog park. Since that space is available at Minto Brown, I'm not sure it's necessary here as well.
71	Add a bark chip running trail around the perimeter like Bush Park
72	I would eliminate the soccer field and add a 2nd baseball field. This city is in desperate need of decent youth baseball fields and does not need yet another soccer field.
73	With pickle ball growing in popularity especially with an aging population (vs. tennis) perhaps more than 4 pickle courts. Also a north south orientation will see them used more fully as east/west gives sun-in-the-eyes problems.
74	Really hoping for a pool for South residents. Also a tennis area. Already lots of soccer areas in Salem.

75	Create more open space and remove the single use baseball field (7) from the plan. Build a real outdoor amphitheater complete with seating, covered stage, and proper electrical access.
76	I think there needs to be more pickle ball courts. This game is becoming more and more popular, and other communities are building more, or wish they had done so earlier, to accommodate the demand.
77	Unless the city has plans for more pickleball courts in other parts of south Salem, I'd recommend at least 6-8 courts be built at this location. It's good that the courts are laid out in a north-south configuration so they can be utilized during all daylight hours.
78	You must add pickle board courts if you want to be a modern community attracting active and healthy people. Do a quick survey of communities in Oregon and will find this is a growing sport. Even Black Butte Ranch took out several tennis courts, building 8 pickle board courts.....in your plan, 4 is not enough.
79	Remove soccer field. Replace with baseball field
80	I support a fenced dog park to improve safety for dogs, drivers and park patrons.
81	Where is the space for bikes? I see a "soft trail" at the north end of the park, but nothing else which could be used by bikes - and no bike park area. It appears that the proposal for a bike park area gave way to a dog park and "event space". Salem already has a sizeable dog park area at Minto Brown; and Keizer has an area at Keizer Rapids Park. No one has a bike park of the type that was proposed. And I'm unsure what an "event space" is supposed to be for, when there is a venue for something like that in Riverfront Park.
82	Salem has enough baseball diamonds - I realize you are trying to compromise but there is no need for more baseball. Add another soccer field instead.
83	Please make sure that the pickle ball courts are north/south. Thanks!
84	Soccer is over represented in this city where Football and a true Native game Lacrosse is not. A football/lacrosse field should be included because once it is called a soccer field no one else will get a chance to use the space! And off leash dog area wow I thought all parks were just this as anytime I've been to a city park 85% of the animals are off leash!
85	Would loved to have seen disc golf included
86	Would make both sports fields multi use sports fields for soccer/football/ lacrosse/ baseball/soccer
87	Abicycle pump station or two would be nice nice.
88	Add a disc golf course.
89	Change baseball to softball.
90	There is WAY too much parking; less space should be taken up by parking to leave more trees and open space. Parking is ugly and parks are supposed to be pretty. Use on-street parking and promote walking and biking to the park to decrease need for large parking lots. The amount of parking in this plan is ridiculous.
91	Would still like to address additional baseball or softball fields.
92	Keep the dog park whole. Dogs learn how to get along just like humans.
93	Artificial surface soccer field Perimeter running trail (A la Bush Park) Stage/capacity to light stage area
94	Excellent concepts
95	Add tennis courts
96	I guess this will satisfy the sports teams and I just hope there is enough parking for those that also want to walk the trails.

97	1. Parking closer to dog park 2. History Plaza seems isolated from majority of park users; move to more visible location 3. One sand volleyball court seems adequate 4. 2 pickleball courts should be adequate (or more than..) 5. Make restrooms by ball fields adequate size for potential numbers using the facilities
98	Tennis Courts
99	I would reduce the size of the dog park
100	Overall, I think it looks great. It has a nice, informal flow to it, and you incorporated new ideas - volleyball and pickleball, which I think are great. I would like to see a row of shrubs placed between the sidewalk and large parking lot off Strong Road. It would provide a noise and visual buffer for the neighbors. Also, trees should be placed near overhead lights by the baseball field to block night-time lights for the neighbors.
101	remove official organized sports areas - open spaces that can be used for whatever activity users desire. There are plenty of org. sports fields in town, a place to relax and play would be better. Sand volleyball courts = needles and cat poop - - just grass please
102	I would eliminate the off-leash dog area and use the area for an additional soccer field. There are not enough soccer fields in the Salem-Keizer area for the growing popularity of the sport.
103	Increase amount of 'soft trails' and decrease paved trails.
104	Provide more clearly defined cycling access, with considerations for topographical access issues both within and beyond the park area.
105	I would add another restroom.
106	Seems like it would be possible to change the baseball and soccer fields into a multi purpose (combine both baseball and soccer) making potential for two baseball fields or two soccer fields. Very necessary for the community.
107	A pond would be nice. Something to bring more nature to the park. With benches and flowers around it. A lot of space seems to be taken up by the soccer and baseball field, so something to balance that would be nice.
108	Add tennis courts. If it's a trade off, tennis is better than sand volleyball.
109	More soft trails
110	More soft surface trails and trails that go around the perimeter of the park. Most of the trails look like sidewalks or interior paths.
111	Better trail layout
112	Pickleball courts should run north/south, not east/west
113	Change pickleball to tennis.
114	why does the historic buildings all have to come down
115	Not necessarily a change, just ground truth the aspect of the ball field/court in relationship to the late afternoon sun.
116	Much more space left undeveloped. More trees, more native plants. Less pavement; less compacted, developed "planned use area". this plan is high maintenance - Salem cannot afford high maintenance.
117	Off street parking....somehow.
118	Add a tennis court to the pickleball scenario

3. Do you like the following proposed elements?

Answer Options	Yes	No	Rating Average	Response Count
Playground	151	3	1.02	154
Splash fountain	139	12	1.08	151
Small picnic shelter for play area	151	3	1.02	154
Reservable, large picnic shelter	142	8	1.05	150
Large event space (open grassy area)	143	8	1.05	151
Two sand volleyball courts	111	38	1.26	149
Two restroom facilities	150	5	1.03	155
Basketball courts	137	12	1.08	149
Pickleball courts	101	45	1.31	146
Soccer field	126	19	1.13	145
Baseball field	123	24	1.16	147
Dog park	122	25	1.17	147
<i>answered question</i>				158
<i>skipped question</i>				4



4. Do you like the location of the proposed elements?

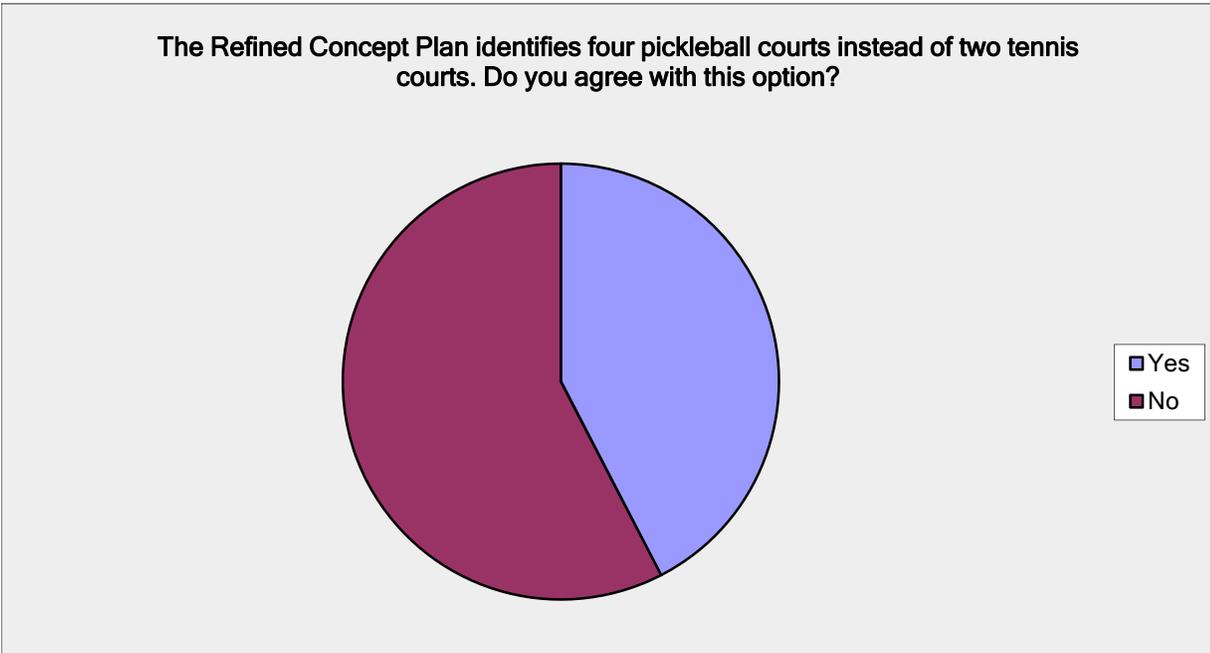
Answer	Response Percent	Count
Yes	79.9%	123
No,	20.1%	31
	<i>answered question</i>	154
	<i>skipped question</i>	8

Number	No, and this is why:
1	No one has any plans for dealing with the wildlife in a Fairview planning! Why not???
2	I would like to see Lacrosse lines on the soccer field so that it could be used by multi groups .
3	More than one basket ball court with lights for night play. Why are we investing in a relatively new game, when there are no basket ball courts in Salem?
4	I would like to see a second soccer/Lacrosse field.
5	Love that your doing pickle all courts. Please add the lines for lacrosse
6	I think you should have a play ground on both sides of the park instead of just one area to spread out the people
7	Seems to be an overabundance of dog space. It would be better to have a smaller play area near the baseball and soccer fields instead of so much dog space. Even Bush Park has 3 playgrounds spread throughout the park! A tennis court could be added there and keep the pickle ball courts as is. It will be really beautiful and I can't wait! We live very close to where this park is and are super excited!
8	Need to have a Lacrosse field
9	Needs more space, fields, expansion area and more parking!
10	The plan seems ok. A lacrosse field should be incorporated into the plan. Lacrosse and soccer fields are the same size. The soccer field should be changed to a lacrosse/soccer field so multiple sporting team can access and utilize the field.
11	soccer field and baseball will draw too many people all the time - teams practicing and competing - the parking will be a problem , organized sports have lots of places to play - let people relax and enjoy nature baseball seems less impactful if one must stay
12	See precious comment
13	See above. Also, sand attracts felines. I would change the volleyball into pickleball.
14	Can't tell from the plan. What are Baseball Field dimensions.
15	Pickleball is the fastest growing sport in the US. I think you'll find that 4 courts will quickly become over crowded. Bend has built 18 courts at Pine Nursery Park. Sunriver has 6 and is now searching for space to expand. We have been playing in Albany (weather permitting) and they have 6 outdoor courts and we always have players waiting. Please reconsider the plan and build at least 8 courts. I would suggest that the courts be oriented NORTH/SOUTH rather than East/West. this is no different than how tennis courts are designed. Under the current plan the courts will be unplayable in the early morning and late afternoon. Thrilled with the idea of pickle ball courts in our community!
16	You need eight p[ckel board courts
17	See my comments above.

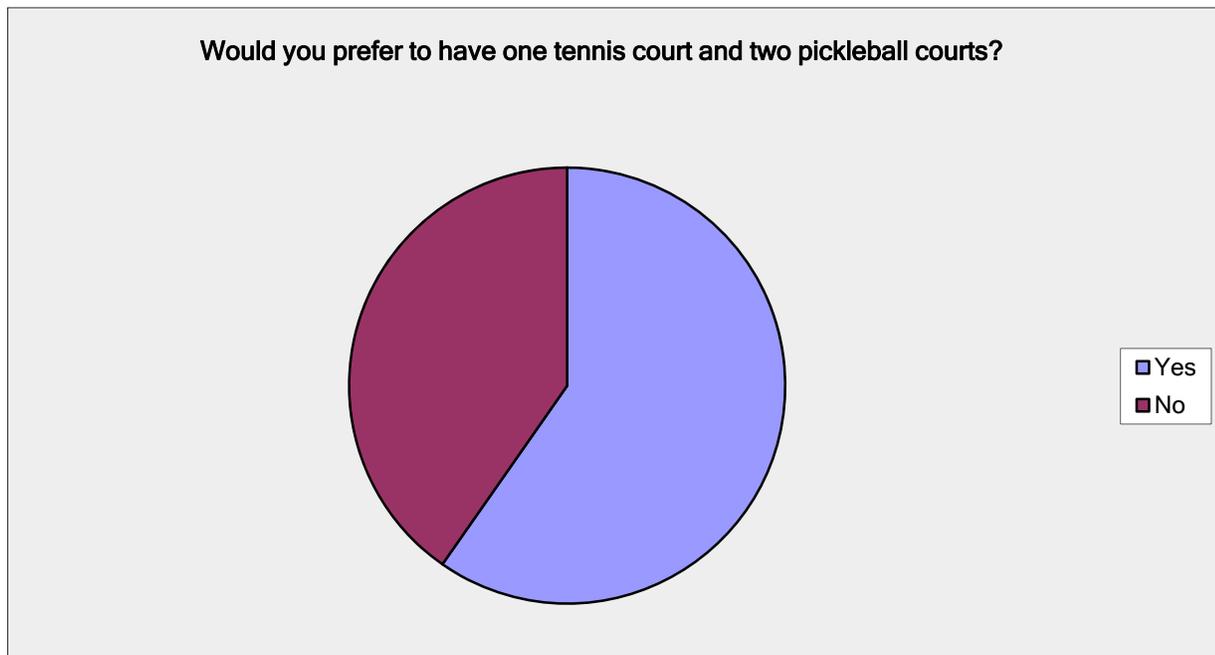
18	Because a 1000+ year old Native(to North America) sport is once again being ignored, and maybe if it had some support from the city it could become much more popular! Lacrosse instead of another soccer field! Also sand volley ball and pickleball get spots but Disc golf is overlooked.
19	It's ok
20	Would put play ground area closer to sports fields as this allows parents with younger siblings to watch games and enertain the kids.
21	See above about relocation of history plaza and dog park parking
22	Don't know that Pickleball will be a sport that wil lbe popular and sustained long enough to sufficiently utilized . justify the space and expense. I think Tennis is a proven well-known and popular sport that would most likely lead to maximum utilization of space. However, I guess the space could be converted to Tennis or other use.
23	Will there be enough parking for dog park?
24	I like the locations, with a couple exceptions: I think the reservable picnic shelter should be near the playground/splash fountain. It seems out of place near the event space. I think the splash fountain should be in full sun. The proposed location looks like it would get a lot of shade.
25	Too much specific use area
26	Many of the sports fields around the city are already under-used. If those fields need improvement in order to make them more useful, then put some of the funding for this project into their improvement, and retain this as a more natural area focusing on a quieter kind of enjoyment. Include more picnicking areas featuring native vegetation. I do love the inclusion of pickle ball courts, as there are none in Salem now. Please assure us that small dogs will have their own sizable off-leash area.
27	See above re: pickleball courts
28	the pickleball courts should be oriented on a North South axis, not east/west.
29	Be careful of baseballs hitting people at the volleyball court and history plaza.
30	Too much development. In a city that struggles to maintain existing facilities, this plan is impractical and too expensive - both to develop and definitely too expensive to maintain. Remember, all Salem parks still must close in the winter due to lack of funding for maintenance.
31	Skip the dog park, put in parking. Encouraging dogs will encourage people to let them in the whole area....unfortunately many don't clean up after their dogs.

5. The Refined Concept Plan identifies four pickleball courts instead of two tennis courts. Do you agree with this option?

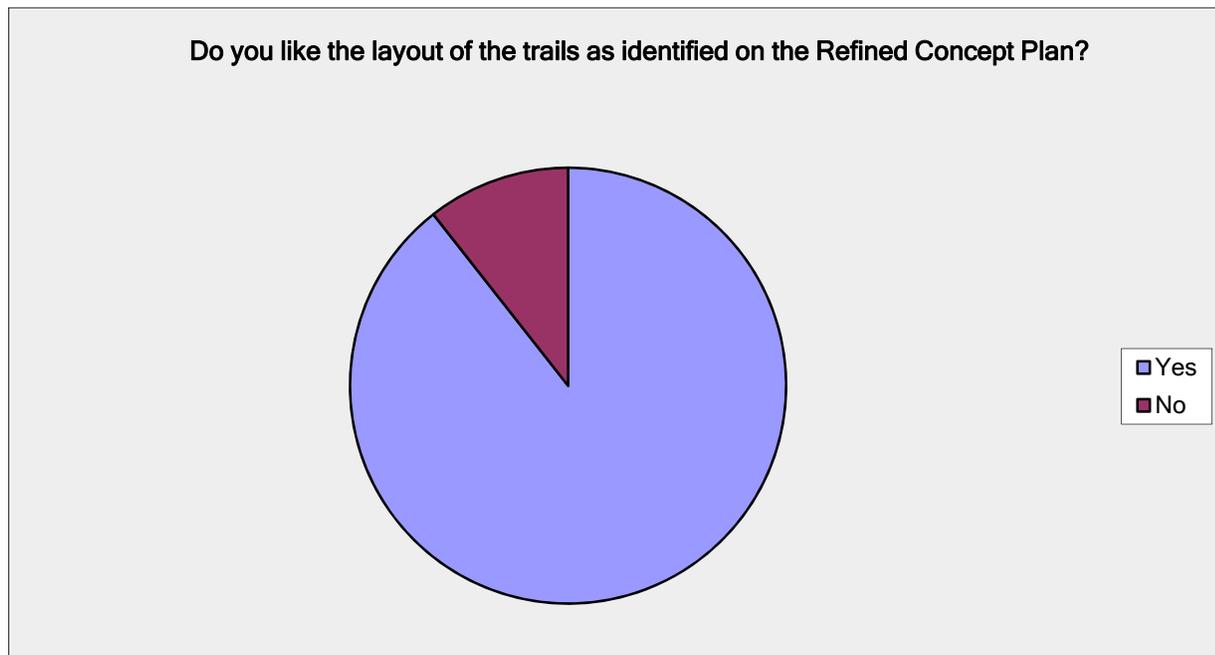
Answer Options	Response Percent	Response Count
Yes	42.4%	64
No	57.6%	87
<i>answered question</i>		151
<i>skipped question</i>		11



6. Would you prefer to have one tennis court and two pickleball courts?		
Answer Options	Response Percent	Response Count
Yes	59.7%	89
No	40.3%	60
<i>answered question</i>		149
<i>skipped question</i>		13



7. Do you like the layout of the trails as identified on the Refined Concept Plan?		
Answer Options	Response Percent	Response Count
Yes	89.4%	135
No	10.6%	16
<i>answered question</i>		151
<i>skipped question</i>		11



8. Is there anything you would change about the trail system in this Plan?

Answer Options	Response Count
	54
<i>answered question</i>	54
<i>skipped question</i>	108

Number	Response Text
1	Why do we need the trail between 1. And 5?
2	Is it possible to make a complete a loop around the park? That would be nice. Also, it would nice if the paths are bicycle friendly for families with kids.
3	Wildlife planning continues to be ignored!
4	Should go around outside of soccer field
5	no
6	No
7	No
8	No
9	No
10	No
11	Could there be more?
12	Distance markers would be great. Could incorporate some cross training items on trail for pull-ups etc.
13	No
14	no
15	Just create an easy way for runners to circle the park safely in its entirety.
16	No
17	none
18	doesn't appear to be a perimeter walk option for max exercise opportunity
19	In EVERY way and at all times, encourage bike paths (which also second as disabled walkways).
20	Summer Water fountain for kids
21	more soft trails for running and biking; the earlier plans had a better balance of paved and soft.
22	Expand the trails and reduce the dog park
23	Create a perimeter soft trail like Bush and Wallace
24	Have more than 4 pickles.
25	No
26	You must have 8 courts for pickle board
27	See my comments above.
28	See previous comment.
29	No
30	Looks good.
31	Need to show trails better; more pathway
32	Should have gates through fencing surrounding dog park on the north and south edges. If there were a gate on the north side, there should be a trail from picnic shelter in the event space area to the gate.
33	Full loop soft surface

34	Looks good
35	Well thought out and excellent!
36	No
37	It is hard to be sure where they are.
38	Maybe extend trail around basketball court (? east side)
39	Additional trails for longer running/walking potential. Difficult to tell distance based on map but would like to see minimum 5 mile loop.
40	Expand into the dog park area.
41	There doesn't appear to be a trail linking the parking near Old Strong Road to the play area. The three trails parallel to each other between the parking lot off Lindburg and the Event Space seem crowded, and take away from the open feeling of a park. I'd eliminate the middle trail.
42	more trails
43	As above, make more of them soft trails
44	Add more trails and a variety of vegetation. Include a pond within the low point area where the run-off currently passing through will be better utilized as a wet-land area, or even some access for canoes and/or kayaks.
45	Less pickleball and more tennis.
46	More soft trails, maybe jogging loop
47	More soft surface trails and trails that go around the perimeter of the park. Most of the trails look like sidewalks or interior paths.
48	connect Strong with Old Strong directly improve connections to surrounding nbhds
49	More soft trails
50	nope
51	Add a trail connection to the industrial/commercial businesses so employees can easily be healthy and take walks on breaks rather than walking all the way around the block to get to the park.
52	No trails are needed in such a small space. Let people make their own trails. Or none.
53	Distance markers
54	Add a perimeter trail

9. Do you have any other comments about the plan or the planning process?

Answer Options	Response Count
	<i>answered question</i> 70
	<i>skipped question</i> 92

Number	Response Text
1	No
2	I like that you are getting community feedback. I haven't been able to make the meetings, but it is nice to leave feedback online.
3	Wildlife planning missing. Deer, turkeys, coyotes, etc. Why are you ignoring this "population"?????
4	Thank you for considering community input. Turf fields are in high need for youth and high school sports city wide.
5	Keep the dog options away from the rest of the park!
6	Adding lacrosse lines to the soccer field, and adding a place for lacrosse. The fastest growing sport in the U.S. Not to mention the oldest sport in the U.S.
7	As said earlier due to lack of lacrosse fields adding lined would help support this sport, thank you for your considetation
8	Adding Lacrosse lines to the field space
9	Please add regulation lines for high school Lacrosse on the soccer field so that it can be used for Lacrosse games, too. Lighting the field for evening practices/games would be useful, too, for increased availability/use.
10	No
11	<p>Please consider that sports fields in a city park should not specify a single sport. They should accommodate and be designed for multiple sports. Our community has a large need for more sports fields for youth sports programs. Focusing specifically on soccer reflects a lack of support and interest in a very large segment of our population and a focus only on one sport.</p> <p>New city park fields should be at least built to accommodate the three largest field sports for youth including football, soccer and lacrosse. Building fields should include the size to accommodate all of these sports and turf fields should include the built in lines for at least the basics of each of these three sports. Baseball is more specific and less multi purpose, additionally there are several quality option for baseball/softball that already exist.</p> <p>Please build parks that seek to enhance the experience and resources of the widest range of the community. I think it is great that a field is included but quality athletic fields that accommodate football, lacrosse and soccer woefully under available.</p> <p>I would go so far to say that eliminating the pickleball, tennis courts and baseball field to allow room for an additional "multisport field would better fit the needs of our community, particularly the youth larger athletic programs that serve them.</p>
12	No
13	Include lacrosse field in soccer area More basket ball courts
14	LaCrosse lines on the soccer field, to make it more multi-purpose!
15	No
16	Add lacrosse lines to soccer field
17	Make sure the soccer field is lined for boys and girls lacrosse as well. Fastest growing sport in America.

18	Just try and make the fields and open spaces as multi-purpose as possible. (ie. lacrosse)
19	It would be good to have lacrosse lines on the turf field. Fastest growing sport in the NW per capita, even faster growth than soccer.
20	Everyone seems to be working hard and while I have not been able to attend the meetings, I really appreciate this survey as a way to let my voice be heard! Thank you!
21	We have a large number of lacrosse players in the area. How could lacrosse lines be put in?
22	There needs to be lacrosse lines on the field
23	A soccer field that is lined for lacrosse would be ideal for hosting games for this growing sport.
24	Pickleball players have no location in Salem and are currently driving to Albany's Association. Lacrosse teams do not have areas to play as they are club sport not school. Please put lacrosse lines on the field in addition to other sports so it can be shared.
25	I would like to know why a lacrosse field was incorporated into the plan. Lacrosse lines should be added to the soccer field, so both sports can use the field for events.
26	Adding Lacrosse Lines to the soccer field is a relatively inexpensive way to double the usability and allow for more accessibility for the growing sport of Lacrosse
27	Having TWO sand volleyball courts seems like an unnecessary add, one would be sufficient. PARKING is very important and seems not enough for the activities that will be played. One game at any of these sport sites will fill the lot 75% of the time. If more than one game is going on, there will not be enough.
28	See #2
29	none
30	Thank you for allowing and encouraging community input on Facebook! It is not convenient for me to attend community meetings but I appreciate getting to be a part of the process!
31	Green spaces make cities welcoming and enlive social capital. Thank you for useful parks that draw people out and together.
32	This is exciting! I love the splash park and pickleball courts the most.
33	Please add dirt BMX area. Nothing around Salem area supports this
34	One tennis court is not enough, need two. What about lights for night play for tennis and baseball.
35	I understand desire for a dog park, but have concerns about the location & parking, and feel that the use by human residents, especially kids, gets compromised especially at busy times and with less well behaved dogs and owners. I would much rather see a less carefully developed and integrated park/natural area devoted to dogs, and keep this very needed park for kids. The space could be used as a bike/run circuit without much more infrastructure, or even to put back the softball field. I worry that sand volleyball in Oregon is a mess due to rain, animal access, maintenance needs and will be relatively underutilized due to weather.
36	Salem will outgrow 4 courts. Please put in 8!
37	Thank you for soliciting input.
38	I believe that 2 tennis courts AND 8 pickle ball courts would best serve this community as activity sports for a broader age group!
39	More pickle ball courts (8) and only 2 tennis courts
40	see the future with people biking to and from this area
41	If there is a tennis court, it should go north/south as well.
42	City is willing to add places for one fast growing sport yet leaves off others.
43	No
44	No
45	Less parking!! And ditch the pickle-ball courts. It's a fad. If you have to explain what pickle-ball is then clearly not enough people play it to justify building courts for that instead of tennis.
46	Think about amphitheaters more in the future.
47	Probably need more restrooms.
48	You can use a tennis court for pickleball. Mark the court for both.

49	Need additional restrooms beyond two. Fence volleyball due to potential cat issues.
50	Please do artificial turf & lights for soccer. Big community need. Running Trail could be a full loop. Probably need more parking for dog area.
51	Lots of thought has gone into this.
52	Yes, Recommend against consideration of addt'l baseball fields in this property. While more fields might net addt'l revenue to the community seasonally, fields otherwise simply sit there taking up space and consuming fiscal resources for continual year-round maintenance, fertilization, aereation, etc. Dedication of existing available sq. footage / acreage for more ballfields would not represent a prudent and / or appropriate use of the resource we, as a community, have to work within. Excellent work staff (Keith, Tracy, & Toni) Keep up the great work!
53	No
54	Appreciate your considerations and opportunity to give input. Hope Council members pay attention, particpate and don't delay like they did the Minto Master Plan (I got impression delay was disagreement over items anyone could have commented on during the process). Makes participants of the process feel as though we wasted time (and tax money) when the input of hundreds is overturned/ignored by a handful in power.
55	Thank you for providing opportunity for input.
56	The pickleball courts is a bold move, considering it hasn't caught on here as much as in other places. But I think its great. Having 4 courts in one park would allow for tournaments. Plus, it can be played year round, even when the court is wet, where tennis can't. Kids will love making up their own games on the courts. I think this plan does a great job of creating a natural, open look, while still incorporating many uses. It also does a good job of minimizing the impact of traffic, noise and night-time lights on the neighbors.
57	What are these park features going to cost and where are the funds coming from?
58	It will be a wonderful park. Why not keep it in line with the Pringle Community intentions and
59	Appreciate the off leash dog park for people with dogs.
60	Make sure soccer/baseball field is artificial turf! Not enough in our community compared to others.
61	Is the dog park fenced? It needs to be to keep our dogs safe. Also, if there is enough space, splitting the dog park into 2 sections, one specifically for little dogs, is nice to keep our small dogs safe.
62	good work overall
63	Salem needs some real pickleball courts. These would be the first.
64	Excellent job developing the master plan for this park! Keep up the good work.
65	pickle ball may not be a good outdoor sport, unless we are hoping and praying for windless days.
66	any plan to instill the historic past of this site?
67	Please leave well enough alone. Native trees, native plants. Keep the invasives under control and leave the open space for all to enjoy.
68	No.
69	The problem I have with this survey is that for some reason I can not go back and forth to the concept drawing. Is this intentional?
70	I think staff has done a fabulous job, especially Ms. Whitler.

APPENDIX B

Public Meeting Summaries

memorandum

date 12/01/15
to Keith Keever, Salem Parks Operations
from Tracy Johnson, ESA Vigil-Agrimis
subject Fairview Park Master Plan – Public Meeting 1 Summary

Purpose

The first public meeting was held on November 18, 2015 at Pringle Hall. It was intended to set the stage for the Fairview Park Master Plan, by providing background information on the proposed park classification, the site context, existing conditions, and potential park program elements. Meeting attendance was good, with 40 to 50 people in the audience. Topics presented included:

- ❖ Fairview Park will be a 27 acre community park, which means that it is intended to provide active recreation and ballfields to residents within a 1.5 to 3 mile-radius, as well as providing neighborhood park amenities to nearby residents.
- ❖ Fairview Park is located in the Morningside Neighborhood, and will serve many other neighborhoods within south and central Salem, including: SCAN, Faye Wright, South Gateway, SESNA, SEMCA, South Salem, Sunnyslope, and SWAN.
- ❖ Sustainable Fairview is a master planned community to redevelop the former Fairview Training Center, previously owned by the State of Oregon.
 - The original community master plan was for the entire 275 acre site. The existing Pringle Creek Community north of the park and the Heritage School to the west of the park are the only existing development on site.
 - The plan included mixed use development, sustainability goals, alternative/non-motorized transportation, preservation of natural features, and parks and greenways throughout the community.
- ❖ Background information and Summary of Existing Conditions:
 - The park is located along the northeast boundary of Sustainable Fairview. It is bounded by Old Strong Road, and the proposed Lindburg and Strong Roads within Fairview.

- The park features a large number of mature trees. Large groves in the north portion of the park have been identified as significant and are intended to be preserved. The park master plan will preserve as many other specimen trees as possible in the final plan.
 - The park has several high points that offer views within and across the site, and to the Cascades east of the park.
 - West Pringle Creek runs along the east edge of the park, between Old Strong Road and the east property line. The creek is ditched and in a degraded condition. There is no mapped floodplain and no significant wetlands within the park.
 - Site soils are predominantly silt loams and moderately to well drained throughout most of the site. Hydric soils with poor drainage are located along the creek.
 - The park site has undulating topography at approximately 5 to 10% slope across the majority of the site. Steep banks, 10-20% slope, drop down to Old Strong Road along the east edge of the park.
 - One existing historic building is located on the site, Le Breton Hall. The building is being evaluated by the City to determine structural and seismic renovation needs, and for potential rehabilitation and reuse.
- ❖ Summary of potential features:
- Standard features in a community park include: group picnic shelter, basketball court, restroom, site furnishings, parking, sports fields, open turf area, multi- use and pedestrian trails, soft trails, playground and security lighting.
 - Optional features that may be included in a community park are: tennis court, disc golf, volleyball, horseshoe pits, bocce/ petanque courts, splash fountain, community garden, dog park, skate park, amphitheater/stage, sports/activity lighting, BMX or mountain bike trail, concessions, community center, swimming pool.
- ❖ Summary of Park System Needs
- The Comprehensive Park System Master Plan identified current and future park and recreation needs for the City.
 - Community parks were the most needed park type. Acquisition and development of a community park in the Fairview area was a high priority.
 - A high need for many recreation features was also identified. Highest priority items to serve current needs were dog park, baseball, softball, soccer, and swimming pool. Disc golf and splash fountain were lower priorities.
 - Recreation facilities were also evaluated for geographic distribution. There are no City owned softball or baseball fields in south Salem, one soccer field, and one splash fountain. There are disc golf courses at Woodmansee and Cascades Gateway, the two closest parks to Fairview.
 - Potential locations for amenities were also evaluated. Baseball, softball, soccer and disc golf are all potential elements to be included in the Battle Creek Park Master Plan which will commence later this winter. A skate park is included in the master plan for Woodmansee and a fund for future development has been established for that site.

❖ Questions and Comments:

- Why this location – What about the Hillcrest property that probably will become available sometime in the future?
- Why is this part of the property the portion that is being looked at for development?
- Why is the location so far from the Sustainable Fairview neighborhood?
- Can a skate park be included?
- What about access and parking? It doesn't show parking on the maps that are here.
- Swimming pools – Does the city need swimming capacity? Is it possible a pool would be included?
- This property is near the Hilficker property that has been left undeveloped for years. How does this relate?
- How is this related to development of the Battle Creek Property. Is this duplication?
- Is it cost effective to operate swimming pools?
- Do the uses proposed as possible for inclusion meet the goals of Sustainable Fairview?
- Rugby hasn't been mentioned. What about a field use for rugby?
- What is a realistic timeline for actual development of Fairview Park? (this question also included the issue of funding)
- Would it be possible to seek donations and would it be helpful?
- Why are we going through this process of a master plan before the city actually owns the property and without funding or a timeline to complete the park?
- How often are park elements (i.e. basketball courts, soccer fields, picnic areas, etc.) actually used?
- What is the difference between "school" and "public" facilities, and how do we count those in the CPSMP as usable facilities?

❖ Next Steps:

- There are numerous ways to stay informed and opportunities for the public to provide input as we develop the master plan:
- Four public meetings are scheduled. Meetings will be held at 630pm at Pringle Hall. Future meeting dates are below:
 - December 16, 2015
 - January 20, 2016
 - February 17, 2016 (if needed)
- New on-line surveys will be posted on the project website following each meeting.
- Ideas and comments can be sent directly to the Parks Department at any time.
- Comment Forms will also be available at each meeting.

City of Salem staff present: Keith Keever, Jerry Stutzman, John Kleeman
ESA staff present: Tracy Johnson, Roman Gutierrez

memorandum

date 12/17/15
to Keith Keever, Salem Parks Operations
from Tracy Johnson, ESA Vigil-Agrimis
subject Fairview Community Park Master Plan – Public Meeting 2 Summary

Purpose

The second public meeting was held on December 16, 2015 at Pringle Hall. The presentation provided a recap of the first meeting, summarized public feedback from the first meeting and the online survey, and described four draft concepts. Meeting attendance was good, with 30 people in the audience. Topics presented included:

❖ Public Input

- The survey was posted after the first meeting and has had over 225 responses to date. It will be retired and replaced with survey two in the next few days.
- Questionnaires were collected from 35 people at the first meeting.
- Survey questions asked about preferences and priorities for features to include in Fairview Park. Top priorities, in order were: soft surface trails, disc golf, dog park, swimming pool, splash fountain, volleyball, BMX/ Bike Trail, soccer, baseball, and exercise stations.
- Ball field preferences, in order: soccer, baseball, softball.
- There is moderate support for synthetic turf, and strong support for sports field lighting.
- Concerns were expressed about potential carcinogens associated with synthetic turf.

❖ Potential Park Features:

- The Site Analysis map presented at the first meeting was briefly reviewed.
- The site analysis presented in the first meeting was used to divide the park into use zones, depicted on the Use Zone map.
 - Zone 1 is the narrow, flat section between Lindburg road and the existing trees and is suitable for smaller neighborhood park amenities.
 - Zone 2 comprises the central and southern portions of the site. This is the only area large enough to accommodate ball fields, but may also include smaller and support amenities.

- Zone 3 is the eastern portion of the site along Old Strong Road. This zone is long and narrow, and separated from the rest of the park by steep slopes. This area will be connected by trail to the rest of the park.
- The potential site features were divided between the use zones to guide concept development.

❖ Summary of Concepts:

➤ **Concept 1**

- **Zone 1**
 - (1) Basketball
 - (2) Tennis
 - On- Street Parking (20 spaces)
 - Playground
 - Picnic shelter
 - (2) Sand Volleyball
 - Amphitheater / Event Space
 - Splash Fountain
- **Zone 2**
 - Restrooms
 - Picnic Shelter
 - Parking (140 spaces)
 - (1) Baseball
 - (1) Soccer
- **Zone 3**
 - Off-Leash Dog Area
 - Small Dog – ~ 1 acre
 - Large Dog – ~3.25 acre
 - Parking (2 small lots, 40 + 10 spaces)

➤ **Concept 2**

- **Zone 1**
 - Community Center or Pool
 - Parking (70 spaces)
 - (2) Basketball
 - Picnic shelter
 - Playground
- **Zone 2**
 - Dog Park (2.5 acre)
 - Picnic Shelter
 - Restroom
 - Parking (120 spaces)
 - (2) Soccer
- **Zone 3**
 - Bike Park / Pump Track
 - Parking (20 spaces)

➤ **Concept 3**

- **Zone 1**
 - On-street parking (20 spaces)

(2) Sand volleyball courts
Community Center or Pool
Parking (40 spaces)
Splash Fountain
Playground
(2) Picnic Shelters
Restroom

▪ **Zone 2**

(1) Baseball and (1) Softball Fields or (2) Baseball Fields
Restroom
(2) Basketball courts
(2) Tennis courts
Parking (100 spaces)

▪ **Zone 3**

Disc golf - 9-Hole (~5 acres, 1700 feet long by 120 feet wide)
Parking (20 spaces)

➤ **Concept 4**

▪ **Zone 1**

Playground
Picnic Shelter
Splash Fountain
Restroom
(1) Tennis
Parking (70 spaces)
(2) Basketball
Picnic Shelter
(1) Soccer

▪ **Zone 2**

(2) Softball
Parking (60 spaces)
Restroom

▪ **Zone 3**

Soft Surface Trail loop – ¾-mile
Parking – Lot 1 (10 spaces)

- Parking – Lot 2 (15 spaces)

❖ **Questions and Comments:**

- Ballfields seem to be a low priority, why are they included on all concepts?
- The dog park seems small and like a conflict with other uses.
- Have you determined the difference in maintenance costs between these different concepts?
- Have you determined what the surfacing types and widths will be for the different trails?
- Will the park comply with Fairview sustainability regulations? Will you not use pesticide or herbicide on the site?
- Will the master plan include riparian plantings along West Pringle Creek?
- Can we focus one park on sports complex and one on the other recreation uses [between Battle Creek and Fairview]?

- Please include recommendations to widen Reed Road with bike lanes to improve non-motorized access from outside Fairview to the park.
- Longer loop trails are appreciated. Can you add a loop trail around the entire park?

❖ Next Steps:

- Future Meeting Dates have changed. Meetings will be held at 630pm at Pringle Hall. Future meeting dates are below:
 - **CANCELLED:** JANUARY 20, 2016
 - **NEW DATE:** February 3, 2016
 - **CANCELLED:** February 17, 2016 (if needed)
 - **NEW DATE:** March 16, 2016 (if needed)
- A new on-line surveys will be posted on the project website within the next few days.
- Ideas and comments can be sent directly to the Parks Department at any time.
- Comment Forms will also be available at each meeting.

City of Salem staff present: Keith Keever, Toni Whitler, Patricia Farrell
ESA staff present: Tracy Johnson

memorandum

date 2/16/16

to Keith Keever, Salem Parks Operations

from Tracy Johnson, ESA Vigil-Agrimis

subject Fairview Community Park Master Plan – Public Meeting 3 Summary

Purpose

The third public meeting was held on February 3, 2016 at Pringle Hall. The presentation provided a recap of the first and second meetings, summarized public feedback from the meetings and the online surveys, and presented the refined concept plan. Meeting attendance was good, with 35 to 40 people in the audience. Topics presented included:

❖ Previous Steps:

- The Site Analysis map presented at the first meeting was briefly reviewed.
- The Use Zone map, Potential Park Amenities, and Concepts (1-4) presented at the second meeting were briefly reviewed.

❖ Public Input

- Two on-line surveys have been conducted, requesting input on content from the prior meetings.
- Questionnaires were collected from attendees at each meeting.
- Survey 1 summary:
 - Top priorities, in order were: soft surface trails, disc golf, dog park, swimming pool, splash fountain, volleyball, BMX/ Bike Trail, soccer, baseball, and exercise stations.
 - Ball field preferences, in order: soccer, baseball, softball.
 - There is moderate support for synthetic turf, and strong support for sports field lighting.
 - Concerns were expressed about potential carcinogens associated with synthetic turf.
- Survey 2 summary, preferred concepts for each use zone:
 - Zone 1 – Concepts 1 and 4 were the most popular
 - Zone 2 – Concepts 2 (soccer) and 3 (baseball and sport courts) were the most popular
 - Zone 3 – Concepts 2 (bike) and 4 (soft trail) were the most popular
 - The idea of a swimming pool or aquatic facility with community center was popular.

❖ Summary of the Refined Concept:

- Public input, and park system needs were used to select key elements to include in the refined concept. Paved and soft surface trails were included throughout.

- **Zone 1**

- Picnic shelter
- Restroom
- Splash Fountain
- Large Playground
- Parking Lot (50 spaces)
- On-Street Parking (20 spaces)
- Large / Reservable Picnic Shelter
- Amphitheater / Event Space
- (2) Sand Volleyball
- Site History Plaza

- **Zone 2**

- (1) Baseball field
- (1) Soccer field
- (2) Basketball courts
- (4) Pickleball courts
- Parking (100 spaces)
- Restroom

- **Zone 3**

- Off-Leash Dog Area – ~2 acre
- Parking (2 small lots, 30 + 20 spaces)

❖ Alternative: Swimming Pool and Community Center

- Swimming Pool was popular in the public surveys
 - **Requirements:**
 - Comparable regional facilities are 45,000 to 90,000 square feet
 - Parking: 125 to 200+ spaces
 - Covers the area of the ball fields and sport courts in the current proposed concept.

❖ Questions and Comments:

- The parking lot seems too far from the dog park.
- Will there be improvements to sidewalks or bike lanes on Reed Road?
- Concern that overflow parking from the Hoop will monopolize the parking lots on the north edge.
- Is a small dog area guaranteed? It isn't currently shown on the plan.
- How flat [useable] is the dog area?
- Concerned for existing wildlife: deer, owls.
- What are the plans for providing transit stops at the park?
- Concern for the watershed and the impact of the increase in impervious surface.
- Are there plans to connect this park to other parks in the area?
- You guys are doing great, good job!
- Proposal to set aside 2-acres in this or another city park for a permanent homeless encampment.

- Please add a soft surface loop trail around the perimeter.
- Add more ballfields to allow for tournaments.
- What happened to the bicycle pump track?

❖ Next Steps:

- Future Meeting Dates have changed. Meetings will be held at 630pm at Pringle Hall. Future meeting dates are below:
 - **CANCELLED:** February 17, 2016 (if needed)
 - **NEW DATE:** March 16, 2016 (if needed)
- A new on-line survey was posted on the project website today.
- Ideas and comments can be sent directly to the Parks Department at any time.
- Comment Forms are available at each meeting.

City of Salem staff present: Keith Keever, Toni Whitler, Patricia Farrell
ESA staff present: Tracy Johnson

APPENDIX C

Detailed Cost Estimates

Fairview Community Park Master Plan

Detailed Cost Estimate

Item	Quantity	Unit	Unit Price	Cost	Comment
Site Utilities					
Electrical Service	1	LS	\$15,000.00	\$15,000	
Lights - Parking	20	EA	\$2,500.00	\$50,000	
Lights - Trail	12	EA	\$1,500.00	\$18,000	
Stormwater	250	LF	\$50.00	\$12,500	
Sanitary	300	LF	\$50.00	\$15,000	
Water Service - Meters	2	EA	\$5,000.00	\$10,000	2"
Subtotal:				\$120,500	
Earthwork / Erosion Control					
Erosion Control	1	LS	\$25,000.00	\$25,000	
Tree Protection	1	LS	\$10,000.00	\$10,000	
Clearing / Grubbing	1	LS	\$20,000.00	\$20,000	
Fill Soil	5,000	CY	\$10.00	\$50,000	
Rough Grading	5,000	CY	\$2.50	\$12,500	
Fine Grading	936,540	SF	\$0.10	\$93,654	
Subtotal:				\$211,154	
ROW / Half Street Improvements					
Lindburg Road	1,520	LF	\$150.00	\$228,000	Includes asphalt, base rock, ditch
Strong Road	750	LF	\$150.00	\$112,500	Includes asphalt, base rock, ditch
Sidewalk / Shared Use Path	22700	SF	\$7.50	\$170,250	10' width, concrete
Stormwater Treatment	13,620	SF	\$5.00	\$68,100	Swale along road
Subtotal:				\$578,850	
Parking Lots					
Parking Lot A - 46 spaces					
Asphalt Paving	250	CY	\$120.00	\$30,000	
Gravel base	365	CY	\$30.00	\$10,950	
Concrete Curb & Gutter (Depressed)	10	LF	\$30.00	\$300	
Concrete Curb	1,220	LF	\$20.00	\$24,400	
Striping	750	LF	\$2.00	\$1,500	
Concrete Wheel Stops	46	EA	\$75.00	\$3,450	
Signage (ADA)	4	EA	\$500.00	\$2,000	
Subtotal:				\$72,600	
Parking Lot B - 90 spaces					
Asphalt Paving	505	CY	\$120.00	\$60,588	
Gravel base	760	CY	\$30.00	\$22,800	
Concrete Curb & Gutter (Depressed)	20	LF	\$30.00	\$600	
Concrete Curb	1,000	LF	\$20.00	\$20,000	
Striping	1,600	LF	\$2.00	\$3,200	
Concrete Wheel Stops	90	EA	\$75.00	\$6,750	
Signage (ADA)	4	EA	\$500.00	\$2,000	
Subtotal:				\$115,938	

Parking Lot C - 20 spaces

Asphalt Paving	130	CY	\$120.00	\$15,600
Gravel base	200	CY	\$30.00	\$6,000
Concrete Curb & Gutter (Depressed)	10	LF	\$30.00	\$300
Concrete Curb	650	LF	\$20.00	\$13,000
Striping	450	LF	\$2.00	\$900
Concrete Wheel Stops	20	EA	\$75.00	\$1,500
Signage (ADA)	2	EA	\$500.00	\$1,000

Subtotal:	\$38,300
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Parking Lot D - 30 spaces

Asphalt Paving	270	CY	\$120.00	\$32,400
Gravel base	400	CY	\$30.00	\$12,000
Concrete Curb & Gutter (Depressed)	10	LF	\$30.00	\$300
Concrete Curb	1,620	LF	\$20.00	\$32,400
Striping	480	LF	\$2.00	\$960
Concrete Wheel Stops	30	EA	\$75.00	\$2,250
Signage (ADA)	2	EA	\$500.00	\$1,000

Subtotal:	\$81,310
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Maintenance Area

Gravel	100	CY	\$30.00	\$3,000
Fence	320	LF	\$20.00	\$6,400
Gate	2	EA	\$1,500.00	\$3,000
Shed	1	LS	\$15,000.00	\$15,000
Bollard	4	EA	\$500.00	\$2,000

Subtotal:	\$29,400
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Pedestrian Paving

Plazas	13500	SF	\$10.00	\$135,000	Concrete unit pavers
Paved accessible Path - 8'	46,400	SF	\$7.50	\$348,000	Concrete
Paved shared use path - 12'	23,850	SF	\$7.50	\$178,875	Zone 3, concrete
Soft trail - 6'	36,200	SF	\$1.50	\$54,300	Bark chips

Subtotal:	\$716,175
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Site Structures

Picnic Shelter - small	1	EA	\$50,000.00	\$50,000	
Picnic Shelter - large	1	EA	\$75,000.00	\$75,000	
Kiosks	4	EA	\$5,000.00	\$20,000	
Restrooms (8 stall)	2	EA	\$100,000.00	\$200,000	CXT
Seat / Retaining Walls	200	LF	\$100.00	\$20,000	

Subtotal:	\$365,000
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Play Areas**Playground**

Equipment	1	LS	\$150,000.00	\$150,000
Surfacing - wood fiber	665	CY	\$35.00	\$23,275

Splash Fountain

Equipment	1	LS	\$50,000.00	\$50,000
Concrete Pad	2,700	SF	\$7.50	\$20,250

Subtotal:	\$243,525
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Site Furnishings & Signage

Benches	24	EA	\$1,500.00	\$36,000	
Picnic Tables	12	EA	\$2,000.00	\$24,000	
Bike Racks	30	EA	\$350.00	\$10,500	
Drinking Fountain	2	EA	\$3,500.00	\$7,000	
Trash Receptacle	6	EA	\$1,500.00	\$9,000	
Mutt Mitt Dispensers	4	EA	\$500.00	\$2,000	
BBQ pits	2	EA	\$500.00	\$1,000	
Ash Cans	2	EA	\$500.00	\$1,000	
Removable Bollards	8	EA	\$500.00	4000	2 per parking lot for access, excludes mai
Rule / Safety Signs	8	EA	\$500.00	\$4,000	at parking lot and trail entrances
Entry Sign	4	EA	\$3,000.00	\$12,000	
			Subtotal:	\$110,500	

Sports Fields

Multi-Use					
Drainage	60,000	SF	\$0.50	\$30,000	
Grading	60,000	SF	\$0.25	\$15,000	
Natural Turf	60,000	SF	\$0.25	\$15,000	
Benches	2	EA	\$1,000.00	\$2,000	aluminum, backless
Goals	2	EA	\$1,500.00	\$3,000	
			Subtotal:	\$65,000	

Alternate - Artificial Turf

Artificial Turf	60,000	SF	\$10.00	\$600,000	
Mowband	1,020	LF	\$12.00	\$12,240	
Field Lighting	1	LS	\$200,000.00	\$200,000	
			Subtotal:	\$797,240	includes deduct of natural turf

Softball / Baseball Field

Drainage	70,700	SF	\$0.50	\$35,350	
Grading	70,700	SF	\$0.25	\$17,675	
Natural Turf	70,700	SF	\$0.25	\$17,675	
Benches	2	EA	\$1,000.00	\$2,000	aluminum, backless
Backstop	1	EA	\$5,000.00	\$5,000	
Bleachers	2	EA	\$2,000.00	\$4,000	
Dugout	2	EA	\$2,000.00	\$4,000	
			Subtotal:	\$85,700	

Alternate - Artificial Turf

Artificial Turf	70,700	SF	\$10.00	\$707,000	
Mowband	1,200	LF	\$12.00	\$14,400	
Field Lighting	1	LS	\$200,000.00	\$200,000	
			Subtotal:	\$903,725	includes deduct of natural turf

Sport Courts**Pickleball**

Court - concrete	7,200	SF	\$7.50	\$54,000	
Sport Court Surfacing	7,200	SF	\$5.00	\$36,000	
Nets	4	EA	\$2,000.00	\$8,000	
Striping	520	LF	\$2.00	\$1,040	
Fence	360	LF	\$15.00	\$5,400	
Benches	4	EA	\$1,000.00	\$4,000	aluminum, backless

Basketball

Court - concrete	6,100	SF	\$7.50	\$45,750	
Sport Court Surfacing	6,100	SF	\$5.00	\$30,500	
Backstops/ Hoops	2	EA	\$5,000.00	\$10,000	
Striping	670	LF	\$2.00	\$1,340	
Benches	2	EA	\$1,000.00	\$2,000	aluminum, backless

Volleyball

Sand	30	CY	\$35.00	\$1,050	
Net	2	LS	\$2,000.00	\$4,000	
Benches	2	EA	\$1,000.00	\$2,000	aluminum, backless

Subtotal:	\$205,080
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Dog Park

Fence	1,750	LF	\$20.00	\$35,000	
Gates	4	EA	\$1,500.00	\$6,000	
Trail - Concrete	8,200	SF	\$7.50	\$61,500	
Benches	6	EA	\$2,000.00	\$12,000	
Picnic Tables	3	EA	\$3,000.00	\$9,000	
Drinking Fountain	1	EA	\$3,500.00	\$3,500	
Shelter/ Shade Structure	1	EA	\$15,000.00	\$15,000	

Subtotal:	\$142,000
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Irrigation

Irrigation	762,300	SF	\$0.50	\$381,150	
Controller	2	EA	\$3,500.00	\$7,000	
Pump	1	LS	\$10,000.00	\$10,000	

Subtotal:	\$398,150
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Planting					
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Compost	7740	CY	\$35.00	\$270,900	planting beds, trees, swales
Trees	50	EA	\$400.00	\$20,000	
Stormwater Treatment	3,500	SF	\$5.00	\$17,500	
Shrub / Planting Beds	10,000	SF	\$6.50	\$65,000	
Seeded Lawn	835,920	SF	\$0.15	\$125,388	
Restoration/ Native Plantings	65,340	SF	\$3.00	\$196,020	along the creek
Arborist / Tree Trimming	1	LS	\$5,000.00	\$5,000	

Subtotal:	\$699,808
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Historic Preservation Fund	1	LS	\$1,000.00	\$1,000	0.1% of removed building assessed value.
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CONSTRUCTION SUBTOTAL	\$5,980,955
MOBILIZATION (5%)	\$299,048
DESIGN & PERMITTING (15%)	\$897,143

TOTAL (FULL IMPLEMENTATION)	\$7,177,146
GRAND TOTAL W/ CONTINGENCY (25%)	\$8,971,433
GRAND TOTAL W/ CONTINGENCY (35%)	\$9,689,148