



GEER PARK MASTER PLAN UPDATE

2021

Acknowledgments

CITY TEAM

Rob Romanek — Parks Planner / Project Manager

Patricia Farrell — Parks and Natural Resources Planning Manager

Gary Myzak, PE — Engineering Program Manager

Jennifer Kellar — Parks and Recreation Services Manager

Becky George — Recreation Supervisor

Melinda Mokalla — Recreation Specialist

Noe Marquez — Parks Field Supervisor

Jake Snell — Parks Field Supervisor

CONSULTANT TEAM

Gill Williams — GreenWorks, PC

Ben Johnson — GreenWorks, PC

Chris Weaver — GreenWorks, PC

Kimi Sloop — Barney and Worth

Paul Dedyo — KPFF Civil Engineers

Chris Burnhardt — C2 Recreation

Evergreen Skateparks

Contents

Figures and Tables	i
Executive Summary	1
Introduction	4
Project Background	
Project Steps and Schedule	
Park Assessment	8
Neighborhood Context and Access	
Existing Conditions	
Public Engagement Process	16
Virtual Open Houses with Community Surveys	
Community Discussions	
Master Plan Process	22
Step 1: Park Assessment	
Step 2: Preliminary Design Options	
Step 3: Preferred Design Option	
Construction Considerations	34
Costs	
Implementation Stages	
Parking Recommendation	
Regulatory Constraints	
Cultural Considerations	
Appendix	39
A. Stakeholder Interviews	
B. Public Outreach Material	
C. Virtual Open Houses with Community Surveys	
D. Public Comments	
E. Staff Reports	
F. Miscellaneous Supporting Documents	

THIS PAGE INTENTIONALLY
LEFT BLANK

Figures and Tables

Figure 1: Geer Park Master Plan Update	3
Figure 2: Vicinity Map	5
Figure 3: 2016 Geer Park Master Plan	6
Figure 4: Park Context and Access Map	9
Figure 5: Bird's eye view of existing sports fields	11
Figure 6: Bike park	11
Figure 7: Bird's eye view of north park boundary	12
Figure 8: Stormwater facilities	13
Figure 9: Bird's eye view of existing conifer trees	13
Figure 10: Utility Plan	15
Figure 11: Public Open House Postcard	16
Figure 12: Master Planning Process Diagram	18
Table 1: Open house 1 survey results	19
Figure 13: Open house 3 results	20
Figure 14: Virtual City Council Meeting	21
Figure 15: Opportunities and Constraints Diagram	23
Figure 16: Park Layout 1	24
Figure 17: Park Layout 2	24
Figure 18: Park Layout 3	25
Figure 19: Design Option 1	27
Figure 20: Design Option 2	28
Figure 21: Design Option 3	29
Figure 22: Preferred Design Option	30
Figure 23: Playground Perspective	31
Figure 24: Draft Master Plan	32
Figure 25: Final Master Plan	33
Table 2: Estimate of Probable Costs (Park Features)	35

THIS PAGE INTENTIONALLY
LEFT BLANK

Executive Summary



Geer Park is a 44-acre Community Park located at 241 Geer Drive NE. Existing uses include both developed and natural walking paths, two baseball fields, two soccer fields, and Salem's only bike park. The goal of the master plan update is to add new uses and facilities to undeveloped areas in the park that are compatible with the existing uses and meets the needs of the community. The undeveloped areas of the park have a combined area of approximately 21-acres.

The master plan update process began in the spring of 2020 with public engagement consisting of stakeholder interviews, meetings with Confederated Tribes of Grand Ronde, three virtual public open houses, and three online community surveys. The initial open house and survey asked about community priorities for future park use and preferences for the layout of new park facilities. Feedback from the survey generated the framework for three conceptual design options: a recreation-

focused option, a flexible open space option, and a blended option balancing flexible open space and recreation. Community review of these three options at a second open house and survey led to the development of a draft preferred option. A third and final open house provided an opportunity for community members to review and comment on the preferred option, and to give feedback on their priorities for implementing the plan. Refinements to the preferred option were made, based on public input, prior to review by the Salem Parks and Recreation Advisory Board and Salem City Council.

The master plan update process was a collaborative effort between City staff, the project consultants, and the public. Public input, physical constraints, as well as opportunities to balance recreational activities with flexible open space shaped each design option and the resulting final master plan.

Executive Summary

The updated master plan includes the following amenities (Figure 1):

- Multi-use sports field: baseball, softball, and soccer
- Skatepark (~20,000 square foot)
- Playground (~10,000 square foot)
- Splash pad (~1,800 square foot)
- Enhanced bike park
- Single track bike trails
- Flexible open space
- Hard surfaced pathways
- Soft surface pedestrian trail
- Large dog park (~1 acre)
- Small dog park (~1/4 acre)
- (4) Picnic shelters
- (2) Restrooms
- Parking (40 stalls)
- Potential locations for public art and interpretation signage

Construction phasing will depend on several factors, including funding availability. The first phase will most likely include the skate park and bike park along with hard surface paths for access to those facilities. Subsequent phases will be determined based on funding availability and in accordance with the 20-year vision provided by the Geer Park Master Plan Update.





LEGEND

- | | |
|--|--|
| ① Baseball/Softball Field (300') | ⑨ Large Dog Park (~1 acre) |
| ② Soccer Field (250' x 180') | ⑩ Small Dog Park (~1/4 acre) |
| ③ Skate Park (~20,000 SF) | ⑪ Picnic Shelter (20' x 30') |
| ④ Playground (~10,000 SF) | ⑫ Restroom (4 stalls) |
| ⑤ Splash Pad (~1,800 SF) | ⑬ Parking Lot (40 stalls) |
| ⑥ Single Track Bike Trails | ⑭ Viewing Area |
| ⑦ Flexible Open Space (300' x 180') | A Possible Location for Art - and - Interpretive Signage |
| ⑧ Soft-Surface Pedestrian Trail (~1/2mi) | |

Figure 1: Geer Park Master Plan Update

Introduction

PROJECT BACKGROUND

Geer Park is a 44-acre Community Park in central Salem located at 241 Geer Drive NE (Figure 2). It is bordered by Hawthorne Avenue NE to the east, Park Avenue NE to the west, and Geer Drive NE to the south. Most of the park site is owned by the State of Oregon and is leased under a long-term agreement to the City of Salem.

As defined by the Salem Comprehensive Park System Master Plan, Geer Park is a "community park", meaning it is a larger scale park with a three-mile service area that provides for a variety of recreational uses. These larger scale parks allow for group activities and other recreational opportunities such as organized sports, group picnics, and playgrounds. Community parks typically attract a large number of people from a wide geographic area and should have adequate support facilities such as parking, restrooms, and good access. Community parks also typically serve the neighborhood park needs for residents within walking and biking distance of the park.

The park was previously master-planned in 2003. Phase 1 development was completed in 2005. Facilities constructed in Phase 1 include two soccer and two baseball fields, three 2-unit restrooms, two parking lots, and a park maintenance facility. These improvements occupy approximately half of the site. In 2016, the City approved an amendment to the park master plan (Figure 3) to incorporate a bicycle pump track and other bike park facilities in the northern, undeveloped portion of the site.

PURPOSE AND GOALS

City of Salem individual park master plans are intended to guide park development and management for 20 years. The goal of the master plan update is to add new uses and facilities to the undeveloped areas in the park that are compatible with the existing uses and meet the needs of the community. The Geer Park Master Plan provides a comprehensive vision for:

- Aligning community members' recreational needs and preferences expressed throughout the public engagement process with the Community Park design guidelines as identified in the Salem Comprehensive Park System Master Plan
- Integration of existing park uses with new recreation features
- Improved pedestrian and bicycle circulation
- Establish a new community skate park within the Salem Park System as a specialized facility that takes advantage of land assets and responds to recreational needs
- Provide an inclusive playground which uses universal design principles to allow opportunities for children of abilities, developmental stages, and backgrounds to play, interact, and develop meaningful connections
- Collaboration with the Confederated Tribes of Grand Ronde to develop education and outreach elements in the park that serve to share the Tribes' history and connections to Salem and the Willamette Valley

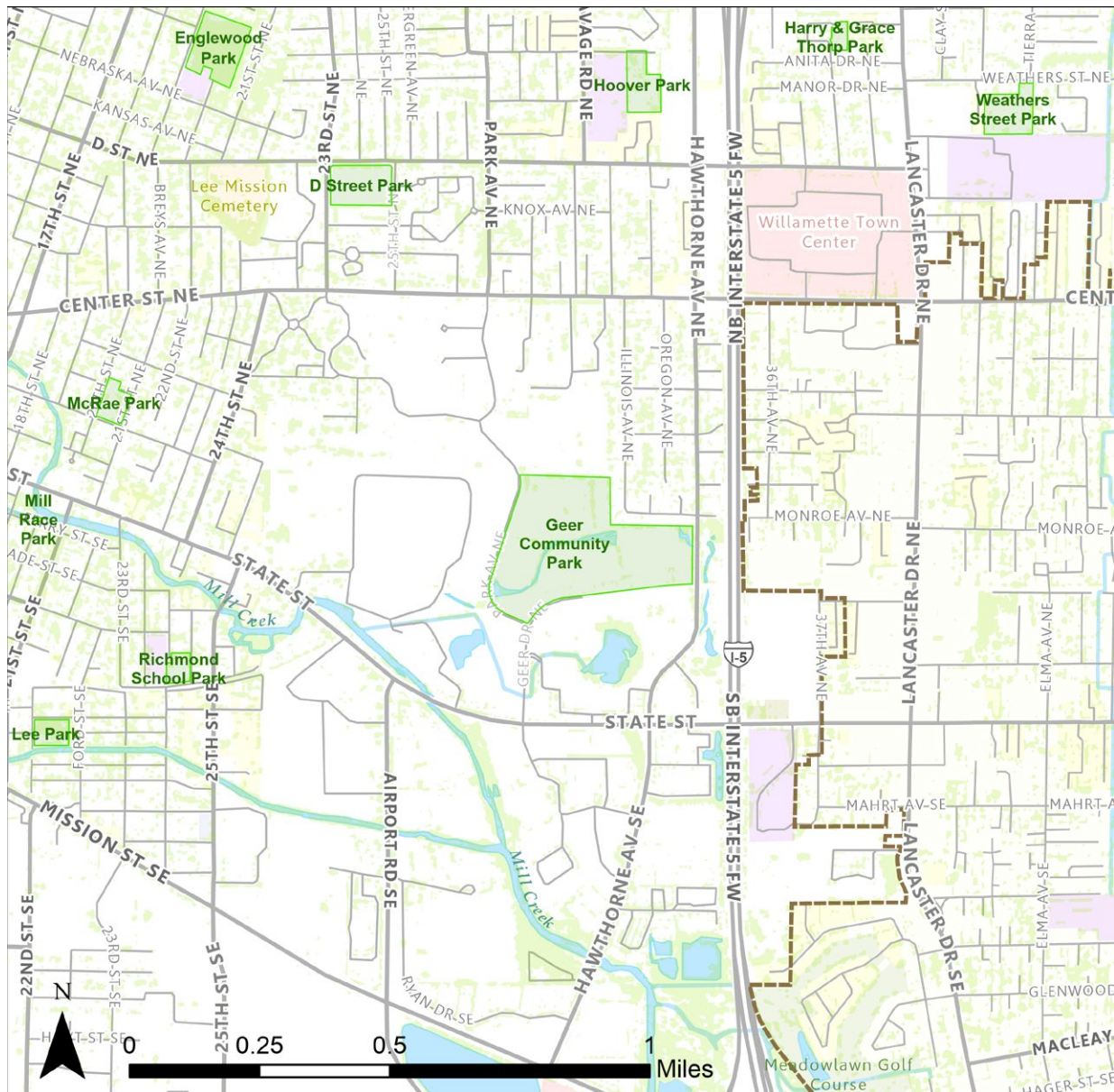


Figure 2: Geer Park vicinity map

Introduction

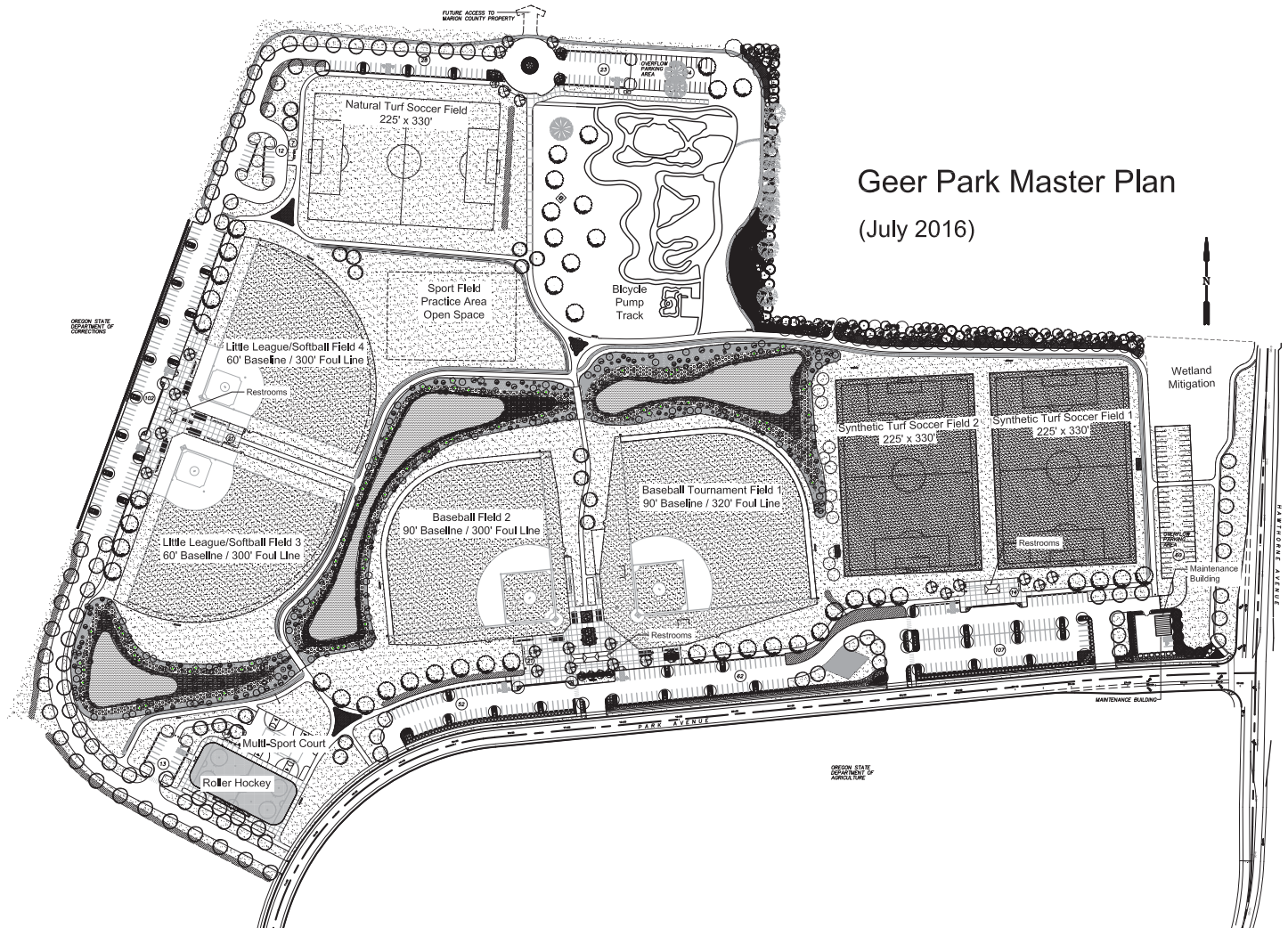


Figure 3: 2016 Geer Park Master Plan

PROJECT STEPS AND SCHEDULE

The process to update the Geer Park master plan began in the spring of 2020 and included the following steps:

Step 1: Park Assessment and Programing

- April 2020 – Review of existing conditions and park opportunities
- April-May 2020 - Stakeholder interviews
- May 2020 – Development of conceptual park layouts
- June 16, 2020 – Presentation to NESCA
- June 2020 - Public input through a community survey and virtual open house

Step 2: Design Options

- Summer 2020 – Development of more detailed design options
- September 15, 2020 – Presentation to NESCA
- September/October 2020 - Public input through a community survey and virtual open house

Step 3: Preferred Option

- Fall 2020 – Development of a preferred design option
- December 15, 2020 – Presentation to NESCA
- December 2020 – Public input through a virtual open house before City Council approval

Step 4: Approval Process

- Early 2021 – Draft final master plan developed
- March 11, 2021 – Presentation to Salem Parks and Recreation Advisory Board
- May 24, 2021 – Consideration by City Council
- June 2021 – Revisions made to Final Master Plan
- July 8, 2021 – Presentation to Salem Parks and Recreation Advisory Board
- July 26, 2021 – Approval of 2021 Geer Park Master Plan Update

Park Assessment

NEIGHBORHOOD CONTEXT & ACCESS

The land uses surrounding Geer Park are a mix of residential and government-related institutional services. Oregon State Hospital and State Penitentiary are large institutional facilities west and northwest of the site. Additionally, Marion County Health and Juvenile Departments are located to the north while the Oregon National Guard headquarters and Anderson Readiness Center are located to the south. The residential neighborhood bordering the northeast of the park is part of the North East Salem Community Association (NESCA).

Visitors driving to the park currently access the park along Geer Drive NE while pedestrians and bicyclists can access the park from Geer Drive NE and Hawthorne Avenue NE. Neighborhood residents can also access the park from the northeast corner of the park, along a pedestrian pathway at Monroe Avenue NE. Park Avenue NE provides vehicular access from Center Street NE; however, it does not provide safe pedestrian access as it is a private road developed without sidewalks (Figure 4).

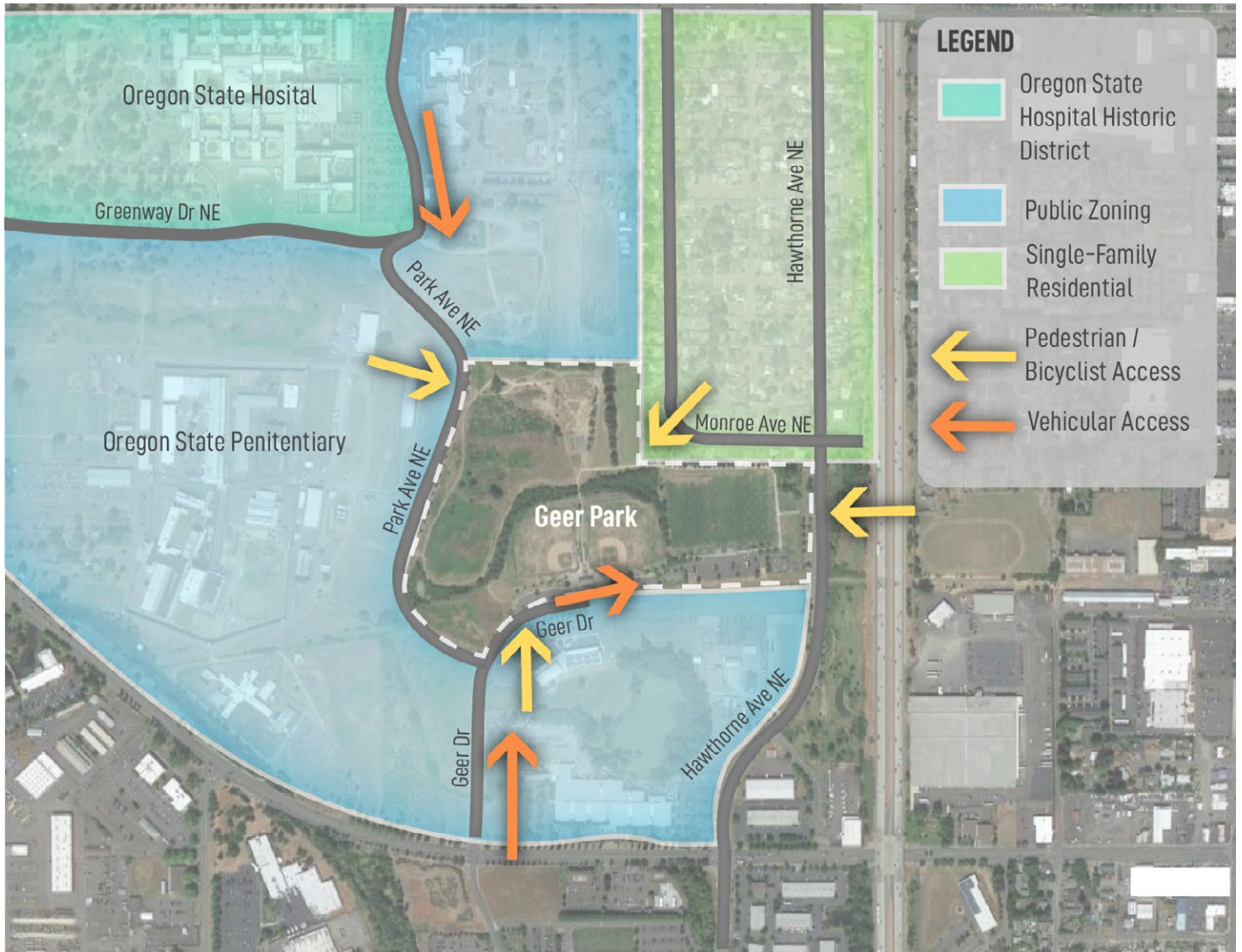


Figure 4: Park context and access map

Park Assessment

EXISTING CONDITIONS

PARK USES

The developed portion of Geer Park is in the southeast half of the site and includes two soccer and two baseball fields, three 2-unit restrooms, paved multi-use paths, unpaved pedestrian trails, two parking lots with 221 stalls, and a park maintenance facility (Figure 5). These improvements occupy approximately half of the overall site. These facilities support walking, running, and jogging as well as a variety of organized recreation and sports tournaments. During these events, the park attracts a large number of visitors.

In 2016, the City approved an amendment to the park master plan to incorporate a bike park in the northern, undeveloped portion of the site (Figure 6). The bike park attracts a range of users including mountain bike enthusiast, longboard skateboarders, families and young children on balance bikes, and neighborhood children.

TOPOGRAPHY

The site has varying topography in the north portion of the park where there is an approximate 15-foot elevation drop from north to south. The bottom half of the undeveloped portion of the site is generally flat with a low point in the middle of the park that consists of stormwater facilities. The stormwater facilities include three constructed detention ponds and a mitigation site located near Hawthorne Avenue NE.

These features are connected to an unnamed tributary to Mill Creek that flows through the site and separates the developed and undeveloped sections of the park.

SOILS

The site is dominated by Amity silt loam with a bench of Woodburn silt loam running east to west through the park (see Appendix E). The Amity series consists of very deep, somewhat poorly drained soils that formed in stratified glacio-lacustrine silts. Amity soils are on broad terraces and have slopes of 0 to 3 percent. The Woodburn series is identical to the Amity series with the difference being Woodburn soils are on broad valley terraces and have slopes of 0 to 55 percent. The Woodburn series is located in the sloping portion of the site which is consistent with the soil classification.



Figure 5: Bird's-eye view of existing sports fields



Figure 6: Existing bike park

Park Assessment

EXISTING CONDITIONS

VEGETATION

The site is located within the Pinus-Quercus-Pseudotsuga vegetation zone. This zone historically supported a patchwork of oak woodland, coniferous forests, grasslands, and a variety of riparian environments typical of the Willamette Valley.

Due to grading and other past ground disturbing activities across the site, the undeveloped areas of the park are characterized by non-native blackberry and weedy vegetation with a few exceptions. Native plantings define the perimeter of the stormwater facility (Figure 8). There is a row of conifer trees in the northeast that separate the bike park from a small open space (Figure 9). There are also street trees along Park Avenue Drive NE that were planted when the private road was constructed.

JURISDICTIONAL WETLANDS AND WATERS

To inform future park development a wetland delineation was conducted in December 2019 by Turnstone Environmental

Consultants. The assessment was conducted to determine if any jurisdictional wetlands were within the undeveloped portions of the site. Two wetlands totaling 0.73 acres and one constructed waterway (ditch) were identified in the study area. The City submitted the wetland delineation report to the Oregon Department of State Lands (DSL) in 2020. The DSL determined that the wetlands and waterway were exempt and not subject to state Removal-Fill requirements (see Appendix E). The U.S. Army Corps of Engineers also regulates wetlands but does not review wetland delineations unless accompanied by a Section 404 permit application.



Figure 7: Bird's-eye viewing west towards Park Ave



Figure 8: Stormwater facilities



Figure 9: Existing conifer trees

Park Assessment

EXISTING CONDITIONS

UTILITIES

Water, sanitary, stormwater and electricity are provided for the existing uses in the south half of the park. Because the park is divided by the stormwater facility, the new development will likely require additional utility connections for water, sanitary, stormwater and electricity (Figure 10).

Electrical: Electrical connections will be underground connections from the existing network in the south part of the site. Additionally, charging stations for electric vehicles (EV) will be added within the new parking area. The quantity of will be predicated on future demand for EV charging.

Water: There is an existing 12" waterline going through the center of the park that can offer service for providing water for drinking fountains, restrooms, and irrigation. New meters and backflow devices will be required.

Sanitary: There is no existing sanitary sewer in the undeveloped portion of the site or along Park Drive NE. Connection to the City's sanitary system will likely be through a force main via the pedestrian easement in the northeast corner of the park to access the existing storm system in Monroe Avenue NE.

Stormwater: Stormwater for Phase 2 of the park will need to be collected, cleaned, detained, and discharged into the existing stormwater facility. The existing stormwater facility is currently oversized and will be able to collect runoff from the future park development. Further conversations with Public Works will take place prior to more detailed design to confirm this approach remains viable for the proposed development. In addition to that approach, a sub-drainage field is proposed under the ball field in order to increase the quality of play.

Park Assessment

EXISTING CONDITIONS



Legend



Sewer main



Water main



Subdrainage field



Stormwater drainpipe

Figure 10: Utility Plan

Public Engagement Process



Figure 11: Public Open House Postcard

PUBLIC OUTREACH

Public outreach for the master planning process included interviews with user groups, virtual open houses, online community surveys, and community/neighborhood association meetings. The purpose of the stakeholder outreach was to:

- Introduce the project to key stakeholders
- Educate community members on the Geer Park existing conditions, opportunities, and master planning process
- Inform community members of opportunities to participate in the process and encourage their involvement

- Involve the project stakeholders in the process to ensure their concerns and aspirations are consistently understood and considered

Participation opportunities coincided with the master planning process so that the public's input could influence the design of the master plan. The City also updated the community on project progress through the project webpage on CityofSalem.net and direct email notifications to those on the mailing list (Figure 11). Due to COVID-19 restrictions, opportunities for input were largely limited to digital platforms.

Public Engagement Process

STAKEHOLDER INTERVIEWS

An early part of the design development process was to seek input from various park users, organizations, and city staff who are currently involved with recreational programming. Seventeen stakeholders were interviewed in April and May 2020. Questions asked included what they like and did not like about Geer Park, existing uses in the park, opportunity areas and locations of new amenities in the park, and the vision for the future of Geer Park. The stakeholder interviews also provided additional insight into specific design requirements for park features. See Appendix A for a summary of stakeholder feedback.

Stakeholders included the following groups:

- City of Salem Public Works Parks Operations and Recreation Services
- Special Olympics Oregon – Marion County
- Salem Area Trail Alliance
- Salem-Keizer Stars Softball
- Cherry City Baseball Club
- Oregon Military Department (neighbor)
- Marion County Juvenile Department (neighbor)
- Marion County Health Department (neighbor)

VIRTUAL OPEN HOUSES WITH COMMUNITY SURVEYS

Three virtual open houses provided the opportunity for the public to learn about the master plan as it developed and to provide input at each phase of the project (Figure 12). Hundreds of people accessed the virtual open houses for the project. The majority of people who participated live within walking distance of the park or NE Salem. Participation at the three virtual open houses was as follows:

Phase 1 - Open House #1: June 8-June 21, 2020

- Total of 1,099 visits
- 1,088 visits were to the English page
- 11 visits were to the Spanish page

Phase 2 - Open House #2: Sept. 19-Oct. 3, 2020

- Total of 845 visits
- 833 visits were to the English page
- 12 visits were to the Spanish page

Phase 3 - Open House #3: Dec. 11-Dec. 24, 2020

- Total of 956 visits
- 935 visits were to the English page
- 21 visits were to the Spanish page

As part of each open house, feedback was sought from community members on the information shared (see Appendix C).

Project Steps & Schedule

Process Overview



Figure 12: Master Planning Process Diagram

Public Engagement Process

VIRTUAL OPEN HOUSES AND COMMUNITY SURVEYS

PHASE 1 - OPEN HOUSE #1: PARK ASSESSMENT AND LAYOUT IDEAS

The first open house asked questions related to how people use the park today and what they would like to see at the park in the future. This inquiry was supported by diagrams of existing conditions and of the site's opportunities and constraints. Approximately 370 people provided input and indicated a strong preference for incorporating more flexible open space, trails, and enhancing the bike park. There was a lack of excitement for additional sports fields. This information was used to create three preliminary design options that were presented to the public at the second open house in September 2020, which is described below in Phase 2 of the community engagement process.

According to survey responses, the top activities that people participate in at Geer Park today are listed in Table 1 below.

PHASE 2 - OPEN HOUSE #2: PRELIMINARY DESIGN OPTIONS

The second virtual open house shared the three conceptual options for the future of Geer Park. Each option illustrated different amounts of space dedicated to structured ball fields and open areas while maintaining some common elements such as places for children and dogs to play, enhancements to the bike park, expanded trail system, a professionally designed skate park, as well as parking, picnic shelters, and restrooms. Some elements, such as a splash pad, fitness/bike challenge stations, and a community garden, varied between the three options. After providing details about the three options, the public was asked for their feedback about the amount of flexible/open space in the park in relation to the amount of space used for sports fields.

Approximately 318 people provided input through a survey component of the open house. The participant's responses expressed strong support for "some flexible space and some sports fields" or "maximizing the amount of flexible space." The public responded that they desired improved

Current Activity	Number of Responses
Walk/jog/run on trails	184
Ride bikes / skateboard	138
Baseball games/ practices / tournaments	50
Picnics and celebrations	39
Soccer games / practices	33
Playing / walking dogs	21
Rugby	18

Table 1: Open house 1 survey responses

Public Engagement Process

VIRTUAL OPEN HOUSES AND COMMUNITY SURVEYS

bike facilities the most in response to survey questions about what elements of each of the master plan options they preferred. The clear desire for flexible space and improvements to the bike park were incorporated into the draft master plan that was the focus of the third open house.

input, with the vast majority indicating their first priority for implementation is the skate park, single track bike trail, and bike park enhancements (Figure 13).

PHASE 3 - OPEN HOUSE #3: PREFERRED ALTERNATIVE

Open House #3 introduced the public to the draft preferred master plan option. As part of the open house, the public was asked to prioritize their top two preferences for implementation. Over 245 people provided

Implementation Priority Poll for Geer Park Master Plan Update (VOH#3)

What are your top two priorities for carrying out the Geer Park master plan update? Your input will help guide the phasing of future park development.

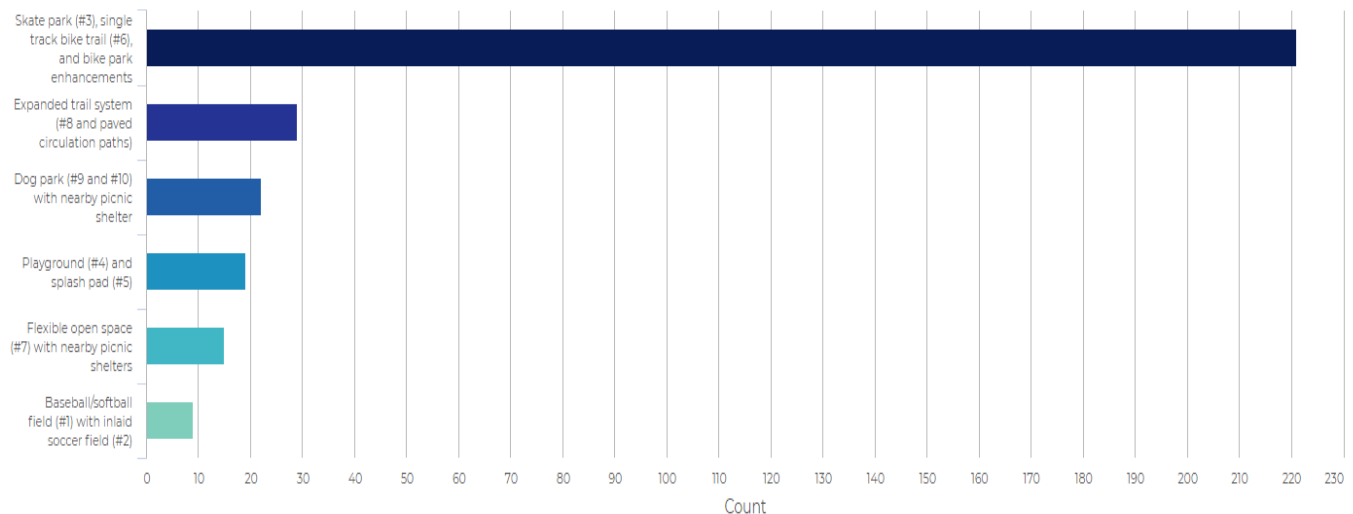


Figure 13: Number of responses that identified the feature as a priority (either first or second) for implementation

Public Engagement Process

COMMUNITY DISCUSSIONS

MEETINGS WITH THE CONFEDERATED TRIBES OF GRAND RONDE

City project staff met with the Confederated Tribes of Grand Ronde and the City Historic Preservation Officer on two occasions to present the master plan update project and to receive feedback from the tribal representatives. Meetings took place on May 7 and November 9, 2020.

COMMUNITY/NEIGHBORHOOD ASSOCIATIONS MEETINGS

During the master planning process, City staff provided updates and sought feedback from the North East Salem Community Association (NESCA), the neighborhood association that includes Geer Park. Staff attended the NESCA meetings on June 16, September 15 and December 15, 2020. These presentations coincided with the three open house events.

In addition, staff attended the ENLACE Cross-cultural Friday Community Gathering Night on October 23, 2020 and provided an update of the project.

SALEM PARKS AND RECREATION ADVISORY BOARD AND SALEM CITY COUNCIL

The final phase of the public engagement process included a presentation of the preferred alternative to the Salem Parks and Recreation Advisory Board on March 11, 2021. The Advisory Board (SPRAB) endorsed the proposed master plan and forwarded the plan to Salem City Council with a recommendation it be adopted. The draft master plan was presented to Salem City Council on May 24, 2021 (Figure 14). At that time, approval was delayed pending adjustments to parking and the off-leash dog park. With those changes made, the final master plan update was resubmitted to SPRAB on July 8, 2021 before going to Salem City Council for consideration of approval on July 26, 2021.

The following sections provide a summary of the phases of the master planning process, including materials presented at each phase of the public engagement process.



Figure 14: Virtual City Council meeting

Master Plan Process

STEP 1: PARK ASSESSMENT

The first step of the master plan process focused on existing site constraints and opportunities (Figure 15) as well as potential park amenities and concerns or desires for park development.

Site amenities allowed in a Community Park are wide-ranging and include standard features such as parking, restrooms, playgrounds, group shelters, and trails. Optional amenities include community gathering areas, splash pads, sports courts, ball fields, skate parks, community gardens, disc golf, and off leash dog areas. While allowed with the community park classification, specific site constraints limited the feasibility of combining many of the larger program features.

Site opportunities identified potential for standard community park features, such as ball fields, parking, restrooms, playgrounds, splash pads, shelters, and trails. Opportunities also included enhancing the existing bike park, adding a community skatepark, and adding more ball fields in order to support sports tournaments. Site opportunities included connections to the adjacent neighborhood for access, unencumbered open spaces suitable for sports field or other uses, and good visual and vehicular access from Park Avenue.

Site constraining features that present challenges to developing the park include poor access to utilities, impacts to adjacent residential areas bordering the park site, site grading requirements, potential cultural resources, and the location of stormwater facilities.

PARK LAYOUT IDEAS

Three park layouts explore the location of additional park facilities in the undeveloped half of Geer Park; no modifications were made to the developed south section of the park. The proposed park facilities are similar in each layout although the sizes and locations differ.

Master Plan Process

STEP ONE

PARK ASSESSMENT



LEGEND

Project Boundary	Stormwater Facility	Opportunity: Fill Material	Opportunity: Vehicular Connection
Residential Buffer	Stormwater Culvert	Opportunity: New Use Area	Opportunity: Park Connection
Tree Cover	Pedestrian Circulation	Opportunity: Pedestrian Circulation	Opportunity: Plaza

OPPORTUNITY AREAS

<p>Opportunities:</p> <ul style="list-style-type: none"> Close to neighborhood & Bike Park Established trees provide shade & separation for passive use Potential community garden <p>Constraints:</p> <ul style="list-style-type: none"> Lacks connection & visibility to existing features Narrow, linear space Lacks accessibility 	<p>Opportunities:</p> <ul style="list-style-type: none"> Good connectivity & visibility to Bike Park & Park Ave Potential link between Opp. Area 2 & Bike Park Potential for overlook, picnic areas, playgrounds, plazas, parking, & additional sports fields Potential fill source <p>Constraints:</p> <ul style="list-style-type: none"> Lacks connection to existing features 	<p>Opportunities:</p> <ul style="list-style-type: none"> Potential for additional sports fields & plazas (with parking at Opp. Area 2) <p>Constraints:</p> <ul style="list-style-type: none"> Lacks connection to existing features 	<p>Opportunities:</p> <ul style="list-style-type: none"> High visibility & accessibility Good connectivity to parking & existing features Potential for skate park & food cart plaza <p>Constraints:</p> <ul style="list-style-type: none"> Fixed boundaries
---	---	---	--

Figure 15 : Opportunities & Constraints Diagram

Master Plan Process

STEP ONE

PARK ASSESSMENT

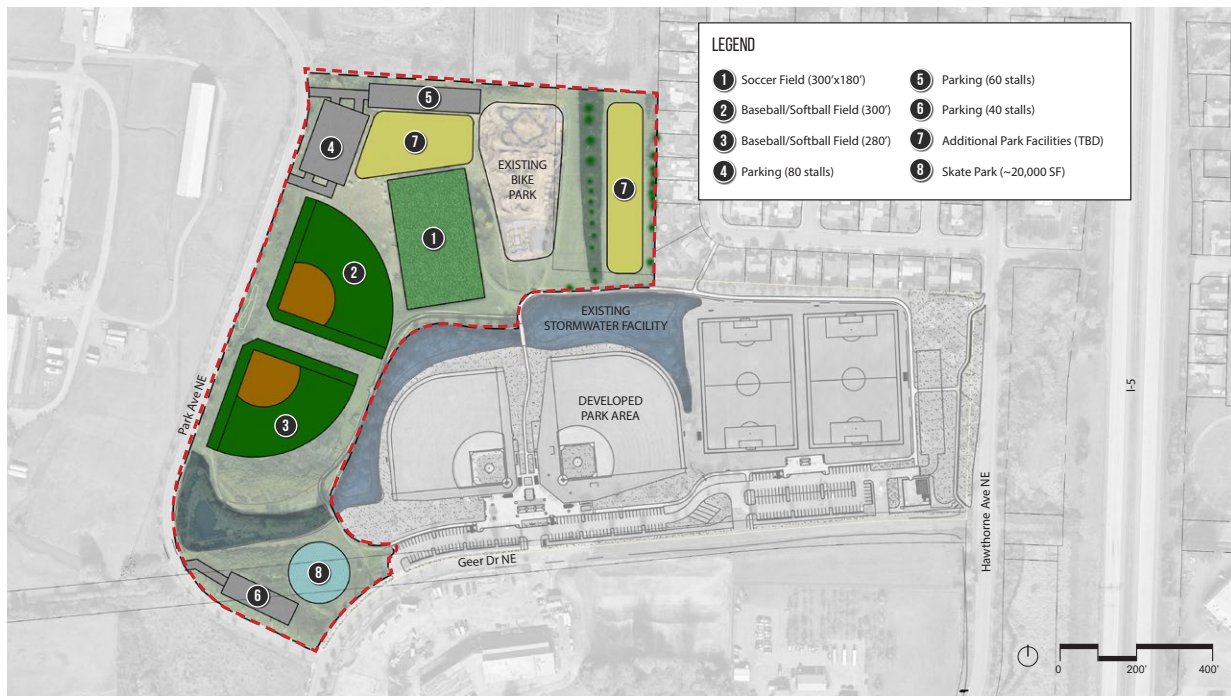


Figure 16 : Park layout 1



Figure 17 : Park layout 2

PARK LAYOUT 1:

Layout 1 is the most consistent with the previous master plan and has the most area devoted to sports fields of the three options (Figure 16).

PARK LAYOUT 2:

Layout 2 has the most diversity of uses among the three options with less space being devoted to sports fields and additional park facilities spread out through the park (Figure 17).

PARK LAYOUT 3:

Layout 3 centralizes most park facilities in the north portion of the park and focuses the ball fields in the southern portion of the park, closer to the exiting ball fields (Figure 18).



Figure 18 : Park layout 3

Master Plan Process

STEP TWO: PRELIMINARY DESIGN OPTIONS

Three preliminary design options were prepared based on information gathered from the step one community survey, stakeholder feedback, and City input. The three design options illustrated a range of appropriate development options.

The design options ranged from more formal ball fields in Option 1, more flexible open space in Option 2, to a balance of ball fields and open space in Option 3. All three options included common elements of diverse recreation including ball fields, skatepark, playground, parking lot, and restrooms. The scale and location of these features varied with each option depending on the focus.

The following sections describe the primary features of each of the three options.



DESIGN OPTIONS

Option 1 (Figure 19) provides the most structured areas devoted to sports fields and areas dedicated to biking, walking, and exercise. Key elements include:

- Two stand-alone baseball/softball fields located along Park Ave NE, a short walk from the existing ball fields
- A soccer field located between the new baseball/softball fields and the existing bike park
- An approximately 10,000 square foot playground similar in size to the playground at River Road Park, located in the northwest corner near the parking area, restrooms, and a picnic shelter
- Splash pad adjoining the playground
- A single track soft-surface bike and running trail connects a series of fitness/bike challenge stations, located in the northeast corner of the park between the existing bike park and the neighbors to the east
- A new skate park, located near the entrance of the park along Geer Drive NE.
- A half-acre dog park, with separate areas for large and small dogs, located near the entrance of the park along Geer Drive NE
- 180 new parking spaces, the largest number of new parking spaces of the three layout options, located at the north and south ends of the park

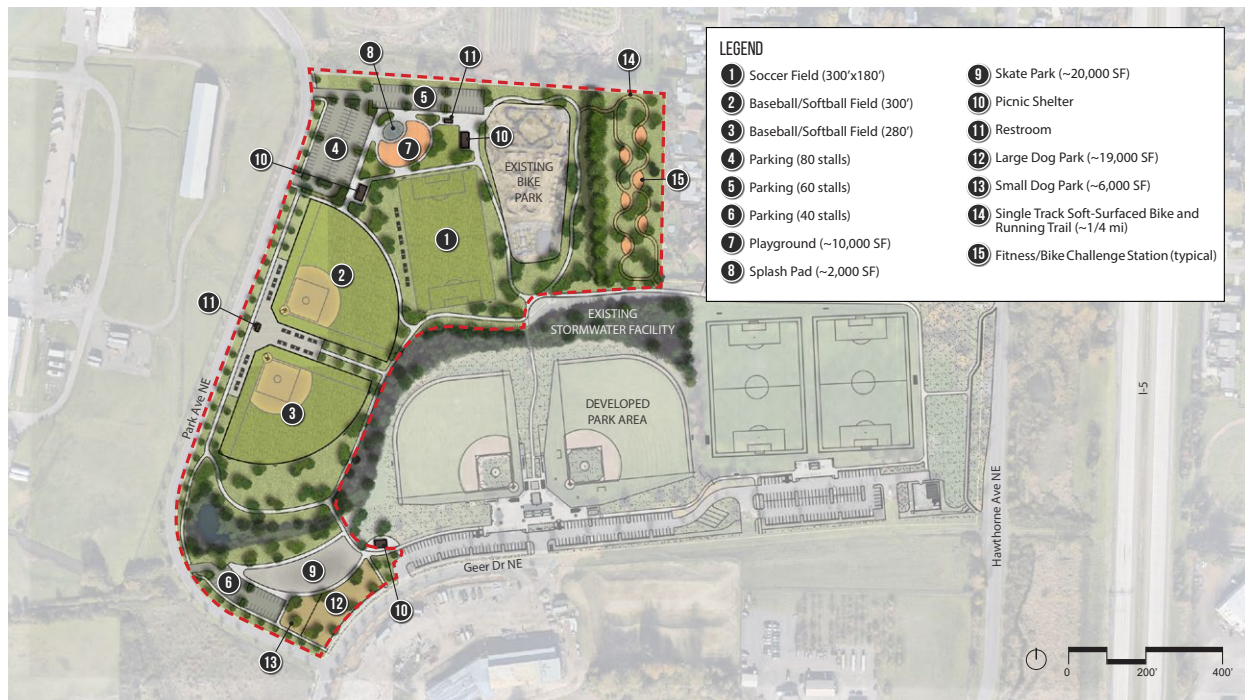


Figure 19: Design Option 1

Master Plan Process

STEP TWO

PRELIMINARY DESIGN OPTIONS

DESIGN OPTION 2

Option 2 (Figure 20) has the most flexible space among the three options with less space being devoted to structured fields and park facilities. Key elements include:

- No ball fields
- Two large flexible open spaces located along Park Ave NE with easy access to parking. The open space can be used for a variety of activities, including organized and spontaneous games and practices, and leisure activities.
- A one-acre dog park, with separate spaces for large and small dogs, located south of the flexible open space off Park Avenue NE.
- Soft surface running trails with two loops, one around the open space and one around the dog park.
- A new skate park, on the north edge of the park, located near parking and adjacent to the existing bike park. A new skate park viewing area provides space for people to gather while enjoying the skate park.
- Enhancements to the existing bike park facilities, including new single-track bike trails located in the northeast corner of the park, between the existing bike park and the neighbors to the east. A picnic shelter and bike park viewing area provide places for people to gather while enjoying the bike park.
- An approximately 10,000 square foot playground, similar in size to the playground at River Road Park located in the southwest corner near parking, restrooms, and a picnic shelter. A plaza separates the parking and the play areas.
- Splash pad adjoining the play ground, in close proximity to parking, restrooms, and a picnic shelter.
- 140 new parking spaces, located in two parking areas along Park Avenue NE.



Figure 20: Design Option 2

Master Plan Process

STEP TWO

PRELIMINARY DESIGN OPTIONS

DESIGN OPTION 3

Option 3 (Figure 21) is a blend of the other two options with both structured and flexible spaces. Key elements include:

- One stand-alone baseball/softball field co-located with a soccer field in the outfield along Park Ave NE, within a short walk of the existing sports fields.
- A large flexible open space located along Park Avenue NE, adjacent to the new parking lot. The open space can be used for a variety of activities, including organized and spontaneous games and practices, and leisure activities.
- A community garden located along the northwest boundary of the park with easy access to parking.
- A skate park located next to the existing bike park on the north side of the park.
- Improved bike features to the existing bike park. Near the bike park are picnic shelters and a shared viewing area for people to gather while enjoying both the skate park and the bike park.

- A soft-surface running trail connected to other trails throughout the park. The running trail creates a quarter-mile loop around the open space.
- A new playground, similar in size to the playground at River Road Park, located adjacent to the flexible open house and the running loop.
- A nature trail located in the northeast corner of the park between the existing bike park and the neighbors to the east.
- A one-acre dog park, with separate spaces for large and small dogs, located in the southwest corner of the park
- 140 new parking spaces, located in one parking area along Park Avenue NE.

These options were presented as part of the second virtual open house. The public identified their preferences through the associated community survey embedded in the open house. The feedback and preferences identified by the community survey helped to inform the preferred option.

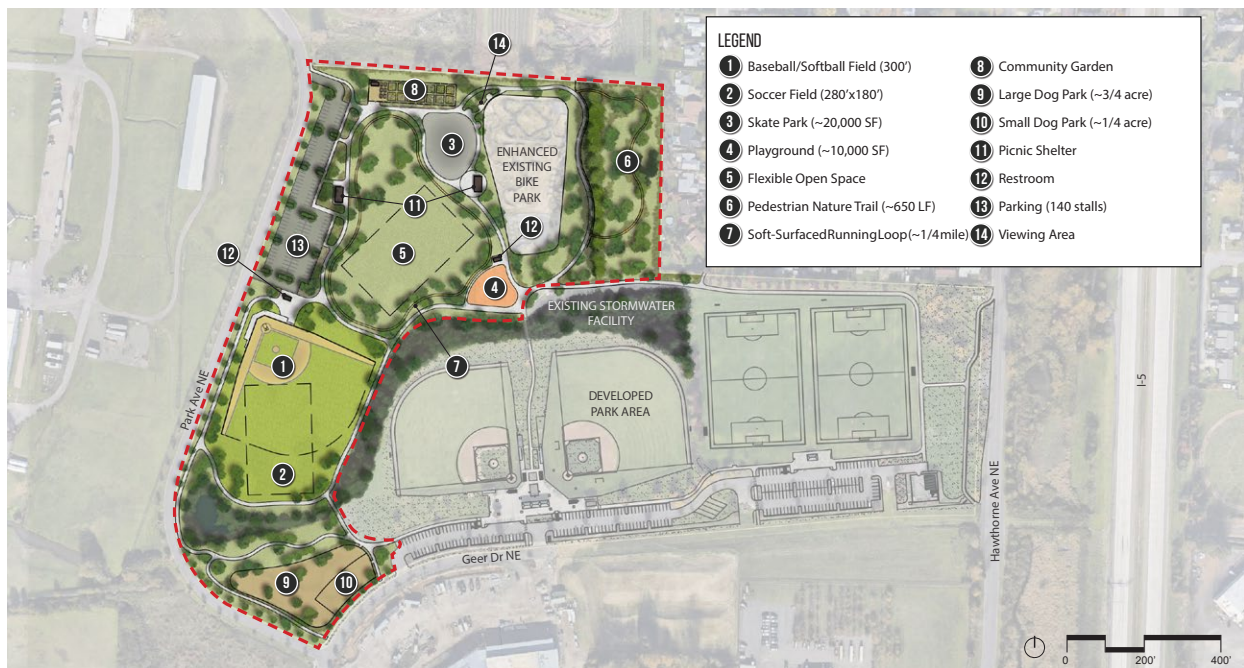


Figure 21: Design Option 3

Master Plan Process

STEP THREE: PREFERRED DESIGN OPTION

The findings from the second online survey contributed to the development of a preferred design option (Figure 22). The following themes were consistent preferences from the public outreach and are reflected in the preferred option:

- Strong support for flexible space rather than too many more sports fields
- The most excitement for improved bike amenities
- A desire for trails, flexible open space, and a splash pad
- A clear preference for a skate park and dog park

The preferred option was presented at a third virtual open house. Public comments led to minor adjustments to the design of the preferred option. Specifically, there were concerns about the proximity of the playground and skatepark. The design

was modified by adjusting the playground footprint and adding an adequate separation between the uses. These changes were incorporated into a draft master plan (Figure 24) and presented to City Council.

Comments received from City Council included requests to reduce the quantity of proposed parking and increase the size of the proposed off-leash dog park. The final master plan (Figure 25) includes the following:

- One ball field co-located with a soccer field in the outfield along Park Ave NE, close to the existing ballfields
- An open field provides flexible space for people to play informal games, have a picnic and enjoy nature
- Enhancements to the existing bike park and a new single-track bike trail added nearby. A new viewing area will allow people to watch the bike riders throughout the course.



Figure 22: Preferred design option prepared for public open-house #3

STEP THREE

PREFERRED OPTION

- Multiple soft-surface walking and running trails connect to other existing trails throughout the park. There are approximately a 1/2 mile of soft surface trails in the preferred option.
- 70 new parking spaces are centralized along Park Avenue NE to provide easy access to the ball field, open space and playground.
- A 10,000 sq. ft. playground located near restrooms, a picnic shelter, parking, and a curbside drop off. Play areas will be designed to be inclusive for children of all ages and abilities (Figure 23).
- A 1,800 sq. ft. splash pad adjoining the playground.
- A 20,000 sq. ft. skate park is located between the playground and bike park, in close proximity to a picnic shelter. The skate park will include features for beginners as well as advanced riders. The skate park design will be developed after the master plan is complete.
- A dog park consisting of one-acre for large dogs and a quarter-acre for small dogs, located near the entrance of the park along Geer Drive NE
- Two new restrooms (four stalls each) - one close to the ballfields and the other near playground
- Four new shelters (20'x30') dispersed around the park provide a covered space for people to have picnics and gather. These shelters will likely be reservable.
- Identified potential public art and interpretive signage throughout the park. The public art will be selected by Salem's Art Commission in coordination with the Salem Parks and Recreation Advisory Board. Interpretive signage could highlight the native plants and their historic uses in consultation with the Confederated Tribes of Grand Ronde.



Figure 23: Playground perspective



LEGEND

- | | |
|--|--|
| ① Baseball/Softball Field (300') | ⑨ Large Dog Park (~3/4 acre) |
| ② Soccer Field (250'x180') | ⑩ Small Dog Park (~1/4 acre) |
| ③ Skate Park (~20,000 SF) | ⑪ Picnic Shelter |
| ④ Playground (~10,000 SF) | ⑫ Restroom |
| ⑤ Splash Pad (~1,800 SF) | ⑬ Parking (94 stalls) |
| ⑥ Single Track Bike Trails | ⑭ Curbside Drop-Off |
| ⑦ Flexible Open Space (300' X 180') | ⑮ Viewing Area |
| ⑧ Soft-Surface Pedestrian Trail (~1/2mi) | A Possible Location for Art - and - Interpretive Signage |

May 2021 - DRAFT

Figure 24 : Geer Park Master Plan Update - Draft



LEGEND

- | | |
|--|--|
| ① Baseball/Softball Field (300') | ⑨ Large Dog Park (~1 acre) |
| ② Soccer Field (250' x 180') | ⑩ Small Dog Park (~1/4 acre) |
| ③ Skate Park (~20,000 SF) | ⑪ Picnic Shelter (20' x 30') |
| ④ Playground (~10,000 SF) | ⑫ Restroom (4 stalls) |
| ⑤ Splash Pad (~1,800 SF) | ⑬ Parking Lot (40 stalls) |
| ⑥ Single Track Bike Trails | ⑭ Viewing Area |
| ⑦ Flexible Open Space (300' x 180') | A Possible Location for Art - and - Interpretive Signage |
| ⑧ Soft-Surface Pedestrian Trail (~1/2mi) | |

Figure 25 : Final Geer Park Master Plan Update

Construction Considerations

COSTS

The preliminary cost estimate for implementing the Geer Park Master Plan was calculated using construction costs for park elements similar to those shown in precedent imagery (right). These precedent images established a range of unit material costs needed for the construction estimate (in 2021 dollar values).

The estimated cost for park features is \$13,967,481 based on 2021 dollar values and includes soft costs such as design and permitting fees, future coordination with the Corps of Engineers, and 30 percent contingency allowances for variations in market construction costs (Table 2).



Singletrack Bike Trails



Sports Field



Dog Park



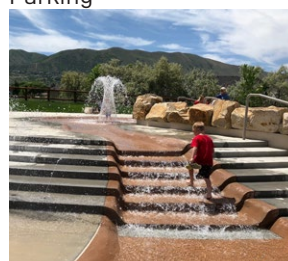
Picnic Shelter



Parking



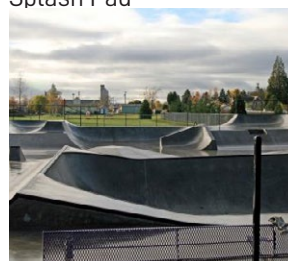
Walking Trails



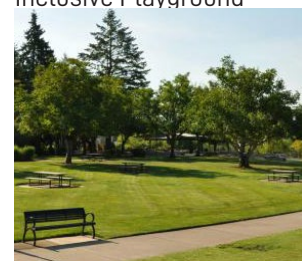
Splash Pad



Inclusive Playground



Skatepark



Open Space

PRECEDENT IMAGES FOR PARK AMENITIES

Construction Considerations

GEER PARK MASTER PLAN

Prepared by GreenWorks, P.C.

August 19, 2021

Estimate of Probable Cost - All Improvements		
Item	Estimated Cost	Notes
Site Clearing	\$262,050	Erosion Control, Clearing, Construction Fencing, Tree Protection
Earthwork	\$669,100	Rough and Finish Grading, Base Rock, Geotextile Fabric
Utilities - Water, Sanitary, Storm	\$397,075	Domestic Water, Storm, Sanitary
Utilities - Electrical and Lighting	\$60,000	Electrical Distribution and Parking Lot lighting
Paving	\$937,771	Asphalt, Concrete, and Gravel Paving, and Soft-Surface Path
Skate Park	\$877,500	Concrete Features, Railing, and Curbs
Playground	\$786,800	Equipment, Surfacing, Edging
Bike Facilities	\$112,160	Enhance Existing Bike Park, and New Singletrack Trails
Sports Field	\$522,504	Artificial Turf Field, Fencing, and Field Lighting
Structures	\$940,000	Restroom, Picnic Shelter, Gazebo
Site Furnishings	\$146,420	Picnic Tables, Benches, Signage, Trash Cans, Fencing at Dog Park
Irrigation	\$366,366	New Fully Automatic System
Planting	\$321,402	Landscape Plants, Trees, Lawns
Soil Preparation	\$135,071	Soil Amendments and Import Soil

Subtotal	\$6,534,219
Mobilization (5%)	\$326,711
General Conditions (10%)	\$686,093
G.C. Bond & Insurance (3%)	\$205,828
G.C. Overhead & Profit (7%)	\$480,265
Construction Subtotal	\$8,233,116
Design:	
Environmental/Archaeological clearance (2%)	\$164,662
Consultant (12%)	\$987,974
City: Consultant Management (2.5%)	\$205,828
Parks Oversight (1%)	\$82,331
Design Subtotal:	\$1,440,795
Construction Management	
City (10%)	\$823,312
Consultant (2%)	\$164,662
Parks (1%)	\$82,331
Construction Management Subtotal:	\$1,070,305
Grand Total	\$10,744,216
30% Contingency	\$3,223,265
Grand Total with 30% Contingency	\$13,967,481

Estimate is in 2021 dollars and will need to be adjusted for inflation

ALTERNATES

Alternate 1: New Sports Field - Synthetic	\$1,409,502
Alternate 2: Existing Sports Fields - Synthetic	\$4,457,213

Table 2 : Overall Estimate of Probable Costs (Park Features)

Construction Considerations

IMPLEMENTATION PHASES

Construction is likely to occur in phases due to the scale, complexity, and cost of the park features. Phasing is also dependent on funding availability, grant opportunities, overall project cost, Council priorities, current in-process projects, and public desires. As identified above, phase 1 includes constructing the skatepark and enhancing the bike park and costs approximately \$3 million based on 2021 dollar values.

PARKING RECOMMENDATIONS

The goal for parking in this master plan is to provide a level of parking sufficient to meet the needs of park users who may not be able to take public transportation, bike, or walk to the park.

In reaching that goal, City Council considered several iterations of parking plans that took account of both immediate and long-term parking demands. The proposed plan for parking is a single lot located in the northwest corner of the property which is accessed from Park Ave NE. It includes a curbside drop-off area and 40 parking stalls — including 37 standard parking stalls and 3 ADA accessible stalls.

High demand facilities used by families such as the inclusive playground may trigger the construction of additional parking capacity in vicinity to those facilities. Potential later phases of parking may extend into the open space reserved immediately to

the south of the proposed lot. This potential expansion to incorporate the additional parking would require a future amendment or update to the Geer Park Master Plan.

As Geer Park is centrally located in Salem and has convenient access to I-5 and multiple soccer fields and multiple baseball fields, it is an inviting location for hosting sporting events and tournaments. Development of the flexible open space, the addition multi-use field, and other facilities proposed in the park master plan are likely encourage more special events, including sporting events, cultural events, and festivals. These events offer Salem the potential for substantial economic and social benefits. If parking demand for special events cannot be accommodated with on-site facilities, options many include on-site parking expansion as well as management actions. Management action may include special event management, transportation demand management, and traffic management.

Construction Considerations

REGULATORY CONSTRAINTS

Additional regulatory considerations that may impact the project's timeline are described in the following subsections.

WATER RESOURCES

Section 404 of the Clean Water Act gives the US Army Corps of Engineers regulatory authority over natural waterways and wetlands. In Oregon, the Department of State Lands (DSL) also regulates wetlands and waters of the state. A 2020 wetland delineation study determined that onsite water resources were too insignificant to trigger regulatory oversight, with which the DSL issued a concurrence. However, that concurrence requires renewal after five years. That process may also require consultation with the Corps of Engineers either to re-confirm the wetlands are still considered insignificant, or if park development would require appropriate mitigation and a DSL permit for development.

CULTURAL RESOURCE CONSIDERATIONS

HISTORIC CLEARANCE REVIEW

Geer Park is located within the City of Salem Historic and Cultural Resources Protection Zone. This means all future Geer Park development phases require Archaeological Historic Clearance by the City Historic Preservation Officer (HPO). The clearance review process will help ensure the City complies with federal, state, and

local law regarding archaeological sites, features, or objects on public lands, including compliance with applicable permitting requirements. Historic clearance review considerations include the following:

- **City Historic Preservation Officer Coordination.** As part of the planning and design process for each park development phase, the City should coordinate with HPO to ensure appropriate consultation with the State Historic Preservation Office (SHPO), Confederated Tribes of Grand Ronde, Confederated Tribes of Siletz Indians, and other federally recognized tribal governments' interest in archaeological resources within the City of Salem.
- **Mitigation.** Should avoidance of adverse effects on archaeological resources not be feasible, additional HPO coordination and consultation will be needed regarding appropriate treatment planning, mitigation, and data recovery planning. This includes mitigation based upon applicable City of Salem code, SRC 230.
- **Inadvertent Discovery.** Inadvertent discovery of cultural resources may trigger further federal, state, and local permitting requirements. Therefore, the City will need to develop an inadvertent discovery plan for each park development phase using forms provided by the HPO. The City should further consider and prepare for the potential budgetary impacts of one or more inadvertent discovery during construction.

COMMUNICATION AND COORDINATION WITH PRESERVATION OFFICES

To promote cooperation with regard to the project and resource management and protection efforts, City Parks Planning staff communicated with the Confederated Tribes of Grand Ronde to inform them of the project and process. It is recommended that the City staff continue to provide regular communication through the HPO and as needed at Salem's monthly Historic and Cultural Resource Compliance Coordination Meeting to provide updates on the project's progress and provide a forum for input and discussion.

PUBLIC EDUCATION OBJECTIVES

The City of Salem has entered into memorandums of understanding (MOUs) with Confederated Tribes of Grand Ronde. To promote the education objectives discussed in these MOUs, the Geer Park project managers will work with Tribes to develop education and outreach elements in the park that serve to share the Tribes' history and connections to Salem and the Willamette Valley. This may include opportunities to develop interpretive features that inform the public about the historic natural landscape, including native plants and their cultural uses. Suitable locations for potential interpretive features are identified within the Geer Park 2021 Master Plan.

