



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	41
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
Table 3: Prior and revised parking capacity for Geer Park	37
Figure 26: Construction phasing of parking area	37

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 (70 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 (66 standard stalls, 4 ADA 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



Introduction

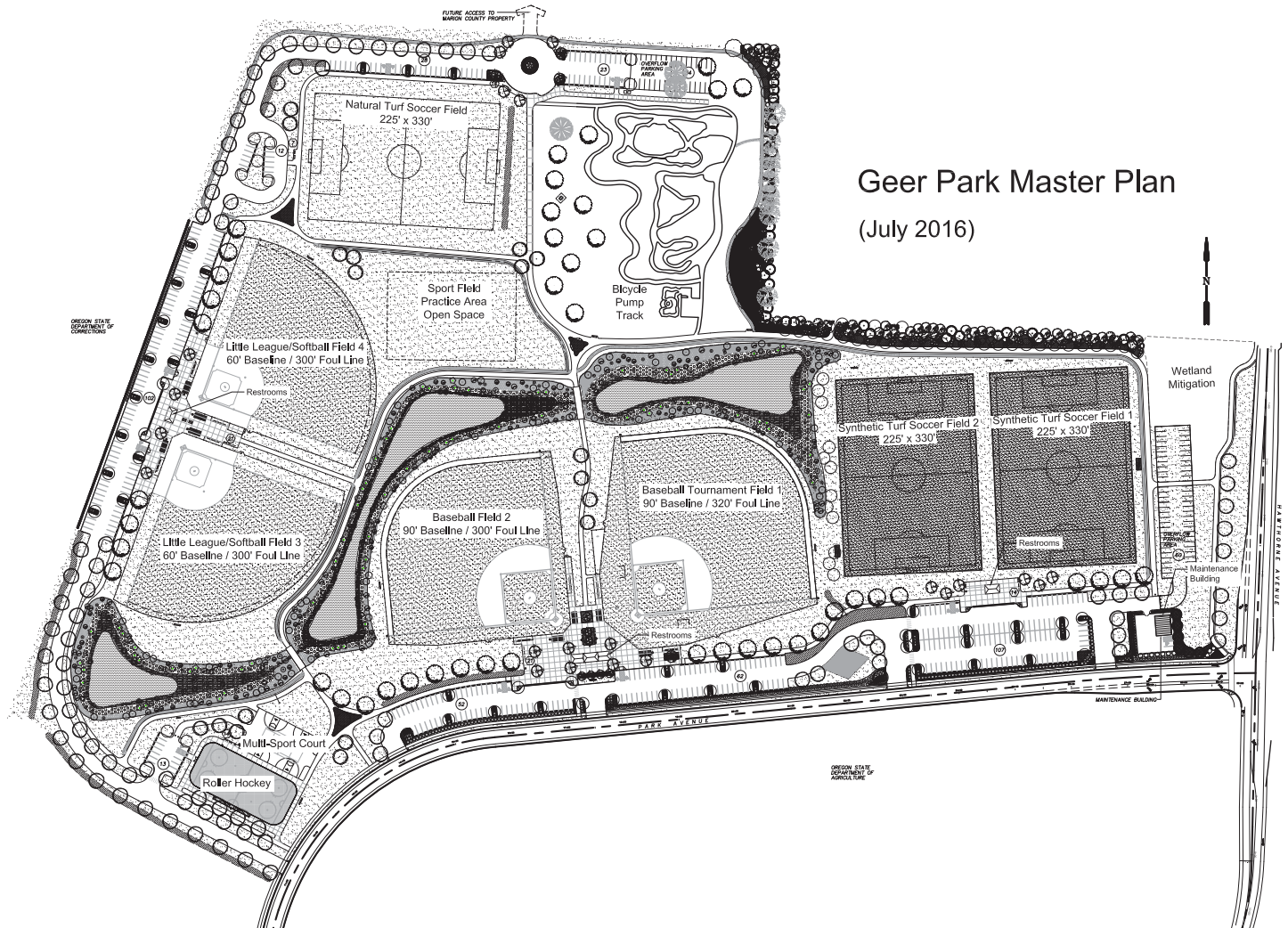


Figure 3: 2016 Geer Park Master Plan

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 Consideration by City Council

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).

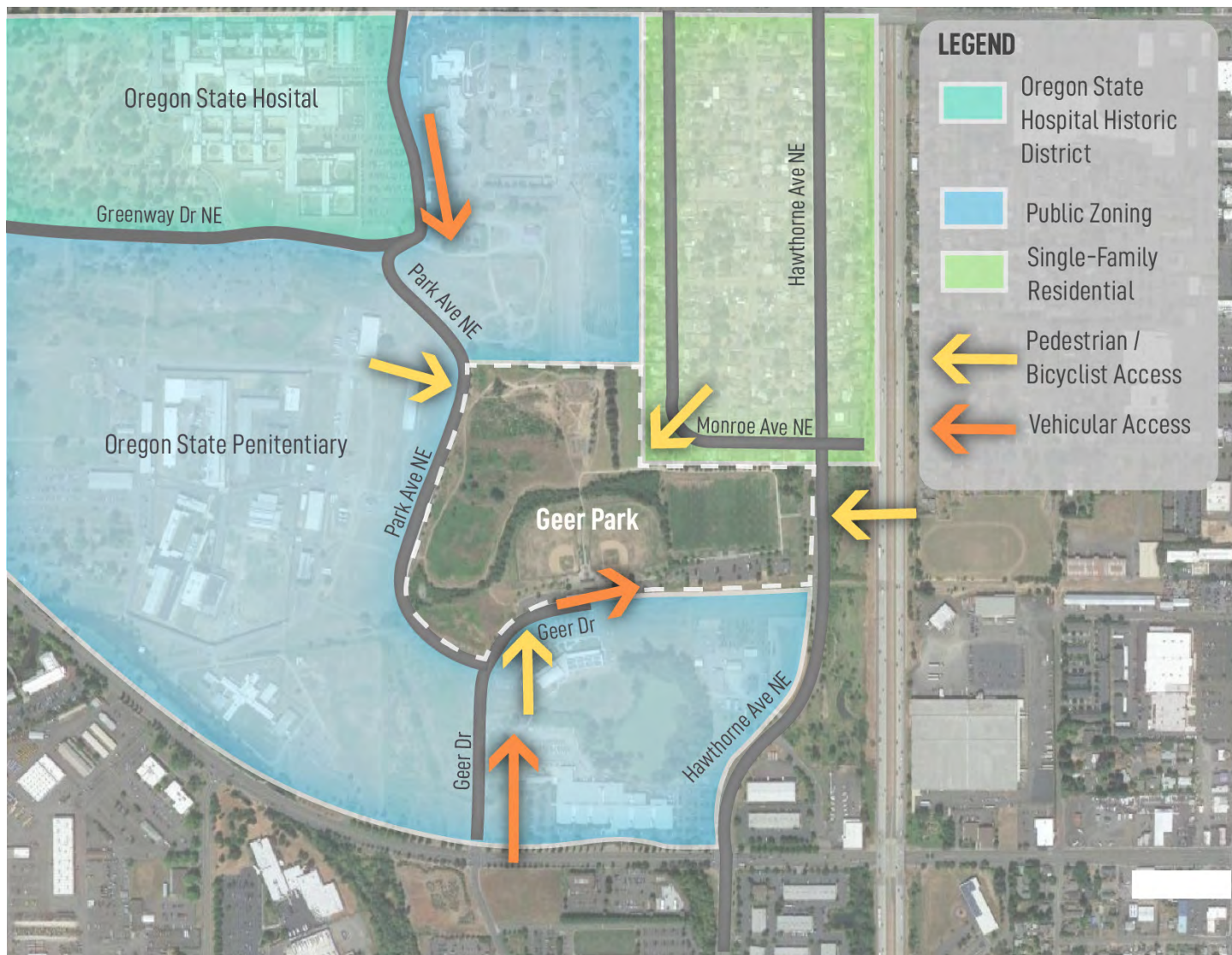


Figure 4: Park context and access map

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 (Figure 7).

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.

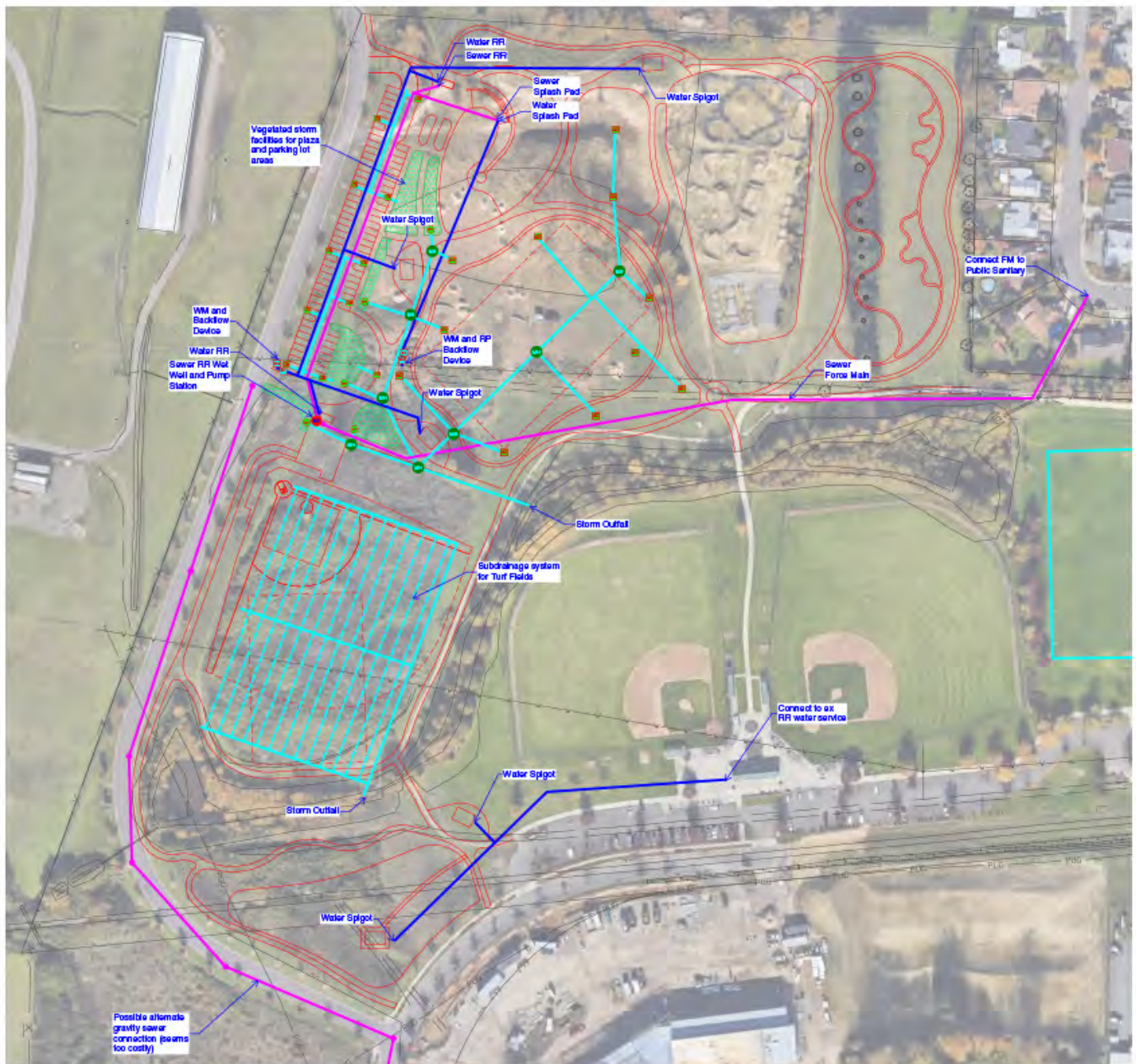
Sanitary: There is no existing sanitary sewer in the undeveloped portion of the site or along Park Drive NE. Connection to the City's sanitary system will likely be through a force main via the pedestrian easement in the northeast corner of the park to access the existing storm system in Monroe Avenue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

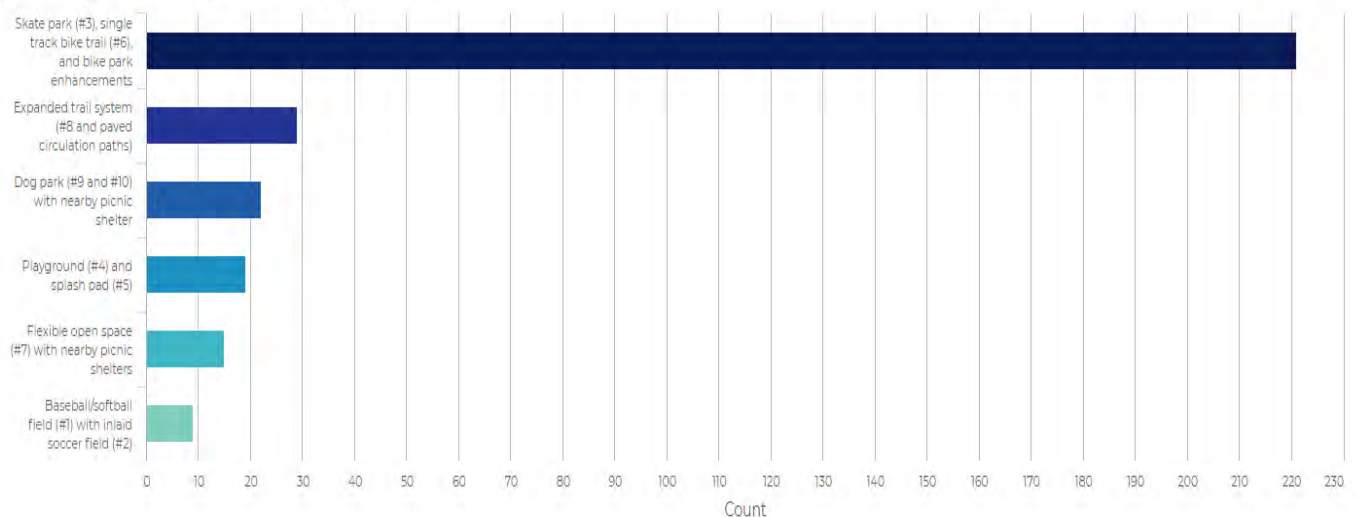


Figure 13: Number of responses that identified the feature as a priority (either first or second) for implementation

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

①

Opportunities:

- Close to neighborhood & Bike Park
- Established trees provide shade & separation for passive use
- Potential community garden

Constraints:

- Lacks connection & visibility to existing features
- Narrow, linear space
- Lacks accessibility

②

Opportunities:

- 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

Constraints:

- Lacks connection to existing features

③

Opportunities:

- Potential for additional sports fields & plazas (with parking at Opp. Area 2)

Constraints:

- Lacks connection to existing features

④

Opportunities:

- High visibility & accessibility
- Good connectivity to parking & existing features
- Potential for skate park & food cart plaza

Constraints:

- Fixed boundaries

Figure 15 : Opportunities & Constraints Diagram

Master Plan Process

STEP ONE

PARK ASSESSMENT

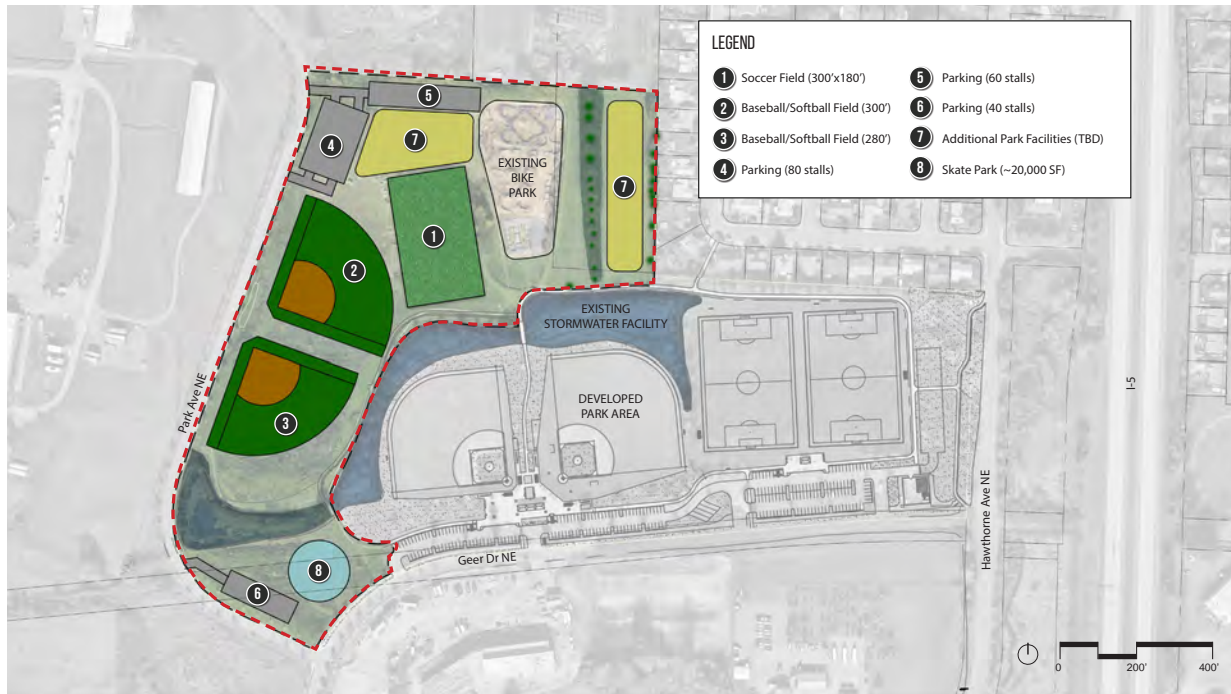


Figure 16 : Park layout 1



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

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 (66 standard stalls, 4 ADA 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 \$14,450,617 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



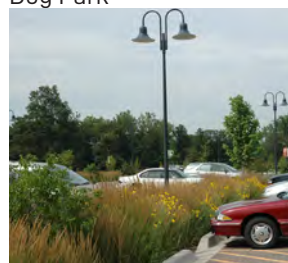
Sports Field



Dog Park



Picnic Shelter



Parking



Walking Trails



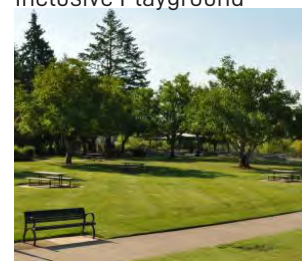
Splash Pad



Inclusive Playground



Skatepark



Open Space

PRECEDENT IMAGES FOR PARK AMENITIES

Construction Considerations

GEER PARK MASTER PLAN

Prepared by GreenWorks, P.C.

June 25, 2021

Estimate of Probable Cost - All Improvements		
Item	Estimated Cost	Notes
Site Clearing	\$262,050	Erosion Control, Clearing, Construction Fencing, Tree Protection
Earthwork	\$689,130	Rough and Finish Grading, Base Rock, Geotextile Fabric
Utilities - Water, Sanitary, Storm	\$435,075	Domestic Water, Storm, Sanitary
Utilities - Electrical and Lighting	\$60,000	Electrical Distribution and Parking Lot lighting
Paving	\$1,113,083	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	\$339,780	New Fully Automatic System
Planting	\$329,130	Landscape Plants, Trees, Lawns
Soil Preparation	\$146,606	Soil Amendments and Import Soil

Subtotal	\$6,760,238
Mobilization (5%)	\$338,012
General Conditions (10%)	\$709,825
G.C. Bond & Insurance (3%)	\$212,947
G.C. Overhead & Profit (7%)	\$496,877
Construction Subtotal	\$8,517,900
Design:	
Environmental/Archaeological clearance (2%)	\$170,358
Consultant (12%)	\$1,022,148
City: Consultant Management (2.5%)	\$212,947
Parks Oversight (1%)	\$85,179
Design Subtotal:	\$1,490,632
Construction Management	
City (10%)	\$851,790
Consultant (2%)	\$170,358
Parks (1%)	\$85,179
Construction Management Subtotal:	\$1,107,327
Grand Total	\$11,115,859
30% Contingency	\$3,334,758
Grand Total with 30% Contingency	\$14,450,617

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

Construction of new parking will depend on parking demand related to construction of new park features. High demand facilities used by families such as the splash pad or inclusive playground may trigger the construction of additional parking in vicinity of these park amenities. Parking recommendations were made based on past experience designing community parks and observations about the popularity of the proposed park elements. Following direction from the City Council, the parking recommendation was revised to a reduced quantity (Table 3).

For master planning purposes, full build out of future parking is shown, with potential first phase shown for illustrative purposes.

The goal 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.

The first phase of the parking lot will include the northern half of the overall 70 parking stalls presented in the final master plan (Figure 26), which will include 33 standard parking stalls and 2 ADA accessible parking stalls. Later phases of parking will mirror the layout of the first phase to the south. The parking lot could be further expanded in the future in the lawn area north of the parking lot if there is demand. 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, traffic demand management, and traffic management.

Construction Considerations

Park Facility	Revised Parking Recommendation	Prior Parking Recommendation	Consultant Recommendation
Ball Fields	35	40	Minimum of 40
Playground and Splash Pad	15	15	15
Skatepark	8	15	20
Bike Park	8	15	20
Off-Leash Dog Park	Served by existing parking	Served by existing parking	20
Picnic Shelters	4	9	10
Passive Uses	Served by existing parking	Served by existing parking	15

Table 3: Prior and revised parking capacity for Geer Park

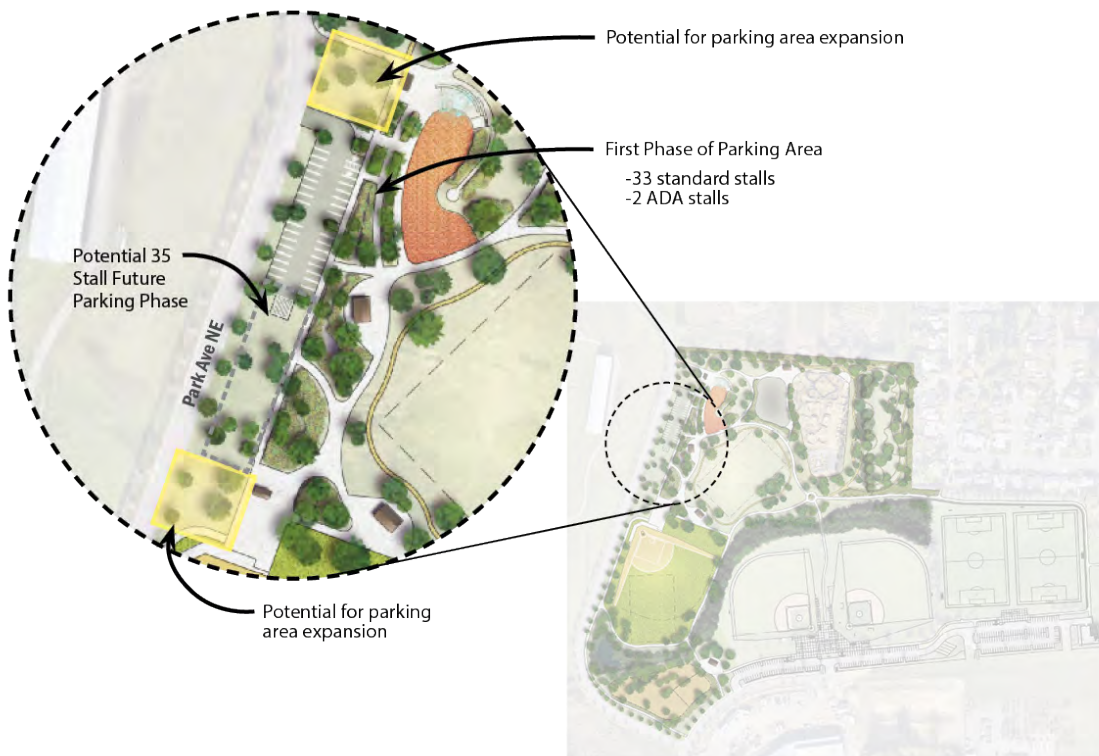


Figure 26 : Construction phasing of the parking area

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.



THIS PAGE INTENTIONALLY
LEFT BLANK

APPENDICES

Contents

APPENDIX A: STAKEHOLDER INTERVIEWS

Stakeholder Interview Notes	A-2
-----------------------------	-----

APPENDIX B: PUBLIC OUTREACH MATERIAL

Example Public Outreach Material	B-2
----------------------------------	-----

APPENDIX C: VIRTUAL OPEN HOUSES WITH COMMUNITY SURVEYS

Open House and Survey Number 1: Summary	C-2
Compiled comments from Open House 1	C-10
Open House and Survey Number 2: Summary	C-16
Compiled comments from Open House 2	C-25
Open House and Survey Number 3: Summary	C-27
Compiled comments from Open House 3	C-32

APPENDIX D: PUBLIC COMMENTS

Public Emails	D-2
---------------	-----

APPENDIX E: STAFF REPORTS

Salem Parks and Recreation Advisory Board Staff Report	E-1
Salem Parks and Recreation Advisory Board Action Sheet	E-5
Salem Parks and Recreation Advisory Board Action Sheet	E-7
Salem Parks and Recreation Advisory Board Action Sheet	E-14
Salem City Council Final Action Agenda	E-17

APPENDIX F: MISCELLANEOUS SUPPORTING DOCUMENTS

Wetland Delineation Letter of Concurrence	F-2
Geer Park Soil Map	F-8
Preliminary UtilityPlan	F-11
Cost Estimate	F-13

APPENDIX A

STAKEHOLDER INTERVIEW NOTES

Introduction

An early part of the design development process was to seek input from various park users, organizations and city staff who would have a vested interest in the programming of Geer Park. Seventeen stakeholders were engaged remotely in group interviews in April and May 2020. Given the restrictions of the COVID-19, in person interviews were not possible.

Participants were presented with a background of the park — its history, current master plan, and project goals. They were then presented with

diagrams of both the existing conditions at Geer Park, as well as the opportunities and constraints as determined by the design team.

Questions asked included what they liked, 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.

Interviewees

External

- Sue Hill, Special Olympics Oregon – Marion County
- Colin VanDerHyd, Salem Area Trail Alliance
- Jeff McNamee, Salem Area Trail Alliance
- Derek St. Clair, Salem-Keizer Stars
- Jesse Decker, Skatepark user
- Troy Greeg, Marion County Juvenile Department
- Todd Sheldon, Marion County Juvenile Department
- Justin Sparrow, Marion County Juvenile Department
- Dan Hughes, Cherry City Baseball Club
- Ryan Matthews, Marion County Health
- Kris Mitchell, Oregon Military Department

Internal City of Salem

- Melinda Mokalla, Recreation Coordinator
- Billy Powers, Recreation Softball Coordinator
- Zachariah Close, Parks Project Coordinator
- Noe Marquez, Parks Operations Supervisor
- Jennifer Kellar, Parks Operations and Recreation Services Manager
- Becky George, Recreation Supervisor

Discussion Notes

Kimi Sloop of Barney & Worth led group discussions with the park stakeholders, including City of Salem staff, park user groups, and agency park neighbors. The interview groups were prompted with questions about the park and engaged in open conversations with those topics. The summary below are the highlights from the conversations

BEST THINGS ABOUT GEER PARK

- Multi-use: baseball, soccer, cross country, biking, walking, picnicking, etc.
- Accessibility: parking and access to I-5.
- Potential for growth: regional draw and tournaments. central to Eugene/Portland
- Frequently used: ability to schedule multiple games at one time; constant use during all hours the park is open (day and evening) by a wide variety of users
- Amenities: restrooms (location, permanency and size), parking and picnic area (shelter)
- Ease of maintenance: development makes maintenance easy, walkways and trails wide enough to get equipment around, maintenance building is a plus, interest in future staffing/housing potential

EXISTING PARK USES

- Walkers use trails/paths during the day. Some people from the neighborhood and nearby

employees. Increasing interest for walking and running events at the park.

- Picnics and celebrations. Groups picnic at the shelter area between the restrooms. Families bring 10x10 pop up tents and tables to have birthday parties by the pump track.
- Baseball fields used by area high schools, JBO, adult groups too. Practices, games, and tournaments. Groups use multiple fields at the same time.
- Soccer fields used by high schools and all ages – 3-year-old through adults. As many as 5-6 teams on one soccer field. Soccer fields in high use in fall and spring. Soccer tournaments.
- Biking on trails. Users range in age. Families with kids on bikes, riding the cement trails.
- Bike pump track. All ages for bike track. Great big dirt jumps with potential for wooden lips.
- Cross country meets – high schools and middle schools have cross country meeting in opportunity areas 1,2 and 3, and developed trails.
- Physical fitness training by the National Guard. Sit up and push-ups in ball fields, then running portion on the path.
- Open field space. Highly valued with lots of people using it at the same time. Rare/occasional use for military training
- Food truck/tent sales are arranged by park users. Food truck is set up between the two fields.

EXISTING PARK LIMITATIONS

- Ball fields
- Slopes – makes it hard to see people.
- Size, depth to backstop, and permanent mound are issues for expanded softball use.
- Not enough baseball or softball fields. Most tournaments want 4 fields, not two. Fields need to be all 90' or two 70' and two 90'.
- Soccer fields
- Would get more use if there wasn't a crown in the middle of each field. However, the crown is appreciated when it is muddy and sloppy.
- Soccer fields are rough.
- Ultimate frisbee and boomerang groups could use the soccer field if they were flat.
- Natural turf and no lighting
- Only so much play can be had without synthetic turf and lighting during shorter, wetter days
- Bike track
- Asphalt pump track is settling and cracking, getting worse for the skateboarders.
- Bike track is not delineated so people randomly walk across the jump lines.
- Resources and terrain are limited.
- Lower asphalt track has limited utility except when it is busy. Riders develop skill sets quickly and move on.
- Upper track is seeing degradation with boarders and striders.
- Pump track may need to be removed and rebuilt.
- Not good separation for progression: second start hill.
- Lacks amenities.

- Parking
- Current parking is insufficient, especially when there's a baseball game and SKEF soccer on a Saturday morning
- Geese – mass quantity of geese and what they leave behind.

VISION FOR GEER PARK

Note: This is a high-level summary of most frequent comments.

- Artificial turf fields.
- Safe place to gather.
- Play all year round/expanded use of facility.
- Tournament type facility - good location, good revenue opportunity.
- Positive, clean environment for kids and families to do activities
- Continued and improved existing park uses – keep what is there, but make it better.
- Accessible by all.
- Multi-use fields to be used by baseball, soccer, lacrosse, football, bocce ball, etc.

SPECIFIC IMPROVEMENTS, ADDITIONS TO CREATE THE VISION

- Ball fields
- Warm up facility between the fields.
- Synthetic turf.
- Good lighting.
- Larger dugouts.

- Shade preferred.
- Additional fields. New fields could be both baseball and softball.
- The bigger you make the two new fields, the better (can accommodate soccer, too)
- 80-90 foot play now. 70 foot been requested.
- Prioritize baseball needs. There are other softball fields in Salem/Keizer, but not baseball fields.
- 200' field would be youth fields. 300' field for adults. 10' minimum fence.
- Prefer new fields to be fit for younger teams rather than retrofit current fields.
- Sizes - 90' good for high school and older. Can be used for 14-year olds as well. 5th and 6th graders us 70' field with 50' mound distance. Younger than 5th grade, 50' field with 40-45' mound distance. Intermediate group uses 80' field.
- Modify fields so they can work for softball. No permanent mounds. Softball requirements - dirt infill. No natural grass. Baseball mound. Flat. 14 U softball. Home plate to pitchers mount 43 feet. Bases are 60 feet apart. 8'10" home to second.
- Multi-use fields (ball fields with soccer in the outfield).
- Natural grass soccer fields could be changed to a warm-up area. Soccer
- Either flatten out existing natural fields or improve with synthetic turf.
- Crowns seem too big – could be lowered and still get good drainage. Plenty of areas to drain water into. Fields are not sand based.
- Additional restrooms
- Northern part of the park, near bike park.
- Additional walking paths.
- More accessible paths for wheelchairs and less able bodied.
- More trails for running.
- Expand the path to create a bigger loop around the whole park. Expanding it up and around the pump track would increase traffic and surveillance in that part of the park.
- Playground
- ADA requirements, plus playground equipment that is more accessible for those less able bodied.
- Large playground area for ease of movement.
- Central area, easily accessible, keep people entertained and trigger the different sense.
- Skate park
- Size – 25,000 sq. ft. minimum. At least the size of Keizer Skate Park.
- A mix of real street features – curbs, ledges, steps. Small bowl or two.
- More features on the smaller beginner to intermediate size. There are other places in the region to get the really big/advanced end stuff.
- Stay away from show piece features. Looks cool and may sell the project, but money could have been spent on something more useful.
- If the bike park and skate park in different areas, think about how they would be connected – a trail between with a couple of features.
- Put thought into the crash factor/roller derby factor. Sometimes there are only 2 or 3 useable lines and everyone gets in each other's way. With the design, keep people from crashing up and keeping people separate. Usability is more important than the look.

- Prefer larger park with fewer features than smaller park with more features.
- Basketball court
- Bocce ball court
- Turf, about ½ a football field size. Could be the soccer field.
- Bike Park
- Focus on a pump plaza, bowl design, more interesting for beginner and intermediate users. Works better with location and focus on providing amenities for neighbors, beginner, intermediate, and family users.
- Pump track accommodates long boarding.
- RC cars out there. Occasional uses. Drive around soccer fields. Community for RC cars in town. Could be priority for bikes, then skateboarders then RC cars.
- Strong desire for singletrack trails.
- More and bigger/better tech, jump, pump track.
- Larger jumps (for mountain bikers and BMXers, and these require different jumps). Want expert-level lines but these are different.
- More progression of tracks.
- Integrate jump lines with pump tracks.
- Safety improvements - barrier around track. Even just a visual barrier to keep foot traffic from conflicting with bikes.
- Add practice gate and couple turns and a table.
- Add parking, closer access, visibility, signs directing to park, split-rail fence delineating area.
- Paved path that goes to bike park.
- Add family friendly amenities – drinking fountain, benches, picnic shelter, shade and seating near the bike park.
- A small storage building for the tools and things that the volunteers use to maintain the track.
- Safety
- Clear lines of sight.
- Encourage natural surveillance.
- Clear out underbrush.
- Limit dark corners/places to hide.
- Security patrol.
- Keep the pump track immediately visible from the parking lot, and if possible, from the road.
- Access
- Push Geer Drive out to Hawthorne.
- Keep Park Avenue open – escape route in event of flooding.
- Barriers to keep vehicles from entering off Hawthorne and driving across the grass.
- Parking if adding capacity to fields (either new fields or synthetic turf)
- School bus parking/access needed to support cross country meets.
- Northern part of the park, near bike park.
- Substantial additional parking needed for baseball/softball tournaments
- Concession stand and/or food cart hook ups.
- Needs to be in a location that is accessible by all. There may be a big draw for food carts – lots of park use year-round not just tournaments. Revenue draw. Challenge – how to manage how the trucks. Power? Preference to avoid generator use (noise) Change of zoning? (zoning change not needed as per Rob's comment regarding community park code)
- Track/area with lane markers.
- Formal area with lane markers to allow the

military to do sprints. 40 meters square. 10 lanes. In order to use Geer Park for an official physical training qualification facility, there needs to be a place for sprints and a 2-mile run (recruits have 5 minutes after their sprints to start the run). (Note – Kris Mitchell can send specific requirements)

- Geese problem from October to spring. What they leave behind is an issue. Take care of that some way.

OPPORTUNITY AREAS/LOCATION OF NEW AMENITIES

- Concerns about area 1 being used as a community garden. Increase in rodents and insects near lots of kids on the bike track.
- Area 1 could be a picnic area. Opportunity for neighborhood.
- Area 1 used for cross country, east side of the trees.
- Area 4 for skate park. Good visual. Good addition to the park. Away from the housing so noise not as irritating.
- Skate park west of the bike park. Additional parking on the side by bike park. Could cause issues to ride skateboards along trails through fields. If opposite ends of the ball fields, a lot of people going between them. Stay away from ball fields between parking and skatepark. Cutting between spectators to the skate park.
- Preference to have the north area (near Marion County Juvenile Department garden) active uses or open field. Foliage and brush backing up to the garden property is a challenge because

the homeless hide and camp in the area.

Compatible uses with the Marion County Juvenile Department garden are ball fields, sports courts, or bike trails.

- If ball field complex is built on the back half of the park, fence it off and add a gate for security.

OTHER INSIGHTS/QUESTIONS

- \$110K in CIP for FY 2023 for Geer Park irrigation rehab.
- Multiple concerns expressed about homeless in the park. There has been vandalism and theft – especially to Marion County Juvenile Department garden and baseball shed.
- Concerns expressed about personal safety in the park. Vulnerable populations are encouraged not to walk/bike to the park.
- Bike track gets more culturally diverse users than other park amenities. Close-to-home urban facilities. Falls in line generally with population. Predominately Latinx community.
- Examples noted:
 - Hoodview in North Clackamas PRD. Four softball fields that can convert to soccer fields in the outfield. Tournaments all year long.
 - Longview. Bond for 80-acre park – 9-10 baseball/softball fields, with soccer inlays imprinted on the turf for different ages.
- Revenue/programming opportunities for both the fields and the bike track.
- Part of the biking culture is doing your part to maintain the track – the City should do what we

- can to foster that.
- What other uses does the community want?
 - What is the timing of developing Hazel Green Park with this park?
 - Community garden in area 1? Concerns around additional pests.

CHERRY CITY BASEBALL CLUB SPECIFIC COMMENTS


- For people coming from out of town, proximity to the prison carries a stigma (directions often given that include the prison location).
- Salem lacks city run baseball fields. Many in town are under the school district ownership and not well maintained. Softball enough fields in town. Baseball is thriving in this region. West Coast Premier Tournaments – partner with them – to expand their reach of tournaments in the Willamette Valley especially in Salem/Keizer.
- Cherry City Baseball Club has a use agreement with the City for upkeep and maintenance of the ballfields. They would be interested in an opportunity for being a third-party investor for some control of the park scheduling.
- Number of ball fields/parks available in Salem limits ability to host tournaments. Cherry City Baseball Club runs tournaments and uses Geer Park, the complex in Keizer and two in Albany. Silverton and Dallas ball fields are back-ups if the tournament grows in size. For tournaments, they run 10 teams at Geer Park for 7th and 8th graders. 80-120 teams total to the tournament at all sites. 20-30 teams to Albany. 60 teams going to Keizer. If lights and turf, could add 4 more

teams to Geer Park. More revenue possibility for Salem.

- Consider third party investor for control of some part of the park – like scheduling (Cherry City Baseball Club may have opportunity).

SALEM AREA TRAIL ALLIANCE SPECIFIC COMMENTS

- Three general user groups of the bike track:
 - Local neighborhood kids without supervision, no helmets and safety gear, lower priced bikes, just their local park and using it as such. Drawn towards asphalt and beginner dirt, don't have tech skills to use larger jumps.
 - Local Salem users: kids on striders and adults on MTBs, driving to the park for access, driving up to 30 minutes. Lots of kids on pump track, adults on dirt. Mostly bike-oriented families.
 - Enthusiasts driving to the park, from Portland and surrounding areas. Some of the best dirt jumps with public asphalt. Longboarder skaters coming to use pump track. This is the group with higher skill levels, want bigger jumps, larger and faster pump track.
- Mountain bike group is underserved (they need a facility that caters to MTB skills tracks). Geer may not be the place: not enough gravity.
- A bit of a disconnect between the volunteers and park operations over maintenance. BMXers not used to working in a public park.
- Focus on stakeholders that are the actual users, not the dream, pie-in-the-sky user groups. Need to sync with volunteers that will actually do the



maintenance work. For example, The volunteers are dirt jumpers. If the dirt jumps are removed, volunteers will evaporate. Volunteers only want to maintain what they ride.

- SATA can be a partner but can't carry everything. City also has to provide maintenance and development.
- Geer Park is not the ideal location for a bike park because of the lack of terrain. Geer Park best for beginning/intermediate level. Focus advanced amenities elsewhere. Question is – what are the other location options for bike parks in Salem? Generally, amenities should be available for all bikers – BMXers, MTBrers, skaters and pump track users.

APPENDIX B

PUBLIC OUTREACH MATERIAL

Example Public Outreach Material

POSTCARD

A postcard mailer was sent to residents and property owners within a three-mile serve area for Geer Park.



PARK SIGNAGE

Below is an example of signage posted at Geer Park.



CITY OF Salem
AT YOUR SERVICE
Public Works Department

Help Shape the Future of Geer Park

Ayude a dar forma al futuro de Geer Park

YOUR INPUT IS NEEDED!
The City of Salem is asking for input on the future of Geer Park as we update the park master plan and prepare to add more park features.

To reduce the chance of spreading the Coronavirus and to comply with associated restrictions, including limiting gatherings, open houses will be held online.

YOU'RE INVITED!
We invite you to visit a virtual open house where you can review and give feedback on three different design concepts. The open house is available now. The survey will run through October 3, 2020. Visit the open house and take the survey at geer-salem.hub.arcgis.com

PROJECT UPDATE
Subscribe to receive project updates by email:
bit.ly/COSParkPlanning

MORE INFORMATION
Visit the City website to find more project information:
bit.ly/GeerParkMPU

CONTACT US
Anyone with questions is encouraged to contact Rob Romanek at rromanek@cityofsalem.net or 503-588-6211.

If you need help understanding this information, please call 503-588-6211. Printed materials and accessibility services will be provided upon request.



OPTION 1 **OPTION 2** **OPTION 3**



geer-salem.hub.arcgis.com

SU ENTRADA ES NECESARIA!
La Ciudad de Salem está solicitando comentarios sobre el futuro de Geer Park mientras actualizamos el plan maestro del parque y nos preparamos para agregar más características del parque. Las opciones de diseño en este letrero muestran ideas para áreas no desarrolladas del parque. Estas áreas son el foco de la actualización del plan maestro del parque.

Para reducir la posibilidad de propagar el coronavirus y cumplir con las restricciones asociadas, incluida la limitación de reuniones, las jornadas de puertas abiertas se llevarán a cabo en línea.

ESTÁ INVITADA !
Lo invitamos a visitar una jornada de puertas abiertas virtual donde podrá revisar y dar su opinión sobre tres conceptos de diseño diferentes. La jornada de puertas abiertas ya está disponible. La encuesta se extenderá hasta el 3 de octubre de 2020. Visite la jornada de puertas abiertas y responda a la encuesta en geer-salem.hub.arcgis.com

ACTUALIZACIONES DEL PROYECTO
Suscríbese para recibir actualizaciones del proyecto por correo electrónico:
bit.ly/COSParkPlanning

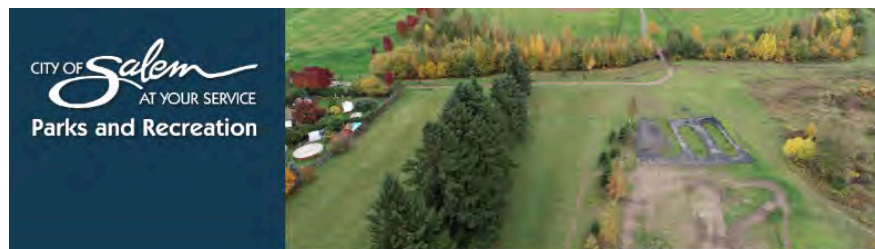
MÁS INFORMACIÓN
Visite el sitio web de la ciudad para encontrar más información sobre el proyecto: bit.ly/GeerParkMPU

CONTÁCTENOS
Cualquier persona que tenga preguntas puede comunicarse con Rob Romanek en rromanek@cityofsalem.net o 503-588-6211.

Si necesita ayuda para entender esta información, por favor llame 503-588-6211. Se proporcionarán adaptaciones razonables y servicios de accesibilidad a pedido.

ELECTRONIC MAILING LIST

Below is an example of project update emails. Listserv updates were sent out to alert recipients of upcoming open houses and other pertinent information. There was a total of 10 email notifications sent throughout the master planning process.



Geer Park Design Options Now Available: Your Input is Needed

You are invited to the second [Open House](#) for the Geer Park master plan update. At this second of three open houses for the project you can take an online survey to share preferences for park development concepts shown on three separate design options. The open house is available now. The survey will run through Saturday, October 3, 2020.

Earlier this year we asked the community about their vision for future park use in undeveloped areas of Geer Park. Your feedback guided the development of the design options. We hear your desires for flexible open spaces that can be used for a variety of activities, as well as interest in having more play with a skate park and additional baseball/softball and soccer fields.

While the options focus on different visions for Geer Park, all three include opportunities for children to play and dogs to exercise, enhancements to the bike park, expanded trail systems, a professionally designed skate park, and additional parking, picnic shelters, and restrooms.

Visit the open house at geer-salem.hub.arcgis.com and share your feedback.

Please forward this email to anyone who may be interested. Others can subscribe to this e-mail list from the [sign-up form](#).

Project Resources

Visit the Geer Park planning page on cityofsalem.net for the latest information about the project.

Anyone with questions is encouraged to contact Rob Romanek at rromanek@cityofsalem.net.



WEBSITE

A website was created and updated with current information pertaining to the master planning process. It included links to open houses, survey results summaries, design graphics, and contact information. Below is a screen capture of part of the project website homepage.

PAYMENTS

JOBS

NEWS

NOTICIAS

CALENDAR

CITY DIRECTORY

CITY OF *Salem*

AT YOUR SERVICE

Search...

Search

Community Resources

Business & Development

Public Safety

City Government

About Salem

Geer Park Master Plan Update



Geer Park is partly undeveloped, and that presents the opportunity to better guide and plan future improvements. [Sign up to get email updates about the project.](#)

About the Park

Geer Park is a 44-acre, community park located at 241 Geer Drive NE. As a Community Park, Geer serves a three-mile geographic area with active and passive activities and reservable features such as a covered shelter and ball fields. The park currently includes both developed and natural walking paths, picnic tables, two baseball fields, two soccer fields, and Salem's only bike park.

About the Master Plan Update

The City is preparing to add new uses and facilities to undeveloped areas in Geer Park. We are asking for input as we update the park master plan to reflect community preferences and meet the Community Park design guidelines and policies identified in the [Salem Comprehensive Park System Master Plan](#).

Draft 2021 Master Plan Update

The City has prepared a draft [2021 Geer Park master plan update](#) after hearing from community members through a series of virtual open houses and online surveys. During this process we heard:

- Strong support for flexible space rather than too many more sports fields
- The most excitement for improved bike amenities

Contact us

Rob Romanek
Parks Planner
Public Works Department

Mailing address:
555 Liberty ST SE RM 325
Salem, OR 97301

Email: rromanek@cityofsalem.net

Phone: 503-588-6211

Park location map



Geer Park Master Plan Update

July 2021

B-5

APPENDIX C

VIRTUAL OPEN HOUSES WITH COMMUNITY SURVEYS

VIRTUAL OPEN HOUSE AND SURVEY NUMBER 1: SUMMARY

PHASE 1: EXISTING CONDITIONS, OPPORTUNITIES & CONSTRAINTS

GEER PARK MASTER PLAN
JUNE 8 -21, 2020

Introduction

The first of three virtual open houses provided an opportunity for the public to gain an understanding of the park site and its potential. Upon being presented with the existing conditions and opportunities and constraints the public was then encouraged to provide feedback and insight via an online survey. Presentation materials were provided in both English and Spanish, and were posted online where they remained accessible to the public over a two-week period — June 8 to June 21, 2020.

Public participation amounted to:

- Total of 1,099 visits to the homepage
- 1,088 visits were to the English page
- 11 visits were to the Spanish page
- 373 online survey respondents

A significant portion of respondents live relatively close to the park and were familiar with it. Specifically, approximately 1/3 responding live within walking distance of Geer Park, approximately one-quarter of those responding live in NE Salem, and approximately one-third live in another part of Salem. Approximately one-quarter of those responding use the park several times a week. Approximately half of those responding use it a few times a month to several times a year.

Presentation Materials

1. Figure C1: Opportunities and constraints diagram
2. Figure C2: Existing site photos



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

1 Pros: <ul style="list-style-type: none"> • Close to neighborhood & Bike Park • Established trees provide shade & separation for passive use • Potential community garden Cons: <ul style="list-style-type: none"> • Lacks connection & visibility to existing features • Narrow, linear space • Lacks accessibility 	2 Pros: <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, play grounds, plazas, parking, & additional sports fields Cons: <ul style="list-style-type: none"> • Lacks connection to existing features 	3 Pros: <ul style="list-style-type: none"> • Potential for additional sports fields & plazas (with parking at Opp. Area 2) Cons: <ul style="list-style-type: none"> • Lacks connection to existing features 	4 Pros: <ul style="list-style-type: none"> • High visibility & accessibility • Good connectivity to parking & existing features • Potential for skate park & food cart plaza Cons: <ul style="list-style-type: none"> • Fixed boundaries
---	---	---	--

Figure C1: Opportunities and constraints diagram as presented at the 1st virtual open house



Figure C2: Existing site photos as presented at the 1st virtual open house

Survey Results

KEY TAKE-AWAYS

1. Geer Park is loved for its location, the bike park and the walking trails.
 - The most popular uses of the Park today are to walk/run/jog on the trails and to ride bikes or skateboard.
2. People prefer to keep and expand the trail system and natural areas.
 - The top three desired features are expanded trails, more shade trees/tree planting and natural areas/pollinator gardens. Many comments relate to the importance of having walking trails and a desire for a trail around the outside of the park.
 - Comment: *"Provide a pathway along the perimeter of the entire park (both concrete for bikes/wheel chairs, and barkdust for joggers/walkers). People like to walk. Include walking paths to get to the park for more access from the communities that surround it so people can walk or ride their bike to the park and more walking trails within the park."*
3. The majority of survey responses do not desire more ballfields.
 - Active recreation uses, such as additional ballfields and soccer fields, basketball courts, and tennis courts did not gain as much support.
 - Comment: *"Geer Park doesn't need more sports fields - let's bring other user types to the park with a dog park, skate park, and playground."*
4. There is a strong desire to maintain a balance between natural areas and highly programmed sports fields in order to meet everyone's needs.
 - There is also a lot of concerns about over-programming the park.
5. No one layout option resonated with the public.
 - No one layout option received a majority of support: support for each was about equal, including those who elected not to choose a layout.
 - The key features that people used to describe the differences between the layout options included the separation of uses, opportunities for a diversity of uses, location of the skatepark and bike park, and parking.
6. People preferred park amenities that could be used by a variety of individuals, families and age ranges.
 - A dog park, expanded bike park and more walking trails were identified as priorities for change at Geer Park. Other park uses identified as desirable included a rugby field, community pool and playground.
 - Comment: *"The city should create a multi-use park serving multiple users, not just those using the ball fields. I support picnic and playground areas, dog park, community garden, and skateboard park. I support more*

trees and keeping the large trees east of the bike park area. Further this bike area should be retained in its current configuration ."

7. Accessibility is important.

- Connectivity to adjacent neighborhoods and the Geer Park trail system was noted as a preference. Parking considerations, in terms of the right amount of parking, was also mentioned.
- Comment: *"Instead of increasing parking I would like to advocate for more walking and biking paths to be installed to the surrounding neighborhoods."*

SURVEY RESPONSES - GEER PARK TODAY

Generally, people have positive feelings about Geer Park. The most often noted assets of the park include the bike trails and pump track. The central location, near I-5, was also noted as one of the best things about the park. Due to the size and existing uses (paved/unpaved trails, baseball fields and natural/open space areas), the park serves as a multi-purpose space for the community and meets the needs of a variety of users. Here are some selected comments regarding the current condition of the park:

"I enjoy the proximity to my neighborhood, but also the natural feel of the area...lots of trees, the water that runs through the park. It feels more "in nature" than most city parks."

"The best thing about Geer Park is the bike

track. Also how the SATA keeps good maintenance on them."

"Location! Reasonably centralized facility for most of Salem/Keizer."

"Nice half mile walking loop. It's clean and paved. I feel safe jogging in the park because it is wide open and there are generally lots of people walking and using the park."

The top activities that people participate in at Geer Park today are:

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

SURVEY RESPONSES - GEER PARK IN THE FUTURE

Potential Features

When provided with options for improving Geer Park, the feedback was varied. There are some features that respondents are overwhelmingly excited to see in the master plan update, many of those build off the existing uses today, including:

- Expanded trails
- More shade trees/tree plantings

- Natural areas/pollinator gardens
- Expanded bike park
- Open meadows/fields

"The bike park has been an amazing source of family friendly options. As a family we all ride and have met so many families doing the same thing. Biking in general seems to pull a better family element than a skate park. We feel expanding the bike park to accommodate a wider range of skill would be the best option."

Other potential uses received approximately the same level of excitement, non-excitement, and indifference (people either didn't answer the question, responded that they "don't know" or were neutral):

- Playgrounds
- Community garden
- Picnic areas with tables
- Splash pad

On the list of potential future features, the active recreation options were received with less enthusiasm. Features that had significantly more "not excited" responses rather than "excited" responses included:

- Skate park
- Reservable group picnic shelter
- Additional baseball/softball field(s)
- Basketball court(s)
- Tennis court(s)
- Additional soccer field(s)

Ninety-five people wrote in other possible uses. The most frequently mentioned "other" uses include rugby field and a community pool.

When asked to identify a priority for Geer Park's master plan (If you could change one thing, what would it be?), the top ten frequent themes included:

- Adding an off-leash dog park
- Preserve/enhance the natural areas in the park, including the open space, trees and foliage
- Expanded bike park
- Expanded/connected trail system
- Add a skate park
- Add a playground
- Add a rugby field
- Add turf ball fields, especially baseball fields
- Add a splash pad
- Add a community pool

When asked why a specific layout is the most preferred, the responses were often focused around three topics: separation between park uses; parking; and efficiency of space.

The positive attributes of Layout 1 include:

- The baseball and softball fields that do not overlap with soccer fields.
"Multiuse of the ball fields will degrade their desirability for tournaments. Layout 1 does not compromise."
- Visibility of skatepark and separation of the skatepark from the bike park.
"The skate park is visible from the main street. instead of being hidden away which can lead to more criminal activity."

- Least amount of parking.
"Least amount of parking space invading the green space"

The positive attributes of Layout 2 include:

- Location of the skatepark adjacent to the bike park.
"I like that the skate park is next to the bike park. Many skateboarders use the pump track"
- Diversity of uses.
"I think Layout 2 has a balance of park uses between sports fields and other park activities."
- Central location of parking to sports facilities and other amenities.
"Parking available over a wider area- makes everything more accessible for those with mobility issues"

The positive attributes of layout 3 include:

- Like uses with like uses/efficient use of space.
"It makes sense to put the ball fields together and the bike/skate parks together."
- Efficient use of space.
"More possibilities for activities other than sported related activities. I never go there as it appears to be nothing but sport related activities."
- Larger size of the skate park.
"I like that the skate park is bigger and close to the bike park."

Other comments

- In addition to advocating for specific park uses, comments were received that focused on the

park planning process. Below is a list of a few of key comments made by stakeholders.

- The safety of park users and adjacent neighbors is important.
- Concerns about the cost of doing a master plan now, when a current master plan exists.
- The planning process seems to jump ahead when asking about layout options. When/where was the outreach to determine what the community's needs are?
- Consider amenities for a variety of park users, including neighborhood families and seniors.
- Design the skate park by people who really know skate parks so that it has good functional flow with lower chances of collisions from bad lines.
- Consider impacts to the adjacent neighborhood. Adding all these sports activities will create a lot of noise, lots of crowds, drive out wildlife, and decrease neighborhood livability.
- Incorporate connectivity to the adjacent neighborhoods, including showing the existing sidewalk walking area on the park plans.
- Some people believe there is already too much parking at Geer Park and others believe that they cannot find parking spaces when needed.

Compiled Comments from Open House 1

- "I think it's sad that you'll turn a beautiful easily accessible park in a cute neighborhood on D Street and turn it into low-income apartment complex, but turn an ugly/hard to access park near nothing good into a million dollar money pit. Clearly whomever is making these decisions doesn't care at all about the livability of this city but instead is making deals somewhere that benefits no one good. I think it's sad that you'll turn a beautiful easily accessible park in a cute neighborhood on D Street and turn it into low-income apartment complex, but turn an ugly/hard to access park near nothing good into a million dollar money pit. Clearly whomever is making these decisions doesn't care at all about the livability of this city but instead is making deals somewhere that benefits no one good."
- "Please include walking trails. If possible away from bike trails"
- "On your park plans, you do not show the existing sidewalk walking area. It would be helpful to have this on the plans to better determine where everything is. Thank you."
- "I love Geer park! I have two small children ages 6 and 4. We live in South Central Salem and several times a month make the drive to the park. It's so awesome to have this resource in our community. I was beyond excited to receive the flyer in the mail detailing expansion ideas for the park. I'm not very interested in organized sports, so additional baseball/softball fields are not that exciting to me. When I go to Geer park, I see lots of people using the Soccer fields, and the bike park. I would love to see the city expand the skatepark area, plant additional shade trees, add water fountains, and more trash receptacles. I would also be interested if any volunteers are needed, and could probably recruit lots of other volunteers as well. Thanks for your time!"
- "Thank you for your work planning for Geer Park. Firstly, I visit Geer park a couple times each week. I am in my 70s. I walk from my house, which is near the intersection of D and 23rd Sts NE. I have never driven there; I have biked. What I would like are (1) more walking paths; (2) better connectivity to Park NE and neighborhoods; and (3) development with security in mind because the park is isolated. Regarding connectivity, as I understand, Park NE between Center and Geer Park has no sidewalks or bike paths due to a deal struck between OSH and the city, with the goal of not attracting pedestrians to the area around OSH. I understand, but it really makes walking to the park dangerous because cars go much too fast (posted 15, but very high speeds). Beginning the ped park path or paving a path that extends as far north as possible along Park NE would be wonderful. (Walking along Center is very unpleasant!) As for security, make facilities visible and avoid shelters!"
- "I think a skatepark would add wonderful touch to the park especially because it'll steer skaters towards a controlled area to skate leaving space for the bikers. Also more intermediate and beginner pump tracks for kiddos. My son is 3 yrs old and shreds up the course."

- "Dogs. Please highly consider space for enclosed dog park (like in Keizer or at Cascade Gateway); NE neighborhoods have no good locations for dogs except the undeveloped location around the State Hospital. And there are no plans for fencing or dog poop/water/waste disposal, or in/off leash once it is. Develop dog spaces within neighborhoods...PLEASE!"
- "I'm not sure why additional sports areas are so important. How about more pedestrian areas? Bush Park is a great example. I walk at Geer a lot and see sport activities happen on a very limited basis, especially the bike park-waste of money. How about more "wild" areas? Picnic areas? Clearing the land ready devalued what is truly important in a city. Schools and many churches have sports areas. How about leaving well enough alone, replant trees, provide space for people to get away from it all?"
- "I filled out the survey and the computer froze when I submitted. Can you tell me whether the submission was successful, or do I need to redo it? I would like my input to count. If the survey was not successful, can I just email you with my input if I continue to have technical difficulties?"
- "Rugby tournaments are. Great community event and bring in lots of revenue and I feel the park should be able to accommodate that."
- "The park is very nice and well located. I feel that we could enhance the park by cleaning the unused areas and add pick nick areas and a playground. More than the above would be unnecessary at this time."
- "I didn't see a water park feature anywhere on the list of idea. So many low income children do not have the opportunity for cooling off on a hot day by playing in water. The water feature at Waterfront park draws a lot of children. Consider providing more ways for kids to play in the water."
- "Geer park has always been quiet and peaceful. Adding a bunch of "stuff" takes away from the park. Leave it along. It's already getting crowded now because of the bridge. It is for the dogs and bikes, not people's activities. When does it stop? When the rare birds stop nesting there or the turtles are all gone because humans started hunting them?"
- " Please consider an outdoor hockey rink!!!!!!!"
- " It would be awesome to see a hockey rink (roller hockey, not ice) put in at the new feet park. There isn't one around here and the closest is an hour away so it would be awesome to have a place here in Salem. Also maybe a dog park would be cool too!"
- " I would like to work on restoring access to Geer Park through the Marion County Master Garden. Who would I work with on that? Could that be a partnership between the City and County?"

- " In all three plans for Geer Park, the proposed skate park is way too small. We don't need another baseball diamond. We need a real skate park, one that has a wide range of elements for beginners, intermediate, and advanced riders. It needs to have plenty of space for riders to hang out while other riders are using the elements. I'm enthused that the city has a skate park in all of the plans, but please, if you're going to do it, don't make it a token gesture, do it right."
- " Park Avenue is a terrible road to walk or bike along. Use Geer park to make a multiuse path along park avenue the entire length of the park. the plan currently does not address the interface with the street. Enhance and enlarge the stormwater natural areas."
- " Have you talked to the state and county about how this park could be designed cooperatively to benefit all groups? What is the state doing with Walker Park? What do state and county employees want to do on their lunch time? Are the trails in the park connecting conveniently to their facilities?"
- " I previously responded to the survey sent to me in the mail. A friend and I we're discussing the possibility of an Off-leash dog park. Currently, many parks in the neighborhood have owners letting their pets run, which is a problem for owners who do not allow their dogs off leash. It would be fabulous to have an park area in our neighborhood :) Especially now that Covid-puppies are all the rage!"
- " I grew up in three cities during my childhood years- Spokane, Lewiston, and Salem. All of them had public swimming pools available and it was a highlight of my summer to take advantage of them. Now as I'm in my adult years there is no longer public pools available for the kids in the Salem area (Kroc center is inconvenient and way overpriced for most families). I would love to see the city bring them back."
- " We should definitely consider at least a new 9 if not 18 hole disc golf course! Disc golf is on the rise and the people need more places to play!"
- " Add north arrows and a scale to your maps. It's impossible to get oriented and have a sense of the size of the areas under study without a north arrow and scale. Thank you."
- " I oppose all current plans for Geer Park. The park should be a diverse area with something for everybody a dog park community garden open space bark chips walking jogging path as in areas of natural beauty. The plans for parking lots will increase urban core temperatures and cause more runoff. Please reconsider the current plan."

- " Geer Park, Please consider including the following:
 - Keep the park more natural, like Minto Brown
 - Pathway around the entire perimeter (asphalt and barkdust, side by side)
 - Keep the large trees, plant more trees for shade
 - Dog park & community gardens
 - Put skate park near bike park
 - More walking paths throughout entire park
 - No more fences around baseball fields.
 - No concession stands, this will lead to trash
 - Reduce parking lot size. NO ASPHALT. Consider grass like at the state fairgrounds, or gravel for better drainage
 - Open spaces...not every space has to be covered with something
 - Picnic tables
 - Logs in the pond to encourage turtles
- "Minto Brown park is very crowded. It's because, people like the natural aspects of the park. Please make this park more natural, not just for soccer and baseball. And make it accessible to walk or ride a bike to. Make a path from Center Street, through county property, to park so local people can access. Not everyone owns a car. Make this park for everyone."
- " My name is Virginia Stapleton and I live in NE Salem. I wanted to provide feedback for your plans to improve Geer Park. I would love to see more open spaces within the park that can be used in a variety of ways, picnic tables and playgrounds for different aged children, as well as a covered area for hot or rainy days. Walking paths and bike paths are key to our community using and enjoying our parks. Native plantings and lots of tree canopy will also make this natural space enjoyable for us. I would like to see the removal of all invasive plant species and an investment in ways to increase habitat for native wildlife. Placards to help educate the public on our native flora and fauna and also an investment in public art within the park. Instead of increasing parking I would like to advocate for more walking and biking paths to be installed to the surrounding neighborhoods. Lastly I would like to advocate for a dog park which is desperately needed in our area of town. Thank you!"

- "I'd like to see the following changes/additions to the plans for Geer Park
 1. A pedestrian walkway/ bikeway via the state hospital ground to the north.
 2. Continue and turn the existing paved walkway along State St onto Geer Ave and run to the park
 3. Reduce the new parking and encourage people to bike or walk to the park.
 4. Use permeable surfaces for the new parking.
 5. Expand the natural area now used for water retention. At one time this whole area was a wetland. We should, restore more of it back to a natural state. There is value in that.
 6. Maximize the tree canopy. Salem is moving forward on a climate action plan, and adding trees in the city is a part of this plan, plus the city has a goal to increase the tree canopy in any event. Here is an opportunity.
 7. Add covered community area (s). Make this a neighbor park, and not just a city wide sports venue.

Thank you"
- "I am aware there will be some changes to Geer Park and I'd like to advocate for more paths for pedestrians. I love to jog on the path around the park and have used the bark path on the west side of the park and there seems to be more space for more paths. Please refrain from putting in more fences, around ball fields or otherwise. And please do not add a concessions stand to the park, this just makes it harder as a mom to go to the park without my kids wanting to buy something! Thank you for your understanding!"
- "Geer park doesn't need more sports fields - let's bring other user types to the park with a dog park, skate park, and playground."
- "I am excited to learn of plans to amend Geer Park. I have tried to use this park but it is not welcoming for walks, to enjoy nature and have picnics. Currently, it is focused almost exclusively on parking and playing fields which people can't even walk on as they are fenced off. The city should create a multi-use park serving multiple users, not just those using the ball fields. I endorse Plan 2 or Plan 3. I support picnic and playground areas, dog park, community garden, and skate board park. I support more trees and keeping the large trees east of the bike park area. Further this bike area should be retained in its current configuration. New plans should decrease parking slots, not increase them. I support using grassy or gravel areas for parking This is a good option the State Fairgrounds uses. Asphalt harms natural habitat and causes runoff problems. I also support creating multi-use pathways into surrounding neighborhoods so people can walk and bike to the park. "

- "I am the President of the Cherry City Orchid Society based here in Salem. I have members who have identified native orchids in the bog or swamp area of Geer Park. Several of us will be taking a closer look there on Sunday June 21st, but I think we plan to propose the idea of having a designated boardwalk through that area with the appropriate signage for any native plant species, especially the native orchids identified for park users education, conservation, and enjoyment. "
- "I am pleased that the City is developing Geer Park. However I opposed Plan #1. We need outdoor venues that are more diverse. This should be a multi-use park Not just for soccer and baseball and bikes. I support Plan #2 with the following additions:
 - Provide a pathway along the perimeter of the entire park (both concrete for bikes/wheel chairs, and barkdust for joggers/walkers). People like to walk. Include walking paths to get to the park, for more access from the communities that surround it so people can walk or ride their bike to the park and more walking trails within the park.
 - Build a dog park and community garden area. Add an area for games such as Chess, Checkers. Include playground equipment.
 - Reduce the parking lot size and make the parking on grassy fields
 - Include an area with receptacles for recyclables and food- BUT encourage visitors to take their waste home with them . Please no concession stands.
 - Label the trees, shrubs, plants - so visitors will learn"
- "This is really interesting. I would like a combination of option two and three to be honest. I don't think there's a need to add more baseball and soccer fields. The times I've been there with my family, the baseball and soccer fields have not been used. I don't even see kids playing on their own out there. Unless there are regular league games, there really isn't a need for that. I like the idea of adding more parking on the side near the bike park. The skate park should be right next to the bike park. I think that would be a cool vibe for kids. I also like the Park facilities/play structures, etc. being close to the bike/skate park in layout 3. I'm certainly not there enough to see what the park is being used for on a regular basis, but when we are there it's usually pretty quiet minus the bike park and occasional walkers. It still feels like a Salem "Best Kept secret" more than anything :). I would be in favor of my walking/biking trails, a dog park and play structures for kids."



VIRTUAL OPEN HOUSE AND SURVEY NUMBER 2: SUMMARY

PHASE 2: PRELIMINARY DESIGN OPTIONS

*GEER PARK MASTER PLAN
SEPTEMBER 19 - OCTOBER 3, 2020*

Introduction

The second of three virtual open houses presented the three conceptual options for the future of Geer Park. Presentation materials were provided in both English and Spanish, and were posted online where they remained accessible to the public over a two-week period — September 19 to October 3, 2020.

Public participation amounted to:

- Total of 845 visits to the homepage
- 833 visits were to the English page
- 12 visits were to the Spanish page
- 318 online survey respondents

Approximately one-quarter of those responding live within walking distance of Geer Park and approximately two-thirds of those responding live further away, either in NE Salem or elsewhere in Salem. Ten percent of those responding do not live in Salem.

Fifty-four percent of the responses came from people between the ages of 25 and 44. Twenty percent are over 45 years old and 13 percent are under the age of 24.

Presentation Materials

Figure C3: Geer Park master plan concept - Option 1

Figure C4: Geer Park master plan concept - Option 2

Figure C5: Geer Park master plan concept - Option 3

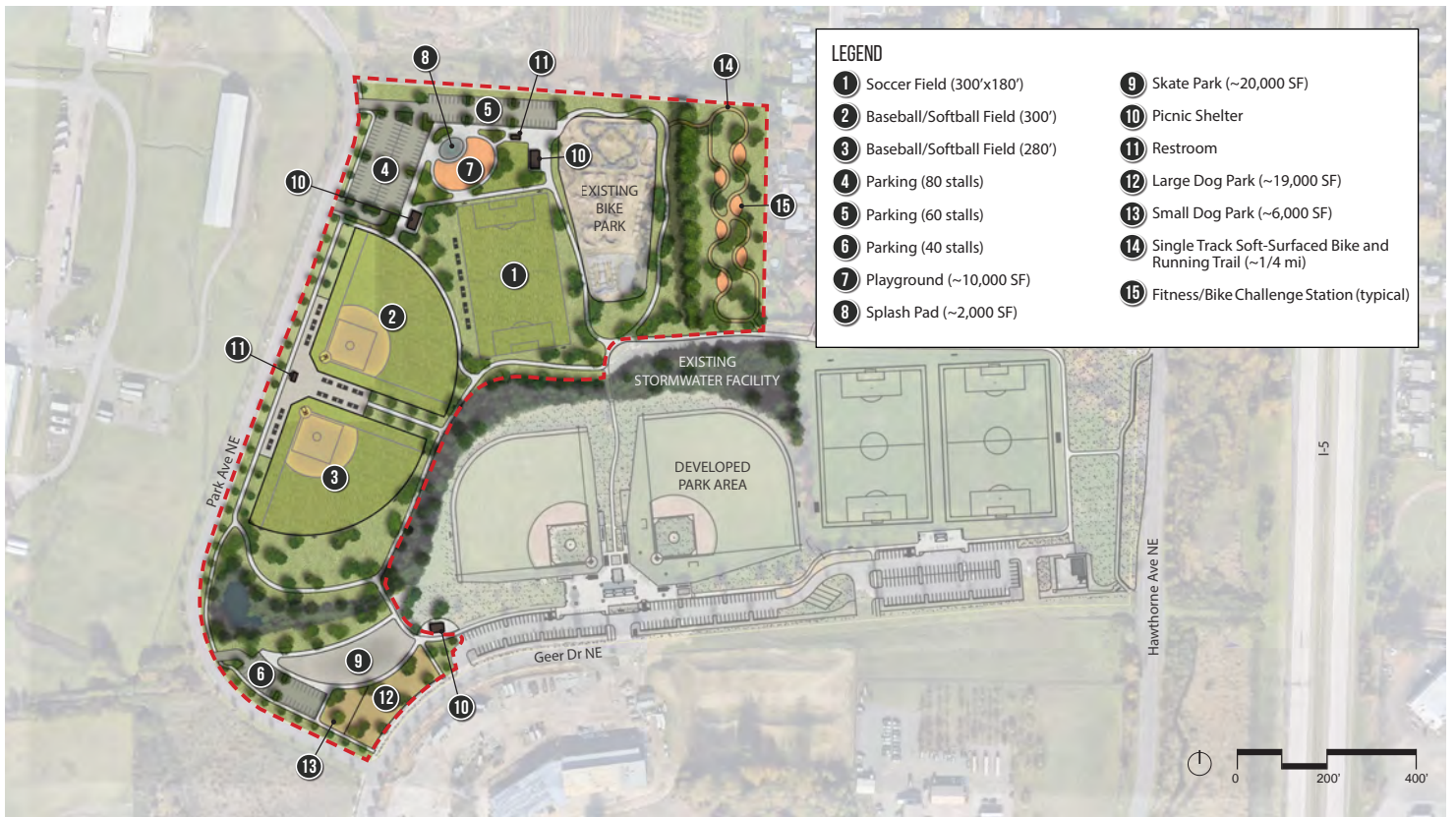


Figure C3: Geer Park master plan concept - Option 1



Figure C4: Geer Park master plan concept - Option 2

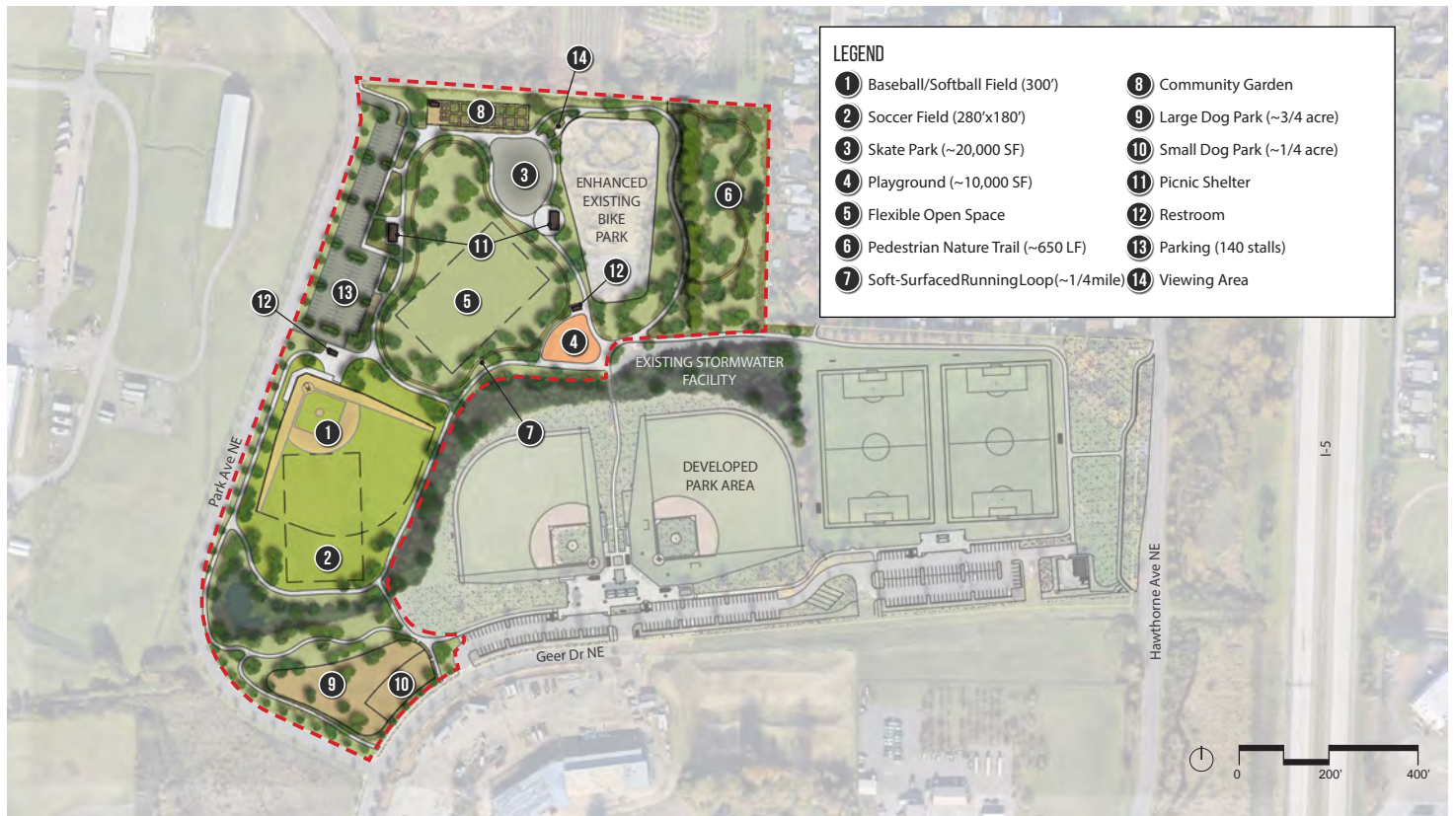


Figure C5: Geer Park master plan concept - Option 3

Survey Results

KEY TAKE-AWAYS

1. There is strong support for flexible space to be included in the Geer Park master plan update.
 - Over 70 percent of the respondents preferred "providing some flexible space and some sports fields" or "maximizing the amount of flexible space."
2. Of all features proposed in the design options, "improved bike amenities" was overwhelmingly desired.
 - When asked to identify the key features they about each design option, "bike amenities" was the feature identified most often, by 56 to 61 percent of the respondents depending on the option.
3. When asked about specific bike improvements, 80 percent of those who provided input said that they would be most excited about enhancements to the existing bike park.
 - Having dedicated areas for bikes, rather than sharing with other park uses, was preferred.
4. Other desired key features include trails, flexible open space, and splash pad. There was also a clear preference for the skatepark and dog park
 - A skatepark and dog park were included in all options and people were not asked to identify if they liked that feature. However, many people choose to write in those features under "other".
5. There was no clear preference as to where amenities should be located in the park.
 - Approximately one-quarter of the respondents said that they did not have a preference where the playground, skate park and dog park would be located. Of those who did have a preference, the preference was not strong.
6. For the uses proposed for the northeast corner of the park, there was not a strong preference between a shared bike/runner trail loop, single track bike loop or a pedestrian nature trail.
 - More respondents were "most excited" rather than "not excited" for all three options.
7. Responses from people who live near the park were consistent with the larger data pool of all respondents.
 - Ninety percent of those who completed the survey live in Salem.

SURVEY RESPONSES

Design Options

The survey did not query for a specific design option preference. Rather, it asked for preferences as to how the park space will be used, which correlated to a design option, and for the park features that people liked with each option. Options with flexible space were preferred. Of those who chose to write in "other" uses, the focus was a preference for a skate park or a bike park, or more detailed input on a desire for trails, ball fields or natural areas.

	Percent	Raw responses
I prefer maximizing the number of sports fields (Option 1)	12.3%	39
I prefer maximizing the amount of flexible space (Option 2)	34.3%	109
I prefer providing some flexible space and some sports fields (Option 3)	34.9%	111
No response	4.4%	14
Other	14.2%	45
Total responses		318

Key Features

For each design option, the public was asked to identify the key features they liked. Only the features that were different between the options were queried. The survey did not ask about the playground, skatepark or dog park because all options include these at approximately the same scale. The top preferences for future park uses were: bike amenities of any kind, flexible open space, a splash pad, and trails for walking and running. There was not a significant difference in whether the respondents liked a specific feature based on its application in the design options. There was a significant difference for features that were not included in all options (community garden, splash pad, open space) – people generally liked having the option included versus not including it. Noteworthy is that approximately 30 people chose not to answer the question/identify key features that they liked. All three parking options received approximately 25 percent who like the additional parking feature. It is unclear, however, if people are opposed to having multiple additional parking lots.

Park feature	Option 1	Option 2	Option 3
Bike amenities	soft surface shared track	dedicated track, viewing area	enhance existing, viewing area
% that liked this feature	57%	61%	60%
Trails	soft surface shared track	two soft surface loops	nature trail, soft surface loop
% that liked this feature	54%	53%	58%
Splash pad	one	one	none
% that liked this feature	49%	47%	6%
Parking	180 new stalls, 3 lots	140 new stalls, 2 lots	140 new stalls, 1 lot
% that liked this feature	24%	26%	24%
Sports fields	1 soccer, 2 baseball/softball	none	overlapping soccer & baseball/softball field
% that liked this feature	18%	21%	25%
Community garden	none	none	one
% that liked this feature	11%	11%	39%
Flexible open space	none	two areas	one area
% that liked this feature	2%	46%	44%

Bike Amenities

Of the 318 people who completed the survey, 138 chose to provide input on the bike amenities. Of these, 87 percent live in Salem. People want bike improvements and are most excited about improvements that are dedicated to bikes.

Bike amenities	Most excited (5)	Excited (4)	Neutral (3)	Neutral - Not excited (2)	Not excited (1)	Don't know
Enhancements to existing bike park	80%	11%	6%	2%	1%	1%
Single track soft-surface bike trail shared with runners	18%	14%	27%	18%	21%	2%
Dedicated single track bike trail	56%	15%	13%	4%	10%	2%
Bike park viewing area	30%	23%	20%	13%	13%	2%
No enhancements	2%	2%	3%	6%	84%	3%

Location of Park Features

Because the northeast corner of the park has limited access and backs up directly to private property backyards, the survey asked for input on the future park uses in this area. There does not appear to be a significant preference, or concern, with any of the park features propose for this area in the design options. One person noted that the area is secluded, so the less active the use, the less secure.

Northeast corner options	Most excited (5)	Excited (4)	Neutral (3)	Neutral - Not excited (2)	Not excited (1)	Don't know
Option 1: Single track soft-surfaced bike and running trail with challenge stations	25%	25%	23%	11%	11%	4%
Option 2: Single track bike loop	29%	15%	24%	13%	16%	5%
Option 3: Pedestrian nature trail	36%	14%	18%	12%	19%	2%

Several individuals chose to provide other options for the Northeast corner of the property:


- Running loop with visibility, for safety
- Bigger dog parks
- Picnic areas (3)
 - with tall shade trees
 - with bathrooms
- Skatepark (6)
- A rec center and swimming pool (3)
- Bike park amenities
 - Add to existing bike park, drops, berms, jumps
 - At the very least benches in the bike area for parents to sit.
 - Flat rail
 - Maintenance on the existing bike trails
 - Make the bike park bigger and better. More jump lines, paved flow trails, kicker ramps. Just get the guys in there who originally built the bike park, they did a great job for Salem...and they were pretty cheap
 - Soft surface bike skills area
 - A small space for bmxers to build a sixpack of dirt jumps near the skatepark

The location of specific park features was also queried, although it was clear that there is not a strong preference for where certain park features are located within the park.

Other park features	Option 1	Option 2	Option 3	No preference	Prefer not to have it
Playground	NW off Park Ave NE, near parking	SW corner near park entrance & parking	Center of the park, near open space & running trail	--	--
% prefer this location	18%	19%	15%	42%	7%
Skate park	SW corner near park entrance & parking	North edge, off Park Ave NE, near bike park & parking	North edge, off Park Ave NE, near bike park & open space/ community garden	--	--
% prefer this location	14%	23%	18%	32%	13%
Dog park	Geer Drive park entrance, near skate park & parking	Off Park Ave inside running loop, separated from other uses	Geer Drive park entrance, separated from uses	--	--
% prefer this location	11%	18%	24%	38%	10%

Compiled Comments from Open House 2

- "I think it is awesome what you are doing! My kids love the park and sounds like it's going to get even better."
- "Are you studying how people currently use the park and what neighbors desire? I think the additional parking is out of proportion to need. The existing parking lot is hardly ever full. The "wild" areas of the park should be maintained. I think that is what makes it special."
- "What about art in the park? Can the Splash Pad have artist-designed features? Or wayfinding w/in the park? What are some creative ways art can be incorporated into the hardscape?"
- "is there any possibility of connecting the park with a continuous pedestrian path that connects to 25th and Center? It could help people not have to walk in the parking lot road behind the state hospital."
- "Will bikes be allowed in the skatepark and will skateboards be able to enjoy the bike park?"
- "Please consider adding sidewalks on Park Road; residents from nearby neighborhoods (NE 24th, Center Street / State Street, etc) need safe pedestrian / biker access. Cars cutting through on Park Road are often speeding."
- "The more open space retained the better. I would prefer less parking where feasible."
- "First, PLEASE go through a professional skatepark building company like Dreamland skateparks or evergreen skateparks. Second, a place with lights would be amazing. Lastly, is there any chance it will be covered? It would save so much in maintenance due to weathering and it will give everyone a place to go during the winter season which lasts most of the year and forces kids to find some other way to spend their time, which we know can end up pretty bad."
- "I really appreciate that the three options include a skate park. When we travel outside of Salem, my kids and I most enjoy visiting the skate parks around the state and each and every one of them are clearly the most highly used park features. This is desperately needed in Salem. Please keep in mind, the demographic that will utilize the skate park are not likely to comment on master plan updates, but we are here, we are large in numbers, and we need a safe place to skate. Also, I like how the playground is a good distance away from the skate/bike areas in the three options."
- "I am aware evergreen skateparks will building the park. I have been to a few of their parks around the country and some have sticky grippy concrete and some are extremely slippery. I am worried they will use extremely slippery concrete which is very dangerous on a bmx bike as it causes tires to unexpectedly slide out during any sort of turns and severely limits the skatepark for bmxers."

- 
- "Are there any design plans for the skateboard park drafted yet? I am well connected to the Salem Skateboard community and it would be great to get the actual users feedback on the design. I would be happy to share designs and organize stakeholders if you are willing to get the actual skateboarding community involved providing feedback on the design. Also how will the builder of the skatepark be chosen? Does the city have a COR list of Skatepark builders and could you provide that?"
 - "I would love a skatepark! especially one with more than just bowls to drop down into, i'm a newer skater so bowls are intimidating, so multiple skill levels of skating surfaces would be really cool!"
 - "I recently helped fundraise for another world-class Evergreen Skatepark in Taylor, TX that allows both bikes and skateboards in their park. Check it out! <https://www.ci.taylor.tx.us/934/Pierce-Park> I've been advocating for public skateparks for almost 20 yrs now. Please let me know if you need any additional support."



VIRTUAL OPEN HOUSE AND SURVEY NUMBER 3: SUMMARY

PHASE 3: PREFERRED ALTERNATIVE

*GEER PARK MASTER PLAN
DECEMBER 11 - DECEMBER 24, 2020*

Introduction

The third and final virtual open houses presented the master plan preferred option draft for the future of Geer Park. The master plan draft and the corresponding survey were presented online in both English and Spanish, and remained accessible to the public over a two-week period — December 11 to December 24, 2020. Survey participants were asked

to provide general feedback, as well as prioritize their top two preferences for aspects of the design to be implemented. Public participation amounted to:

- Total of 956 visits to the homepage
- 935 visits were to the English page
- 21 visits were to the Spanish page
- 245 online survey respondents

Presentation Materials

1. Figure C6: Geer Park master plan concept - Preferred Option
2. Figure C7: Precedent imagery of planned park imagery



PREFERRED OPTION

GEER PARK | MASTER PLAN UPDATE

Figure C6: Geer Park master plan concept - Preferred Option





Figure C7: Precedent imagery of planned park features

Open House Feedback

FEEDBACK HIGHLIGHTS

1. Overwhelmingly, the first priority for implementation is the skate park, single track bike trail, and bike park enhancements. 217 of the 245 people identified this as their first priority. Of these, 70% identified skate park, single track bike trail, and bike park enhancements as their only priority.
2. The lowest priority for implementation was the baseball/softball field with inlaid soccer field. Nine people identified this as a priority for implementation. See Implementation Prioritization on the following page for the full priority implementation ranking.
3. Most of the individual comments related to a desire for a skate park at Geer Park. Over 100 of the 140 individual comments referenced the skate park. Specifically, for a covered skate area and for Dreamland Skateparks to be involved in the design and construction of the skate park.
4. Generally, the feedback was positive about the master plan features with most people supporting the proposed future park uses. "This plan looks great and very well thought out. Thank you for making such a nice area for the people of Salem." Some people did recommend modifications to the design or location of park features.
5. The most common suggestion for a design modification was to cover the skate park to allow for year-round skating. Other suggestions related to the design of the bike park, location of the playground, dog park amenities, landscaping and accessibility. See the following pages for the specific recommendations for modification.
6. Concerns about the master plan were primarily related to traffic and pedestrian safety. Other concerns mentioned were the homeless, standing stormwater, accessibility of park features, and the number of proposed ball fields (both not enough and too many). See the following pages for specific concerns about the future park master plan.

FEEDBACK HIGHLIGHTS

What are your top two priorities for carrying out the Geer Park master plan update?	#1 priority	#2 priority
Skate park, single track bike trail, and bike park enhancements	217	4
Expanded trail system	9	20
Dog park with nearby picnic shelter	0	22
Playground and splash pad	5	14
Flexible open space with nearby picnic shelters	5	10
Baseball/softball field with inlaid soccer field	9	0
not identified	--	175
all responses	245	245

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



Compiled Comments from Open House 3

SPECIFIC RECOMMENDATIONS FOR MODIFICATIONS

The following comments were made regarding the design of features proposed in the draft master plan.

1. "I would like a covered skate park because it rains so much during the year." (65 similar responses)
2. "I'm concerned that the single track won't be big enough. I'm hoping that there will be multiple trails, with multiple riding levels."
3. "I'd also like to see more riparian-type plantings to increase the beauty & wildlife area."
4. "I would like to see more separation between the playground and skate park. Having them next to each other like this virtually guarantees conflict when small children want to climb on the skate structures as people are trying to use them."
5. "I wonder about special needs people who might be vulnerable and young children in wheelchairs using the unique playground next to the skate park. Perhaps a dense sound absorbing buffer of shrubs and trees or a location that might be quieter for the playground. Hopefully the playground might have some areas integrating quiet play and discovery."
6. "Please build a walking path along the road or at least get signs up to indicate the speed to be 25 mph or 15 would be better."
7. "Add an expert [bike] area separated from the beginner's area to allow further skill development for the user group. Also investing into a more long-term sustainable pumptrack would be fantastic."
8. "I would love skateboard pool like features."
9. "The dog park must have: a fresh water source, covered seating for humans, living ground cover, shade for dogs as in a gazebo or open roofed area, lots of signage reminding humans to pick up after their dogs."
10. "Is it feasible to switch the playground with the skate park? I worry about an accident in the skate park when someone is alone."
11. "If the skate park is closer to the road/sidewalk, maybe a passerby would hear a cry for help."
12. "I would add a small playground in the SW corner of the already developed area, between the existing ball field and the proposed picnic shelter. There are always some kids that get dragged along to games with their parents, but who would rather swing than sit and watch the game."

CONCERNS ABOUT DRAFT MASTER PLAN AS PROPOSED

The following comments were made regarding features included, or not included, in the draft master plan as well as other concerns people have about Geer Park in general.

1. Ballfields

- "I feel that the City is missing out on a huge opportunity if they do not include more than one additional baseball field at Geer. Salem is losing thousands each year to cities like Keizer, Albany and even Dallas, because they have multiple facilities capable of hosting a large number of teams. There is not nearly enough [facilities] to host even a small tournament. My organization (Cherry City Baseball) through our partnership with West Coast Premier Tournaments, can bring hundreds of thousands of dollars in tourism through restaurants and hotels, as well as other small businesses each year. But we need two fields to accommodate it."
- "I'm astounded that ANOTHER baseball field is also being added. With that much room you could easily get a basketball court and tennis courts. Anything other than another baseball field really."
- "Soccer and baseball should not share the same facility because the competitive seasons are at the same time of year. 4 baseball fields are needed for a useful facility. The location is perfect and would be used heavily if developed properly. The current baseball fields are poorly designed and unsafe for play. A turf field is necessary in Oregon's tournament marketplace. To take away the Sports component [of Geer Park] and vision is unjust. What happened to the outdoor sport courts?"

2. Other park features

- "There are no Bocce Courts anywhere in the Park. The City ignores the need for recreation opportunities for less physically active and older individuals."
- "The addition of community garden space, as well as landscaping with edible shrubs and trees, should be included with all new park additions."
- "For what it is worth at this point I would like to see a basketball court, this would serve our actual neighbors.... Many have portable hoops or would like to have one. As I said before, we are already giving up valuable neighborhood space."

3. Pedestrian safety

- "Safety of park users along the Park Avenue extension"
- "I'm disturbed by the safety impacts of having parking access along Park. I walk that street to get to the park and it's already dangerous because no sidewalks. I know it's not a public street but this design discourages walking to the park."



- "I walk from my house to the park. Park AVE NE is a private road that we have to walk on to get to the park. It is very dangerous walking. Cars use this route as a short cut from Center to State and vice versa. They speed along the road with no thought of the pedestrians and the danger to them."
 - "Hi, I live two blocks from the park. This area being developed will bring so much traffic to our area, it is going to be very difficult having dog parks and a skate park, it will bring more traffic to our already overwhelmed neighborhood."
 - "Walking path along Park Ave NE (private drive owned by DAS) because the road is very dangerous and that is the only place to walk."
4. "What might be done about the homeless camp near the State Penitentiary or the camper behind the shrubs along Hawthorne near the Department of Ag?"
 5. "Standing storm water which breeds mosquitos."

APPENDIX D

PUBLIC COMMENTS

Public Emails

From: Jacob Snell <JSnell@cityofsalem.net>
Sent: Wednesday, April 29, 2020 1:56 PM
To: Robert Romanek <RRomanek@cityofsalem.net>
Cc: Jennifer Kellar <JKellar@cityofsalem.net>; Noe Marquez <NMarquez@cityofsalem.net>; Becky George <BGeorge@cityofsalem.net>
Subject: RE: Geer Park Stakeholder Meeting - Internal with City Staff

Rob,

I won't be able to stay for the whole meeting, so to save time, I thought I'd give you few comments via email. I have comments from a management perspective, and a user perspective – most of which are probably already on your radar...

As a user:

My kids and I love the pump track. I know the pump track was designed, built, and championed by volunteers, but I (personally) would like for parks to have more ownership and investment in it. It's a great family activity, but it lacks the traditional park amenities that families need – benches, tables, picnic shelter, drinking fountain, parking lot... a closer restroom would be nice. There could be a programming opportunity there too – if we had the amenities and a larger, reservable-size pavilion nearby, Rec could schedule a bike skills camp, people could have events there, etc. The track also needs some kind of barrier around it for safety. Even just a visual barrier to keep foot traffic from conflicting with bikes. Other bike parks just have a simple split rail fence around them.

Current parking is insufficient, especially when there's a baseball game and SKEF soccer on a Saturday morning. More athletic fields would have to come with more parking – a lot more.

As a manager:

If we add a parking lot for the pump track - keep the track immediately visible from the parking lot, and if possible, from the road. A small storage building for the tools and things that the volunteers use to maintain the track would be very helpful. I've learned that doing your part to maintain the track is built into the culture of this sport – we should do what we can to foster that. We should also be thoughtful about what we put next to the track and try not to crowd it too much.

Encourage natural surveillance and Keep lines of sight as open as possible. I see a residential buffer indicated on the plan, but the neighbors are our best allies against vandalism.

General observations:

The park is very popular for walkers. There are several groups and individuals that walk the concrete path every day. Expanding that path to create a bigger loop around the whole park would be well received. Expanding it up and around the pump track would increase traffic and surveillance in that part of the park. It would have to be done in a way that prevents any user conflict – ideally, a separate route to the pump track that didn't overlap with the walking path.

Barriers to keep vehicles from entering off Hawthorne and driving across the grass would good. I've seen it happen during Saturday morning soccer.

Jake

From: noreply@cityofsalem.net <noreply@cityofsalem.net> **On Behalf Of** cierrablue0@hotmail.com
Sent: Monday, June 8, 2020 4:06 PM
To: Glenn Davis <GDAVIS@cityofsalem.net>
Subject: Contact Glenn Davis

Your Name	Jody Anne Taylor
Your Email	cierrablue0@hotmail.com
Your Phone	[REDACTED]
Street	[REDACTED]
City	Salem
State	OR
Zip	97301
Message	Hello. This is about Geer Park. I just received a mailer for this project. The website says that your department may help with funding. I don't know how any of this works but I really hope you don't support this. I'm all for park spaces being updated. There was a lovely green space on D Street NE that would have been perfect, except for the fact that they are tearing it down to build low-income housing. Yet this hard to access space next to a prison and military facility. Ugly space to take children to play. Sincerely, Salem is better than this. I don't know who to talk to or what to do. Just please don't spend money on this. No one's going to be happy there. It's a waste of money.

This email was generated by the dynamic web forms contact us form on 6/8/2020.



Re: Geer Park Master Plan Update

Diana Dickey <dianadickey@hotmail.com>

Wed 6/10/2020 8:18 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Hi Rob,

Thanks for reaching out. First, I noticed that you sent me a stakeholder email back in April, and I apologize for not responding. It ended up in my spam folder, and I just found it when I checked that folder.

I am very familiar with Geer Park, as until recently, I worked near there and often walked the trails during lunch, and many years ago, my kids played soccer there. I took some time to look through the master plan documents and am excited about potential development. I have some initial thoughts, and will probably have more (and questions) as you work through the process.

The park does not have much for shaded areas, and it can get very warm during the summer.

The location tends to draw families and other groups coming for sporting events that can go for several hours. Having a shaded area, maybe with more picnic tables or benches would be a nice amenity and perhaps a bit more accommodating for multi-generational use. For example, I'm thinking of grandparents who may want to come out to watch their grandchild play soccer, and a place to sit, sheltered from the elements could provide a needed respite during a long day. Families may appreciate a place to eat a picnic lunch during a day of soccer. Also, a playground can be a really nice feature for families with more than one child who may spend several hours at the park for sporting events.

I think Geer Park is a good location for a skate park, but I am wondering about accessibility. Is there good bicycle/pedestrian access from residential areas to the park? I think there is, but am not sure if that is the case for the 3 mile area around the park.

I am glad to be the SPRAB liaison for this project and will be involved through the process. Please let me know if there is more I can do.

Thank you,

Diana Dickey



Accessibility Ideas for Geer Park

Kathy Kincaid <kkincaid@my.chemeketa.edu>

Sat 6/13/2020 10:02 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Playground with specialized shock-absorption ground-cover-- with adaptive equipment and facilities for physically, visually, cognitively, autistic, and/or otherwise challenged to promote inclusive interactive participation in social, ministerial, and community activities

<https://www.pbs.org/newshour/show/a-playground-for-everyone-no-matter-your-age-or-ability>

Greer Park improvements

Katy Bayless <madisonw@q.com>

Thu 6/11/2020 8:31 AM

To: Robert Romanek <RRomanek@cityofsalem.net>

Hello Rob Romanek,

I live in the neighborhood West of the State Hospital. I am old - 73 years. My neighbor and I are walking to keep our ability and agility up during these shut down time and are walking down the State Hospital road - Greenwood or Greenway Drive to Recovery Way and then we turn right on Park Avenue NE which is a private road owned by DAS. Everything is fine with our walk until we get to Park Avenue NE (Private Road). There are no sidewalks and some cars have discovered it as a quick way to get from State to Center or vice versa as there is no mph posted. The streets on the State Hospital grounds have a posting of 15mph and the cars respect that posting. The way to get between Center and State on either side of this private road are 24th ST NE and Hawthorne ST NE and they are posted at 25 miles and hour. As we are walking we have found some very dangerous situations for us with cars going very fast and being annoyed we are walking in the road.

It took me three weeks to track down the person in DAS who is responsible for this road. I kept getting bounced back and forth between the State and City of Salem. The man responsible, to save you some time, is Darren Brightenan (not quite sure of his last name and his phone is [REDACTED]). All I was trying to get out of him was a mph posting but a sidewalk would be the best or ways to walk around the park - once we get to Greer it is wonderful and wonderful to walk the nice wide sidewalk around the park.

Thanks very much for looking into this matter. My neighbor and I are not the only ones using this road for walking and running and biking..... and it is dangerous when these fast cars are zooming by.

Katy Bayless. [REDACTED]




Contact Rob Romanek

noreply@cityofsalem.net <noreply@cityofsalem.net>
on behalf of
thoots@comcast.net <thoots@comcast.net>

Thu 6/18/2020 630 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

 1 attachments (368 bytes)
ATT00001.bin;

Your Name	Tom Hoots
Your Email	thoots@comcast.net
Your Phone	<div></div>
Street	<div></div>
City	Salem
State	OR
Zip	97301
Message	<p>Rob, Gosh, I would like to use Geer Park. I have tried. However, one thing is ALWAYS certain: The parking lot is full of people smoking, inside and outside of their cars. Yes, I have seen the "No Smoking in City Parks" signs, but these people ignore it, and nobody appears to enforce it. If you drive in there, say, around "City of Salem employee break times," you might even find City staff members fouling the air, too. Since "the walking path" goes right beside the parking lot, it's just completely impossible to walk on that path without being assaulted with cigarette smoke, if not worse. If you could do something to enforce your rules in the park, or perhaps make some kind of path that doesn't go anywhere near that parking lot, perhaps people like me could use Geer Park. Thanks!</p>

This email was generated by the dynamic web forms contact us form on 6/18/2020.

Re: Contact Rob Romanek

Grechen Biller <grechenbiller@gmail.com>

Mon 9/28/2020 5:48 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Thank you Robert. I appreciate you letting me know that you received my survey and will consider incorporating a track into one of the designs.

On Mon, Sep 28, 2020, 9:25 AM Robert Romanek <RRomanek@cityofsalem.net> wrote:
Hello Grechen,

It looks like we received your [completed survey response](#). I was able to search for it based on the email address you provided at the end.

We will certainly give some thought to including a track in the preferred design option, particular to add more verity in surfacing and to provide something useable year round.

Thank you for the comments!

Rob Romanek

Parks Planner

City of Salem | Public Works Department
555 Liberty St SE, Suite 325, Salem OR 97301-3515
rromanek@cityofsalem.net | 503-588-6211

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of grechenbiller@gmail.com <grechenbiller@gmail.com>

Sent: Saturday, September 26, 2020 6:40 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Subject: Contact Rob Romanek

Your Name	Grechen Biller
Your Email	grechenbiller@gmail.com
Your Phone	[REDACTED]
Street	[REDACTED]
City	Salem
State	OR
Zip	97302
Message	Hi, I submitted a survey but the page errored out and I couldn't tell if it went through or not. Anyway, my biggest comment is that no where in Salem is there a public track. It would be FANTASTIC if you could somehow work a track into this design. Maybe in place of one of the walking paths? The track at South Salem High was used extensively by people all over the city but it is now closed for construction because of the Bond measure and who knows if they will continue to keep it unlocked after the bond construction is complete. Thanks, Dr Grechen Biller



Geer Park Skateboard park?

Mark Akimoff <illaherarebulbs@gmail.com>

Fri 12/11/2020 10:55 AM

To: Robert Romanek <RRomanek@cityofsalem.net>

Hi Rob,

I've been gathering a lot of opinions from the skateboarding community about the Geer Park master plan and I've heard a lot of opinions expressed about the desire to have a covered area to skateboard.

Is there a format to discuss the potential of a covered facility for all weather use?

Thanks,

Mark Akimoff
Skateboarding community liason



Geer Park

Chris Cooper <poohmer86@gmail.com>

Sun 12/13/2020 5:33 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Good day Mr. Romanek,

I'm Chris Cooper and I am the Geer descendent who was instrumental in the process of naming the park Geer after my pioneer family and Governor T. T. Geer. The railroad line that used to go through the (park) area was called the "Geer Line".

It has come to my attention that the park is in process of upgrades and as I now live in the city of Woodburn I am removed from the Salem area. I am wondering if you could send me information about the upcoming projects. We discussed the expansion of the park for future reference but now that the time has come, I'd like to know any details about it and plans moving forward. Thanks for considering this request.

Chris Cooper



Coop

Re: NESCA Meeting Minutes 12/17/2020

Robert Romanek <RRomanek@cityofsalem.net>

Mon 1/4/2021 9:39 AM

To: Teri Lupoli <Lupoli-882@hotmail.com>

Hello Teri,

Thank you for including information about Geer Park in your email. While the third open house did end on December 24, the City continues to welcome written feedback as we move toward the adoption of an updated park master plan by the City Council in the coming months. Please feel free to direct anyone with comments or concerns to me.

Thank you again and Happy New Year!

Rob Romanek

Parks Planner

City of Salem | Public Works Department

555 Liberty St SE, Suite 325, Salem OR 97301-3515

rromanek@cityofsalem.net | 503-588-6211

From: Teri Lupoli <Lupoli-882@hotmail.com>

Sent: Sunday, December 27, 2020 4:14 PM

To: Teri Lupoli <lupoli4home882@gmail.com>

Subject: NESCA Meeting Minutes 12/17/2020

Happy Holidays Neighbors and Friends,

I hope this finds all of you well and enjoying the holiday season, even though it may be other than what we would have considered as "normal".

Attached are the minutes of NESCA's December meeting. We had another good meeting and thank everyone who attended and participated. Item of note: One of our guests, Rob Romanek, Park Planner with Salem Public Works, discussed an update to the Geer Park "Preferred Plan." He mentioned that public comments could be made through 12/24/2020. Due to extenuating circumstances, I was unable to provide these minutes prior to that date and I apologize.

As 2020 comes to a close, the NESCA Board sends its best wishes for a **Happy New Year** with every hope we may begin the long process of regaining life as we have known it in the past. As always, if there are any questions, comments, or concerns please let me know.

Sincerely,

Teri Lupoli

NESCA Secretary/Treasurer



1. Welcome, Introductions, Announcements, Approval of Minutes: Marilyn Moritz, Vice Chair

As Chair Mike Beringer was momentarily experiencing technical difficulties, , the meeting was called to order by Marilyn Moritz, NESCA Vice Chair. Mike rejoined the meeting as it was in progress. Marilyn introduced herself and everyone in attendance then introduced themselves.

A motion to approve the November 17 meeting minutes, as provided, was made and seconded. Motion carried.

2. Police Officer Report: Cpl. David Smith

Cpl. Smith has been on SPD for 12 years and has been acting Swing Shift Supervisor for the past month. Crime information:

- All over Salem, not just in NE or in NESCA, car break-ins are increasing. Most alarming is the number of firearms that are being left in cars and then stolen. Nearly all are thefts of opportunity by finding cars that are not locked. Very few of the cars are being stolen, simply being gone through looking for anything of value. The usual situation of cars being stolen while sitting in the driveway warming up has happened so Cpl. Smith reminded everyone not to leave a running car unattended.
- There have been some porch package thefts reported but there has not been a real pattern to the thefts, but no real pattern to the thefts making it difficult to track. He did say that it has not been a major problem.
- Geer Park. In response to concerns of a neighbor of the park regarding multiple cars at all hours, people camping, etc., Cpl. Smith will have Officer Tangney know to check on this area to ensure that the park hours are being observed.
- Explosion at Gateway Park. Nothing definitive as to what caused the explosion is known other than possibly propane tank(s) and paint cans. There was approximately 1600 square feet of damage to the surrounding area of the explosion, but no injuries reported.

3. City Councilors: Chris Hoy & Virginia Stapleton

- City Council extended the emergency order for Cascades Gateway and Wallace Marine parks for camping for six months.
 - City Manager Steve Powers will be bringing a plan to the Council within 30 days for an orderly withdrawal of unsheltered people from the two parks. Campers in the parks are currently being encouraged to voluntarily relocate to available shelters.
- Police Audit. It is currently on the next phase and there have been good conversations. There is a link to the audit on the City website with opportunities to offer suggestions. This will provide the opportunity to rethink some of what is being asked of SPD. Officers are not trained mental health specialists and they are increasingly being asked to deal with these situations. It is hoped that a new way of thinking can be provided that will allow SPD to do the jobs for which they are trained and bring in help for those areas for which they are not.
- Diversity Training. Council, City staff, and department heads has been going through a two-week, two hours per night session that has provided good information and been very helpful for everyone.
- Questions:
 - Does Salem PD have body cams?
 - Currently no.
 - Will the new Chief reinstate the gang unit?
 - The new Chief will have the ability to rebuild his team as he believes it should be with budgeting constraints, etc. considered. He has a history of having a gang unit in his previous positions, so it is likely that he will at least consider that option for Salem.

4. Guest Speaker: Jessica Blakely, Salem Housing Authority

Jessica spoke this evening about the Yaquina Hall project on the North Campus. The plat issue has now been resolved and SHA can begin to go forward in its mission to redevelop the building into affording housing units. The building is historic and a great building and, even with the interior renovations, the exterior will look the same as it always has. The building will be divided into 52 single, 1-bedroom units which can house up to three people. A requirement for occupancy is that at least one individual in an apartment must be using on-site services such as addiction and recovery or mental health. Office spaces are also included in the remodel.

Following environmental reviews, it is hoped to have construction begin sometime between June and September of 2021 with an approximate completion date of one year.

Questions:

- Will tours be available?
 - Jessica said that tours will be available, and she will see to it that NESCA gets the first tour.
- Parking/Landscaping/Playground?
 - There are currently 55 parking spaces between Yaquina Hall and the park which will be sufficient for the building.
 - As the building is adjacent to the park grounds, there is no additional playground area planned.
- Residential requirements, any supervision?
 - Although there are no “clean & sober” requirements and no “supervision,” there will be case managers on-site, but the main requirement will be following the rules of peace and quiet and being good neighbors.
 - SHA will be partnering with Bridgeway for mental health needs of the residents and they will possibly be dispensing Rx. But the facility is not an “institution” and SHA is only acting as landlords for the apartment units.

4. Guest Speaker: Rob Romanek, Park Planner, Salem Public Works

Rob joined this evening’s meeting to provide an update to the Geer Park “Preferred Plan.” Additional community comments can be made through 12/24/2020. Additional comments received will be added to the plan and will go to the Advisory Board in 2021 for their recommendations. Rob requested a written endorsement from NESCA on the plan. At this time, no recommendation to do so has been voted on by the Board but will be discussed in the future.

<https://geer-salem.hub.arcgis.com/>

In response to a question about the safety of park users along the Park Avenue extension, Rob said there will be a walk path on the park property adjacent to the street which will provide a safe place to walk other than in the street. The Park Avenue extension is actually a private road put in by the State Hospital it moved to their new South Campus facility. There is likely more traffic on the street than was expected. When Geer Avenue is opened to Hawthorne, some of the Park Avenue traffic will likely diminish.

Standing storm water which breeds mosquitos was mentioned. Rob will share this information with the Parks Department for their assistance. Robb mentioned that the “D Street Park” (D/23rd NE/25th NE) is now officially a city park. After consultations with the city forester in response to community concerns, the new sidewalk along D Street is now scheduled to be only 35’ from the curb rather than the originally stated 60’.

4. Guest Speaker: Evan Sekulic, Project Manager Jory Apartments

Evan brought everyone up to date on current events at the project. Utilities are currently being installed, doing storm drains and water pipes. They hope to be able to begin putting in some foundations soon. Evan mentioned “half-street” improvements that will be made on the south side of D Street and on the west side of Park Avenue: sidewalks (inside the tree line), planter boxes will be along the streets to provide a welcome appearance to the development, curbs will be installed, and half-street paving will be done.

5. Committee Reports:

a.Land Use

Ian Johnson

- Ian said that except for Yaquina Hall, the D Street Park, and North Campus, it has been relatively quiet.
- Ian suggested that since Representative Brian Clem (along with Senator Peter Courtney) was so helpful to NESCA in getting the D Street Park for the neighborhood, Yaquina Hall saved for the Salem Housing Authority, and help in working with Mountain West it would be a nice gesture to send him a thank you.
 - It was suggested that a letter be written to include not only Rep. Clem and Sen. Courtney, but also the Mayor and City Council to thank them for facilitating the park purchase. NESCA Secretary Teri Lupoli was asked to write the letter.

Marilyn Moritz, NESCA Vice Chair, brought up the possibility of naming the park the “Ian Johnson D Street Park”. Without Ian’s knowledge and guidance several years ago when DAS was first planning to sell the property, we would NOT have the park. Ian said he is flattered but there is a naming process that needs to be followed. Marilyn will find out what she can about how parks are named.

b.Transportation

Julie Redden (not in attendance; no report)

c.Parks

Eli Brody (not in attendance; no report)

d.Hoover School

Teri Lupoli

- No contact has been made with the school since last month. Teri will call Principal Bridget West after the first of the year for any updates and Hoover news.

e.Watershed

Gary Pullman

- There has been work on the east side of Englewood Park. Some trees are coming out. As trees require maintenance, water, and time, Gary asked if anyone had ideas on where to put new trees.
- Virginia Stapleton, City Councilor elect, mentioned that Milan Davis, City Forester, is wanting to add 2,000 trees to the city. Thinking out loud, Virginia suggested the possibility of a program to “adopt a tree”, possibly with a credit on water bills or other incentives to plant a tree on private property. It is possible that people are opting out of some of the parking strip trees and more education may be needed.
- Robb suggested that these comments could be a part of the city’s Climate Action Plan and should be added to a meeting Agenda.

f. Oregon State Hospital North Campus Ian Johnson

No additional report.

6.Other Business:

2019 NESCA By-Law changes: It was determined that the 2019 NESCA By-Law changes were never formally adopted. The change was made to allow the board to vote via electronic devices when it was not possible to be together for a physical meeting. The change was necessitated by the sudden need for the Board to vote on an item that was in between monthly meetings. A motion was made and seconded to approve the Amended By-Laws. A vote was taken, and the motion was approved.

There being no further business, Mike Beringer, Chair, thanked everyone for their attendance and adjourned the meeting at 8:15 PM. **Our next scheduled meeting will be held via ZOOM on January 19, 2021, beginning at 7:00 PM.**

Submitted by: Teri Lupoli

NESCA Secretary/Treasurer

Attending:


Mike Beringer*, Marilyn Moritz*, Teri Lupoli*, Gary Pullman*, Ian Johnson, Jim Lupoli, Lucy Beringer, Julie Frasier, Mark Neuman, Lynn Takata, Chris Hoy City Councilor, Virginia Stapleton City Councilor-Elect, Evan Sekulic Construction Manager Jory Apartments, Jessica Blakely Salem Housing Authority, Rob Romanek Park Planner/Salem Public Works, Cpl. David Smith Salem Police Department

*NESCA Board Members



Contact Rob Romanek

noreply@cityofsalem.net <noreply@cityofsalem.net>
on behalf of
alanholland2@comcast.net <alanholland2@comcast.net>
Fri 12/18/2020 9:44 AM
To: Robert Romanek <RRomanek@cityofsalem.net>

 1 attachments (368 bytes)
ATT00001.bin;

Your Name	Alan Holland
Your Email	alanholland2@comcast.net
Your Phone	[REDACTED]
Street	[REDACTED]
City	Salem
State	OR
Zip	97304
Message	Good work on the Geer Park planning, thanks. I find it usefully informative to have total distances and those between points on foot and bike paths clearly marked on trails AND area maps. We hope such is included at finish. Thank you. Alan Holland

This email was generated by the dynamic web forms contact us form on 12/18/2020.






Contact Rob Romanek

noreply@cityofsalem.net <noreply@cityofsalem.net>
on behalf of
winkie4043@aol.com <winkie4043@aol.com>

Sun 12/20/2020 9:41 AM

To: Robert Romanek <RRomanek@cityofsalem.net>

 1 attachments (368 bytes)
ATT00001.bin;

Your Name	Marilyn Moritz
Your Email	winkie4043@aol.com
Your Phone	
Street	
City	Salem
State	OR
Zip	97301
Message	Hi Rob, I'd like to comment on the Geer Park plan: Is it feasible to switch the play-ground with the skate park? I worry about an accident in the skate park when someone is alone. If the skate park is closer to the road/sidewalk, maybe a passerby would hear a cry for help. Thank you. Marilyn Moritz

This email was generated by the dynamic web forms contact us form on 12/20/2020.



Greer Park

Katy Bayless <madisonw@q.com>

Tue 12/29/2020 12:42 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Hi Rob,

I am the woman who has been talking to you about a walking path along Park Ave NE (private drive owned by DAS) because the road is very dangerous and that is the only place to walk. Well the latest is that a car took out one of the light posts and a tree. I have been reporting that cars are using this street as a shortcut between State and Center and driving way too fast. It will be really sad if a person who is walking on the road gets hit because people are going too fast.

I will also be reporting this to Darrin Brightman who is with DAS and as I understand it in charge of this private road.

Thanks for your consideration,

Katy Bayless, neighbor


Salem, OR

Dear members of the Salem Parks and Recreation Advisory Board,

The Geer Park Master Plan before you today is a good effort to make park improvements, but fails in several ways. I urge you to reserve your support for the plan until some changes are made. The plan as proposed includes too much automobile parking and no consideration for helping people safely and comfortably access the park by walking and bicycling.

According to the City of Salem's 2013 *Comprehensive Park System Master Plan Update*, Geer Park is a community park. Community parks are defined as both serving surrounding neighborhoods and a slightly geographic wider area. They "generally attract a large number of people from a wide geographic area, [so] support facilities are required, such as off-street parking and restrooms . . . Community parks typically serve the neighborhood park needs for residents within walking and biking distance of the park." The plan goes on to say that "community parks should be easily accessed by all transportation modes, including walking . . ." (p. 23). With 221 existing automobile parking spaces at Geer Park, the City has already generously taken care of car access to the park, however, support for other modes, such as walking and biking, is deficient.

The proposal to add 94 automobile parking spaces to the already existing 221 spaces is detrimental to Geer Park and the wider city in a number of ways. Impervious surfaces increase stormwater runoff, including contaminated runoff, which pollutes our waterways and strains city budgets. Dark, hard surfaces increase the urban heat island effect, threatening human, animal, and plant health through higher temperatures and air pollution (e.g., ground-level ozone¹).

Perhaps more crucially, adding more automobile parking spaces to Geer Park's already plentiful supply is in direct opposition to the City Council's policy for Salem to lower its greenhouse gas (GHG) emissions to 50% of 2016 levels by 2035. The deadline for this reduction is less than 15 years away. If we are going to achieve this directive, every single development decision matters. Transportation is the sector that contributes the greatest share of GHGs, so it is crucial that the City works to decrease the amount of driving if Salem is to reach its goal. Since parking availability causes driving,² building more parking will move us away from our GHG reduction goal. Instead, the City should work to remedy the deficiencies in walking and biking access to the park.

I have proposed the following changes to the Geer Park Master Plan:

1. Remove the new 94-stall parking lot.

¹ <https://www.epa.gov/ground-level-ozone-pollution/ground-level-ozone-basics>

² <https://www.bloomberg.com/news/articles/2016-01-12/study-the-strongest-evidence-yet-that-abundant-parking-causes-more-driving>

2. Add a small covered bicycle parking area at the north end of where the proposed new parking lot is. (The plan currently shows no new bicycle parking!)
3. Add a sidewalk or bark path along the entire west edge of the park (along Park Ave.), just inside the park boundary. The path or sidewalk should be on the park side of the street trees that are planted along Park Ave., to allow the trees to buffer people from the speeding automobile traffic on Park Ave.. This will give safe, comfortable access to people who access the park from the residential neighborhoods to the north.
4. If more parking must be added, there is an alternative to paving over more natural space. The City should work with the State of Oregon to establish on-street parking along the Geer Park side of Park Ave. Park Ave. is wide enough to accommodate parking on one side³ and having on-street parking can provide the ancillary benefit of slowing the passing traffic, which frequently speeds on that wide, empty street. In suggesting this idea more than once during the planning process, I have not been told that the City has ever made any attempt to develop an agreement with the State.

I hope that you will understand the importance of the cumulative effect of development decisions. I am a land use and transportation planner who works with communities all over the state. I often hear the argument that we must continue to build and develop for automobiles because that's how everyone gets around. Everyone gets around in automobiles because we have built our cities almost exclusively for them. Our transportation system will never change and we will never meet our GHG emission reduction goals if we don't transform the way we develop our land.

The Geer Park planning page has an FAQ, perhaps created in response to comments like mine, that says "Salem is committed to providing a park system that can be accessed by a variety of transportation modes. As part of this commitment, the Geer Park master plan update will recommend a trail study as a follow-up action." In response, I would like to say, please don't put automobiles first yet again with this car-centric plan. I have suggested some concrete ways to start to give non-polluting transportation modes the attention they need and deserve.

Sincerely,

Laura Buhl


³ https://www.oregon.gov/lcd/Publications/NeighborhoodStreetDesign_2000.pdf (See p. 18)

From: [Jill Fairall](#)
To: [CityRecorder](#)
Subject: Geer Park Master Plan
Date: Wednesday, May 12, 2021 5:25:09 PM

I am impressed by the proposed changes to Geer Park, and pleased at the opportunity to provide input. I appreciate the careful planning and foresight that has taken place to draft a plan. I am quite disappointed, however, in the timeline. For one, twenty years is another generation away; families will have completely changed and many who voted will have moved away. Also, the trends and facilities will predictably change drastically over the next two decades. We have certainly seen major shifts in playground equipment standards, and what is currently in the master plan could easily be archaic or considered unsafe by the time it is installed. I understand that there may be financial and other considerations involved, but is there some time of plan to review the plan every two or three years to assess its contemporary applicability?

--

Jill Fairall



From: [Kim Sukau](#)
To: [CityRecorder](#)
Subject: Greer Park Master Plan
Date: Wednesday, May 12, 2021 10:25:06 AM

The plan would be a great addition but like every other park in Salem, how will the City manage the monitoring of it being taken over by the homeless camps? Its already started at Greer park!!

Sent from my iPhone

From: [Shahrom](#)
To: [CityRecorder](#)
Cc: [Robert Romanek](#)
Subject: Adoption of 2021 Geer Park Master Plan on May 24
Date: Friday, May 14, 2021 4:10:43 PM

Greetings City Recorder,

This message is in regards to the Geer Park Master Plan. I'm in full support of adding a skatepark. My only concern is that the skatepark would be built with a company called Evergreen Skateparks. They are known for creating unusual skate parks that are described as "moonscapes". I'm confident that many skateboarders and scooter riders will be disappointed with this type of design. Please consider working with Dreamland Skateparks, which is a reputable company out of Lincoln City, Oregon.

In any case, Thank you for considering a skatepark at Geer Park.

Kind regards,
Shahrom Taghizadegan

From: [Roberta A](#)
To: [CityRecorder](#)
Subject: Sent earlier to Mayor Bennett and City Councilors:
Date: Monday, May 24, 2021 7:47:34 AM



May 21, 2021

Re: Testimony of 350 Salem OR on the Agenda Item 3.3b, the Geer Park Master Plan

Dear Mayor Bennett and City Councilors:

350 Salem OR, the local chapter of the international organization fighting for a stable climate, asks that the Salem City Council amend the recommendation of the Salem Parks and Recreation Advisory Council and City staff and remove the additional 94 parking spaces from the Geer Park Master Plan.

We applaud the goal you have set for our city to reach net zero greenhouse gas emissions by 2050 and to get halfway to this goal by 2035.

But we will not reach these goals, or even come close, with “Business As Usual” planning. That’s exactly what we see with the proposal to add 94 parking spaces to Geer Park.

As you know, Salem’s greenhouse gas inventory shows that 53% of our greenhouse gas emissions come out of tailpipes, the largest source of emissions by far. That being the case we must do everything possible to discourage driving and encourage other forms of mobility. This includes not building expensive facilities to store cars in our parks. That needs to end in all our parks.

Instead of building car storage, we can do other things to accommodate users of Geer Park. We can work with Cherriots to improve transit service to the park. The closest bus stop is now a half-mile away — we can fix this. We can improve facilities for walking and biking to the park, such as more bicycle parking and a pedestrian route along Park Avenue. There are other things we can do as well to encourage active transportation to Geer Park.

We ask that you amend the plan to take out the 94 parking spaces and ask that staff instead develop a Transportation Demand Management plan to be included in the Master Plan with the goal of promoting active transportation to the park and reducing the need for more parking spaces.

Thank you for your consideration of our request.

From: [Jesse Decker](#)
To: [CityRecorder](#)
Subject: Council meeting to approve Geer park update
Date: Monday, May 24, 2021 8:29:04 AM

I tried to sign up to comment during the meeting but was having issues with it showing closed.

- I appreciate the consideration of the changes to the master plan to include a new skatepark. I hope moving forward this can be a portion of the plan considered for early implementation if things are done in phases. Salem is lacking in safe and modern facilities as far as skateparks go. The downtown park at Marion Square is nearing the end of its life expectancy and is in disrepair. Pieces are missing and/or broken, the design, although acceptable at the time of construction is outdated and not built to modern standards. There is also unsafe parking, for anyone driving to this park, especially with little kids you have a choice of parking across the street and crossing busy streets, or parking parallel on commercial which is one of the busiest streets in Salem. I can say from experience doing this with four kids under 8, while carrying gear is neither safe nor fun. The following should also be taken into consideration:

- Even with the above mentioned issues the downtown park still sees hundreds of individual users each week. It is more used than several facilities in the city that have been updated or added to lately.

- Skateparks are multi use facilities, typically a lot of people will refer to a skatepark as a skateboard park, and that may be the primary user at times, but take a visit to the newly redone park in Keizer and you will often see people on rollerskates, people on scooters, bikes, skateboards, rollerblades, and even in the morning when it's not busy it is not uncommon to see toddlers on various wheeled devices as well

- A skatepark can be used by many generations of users. For example last weekend I was again at the Keizer skatepark as it is safer than the Marion square park, and better. There was a mom teaching a 3 year old to skate, my kids and several others in the 7-12 year old age group, a group of teenagers, some young adults, as well as myself and some other dads and moms with kids old enough to be self sufficient also using the park. The likely age spread was 3 to 55 years old, of carrying skill levels all able to use the same facilities without issue.

- Please take these into consideration with approval, as well as the fact it seems no real funds have been allocated to skatepark facilities in roughly 25 years or more.

--

Jesse Decker



From: [Laura Buhl](#)
To: [CityRecorder](#)
Cc: [citycouncil](#)
Subject: Public Comment on Agenda Item 3.3b: Geer Park Master Plan
Date: Monday, May 24, 2021 1:52:39 PM

Public Comment on Agenda Item 3.3b: Geer Park Master Plan (May 24, 2021)

Dear members of the Salem City Council,

On October 12, 2020, the Salem City Council enacted a City policy to reduce greenhouse gas (GHG) emissions to 50% of 2016 levels by 2035. This is not an aspirational goal, this is a directive, that reads: “By 2035, Salem’s greenhouse gas emissions **shall be** reduced to 50% of the citywide greenhouse gas emissions for the baseline year of 2016” (emphasis added).

Since October 2020, and until that key year of 2035 (just 14 years from now), the City Council will be faced with hundreds, perhaps thousands, of decisions both large and small that will either bring us closer to meeting that goal or take us further away. Tonight, you are faced with such a decision: the Geer Park Master Plan.

The Geer Park Master Plan contains many great elements, but fails on one account: transportation. The Plan is automobile-centric, adding 94 automobile parking spaces to the already-existing 221 spaces. Staff has confirmed that no parking studies were done and no Transportation Demand Management Plan considered to promote modes other than the private automobile. This is significant because Salem’s 2019 GHG inventory found that more than half of Salem’s GHG emissions come from the transportation sector. If we are going to meet our GHG emission goals, we must reduce transportation emissions. Continuing to promote driving by subsidizing free parking for private automobiles will prevent Salem from meeting its GHG emission goals. We simply cannot keep developing our city to prioritize driving. Instead, the City Council should direct staff to remedy the deficiencies in walking and biking access to the park.

The following changes to the Geer Park Master Plan will help the City meet its GHG emission goals:

1. Remove the new 94-stall parking lot and replace it with a small drop-off area and limited ADA (3-5 spaces) parking.
2. Add a small covered bicycle parking area at the north end of where the proposed new parking lot is. (The plan currently shows no new bicycle parking!)
3. The Plan indicates that Park Avenue is a pedestrian route to the Geer Park. However, Park Avenue has no shoulder or sidewalks, so pedestrians must walk in the street. Add a sidewalk or bark path along the entire west edge of the park (along Park Avenue), just inside the park boundary. The path or sidewalk should be on the park side of the street trees that are planted along Park Avenue, to allow the trees to buffer people from the speeding automobile traffic on Park Avenue. This will give safe, comfortable access to people who access the park from the residential neighborhoods to the north.

Some people may be concerned that there will be more demand for parking spaces than the current supply can handle. This potential demand (which has not yet been measured), should be addressed through Transportation Demand Management (i.e., strategies to reduce vehicle miles traveled and private automobile mode share), not new parking spaces.

Salem's GHG emission goals will not be achieved by one silver bullet at the eleventh hour. Rather, they will be met by the cumulative impact of a thousand small decisions over the course of many years. If we are to have any hope of meeting our goals, we must start now. Please direct City staff to make the changes necessary for the Geer Park Master Plan to move us in the right direction.

Sincerely,

Laura Buhl



From: [Sarah Deumling](#)
To: [CityRecorder](#)
Subject: 3.3b Geer Park Master Plan
Date: Monday, May 24, 2021 1:39:44 PM

Mayor Bennett and City Council Members,

Please think twice about including 94 additional parking spaces in the Geer Park Master Plan. We all love and cherish the Oregon that we know and (many of us) were fortunate to grow up in. Climate change is already taking its toll in so many ways and if it continues apace with business as usual it will become less and less lovely and livable. GHG (Green House Gas) emissions from our vehicles are the largest single contributor to this problem.

More parking spaces mean more driving means more emissions means less a livable Oregon. Surely a bus or bike ride to a green and lovely park is a better future scenario and a car trip to a diminished, dried-up, once-upon-a-time park.

I strongly urge you to remove these proposed parking spaces and use those resources to improve various means of active transportation or bus access to the park. Future generations will thank you.

Thank you.
Sincerely,
Sarah Deumling

From: [Mark wigg](#)
To: [citycouncil](#); [Robert Romanek](#)
Subject: Geer Park Master Plan comments
Date: Monday, May 24, 2021 4:28:24 PM
Attachments: [image.png](#)

Dear Mayor and Councilors,

The Draft Geer Park Master Plan does not reflect the priorities of Salem residents as shown in the table from Our Salem (2019).

More baseball diamonds do not make the list and neither do more parking lots. The public does want more natural areas and trails.

Have the existing parking lots ever been filled? How often? Are we spending millions to construct a parking lot that is needed once or twice a year?

Many paved parking lots in smaller parks like this could become multiuse facilities by closing portions to automobiles and having them painted for hard surface activities such as basketball, four-square, etc. The lots could be opened on request for special events. The soapbox derby track is an example of a multi-use paved surface where you will see bicyclists, skaters, scooters and others playing on the track. People like a wide paved surface for playing.

The city is not meeting its goal for canopy cover, yet here is a park plan that is proposing cutting trees to make way for another ball diamond and parking lots.

This park and other park plans do not appear to give much thought to connectivity with the neighborhoods. A Park Avenue multiuse path should be included to connect to the multiuse path to the State Street multi-use path.

The small number of public comments attached with the plan do not include many comments made previously.

Respectfully,
Mark Wigg



Dog area

BILL DEMESTIHAS <demestih2@msn.com>

Fri 7/2/2021 2:18 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

I would suggest you allowing for a walking path between the large and small dog areas of the park. Many, many dogs have barrier/leash aggression and a gap between areas will mediate that problem some. The folks at the Humane Society could give you input on this issue and how to address it. Otherwise, you may have dog fighting issues.

Sent from my T-Mobile 5G Device

Get [Outlook for Android](#)



Greer Park

Kimberly Hyatt <buyitfromhyatt@gmail.com>

Tue 7/6/2021 2:54 PM

To: Robert Romanek <RRomanek@cityofsalem.net>

Yeahhhh! Looks like the plan is approved?

I'm curious - I just noticed the language below - is there funding set aside for this project?

"Implementation of the master plan will occur when funding is available."

Thank you, Kimberly Hyatt

Revised Plan

Dan Farrington <DanF@sunrisemed.net>

Wed 7/7/2021 7:02 AM

To: Robert Romanek <RRomanek@cityofsalem.net>

Cc: Dan Farrington <DanF@sunrisemed.net>

I think your making a big mistake by not turfing this new softball/soccer/ baseball field. The usage will be off the charts if you do it now, instead of later. I recommended this when they first built Geer Park and I think you will find more usage by our community and baseball organizations!

Dan

Dan Farrington

Owner / President

President of the IMEA

Keep your business local!



OREGON AND WASHINGTON

E-MAIL CONFIDENTIALITY NOTICE: The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

APPENDIX E STAFF REPORTS

SALEM PARKS AND RECREATION BOARD

GEER PARK 2021 MASTER PLAN UPDATE - STAFF RECOMMENDATION

MARCH 11, 2021

TO: SALEM PARKS AND RECREATION ADVISORY BOARD

THROUGH: ROBERT D. CHANDLER, PhD, PE 
ASSISTANT PUBLIC WORKS DIRECTOR

FROM: ROB ROMANEK
PARKS PLANNER

SUBJECT: GEER PARK 2021 MASTER PLAN UPDATE

ISSUE:

Should the Salem Parks and Recreation Advisory Board (SPRAB) endorse the Geer Park 2021 Master Plan Update and forward to City Council a recommendation for master plan adoption?

RECOMMENDATION:

Endorse the Geer Park 2021 Master Plan Update and forward to City Council a recommendation for master plan adoption.

BACKGROUND:

Geer Park, which was originally named State Lands Community Park, is a 44-acre park property that is classified in the *Comprehensive Park System Master Plan* as a Community Park, meaning it is a larger-scale park that provides a variety of recreational opportunities and allows for group activities. The park is located on Geer Drive NE between Park Avenue NE and Hawthorne Avenue NE (Attachment 1).

A master plan for Geer Park was developed in 2003. Development of the park was divided into two phases as shown in Attachment 2. Phase One was completed in 2005 and included two soccer and two baseball fields, three two-unit restrooms, and two parking lots (approximately 220 stalls). Phase Two *would* have added a driveway, more parking, a picnic shelter, a playground, two softball fields, a soccer field, and a roller hockey facility. However, because of funding limitations, Phase Two was never implemented.

In July 2016, the Geer Park master plan was amended to incorporate bicycle pump tracks and associated bike park features within the undeveloped Phase Two area. The location of the bike park is generally where the playground and picnic shelter would have been located had Phase Two been completed (Attachment 3). Beginning in 2016, the Salem Area Trail Alliance worked with the City of Salem to develop three pump tracks, each designed for different ages and abilities. The bike park also includes a bicycle trail. Approximately 20 acres of the 44.3-acre park remain undeveloped.

Since the original park master plan in 2003, recreational interests have shifted. In order to understand public desires and preferences for the park, the City began the process of updating the Geer Park Master Plan in 2019. This was the first step toward developing the remaining areas of the park. The process of updating the park master plan included opportunities for community members to engage and share their priorities and preferences for park development. The following objectives guided the preparation of the Geer Park 2021 Master Plan Update.

- Assess the addition of a skate park
- Add standard Community Park facilities missing from Geer Park, including a playground
- Assess whether to add optional Community Park facilities
- Evaluate the location and layout of additional sports fields and parking
- Improve park path connections
- Integrate existing bike park features
- Provide activities for all age groups
- Identify phasing priorities for implementing the updated master plan

To assist the City, a landscape architecture firm, Greenworks, was hired. The planning project included a significant community outreach and engagement process supported by Greenworks and implemented by City staff. The community engagement process included three virtual open houses, two online surveys, as well as website, email, and direct mail outreach. The City website was updated throughout the process and people were provided the opportunity to sign up for email updates that included virtual open houses and survey notifications. The community was notified about open houses and input opportunities through a variety of means including the aforementioned email list for Geer Park Master Plan Update, the City's website and Facebook accounts, signs posted in Geer Park, the "Salem Connection" email newsletter, and presentations to North East Salem Community Association (NESCA) and ENLACE Cross-cultural Friday and Community Connection Nights. In addition, Salem Parks and Recreation Advisory Board (Board) assigned now-former Board member Diana Dickey as the Board's liaison to the master planning effort, and the Board was updated throughout the planning process.

Public Engagement Process – Virtual Open Houses and Online Surveys

Three "micro" websites were used as virtual open houses to share project information with community members and to solicit their feedback and questions. Each open house was held open for approximately two weeks. Dates and usage information are provided as follows.

- Open House One: June 8 to June 21, 2020, with 3,987 visits
- Open House Two: September 19 to October 3, 2020, with 4,641 visits
- Open House Three: December 11 to December 24, 2020, with 2,876 visits

Archives of the materials presented at the open houses are available at the following web links.

- Open House One: <https://geer-voh1-salem.hub.arcgis.com/>
- Open House Two: <https://geer-voh2-salem.hub.arcgis.com/>
- Open House Three: <https://geer-salem.hub.arcgis.com>

Surveys were made available as part of the first and second open houses. The third open house asked a single question about priorities for park development. All three open houses included a digital comment and question form. Over 300 people responded to each of the surveys. Approximately 250 people responded to the question about park development priorities included in the third open house. The digital comment and question form received 180 comments and questions from the three open houses.

The first open house provided an overview of the existing conditions of the park and presented three initial park layouts. Participants were asked to share their recreational desires and feedback on the layout concepts. The information received during the first open house and from the associated first survey was analyzed, which resulted in three park design options.

The three park designs presented a range of approaches on how the park space could be used. The options included a plan focused on additional sports fields; a plan focused on flexible open space; and a blended version of the two that included one additional multi-use sports field area with flexible open space. All three options included opportunities for organized recreation, places for children to play, a skate park, enhancements to the bike park, an off-leash dog park, expanded trail systems, as well as parking, picnic shelters, and restrooms. Some elements, such as a splash pad, fitness and bike challenge stations, and a community garden, were not included in all three options. The three design options were presented at the second virtual open house along with a second online survey to garner feedback. Participants were asked to indicate their preferred option and provide input on what was desirable about each plan.

Based on the feedback from the second online survey, the majority of participants preferred some level of flexible open space while improving bike amenities and enhancing the bike park. There was also a clear preference for trails, a splash pad, a skate park, and a dog park. The third virtual open house presented a preferred design alternative based on the combination of desired amenities and programmed uses as indicated by the participants.

Public Engagement Process – Neighborhood Associations

Geer Park is located in the North East Salem Community Association (NESCA) neighborhood. Staff met three times with NESCA throughout the planning process. On December 15, 2020, staff presented the preferred design option to NESCA and requested a written recommendation or comments to forward to SPRAB and City Council. No recommendations or comments have been received by staff as of the writing of this report.



SALEM PARKS AND RECREATION BOARD

GEER PARK 2021 MASTER PLAN UPDATE - ACTION SHEET

MARCH 11, 2021

FACTS AND FINDINGS:

The proposed master plan update (Attachment 4) includes the following amenities and features for the undeveloped areas of the park.

- Additional baseball/softball field with a soccer field in the outfield
- Open field providing flexible space for a variety of activities
- Enhancements to the existing bike park and a new single-track bike trail located near the existing bike park
- Soft and paved paths
- 94-stall parking lot
- 10,000-square-foot playground and 1,800-square-foot splash pad, proposed to be inclusive for children of all ages and abilities
- 20,000-square-foot skate park
- One-acre dog park, with separate areas for large and small dogs
- Two additional restrooms
- Four picnic shelters
- Potential public art and interpretive signage locations

The proposed master plan update reflects the desires of the community to provide active and passive park facilities that can be used by a variety of individuals, families, and age ranges. The updated master plan will guide the park management and park development for the next 20 years. Implementation of the master plan will occur in phases over that timeframe and is dependent on available funding and logical sequencing of construction.

Attachments:

1. Vicinity Map
2. Geer Park Phase Plan, October 2003
3. Geer Park Master Plan, July 2016
4. Draft Geer Park 2021 Master Plan Update



SALEM PARKS AND RECREATION ADVISORY BOARD ACTION SHEET

March 11, 2021

BOARD MEMBER ATTENDEES

Present: Alan Alexander, Woody Dukes, Dave Fridenmaker, Dylan McDowell, Keith Norris, Paul Rice, Micki Varney,
Absent: Tony Caito

ISSUE

Should the Salem Parks and Recreation Advisory Board (SPRAB) endorse the Geer Park Master Plan Update and forward to City Council a recommendation to adopt?

DATE OF DECISION

March 11, 2021

ACTION TAKEN

Motion: Member Norris moved, and Member Rice seconded to endorse the Geer Park Master Plan and forward to City Council a recommendation to adopt.

Vote: All members voted in favor of the motion.

\\\\FILESHARE1\\PRCSFiles\\PRCSParks\\PARKS\\SPRAB\\2020\\Actions\\BattleCreekParkMasterPlan.docx



SALEM PARKS AND RECREATION BOARD

GEER PARK 2021 MASTER PLAN UPDATE - ACTION SHEET

MARCH 11, 2021

MEMBERS PRESENT

Dylan McDowell, Chair
Micki Varney, Vice Chair
Alan Alexander
Paul Rice
Woody Dukes
Dave Fridenmaker
Keith Norris

MEMBERS ABSENT

Tony Caito

STAFF PRESENT

Becky George
Milan Davis
Patricia Farrell
Rob Romanek
Rose Henlin
Jennifer Mongolo

1. ROLL CALL

Member Caito, absent.

Boards and Commissions committee meeting on Friday, March 12. There will most likely be a new board member for the next meeting.

2. APPROVAL OF MINUTES

Member Alexander moved to accept the minutes from the February 11, 2021 meeting.

Vice Chair Varney seconded the motion.

None of the board was opposed; minutes were adopted as written.

3. PUBLIC COMMENT

Two written public comments were sent in to SPRAB:

- Jon Christenson regarding Bush's Pasture Park and Deepwood Museum and Gardens Cultural Landscape Management Plan;
- Laura Buhl regarding the Geer Park Master Plan

Laura also chose to speak to the Board. She lives on 16th Street NE (in the NEN neighborhood), about 1.5 miles from Geer Park and frequents the park. She urged the board to join her in recommending changes to the Geer Park Master Plan because it seemed to prioritize automobiles over pedestrians or cyclists. She also asked that covered bike parking be added to the plan instead of the vehicle parking spots and a walking path or sidewalk along the west side of the park.

It is her opinion that the additional 94 parking spaces (to the existing 221 spaces) on the plan goes against the City Council's plan to reduce greenhouse gases by reducing vehicles on the road. She suggested alternatives to create street parking in partnering with the State along Park Avenue so more of the park footprint would be dedicated to recreation.

QUESTIONS:

Member Varney asked Ms. Buhl if she attended public meetings to voice her concerns. She had gone to meetings and expressed her opinion and the Parks staff are aware of her opinions.

Member Rice asked if there were times when the parking facilities were utilized fully and how much traffic the park has. Ms. Buhl said that she usually uses the park early in the morning, so she doesn't see heavy usage of the existing parking. She asked staff if a parking study had been done and she was told that it hadn't.

BOARD ITEMS/PRESENTATIONS

a. Geer Park Draft Master Plan

Geer Park is a 44-acre park with a previous Master Plan that was adopted in 2003 so it needed to be updated to account for changes to the park site and to ensure future facilities are developed in alignment with current community preferences. It was originally named State Lands Community Park because much of the land is owned by the state of Oregon and leased to the City. Geer Park is only about half developed. Ben Johnson, Greenworks gave an overview of the plan and how they arrived at the existing plan.

QUESTIONS:

Chair McDowell asked if covered bike parking like Laura suggested would be feasible.

Rob Romanek said that it is City code that bike parking is required in any park but covers are not required and the cost of this option would have to be considered in the plan. This would most likely be a final detail in a future design process.

Chair McDowell asked about the dog parks, whether they would be fenced. They would be and there will be amenities within the fence like a drinking fountain for dogs.

Member Fridenmaker asked if there was bike access to the site and amenities within the park for those that want to travel to the park and not just be transported by car into the park. Staff responded that the city standard for paths through parks is to build 10-foot wide shared-use path in parks to allow both pedestrians and bikes to use the same paths. There are bike connections on all sides to access the paths in the park; the private Park Avenue can also be used for access to the park.

Member Fridenmaker also asked about getting a report to compare current service levels for different amenities with the standards set in the Comprehensive Park System Master Plan.

Ms. Farrell said that there is a plan to update the Comprehensive Parks Master Plan next year after Our Salem is adopted. It may take a few years to complete. There have been changes in people's desires for recreation that will be reflected.

Chair McDowell asked about parking spaces and whether more were actually needed.

Mr. Romanek said that the park can be used for tournaments since they are the only dedicated baseball fields in Salem on City property. They are reservable. Becky George also said that Geer Park has the only two full size soccer fields in this area of town and when there are tournaments going on, the parking area is heavily used. When the tournaments are hosting out-of-town guests, they don't have the option to walk or bike to the park so the proposed additional parking on Park Avenue is necessary.

Member Alexander asked about the long-term lease the City has with the State and that the State is okay with the changes being proposed. Mr. Romanek said that he is coordinating with

DAS on the park master plan.

Member Alexander also asked about street parking on Park Avenue. He noted that if the park is built to attract tournaments, it can in turn increase tourism and provide economic benefits to the community. Bidding on tournaments is determined by the amenities the City can offer so having more sports space makes sense. He also asked if there was a plan to extend Geer Drive to Hawthorne. Mr. Romanek said that is part of the Salem Transportation System Plan; not part of the park expansion.

Member Rice said that he was sympathetic to Ms. Buhl's stand on the environmental impact of more parking, but he feels that the new section may be more oriented to family and realistically the planned parking section is necessary to allow safe access to park amenities.

Member Varney commented that she liked all that was being offered in the plan, but parking seems limited. Since Park Avenue is a private street there is no on-street parking in place but there are no signs to prevent it either. There was some thought about this option, but traffic engineers had some concerns about safety and accessibility in that instance.

Member Varney also asked how many skate parks are in Salem. Mr. Romanek answered that Marion Square Park downtown has a skate park and there are small skate features at a couple other parks. She also suggested to add more benches on the walking trails for senior residents and near the playground for caregivers to watch.

Member Norris had some questions about the Master Plan, both the previous one and this one. Mr. Romanek said that the Master Plan is a "vision for the future". It is a big picture plan that all depends on funding and would be handled in a phased or staged approach. It wouldn't be built all at once, but a vision is needed to have a starting point.

Mr. Romanek said that park plans usually have a 'shelf-life' of 20 years and the previous plan wasn't completely implemented because the City hasn't had the funds to dedicate to this plan. Park Planning felt that it was vital to get community input this time around. Park Avenue was not part of the last Master Plan and now that it is, the previously planned head-in parking isn't feasible for safety.

There was some discussion about EV outlets and that would be the plan for the future.

Chair McDowell asked for a motion to endorse the Geer Park Master Plan.

Motion

Member Norris moved to endorse the updated park master plan and send a recommendation to City Council to adopt the Geer Park Master Plan Update. The motion was seconded by Member Rice. The Master Plan was endorsed with a unanimous vote.

4. INFORMATION REPORTS

a. Mission Streets Parks Conservancy Minutes

There were no comments or questions from the Board.

b. Urban Forestry Update

Member Rice was impressed with the report and how much information was contained in it. Mr. Davis said it was a combined effort of Public Works staff: street crews, stormwater crews and everyone involved with the Emergency Operations Center. He also said there is a long way to go still. There are currently 9 to 10 contract crews and up to 7 different City crews still working on hanging limbs and picking up debris as well as backhoes and dump trucks. No parks are currently closed but there are about 30 parks that have hanging limbs. The crews have been working at parks using a spider lift, getting to the hanging branches that can't be reached with regular equipment (it can reach 83 feet in the air-the majority of the trucks only go 60 feet).

c. Parks Planning Update / Climate Action Task Force Update

Patricia Farrell introduced the City's new Natural Resources Planner, Jennifer Mongolo, who was hired by the City in mid-January. She will be working on natural resource projects like the beaver strategy, Integrated Pest Management, Minto restoration, monarchs, and trees. Patricia said that Jennifer's contribution to the team is much anticipated. Jennifer gave a brief overview of her educational background and diverse experience in this field.

Chair McDowell asked if there were any questions about the Ms. Farrell's update in the minutes. He asked about social media education campaigns for things like the announced Arbor Month proclamation or the Mayor's Monarch Pledge proclamation.

Ms. Farrell concurred that this would be a good information for the public; it all depends on staff time as to how much information is disseminated external to the department. She said that with Jennifer's help and experience in GIS, there may be more of this type of posting in the future. She also talked about an online survey being used as an information-gathering resource for the Climate Action Plan. It is a survey asking about 211 ideas grouped into categories to help make Salem more resilient and have less of a carbon footprint. It will be posted to the City's web site on March 12, 2021 and will be open for two weeks.

d. Parks Operations Update

In Jennifer Kellar's absence this report was in written form only and there were no questions.

e. Recreation Services Update

Chair McDowell asked about the Stride Walk/Run events that are scheduled to start in May and whether they were going to be virtual only or have virtual and still have actual participants. Becky George thought this was a good idea and said that the plan was to have them in person in May if state guidelines allows with staggered starts. Ms. George also mentioned that the City had been approached about hosting an Ironman (73-mile triathlon) event in Salem. It would be a 3-year signed agreement with Travel Salem to start this July. It was initially countered that the City would be able to have these events start in 2022 but the company that runs the competitions wants to start this year and Travel Salem has been negotiating with the hopes to make that happen depending on the Governor's approval with specific protocol.

5. NEW BUSINESS

Chair McDowell talked about the tree subcommittee and the City's strategic plan. With the damage from the ice storm from trivial to severe, a lot of citizens are more likely to want trees gone than to have to deal with the aftermath of limbs and possible property damage. He suggested that maybe there could be links to resources for the public about pruning trees or planning the right trees to replace ones that have fallen. It might help to get people thinking

about trees in a more positive light.

There was some discussion about which trees might fit the category of withstanding something like the ice storm since the damage around town after the storm was pretty widespread across all types with more damage to weak wooded and large limbed, deciduous trees. Ms. Farrell said there were aerial photos taken of the City last summer and there are plans to take more photos this summer, to better assess what areas of town were most affected with tree loss.

6. NEXT MEETING

Thursday, April 8, 2021

7. Adjournment at 7:21 p.m.



SALEM PARKS AND RECREATION BOARD

GEER PARK 2021 MASTER PLAN UPDATE - ACTION SHEET

JULY 8, 2021



SALEM PARKS AND RECREATION ADVISORY BOARD ACTION SHEET

July 8, 2021

BOARD MEMBER ATTENDEES

Present: Alan Alexander, Tony Caito, Woody Dukes, Dave Fridenmaker, Rick Hartwig, Dylan McDowell, Keith Norris, Paul Rice, Micki Varney

ISSUE

Should SPRAB endorse the revised updated Geer Park Master Plan and forward to City Council a recommendation for master plan approval?

DATE OF DECISION

July 8, 2021

DISCUSSION

Discussion centered on the Boards previous endorsement of the original Geer Park Master Plan and the amount of parking that will be needed to serve future park users. Members questioned whether the proposed amount of parking in the revised plan will hinder the use of the park. Existing public access is half mile away and that may be too far for some park users.

The fact that Geer Park is designated as a community park that needs to serve the larger community also was discussed. Parking was already reduced in the previous plan from the consultant's recommendation and overflow parking could negatively impact the surrounding area.

Concern was also expressed about the process. The Board unanimously approved the original plan at their March meeting and now was being asked to approve a revised plan. They appreciated the amount of work and public input that had gone into developing the plan so rejection of the revised plan did not seem appropriate.

Discussion ensued about options for their recommendation. Several caveats about the revised plan were proposed and discussed, while recognizing Council has the final decision on the plan.

A proposed motion was drafted that reflected the previous endorsement of the original park master plan and added two recommendations to address public transportation access and tree plantings.

ACTION TAKEN

Motion: Member Varney moved, and Member Alexander seconded that we stand by the previous recommendation for the original Geer Park Master Plan approved by SPRAB on March 11, 2021, but if Council chooses to pursue the revised plan, we encourage they do so with:

- 1) enhancement of public transportation options that are implemented simultaneously with development of the park; and
- 2) maximizing tree canopy in the park for the offsetting of greenhouse gas emissions.

Vote: All members voted in favor of the motion.

\\FILESHARE1\PRCSFiles\PRCSParks\PARKS\SPRAB\2021\Actions\REVISEDGeerParkMasterPlanUpdate_SPRAB Action Sheet.docx



SALEM CITY COUNCIL

FINAL ACTION AGENDA - MINUTES - FINAL

MARCH 24, 2021

****Due to the COVID-19 Pandemic, this meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online at CC:Media YouTube Channel or watch on Comcast Cable CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at cityrecorder@cityofsalem.net. Public comment and testimony may also be provided during the meeting via Zoom. Please pre-register between 8:00 a.m. and 2:00 p.m. on the day of the meeting at the following link: <https://www.cityofsalem.net/Pages/Public-Comment-at-Salem-City-Council-Meeting.aspx>.**

EXECUTIVE SESSION

Urban Renewal Agency

5:15 p.m. - ORS 192.660(2)(e) Real Property Transactions

City Council

5:30 p.m. - ORS 192.660(2)(e) Real Property Transactions

City Council

5:45 p.m. - ORS 192.660(2)(h) Current/Pending Litigation

WORK SESSION

1. OPENING EXERCISES: (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, ceremonial presentations, and Council comment)

Call to Order

6:10 p.m.

Roll Call

Casey Kopcho served as Guest Councilor for Councilor Leung, Ward 4.

Present: 8 - Councilor Andersen, Councilor Lewis, Councilor Hoy, Mayor Bennett, Councilor Nordyke, Councilor Phillips, Councilor Stapleton, and Councilor Gonzalez

Absent: 1 - Councilor Leung

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Mayor Bennett, Councilors Stapleton, Nordyke, Phillips, Gonzalez, Hoy, Andersen, Guest Councilor Kopcho, and City Manager Powers.

1.3 PROCLAMATIONS

1.3a. [21-223](#) Proclamation recognizing Pride Month

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Opening remarks by Mayor Bennett. Councilors Stapleton and Nordyke read the proclamation.

Comments by: Mayor Bennett, Councilors Stapleton and Nordyke, Rowan Eckland, Rainbow Youth Board, and Paul McKean, Board Member, Salem Capital Pride.

1.4 PRESENTATIONS

None.

2. PUBLIC COMMENT: (Comment on agenda items other than public hearings and deliberations)

The following individuals provided testimony via remote video:

Jaken Garcia, 6812 Flicker Drive SE, Item 5.a, File 21-213.

Questions or Comments by: Mayor Bennett and Councilor Hoy.

Brent Neilsen, United Way of the Mid-Willamette Valley, 455 Bliler Avenue NE, Item 3.3e, File 21-210.

Questions or Comments by: Mayor Bennett, Councilors Hoy, Nordyke and Andersen.

Cory Poole, Chair, SEMCA Neighborhood Association, Item 5.a, File 21-213.
Jerry Taylor, 3100 Turner Road SE, Item 5.a, File 21-213.

Comments by Mayor Bennett.

Dori Maumbauer, 3100 Turner Road SE, Item 5.a, File 21-213.
Bobbi Starck, 3100 Turner Road SE, Item 5.a, File 21-213.

Comments by Mayor Bennett.

Linda Thomas, 3100 Turner Road SE, Item 5.a, File 21-213.
Mary Supola, 3100 Turner Road SE, Item 5.a, File 21-213.

At 7:05 p.m., Councilor Lewis requested a recess and Mayor Bennett called for a five-minute recess. The meeting resumed at 7:10 p.m.

3. CONSENT CALENDAR: (Includes approval of minutes, adoption of routine resolutions, and items of business requiring Council action)

A motion was made by Councilor Hoy, seconded by Councilor Stapleton to approve the consent calendar with the pulls of 3.3b by Councilor Andersen, 3.3e by Councilor Hoy, 3.3f by Councilor Andersen, and 3.3g by Councilor Hoy.

Comments by Councilor Hoy.

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

3.1 MINUTES

- 3.1a.** [21-218](#) May 10, 2021 Draft Council Minutes

Action: Approved.

- 3.1b.** [21-234](#) May 17, 2021 Draft City Council Work Session Minutes

Action: Approved.

3.2 RESOLUTIONS

- 3.2a.** [21-202](#) Dedication of City Property as Public Right-of-Way on Lansing Avenue NE and Silverton Road NE.

Ward(s): 5

Councilor(s): Gonzalez

Neighborhood(s): Lansing

Result Area(s): Safe, Reliable and Efficient Infrastructure.

Adopted Resolution No. 2021-17 dedicating property received by the City of Salem along east side of Lansing Avenue NE and south side of Silverton Road NE.

- 3.2b.** [21-203](#) Dedication of the Westerly 30 feet of Fairview Park as Public Right-of-Way for Lindburg Road SE .

Ward(s): 3

Councilor(s): Phillips

Neighborhood(s): Morningside

Result Area(s): Safe, Reliable and Efficient Infrastructure.

Adopted Resolution No. 2021-18 dedicating a 30-foot-wide strip of land along the westerly boundary of Fairview Park as public right-of-way for Lindburg Road SE.

- 3.2c.** [21-204](#) Dedication of City Property as Public Right-of-Way on Village Center Drive SE.

Ward(s): 3

Councilor(s): Phillips

Neighborhood(s): Morningside

Result Area(s): Safe, Reliable and Efficient Infrastructure.

Adopted Resolution No. 2021-19 dedicating property received by the City of Salem for the construction of Village Center Drive SE north of Strong Road SE.

3.3 ACTION ITEMS**3.3a.** [21-197](#)

Petition-initiated vacation of a portion of an alley and a portion of unopened right-of-way for 12th Street NE adjacent to the railroad northeast of D Street NE.

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): Grant

Result Area(s): Safe, Reliable, and Efficient Infrastructure

Accepted a petition to vacate a portion of an alley and a portion of unopened right-of-way for 12th Street NE adjacent to the railroad northeast of D Street NE and direct the City Manager to set a public hearing to consider the request.

3.3b. **21-198**

2021 Geer Park Master Plan Adoption

Ward(s): 2

Councilor(s): Andersen

Neighborhood(s): NESCA

Service Area(s): Welcome and Livable Neighborhood; Natural Environment Stewardship

Pulled by Councilor Andersen - See Item 5.b.

3.3c. [21-199](#)

Petition-initiated vacation of a portion of an easement over previously vacated George Street NW.

Ward(s): 8

Councilor(s): Lewis

Neighborhood(s): West Salem NA

Result Area(s): Safe, Reliable and Efficient Infrastructure

Accepted a petition to vacate a portion of an easement over previously vacated George Street NW and direct the City Manager to set a public hearing to consider the request.

3.3d. [21-207](#)

Intergovernmental Agreement Between the City of Salem and Oregon Military Department for Airport Compass Rose Recalibration Expenses

Ward(s): 2

Councilor(s): Andersen

Neighborhood(s): SEMCA

Result Area(s): Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy

Authorized the City Manager to execute the attached Intergovernmental Agreement with the Oregon Military Department for the cost-sharing expenses associated with the recalibration of the Airport Compass Rose.

3.3e. [21-210](#)

Real Estate Agreement with United Way of the Mid-Willamette Valley, Inc. for the sale of City surplus real property at 4396, 4408, 4432, 4446, and 4480 Market Street NE

Ward(s): 6

Councilor(s): Hoy

Neighborhood(s): ELNA

Result Area(s): Good Governance; Strong and Diverse Economy; Welcoming and Livable Community

Pulled by Councilor Hoy - See Item 5.c.

3.3f. [21-214](#)

Purchasing from a City Employee Owned Business.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Pulled by Councilor Andersen - See Item 5.d.

3.3g. [21-216](#)

Sidewalk Café/On-Street Platform Program

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

Pulled by Councilor Hoy - See Item 5.e.

4. PUBLIC HEARINGS

4.a. [21-200](#)

2021 Annual Action Plan for CDBG and HOME Funding and
Amendments to 2019 and 2020 Annual Action Plans

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Natural Environment Stewardship; Safe Community;
Strong and Diverse Economy; Welcoming and Livable Community

**Opening remarks by Kristin Retherford, Urban Development Director. Staff
presentation by Sal Diaz, Federal Programs Manager, Urban Development.**

No persons testified.

**Questions or Comments by: Mayor Bennett, Sal Diaz, Councilor Nordyke,
Kristin Retherford, Councilors Hoy, Andersen, Gonzalez, and Guest
Councilor Kopcho.**

**A motion was made by Councilor Hoy, seconded by Councilor Lewis to
adopt Amendment #4 to the 2019 CDBG Annual Action Plan, Amendment #3
to the 2020 CDBG Annual Action Plan and adopt the 2021-2022 Housing
and Community Development Annual Action Plan (AAP) and direct staff to
submit required forms to the U.S. Department of Housing and Urban
Development.**

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

4.b. [21-208](#)

Exemption from Competitive Bidding Process and Authorization of an Alternative Contracting Method for the Geren Island Water Treatment Plant Filter No. 2 Reconstruction Project.

Ward(s): All Wards

Councilor(s): Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe, Reliable, and Efficient Infrastructure.

Opening remarks by Brian Martin, City Engineer. Staff presentation by John Kennedy, Manager, Ozone Treatment Facility and Resident Consultant for Public Works.

No persons testified.

Questions or Comments by: Councilor Phillips, John Kennedy, Guest Councilor Kopcho, and Councilor Stapleton.

A motion was made by Councilor Hoy, seconded by Councilor Phillips to adopt Resolution No. 2021-20 in support of an exemption from the competitive bidding process and use of a CM/GC contracting method for the Geren Island Water Treatment Plant Filter No. 2 Reconstruction Project.

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the Consent Calendar; Mayor and Councilor Items; Items which require a selection among options; or of special importance to Council; management reports; presentations by City boards, commissions, committees, or outside agencies)

5.a. [21-213](#)

Extension and amendment of the Emergency Declaration related to COVID-19

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community.

A motion was made by Councilor Hoy, seconded by Councilor Lewis to adopt Resolution No. 2021-21 to extend the declaration of emergency related to COVID-19 until December 13, 2021, and rescind the allowance for unmanaged camping in Cascades Gateway and Wallace Marine parks.

Questions or Comments by: Councilor Hoy (Councilor Hoy also read a statement on behalf of Councilor Leung), Mayor Bennett, City Manager Powers, Councilor Lewis, Gretchen Bennett, Manager, City Manager's Office, Councilors Phillips, Andersen, Stapleton, Nordyke, Gonzalez, and Guest Councilor Kopcho.

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

**5.b 21-198
(3.3b)**

2021 Geer Park Master Plan Adoption

Ward(s): 2

Councilor(s): Andersen

Neighborhood(s): NESCA

Service Area(s): Welcome and Livable Neighborhood; Natural
Environment Stewardship**A motion was made by Councilor Andersen, seconded by Councilor Hoy to
adopt the 2021 Geer Park Master Plan.****Questions or Comments by: Councilors Andersen and Hoy, Mayor Bennett,
Peter Fernandez, Public Works Director, Rob Romanek, Planner, Public
Works, Councilors Nordyke and Stapleton.****Councilor Andersen amended his motion, seconded by Councilor Nordyke to
approve staff recommendation without the additional parking provision and
request staff to return to Council with a more detailed analysis of the need
for the parking space.****Comments by: Councilor Andersen, Mayor Bennett, Councilors Hoy, Lewis,
Stapleton, Guest Councilor Kopcho, and Councilor Phillips.****Councilor Andersen's amended motion FAILED by the following vote:****Aye 3 - Nordyke, Stapleton, Andersen
Nay 5 - Gonzalez, Hoy, Lewis, Phillips, Bennett
Absent 1 - Leung****Comments or Questions by: Mayor Bennett and Councilor Hoy.****A motion was made by Councilor Hoy, seconded by Councilor Phillips to
return the Geer Park Master Plan to staff for further work based on the
direction heard at tonight's meeting and return to Council at a future date.****The motion CARRIED by the following vote:****Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez****Nay: 0****Absent: 1 - Leung****Abstain: 0**

5.c [21-210](#)
(3.3e)

Real Estate Agreement with United Way of the Mid-Willamette Valley, Inc. for the sale of City surplus real property at 4396, 4408, 4432, 4446, and 4480 Market Street NE

Ward(s): 6

Councilor(s): Hoy

Neighborhood(s): ELNA

Result Area(s): Good Governance; Strong and Diverse Economy; Welcoming and Livable Community

A motion was made by Councilor Hoy, seconded by Councilor Andersen to authorize the City Manager to execute the Real Estate Agreement with United Way of the Mid-Willamette Valley, Inc. for the sale of surplus City real property identified as Tax Lot 072W19AC01701, 4396, 4408, 4432, 4446, and 4480 Market Street NE.

Questions or Comments by: Councilor Hoy, Mayor Bennett, Councilors Lewis and Stapleton, Brent Neilsen, United Way of the Mid-Willamette Valley, Councilor Nordkye, and Guest Councilor Kopcho.

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

5.d [21-214](#)
(3.3f)

Purchasing from a City Employee Owned Business.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

A motion was made by Councilor Andersen, seconded by Councilor Hoy to authorize the City Manager to execute a contract with a City employee-owned business, Northwest Rock Inc., doing business as Salem Mobile Mix, to provide backfill materials, ditch cleaning, and street excavation hauling services.

Questions or Comments by: Councilor Andersen.

The motion CARRIED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

5.e [21-216](#)
(3.3g)

Sidewalk Café/On-Street Platform Program

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): CANDO

Result Area(s): Strong and Diverse Economy

A motion was made by Councilor Hoy, seconded by Councilor Stapleton to approve the Sidewalk Cafe/On-Street Platform Program.

Questions or Comments by: Councilor Hoy, Kristin Retherford, Urban Development Director, Mayor Bennett, Councilor Stapleton, Guest Councilor Kopcho and Councilor Gonzalez.

Councilor Gonzalez recused himself from voting due to his family business could benefit from the Sidewalk Cafe/On-Street Platform Program.

The motion CARRIED by the following vote:

Aye: 7 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, and Stapleton

Nay: 0

Absent: 1 - Leung

Abstain: 0

Recused: 1 - Gonzalez

6. INFORMATION REPORTS: (Items that require no Council action)

6.a. [21-211](#)

Planning Administrator Decision - To divide two existing properties into four parcels - Approved.

Subdivision Case No. SUB21-02 - Servando Garcia - 1020 Arthur Way NW.

Ward(s): 1

Councilor(s): Stapleton

Neighborhood(s): WSNA

This Informational Report was received and filed.

6.b. [21-227](#)

Planning Administrators Decision - An application for the development of a proposed 60-lot subdivision. - Approved.

Subdivision / Class 1 Adjustment Case No. SUB-ADJ21-04 - State Street Homes, Inc. (Mark Wilde) - 5826 Battle Creek Rd SE.

Ward(s): 4
Councilor(s): Leung
Neighborhood(s): SGNA

This Informational Report was received and filed.

Questions or Comments by: Councilor Hoy made remarks on behalf of Councilor Leung.

6.c. [21-235](#)

Youth Development CAREcorps Program

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Safe Community; Welcoming and Livable Community.

This Informational Report was received and filed.

Questions or Comments by: Councilor Hoy made remarks on behalf of Councilor Leung. Other comments were made by Councilor Stapleton, Mayor Bennett, City Manager Powers, Kristin Retherford, Urban Development Director, and Norman Wright, Community Development Director.

6.d. [21-237](#)

Planning Administrator Decision - A subdivision tentative plan to divide approximately 4.96 acres into 16 lots with lots ranging in size from 8,010 square feet to 27,325 square feet. The applicant is requesting an alternative street standard to reduce the street width from 60-feet to 50-feet. - Approved.

Subdivision Case No. SUB21-03 - Gerald Horner, Willamette Engineering Inc., on behalf of Robert and Maria Noyes - 430 Turtle Bay Court SE.

Ward(s): 4
Councilor(s): Leung
Neighborhood(s): SGNA

This Informational Report was received and filed.

Questions or Comments by: Councilor Hoy made remarks on behalf of Councilor Leung.

7. ORDINANCES**7.1 FIRST READING:**

None.

7.2 SECOND READING:

7.2a. [21-224](#)

Petitioner-Initiated Annexation of Territory Located at 2527 and 2547 Robins Lane SE - 97306 (Annexation Case No. C-730)

Ward(s): 4

Councilor(s): Leung

Neighborhood(s): SGNA

Result Area(s): Good Governance; Safe Community; Safe, Reliable and Efficient Infrastructure

Conducted Second Reading of Ordinance Bill No. 4-21, annexing, applying City of Salem RA (Residential Agriculture) zoning from Marion County UT-5 (Urban Transition - 5 Acres) and Marion County UT-10 (Urban Transition - 10 Acres), withdrawing from Salem Suburban Rural Fire Protection District and Turner Fire District, and approving annexation for a 47.23-acre property located at 2527 and 2547 Robins Lane SE - 97306 subject to three conditions proposed by the petitioner as mitigation for tree removal conducted through a lawful timber harvest between April, 2018 and June, 2018:

- (1) Any future development of the Subject Property shall require compliance with SRC 808.050 tree planting requirements; however, the minimum diameter of the trees to be planted shall be increased from a 1.5-inch caliper to a 2-inch caliper standard and replacement tree diversity shall be increased by planting not less than five species authorized in the City's Tree and Vegetation Technical Manual; and**
- (2) Prior to recordation of a final plat for any partition, subdivision, or planned unit development, or occupancy of a commercial development, the applicant shall grant \$15,000 to the Salem City Tree Fund; and**
- (3) Prior to submittal of any application for a land use approval, limited land use approval, or permit for developing the Subject Property, Applicant shall enter into an agreement with the City of Salem acknowledging and agreeing that the City of Salem will not record a final plat for any partition, subdivision, or planned unit development on or before July 1, 2023.**

Ordinance Bill No. 4-21 was APPROVED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

7.2b. [21-225](#)

Petitioner-Initiated Annexation of Territory Located at 3880 Croisan Creek Road South and City Owned Lands - 97302 (Annexation Case No. C-738)

Ward(s): 7

Councilor(s): Nordyke

Neighborhood(s): SWAN

Result Area(s): Good Governance; Safe Community; Safe, Reliable and Efficient Infrastructure

Conducted second reading of Ordinance Bill No. 5-21, annexing, applying City of Salem RA (Residential Agriculture) zoning from Marion County UT-5 (Urban Transition - 5 Acres), withdrawing from Salem Suburban Rural Fire Protection District, and approving annexation for a 2.65-acre property located at 3880 Croisan Creek Road South and City Owned Lands.

Ordinance Bill No. 5-21 was APPROVED by the following vote:

Aye: 8 - Andersen, Lewis, Hoy, Bennett, Nordyke, Phillips, Stapleton, and Gonzalez

Nay: 0

Absent: 1 - Leung

Abstain: 0

8. PUBLIC COMMENT: (Other than agenda items)

None.

9. ADJOURNMENT

9:34 p.m.

APPENDIX F MISCELLANEOUS SUPPORTING DOCUMENTS



WETLAND DELINEATION LETTER OF CONCURRENCE



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

Kate Brown

Governor

Bev Clarno

Secretary of State

Tobias Read

State Treasurer

April 2, 2020

City of Salem Public Works Department

Attn: Patricia Farrell

555 Liberty St. SE Suite 325

Salem, Oregon 97301-3515

Re: WD #2019-0644 **Approved**
Wetland Delineation Report for Geer Community Park;
Marion County; T7S R3W S25 TL's 600 and Portions of 700 and 799
Salem Local Wetlands Inventory, Wetland MC-D

Dear Ms. Farrell:

The Department of State Lands has reviewed the wetland delineation report prepared by Turnstone Environmental Consultants, Inc., for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached map). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figure 6a of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, 2 wetlands (Wetland 1 and 2, totaling approximately 0.73 acres) and one waterway (Waterway 1) were identified. However, Wetlands 1 and 2 are exempt per OAR 141-085-0515(6) and Waterway 1 is exempt per OAR 141-085-0515(7); therefore, they are not subject to current state Removal-Fill requirements.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Marion County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan".

Peter Ryan, PWS
Aquatic Resource Specialist

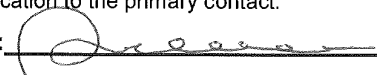

Enclosures

ec: Joe Bettis, Turnstone Environmental Consultants, Inc.
Salem Planning Department (Maps enclosed for updating LWI)
Kinsey Friesen, Corps of Engineers
Mike DeBlasi, DSL
Patricia Farrell, City of Salem Public Works
Zach Diehl, Kyle Anderson, City of Salem GIS

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.


Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279**. A single PDF of the completed cover form and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

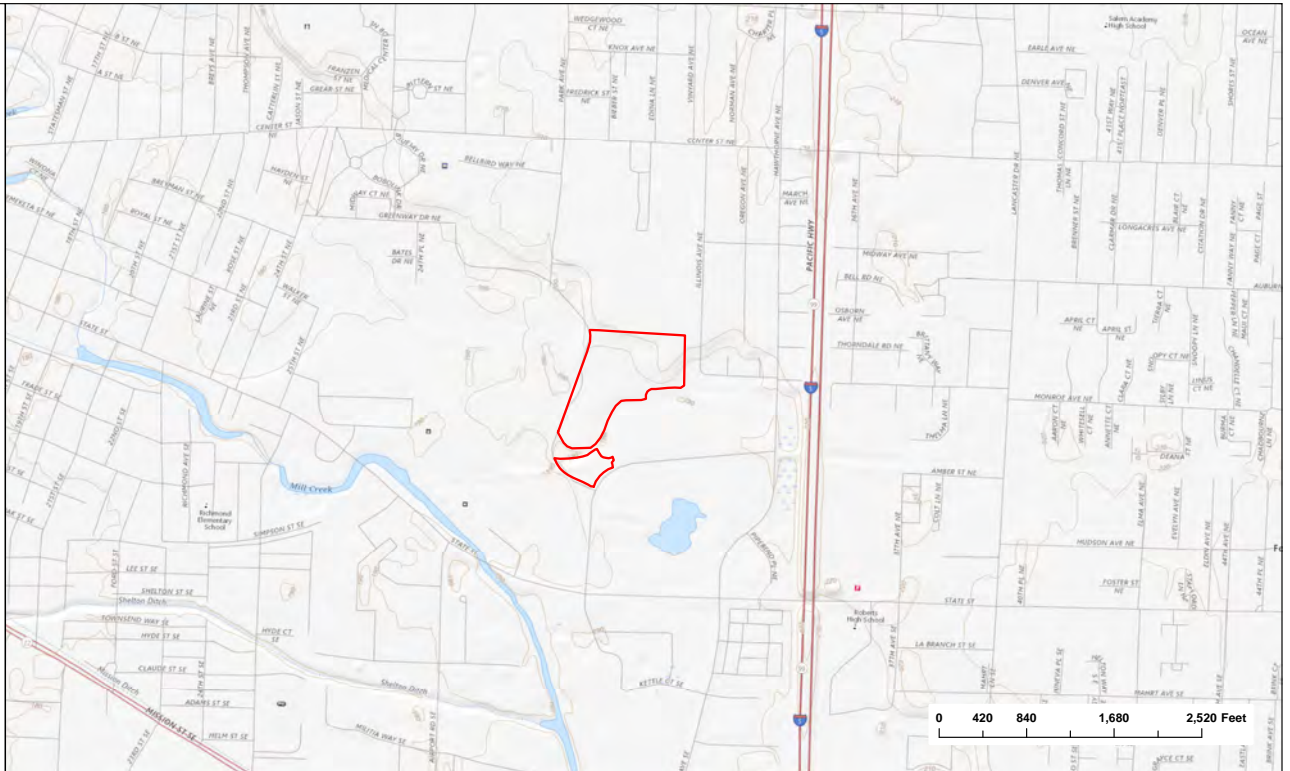
Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Patricia Farrell-City of Salem Public Works Department 555 Liberty St. SE Suite 325 Salem, Oregon 97301-3515	Business phone # (503) 588-6211 Mobile phone # (optional) E-mail: PFarrell@cityofsalem.net
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different):	Business phone # Mobile phone # (optional) E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: Patricia Farrell Signature:  Date: 12/11/2019 Special instructions regarding site access:	
Project and Site Information	
Project Name: Geer Community Park	Latitude: 44.93241085° Longitude: -122.9981183° decimal degree - centroid of site or start & end points of linear project
Proposed Use: Public park and open space	Tax Map # 073W25 Tax Lot(s) 073W2500700, 073W2500600, 073W2500799 Tax Map # Tax Lot(s)
Project Street Address (or other descriptive location): Parking area at northern terminus of Geer Drive	Township 7 S Range 3 W Section 25 QQ multiple Use separate sheet for additional tax and location information
City: Salem County: Marion	Waterway: N/A River Mile: N/A
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Joe Bettis-Turnstone Environmental Consultants, Inc. PO Box 816 Philomath, OR 97370	Phone # (503) 283-5338 Mobile phone # (if applicable) E-mail: joe@turnstoneenvironmental.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature:  Date: 12/11/2019	
Primary Contact for report review and site access is <input type="checkbox"/> Consultant <input checked="" type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 20.6 acres Total Wetland Acreage: 0.7300	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: <input type="text"/> <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <input type="text"/>	<input type="checkbox"/> Fee payment submitted \$ <input type="text"/> <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # <input type="text"/> Expiration date <input type="text"/> <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code <u>MC5</u>
For Office Use Only	
DSL Reviewer: <input type="text"/>	Fee Paid Date: <input type="text"/> / <input type="text"/> / <input type="text"/> DSL WD # <input type="text"/>
Date Delineation Received: <input type="text"/> / <input type="text"/> / <input type="text"/>	Scanned: <input type="checkbox"/> Electronic: <input type="checkbox"/> DSL App.# <input type="text"/>

March 2018

**Figure 1:
Overview
Map**

Legend

 Study Area



1:10,000

**Geer Park
City of Salem
Wetland Delineation**

Salem, Marion County, OR

11/12/2019




Notes:

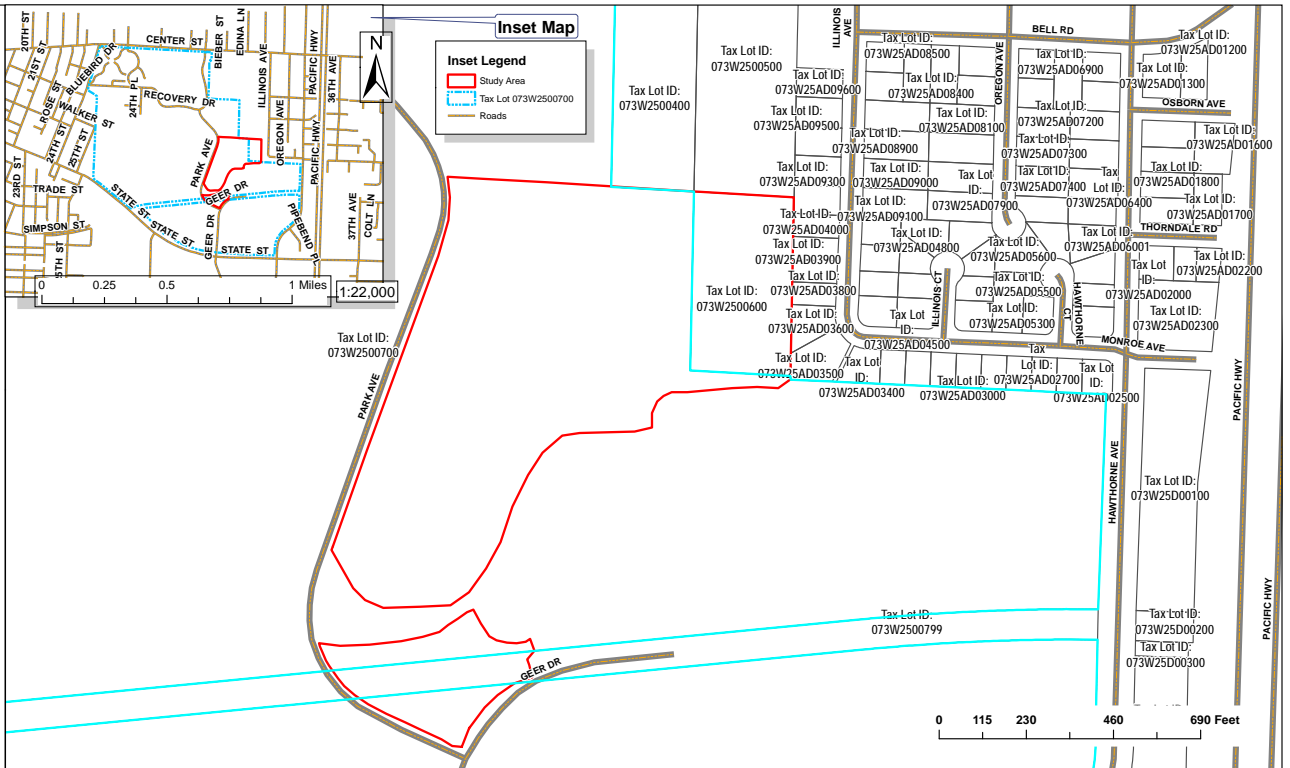
1. Basemap courtesy USGS The National Map, 2019
2. Native size of map layout is 11"x17".



**Figure 2:
Tax Lot
Map**

Legend

 Study Area
 Tax Lot
 Roads



1:2,750

**Geer Park
City of Salem
Wetland Delineation**

Salem, Marion County, OR

3/30/2020

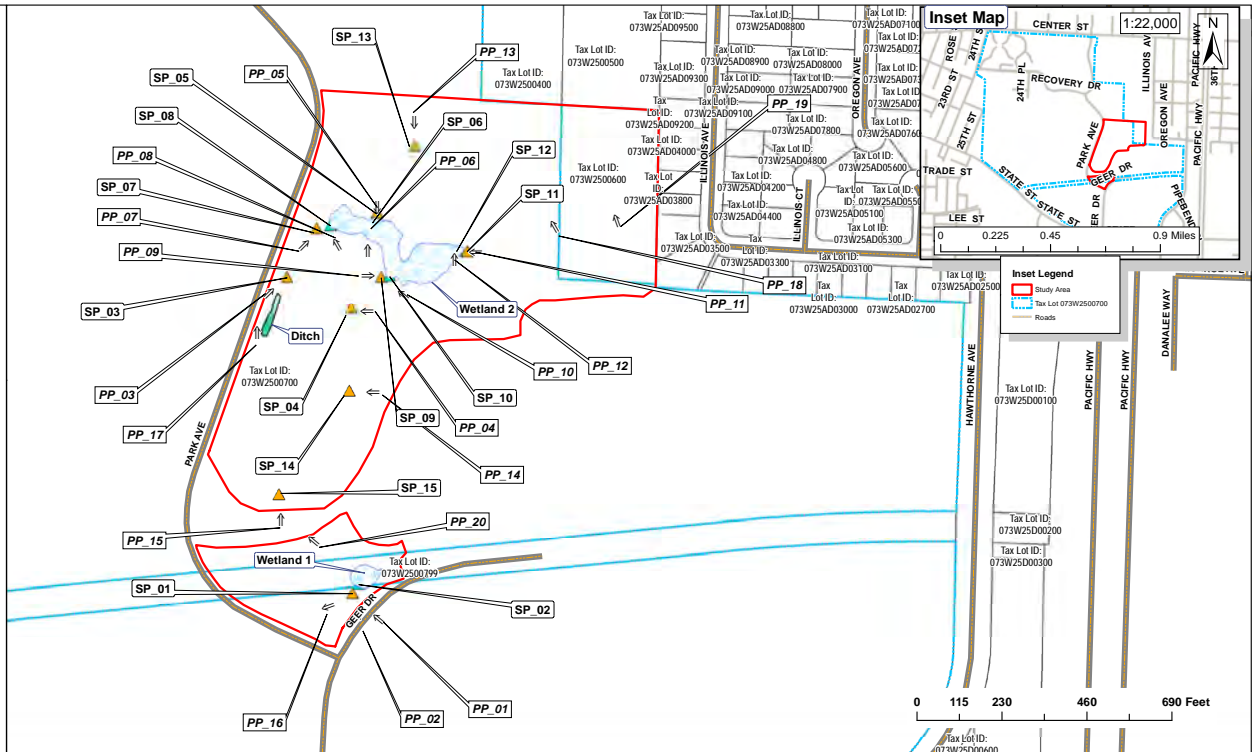
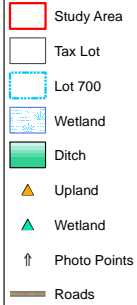
Notes:

1. Tax Lot boundaries provided by Marion County, spatial accuracy unknown.
2. Native size of map layout is 11"x17".



**Figure 6a:
Wetland
Delineation
Map**

Legend



1:2,750

**Geer Park
City of Salem
Wetland Delineation**

Salem, Marion County, OR

3/30/2020

Notes:

1. Tax Lot boundaries provided by Marion County, spatial accuracy unknown.
2. All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
3. Native size of map layout is 11"x17".



GEER PARK SOIL MAP



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/5/2021
Page 1 of 3

Marion County Area, Oregon

Am—Amity silt loam

Map Unit Setting

National map unit symbol: 24ns
Elevation: 120 to 350 feet
Mean annual precipitation: 40 to 45 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 190 to 210 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Amity and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Amity

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear, convex
Across-slope shape: Linear
Parent material: Mixed silty alluvium

Typical profile

H1 - 0 to 24 inches: silt loam
H2 - 24 to 37 inches: silty clay loam
H3 - 37 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Forage suitability group: Somewhat Poorly Drained (G002XY005OR)
Other vegetative classification: Somewhat Poorly Drained (G002XY005OR)
Hydric soil rating: No



Marion County Area, Oregon

WuD—Woodburn silt loam, 12 to 20 percent slopes

Map Unit Setting

National map unit symbol: 24s5
Elevation: 150 to 350 feet
Mean annual precipitation: 40 to 45 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Woodburn and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn

Setting

Landform: Terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and mixed mineralogy loess

Typical profile

H1 - 0 to 17 inches: silt loam
H2 - 17 to 32 inches: silty clay loam
H3 - 32 to 68 inches: silt loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 25 to 32 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Forage suitability group: Moderately Well Drained >15% Slopes (G002XY003OR)
Other vegetative classification: Moderately Well Drained >15% Slopes (G002XY003OR)
Hydric soil rating: No



PRELIMINARY UTILITY PLAN



COST ESTIMATE

GEER PARK MASTER PLAN

Prepared by GreenWorks, P.C.

June 25, 2021

FINAL MASTER PLAN - All Improvements Estimate of Probable Cost

	ITEM	QTY.	UNIT	UNIT COST	EXT. COST	REMARKS
1.00	SITE CLEARING			Subtotal		\$262,050
1.01	Erosion Control	1	LS	\$16,000.00	\$16,000	
1.02	Tree Protection	1	LS	\$6,000.00	\$6,000	
1.03	Clearing and Grubbing	827,000	SF	\$0.25	\$206,750	
1.04	Construction Fencing	3,330	LF	\$10.00	\$33,300	
2.00	EARTHWORK			Subtotal		\$689,130
2.01	Rough Grading	827,000	SF	\$0.50	\$413,500	
2.02	Finish Grading	827,000	SF	\$0.25	\$206,750	
2.03	Geotextile @ Stormwater Facility	15,860	SF	\$1.00	\$15,860	
2.04	Geotextile Fabric at Playground	11,900	SF	\$1.00	\$11,900	
2.05	Drain rock at Stormwater Facility	294	CY	\$80.00	\$23,520	6" deep
2.06	Rock Base at Playground	220	CY	\$80.00	\$17,600	6" deep
3a	UTILITIES - Water, Sanitary, Storm			Subtotal		\$435,075
	<u>Domestic Water</u>					\$83,250
3.01	Connect to Existing Water	4	EA	\$2,500.00	\$10,000	Irrig, RR, Water Play, & ex S RR to serve shelters
0.01	Water Meter - Irrigation	1	EA	\$4,000.00	\$4,000	Submeter for irrig
3.02	Double Check - Irrigation	1	EA	\$4,000.00	\$4,000	Assuming a larger backflow in a vault
3.02	Double Check - Domestic RR	1	EA	\$2,500.00	\$2,500	1" to 1.5"
3.03	Double Check - Domestic Water Feature	1	EA	\$4,000.00	\$5,000	Above grade RP device; will require enclosure, hea
3.03	1" PVC	1,200	LF	\$20.00	\$24,000	Laterals to shelters for water spigots
3.03	2" PVC	670	LF	\$25.00	\$16,750	Lines to new RRs
3.04	3" PVC	400	LF	\$30.00	\$12,000	Line to Water Play
3.05	Valves and Fittings	1	LS	\$5,000.00	\$5,000	~10% of water line
	<u>Storm</u>					\$230,825
3.06	4" PVC Perf. Drain	200	LF	\$25.00	\$5,000	below play area
3.07	6" PVC SD	1,040	LF	\$30.00	\$31,200	Lawn area drain laterals
3.08	8" PVC SD	1,115	LF	\$50.00	\$55,750	Main, storm overflow laterals & parking lot laterals
3.09	12" PVC SD	725	LF	\$75.00	\$54,375	Outfall to ex swale
3.10	Outfall Structure	1	EA	\$1,500.00	\$1,500	
3.11	Cleanouts	5	EA	\$500.00	\$2,500	
3.11	Area Drain Lawn	12	EA	\$1,250.00	\$15,000	
3.12	Catch Basins	11	EA	\$2,500.00	\$27,500	
3.12	Storm Manholes	8	EA	\$3,500.00	\$28,000	
3.13	Stormwater Overflow Structure	5	EA	\$2,000.00	\$10,000	
	<u>Sanitary</u>					\$121,000
3.14	Sanitary Connection	2	EA	\$5,000.00	\$10,000	
3.15	4" PVC SS	175	LF	\$30.00	\$5,250	RR lateral & Water Play drain
3.16	6" PVC SD	550	LF	\$50.00	\$27,500	Main
3.15	Sanitary Cleanout	5	EA	\$750.00	\$3,750	
3.15	Sanitary Manholes	1	EA	\$5,000.00	\$5,000	Provides potential wet well
3.16	Sanitary Lift Station	1	LS	\$20,000.00	\$20,000	Includes recirculating filtration for odors
3.16	Force Main	1,400	LF	\$30.00	\$42,000	Approx alignment to NE ROW
3.17	Connect to Ex San for FM Discharge	1	LS	\$7,500.00	\$7,500	Assume we will need a new MH in ROW
3b	UTILITIES - Electrical and Lighting			Subtotal		\$60,000
	<u>Electrical and Lighting</u>					\$60,000
3.18	Electrical Connection and Distribution	1	LS	\$15,000.00	\$15,000	
3.19	Electrical Cabinet	1	LS	\$10,000.00	\$10,000	
3.20	Light Fixtures	7	EA	\$5,000.00	\$35,000	parking lot only
4.00	PAVING			Subtotal		\$1,113,083
4.01	CIP Concrete Curb	1,975	LF	\$50.00	\$98,750	parking lot
4.02	Driveway Aprons	480	SF	\$15.00	\$7,200	
4.03	AC Paving - Vehicular	25,255	SF	\$3.50	\$88,393	parking lot (includes AC and base rock)
4.04	AC Paving - Pedestrian	0	SF	\$2.50	\$0	
4.05	CIP Concrete Paving - Vehicular	0	SF	\$12.00	\$0	
4.06	CIP Concrete Paving - Pedestrian	107,700	SF	\$8.00	\$861,600	paths and plazas, includes conc. and base rock
4.07	Gravel Paving - Pedestrian	1,000	SF	\$1.50	\$1,500	6" thick
4.08	Soft Surface Trail - 5' wide	5,640	SF	\$1.00	\$5,640	4" of wood chips
4.09	Dog Park Surfacing	50,000	SF	\$1.00	\$50,000	4" of wood chips
5.00	SKATE PARK					\$877,500
5.01	Skate Plaza Features	19,500	SF	\$45.00	\$877,500	average cost per square foot
6.00	PLAYGROUND			Subtotal		\$786,800
6.01	Play Features / Equipment	1	LS	\$200,000.00	\$200,000	
6.02	Play Equipment Installation	1	LS	\$100,000.00	\$100,000	50% of equipment cost

GEER PARK MASTER PLAN

Prepared by GreenWorks, P.C.

June 25, 2021

6.03	Play Surfacing	11,900	SF	\$25.00	\$297,500	poured in place rubber surfacing
6.04	Splash Pad	1,000	SF	\$90.00	\$90,000	controls, jets, drains, and specialty paving
6.05	Stone Seating Steps	435	SF	\$100.00	\$43,500	3' wide stone slabs
6.06	Climbing Boulders	650	SF	\$40.00	\$26,000	
6.07	Concrete Curb at Playground	510	LF	\$50.00	\$25,500	
6.08	Concrete Steps	40	LF	\$70.00	\$2,800	
6.09	Handrails at Steps	15	LF	\$100.00	\$1,500	
7.00	BIKE FACILITIES				\$112,160	
7.01	Enhance Existing Bike Park	1	LS	\$80,000.00	\$80,000	
7.02	Singletrack Bike Trails	1,716	LF	\$10.00	\$17,160	built for frequent use
7.03	Features on Singletrack Alternate Lines	1	LS	\$15,000.00	\$15,000	3-5 shaped features
8.00	SPORTS FIELD				\$522,504	
8.01	Natural turf field	126,100	SF	\$0.20	\$25,220	subdrainage not included
8.02	Clay Infield	9,022	SF	\$3.00	\$27,066	
8.03	Backstop Fencing	180	LF	\$240.00	\$43,200	20' tall chainlink
8.04	Perimeter Fencing	1,244	LF	\$29.00	\$36,076	6' tall chainlink
8.05	4' Wide Gate	4	EA	\$1,500.00	\$6,000	6' tall chainlink
8.06	12' Wide Double Gate	1	EA	\$5,000.00	\$5,000	6' tall chainlink
8.07	Bleachers	4	EA	\$1,200.00	\$4,800	12' long
8.08	Field Lighting	0	EA	\$25,000.00	\$0	70' tall pole, LED fixture, includes footings
8.09	Sand Base Cap	1,541	CY	\$75.00	\$115,592	
8.10	Irrigation	126,100	SF	\$1.50	\$189,150	
8.11	Subdrainage	6,400	LF	\$11.00	\$70,400	2" pipe 20' on center in sand bedding
9.00	STRUCTURES			Subtotal	\$940,000	
9.01	Picnic Shelter	4	EA	\$75,000.00	\$300,000	20 x 30 prefabricated structure
9.02	Gazebo	1	EA	\$40,000.00	\$40,000	15 x 20 prefabricated structure at dog park
9.03	Restroom	2	EA	\$300,000.00	\$600,000	4 stalls - Prefabricated
10.00	SITE FURNISHINGS			Subtotal	\$146,420	
10.01	Bench - Park Standard	22	EA	\$1,200.00	\$26,400	
10.02	Picnic Tables - Park Standard	20	EA	\$2,000.00	\$40,000	5 at each picnic shelter
10.03	Trash Receptacle - Park Standard	7	EA	\$1,200.00	\$8,400	
10.04	Bike Rack	24	EA	\$800.00	\$19,200	
10.05	Drinking Fountain	3	EA	\$5,000.00	\$15,000	
10.06	Chainlink Fencing	1,190	LF	\$18.00	\$21,420	4' high at Dog Park
1.07	Park Signage and Wayfinding	1	LS	\$16,000.00	\$16,000	allowance
11.00	IRRIGATION			Subtotal	\$339,780	
11.01	Irrigation Controller	1	EA	\$10,000.00	\$10,000	
11.02	Irrigated Finish Lawn	168,800	SF	\$1.50	\$253,200	
11.03	Irrigated Planting Areas	22,430	SF	\$2.00	\$44,860	
11.04	Irrigated Stormwater Facilities	15,860	SF	\$2.00	\$31,720	
12.00	PLANTING			Subtotal	\$329,130	
12.01	Trees - Large Deciduous	75	EA	\$400.00	\$30,000	includes tree pit planting soil
12.02	Trees - Small Deciduous	90	EA	\$50.00	\$4,500	includes tree pit planting soil
12.03	Trees - Evergreen	75	EA	\$300.00	\$22,500	includes tree pit planting soil
12.04	Planting - Shrubs and Groundcover	22,430	SF	\$5.00	\$112,150	includes shrub pit planting soil
12.05	Planting - Stormwater Facilities	17,250	SF	\$6.00	\$103,500	near parking lot
12.06	Finished Lawn	168,800	SF	\$0.10	\$16,880	
12.07	Rough Lawn	260,000	SF	\$0.10	\$26,000	
12.08	Bark Mulch	272	CY	\$50.00	\$13,600	3" deep in planting areas and tree rings
13.00	SOIL PREPARATION			Subtotal	\$146,606	
13.01	Topsoil at Lawn Areas	1,045	CY	\$50.00	\$52,250	2" deep at finished lawn
13.02	Topsoil at Planting Areas	415	CY	\$50.00	\$20,750	6" deep
13.03	Topsoil at Stormwater Facilities	960	CY	\$50.00	\$48,000	18" deep
13.04	Soil Amendments at Lawn Areas	428,800	SF	\$0.05	\$21,440	finished lawn and rough lawn
13.05	Soil Amendments at Planting Areas	41,660	SF	\$0.10	\$4,166	shrub and stormwater planting areas
				Subtotal	\$6,760,237	
				Mobilization (5%)	\$338,012	
				General Conditions (10%)	\$709,825	
				G.C. Bond & Insurance (3%)	\$212,947	
				G.C. Overhead & Profit (7%)	\$496,877	\$/sf
				Construction Subtotal	\$8,517,899	\$10.30
Design						
				Environmental/Archaeological clearance (2%)	\$170,358	
				Consultant (12%)	\$1,022,148	
				City: Consultant Management (2.5%)	\$212,947	
				Parks Oversight (1%)	\$85,179	
				Design Subtotal	\$1,490,632	

GEER PARK MASTER PLAN

Prepared by GreenWorks, P.C.

June 25, 2021

Construction Management

City (10%)	\$851,790
Consultant (2%)	\$170,358
Parks (1%)	<u>\$85,179</u>
Construction Management Subtotal	\$1,107,327

Grand Total	\$11,115,858
--------------------	---------------------

¢/sq
\$13.44

30% Contingency \$3,334,757

Grand Total with 30% Contingency	\$14,450,615
---	---------------------

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

A1 NEW SPORTS FIELD: SYNTHETIC

\$1,409,502

A1.01	Artificial turf field	135,800	SF	\$10.50	\$1,425,900	includes turf, base and subdrainage
A1.02	Turf Header Curb	1,465	LF	\$32.00	\$46,880	
A1.03	Field Lighting	7	EA	\$25,000.00	\$175,000	70' tall pole, LED fixture, includes footings
A1.04	Deduct Natural Turf Field Items	-1	LS	\$238,278	(\$238,278)	Turf Seed, Clay Infield, Sand Cap, Irrigation

A2 EXISTING SPORTS FIELD: SYNTHETIC

\$4,457,213

A2.01	Clearing and Grubbing	378,482	SF	\$0.25	\$94,621	
A2.02	Soil Removal	14,018	CY	\$30.00	\$420,536	
A2.03	Artificial turf field	378,482	SF	\$10.50	\$3,974,061	includes turf, base and subdrainage
A2.04	Turf Header Curb	4,161	LF	\$32.00	\$133,152	
A2.05	Field Lighting	14	EA	\$25,000.00	\$350,000	70' tall pole, LED fixture, includes footings