

# PARK SYSTEM MASTER PLAN



**INDEPENDENCE**

*Oregon's Story Begins Here*

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## SPECIAL THANKS

We would like to thank the passionate community members of Independence who participated in public events, surveys, and public meetings to provide input throughout the planning process for the system plan update.

We sincerely appreciate the efforts of City staff and the Parks Board who played a critical role in providing feedback, input, and comments for this plan.

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# ACKNOWLEDGEMENTS

Thank you to all who participated in the creation of this plan.



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## CITY OF INDEPENDENCE STAFF

Gerald Fisher, PE, Public Works Director  
Emmanuel Goicochea, Communications Director  
Fred Evander, City Planner

## CITY OF INDEPENDENCE CITY COUNCIL

Kate Schwarzler, Mayor  
Shannon Corr, Position #1  
Marilyn Morton, Position #2  
Dawn Roden, Position #3  
Evan Sorce, Position #4  
Bill Boisvert, Position #5  
Kathy Martin-Willis, Position #6

## INDEPENDENCE PARKS BOARD

Erin McIntosh (Chair)  
Barbara Cronin  
Bill Henley  
Jasper Smith  
Kristen Larson

## CONSULTANT TEAM



Shannon Williams, PE, Principal Engineer  
Breck Dalley, Marketing Lead  
Zachary Iler, EI, Project Engineer



Mike Faha, PLA, Principal  
Matt Piccone, PLA, Landscape Architect  
Jeannine Davis, Landscape Designer  
Yaoyu Chen, Landscape Designer



Matt Hastie, Senior Project Manager  
Meg Grzybowksi, Project Associate



# Executive Summary

# PLAN OVERVIEW

## // PURPOSE OF THE PLAN

The City of Independence Public Works Department (the City) led the development of this update of the Park System Master Plan (PSMP), last updated in 2015. This Plan takes a close look at existing parks, trail facilities, and amenities, and recommends improvements within the city limits and Urban Growth Boundary. This will act as a 20-year Plan that provides the strategy and recommended improvements for upgrades to existing parks, the development of future trails, and provides an overall cost estimate for park and trail improvements for the next 20 years of projected growth. These plans are typically revisited and updated every 10 years after the top projects are implemented and to reflect changing conditions in the community - population, demographics, land use, regulations, etc. The goals of the PSMP are to address the issues and shortcomings of existing parks, meet the needs of a growing community, and provide funding strategies to support growth, maintenance, and operations. It combines qualitative approaches - like the Community Values and amenity assessments - with quantitative assessments - like the park classification analysis, site constraints, and public feedback - in order to identify and prioritize projects and recommendations.

## // PUBLIC ENGAGEMENT

The City of Independence has a passionate group of community members who participated and provided valuable input to the park system planning process. Public engagement opportunities were offered through two open houses and accompanying online surveys, giving community members the chance to confirm, shape, and refine key elements of the plan through consistent feedback.

The first phase of engagement focused on understanding community values, obstacles and challenges, and what amenities are key to enjoying the park system. This input was fed into how the team approached the inventory, Level of Service approach, and the recommendations that went into the draft project ideas. Those projects were then presented back during the second phase of feedback for the community to rate projects in order to capture priorities.

## // PROJECT VALUES

Values were generated based on past planning efforts and confirmed with public engagement. They were used as a lens for the planning process and the recommendations.

**Equitable Access and Connectivity | Ecological Health and Resilience**

**Safety, Wellness, and Culture | Resource Effectiveness | Feasibility**

## // LEVEL OF SERVICE (LOS)

The PSMP took both a quantitative and qualitative approach to understanding the capacity of park space needed to serve the current and future population of Independence. It includes a demographic summary, population projections, and a comparison of park classification and density metrics to reflect industry standards. It also identified the locations and access to the baseline amenities that the community felt were most important for everyone to have access to. Maps are included to illustrate potential gaps in access to those amenities and where improvements could be made to existing facilities.

## // SITE INVENTORIES

Each developed, City-owned property was assessed based on their existing amenities and how each site aligned with the project values. Each site has a detailed inventory page as part of the PSMP.

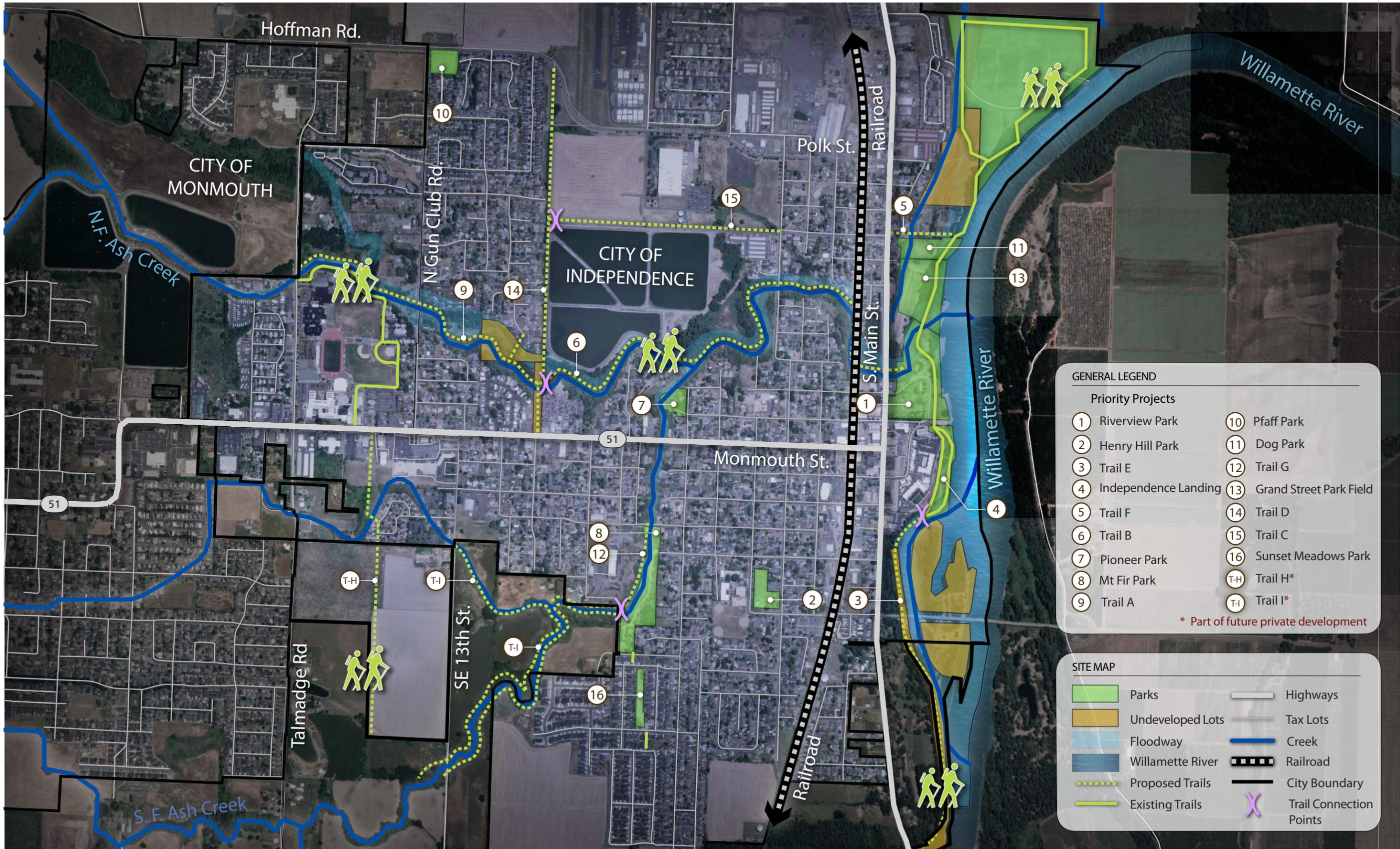


## // CONSTRAINTS AND RECOMMENDATIONS

Major project constraints were identified and defined to help projects anticipate potential obstacles to planning, design, approvals, construction, or operations. Each site was given a list of baseline recommendations in order to provide the community with a modernized park system that meet current best practices and align with the project values. Projects were given a high-level project cost estimate to help plan and budget for future improvements. Recommendations for land dedication, trail improvements, and design and maintenance practices were included to ensure long-term durability and growth of the system.



# PROJECT OVERVIEW



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# Section 1: Project Context

## 1.1 INTRODUCTION

### // LOCATION AND DESCRIPTION

The City of Independence is located in Polk County, in the central part of the Willamette Valley. The Willamette River, flowing along the eastern edge of Independence, is a dominant feature of the City's landscape, providing fish and wildlife habitat as well as recreation and transportation opportunities.

Independence is located on relatively flat terrace and floodplain areas between the Forks of the Ash Creek and the Willamette River. The City is located on the west bank of the Willamette River and immediately east of Monmouth, Oregon. Salem, the capital of Oregon, is located about 10 miles to the northeast of Independence.

### Oregon



## 1.2. RELATED PLANNING EFFORTS

There are several plans, studies, and reports that influenced the direction of the PSMP. This summary of the planning efforts reviewed during the inventory stage of the update describes the purpose of these documents and how they relate to this PSMP. The City has completed several initiatives to plan for the future, ranging from large scale system planning to specific master plans and neighborhood plans. The related planning efforts include a review of statewide planning goals, Oregon Parks and Recreation Statewide Comprehensive Outdoor Recreation Plan, Willamette River Water Trail, and local planning efforts.

### // STATEWIDE PLANNING GOALS

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 Statewide Planning Goals. These goals express the state's policies on land use and related topics, such as citizen involvement, housing, and natural resources. Most of the goals are accompanied by guidelines, which are suggestions about how a goal may be applied. Guidelines are not mandatory.

Oregon's statewide goals are achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. The local comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the state's Land Conservation and Development Commission (LCDC). The statewide planning goals that have the most applicability to the planning efforts for the PSMP are as follows:

## GOAL 8: RECREATIONAL NEEDS OAR 660-015-0000(8)

Local governments shall adopt programs that will satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, provide for the siting of necessary recreational facilities including destination resorts. The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities, and opportunities:

1. In coordination with private enterprise
2. In appropriate proportions
3. In such quantity, quality, and locations as is consistent with the availability of the resources to meet such requirements

State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans. Specific guidelines for recreation planning are provided by the statewide planning goal as follows:

- An inventory of recreation needs in the planning area should be made based upon adequate research and analysis of public wants and desires
- An inventory of recreation opportunities should be made based upon adequate research and analysis of the resources in the planning area that are available to meet recreation needs
- Recreation land use to meet recreational needs and development standards, roles and responsibilities should be developed by all agencies in coordination with each other and with the private interests. Long range plans and action programs to meet recreational needs should be developed by each agency responsible for developing comprehensive plans
- The planning for lands and resources capable of accommodating multiple uses should include provision for appropriate recreation opportunities
- The State Comprehensive Outdoor Recreation Plan could be used as a guide when planning, acquiring, and developing recreation resources, areas, and facilities
- When developing recreation plans, energy consequences should be considered, and to the greatest extent possible non-motorized types of recreational activities should be preferred over motorized activities
- Planning and provision for recreation facilities and opportunities should give priority to areas, facilities, and uses that meet:
  - a. Recreational needs requirements for high density population centers
  - b. Recreational needs of persons of limited mobility and finances
  - c. Recreational needs requirements while providing the maximum conservation of energy both in the transportation of persons to the facility or area and in the recreational use itself
  - d. Minimize environmental deterioration
  - e. Are available to the public at nominal cost and needs of visitors to the state
- Unique areas or resources capable of meeting one or more specific recreational needs requirements should be inventoried and protected or acquired
- All state and federal agencies developing recreation plans should allow for review of recreation plans by affected local agencies
- Comprehensive plans should be designed to give a high priority to enhancing recreation opportunities on the public waters and shorelands of the state especially on existing and potential state and federal wild and scenic waterways and Oregon Recreation Trails.
- Plans that provide for satisfying the recreation needs of persons in the planning area should consider as a major determinant, the carrying capacity of

the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

### **GOAL 15: WILLAMETTE RIVER GREENWAY OAR 660-015-0005**

Local governments shall adopt programs to protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway. The Willamette River Greenway is a valuable natural asset of the City of Independence and the State of Oregon. Statewide Planning Goal 15, Willamette River Greenway, sets forth the overall framework within which state and local governments carry out protection and enhancement of the Greenway, including its natural, scenic, historical, agricultural, economic, and recreational qualities. The Greenway boundary includes all lands within 150 feet of ordinary low water. A setback line is required to keep structures separated from the river in order to protect, maintain preserve,

and enhance the natural, scenic, historic, and recreational qualities of the Willamette River Greenway. The setback line does not apply to water-related or water-dependent uses. Goal 15 requires localities to adopt Greenway boundaries, specify uses permitted within those boundaries, indicate areas of potential acquisition along the Greenway and adopt provisions, by ordinance, requiring a compatibility review permit for any intensification, change of use or development within the Greenway boundaries. One of the features of the Greenway law, is that the Oregon Department of Transportation, State Parks Division, may determine sites appropriate for purchase.

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## **INDEPENDENCE COMPREHENSIVE PLAN (2023)**

Reference memo in the Appendix for recommendations for revisions to the current language below to reflect the updates in this Plan.

### **NATURAL RESOURCES, SCENIC AND HISTORIC AREAS AND OPEN SPACES**

Independence has adopted a number of goals and policies to protect natural resources, maintain a livable community, and support sustainable development.

**GOAL:** Protect natural resources and conserve scenic and historic areas, and open spaces.

In order to preserve and encourage wise use of available natural resources, all development within the City of Independence shall comply with applicable state environmental rules, regulations and standards. Zoning ordinance regulations will be coordinated with state environmental regulations.

### **OPEN SPACE**

1. Independence shall maintain the Ash Creek and Willamette River floodway as open space.
2. Independence shall encourage protection of natural areas and open spaces to enhance the livability of Independence.

3. Independence shall seek opportunities to provide access to interpretive facilities and information within natural areas, while also balancing these objectives with protection of ecological values.
4. The City will create an open space corridor along the South Fork of Ash Creek to provide for a combination of riparian area protection, flood storage capacity, wetland preservation and enhancement, stormwater management and development of a linear park and trail.
5. Independence will pursue the establishment of a multi-use path along Ash Creek as specified in the City of Independence Transportation System Plan and Parks Master Plan.

provide interpretive or other information to inform residents and visitors about previous uses of the river and its ecological value and function.

## SCENIC RESOURCES

1. Independence shall encourage preservation of scenic views along the Willamette River by siting development in a way that maintains view corridors and establishing trails and overlook areas that provide access to views of the river.
2. Priority areas for maintaining unobstructed views of the river will be areas south of the urban core and/or within parks or recreation areas sited along the river.

## FISH AND WILDLIFE

1. Independence shall preserve the riparian vegetation
2. Independence shall maintain the sewage treatment lagoons as a de facto waterfowl sanctuary by limiting impacts associated with physical access while creating opportunities for bird-watching or similar activities.
3. Independence shall encourage other agencies and responsible private groups in any effort to improve wildlife habitat along the Willamette River and Ash Creek.

## WATERFRONT AREA

1. Independence shall encourage use and development of existing and future waterfront activities and facilities that

## HISTORIC AREAS

1. Independence shall investigate the significance of historic sites and buildings within the city.
2. Independence shall encourage the protection and designation of historic sites as important community cultural resources through the development of a Historic Preservation Control Ordinance.
3. Independence shall, prior to the development of a historic preservation control ordinance, review any application for demolition or exterior alteration of those historic buildings and sites listed in the Independence Comprehensive Plan for conformance with the historic preservation policies of the City.
4. Independence recognizes the historic value of the existing structures in the downtown core area, and shall encourage new development to be architecturally compatible with these structures
5. Independence will cooperate with state agencies and other historic organizations to catalog and preserve historic buildings, artifacts, and archaeological sites.

## WATER RESOURCES

1. Independence will compile an inventory of wetlands and riparian corridors and complete the Goal 5 process when adequate information pertaining to location, quality and quantity becomes available. In the interim, an assessment of riparian and wetland resources and appropriate measures of protection shall be applied at the time of plan amendment and zone change approval.
2. Independence will notify the Department of State Lands and Oregon Department of Fish and Wildlife in cases where land use actions may affect protection of riparian corridors or wetland resources.

## GROUNDWATER RESOURCES

1. Independence will work with the Oregon Department of Environmental Quality and Oregon Department of Human Service Drinking Water Program, and other state agencies to protect significant groundwater resources.

## RECREATION

The City of Independence Parks and Open Space Master Plan (2015) is adopted by reference as a portion of this Comprehensive Plan. Please view the document for background information. Goals and policies for Recreation are presented below.

**GOAL:** To address the evolving recreational needs of the City's diverse population, ensure that parks and recreational facilities reflect current and future recreational trends, and promote community livability and life-long physical health for Independence residents and visitors.

### Policies

1. Independence shall meet its current and future recreational needs through implementation of the 2015 Parks and Natural Areas Master Plan as a supporting document of the Comprehensive Plan.
2. Independence shall establish a set of funding mechanisms that will help pay for the development and maintenance of parks and recreation facilities in a cost-effective, financially feasible manner.

3. Independence shall realize the incredible potential of the Willamette Riverfront by enhancing existing facilities and creating new ones along the river.
4. Independence shall create recreational opportunities for visitors that can enhance the City's economic vitality.
5. Independence shall plan for development of new parks in future growth areas and new developments.
6. Independence shall partner with community groups to continue to help maintain and enhance parks and recreation facilities and programs.
7. Independence shall provide facilities for people to walk and bicycle for recreation, travel, health and fitness; and create connections to travel between different parks and recreation areas by walking bicycling and other forms of active travel.
8. Independence shall provide gathering spaces and related facilities for community and family gatherings in all neighborhood and community parks.
9. Independence shall prioritize provision and adequate maintenance of soccer fields, while also providing facilities for other sports, both formal and informal, including baseball/softball, volleyball, basketball, tennis and lawn games.

## INDEPENDENCE VISION 2040 (2020)

Vision 2040 was a vision plan that established a vision statement, community values, Game Changer and Advocacy Projects, and Focus Area Plans. The following portions are relevant to this PSMP.

### CORE VALUES:

[Our Small Town Feel](#) | [Our Local History](#) | [Our Involved, Can-Do Citizens](#) | [Our Welcoming Atmosphere](#) | [Our Quality of Life](#) | [Our Natural Environment](#) | [Our Downtown and Public Facilities](#) | [Our Riverfront](#) | [Our Community Events](#) | [Our Fiscal Responsibility](#)

### GAME CHANGER PROJECT: RECREATION FOR ALL

Expand the local park system along the riverfront and in surrounding areas, creating recreational opportunities for all Independence residents. Working with a variety of organizations, provide expanded recreational programs throughout the system, including:

- A connected system of trails and pathways

- Lighting of trails on trails along the riverfront
- Accommodation of disabled access throughout the parks/trails system
- Parks programs and facilities attuned to both seniors and youth.

## RELEVANT FOCUS AREA 2 GOALS

3 – Interconnected Bike Trails & Walking Paths. Develop a comprehensive, interconnected system of improved biking trails and walking paths in Independence, fixing existing gaps and establishing a citywide network linked to Monmouth and the wider region.

4 – Environmental Restoration, Parks & Greenspaces. Promote conservation and restoration of natural areas in and around Independence, expanding parks and greenspaces and better connecting the community to the Willamette River and Ash Creek.

## 1.3 PREVIOUS REPORTS AND STUDIES



## INDEPENDENCE PARKS & OPEN SPACE MASTER PLAN, 2015

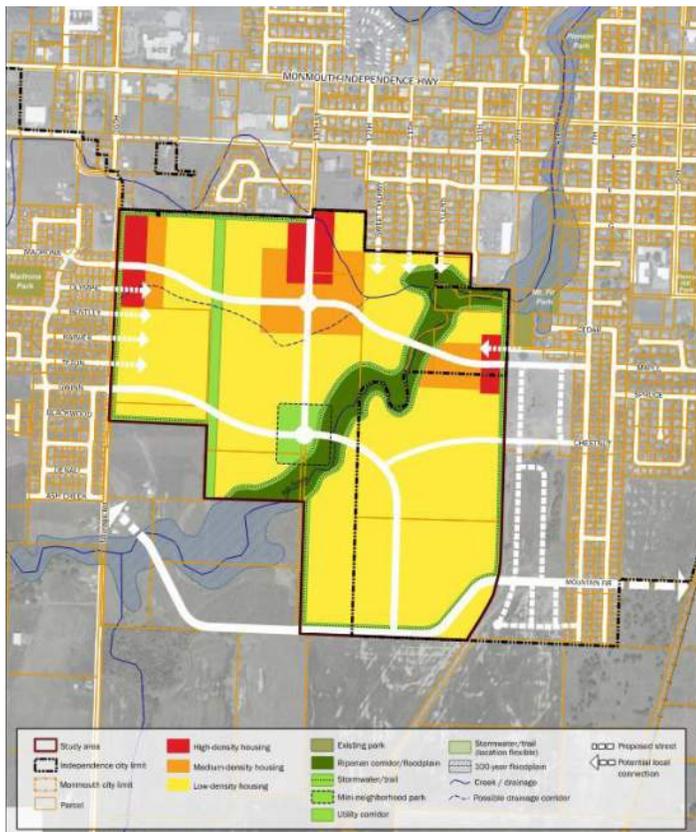
The previous version of this PSMP set out to map out the existing park system, defined Level of Service (density of park land per population) and Park Classification, and identified potential projects that could improve access to and the quality of the City's parks. It included community outreach to understand priorities and set standards for wayfinding. It both referenced previous related planning efforts as well as trends in how parks have been evolving to meet modern needs and create great experiences. Several sections of the previous report have been carried forward or updated in the body of this report or the appendices for reference.

**HOW THIS PSMP USES THIS INFORMATION:** This PSMP is an evolution of the previous plan that shifts the approach to align with supporting existing assets and infrastructure, and creating a Level of Service model that meets local needs. The recommendations and projects from the previous plan were considered through the lens of the updated constraints and incorporated into the potential project list in the Capital Improvement Plan section.

# SOUTHWEST INDEPENDENCE CONCEPT PLAN, 2012

The Southwest Independence Concept Plan determined the appropriate land use, density, and circulation for a portion of Independence in and adjacent to the Urban Growth Boundary on the South end of the city. It sits in between Mt Fir Park and Sunset Meadows Park to the East and Madrona Park (Monmouth) to the West. It identifies an approximate location for a new neighborhood park around the intersection of new roadways and Ash Creek. It preserves a buffer area along the South Fork of Ash Creek which could support multi-use trails and opportunities for accessing the water and surrounding habitat. It also provides additional connectivity between neighborhoods in the south of Independence and Monmouth to the existing parks.

**HOW THIS PSMP USES THIS INFORMATION:** The proposed trails along Ash Creek are referenced in the potential projects of the PSMP. The land dedication requirement recommendations would influence park and trail size, location, and other characteristics.



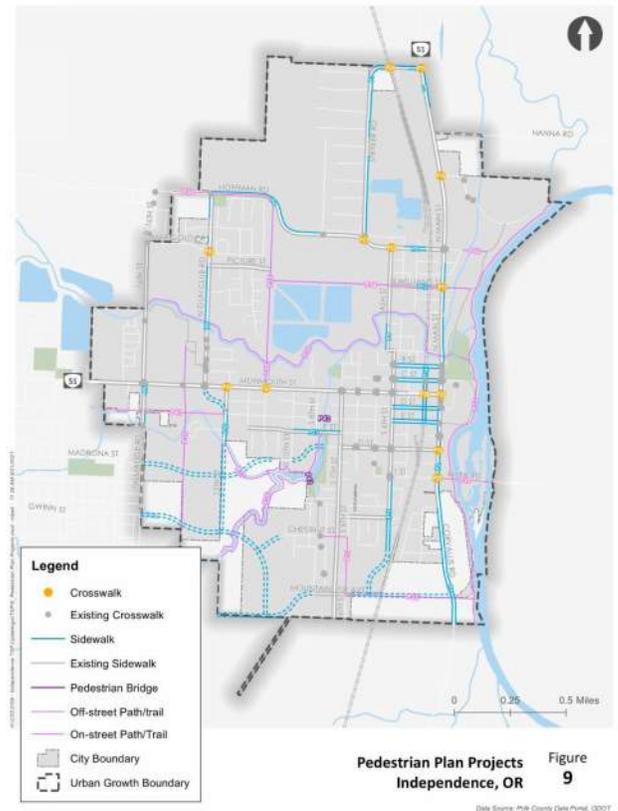
SW Concept Plan: Land Use Map

# TRANSPORTATION SYSTEM PLAN, 2021

The Transportation System Plan mapped out existing and proposed circulation networks - including vehicular, bike, pedestrian, and public transit. It identified key barriers to connectivity and how proposed infrastructure projects could help fill gaps and remove obstacles.

This is a key supplemental document that can help determine priorities for improving access to parks for community members and ensure safe and direct travel to these places. Coordination between these efforts are critical to ensure alignment, feasibility, and project synergies.

**HOW THIS PSMP USES THIS INFORMATION:** All off-street trails and pathways were removed from the Transportation Plan and incorporated into this PSMP. All previously identified off-street trail projects that meet the feasibility requirements were incorporated into this PSMP. However, only priority projects will be incorporated into the 20-year Capital Improvement Plan.



Transportation Plan: Trail Map

# ASH CREEK TRAIL MASTER PLAN, 2005

The Ash Creek Trail Master Plan explored local constraints, potential opportunities, and a variety of alignment options for how to create a trail system that engages Ash Creek and connects neighborhoods across Independence and Monmouth. The preferred alignment was broken up into many smaller projects that identified constraints and type of improvements. The plan also sketched out some potential design elements that included materiality, types of crossings, sectional relationships, precedent imagery, maintenance recommendations, and rough cost estimates (circa 2005).

**HOW THIS PSMP USES THIS INFORMATION:** This Master Plan was a great starting point for identifying and developing potential off-street trail network projects that are included in this PSMP. Current constraints and opportunities were added, and cost estimates updated to the current market (2025).



# SOUTH RIVERFRONT PATHWAY STUDY, 2023

This study explored alignment, design elements, flooding constraints, and costs for the design of a trail extension from Independence Landing to Corvallis Rd. It assessed potential cultural resources, local hydraulics, land acquisition, topographic constraints, and the presence of wetlands. It also included a cost estimate for the implementation of the design.

**HOW THIS PSMP USES THIS INFORMATION:** This project was incorporated as one of the potential off-street trail projects in the plan. The design, constraints, and costs were used to help with prioritization and decision making.

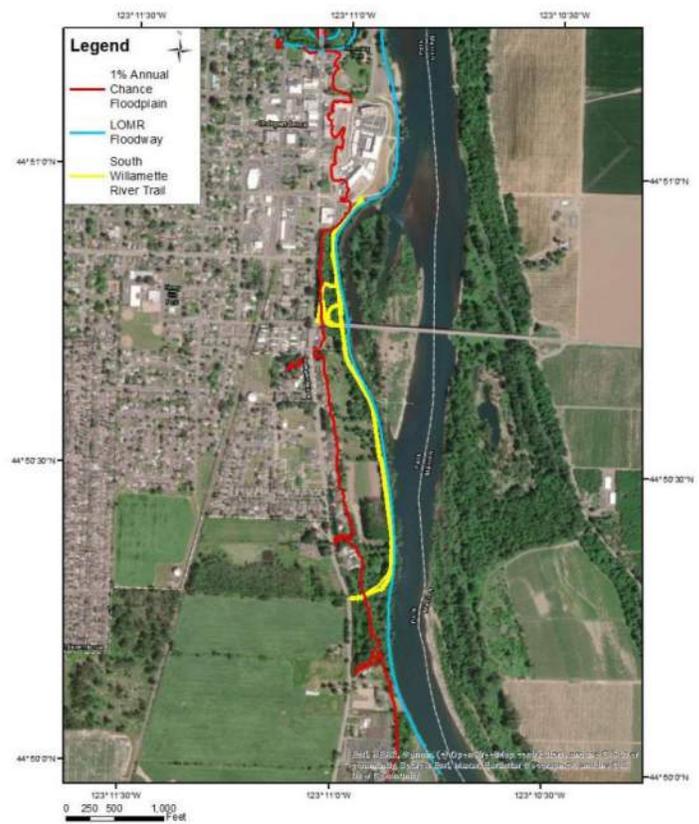


Figure 2 – Study area showing effective 1% annual chance floodplain and floodway

South Riverfront Pathway: Flood analysis

## OPRD: WILLAMETTE RIVER WATER TRAIL

The Willamette River Water Trail was developed by a core partnership consisting of Oregon Parks and Recreation Department, the U.S. Bureau of Land Management, the American Heritage Rivers Initiative, the National Park Service's Rivers and Trails Program, and the Willamette Riverkeeper.

Water trails are rivers that act as corridors or "trails." Water trail facilities are legal and safe put-ins and take-outs, parking, restrooms and camping, all designed for kayaks, canoes, drift boats and other small, motor-free water craft. Some of Oregon's water trails were completely grassroots driven and some were developed by a coalition of private groups and the Oregon Parks and Recreation Department. The need for water trails grew out of several issues including:

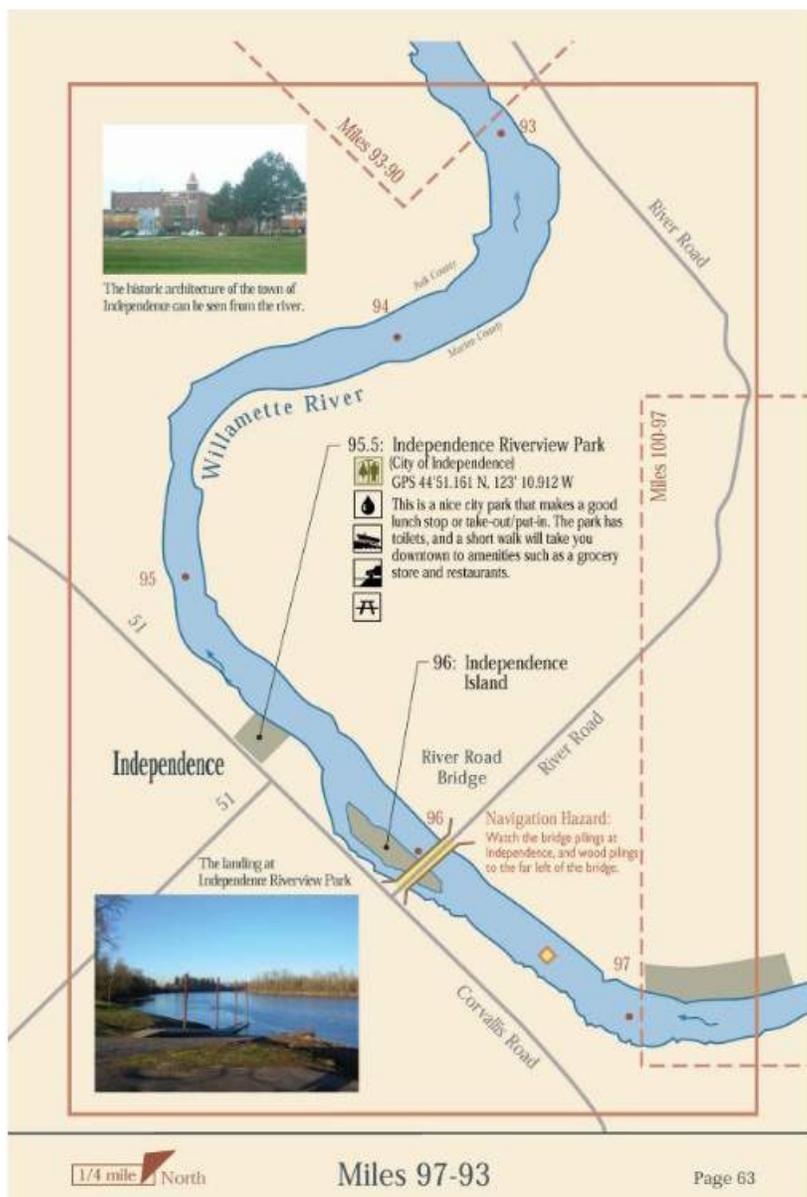
- A need to address conflicts between motorized and non-motorized boaters.
- The need for more public access to Oregon's waterways.
- The need for consistent information including signs and maps.

The Willamette River Water Trail (right) is an assemblage of properties that provide access for paddlers to the Willamette River, or afford opportunities to camp along the river. The trail also has two key guides that enable people to identify campsites, track river features, and that offer a bit of history and information on what can be found as you travel the river.

At its core, the Water Trail helps enable paddlers to enjoy the Willamette River for a short trip, or a multi-day trip along the river. The Trail covers 187 miles of the mainstem Willamette River, and several miles of the river on the Coast Fork Willamette, Middle Fork Willamette, and the McKenzie River. With a host of parks and natural areas, especially Willamette Greenway Sites, administered by the Oregon Parks and Recreation Department, the Water Trail maintains a host of opportunities to access the Willamette River.

### HOW THIS PSMP USES THIS

**INFORMATION:** The recommended projects in this plan looked to reinforce access and connections with the Willamette River to make the most of this wonderful natural resource to the City of Independence.



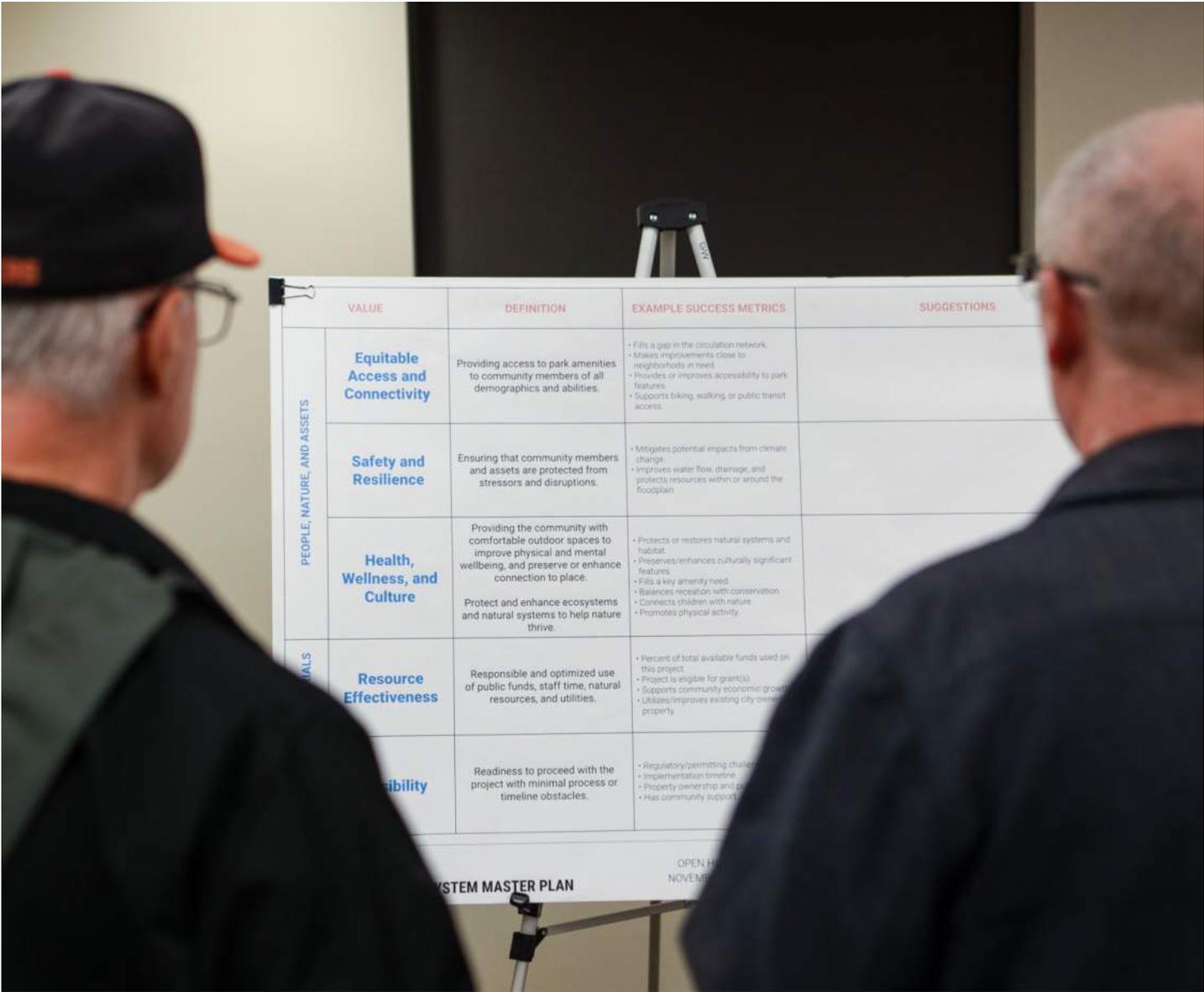
# CENTRAL TALMADGE PLAN, 2024

Seeking to reimagine Central Talmadge as a mixed-use, multi-modal neighborhood, the City of Independence initiated the Central Talmadge Plan. The Plan aims to create a new center—or heart—within the community, focused around the commercial, cultural, social, and health service activities available near Central High School. The Plan seeks to transition the primarily auto-oriented neighborhood and commercial area near the school into a more walkable, bikeable, and transit-friendly neighborhood with new and enhanced community gathering spaces and activities. The changes also promote safe and convenient access to and through the neighborhood for people of all ages and abilities.

**HOW THIS PSMP USES THIS INFORMATION:** Similar to the SW Concept Plan, the proposed Ash Creek Connector Trail was included in the potential projects of the PSMP.



Fig. 10: Central Talmadge Concept – Key Projects



# Section 2: Project Values

# Section 2: Project Values

## 2.1 COMMUNITY PRIORITIES

These values represent the things that the City of Independence and its community members care about the most as they relate to the long-term management and enjoyment of the park system. They identify why the parks are important and will provide guidance to how projects and maintenance are prioritized across the city. They also align with common funding source requirements.

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### **Equitable Access and Connectivity**

Providing access to park amenities to community members of all demographics and abilities.

### **Ecological Health and Resilience**

Protect and enhance natural systems to help nature thrive into the future in ways that protect the community from extreme weather and other hazards.

### **Safety, Wellness, and Culture**

Providing the community with safe, comfortable outdoor spaces to improve physical and mental wellbeing, and preserve or enhance connection to place, local history, or culture.

### **Resource Effectiveness**

Responsible and optimized use of public funds, staff time, natural resources, and utilities.

### **Feasibility**

Readiness to proceed with the project with minimal process or timeline obstacles.

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These values have been verified by the public during Open House #1 and an online survey in order to confirm direction for the PSMP. The following matrix outlines how each value has been applied to different parts of the PSMP. They have informed how and what was measured during the existing park inventory, how proposed projects and features are developed into site-level project recommendations, and which recommendations are made for maintenance practices.

## 2.2 VALUE SUCCESS MATRIX

The following values-based criteria were used to influence the planning process and helped framed priority improvements and processes to support the park system.

Value		Project Planning	Site Improvements
People and Nature	<b>Equitable Access &amp; Connectivity</b>	<ul style="list-style-type: none"> <li>• Fills a gap in the circulation network</li> <li>• Makes improvements close to neighborhoods in need</li> <li>• Is located near public transit stops or bike routes</li> </ul>	<ul style="list-style-type: none"> <li>• Provides or improves accessibility to park features</li> <li>• Utilizes universal design principles</li> <li>• Supports biking, walking, or public transit access</li> <li>• Provides clear and intuitive wayfinding</li> </ul>
	<b>Ecological Health &amp; Resilience</b>	<ul style="list-style-type: none"> <li>• Mitigates potential impacts from climate change</li> <li>• Improves water flow, drainage, and protects resources within or around the floodplain</li> <li>• Protects or restores natural systems and habitat</li> </ul>	<ul style="list-style-type: none"> <li>• Considers site variation due to extreme weather events</li> <li>• Improves ecosystem health</li> <li>• Balances recreation with conservation</li> <li>• Prioritizes native or adaptive species</li> </ul>
	<b>Safety, Wellness, &amp; Culture</b>	<ul style="list-style-type: none"> <li>• Is in neighborhood with a gap in tree canopy</li> <li>• Fills a key amenity need</li> <li>• Has community support, aligns with activity priorities</li> <li>• Brings people together</li> </ul>	<ul style="list-style-type: none"> <li>• Increases/improves recreational opportunities</li> <li>• Connects children with nature</li> <li>• Provides educational opportunities</li> <li>• Adds or improves safety and usability of equipment or amenity</li> <li>• Promotes physical activity</li> <li>• Preserves / enhances culturally significant feature</li> <li>• Provides lighting for safety and night use</li> </ul>
Money, Time, and Materials	<b>Resource Effectiveness</b>	<ul style="list-style-type: none"> <li>• Percent of total available funds used on this project</li> <li>• Project is eligible for grant(s)</li> <li>• Supports community economic growth</li> <li>• Utilizes/improves existing city-owned property</li> </ul>	<ul style="list-style-type: none"> <li>• Available capital expenditure funds for proposed amenities</li> <li>• Available operational expenditure funds to maintain the proposed improvements</li> <li>• Selects durable/low maintenance materials</li> </ul>
	<b>Feasibility</b>	<ul style="list-style-type: none"> <li>• Regulatory challenges</li> <li>• Implementation timeline</li> <li>• Property ownership and purchasing</li> </ul>	<ul style="list-style-type: none"> <li>• Permitting challenges</li> <li>• Implementation timeline</li> </ul>

Value		Inventory Review / LOS	Operations and Maintenance
People and Nature	<b>Equitable Access &amp; Connectivity</b>	<ul style="list-style-type: none"> <li>• Do all amenities have universal access?</li> <li>• What is the condition of pathways?</li> <li>• What is the parking quantity for vehicles and bikes?</li> <li>• Is wayfinding marked or intuitive?</li> </ul>	<ul style="list-style-type: none"> <li>• Removes obstacles to access amenities</li> </ul>
	<b>Ecological Health &amp; Resilience</b>	<ul style="list-style-type: none"> <li>• Is anything exposed to flooding or extreme heat?</li> <li>• Are there invasive species present?</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces or eliminates costly repairs to assets at risk</li> <li>• Removes invasive species</li> <li>• Improves habitat</li> </ul>
	<b>Safety, Wellness, and Culture</b>	<ul style="list-style-type: none"> <li>• Are there any potential hazards on site?</li> <li>• Is play equipment in safe condition?</li> <li>• Is there visibility into the site or hiding places?</li> <li>• What basic amenities are present?</li> <li>• Are there comfortable places in different weather conditions? (rain, heat)</li> <li>• Is there access to drinking water?</li> <li>• Are power outlets present?</li> <li>• Quantity and types of seating?</li> <li>• Are there resources for dogs?</li> <li>• Are there culturally significant features or signage?</li> </ul>	<ul style="list-style-type: none"> <li>• Limits liabilities and hazards</li> <li>• Increases seating capacity</li> <li>• Supports recreational programming</li> <li>• Enhances public education</li> <li>• Preserves / enhances culturally significant feature</li> </ul>
Money, Time, and Materials	<b>Resource Effectiveness</b>	<ul style="list-style-type: none"> <li>• What is the balance between mowed lawn and native landscape?</li> <li>• What is the condition and quality of structures, equipment, furniture, lawn, and landscape?</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces Operational budget</li> <li>• Increases available staff time</li> <li>• Efficient energy and water usage</li> <li>• Returns an ROI by the end of this plan duration</li> <li>• Provides transparency to how funds were spent</li> </ul>
	<b>Feasibility</b>	N/A	<ul style="list-style-type: none"> <li>• Utilizes current staff skills, no training needed</li> <li>• Uses available resources or equipment</li> </ul>



## Section 3: Public Outreach Summary

# Section 3: Public Outreach Summary



## 3.1 OVERVIEW

### // SUMMARY APPROACH

The City of Independence has a passionate group of community members who participated and provided valuable input to the park system planning process. Public engagement opportunities were offered through two open houses and accompanying online surveys, giving community members the chance to confirm, shape, and refine key elements of the plan through consistent feedback.

The first phase of engagement focused on understanding community values, obstacles and challenges, and what amenities are key to enjoying the park system. This input was fed into how the team approached the inventory, Level of Service approach, and the recommendations that went into the draft project ideas. Those projects were then presented back during the second phase of feedback for the community to rate projects in order to capture priorities.

Throughout the planning process, the team aimed to achieve the following objectives for outreach and public communications:

- Communicate relatable, consistent, and timely information to the public throughout the planning process.
- Help the public understand the benefits of creating a PSMP for the community.
- Describe the process, what led to this project, and what will happen next.
- Actively seek public input from a broad, diverse audience at key project milestones to understand the needs and desires of the community.
- Involve the community in identifying issues, opportunities, and priorities as well as evaluating proposed programming and design concepts.
- Provide meaningful public involvement opportunities and demonstrate how input has influenced the process.

## 3.2 PUBLIC OPEN HOUSE #1 SUMMARY

### // OPEN HOUSE STATIONS

The first public open house event took place on the evening of November 14th, 2024 at the Independence Civic Center.

Community Members were welcomed with a series of Stations to introduce the process, connect, inform, and share feedback on priorities for the Master Plan Update:

#### STATION 1

- Summary why the Master Plan Update is important
- Scope
- Process and Timeline
- Public Participation and how their input is utilized
- Introduction and distribution of Public Survey

#### STATION 2

- Graphics of the list of Values
- Explanation of the decision making process

#### STATION 3

- Graphics Board of basic amenities
- Public Input on rating the importance of these amenities

#### STATION 4

- Individual Site Inventory Maps for each Park/Space
- Public Input to share the highlights and issues or obstacles of the parks closest to them



Public Engagement Team



Station 4 Site Inventory

An open station was available to provide support to review the survey, ask questions, and participants were encouraged to discuss and fill out the surveys while present at the event for optimal feedback results.



Station 3 Basic Amenities



Station 1 Information and Survey Distribution

## // NOTIFICATION

The City of Independence's commitment to engaging the public on the PSMP process employed various tools to make it as accessible as possible to all community members.

Information and events were promptly posted and shared, and additional feedback was collected through:

- City website
- Social media posts
- Distribution of a Project Fact Sheet
- Public Surveys
- City presence at neighborhood and community gatherings
- Video Promotions
- City Newsletter
- Concentrated efforts to reach Latino Community in person at local events and venues

Open House #1 Flyer Graphic: English

Open House #1 Flyer Graphic: Spanish

## // SUMMARY RESULTS

An online version of the Open House activities was available for those who couldn't attend. It replicated the presented information and the survey questions in order to create consistency in the feedback. Critical and valuable feedback was revealed during the survey and first Open House process.

48 Community Members provided input, including 8 in-person.

Significant Takeaways and Priorities Include:

### Top Uses of Parks and Open Space:

- Exercise
- Access to Nature

Frequency of Use: Community members visit often and would like opportunity to increase time in Parks

### Transportation:

- Preference to walk
- Willing to walk 1/4 mile
- More than 75% are willing to walk at least 1/2 mile (this set the Level of Service distance for access to amenities)
- There was a desire for better bike and public transit options

### Community Needs:

- Prioritize Nature and walking paths
- Shady green spaces and playgrounds were a high priority
- Water access revealed as lowest priority

### Demographics:

- 81% respondents White (compared to 54.5% of Independence population)
- 13% respondents preferred not to answer
- 9% respondents American Indian/Alaska

Native

- 7% respondents Latino (compared to 37.3% of Independence population)
- 2% respondents Asian

### Most Frequently Visited:

1. Most frequently visited park is Riverview Park - even when it's not the closest to where respondents live.
2. Mt. Fir second most popular

### Project Value Importance:

1. Safety & Resilience
2. Health, Wellness, and Culture
3. Equitable Access & Connectivity
4. Resource Effectiveness
5. Feasibility

## // CHALLENGING CONDITIONS

Respondents reported obstacles and challenges they navigate as important issues to consider in the design of parks and open space:

- 40% mobility impairments
- 31% asthma/air quality sensitivities
- 18% chronic illness
- 18% hearing impaired
- 13% mental health conditions
- 9% sensory sensitivities
- 13% other challenges

## 3.3 PUBLIC OPEN HOUSE #2 SUMMARY

### // OPEN HOUSE ACTIVITIES

The second Open House introduced the public to the proposed projects for each park property and trail segment. Based on the inventory and previous feedback, the team identified which amenities for each park needed improvement and suggestions for what to include. Each park also included important site constraints to consider that could lead to difficulties in the design or construction process. Participants were asked to fill out a survey to rate the importance of each park and trail project, as well as best locations to install permanent restroom facilities.

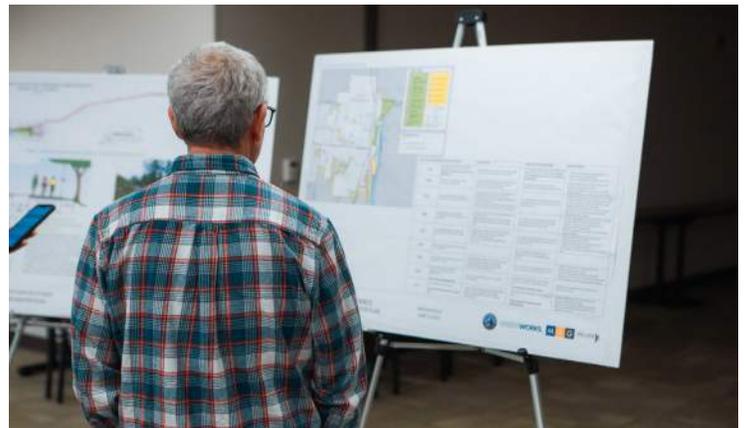
### // SUMMARY RESULTS

A combination of Open House attendees and online participants submitted surveys to rate the projects. The results of the parks and trails were combined and were used to determine the prioritization of the projects in the Capital Improvement Plan.

94 Community members provided responses, including 15 in-person.

#### Demographics:

- 76.4% respondents White (compared to 54.5% of Independence population)
- 16.9% respondents preferred not to answer
- 2.3% respondents American Indian/Alaska Native
- 9% respondents Latino (compared to 37.3% of Independence population)
- 1.1% respondents Asian



## // SURVEY RESULTS FOR PRIORITY PROJECTS

Community members were asked to rate the importance of each project on a scale of 1 to 5. Those results were tabulated and ranked based on the highest scores shown below. The Park and Trail projects were combined and those results are reflected in the Project Recommendations later in the PSMP. Reference Section 7.3 - 7.5 for details.

### **PARK PROJECTS**

1. Riverview Park
2. Henry Hill Park
3. Independence Landing
4. Pioneer Park
5. Mt. Fir Park
6. Pfaff Park
7. Dog Park
8. Grand Street Park Field
9. Sunset Meadows Park

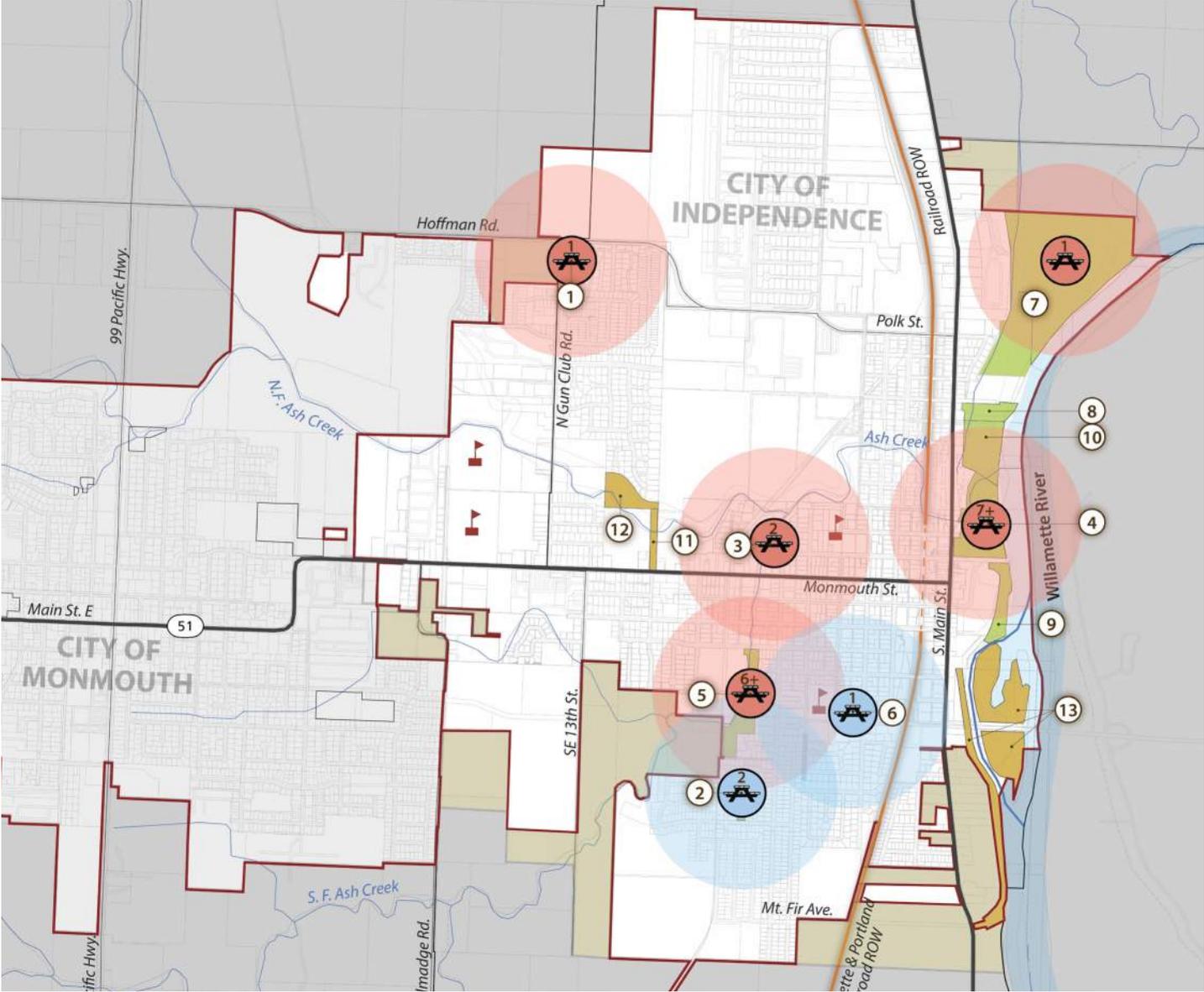
### **TRAIL PROJECTS**

1. Trail E - Along City Property B, connecting Independence Landing with South Main St.
2. Trail F - Main St. to Willamette River Trail, North of Dog Park
3. Trail B - Along Ash Creek, between N. Gun Club Rd., and Main Street
4. Trail A - Along Ash Creek, between western City boundary to N. Gun Club Rd. (includes Access Easement and City Property A)
5. Trail G - Along South Fork Ash Creek, west of Mt. Fir Park
6. Trail D - Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St.
7. Trail C - On property north of Wastewater Treatment Plant, west of Williams St.

A survey question also asked participants to identify which park sites should be prioritized for permanent restroom installations. Respondents ranked their top three choices, and the summarized results are presented below:

### **RESTROOM PROJECTS**

1. Dog Park / Grand St. Park Field (most total votes, and most #1 votes)
2. Mt. Fir Park
3. Pfaff Park
4. Independence Landing
5. Henry Hill Park
6. Pioneer Park
7. Sunset Meadows Park



# Section 4: Level of Service

## Section 4: Level of Service



### 4.1 INTRODUCTION AND APPROACH

#### // LEVEL OF SERVICE OVERVIEW

In order to align with the project value of Equitable Access & Connectivity, it is important to understand the distribution of public parks and amenities throughout the City. This PSMP has taken a multi-prong approach to understand how best to ensure the community can utilize the different amenities to meet their access to nature and recreational needs.

This section outlines how different parks are classified, how those classifications align with common standards for park sizes and city-wide coverage, and where potential gaps might be.

This quantitative approach was paired with a more qualitative one that builds off of the park inventory in the next section of this PSMP. It takes a look at the existing park properties and identified which sites have which key amenity, and if they're in good condition. They were then laid out on a series of maps that show their distribution and where potential gaps may occur for each of these amenities. This strategy influenced what project recommendations were made for each park site.

## 4.2 RECOMMENDED PARK CLASSIFICATION

### // OVERVIEW

A thorough review of different classification systems and strategies was performed as part of the 2015 Independence PSMP. This version utilizes the recommendations from that effort and outlines them below for incorporation into the Level of Service strategy.

### // NATIONAL RECREATION AND PARKS ASSOCIATION PARKS CLASSIFICATION AND PARKS DEFINITIONS

For consideration of the appropriate level of service range for the City of Independence, classifications defined by the National Recreation and Parks Association (NRPA) for the parks, trails and natural areas were referenced for a comparative understanding of baseline conditions. These park definitions, descriptions, location criteria, size criteria, and typical facilities provided a starting point for comparison for what may be appropriate to the City of Independence.

### RECOMMENDED CLASSIFICATION STANDARDS

The following classification standards are recommended based on the site inventory, national and regional trends, and community input for consideration in the System Plan. The definitions, size, access requirements, and facilities have been modified to meet the challenges of the current system and future projected growth.

#### MINI-PARKS

Mini parks may be considered when they are privately developed and maintained, or in neighborhoods where there are no other viable options.

**Service Area:** ¼ mile radius, in areas not served by a neighborhood park.

**Size:** Between 2,500 sq. ft. and one acre in size.

**Access:** Access to the site should be provided via a local street with sidewalks. Mini parks fronting on arterial streets should be discouraged. On-street parking should be provided as street frontage allows.

#### Amenities and Facilities:

- General landscape improvements (including tree planting)
- Children's playground or tot-lot
- Pathway connecting park elements

- Picnic tables and/or small picnic shelter
- Interpretive signage

#### NEIGHBORHOOD PARKS

Neighborhood parks are the basic unit of a park system and serve the informal recreation needs of residents within walking distance of their homes. Serving as the recreational focus of a neighborhood, these parks should balance informal active and passive spaces. In general, about half of the park's area should be planned for passive activities and natural features. Neighborhood parks have limited program activities and are not intended to attract users from outside a neighborhood. Neighborhood parks do not have restrooms.

**Service Area:** ½ mile radius

**Size:** 5 acres is considered minimum size, 5 to 10 acres is optimal.

**Access:** Neighborhood parks should be centrally located in residential neighborhoods and should be uninterrupted by non-residential roads or other physical barriers. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Neighborhood parks should be accessible by way of the City's trail network, sidewalks, or low-volume residential streets. Since they serve

nearby residents, neighborhood parks tend to have limited or no associated parking beyond on-street or curbside parking.

**Amenities:** Neighborhood input should be used to determine the program at neighborhood parks. Appropriate amenities include:

**Passive Recreation:**

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas
- Unique Landscape/Features
- Ornamental Gardens
- Community Gardens

**Active Recreation:**

- Outdoor Fitness/Exercise Facilities
- Play Structures
- Creative Play Attractions
- Court Games
- Tennis Courts
- Volleyball Courts

**Facilities:**

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters

**COMMUNITY PARKS**

Community parks are larger in size than neighborhood parks and serve several adjoining neighborhoods, attracting residents from a relatively large area. They should preserve unique landscapes and open spaces, allow for group activities, and offer recreation opportunities not feasible or desirable at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities. Community parks may have one or two revenue-producing facilities and a recreation center, gym, or senior center. They typically include a permanent and accessible public restroom.

**Service Area:** 2 miles

**Size:** 25 + acres

**Access:** Community parks should be located

in proximity to or within residential neighborhoods. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Public street frontage is desirable. Community parks should be accessible by way of the city's trail network and sidewalks and be serviced by arterial and collector streets. Small parking lots located just off street may be necessary to supplement on-street and curbside parking.

**Amenities:** Community input should be used to determine master plan updates and programs offered at community parks. Appropriate amenities include:

**Passive Recreation**

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas
- Unique Landscape/Features
- Nature Interpretation Areas
- Arboretum/Botanical Garden
- Ornamental Gardens
- Community Gardens

**Active Recreation**

- Biking Trails
- Outdoor Fitness/Exercise Facilities
- Creative Play Attractions
- Large Play Structures
- Court Games
- Tennis Courts
- Volleyball Courts
- Formal Recreational Fields
- Splash Pad/Spray Grounds

**Facilities**

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters
- Facilities for Plays or Concerts

**GREENWAYS (LINEAR PARKS)**

Greenways are narrow open space systems that tie park components together to form a cohesive

park, recreation, and open space system. Within a natural environment, they allow for uninterrupted and safe pedestrian movement between parks throughout the community, provide people with a resource based outdoor recreational opportunity and experience, and can enhance property values. Greenways may follow natural resources like stream and river corridors. Others may follow abandoned railroad beds, old industrial sites, power line rights-of-way, pipeline easements, or parkway rights-of-way. Greenway locations are integral to the trail system plan and may be built as part of development projects or interconnected recreational and natural areas. Public restrooms are typically not provided.

**Size:** Varies

**Access:** Greenways should have access points where they cross local, arterial, and collector streets. They should be easily accessible by and integrated into the city's trail network.

**Amenities:**

- Active Recreation
- Biking Trails
- Outdoor Fitness/Exercise Facilities

## **NATURAL AREAS**

Natural areas are publicly owned or controlled natural resources that are managed for conservation, environmental education, and passive recreational use, such as walking and nature viewing. This type of land may include wetlands, riparian corridors, or other similar spaces. Environmentally sensitive areas are considered integral to natural areas and can include wildlife habitats, stream and creek corridors, or areas with unique and/or endangered plant species.

**Site Selection and Development Guidelines:**

Site size will be based on natural resource needs. Acreage will be sufficient to preserve or protect the resource. Development and site improvements should be kept to a minimum, with the natural environment, interpretive and educational features emphasized. Natural open space areas should be managed and maintained for environmental protection. Where feasible,

public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.

**Facilities and Amenities to Consider:**

- Interpretive signage
- Off-street parking if a trail is located within the site
- Trail and pathway system
- Trailhead or entry/ kiosk
- Viewpoints or viewing blinds
- Interpretive or educational facilities

## **SPECIAL USE AREAS**

Special use areas are unique sites often occupied by a specialized facility. Some uses that fall into this category include plazas, skate parks, waterfront parks, boat ramps, botanical gardens, memorials, community gardens, single purpose sites used for a particular field sport, or sites occupied by buildings.

**Site Selection and Development Guidelines:**

Siting criteria depend on the types of facilities proposed. Size will depend upon the facilities provided.

**Parking Requirements:** Depends on facilities provided.

**Facilities and Amenities to Consider:** Facilities and amenities will depend on the proposed activities and site use.

## OVERALL COMPARISON CHART

NRPA PARK CLASSIFICATION STANDARDS			CITY OF INDEPENDENCE PREVIOUS STANDARD			RECOMMENDED PARK CLASSIFICATION ACREAGE		
CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY
<b>Parks</b>								
Mini-Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius	Mini-Neighborhood Parks	1-5 acres	less than 1/4 mile radius	Mini-Neighborhood Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius
Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	6-18 acres	1/4 to 1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)
Community Parks	As needed to accommodate desired uses usually between 30 and 50 acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods
Special Use Parks	variable	no applicable standard	-	-	-	-	-	-
<b>Natural Areas</b>								
Linear Parks	variable	no applicable standard	Linear Parks	variable	no applicable standard	Greenways	variable	no applicable standard
Natural Open Space	variable	no applicable standard	Conservation Areas	Sufficient to protect the resource	no applicable standard	Natural Areas	Sufficient to protect the resource	no applicable standard

The chart above shows an overall comparison of the NRPA classification standards, the current City of Independence Parks classification standards, and the recommended classification system (from 2015 Independence PSMP).

## 4.3 COMMUNITY PROFILE AND POPULATION PROJECTIONS

### // INTRODUCTION

The PSMP Update aims to evaluate current parks and trails infrastructure and existing park facilities and amenities in order to make recommendations for parks and trail improvements within the City and its Urban Growth Boundary (UGB). Part of the analysis included determining the needs, challenges, and opportunities of the growing community. The Community Profile and Trends Memo will look to address some of these community needs by:

- Exploring historic growth patterns in the city and county, as well as the projected population growth to create a more comprehensive population profile of the area;
- Providing a high-level summary of demographics within the City and Polk County (including information about population density, household structure, age, income, race and ethnicity, and people with disabilities)

This profile will help provide additional considerations for the parks planning process for a more comprehensive PSMP.

### // HISTORIC GROWTH PATTERNS

Between 2000 and 2020, the city’s population grew by nearly 4,000 residents (Table 1). The Average Annual Growth Rate (AAGR) for the city was approximately 4 percent between 2000 and 2010 but slowed to roughly 1.5 percent between 2010 and 2020. During the same time period, the AAGR for the county was 2 percent (2000-2010) and 1.6 percent (2010-2020).

**Table 2. Projected Population Growth, City of Independence and Polk County**

Year	City of Independence	Polk County	Share of County
2020	9,880	83,807	11.8%
2045	18,636	128,783	14.5%
2070	30,695	189,106	16.2%

Source: Portland State University Portland Research Center (PRC)

This implies that while the City was growing at a faster rate than the county between 2000 and 2010, the growth rate slowed between 2010 and 2020 to be almost equivalent to the growth rate in the county.

### // POPULATION PROFILE

The population of a city is a key consideration when planning for parks facilities and services. The following section assesses the historic population growth patterns in the City as well as the projected population growth for future years that can help inform future planning decisions.

**Table 1. Historic Population**

Year	City of Independence	Polk County
2000	6,035	62,380
2010	8,590	75,403
2020	9,828	87,433

Source: US Census Population & Portland Research Center (PRC) estimates

### // PROJECTED POPULATION GROWTH

According to American Community Survey (ACS) data, the City currently has an estimated population of 9,850. This accounts for approximately 11 percent of Polk County’s population. However, it is projected that over the next 50 years, the population in Independence will account for an increasingly larger share of the population in Polk County (from roughly 12 percent to 16 percent) (Table 2). The AAGR between 2020 and 2045 for the City is estimated to be 3.5 percent and 2.5 percent for the subsequent twenty-five-year period. This additional 21,000 residents will add substantial growth to the population.

Note: 2020 are estimates and 2045/2070 are forecasts. Discrepancy in numbers may be due to updates in data as more information became available.

## // DEMOGRAPHIC SUMMARY

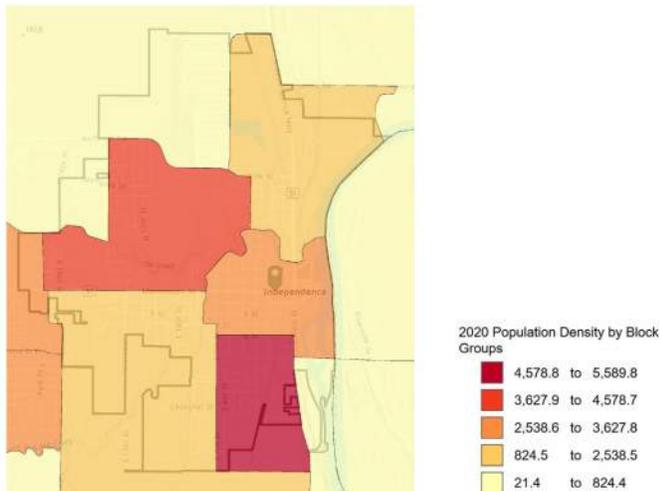
Population numbers are not the only influential factor in the planning process. Considerations for where that population lives, what challenges or obstacles they face, and how they access facilities and services throughout the City also play a part.

## // POPULATION DENSITY

Population density refers to the concentration of residents living in certain areas of the City. This number will have significant implications for where future parks, access, and services will be located as residents are concentrated at different levels across the city.

Highest population density to the northwest and southeast. According to US Census data, the areas of the City with the highest concentration of people is in the southeast (south of G Street and east of S 7th Street, next to the Willamette River) and in the northwestern parts of the City (between Monmouth Street and Hoffman Road and east of Ash Street).

**Figure 1. Population Density in Independence**



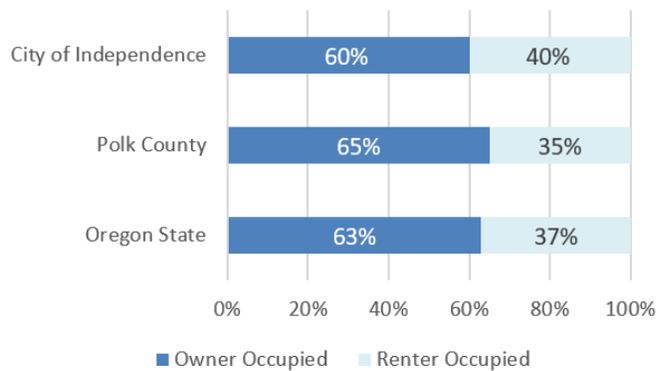
## // HOUSEHOLD STRUCTURE

An accessible park system and inclusive programming can offer opportunities that meet the needs of different households, ages, and family structures.

Owner-occupied housing units represent the majority of the housing tenure type. In Independence, nearly 60 percent of the housing units were owner-occupied, as opposed to the 40 percent of renter-occupied units (Figure 2). It will be important to consider the placement of parks to provide access to renters who may not have access to open spaces at or near their homes.

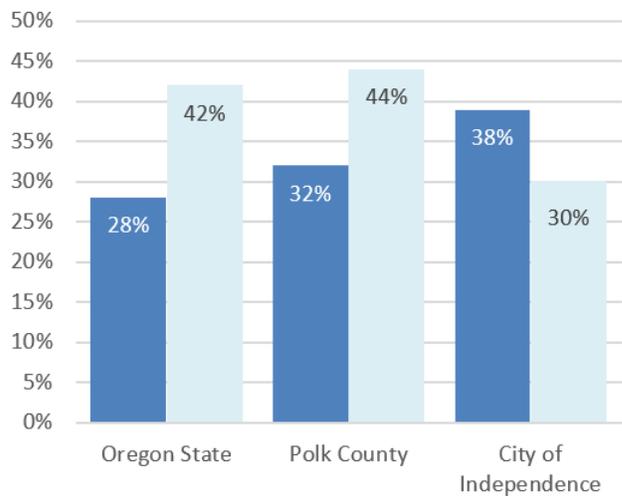
More than a third of households have children under 18 years of age. In 2023, the City had roughly 3,100 households, of which more than 1,100—about 38 percent—included children under the age of 18. Additionally, households with one or more people 60 years of age or older are significantly smaller than households in the county or state (Figure 3).

**Figure 2. Housing Tenure Type, 2023**



Source: ACS 5-year (2023) estimates, Table S1101

**Figure 3. Household Characteristics, 2023**



Source: ACS 5-year (2023) estimates, Table S1101

## // AGE

**The median age is significantly lower than the County or state.** The City's median age is below 30 years (at 29.2), whereas the median age for the County and State are 37.6 and 40.1 years, respectively. This is significantly lower than the median age for the County or State. While the population aged 30-64 are relatively similar across City, County, and State, the largest differences in age categories can be seen in the share of residents who are 65 and older or those that are 29 and under (Figure 4).

## // INCOME AND AFFORDABILITY

Income and poverty levels of residents play pivotal roles in determining park use, participation in programming, types of activities available, and cost options for those using park spaces.

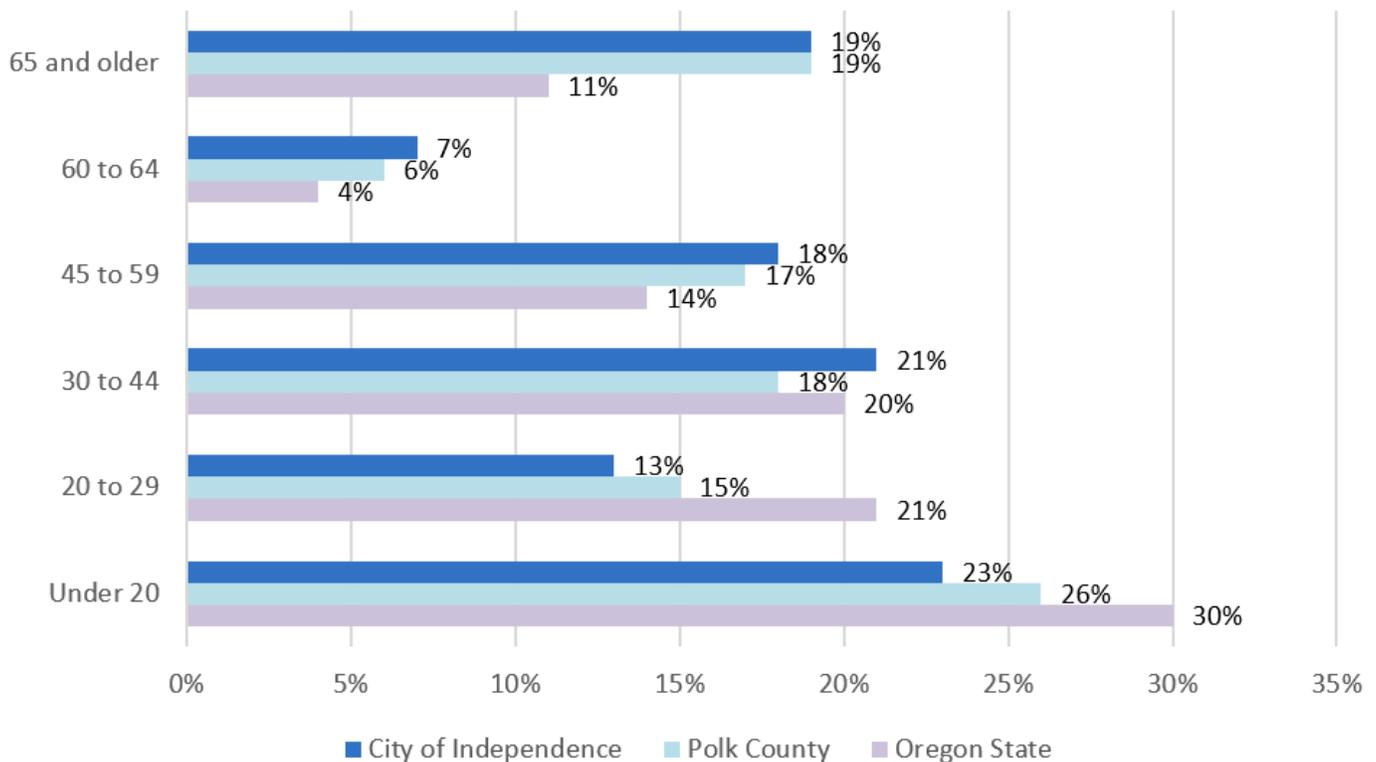
In 2023, the federally set poverty threshold for an individual was determined as an annual earning of \$14,580, with \$30,000 being the threshold for a

four-person household. The U.S. Census Bureau translates this measure of need into a ratio, calculated by the dividing the family's income by their poverty threshold number. A ratio of 1.00 would imply that the family income matches the measure of need that the family has. Any number below 1.00 qualifies for varying levels of federal assistance programs.

### **The share of the population living at a poverty ratio of less than 1.00 has grown since 2021.**

Compared to both the county and the state, the percentage of residents living at a poverty ratio below 1.00 is nearly the same (11.8 percent versus 12 percent). Compared to previous years, the disparity in those living below a 1.00 ratio and those living at 2.00 or above has grown. Compared to the county and state, whose shares remained relatively similar, the City's share of people living in the 1.00-1.99 ratio decreased significantly, while the 2.00 and over percentage grew 6 percent (Table 3).

**Figure 4. Age Distribution, Independence, Polk County, and Oregon**



Source: ACS 5-year (2023) estimates, Table S0101

**Table 3. Ratio of Income to Poverty**

	Independence		Polk County		Oregon	
	Total	Percent	Total	Percent	Total	Percent
<b>Population</b>	10,088	-	86,433	-	4,159,818	-
<b>Under 0.50</b>	401	4.0%	4,249	4.9%	235,606	5.7%
<b>0.50 – 0.99</b>	786	7.8%	6,332	7.3%	259,130	6.2%
<b>1.00 – 1.24</b>	694	6.9%	3,765	4.4%	151,841	3.7%
<b>1.25 – 1.49</b>	380	3.8%	2,765	3.2%	166,185	4.0%
<b>1.50 – 1.84</b>	595	5.9%	4,662	5.4%	231,734	5.6%
<b>1.85 – 1.99</b>	360	3.6%	2,432	2.8%	101,967	2.5%
<b>2.00 and Over</b>	6,872	68.1%	62,228	72.0%	3,013,355	72.4%

Source: ACS 5-year estimates (2023), Table C17002

In addition, the City has a lower median household income (MHI) than the County and the State, though not too disparate.

**\$79,158**

Independence

**\$81,318**

Polk County

**\$80,426**

Oregon

**// RACE AND ETHNICITY**

**Hispanic and Latino representation is greater than in the County and State.** The percentage of residents in the City that identify as Hispanic or Latino (of any race) is nearly three times as many as the County and State (Table 4). These considerations will be important when considering the disparities in income across race and ethnicity, and when designing culturally representative programming and language included in wayfinding for parks and supporting services.

**Table 4. Race and Ethnicity**

	Independence	Polk County	Oregon
<b>Population</b>	<b>10,088</b>	<b>88,553</b>	<b>4,238,714</b>
American Indian and Alaska Native	0.0%	1.0%	0.7%
Asian	0.9%	1.8%	4.4%
Black or African American	0.5%	0.0%	1.8%
Hispanic or Latino	37.3%	15.2%	14.3%
Native Hawai’ian and Other Pacific Islander	0.0%	0.4%	0.4%
Some Other Race	0.3%	0.5%	0.5%
Two or More Races	6.4%	5.6%	5.6%
White	54.5%	74.9%	72.3%

Source: ACS 5-year estimates (2023), Table B03002

## // HOUSEHOLDS WITH DISABILITIES

The City has fewer people living with a disability, compared to the County and the State (Table 5). The County has the highest share, though only slightly higher than the State. However, it will still be important to consider access and inclusivity in the design of park and open space systems, as disability and movement restrictions can have significant impacts on those who experience them.

**Table 5. Share of the Population with One or More Disability**

	Total	Percent
<b>Independence</b>	1,204	11.9%
<b>Polk County</b>	14,422	16.4%
<b>Oregon</b>	635,797	15.1%

*Source: ACS 5-year estimates (2023), Table S18*

## 4.4 QUANTITATIVE APPROACH

The Independence PSMP update aims to evaluate current parks and trails infrastructure and existing park facilities and amenities in order to make recommendations for parks and trail improvements within the City and its UGB. Part of the analysis includes determining the needs, challenges, and opportunities of the growing community and assessing the amount of park land needed during the next approximately 20 years based on the City's expected population growth, the Level-of-Service currently being provided, and local and national guidelines for the provision of park and recreation facilities.

This section briefly summarizes an updated estimate of future park land needs by park category based on current and projected future population growth, standards identified in the City's previous (2015) PSMP, and Level-of-Service guidelines identified by the NRPA.

### // PRIOR ESTIMATES OF LEVEL-OF-SERVICE AND PARK LAND NEEDS

The City's 2015 PSMP included the following summary of current park acreages by classification and an estimate of future park land needs based on NRPA guidelines which are stated as a range of acres per 1,000 residents.

**Table 3. 2015 Park System Plan Level-of-Service Assessment**

Park Classification	Independence Inventory, 2025 (acres)	NRPA Level-of-Service Benchmark Applied to Independence (acres)	2015 Surplus/Deficiency	NRPA Standard Applied to 2034 Population	Projected 2034 Surplus/Deficiency
Mini-Park	12.9	2.1 – 4.2	+10.7 / +8.6	3.8 – 7.6	+9.1 / +5.2
Neighborhood Park	0.6	8.6 – 17.2	+8.0 / -16.6	15.3 – 30.7	-14.7 / -30.0
Community Park	91.1	42.9 – 68.7	+48.1 / +22.2	76.7 – 106.7	+14.4 / -15.6
Municipal/Regional Park	NA	NA	NA	NA	NA
Special Use Park	5.7	NA	NA	NA	NA
Linear Park/Trail	NA	NA	NA	NA	NA
Conservation/Open Space	4.0	NA	NA	NA	NA
<b>Total</b>	<b>114.3</b>	<b>53.7 – 93.1</b>	<b>+50.9 / +14.2</b>	<b>95.8 – 145.0</b>	<b>+8.8 / -40.4</b>

*Note: NRPA provides a lower and upper range of benchmarks for each facility type.*

*Source: Independence Park System Master Plan, 2015*

## // UPDATED ESTIMATES OF LEVEL-OF-SERVICE AND PARK LAND NEEDS

The 2015 calculations have been updated to reflect the City’s current (2025) inventory and 2045 population projections. The NRPA benchmarks have not been changed. The results are summarized in Table 4.

**Table 4. Updated Park System Plan Level-of-Service Assessment**

Park Classification	Independence Inventory, 2025 (acres)	NRPA Level-of-Service Benchmark Applied to Independence (acres)	2025 Surplus/Deficiency	NRPA Standard Applied to 2045 Population	Projected 2045 Surplus/Deficiency
<b>Mini-Park</b>	12.8	2.5 – 5.0	+10.3 / +7.7	4.7 – 9.3	+14.4 / -0.5
<b>Neighborhood Park</b>	0.6	10.1 – 20.1	-9.4 / -19.5	18.6 – 37.3	-18.1 / -36.6
<b>Community Park</b>	103.3	50.3 – 80.4	+53.0 / +22.8	93.2 – 149.1	+10.1 / -45.8
<b>Municipal/Regional Park</b>	NA	NA	NA	NA	NA
<b>Special Use Park</b>	5.7	NA	NA	NA	NA
<b>Linear Park/Trail</b>	NA	NA	NA	NA	NA
<b>Conservation/Open Space</b>	4.0	NA	NA	NA	NA
<b>Total</b>	<b>116.7</b>	<b>62.9 – 105.6</b>	<b>+53.8 / +11.1</b>	<b>116.5 – 195.7</b>	<b>+6.5 / -82.9</b>

*Note: NRPA provides a lower and upper range of benchmarks for each facility type.  
Source: Portland State University Portland Research Center (PRC), NRPA, MIG, Inc.*

Following is a summary of observations about these updated calculations.

- The City currently meets the NRPA benchmarks both at the low and high levels. However, if the City wants to maintain a higher standard (i.e., closer to the higher NRPA benchmarks) through the 2045 planning horizon, the City will need to develop additional parks or park acreage in all categories.
- In the City, Mini-Parks and Neighborhood Parks often serve a very similar purpose – i.e., providing basic park amenities such as playground, gathering spaces, and smaller sports fields or courts to nearby residents. These two categories can be considered as a combined category.
- As a relatively small community with a current population of approximately 10,000 and a future (2045) projected population of under 20,000, the City likely does not need to provide more than one large community park, given that the City’s existing (Riverfront) Community Park is within approximately 2.5 miles of all City residents. This is a typical service area or proximity standard for access to community parks. This park currently provides a wide variety of facilities and amenities that serve all residents, including a large event space (amphitheater) that hosts community events, play equipment, trails, open space and natural areas, playing fields, a dog park, a small campground, and access to the Willamette River and a variety of water-based recreational activities.

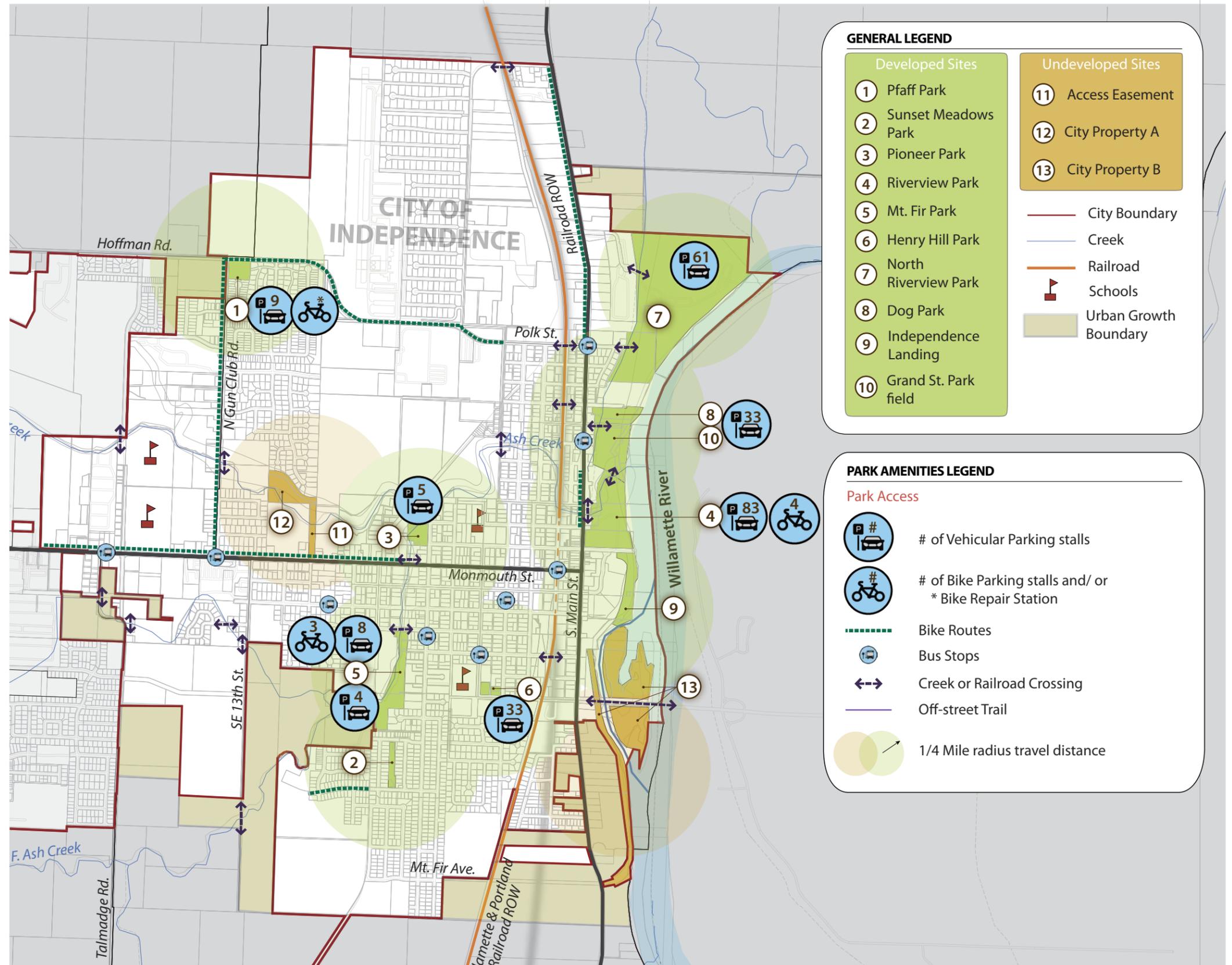
- Park acreage is just one benchmark for assessing Level-of-Service for park and recreation facilities. Over the past 10 to 15 years, Level-of-Service analyses have evolved to focus more on proximity and access to different types of parks and amenities or services, rather on total acreage per person. Many cities have gone away from using an acres per thousand standard and while the NRPA continues to identify these as guidelines or benchmarks, they also recognize that every community has unique needs and a single standard or even a range of standards may not be applicable to a given community. Both the 2015 and 2025 PSMPs also use proximity and access to parks and amenities to assess Level-of-Service at a more nuanced level.

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# 4.5 AMENITY BASED APPROACH

In order to assure alignment with the community value around Equitable Access & Connectivity, the PSMP took an inventory of the existing conditions of each park site. This included vehicle and bike parking, trails and bike routes, travel distances, public transit stops, and crossings over major obstacles like Ash Creek and the railroad.

This map shows the density of developed and undeveloped park lands across the city, and the gaps in the neighborhoods that have limited to no access to public natural spaces. As the City grows, evolves, and densifies, it is important to consider how new development (i.e. the Central Talmadge Plan and SW Concept Plan) can fill in gaps in both the park coverage as well as the trail and circulation networks.



# LEVEL-OF-SERVICE: AMENITY COVERAGE

## // PROCESS OVERVIEW

In order to understand what is currently available, the PSMP assessed the presence and condition of each key amenity (confirmed by public comment) on each city property (summary chart on next page). These conditions are described in detail on each individual site's inventory page, and were the combination of the Team's on-site observations, City staff's deferred maintenance list, and public comments collected during Open House #1 and the corresponding online public survey. Feasibility of amenities not present is described in the Site Constraints and Site Inventory Sections of this PSMP.

The chart on the following page summarizes the presence and condition of park amenities across the City. A series of accompanying maps illustrate the distribution of each amenity, helping to identify service gaps in the features the community considered most important for park spaces.

# PARK AMENITIES INVENTORY SUMMARY



	PATH/TRAIL	CANOPY/SHADE	PICNIC	WATER ACCESS	PLAYGROUND	LAWN	SPORTS FACILITY / FITNESS	PETS	GATHERING
Pfaff Park	●	●	●	⊗	●	●	●	●	○
Sunset Meadows Park	●	●	●	⊗	●	●	⊗	○	⊗
Pioneer Park	○	●	●	○	●	●	○	●	⊗
Riverview Park	●	●	●	●	●	●	○	●	●
Mt. Fir Park	●	●	●	●	○	●	○	○	⊗
Henry Hill Park	●	●	●	⊗	●	●	○	●	⊗
North Riverview Park	●	●	●	●	○	●	●	○	○
Dog Park	●	●	⊗	⊗	⊗	●	⊗	●	⊗
Independence Landing	●	●	○	●	⊗	●	○	○	⊗
Grand St. Park Field	●	●	○	⊗	⊗	●	○	○	⊗
Access Easement	○	●	⊗	○	⊗	○	⊗	○	⊗
City Property A	○	●	○	○	⊗	⊗	⊗	○	⊗
City Property B	○	●	○	○	⊗	⊗	⊗	○	⊗

Amenity present in good condition    
 Amenity present in condition needing improvement    
 Amenity not present    
 Amenity not feasible

# LEVEL OF SERVICE: AMENITY COVERAGE

## PATHS AND TRAILS

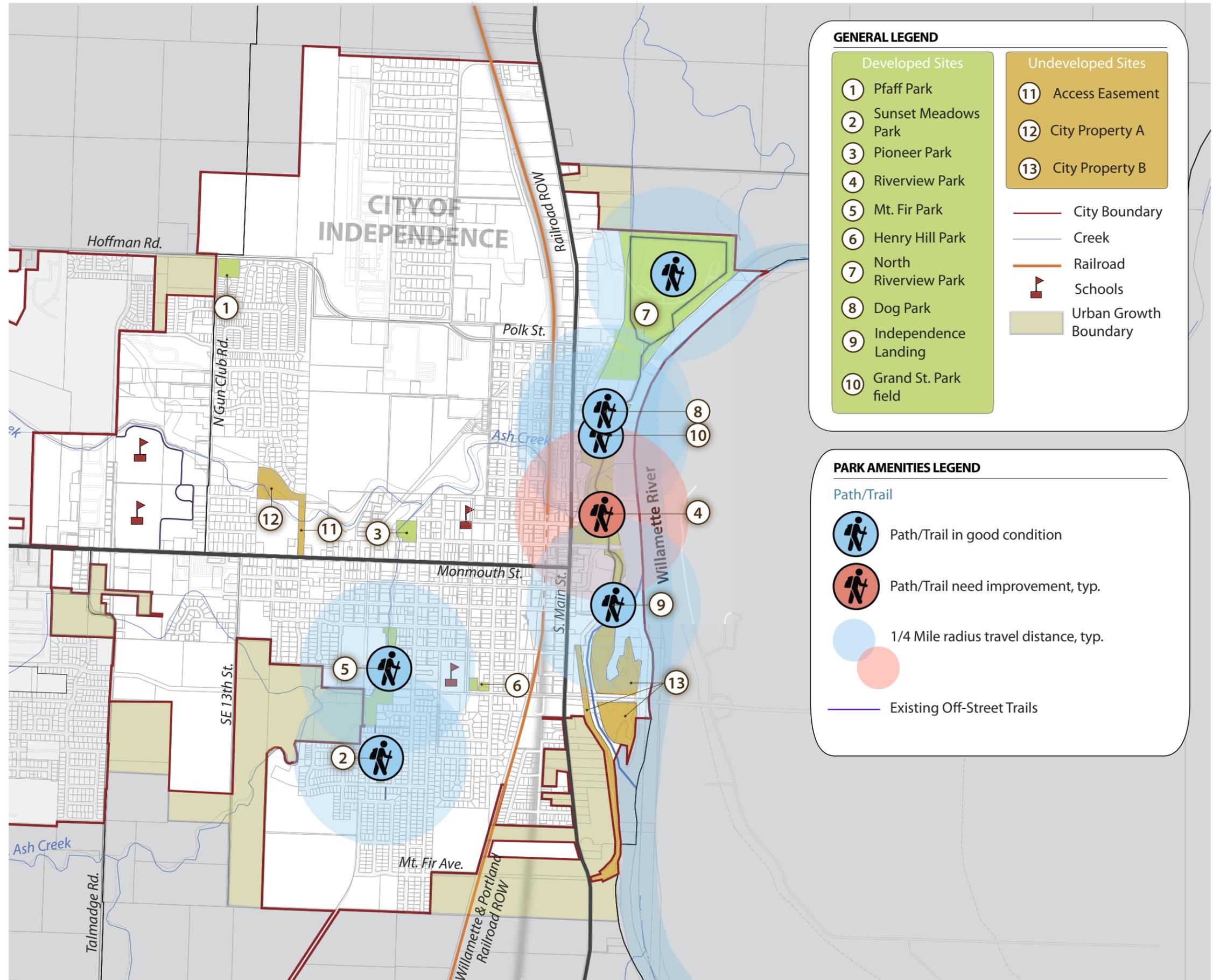
Off-street walkways provide the backbone for the park system network. They provide safe circulation across and between sites, connect amenities, and give people access to the natural environment. They can be part of a greater network trail system, or just be a walking loop within a site. They can consist of on-grade gravel, asphalt, or concrete paths, as well as bridges and crossings over creeks or other obstacles. They are a great source of exercise for people of all ages, and can accommodate walking, jogging, biking, or rolling. They benefit from shade, rest areas, and potable drinking water sources.

## CONSTRAINTS AND CHALLENGES

Accessibility is key when providing safe pathways. Common issues are wear and tear of surface materials, uneven surfaces from settlement or tree roots, and steep grades and cross-slopes.

Another major issue is conflicts with vehicles and ensuring there are clear wayfinding elements, crossings, and other visual or audio indicators when paths merge or cross with vehicles.

Obstacles for implementation could include passing through wetlands or other natural resources, as well as ensuring continual land ownership to allow for connected networks.





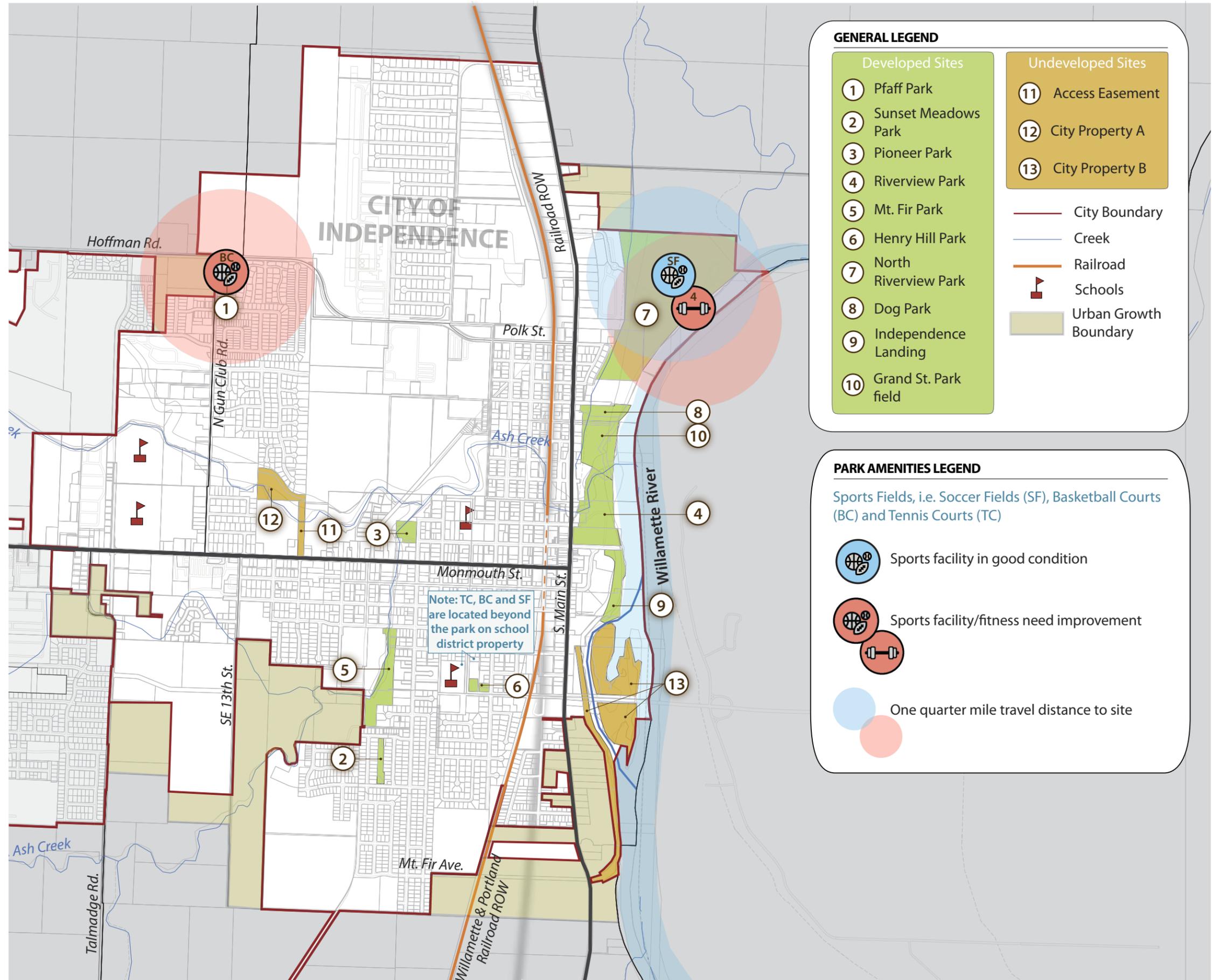
# LEVEL-OF-SERVICE: AMENITY COVERAGE

## SPORTS AND FITNESS

Whether open fields or paved courts, sports amenities can support large group activities for casual recreation and competition. They typically contain fixed or large movable pieces of equipment like basketball hoops, fencing, fitness courses, or soccer nets. They should be supported by ample parking for larger team events, and would benefit from lighting to support evening play times, and drinking water, shade, and restrooms to support health.

## CONSTRAINTS AND CHALLENGES

Durability of surface materials and equipment is a common maintenance challenge for sports facilities. Asphalt courts can crack over time, and striping needs to be reapplied. Large grass fields are susceptible to drainage issues and flooding or muddy ground can limit use and increase maintenance costs.



# LEVEL-OF-SERVICE: AMENITY COVERAGE

## PLAYGROUNDS

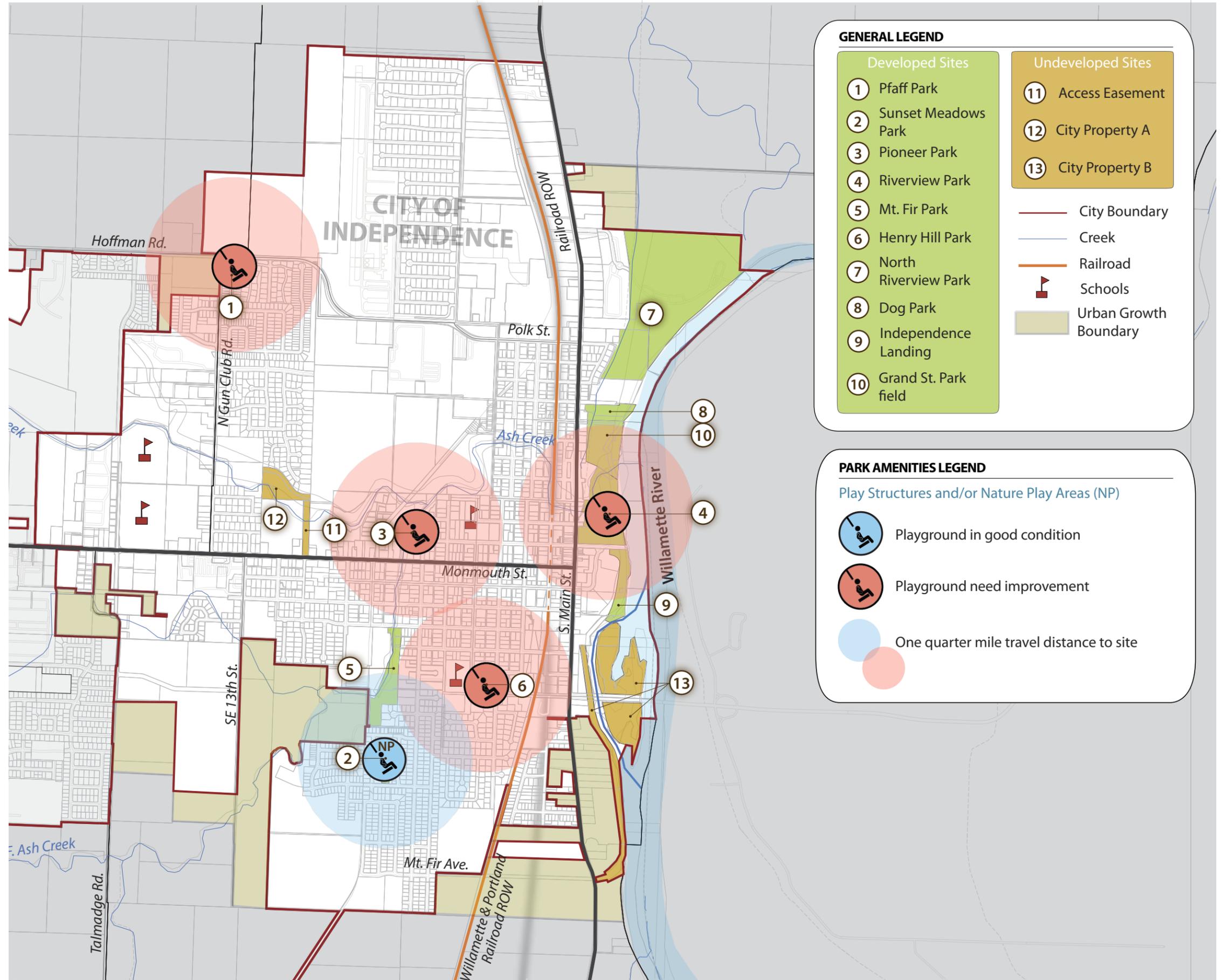
Designated children play areas provide a safe and engaging place for kids to exercise, explore, and be outside. They provide multiple options for sensory engagement and stimulation, and typically include multiple pieces of play equipment for climbing, sliding, swinging, and pretending. They also include a protective safety surfacing under and around the equipment to support jumping and reduce the risk of injuries.

## CONSTRAINTS AND CHALLENGES

Accessibility and universal design are very common challenges with older play equipment. Inclusive elements that support children of different abilities, heights, and needs are often lacking.

The protective surfacing often needs frequent refreshing if in a wood fiber form, while its edging can wear down if not made from a durable material. The equipment itself can rust, rot, or splinter making it unsafe.

Playgrounds also can see less use if they're not covered or shaded, don't have drinking water access, or have direct access to a restroom.



# LEVEL-OF-SERVICE: AMENITY COVERAGE

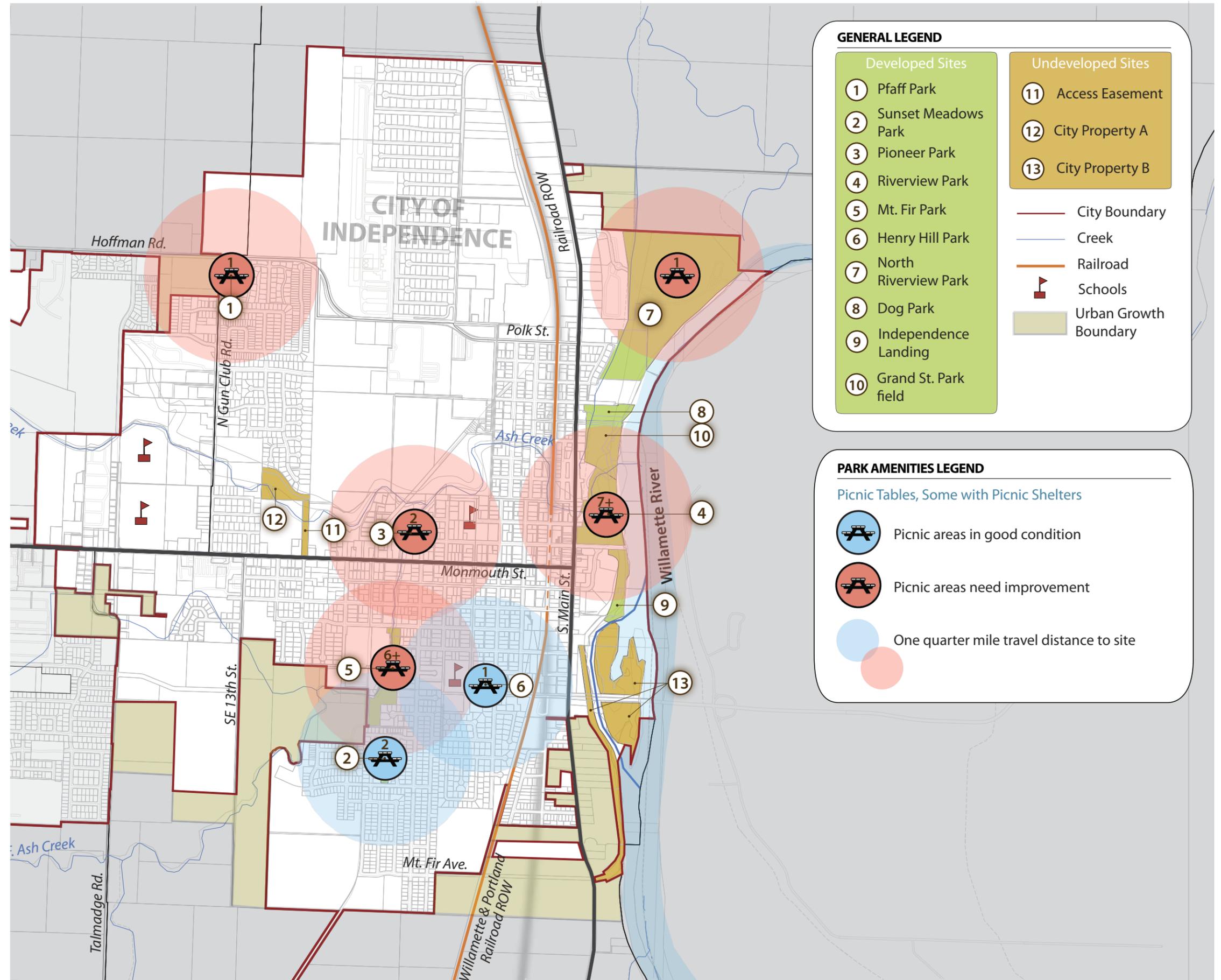
## PICNIC AREAS

Picnic areas are places to rest, eat, and enjoy your natural surroundings. They benefit from a nice view or surrounding habitat. They provide a place for a small group (or multiple groups) to sit, gather, socialize and share a meal or a snack.

They benefit from shade/rain cover, drinking water access, and adjacent restrooms.

## CONSTRAINTS AND CHALLENGES

Often, picnic tables are not accessible or don't have an accessible pathway leading up to them. Tables could wear down if not made of a durable material, and are subject to vandalism. Tables exposed to direct sun or light rain are also less usable or comfortable than those under a cover.



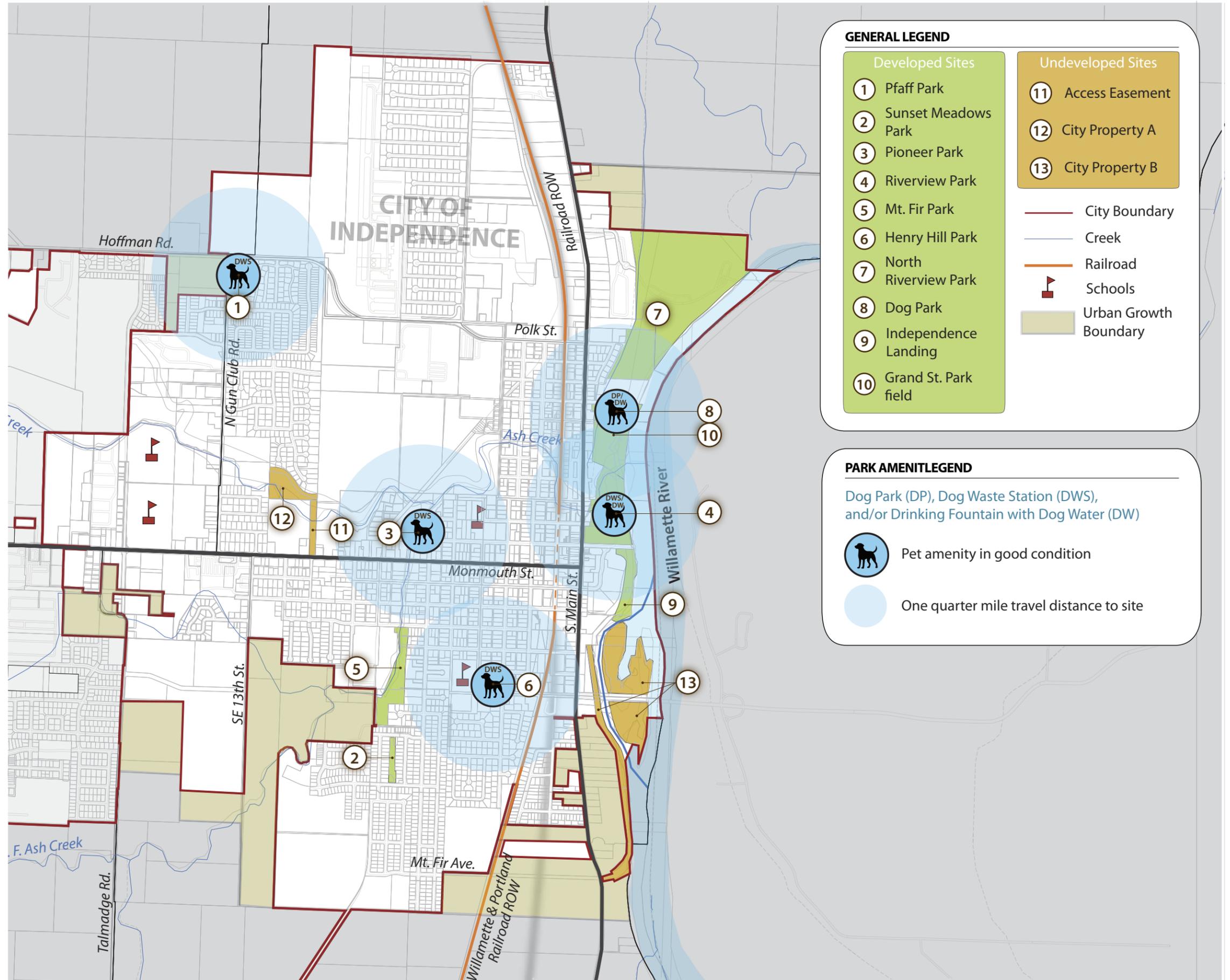
# LEVEL-OF-SERVICE: AMENITY COVERAGE

## PET RESOURCES

Dogs and other pets are an important part of many households. They need their exercise too and parks provide a venue to walk around or run and exercise off-leash. Parks can also provide resources and reminders to help dispose of pet waste or to make sure they have access to clean water.

## CONSTRAINTS AND CHALLENGES

Common challenges around pets in parks are disposing of waste and ensuring their humans are following leash laws.



# LEVEL-OF-SERVICE: AMENITY COVERAGE

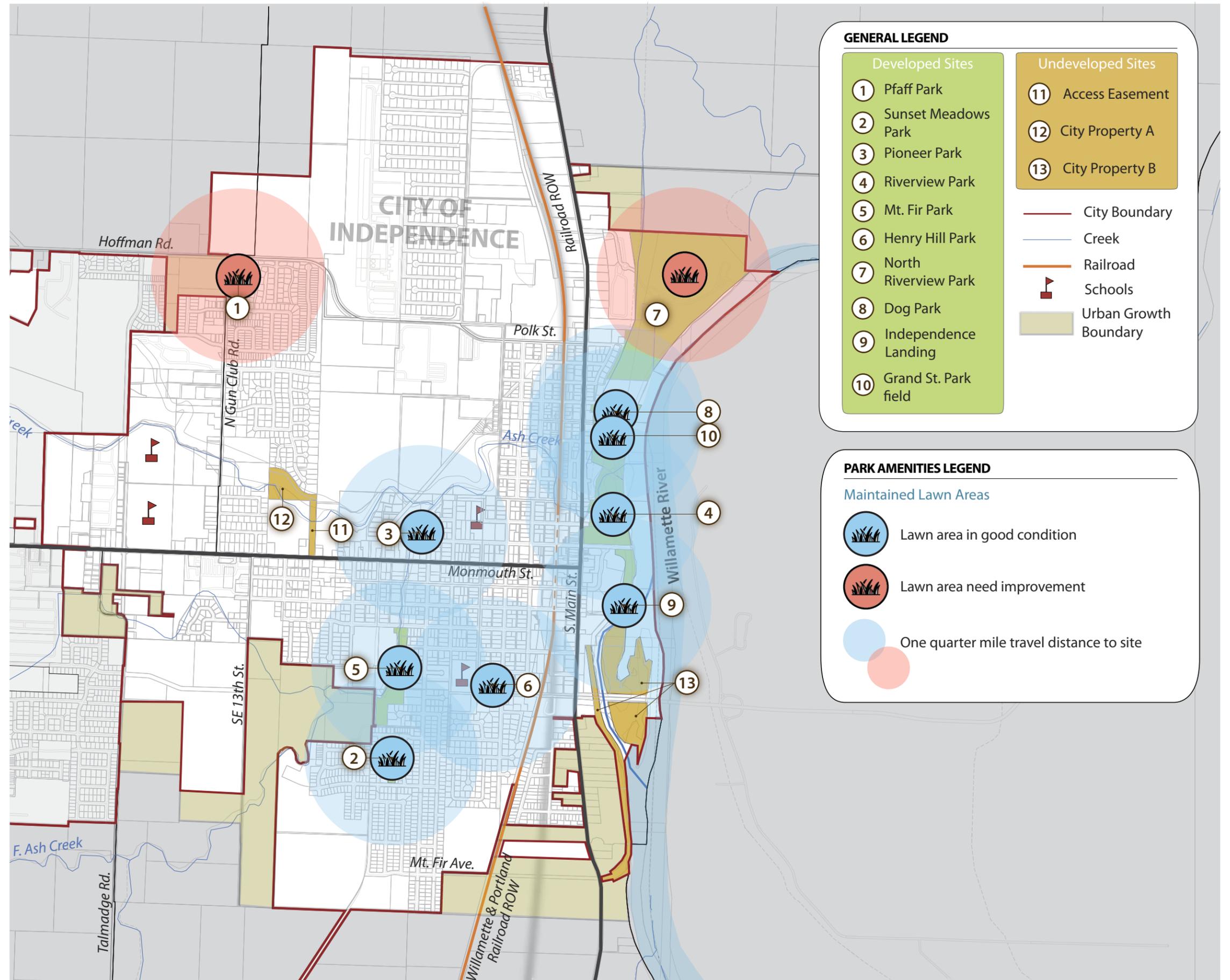
## OPEN LAWN AREAS

Mowed grass areas provide flexible spaces for a variety of outdoor activities. They support casual sporting, large group gatherings, and picnicking. They also offer long distance views and a sense of safety.

## CONSTRAINTS AND CHALLENGES

Lawn care takes a notable amount of maintenance time and resources. They require regular mowing, extensive water use, and fertilizers and herbicides to keep a clean and durable look. They are susceptible to flooding and drainage issues.

Their level of exposure reduces usability on hot days, and they provide little habitat value for wildlife.



# LEVEL-OF-SERVICE: AMENITY COVERAGE

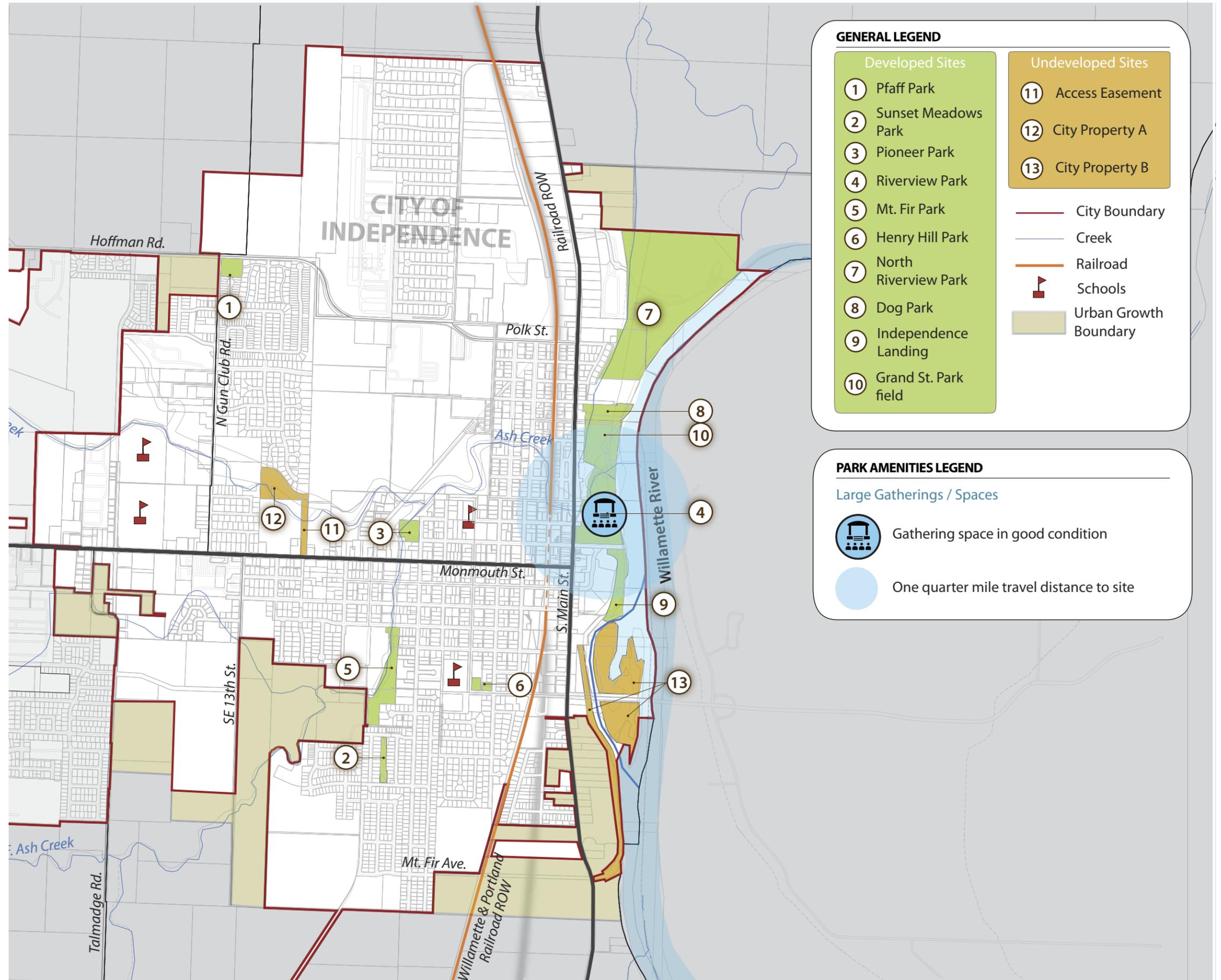
## LARGE GATHERING SPACES

Large areas of hardscape, seating, and utility infrastructure are great for supporting festivals, concerts, movies, and other community or cultural events. They can support and attract both local residents and regional visitors, drawing larger crowds that can also support nearby businesses.

Based on their capacity, they are best supported by ample vehicular parking, drinking water, and restrooms. It is also beneficial to incorporate other amenities in order to ensure regular use outside of planned events.

## CONSTRAINTS AND CHALLENGES

Event logistics and traffic are common challenges for large event spaces. Care should be taken to provide the right level of infrastructure, as well as space for vehicles to bring in equipment. Traffic control measures should be in place to minimize vehicle and pedestrian interactions. Clean up efforts are significant, so clear signage for waste disposal can help reduce the burden. Heat exposure is also an increasing issue, as many events are held during the summer months that see less rain.



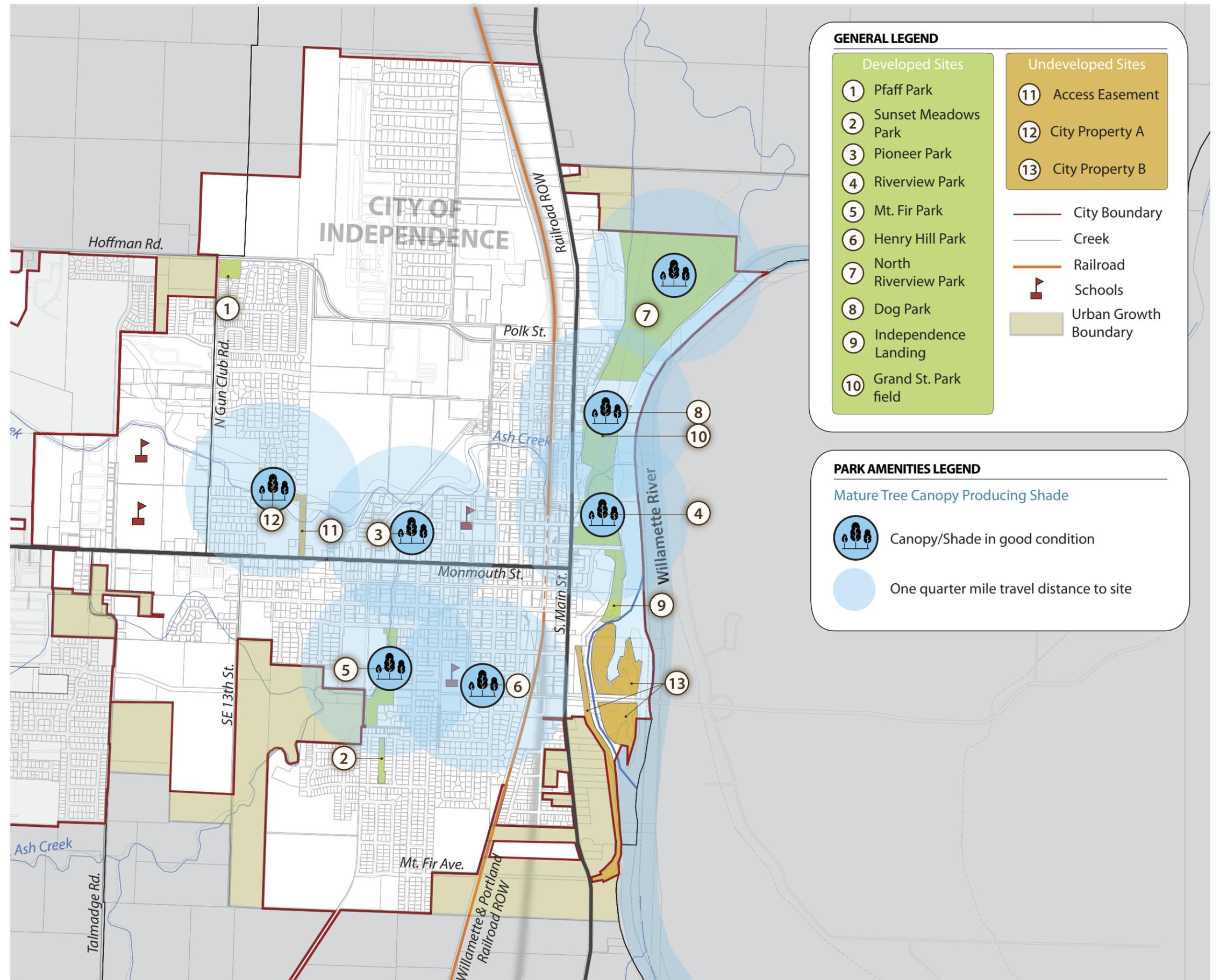
# LEVEL OF SERVICE: AMENITY COVERAGE

## CANOPY AND SHADE

The urban tree canopy is a critical asset and valuable infrastructure to any community. Trees provide a variety of services to improve the livability and comfort within a developed area. The City's parks contribute greatly to this overall canopy and give community members a place to relax in the shade, provide habitat for wildlife, reduce erosion, and a host of other ecosystem systems to preserve and enhance the park system. Efforts should be made to protect large, mature, native trees, as well as infill additional trees when possible.

## CONSTRAINTS AND CHALLENGES

Many things threaten the health and stability of urban trees. Invasive species, pests, development, root disturbance, and effects of extreme weather and climate change are notable examples. Damaged or diseased trees can pose safety risks, especially during or after large storm events. Non-native and non-adaptive species will have a difficult time surviving over time. Monitoring and maintaining a large amount of trees can be challenging, so priorities must be made to focus on those closest to human activity, and can often be reactive with limited resources.



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## Section 5: Asset Inventory

## Section 5: Asset Inventory



### 5.1 APPROACH

The City already owns and operates a number of existing park sites and facilities that the community and visitors can use and enjoy. This PSMP took a detailed look at those sites to understand the conditions of the key amenities, access, and supplemental features

that contribute to the enjoyment of each park. Observed deficiencies influenced the recommendations for projects for each site in a way that aligns with the Project Values.

### 5.2 PARK AND OPEN SPACE INVENTORIES

The following pages outline the existing conditions of all of the City-owned properties and the presence and conditions of each key amenity, feature, and means of access to the site. They combine on-site consultant observations and photography, park maintenance staff observations, and comments from the public via Open House #1 and the public survey.

**PFAFF PARK**

**GENERAL LEGEND**

- PARK BOUNDARY
- ADJACENT TAX LOTS
- BIKE ROUTE



- UNSTABILIZED (NOT PLANTED) WATER CHANNEL
- SIDEWALK
- N GUN CLUB RD
- FENCE 01
- FENCE 02
- ARBORVITAE
- DOG WASTE STATION
- PORTABLE RESTROOM
- ASPHALT PARKING LOT, 9 SPACES, 1 ADA/ 8 STANDARD
- GRAVEL ACCESS FROM SIDEWALK
- TRASH

- LAWN
- BASKETBALL COURT
- PICNIC SHELTER W/ 1 PICNIC TABLE
- PLAYGROUND W/ PLAY STRUCTURE AND SWINGSET
- BIKE REPAIR STATION
- PARK ENTRY SIGN
- ARBORVITAE HEDGE
- IRRIGATION CONTROLS
- DRINKING FOUNTAIN

# PFAFF PARK



Aerial view



Aerial view



Sidewalk View



Playground

## PARK DESCRIPTION

John Pfaff Park is located in the Northgate subdivision on the corner of Holman and Gun Club Road. The park is predominately an open lawn area with young small trees located around its perimeter.

A 10' x 20' picnic shelter is located near the small, half-court basketball play area. The picnic shelter is constructed on a weathered concrete slab-on-grade. There is no lighting, power, or water in the shelter. The shelter accommodates one damaged picnic bench and two trash cans. The playground equipment is weathered, and not inclusive to all abilities.

The park has a paved half-court basketball play area with one basketball goal on the northeast end of the court. The court has a bench on one side for spectator viewing. A portable restroom is located on the western end of the parking lot near North Gun Club Road. A drinking fountain is located near the auto parking space near the entrance near a trash facility and bike repair station. A sign with the park's name marks the entrance to the park.

## SITE CONSTRAINTS

- none

## PARK ACCESS

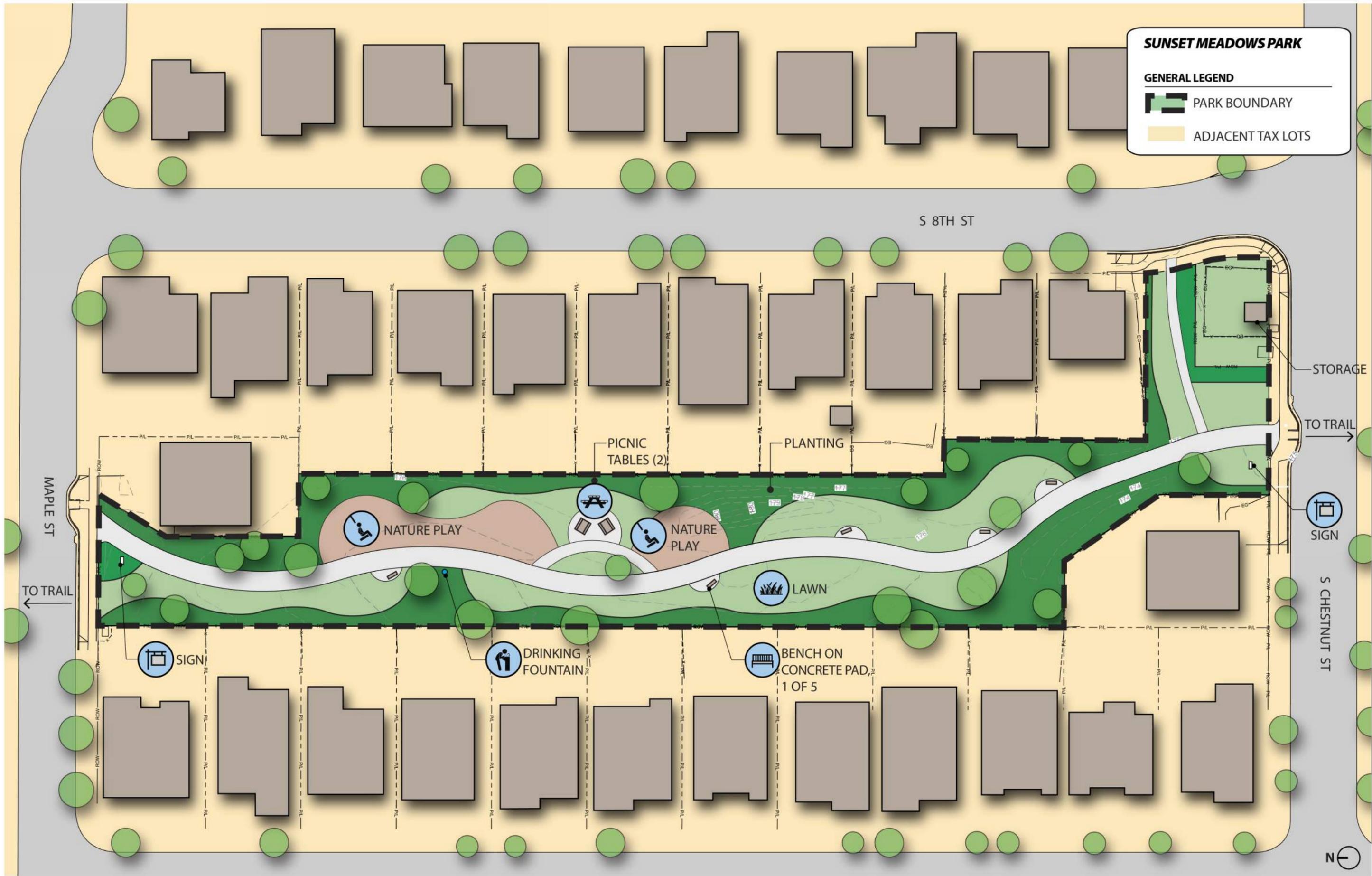
Vehicular access is provided via Wild Rose Court which is a cul de sac on the northwest end of the Northgate subdivision. No direct street access is provided off of Gun Club Road or Holman Road. There is no pedestrian or bike access available off of Gun Club Road or Holman Road, though the site is adjacent to an intersection of bike routes.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
 BIKE RACKS	●	No racks but a bike repair station	Yes	Located on bike route
 VEHICLE PARKING	●	9 spaces	Yes	Lot needs to be striped
 ADA PARKING	○	None marked	No	
 PUBLIC TRANSPORT	○		No	
 WALKING	●	• N Gun Club Rd • Hoffman Rd • Northgate Dr	Yes	

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
 CANOPY/SHADE	●	• Edges of park • Some in central lawn	Very Good	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
 PICNIC	●	1 metal picnic table	Poor condition: Graffiti/vandalism	ADA access route to shelter needed	Frequent use	Not to ADA min. requirements	Replace picnic tables and trash receptacles
 WATER ACCESS	⊗	Not adjacent to water					
 PLAYGROUND	●	1/4 Acre	Fair/Poor: Weathered	No ADA accessibility to structures	Frequent use	Not to ADA min. requirements	Accessible Play Equipment Fall Protection Needed
 LAWN	●	1 1/2 Acres	• Mown/maintained very frequently • Some dry spots	Easily Accessible	Frequent daily and event use.		drainage issues in middle of lawn
 SPORTS FACILITY	●	Half court basketball	fair/poor	Good	Some use		Needs repave and re-stripe
 PET ACCOMMODATIONS	●	Entirety of Park: • paths • lawn	Good: On leash only. no pet bag stations	Easily Accessible	Frequent use	No fencing	
 PERFORMANCE/EVENTS	○						

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible



**SUNSET MEADOWS PARK**

**GENERAL LEGEND**

- PARK BOUNDARY
- ADJACENT TAX LOTS

# SUNSET MEADOWS PARK



Natureplay and slide



Picnic, lawn, and playground



Nature Play area



Park Easement Entrance Signage

## PARK DESCRIPTION

Sunset Meadows Park is an approximately 4 acre City property easement located in the residential neighborhood between Maple Street and Chestnut Street behind single family homes. Running parallel the street fronts are South 8th and South 9th Street. The newly completed park contains new nature playground, 10' wide concrete circulation path, new benches and a new picnic table at the N/S entrance.

## PARK ACCESS

Access to this park is limited by vehicle, local bike, or walking due to its secluded location within the heart of the neighborhood. Public transportation is not currently an option.

## SITE CONSTRAINTS

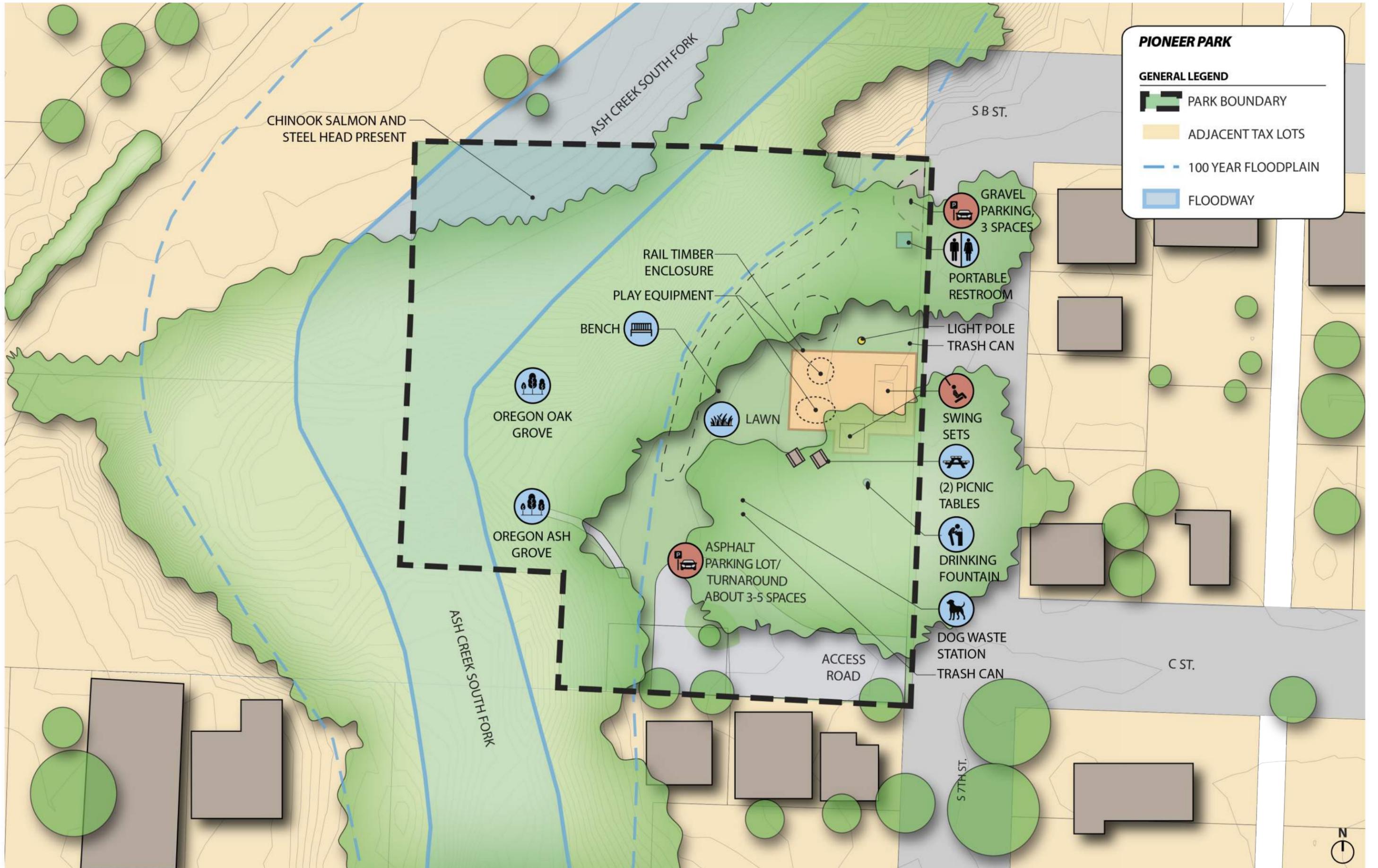
- Newly constructed, low priority for additions or changes
- Limited space
- Close adjacency to residences

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○		No	
VEHICLE PARKING	●	Neighborhood Street Parking Only	Yes	
ADA PARKING	⊗	Neighborhood Street Parking Only	No	No space onsite for ADA stalls
PUBLIC TRANSPORT	○		No	
WALKING	●	• 8th Street • 9th Street • Maple Street • Chestnut Street	Yes	

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●						New trees do not provide shade yet
PICNIC	●	2 tables noted	New	Good	Frequent use		Need more tables per community request
WATER ACCESS	⊗	Not adjacent to water					
PLAYGROUND	●	< 1/4 Acre	Excellent: New	Good	Frequent use	Might not be inclusive of diverse physical abilities	Equipment could be more inclusive to abilities
LAWN	●	< 1/2 Acre	Excellent: New	Good			
SPORTS FACILITY	⊗	Limited space					
PET ACCOMMODATIONS	●			Easily Accessible	Frequent use		<ul style="list-style-type: none"> <li>• No lawn/greenspace</li> <li>• On-leash only</li> <li>• No garbage or pet bag stations</li> </ul>
PERFORMANCE/EVENTS	⊗	Limited space, conflict with adjacent use/neighbors					

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible



# PIONEER PARK



Birdseye View of Open Lawn and the Playground



Playground



Drinking Fountain and Playground Edge



Shaded Picnic Tables - no path access

## PARK DESCRIPTION

Pioneer Park is located at the corner of South 7th Street and C Street. The open lawn area of the park is unirrigated, and generously shaded amongst tall evergreen and deciduous trees. The children's playground is in good/fair condition, and weathered. It is set inside railroad ties of differing edge grades containing mulch, which makes it difficult, or not possible, for ADA/accessible inclusivity.

Other facilities include benches and picnic tables in good condition as well as a water fountain/refill station and a portable restroom. The park is located at the junction of the South Fork and Main Stem of Ash Creek Riparian Trail. There is a hose bib near the paved parking at the southern of the park.

## SITE CONSTRAINTS

- Ash Creek floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- No public sidewalks for access



## PARK ACCESS

The park is located at the intersection of South 7th Street and C Street. There is a gravel parking lot to host 5 spaces, and it is just on the edge of the 1/4 mile walking radius from public transport, making it feasible. There are no sidewalks on the park property posing a challenge for inclusive accessibility and connectivity. Adjacent neighborhood blocks have sidewalks. The site is adjacent to the South Fork and Main Stem of Ash Creek Riparian Trail, and very accessible by foot.

AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
○		No	
●	5 Spaces in Gravel Lot	Yes	
○		No	Construct frontage on 7th Street
○	• South 7th Street • D Street	No: But very close	
○	• South 7th St • C Street • S B Street	Yes	

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	ACCESSIBILITY	CONDITION	USE FREQUENCY	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	Most of park covered in mature evergreen and deciduous trees	Excellent	Good	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	●	2 tables	Good	Lack of accessible pathway	Frequent use	Not to ADA min. requirements	Add benches and picnic tables
WATER ACCESS	○	Footpath adjacent to site	Unofficial footpath	Needs improvement	Moderate use	Not to ADA min. requirements	Decide if connection is desirable, make improvements to path
PLAYGROUND	●	1/4 Acre	Good/Fair: Weathered	No ADA accessibility to structures	Frequent use	Not to ADA min. requirements	Equipment could be more inclusive to abilities
LAWN	●	3 Acres	Mown/maintained very frequently Some dry spots	Easily Accessible	Frequent daily		
SPORTS FACILITY	⊗	Informal Opportunities: Open Lawn	Good	Good	Some use		Not feasible unless half court basketball
PET ACCOMMODATIONS	●	Entirety of Park: and lawn	Good: On leash only. Pet waste and water station	Easily Accessible	Frequent use	No fencing	
PERFORMANCE/ EVENTS	⊗	Limited space					

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible



# RIVERVIEW PARK



Birdseye view: Amphitheater, Lawn, Riverfront Parking



Independence Fountain on Main Street



Park after heavy rain event



Current Campground Signage/Community Board

## PARK DESCRIPTION

Riverview Park is located in historic downtown Independence. Completed in 2005, the Riverview Park Amphitheater and fountain are the centerpiece of Riverview Park. The amphitheater hosts numerous events including the River's Edge summer movie and concert series and has become the living room for independence and front porch to the Willamette River.

A large majority of the site rests within the 100 year flood plain with much of the site in the floodway and accordingly, many of the facilities are strategically placed to avoid impacts of seasonal flooding. The Willamette River is eroding some areas of the eastern bank while depositing sediment in front of the decommissioned boat launch area. The pump building/restrooms at the main

Riverview Park appear to be in good condition. The park contains playground equipment that is weathered and not inclusive to varying abilities. Benches around the playground area are in poor condition and need replacement.

The site also contains a basic campground area as a stop for bikers and water recreators that has storage for equipment and potable water access. It lacks delineation, boundaries, and places to sit and eat.

## SITE CONSTRAINTS

- Located in floodplain of Willamette River and Ask Creek

## PARK ACCESS

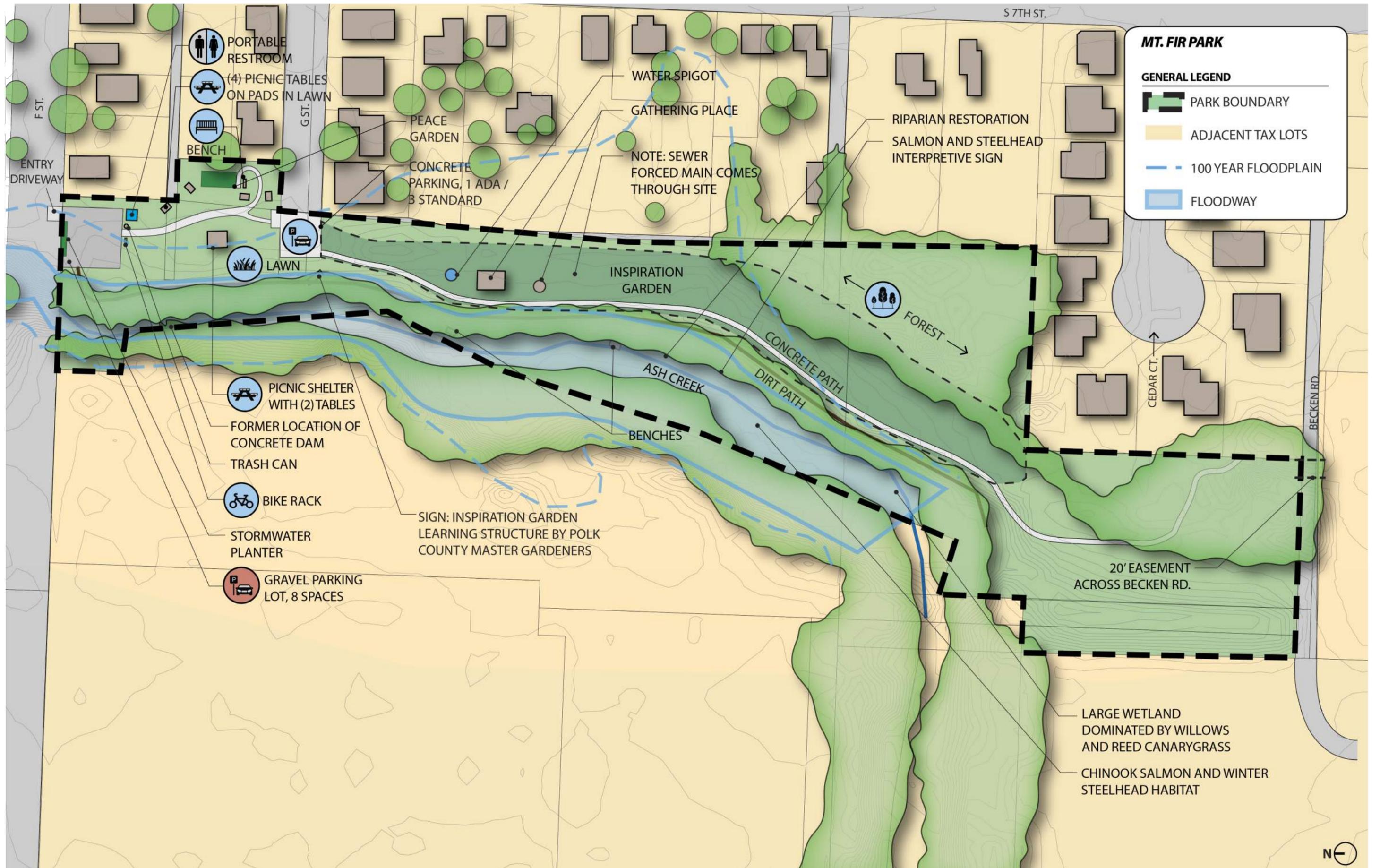
Riverview Park is located between B Street and C Street and adjacent to Main Street. Many residents and tourists visit this park on foot, by car, by public transport, or bike. Riverview Park is easily accessed from downtown on Main Street. Sidewalks are provided to the park and an ADA accessible route is provided down to the waterfront. Primary access for the Willamette River Trail is from the north side of Riverview Park where a pedestrian bridge crosses Ash Creek, and south of the parking lot to connect to Independence Landing. The oversized parking area once served the boat launch but the site no longer needs to accommodate large oversized vehicles with boat trailers. The parking lot accommodates significant parking needs for summer programs in the park.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	●	1 rack for 4 bikes on Main St	Yes	More racks to accommodate more bikes
VEHICLE PARKING	●	• Street Parking: C Street, Main St • Large Lot #Spaces	Yes	Entire parking lot needs reconstruction. Not salvageable
ADA PARKING	●	Street Parking: Main St	Yes	
PUBLIC TRANS.	●	C Street	Yes	
WALKING	●	• Main St • C Street • Connection Trails	Yes	Trail connection through parking lot

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Edges of park • Some in central lawn	Very Good	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	●	• 5 tables on Main • 2 at river edge • 2 at campground • 1 at playground • 1 on C street	Fair/Good	Fair/Good	Frequent use	Not to ADA min. requirements	Varying styles of picnic tables Replace wood tables Picnic platform at river front could add more tables.
WATER ACCESS	●	• 2 gravel ramps • 1 asphalt ramp • steep pedestrian access in most places	• Boat Ramp: cracking asphalt needs repair/stabilization • Could use more gravel	• ADA challenges • physical ability challenges	Frequent use	Not to ADA min. requirements	Safety Concerns: Strong water current close to beach
PLAYGROUND	●	1/4 Acre	Fair/Poor: Weathered	No ADA accessibility to structures	Frequent use	Not to ADA min. requirements	Accessible Play Equipment
LAWN	●	7 Acres	• Mown/maintained very frequently • Some dry spots	Easily Accessible	Frequent daily and event use.		• Drainage issues at corners of park • Replace dead/removed Landscape Plants
SPORTS FACILITY	⊗	Informal Opportunities: Open Lawn	Excellent	Good	Some use		Not feasible unless half court basketball or pickleball court
PET ACCOMMODATIONS	●	Entirety of Park: • paths • lawn • waterfront	Good: On leash only. # pet bag stations	Easily Accessible	Frequent use	• No concrete path • No fencing	
PERFORMANCE/EVENTS	●	• amphitheater • mobile stage • open plaza	Excellent	Easily Accessible	Frequent use		Light bollards could be tripping hazards

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible



# MT. FIR PARK



South Fork Ash Creek Riparian Trail



Park Entry Gravel Lot with Rain garden, and Bike Rack



Peace Garden with Bench and Sculpture



Open Flexible Lawn Space with Some Shade Trees

## PARK DESCRIPTION

Mt. Fir Park is a linear 7 acre park that runs north to south between F Street and Becken Road. The park's western border is directly parallel to the South Fork of Ash Creek. Concrete walls with a stormwater rain garden in the gravel parking lot are located at the north entrance of the Park.

The Polk County Master Gardeners OSU garden shares the site along with the South Fork Ash Creek Restoration Project Riparian Trail. A Peace Garden Memorial is tucked into the Northeast quadrant of the site with sculpture, planting, and seating. A 10'x20' picnic shelter in good condition is located in the park. There is no lighting, power, or water available at the shelter.

## PARK ACCESS

The main entrance to the park is located directly off of F Street to a gravel parking lot. An open lawn area provides access to the formalized gardens and raised beds. There is an additional entrance from G Street which leads to a gravel path which accesses the park areas to the south. The southern limits of the site are bound by Becken Road which is a private road.

## SITE CONSTRAINTS

- Permitting adjacent to Ash Creek

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	●	1 rack for 4-5 bikes	Yes	
VEHICLE PARKING	●	• North gravel lot: 8 spaces • South paved lot: 3 striped stalls	Yes	Pave and strip north lot
ADA PARKING	●	1 in South lot	Yes	Pave and strip north lot
PUBLIC TRANS.	●	• F Street • South 7th St	Yes	
WALKING	●	• F Street • South 7th Street • G Street • E Street	Yes	

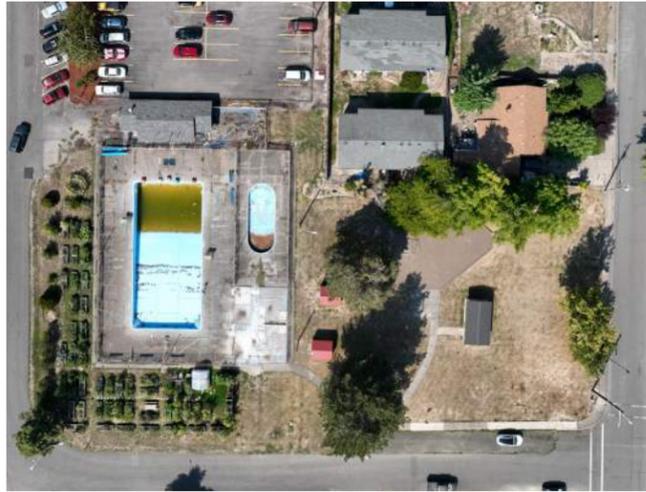
## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Edges of park • Some in central lawn	Very Good	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	●	• 4 tables on pads in lawn • 2 tables under shelter	Fair/Good		Frequent use	Not to ADA min. requirements	Varying styles of picnic tables in good condition.
WATER ACCESS	●	Trail adjacent to South Fork Ash Creek					Trail needs connection to future Ash Creek Trail running south and west
PLAYGROUND	○						
LAWN	●	3 Acres	• Mown/maintained very frequently • Some dry spots	Easily Accessible	Frequent daily and event use.		
SPORTS FACILITY	○	Informal Opportunities: Open Lawn		Good	Some use		
PET ACCOMMODATIONS	●			Easily Accessible	Frequent use	• No concrete path • No fencing	On-leash only
PERFORMANCE/EVENTS	⊗	Limited space					

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible



# HENRY HILL PARK



Henry Hill Park Birdseye Context



Picnic Shelter



Bike rack, Playground, and Community Garden Sheds



Corner View at I St. and 4th St.

## PARK DESCRIPTION

Henry Hill Park is a small neighborhood park joined with a small aquatics facility. The park is located on I Street between South 4th Street and South 5th Street. Henry Hill Park is directly adjacent to the public pool which is currently closed, the surrounding community garden, and Henry Hill Elementary School buildings and grounds which currently house the Central School District.

The park contains a 10' x 20' picnic shelter with 1 picnic bench, a trash can, and a pet bag station. There is a small, gravel area with a swing set and a large arborvitae hedge along the north side of the park. An aged concrete pathway leads to an informal gravel (parallel) parking area to the South on I Street, with a portable restroom along the street. The picnic shelter is constructed on a concrete slab-on-grade, and is covered by a roof supported on wood posts. There is no lighting, power, or water in the shelter. Two storage sheds for the community garden exist on the site.

## SITE CONSTRAINTS

- High costs and health department permitting to renovate and reopen the pool

## PARK ACCESS

Access to the park is provided on I Street, South 4th Street and South 5th Street. A single weathered concrete path leads from I Street to the picnic shelter.

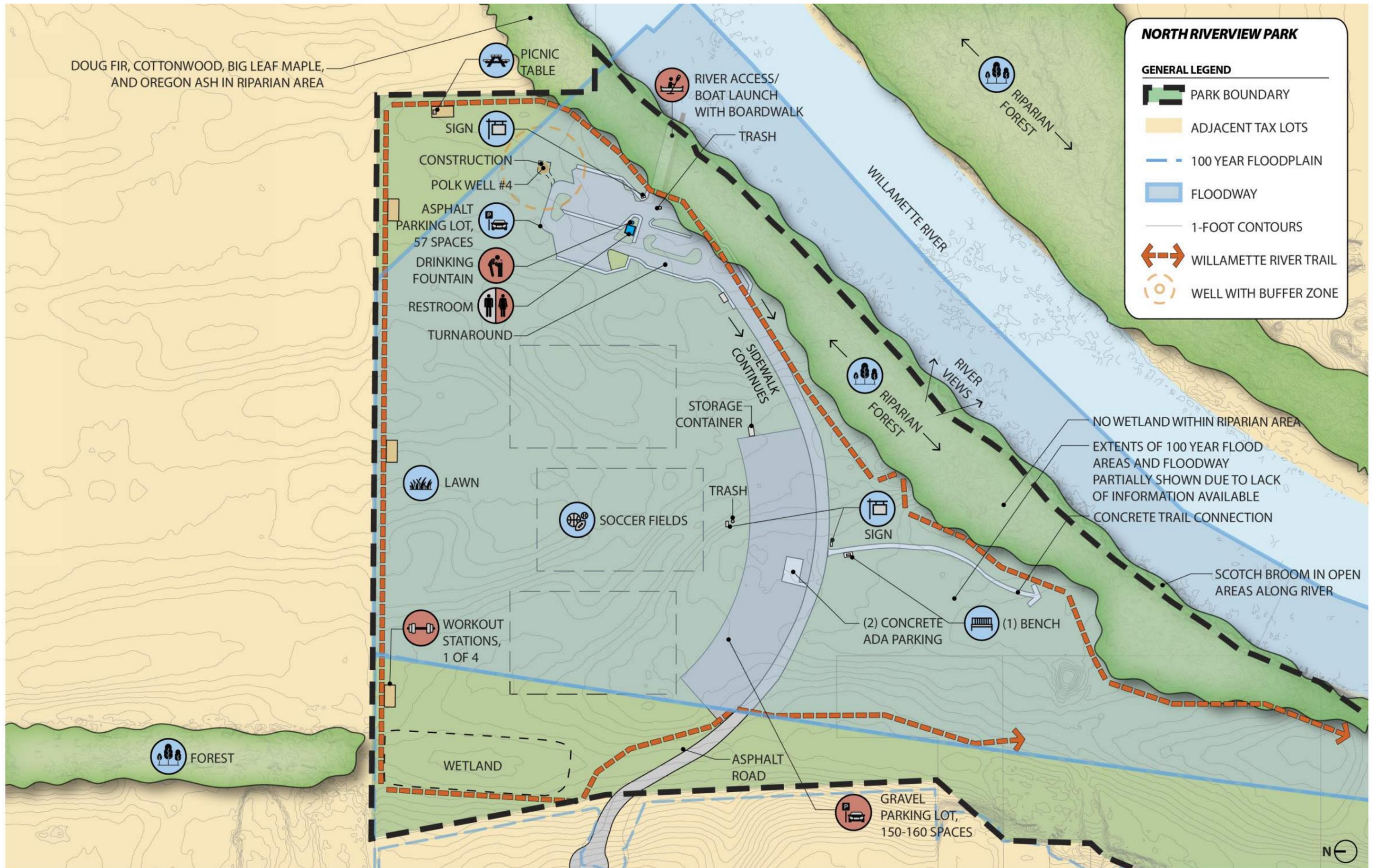
A small gravel area on the southern edge of the park provides informal parallel parking. A larger lot is adjacent to the existing pool.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	●	1 rack for 16 bikes	Yes	
VEHICLE PARKING	●	• Street Parking: 1 Street Gravel Lot: 5 Spaces • Large Lot 33 Spaces	Yes	
ADA PARKING	○	Not marked	Yes	Construct frontage on 4th Street and on I street
PUBLIC TRANSPORT	●	South 5th St	Yes	
WALKING	●	• I Street • S 4th St • S 5th St • C St	Yes	

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Edges of park • Some in central lawn	Very Good	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	●	1 table under a 10 x 20 covered picnic shelter	Fair/Good	Fair/Good	Frequent use	Not to ADA min. requirements	Add more picnic tables
WATER ACCESS	⊗	Not adjacent to water					
PLAYGROUND	●	1/4 Acre	Poor: Weathered Only single swing set	Gravel Surface: Not ADA	Frequent use	Not to ADA min. requirements	Equipment could be more inclusive to abilities
LAWN	●	1/2 Acre	• Mown/maintained very frequently • Some dry spots	Easily Accessible	Frequent use		
SPORTS FACILITY	⊗	Informal Opportunities: Open Lawn	Good	Good	Some use		No space intended for sports specifically. Not feasible unless half court basketball or pickleball court
PET ACCOMMODATIONS	●	Entirety of Park: • paths • lawn	Good: On leash only. # pet bag station	Easily Accessible	Frequent use	No fencing	
PERFORMANCE/EVENTS	⊗	Limited space					

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible





# NORTH RIVERVIEW PARK



Birdseye View of Boat Launch and Gravel Beach



Willamette River from the Boat Launch and Dock

## PARK DESCRIPTION

In 2007, the City partnered with Olsen Agriculture and the State Transportation and Growth Management program to create a conceptual design for the development of Olsen's 66 acre property north of town. Much of the property is located within the floodplain of the Willamette River, rendering those areas unbuildable. The conceptual design process explored possible uses for the buildable portions of the land, and also examined the feasibility of developing the low land for use as city ball fields. The City worked with the Oregon National Guard to develop the North Riverfront Ball Field Complex. Phase I of implementation which is currently built, includes an access road, parking lot, boat launch, boat dock, a fitness loop, a National Guard facility, and built restrooms, that are currently locked due to vandalism, for the 50 acres of park land. The large informal gravel lot is storage for a large pile of mulch, with a storage container on site. North Riverfront Park is also the northern limit of the Willamette River Trail, a soft surface walking/jogging path that starts in Riverview Park and follows the Willamette River north to North Riverfront Park. The looped trail is approximately 5 kilometers round trip. Ample water and dog bowl facilities, Signage, and pet bag dispensers.

76 Water service is turned off.

## PARK ACCESS

Access to the North Riverview Park is provided for vehicles off of North Main Street and Deann Drive. Pedestrian and bicycle access can use the city sidewalks to reach Deann Drive or use the Willamette River Trail for access to the park from Riverview Park downtown.

## SITE CONSTRAINTS

- Permitting and durability of improvements within floodplain of the Willamette River.
- Water wells on site
- Previous study for a formalized sports complex (2023) was developed for this site and found the conditions to be extremely challenging for implementation.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
 BIKE RACKS	○			
 VEHICLE PARKING	●	• 6 Boats Parking • Large Lot 61 Spaces	Yes	Lot needs striping Gravel lots needs paving
 ADA PARKING	●	• 3 Large ADA car and boat spaces	Yes	
 PUBLIC TRANSPORT	●	Main Street	Yes	
 WALKING	●	• Main St • C Street • Connection Trails	Yes	



Fitness Station



Soft Surface Fitness Loop

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
 CANOPY/SHADE	●	• Edges of park	Natural edges only	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
 PICNIC	●	• Only 1 table for whole park • Informal picnicking in lawn space	Fair/Good	no accessible pathways	Frequent use	Not to ADA/accessible min. requirements	Varying styles of picnic tables in good condition. could add more tables.
 WATER ACCESS	●	• Asphalt ramp • Pedestrian dock	• Boat Ramp: excellent condition • Dock: settled/twisted slope. Not inclusively accessible	• ADA challenges • physical ability challenging • ADA access not feasible	Frequent use	Not to ADA/accessible min. requirements	Safety Concerns: Strong water current close to beach
 PLAYGROUND	○						
 LAWN	●	50 Acres	• Mown/maintained very frequently • Not irrigated	Easily Accessible	Frequent use		
 SPORTS FACILITY	●	• 2 full size soccer nets • (4) fitness stations	Flooding and drainage issues of lawn. Wear of fitness equipment	Good	Frequent use		• Add sand to fields to aid w/ drainage and compaction • Irrigation upgrade needed • Replace/upgrade fitness stations
 PET ACCOMMODATIONS	○			Easily Accessible	Frequent use	• No concrete path • No fencing	• On-leash only • No pet waste stations • No dog water fountains
 PERFORMANCE/ EVENTS	○						

 Amenity present in good condition     
  Amenity present in condition needing improvement     
  Amenity not present     
  Amenity not feasible



# INDEPENDENCE DOG PARK



Park Signage and Community Board w/ Pet Bag Station



Shade Trees, Seating, and Dog Play Challenges



Fenced-In Open Lawn Space with Some Shade



Trash, Water, and Storage Structure on Site

## PARK DESCRIPTION

The Independence Dog Park is located on Grand Street just east of Highway 51, about 1/4 mile north of downtown. Just over two acres, the popular park was conceived by a group of community volunteers in 2011. It includes separated areas for small dogs and big dogs, a pet waste station, shady trees, and a water station for dogs and their owners. The facilities include a chain link fences, a portable restroom, and signage.

## SITE CONSTRAINTS

- Specialty use
- Change in grading from parking to enclosed areas

## PARK ACCESS

The park is accessed via the Willamette River Trail which starts in Riverview Park downtown and runs north all the way to the North Riverfront Ballfield Complex and boat ramp. Grand Street directly ends into a large gravel parking area between this park, and the Grand Street Park Field.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○	No bike racks		Trail Connection
VEHICLE PARKING	●	• Gravel lot • 33 spaces	Yes	New Gravel and Grading needed annually
ADA PARKING	○	• Informal spaces in gravel lot	No	
PUBLIC TRANSPORT	●	Main Street	Yes	
WALKING	●	• Main St • Grand St • Polk St • Monmouth St. • Trail connection	Yes	No paved walkway to park

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Edges of park • Some in central lawn	Good	At edges of mown lawn areas, at entry of park, and along trail	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	⊗	Conflict of uses					
WATER ACCESS	⊗	Not adjacent to water					
PLAYGROUND	⊗	Conflict of uses					
LAWN	●	2 Acres	• Mown/maintained frequently • Unirrigated • Very spotty and dry seasonally	Easily Accessible	Frequent daily and event use.		
SPORTS FACILITY	⊗	Conflict of uses					
PET ACCOMMODATIONS	●	Entirety of Park: • paths • lawn	Excellent: Off Leash 1 pet waste station	Easily Accessible	Frequent use		Some updates/maintenance/clean up of water and restroom facility
PERFORMANCE/EVENTS	⊗	Conflict of uses					

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible

**INDEPENDENCE LANDING PARK**

**GENERAL LEGEND**

-  PARK BOUNDARY
-  ADJACENT TAX LOTS
-  100 YEAR FLOODPLAIN
-  FLOODWAY



- WILLOW SCRUB RESTORATION
- WETLAND RESTORATION
- GRAVEL PATH

- BENCH (13 TOTAL) 
- OTHER SITE FURNITURE

- ORNAMENTAL PLANTING
- CONCRETE PATH
- TRASH, 1 OF 2
- BENCH, 1 OF 6 IN GROUP (13 TOTAL)

 RIVER ACCESS

 PARKING LOT



# INDEPENDENCE LANDING PARK



Informal seating plaza facing the river



Seating along gravel connection trail



Concrete promenade along river



Informal foot access to river edge

## PARK DESCRIPTION

This linear park extends the Waterfront Trail to the South and connects nearby apartments and a hotel to the riverfront. It contains a large open lawn space, a series of paved and unpaved pathways, a small tree grove, stormwater facilities, and several pockets of bench seating.

## PARK ACCESS

The site is accessible via the Riverfront Trail and adjacent to a large public parking lot tied to Riverview Park. It acts as a through way for bikes and pedestrians along the riverfront, as well as serves the hotel and apartment developments immediately to the west.

## SITE CONSTRAINTS

- Newly constructed park may not warrant additional investments

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○			Lack of bike racks
VEHICLE PARKING	●	• Apartment Parking • 83 Spaces in Riverview Park	Yes	
ADA PARKING	●	• Apartment Parking	Yes	
PUBLIC TRANSPORT	●	C Street	Yes	
WALKING	●	• Main St • C Street • Connection Trails	Yes	

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Some shade trees, but very young. Not any shade throughout the space except at natural edge	New (small) or at waterfront edge	Adjacent to paved and gravel pathways	Frequent use	Waterfront edge	All Park trees pruned on a 5-7 yr cycle.
PICNIC	○	No picnic tables or structures.					Plenty of space/opportunities for picnic tables, or informal picnicking on benches.
WATER ACCESS	●	Pedestrian foot-path only	Informal path not maintained	No ADA accessibility	Occasional use	Not to ADA min. requirements	Safety Concerns: Strong water current close to beach
PLAYGROUND	⊗	Ample nearby facilities					
LAWN	●	5 Acres	• Mown/maintained very frequently • Non Irrigated • Some dry spots	Easily Accessible	Frequent daily and event use.		
SPORTS FACILITY	○	Informal Opportunities: Open Lawn					No space intended for sports specifically. Ample nearby facilities
PET ACCOMMODATIONS	○			Easily Accessible	Frequent use	No fencing	• On-leash only • No pet waste stations • No dog water fountains
PERFORMANCE/EVENTS	⊗	Ample nearby facilities					

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible



**GRAND ST PARK**

**GENERAL LEGEND**

- PARK BOUNDARY
- ADJACENT TAX LOTS
- 100 YEAR FLOODPLAIN
- FLOODWAY
- 1-FOOT CONTOURS
- WELL WITH BUFFER ZONE

WILLIAMS ST



# GRAND STREET PARK



Open Informal Lawn Space, Unirrigated



ADA Portable Restroom Facility, and Parking Concrete Blocks



Willamette River Trail Concrete Path Connection



Mowed, Unirrigated Lawn Seasonally Dries Out

## PARK DESCRIPTION

Grand Street Park is located on Grand Street just east of Highway 51, about 1/4 mile north of downtown. The Park is approximately 3 Acres of open informal unirrigated lawn space, frequently mown.

Located adjacent to the Independence Dog Park, the parking area, portable restroom, dog bag station, trash, and water amenities are shared.

The Willamette River Trail runs continuously along the east side with a generous concrete trail providing good connection to adjacent park spaces.

## PARK ACCESS

The park is accessed via the Willamette River Trail which starts in Riverview Park downtown and runs north all the way to the North Riverfront Ballfield Complex and boat ramp. Grand Street directly ends into a large gravel parking area between this park, and the Independence Dog park.

## SITE CONSTRAINTS

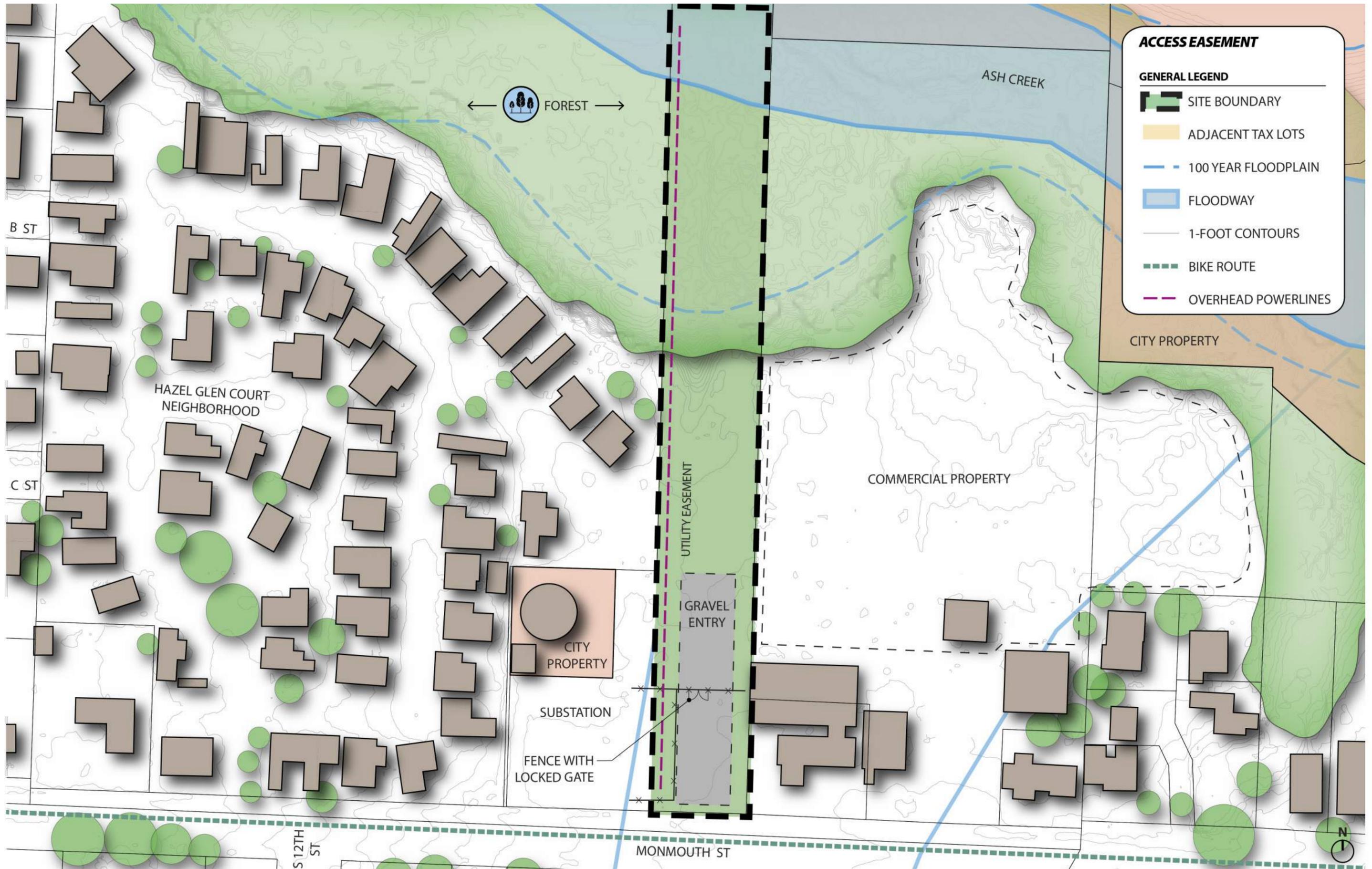
- none

	availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
bike racks	○	No bike racks		Trail Connection
vehicle parking	●	• Gravel lot • 33 spaces	Yes	City Comment: Lot needs striping
ADA parking	○		No	
public transport	●	Main Street	Yes	
walking	●	• Main St • Grand St. • Polk St • Monmouth St. • Trail connection	Yes	

## PARK AMENITIES INVENTORY

	availability	+/- size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	●	Edges of park	Good	At edge of mown lawn areas, at entry of park, and along trail			All Park trees pruned on a 5-7 yr cycle.
picnic	○						No picnic tables. Possible picnic opportunities on benches in the shade.
water access	⊗	not adjacent to water					
playground	⊗	Nearby playground at Riverview Park.					
lawn	●	5 Acres	• Mown/maintained frequently • Unirrigated • Very spotty and dry seasonally	Easily Accessible	Frequent daily and event use.		
sports facility	○				Frequent use		• No sports equipment on site noted. • add sand to aid w/ compaction & drainage
pet accommodations	○			Adjacent to Dog Park			
performance/events	⊗	Nearby venue at Riverview Park.					

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible



# ACCESS EASEMENT



Pacific Power Easement



Pacific Power Easement



Power lines, seasonally mown open area



Power lines, seasonally mown open area

## SITE DESCRIPTION

This linear parcel of land is currently restricted to public access and supports overhead power lines. It has a rough gravel area for vehicular access and parking for City and utility staff. It has grasses that are occasionally mowed to allow maintenance access. It contains a small segment of Ash Creek and connects to City Property A to the North. It holds potential for a trail connection as part of the overall network.

## SITE ACCESS

The site is currently restricted by a chain link fence and locked vehicular gate, only accessible to city and utility staff. It has dense vegetation to the East and North, but connects with City Property A. There is driveway access on the South end of the property off of Monmouth St, which has a bike lane and nearby transit stops.

## SITE CONSTRAINTS

- Overhead power lines
- Adjacency to utilities
- Undeveloped property to the North
- Ask Creek crossing and floodplain

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○			
VEHICLE PARKING	●	Open gravel area		Restricted by locked gate
ADA PARKING	○			
PUBLIC TRANSPORT	●		One stop on E Street	
WALKING	○		Adjacent to City Property A	

## PARK AMENITIES INVENTORY

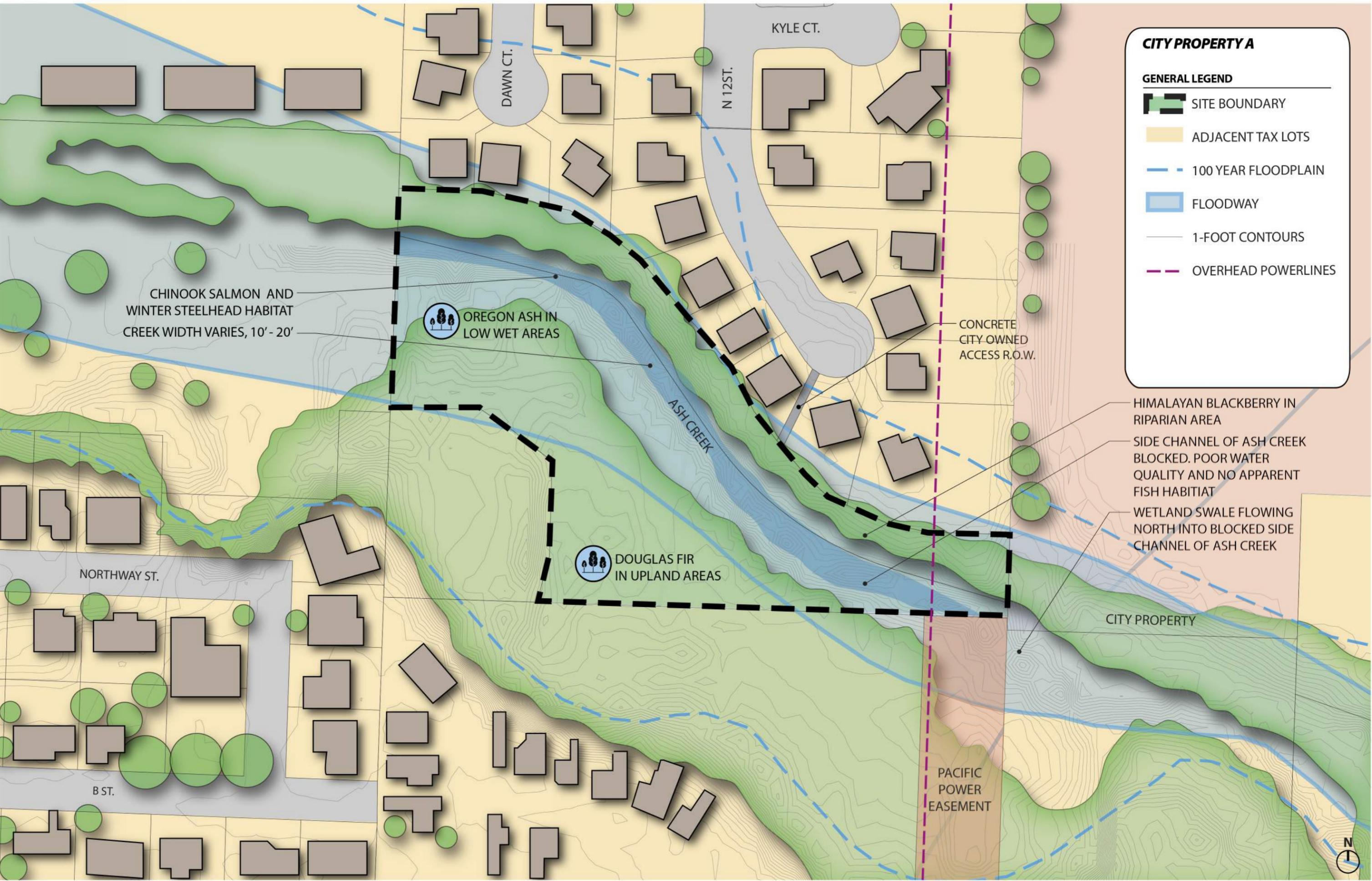
	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	Edges of lot	Overgrown/invasives	Not accessible	Infrequent use or not used	Power lines require clearances from tree canopy for safety	All Park trees pruned on a 5-7 yr cycle.
PICNIC	⊗	Conflict of uses with utility infrastructure					
WATER ACCESS	○						
PLAYGROUND	⊗	Conflict of uses with utility infrastructure					
LAWN	○						
SPORTS FACILITY	⊗	Limited space					
PET ACCOMMODATIONS	○						
PERFORMANCE/EVENTS	⊗	Limited space					

● Amenity present in good condition    
 ● Amenity present in condition needing improvement    
 ○ Amenity not present    
 ⊗ Amenity not feasible

**CITY PROPERTY A**

**GENERAL LEGEND**

-  SITE BOUNDARY
-  ADJACENT TAX LOTS
-  100 YEAR FLOODPLAIN
-  FLOODWAY
-  1-FOOT CONTOURS
-  OVERHEAD POWERLINES



CHINOOK SALMON AND WINTER STEELHEAD HABITAT CREEK WIDTH VARIES, 10' - 20'

 OREGON ASH IN LOW WET AREAS

 DOUGLAS FIR IN UPLAND AREAS

CONCRETE CITY OWNED ACCESS R.O.W.

HIMALAYAN BLACKBERRY IN RIPARIAN AREA  
SIDE CHANNEL OF ASH CREEK BLOCKED. POOR WATER QUALITY AND NO APPARENT FISH HABITAT  
WETLAND SWALE FLOWING NORTH INTO BLOCKED SIDE CHANNEL OF ASH CREEK

CITY PROPERTY

PACIFIC POWER EASEMENT



# CITY PROPERTY A



Pacific Power Easement



Storm Drainage into Ash Creek



Power lines, seasonally mown open area



Overgrown/invasives in riparian areas

## SITE DESCRIPTION

City Property A is a densely vegetated site along Ash Creek, between two residential neighborhoods. It lies mostly within the flood way of the Creek, and holds potential value for controlling flood waters, reducing heat island effect, and providing salmon and other wildlife habitat.

The Ash Creek Trail Master Plan outlined potential improvements along the creek at this and adjacent sites.

## SITE ACCESS

There is currently no accessible entry into this space. The access to the north is fenced and blocked by overgrown vegetation, as is potential entry from the wastewater treatment plant. Potential access could occur from the South from the Access Easement property if vegetation was removed. Much of the site is overgrown with invasives and dense vegetation, restricting movement.

## SITE CONSTRAINTS

- Lack of access
- Invasive species
- Ash Creek and floodplain
- Permitting restrictions
- Improvements dependent on improvements to adjacent properties for access and continuity
- Site for previous riparian restoration work

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○			
VEHICLE PARKING	○			
ADA PARKING	○			
PUBLIC TRANSPORT	○			
WALKING	○			

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	Edges of lot	Overgrown/ invasives	Not accessible	Infrequent use or not used		All Park trees pruned on a 5-7 yr cycle.
PICNIC	○						
WATER ACCESS	○						
PLAYGROUND	⊗	Conflict of uses					
LAWN	⊗	Conflict of uses					
SPORTS FACILITY	⊗	Conflict of uses					
PET ACCOMMODATIONS	○						
PERFORMANCE/EVENTS	⊗	Conflict of uses					

● Amenity present in good condition    ● Amenity present in condition needing improvement    ○ Amenity not present    ⊗ Amenity not feasible

# CITY PROPERTY B EXISTING SITE ANALYSIS (BY OTHERS)

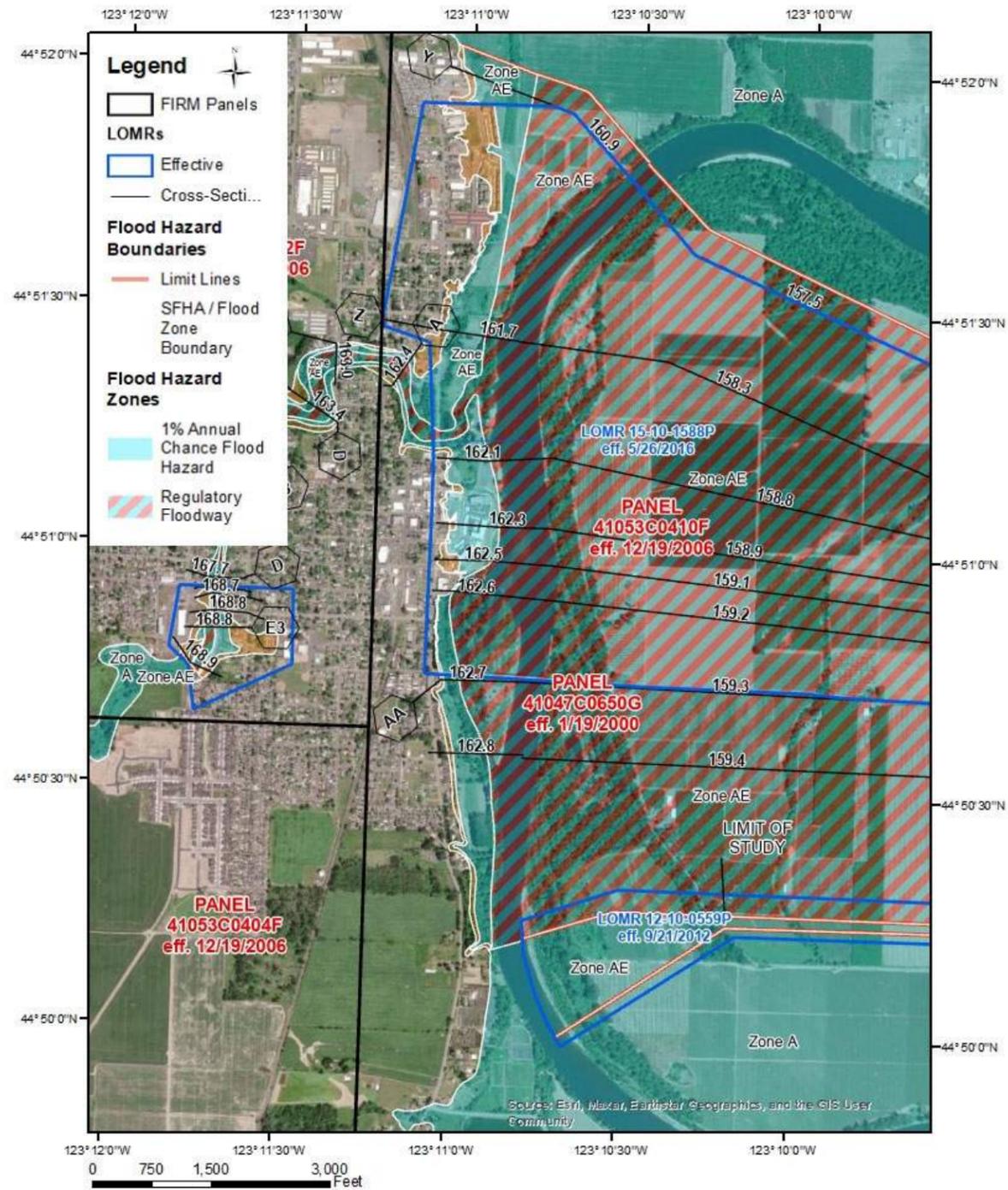


Figure 3 – Study area with Effective FEMA flood hazard mapping



Photo 1. Typical vegetation of study area (Facing south).



Photo 2. Trees in Wetland A (Facing south).



Photo 3. Plot in Wetland A (Facing South).



Photo 4. Upland vegetation of wetland A (Facing west).

# CITY PROPERTY B



Aerial View



Aerial View



Aerial View



Aerial View

## SITE DESCRIPTION

This group of parcels sit adjacent to the Willamette River, east of Main St. and some residential properties, and south of Independence Landing. Much of it lies within the floodplain of the River, and it floods often. It is interrupted by a few private parcels that would require easements to allow for continuity. Much of it is densely vegetated, with a large amount of tree cover.

## SITE ACCESS

This group of publicly owned sites has no formal access on foot or by vehicle. Portions of the site are adjacent to Main St and the Willamette River Trail terminates at the boundary of Independence Landing on its North end.

## SITE CONSTRAINTS

- Limited Access into site
- Located in floodplain
- Environmental regulations and permitting
- Adjacent land ownership that breaks up continuity
- Potential conflict at south end of path and existing wells.
- No access to sidewalks or bike lanes at south end.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	○			
VEHICLE PARKING	○			
ADA PARKING	○			
PUBLIC TRANSPORT	○			
WALKING DIST	○			

## PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	ACCESSIBILITY	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	Edges of lot	Overgrown/ invasives	Not accessible	Infrequent informal use		
PICNIC	○						
WATER ACCESS	○						
PLAYGROUND	⊗	Limited space					
LAWN	⊗	Conflict of use with sensitive habitat areas					
SPORTS FACILITY	⊗	<ul style="list-style-type: none"> <li>• Limited space</li> <li>• Conflict of use with sensitive habitat areas</li> </ul>					
PET ACCOMMODATIONS	○						
PERFORMANCE/EVENTS	⊗	<ul style="list-style-type: none"> <li>• Limited space</li> <li>• Conflict of use with sensitive habitat areas</li> </ul>					

● Amenity present in good condition    
 ● Amenity present in condition needing improvement    
 ○ Amenity not present    
 ⊗ Amenity not feasible



## Section 6: Constraints

# DEVELOPMENT FEASIBILITY: OVERVIEW

## PROCESS OVERVIEW

While determining which improvements to make to the City's Park system, it's important to understand and account for site and project constraints that could limit or slow implementation, add project costs, put the investment at risk, or only achieve minimal returns on addressing the community's needs. The PSMP reviewed and considered several constraints outlined below to help frame the context for identifying potential improvements and prioritizing system-wide projects.

## CONFLICT OF USES AND ADJACENCIES

Existing site amenities and features, as well as the surrounding context, are important to consider when placing new amenities in a park. Projects need to make sure uses are compatible when it comes to user groups, circulation, noise and energy level, and neighboring properties. Care should be taken to preserve sensitive habitat and ecosystems when considering additional uses for each site.

## COSTS OF IMPROVEMENTS OR MAINTENANCE

The City has a limited amount of funds and staff time each year for maintaining existing amenities, as well as adding new ones. With construction costs continuing to escalate, it's important to balance the quantity and quality of improvements to ensure long-term use and maintenance costs of the City's investment. With so many projects to choose from, trade-offs should be considered around choosing a few large projects versus several smaller ones when trying to maximize community impact and access.

## PROJECT TIMELINE

Some types of projects or improvements require additional time in the schedule due to added coordination or review steps. These factors can significantly delay when a project is completed and ready for community use. Projects that typically require extra effort include those that affect the public right-of-way, cross property boundaries, interact with utilities, are located near floodplains or wetlands, or trigger updates to other City planning documents.

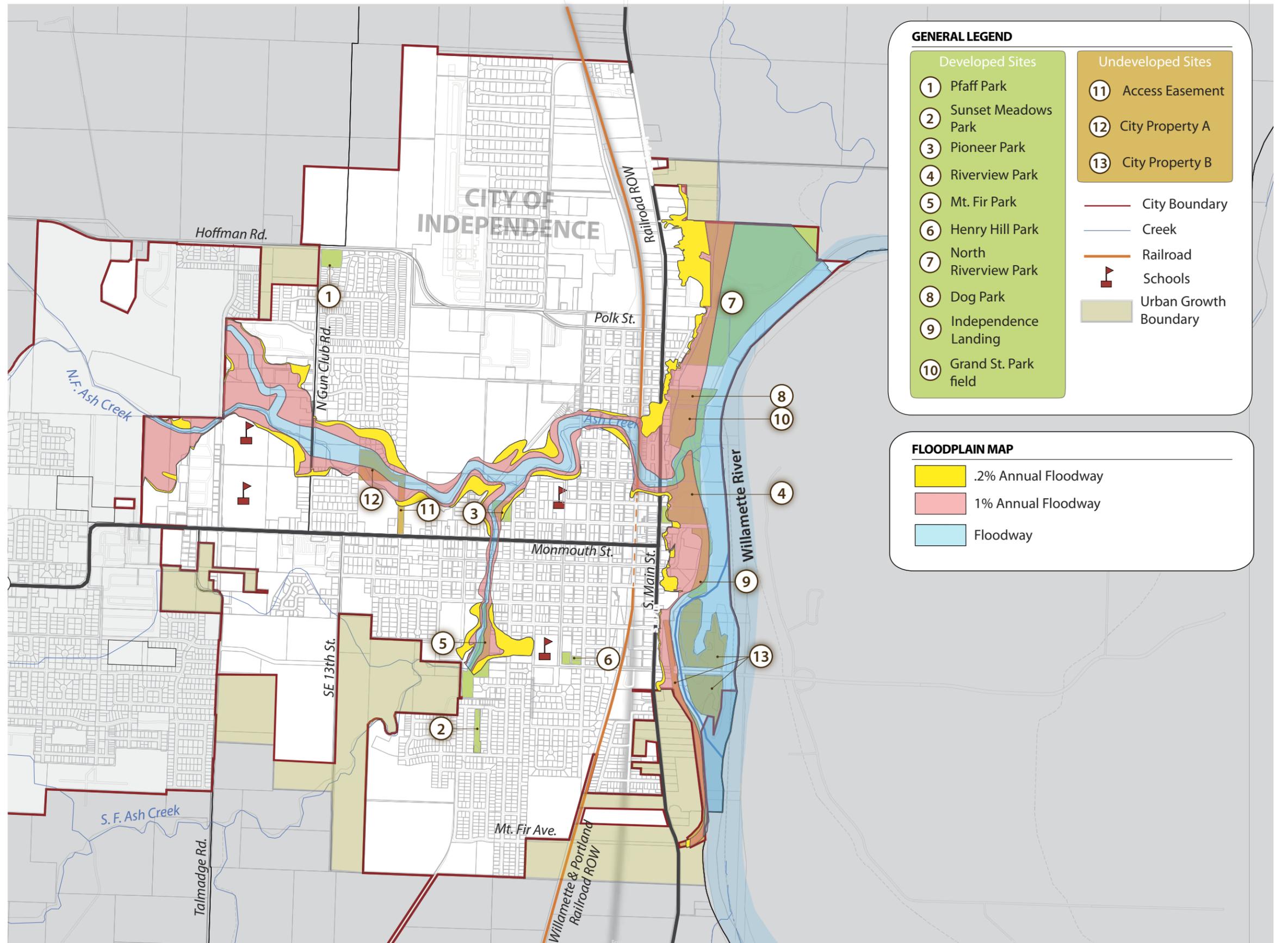
## AVAILABLE SPACE, RESOURCES, OR INFRASTRUCTURE

Due to the size of available City properties and the presence of existing amenities and features, some amenities simply won't fit in the available space in certain parks. Some properties will not have access to the needed infrastructure to support operations, such as power, water, or sewer. Some desired amenities require specialty resources - like stream or riverfront - that aren't present on some sites.

## LAND OWNERSHIP

Many park system plans look to address needs through the purchasing of land that the City doesn't yet own in order to fill service gaps or promote connectivity. This often comes with additional legal processes, extra time, and added costs that can drag on implementation or significantly reduce funding available for other work.

# FLOODPLAIN MAP



**GENERAL LEGEND**

Developed Sites		Undeveloped Sites	
①	Pfaff Park	⑪	Access Easement
②	Sunset Meadows Park	⑫	City Property A
③	Pioneer Park	⑬	City Property B
④	Riverview Park		
⑤	Mt. Fir Park		
⑥	Henry Hill Park		
⑦	North Riverview Park		
⑧	Dog Park		
⑨	Independence Landing		
⑩	Grand St. Park field		

— City Boundary  
 — Creek  
 — Railroad  
 Schools  
 Urban Growth Boundary

**FLOODPLAIN MAP**

.2% Annual Floodway  
 1% Annual Floodway  
 Floodway



# DEVELOPMENT CONSTRAINTS: FLOODPLAIN

## // WETLAND AND FLOODPLAINS

Several City properties lie within or adjacent to the floodway or floodplain of Ash Creek or the Willamette River. This condition limits what can or should be built in these areas and carries with it additional permitting costs and time that could delay projects significantly. Locating improvements in these areas could put them at risk for damage, limit their year-round availability for public use, and also account for an increased amount of maintenance time and costs for upkeep.

### FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) – ENDANGERED SPECIES ACT (ESA) INTEGRATION IN OREGON

FEMA is preparing an Environmental Impact Statement (EIS) to assess the agency's effects on ESA species through its implementation of the NFIP. FEMA began coordinating with communities participating in the NFIP to determine how they meet or plan to meet ESA requirements. In general, the NFIP-ESA requires a range of potential measures that NFIP-participating communities must implement collectively (i.e., across the state of Oregon) to

meet a "no net loss" standard for flood storage, water quality, and riparian vegetation, three key natural floodplain functions.

The City participates in the NFIP, and, as such, is in the process of implementing a new floodplain management ordinance to comply with the NFIP-ESA. In general, development (i.e., defined as "any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials." Per 44 C.F.R. 59.1, in special flood hazard areas (i.e., "SFHA", FEMA-mapped flood plains or floodways) must comply with "no net loss" standards in the NFIP-ESA. Development activities:

1. Cannot reduce the ability of fish to access and egress undeveloped spaces within an SFHA
2. Cannot increase the amount of impervious surface area within an SFHA or must use low-impact development techniques (i.e. green stormwater infrastructure) to infiltrate and treat stormwater runoff from new impervious surface areas.

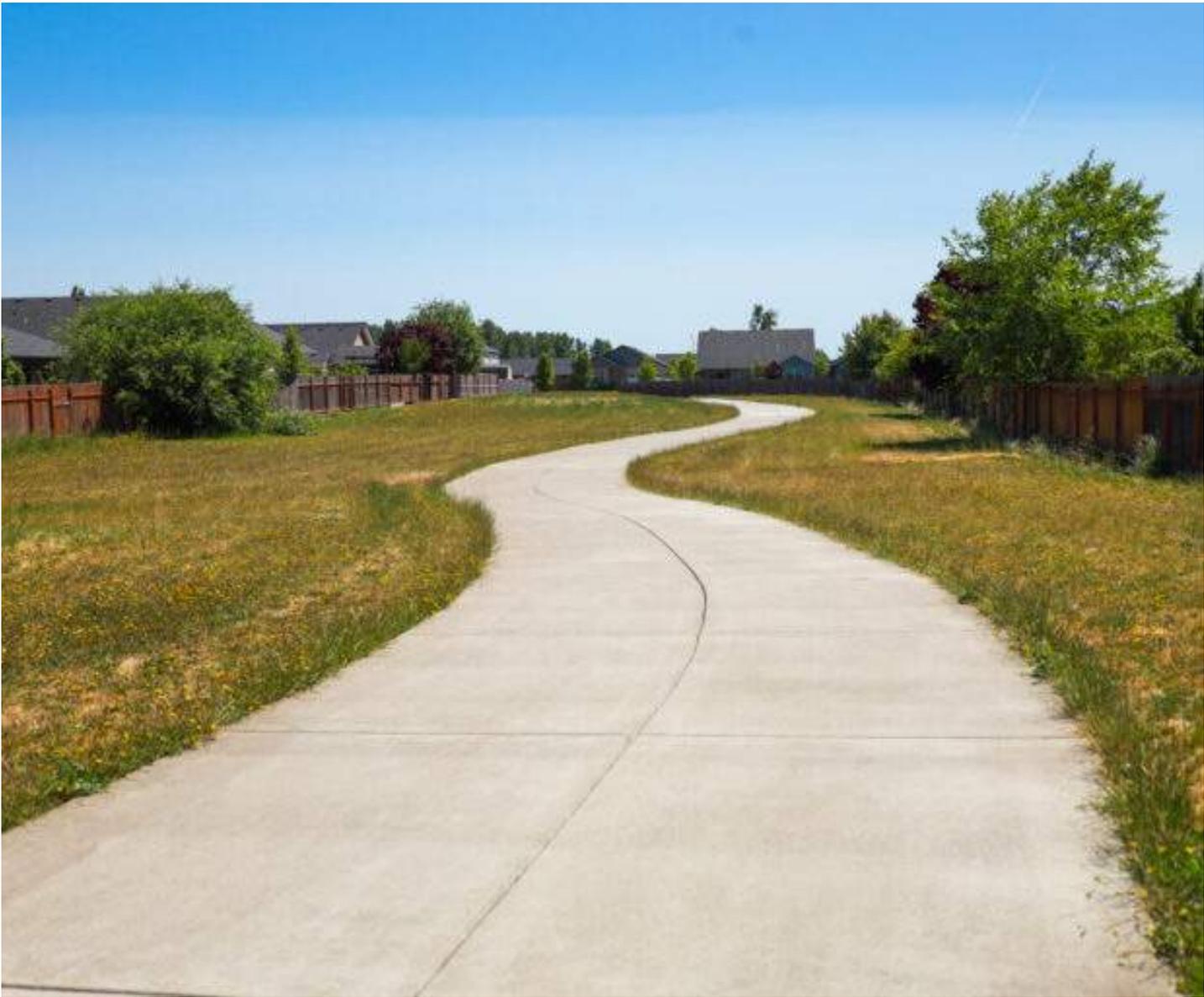
3. Cannot result in the net loss of trees 6 inches in diameter at breast height or greater within an SFHA.

Proposed projects within this PSMP potentially located within a mapped SFHA must document how they meet the "no net loss" standard. This could include additional environmental field work such as wetland/waterway delineations, fish habitat assessments, an ecological assessment, tree surveys, geotechnical investigations, and stormwater management design. Projects that cannot meet the "no net loss" standard need to provide onsite mitigation (preferred) or offsite mitigation for the lost floodplain functions.

Therefore, projects within a mapped floodplain or floodway or within 170 feet (i.e., the riparian buffer zone) of wetlands or waterways using the state/national wetland inventory and that create new impervious areas or other grading that may impact existing topography will pose greater implementation challenges due to these constraints.



RIVERFRONT PARK AFTER RAIN STORM - APRIL 2019



## Section 7: Recommendations

## RECOMMENDATION OVERVIEW

The recommendations of this Plan prioritize the alignment of development code, park and trail planning and improvements, and maintenance with the Community Values, priorities, and available resources. They focus on upgrades to and maintenance of current City assets and properties in a way that incorporates the desired recreational amenities to meet current industry standards.

The goal of the development code updates were to provide clear parameters and expectations for land dedication as part of private residential development. This will help supplement the existing park system with new amenities as the population increases and expands from its current boundary.

The trail and park recommendations built off of previous studies and aligned the approaches with current community needs and updated constraints. They included known obstacles that could lead to increased costs, schedule delays, or regulatory hurdles during the design or construction. Designs included ways to improve resilience and reduce maintenance resource use in the future. Park recommendations were a reflection of the inventory process that identified missing amenities that were feasible to add, as well as ones that needed upgrades.

## 7.1 DEVELOPMENT CODE & LAND DEDICATION

The City's PSMP is intended to assess the current parks, trails, and recreational facilities within the City and its UGB, and to provide recommendations for future improvements to parks, trails, and amenities throughout the community.

Following adoption of this PSMP, the City anticipates updating selected sections of its Comprehensive Plan (see Appendix) and Development Code to support its implementation. One potential focus area involves revising Development Code provisions related to the future dedication of land or facilities by developers for park and recreation use. This memo outlines the current Code requirements, identifies potential updates, and presents key discussion questions for consideration.

It should be noted that park land or park facility dedication is just one element of a larger set of strategies that can be used to acquire land and fund the development, maintenance, and operation of park and recreation facilities.

For example, park land dedication can work in concert with and must be coordinated with use of System Development Charges

("SDCs"), which are also used to pay for the development of facilities that serve new growth and development. In some cases, SDCs may be a more appropriate mechanism for funding such facilities, particularly for improvements to existing parks that serve larger areas or the community as a whole, compared to parks that serve a more discrete geographic area. The relationship between park land dedication and SDCs is noted in several cases in this section. The following graphic also illustrates the range of tools that cities in Oregon use to help achieve objectives related to acquisition of park land and development of park and recreation facilities.

Ultimately, park dedication requirements, in combination with other funding and land acquisition strategies, should be aimed at achieving the overall objectives of the PSMP and the City's vision and available resources for providing park and recreation facilities. The PSMP will articulate those issues to provide the foundation for the types of recommendations contemplated in this section.



## EXISTING REQUIREMENTS

The City currently requires dedication of land for park and recreation purposes as part of its Subdivision requirements in Section 90 of the Development Code. Subsection 90.90.060 includes the following requirements.

### 90.90.060 Land for Public Purposes

A. The applicant shall dedicate to the City a tract of land within or adjacent to the proposed subdivision, not less than 6.25 percent of the gross area of said subdivision for public park and recreation purposes. Any tract of land dedicated shall be approved by the City as being suitable and adaptable for park and recreation uses.

B. At the option of the Planning Commission, the City may permit the applicant to pay a sum of money in lieu of dedication of land. Said sum shall equal 13.0 percent of the market value of the undivided land as of the date of final plat approval, as carried on the tax roll or as determined by the Polk County Assessor. Payment of said funds must be made at the time of approval of the final plat map.

C. All funds collected in lieu of land shall be credited to a public park and recreation development fund which may only be expended by resolution of the City Council for the purpose of acquiring land for park and recreation purposes or for the development of existing park lands.

## POTENTIAL UPDATED REQUIREMENTS AND DISCUSSION QUESTIONS

The City may want to update its existing requirements based on current best practices and findings from other communities which utilize similar code provisions. Project staff have reviewed requirements from several jurisdictions and identified a set of best practices and questions for the City. They include the following topics and preliminary recommendations.

### // THRESHOLD(S) FOR APPLICATION

Currently there is no minimum size threshold for application of the park dedication requirements. The City should determine whether it wants to establish a minimum threshold for the size of a subdivision (in terms of acres or dwelling units) to which these requirements apply. Below a certain threshold, the amount of land dedicated for a park likely will not be manageable or practical for creating a park. For example, a 20-lot subdivision with 6,000 square foot lots, would result in a dedication of 7,500 sf of land – possibly enough for a pocket park or small playground but not much more than that.

### RECOMMENDATIONS

- Establish a threshold for the size of land dedicated to construct developed park facilities (e.g., neighborhood or mini-neighborhood parks) as described in the Tiered Approach summarized below.
- Ensure that land dedication or easement requirements are applied to high priority trail corridors as part of the development process.

## // FEE-IN-LIEU PROVISIONS

The City's current requirements incorporate a fee-in-lieu provision. It states that: "At the option of the Planning Commission, the City may permit the applicant to pay a sum of money in lieu of dedication of land. Said sum shall equal 13.0 percent of the market value of the undivided land as of the date of final plat approval, as carried on the tax roll or as determined by the Polk County Assessor. Payment of said funds must be made at the time of approval of the final plat map." Fee-in-lieu provisions are considered a best practice for park dedication requirements and are important to ensure that smaller developments contribute to the cost of land acquisition to support development of new, future parks.

## RECOMMENDATIONS

- Retain the fee-in-lieu provision in the dedication requirements.
- Incorporate thresholds for the fee-in-lieu provisions in the Tiered Approach described below.
- Reassess the percentages associated with these provisions to ensure that they accurately reflect the amount of land needed to support the park system.

## // TIERED APPROACH

A tiered approach is recommended for the dedication requirements. The recommended structure is as follows:

- **Small developments.** For developments where the required dedication will be less than 0.25 acres, the development will contribute a fee-in-lieu of land dedication that would be used to pay for land acquisition by the City to build needed parks.
- **Medium size developments.** For developments of where the required dedication will be between 0.25 and 1.5 acres, the development will dedicate land for and potentially construct a small park or recreation facility, such as a pocket park, play area, or plaza with recreational amenities. This facility can be dedicated to the public and managed by the City or it can be managed and maintained by the property owner or associated homeowner's association or similar organization. It will be used primarily by residents of the development but if it fronts a public street, it will be open to and accessible by the general public.
- **Large developments.** For developments where the required dedication will be greater than 1.5 acres, the development will dedicate land consistent with the updated land dedication requirements. The developer can develop the facility with amenities identified in the PSMP and receive SDC credits for their costs where eligible or the required facility can be developed by the City. In either case, the park will be dedicated to and maintained by the City and would be open and accessible to all city residents.

In addition to this set of requirements, the Development Code should also require dedication of land or easements needed to create trails or trail connections that are identified in the City's PSMP or local area plans such as the Southwest Independence Concept Plan.

## // SITE REQUIREMENTS FOR DEDICATED LAND

Currently, the City requires that any tract of land dedicated be "suitable and adaptable for park and recreation uses." We note that does not meet the state requirement for residential code standards to be clear and objective. It also opens the door for significant variations in how the requirements are applied, with potentially disparate results for different subdivisions and neighborhoods. As a result, the City may want to consider including additional, more specific requirements that describe the condition of the land to be dedicated, such as:

- Relatively flat (average slope of no more than a certain percent).
- Relatively unconstrained by natural resources (e.g., no more than a certain percent may be subject to riparian, wetland, or similar constraints).
- Minimum width requirements (to ensure that a dedicated piece of land isn't too narrow for development of desired facilities or amenities)

## RECOMMENDATIONS

Incorporate more specific requirements associated with future land dedications, including the following:

- **Topography:** The average slope of the portion of the site located outside a natural resource area may not exceed five (5) percent.
- **Constraints:** Any dedicated property must include a minimum of 25,000 square feet of land or 60 percent of the total site area (whichever is greater) that is free of natural resource constraints.
- **Access and safety barriers:** Land area must be contiguous and uninterrupted by vehicular circulation or other obstacles that pose safety or access issues to the general public.
- **Trail Corridors:** Land or easements to be used for trail corridors must include a minimum width of 20 feet to accommodate trails and setbacks located outside the boundaries of any adjacent riparian area or other natural resource feature.
- **Minimum width or length:** The minimum shortest dimension of the site shall be no less than 100 feet to ensure that it is adequate to accommodate the types of amenities required for a given park category (e.g., playground, open turf area, or other larger component of the facility).
- **Combined facilities:** For any facility that is required to provide more than one public facility function (e.g., a stormwater detention facility combined with a developed park or trail), the portion dedicated to the park facility must meet the minimum park dedication standards.

## // MULTI-FAMILY DEVELOPMENT DEDICATION REQUIREMENTS

The City also currently only applies its dedication standards to subdivisions. However, the City also requires multi-family residential facilities in certain zones to provide recreation areas as part of the development. These standards could require development and dedication of active recreation facilities to multi-family developments over a certain size to ensure that they include outdoor recreation areas. In the City's High-Density Residential (RH) Zone, multi-family residential uses are required to provide 300 square feet of recreation area per dwelling unit (see IDC 22.065(D)). The Mixed Density Residential Zone (MX) also requires 15 percent of the site to be permanently reserved as usable common open space in developments that are at least three acres in size (see IDC 23.065(A)(1)). These provisions could be updated to require certain types of amenities be included (e.g., play structure, seating, shade trees, etc.). The City also may want to specify if these facilities should be dedicated to the City or owned and maintained by the private development.

## RECOMMENDATIONS

- Update requirements for multi-family and mixed use zones to include specific amenities within required recreational areas. The updated requirements would ensure that recreational areas within new developments include appropriate amenities as part of their design and construction. They may or may not include all baseline amenities identified for neighborhood parks or mini-parks, given the relatively small size of recreational areas within multi-family developments.
- Consider updating requirements for multi-family and mixed use zones to specify whether required recreation areas and amenities will be maintained by the City or the private developer or property owner.

## // ADDITIONAL RECOMMENDATIONS

Other recommendations include the following.

- **Alternative Discretionary Path.** We recommend that the City provide for a more flexible, discretionary path (at the applicant's option) that allows the City and developer to negotiate for a land dedication that meets the intent but not all the specific requirements of the dedication process. Resulting decisions would require approval by the City Council.
- **Other standards or requirements.** We recommend the following types of provisions be incorporated in the land dedication provisions:
  - **Phasing** – specify when the dedication for new park land should occur during a multi-phase development (e.g., occur during the first phase or occur in pieces during each phase as long as each dedication contributes to the park concept in the annexation master plan).
  - **Site preparation** – require the site to be graded and that no spoils from construction activities be placed on the site.
  - **Contamination** – require the site to be free of contamination by hazardous materials.

## // RELATED TOOLS AND STRATEGIES

As noted previously, development code provisions that require park land or facility dedication are just one mechanism for ensuring that the City can meet its goals for maintaining and enhancing its park and recreation system over the long term. Other tools and strategies include:

- **System Development Charges.** These can be used to pay for facilities necessitated by new growth, including to help pay for a portion of the cost of adding or upgrading amenities to existing parks where new residents will use them as long as they are identified in the master plan and are eligible projects in the capital improvement plan.
- **Area Plans.** The Southwest Independence Concept Plan is an example of a local area plan that identifies the need and general locations for new parks and trails. The PSMP and local area plans should be used in conjunction with park land dedications to acquire land and build new parks and trails.
- **Development Agreements.** These also can be used in growth areas or as part of approval of individual new developments to define responsibilities for paying for the development and future maintenance of park facilities.
- **Park System Maintenance Fee.** These fees can be adopted by a City Council through an ordinance and applied to all households and/or businesses to help cover the cost of ongoing maintenance of park and recreation facilities.

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## 7.2 DESIGN CHOICES & OPERATIONS AND MAINTENANCE STRATEGIES

While additional or upgraded amenities will greatly contribute to improved experiences in the City's parks, trails, and open spaces, it's important not to lose site of the regular maintenance and upkeep of the existing features and character. Design and planning decisions can have a notable impact on operations and maintenance resources and staff time, so care should be taken to make choices that reduce long-term efforts when feasible. Maintenance practices can also shift towards preventative care that could contribute to longer-lasting amenities and landscapes, and save on reactive costs.

### Lawns

Well-maintained active lawns are important for providing flexible public open space. They should be located and sized to support informal active recreation when space allows. Attention should be made for using different seed or turf mixes to align with sun exposure and level of use. Lawn spaces should consider soil composition and grading to avoid local ponding and flooding.

Lawn spaces should be mowed and irrigated regularly where active uses are high. If resources are limited, consider less-frequent mowing and reduced water use in some locations.

### Understory Plantings

Native and drought-tolerant plantings with a layer of mulch will lead to lower maintenance resources over time, as well as provide a healthier habitat for local wildlife. Selection and placement based on texture and seasonal interest can provide a pleasant natural character in frequented areas and pathways. Educational signage could be appropriate to support public outreach and manage expectations.

Planting areas should be mulched and pruned annually to support long-term health and reduce water use. Invasives should be monitored and removed, especially when adjacent to waterways. Consider partnering with local non-profit or volunteer groups to assist with invasive removal and increase maintenance capacity.

### Tree Canopy

The public tree canopy is a vital resource to provide cooling, stormwater benefits, habitat, and beautification. Trees should be placed in order to shade hardscape surfaces, pathways, and gathering areas. Clusters of trees are more effective in providing benefits. Trees should be selected with native and adaptive species as a priority, and placed to avoid conflicts with hardscape and infrastructure when reaching a mature size.

Perform regular assessments of tree health, structure, pest and disease monitoring, and hazard identification. Identify non-adaptive species and work to replace them with native or adaptive trees over time. Ensure trees receive proper watering in the summer months, especially around extreme heat events. Prioritize regular pruning along trails, pathways, and above park amenities like playgrounds or picnic areas. Ensure that any newly planted trees are monitored, watered, and pruned to support establishment and healthy growth.

## Irrigation

Select drought-tolerant plant species when feasible. Group plantings together based on sun exposure and water use to prevent over-watering. Zone trees and understory plantings separately. Tie systems to central weather station to align with precipitation patterns.

Inspect system regularly for leaks or overspraying. Switch out to more efficient components when resources allow. Reduce use once landscapes establish. Ensure plans and resources exist for supplemental watering during extreme heat events.

## Furniture, Lighting, and Equipment

Source items from a consistent list of suppliers to keep replacement and upkeep efficient. Select durable materials to reduce wear from use, weather, and sun exposure. Ensure an adequate percentage of furniture at each amenity location supports accessibility requirements. Utilize efficient and Dark Skies or equivalent lighting, and consider the use of motion sensors to minimize light pollution.

Replace or repair damaged, unusable, or inaccessible furniture. Ensure there is clear access and pathways to seating and picnic areas. Upgrade lighting fixtures to more efficient bulbs.

## Playgrounds and Fitness Equipment

Select equipment that is durable and provides opportunities for inclusive play and exercise for people of all ages and abilities. Ensure there are adequate resources for rest and hydration nearby.

Inspect protective surfacing and fiber mulch to ensure proper depth and safety compliance around play and fitness equipment. Visually inspect equipment for signs of rust, splintering, or other safety concerns and perform corrective actions when discovered.

## Shelters and Restrooms

Source items from a consistent list of suppliers to keep replacement and upkeep efficient. Select durable materials to reduce wear from use, abuse, weather, and sun exposure. Provide lighting and timed locks for safety. Ensure to accommodate accessible pathways, hardware, access, and maneuverability.

Clean restrooms regularly and after large events. Monitor use and ensure restrooms can support recreational events and activities during all seasons.

## 7.3 PROJECT PRIORITIZATION

Each draft park and trail project was presented to the public for review and consideration. The boards included the project pages and trail map that highlighted existing amenity conditions, site constraints, and recommended upgrades. The project priority ranking (next page) reflects the results of the public input on how important each of the projects are to the community. Each project received a rough, high-level cost estimate in order to help understand the order of magnitude for each investment.

The intent of this prioritization and Capital Improvement Plan is for each project to be completed in full in the order of their ranking - as budgets allow. The project pages represent a starting point for improvements that could be implemented for each site in order to get them up to best practices and standards. Additional features or amenities could be included at the discretion of the City, knowing that additional costs spent may take away from improvements at other sites, which could work against the value of Equitable Access. Final decisions on each project design will happen during the design process based on available funding and community feedback. Total project costs are included for each project, including construction and soft costs, but excluding escalation due to inflation. See Appendix for full cost breakdowns on project cost sheets.



Community members rate projects at Open House #2

Priority	Project Name	Project Type	Project Cost	Description
1	Riverview Park	Park	\$ 6,696,000	Existing park renovation
2	Pool at Henry Hill Park	Park	not costed	(Pending property sale, recommendations not included)
3	North Riverview Park	Park	not costed	(Ball field and parking areas to be sold, recommendations not included)
4	Henry Hill Park	Park	\$4,781,000	Existing park renovation
5	Trail E	Trail	\$8,223,400	Trail along City Property B, connecting Independence Landing with South Main Street
6	Independence Landing	Park	\$737,000	Recently developed park minor improvements
7	Trail F	Trail	\$574,600	Trail Project - Main St to Willamette River Trail, North of Dog Park
8	Trail B	Trail	\$5,575,700	Trail Project - Along Ash Creek, between N. Gun Club Rd, and Main St
9	Pioneer Park	Park	\$3,752,000	Existing park renovation
10	Mt Fir Park	Park	\$3,046,000	Existing park renovation
11	Trail A	Trail	\$3,269,500	Trail Project - Along Ash Creek, between Western City boundary to N. Gun Club Rd (includes Access Easement)
12	Pfaff Park	Park	\$2,748,000	Existing park renovation
13	Dog Park	Park	\$1,347,000	Existing park renovation
14	Trail G	Trail	\$1,186,900	Trail Project - Along South Fork Ash Creek, West of Mt. Fir Park
15	Grand Street Park Field	Park	\$1,567,000	Existing park renovation
16	Trail D	Trail	\$3,888,300	Trail Project - Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St
17	Trail C	Trail	\$2,152,800	Trail Project - On property north of Wastewater Treatment Plant, West of Williams St.
18	Sunset Meadows Park	Park	\$3,400	Recently developed park minor improvements. Could be installed with operational funds by City staff.
*	Trail H	Trail	\$3,979,500	Trail Project as part of private development in Central Talmadge Plan
*	Trail I	Trail	\$6,223,500	Trail Project as part of private development in SW Concept Plan

\* Not ranked by public input. Will be part of future private land development.

## 7.4 RECOMMENDATIONS FOR PARK SITES

### // PROCESS OVERVIEW

Building off of the amenity inventory, the team considered the development constraints and assessed which amenities were not feasible to add to each site. This could be due to one or multiple constraints that made these added amenities impractical to include in the final project list.

After this feasibility review, proposed improvements were identified for each site that were a combination of improved existing features and added features. The following pages explore how each site can move towards the Project Values with a list of recommended improvements.



## Park Amenities Inventory Summary



	path/trail	canopy/shade	picnic	water access	playground	lawn	sports facility / fitness	pets	gathering
Pfaff Park	●	●	●	⊗	●	●	●	●	○
Sunset Meadows Park	●	●	●	⊗	●	●	⊗	●	⊗
Pioneer Park	○	●	●	○	●	●	⊗	●	⊗
Riverview Park	●	●	●	●	●	●	⊗	●	●
Mt. Fir Park	●	●	●	●	○	●	○	●	⊗
Henry Hill Park	●	●	●	⊗	●	●	⊗	●	⊗
North Riverview Park	Property ownership uncertain at time of this Plan. No recommendations included.								
Dog Park	●	●	⊗	⊗	⊗	●	⊗	●	⊗
Independence Landing	●	●	○	●	⊗	●	○	○	⊗
Grand St. Park Field	●	●	○	⊗	⊗	●	○	○	⊗
Access Easement	Included in Trail A								
City Property A	Included in Trail A								
City Property B	Included in Trail E								



# PFAFF PARK



Aerial View



Existing Playground

## Site Constraints

- None

## Project Cost Estimate

\$2,748,000

Community Ranking: 12

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Add Shade Trees to South Side of Lot</li> </ul>
 picnic	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Replace Picnic Table Under Shelter</li> </ul>
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>No Access to Water</li> </ul>
 playground	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Replace Playground with Accessible and Durable Equipment</li> </ul>
 lawn	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Regrade and Replace Lawn With Plantings to Address Drainage Issue</li> </ul>
 sports facility	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Resurface and Re-Stripe Basketball Court</li> </ul>
 pet accommodations	<input checked="" type="radio"/>	
 performance/events	<input type="radio"/>	
 bike accommodations	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Stripe Lot</li> <li>Add a Driveway from N Gun Club Rd.</li> </ul>
 ADA parking	<input type="radio"/>	<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport	<input checked="" type="radio"/>	
 hiking/walking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Replace Uneven Sidewalk</li> </ul>
other		

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# SUNSET MEADOWS PARK



Concrete Circulation Path and Benches



Nature Play area

## Site Constraints

- Newly constructed, low priority for additions or changes
- Limited space
- Close adjacency to residences

## Project Cost Estimate

\$3,400

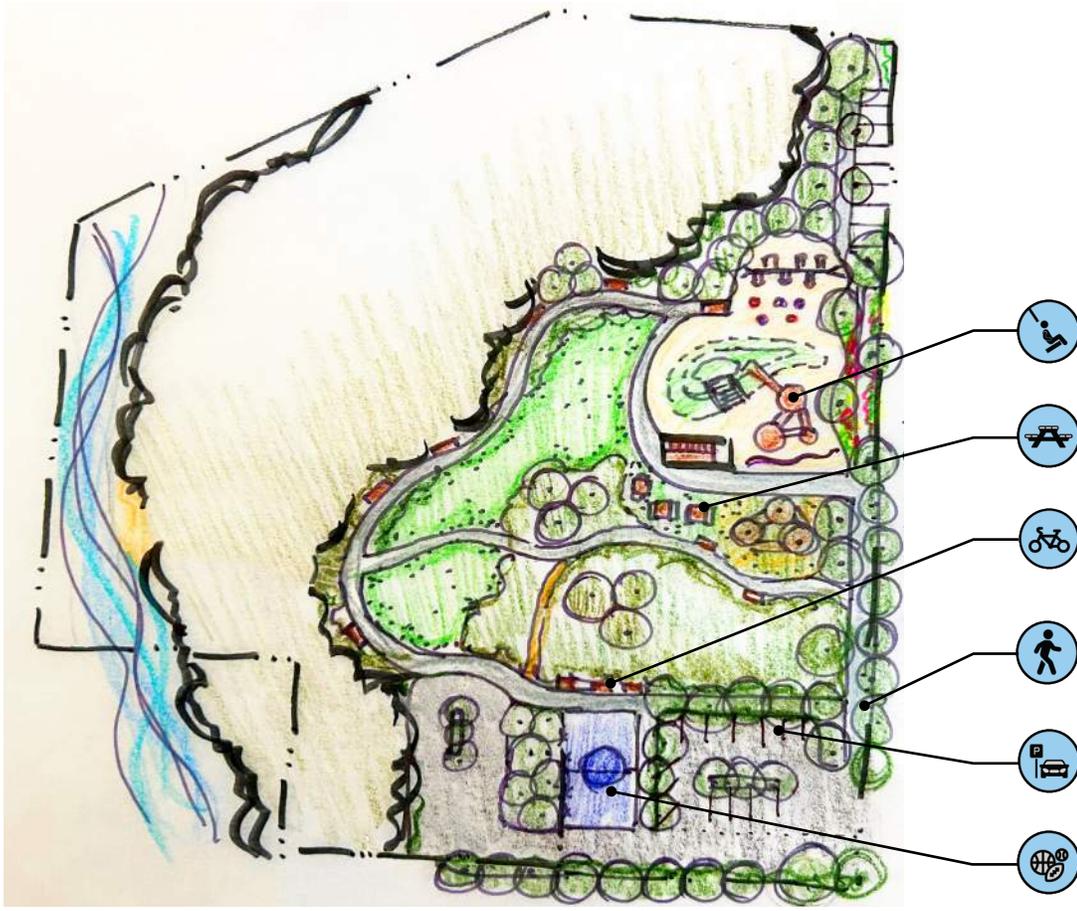
**Community Ranking: 18**

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input checked="" type="radio"/>	
 picnic	<input checked="" type="radio"/>	
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>No Access to Water</li> </ul>
 playground	<input checked="" type="radio"/>	
 lawn	<input checked="" type="radio"/>	
 sports facility	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Limited Space</li> </ul>
 pet accommodations	<input checked="" type="radio"/>	
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Limited Space</li> </ul>
 bike accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>No space on site for ADA Stalls</li> </ul>
 public transport	<input checked="" type="radio"/>	
 hiking/walking	<input checked="" type="radio"/>	
other		

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# PIONEER PARK



Birdseye View of Open Lawn and the Playground



Water Facility and Playground Edge

## Site Constraints

- Ash Creek floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities
- No public sidewalks for access

## Project Cost Estimate

\$3,752,000

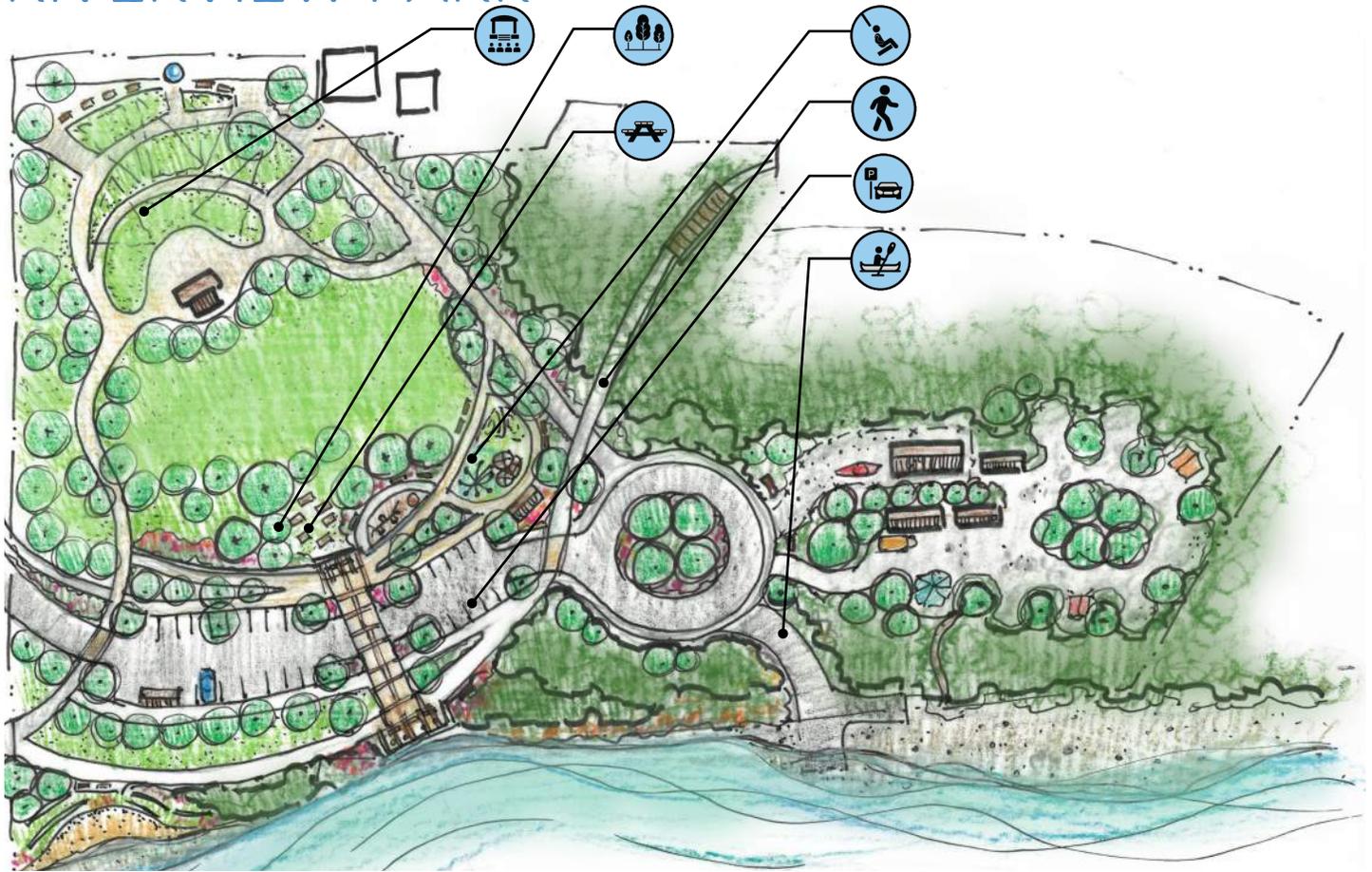
**Community Ranking: 9**

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	●	
 picnic	●	<ul style="list-style-type: none"> <li>Replace Picnic Tables, Add Accessible (Flat, Paved Surface) Walkways to Picnic Area</li> </ul>
 water access	○	<ul style="list-style-type: none"> <li>Formalize Footpath Adjacent to Site: Ash Creek Trail Connection</li> </ul>
 playground	●	<ul style="list-style-type: none"> <li>Replace Playground with Accessible and Durable Equipment</li> </ul>
 lawn	●	
 sports facility	⊗	<ul style="list-style-type: none"> <li>Consider Half Court Basketball</li> </ul>
 pet accommodations	●	
 performance/events	⊗	<ul style="list-style-type: none"> <li>Limited Space</li> </ul>
 bike accommodations	○	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	●	<ul style="list-style-type: none"> <li>Pave and Stripe Lot</li> <li>Add Signage to Clarify Where to Park</li> <li>Construct frontage on 7th St.</li> </ul>
 ADA parking	○	<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport	●	
 hiking/walking	○	<ul style="list-style-type: none"> <li>Add Public Sidewalk/Paved Pathways and Other Frontage Improvements for Access Into Site</li> <li>Add internal walkways with benches and site lighting</li> </ul>
other		

Existing Assessment: ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

# RIVERVIEW PARK



Birdseye view: Amphitheater, Lawn, Riverfront Parking



Willamette River from Boat Launch/Gravel Beach

## Site Constraints

- Located in floodplain of Willamette River and Ask Creek (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities

## Project Cost Estimate

\$6,696,000

**Community Ranking: 1**

# Amenity Recommendations

	Existing	Recommendations
 canopy/shade		<ul style="list-style-type: none"> <li>Replace Missing/Dead Landscape Planting and Trees</li> </ul>
 picnic		<ul style="list-style-type: none"> <li>Add Picnic Tables</li> </ul>
 water access		<ul style="list-style-type: none"> <li>Accessible Path to the River</li> </ul>
 playground		<ul style="list-style-type: none"> <li>Replace Playground with Accessible and Durable Equipment</li> </ul>
 lawn		
 sports facility		
 pet accommodations		
 performance/events		<ul style="list-style-type: none"> <li>Add infrastructure to add shade canopies over amphitheater</li> </ul>
 bike accommodations		
 vehicle parking		<ul style="list-style-type: none"> <li>Redesign parking lot to comply with Willamette River Greenway Rules and accommodate required capacity and flexibility for events.</li> <li>Add Clear Signage</li> <li>Add EV charging stations</li> </ul>
 ADA parking		<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport		
 hiking/walking		<ul style="list-style-type: none"> <li>Safe Trail Connection from Ash Creek Bridge to Independence Landing. Locate around parking lot to minimize pedestrian-vehicle conflicts with clear wayfinding.</li> </ul>
other		Campground: <ul style="list-style-type: none"> <li>• Upgrade Showers</li> <li>• Add Picnic Tables and Benches</li> <li>• Campsite Perimeter/Edge</li> <li>• Poles and Space Numbers</li> </ul>

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# MT. FIR PARK



Park Entry Gravel Lot with Raingarden, and Bike Rack



Open Flexible Lawn Space with Some Shade Trees

## Site Constraints

- Permitting adjacent to Ash Creek (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities
- Adjacent Property is designated with Hazmat requirements, so any land expansion or trail development could be affected

## Project Cost Estimate

\$3,046,000

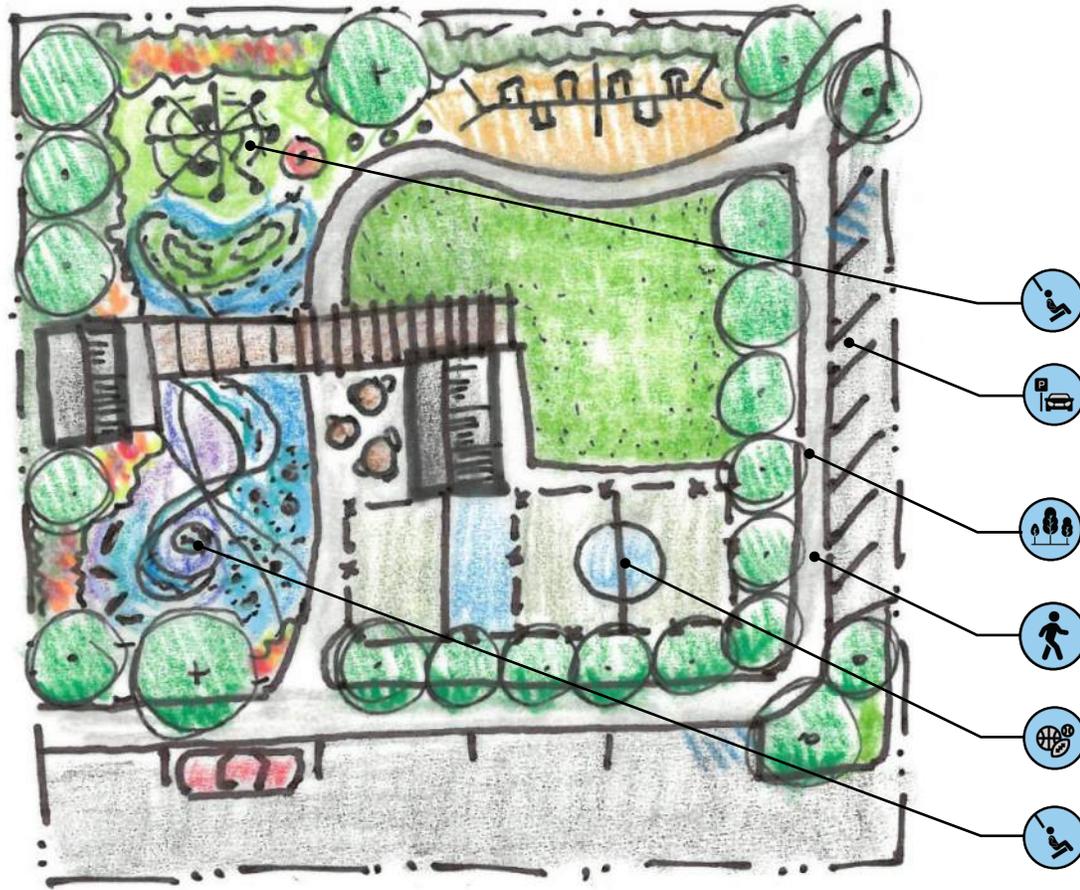
**Community Ranking: 10**

# Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input checked="" type="radio"/>	
 picnic	<input checked="" type="radio"/>	
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>See Trail - G project</li> </ul>
 playground	<input type="radio"/>	<ul style="list-style-type: none"> <li>Small Nature Playground</li> </ul>
 lawn	<input checked="" type="radio"/>	
 sports facility	<input type="radio"/>	
 pet accommodations	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Add Pet Water Station</li> </ul>
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Limited Space</li> </ul>
 bike accommodations	<input checked="" type="radio"/>	
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>North Lot: Pave and Stripe Lot</li> </ul>
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>North Lot: Stripe for ADA Parking</li> </ul>
 public transport	<input checked="" type="radio"/>	
 hiking/walking	<input checked="" type="radio"/>	
other		<ul style="list-style-type: none"> <li>Drinking Fountains with Dog Bowl</li> <li>Permanent Restroom Structure</li> <li>Pollinator Garden</li> </ul>

Existing Assessment:  Amenity present in good condition     Amenity present in condition needing improvement     Amenity not present     Amenity not feasible

# HENRY HILL PARK



Bike rack, Playground, and Community Garden Sheds



Corner View at I St. and 4th St.

## Site Constraints

- Required right of way improvements

## Project Cost Estimate

\$4,781,000

**Community Ranking: 4**

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Shade Trees Along South Edge of East Property</li> </ul>
 picnic	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add New Picnic Table Under Shelter</li> </ul>
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Not Adjacent to Water</li> </ul>
 playground	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Replace Playground with Accessible and Durable Equipment</li> <li>Include splash pad in play area</li> </ul>
 lawn	<input type="radio"/>	
 sports facility	<input type="radio"/>	<ul style="list-style-type: none"> <li>Consider Half Court Basketball</li> </ul>
 pet accommodations	<input type="radio"/>	
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Limited Space</li> </ul>
 bike accommodations	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Replace Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Construct Frontage on 4th Street and on I Street.</li> </ul>
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport	<input type="radio"/>	
 hiking/walking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Repave Cracked Paths</li> <li>Accessible Walking/Circulation Path (flat, paved surface)</li> <li>Public sidewalk/frontage improvements</li> </ul>
other		<ul style="list-style-type: none"> <li>Drinking Fountain with Dog Bowl</li> <li>Frontage improvements required on I St and 5th St</li> </ul>

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# INDEPENDENCE DOG PARK



Shade Trees, Seating, and Dog Play Challenges



Fenced-In Open Lawn Space with Some Shade

## Site Constraints

- Specialty use

## Project Cost Estimate

\$1,347,000

Community Ranking: 13

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input type="radio"/>	<ul style="list-style-type: none"> <li>Additional Shade Trees</li> </ul>
 picnic	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Conflict of Uses</li> </ul>
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Not Adjacent to Water</li> </ul>
 playground	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Conflict of Uses</li> </ul>
 lawn	<input type="radio"/>	<ul style="list-style-type: none"> <li>Consider Converting Some/All Lawn Area to Wood Bark Mulch</li> </ul>
 sports facility	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Conflict of Uses</li> </ul>
 pet accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Update or Add Obstacle Course Items</li> </ul>
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Conflict of Uses</li> </ul>
 bike accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Pave and Stripe Lot</li> </ul>
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport	<input type="radio"/>	
 hiking/walking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Paved Sidewalk to Connect to Willamette River Trail and Main St.</li> </ul>
other		

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# INDEPENDENCE LANDING PARK



Seating along gravel connection trail



Concrete promenade along river

## Site Constraints

- Newly constructed park may not warrant additional investments
- New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities site

## Project Cost Estimate

\$737,000

**Community Ranking: 6**

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Add Canopy Trees for Shade</li> </ul>
 picnic	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Picnic Areas/Tables</li> </ul>
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Existing Connection is a Desire Path: Add concrete stairs and handrails to riverside access points</li> <li>Add Safety Signage</li> </ul>
 playground	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Playground at adjacent Riverview Park</li> </ul>
 lawn	<input type="radio"/>	
 sports facility	<input type="radio"/>	
 pet accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Dog Waste Stations</li> </ul>
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Nearby Amphitheater at Riverview Park</li> </ul>
 bike accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Lack of Space. Use In Adjacent Lots</li> </ul>
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Lack of Space. Use In Adjacent Lots</li> </ul>
 public transport	<input type="radio"/>	
 hiking/walking	<input type="radio"/>	
other		<ul style="list-style-type: none"> <li>Drinking Fountains with Dog Bowl</li> </ul>

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

# GRAND STREET PARK



Open Informal Lawn Space, Unirrigated



Willamette River Trail Concrete Path Connection

## Site Constraints

- New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities site

## Project Cost Estimate

\$1,567,000

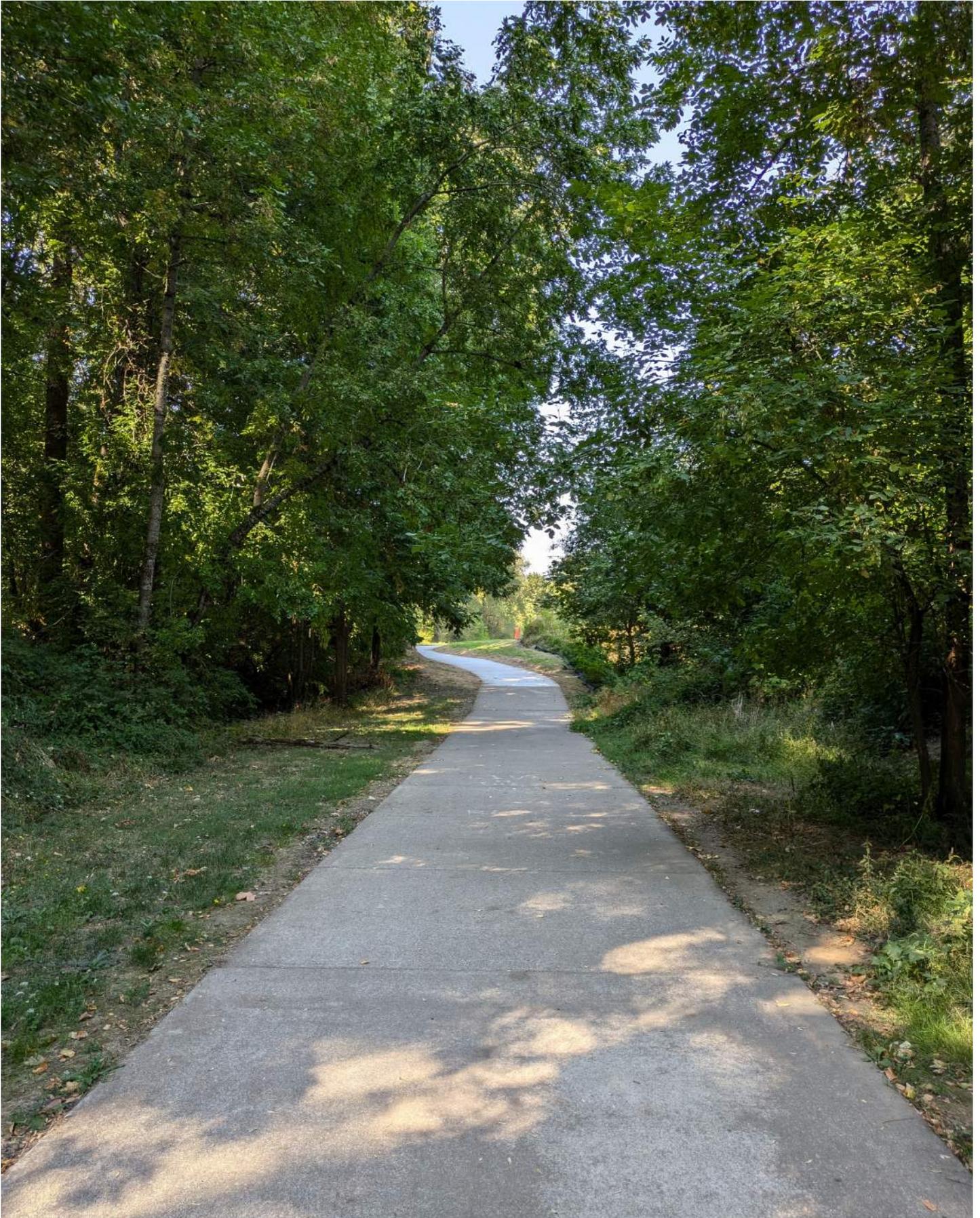
**Community Ranking: 15**

## Amenity Recommendations

	Existing	Recommendations
 canopy/shade	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Add Canopy Trees Along West Side of Path for Shade</li> </ul>
 picnic	<input type="radio"/>	<ul style="list-style-type: none"> <li>Picnic Shelters and Tables to Support Informal Sports</li> </ul>
 water access	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Not Adjacent to Water</li> </ul>
 playground	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Nearby Playground at Riverview Park</li> </ul>
 lawn	<input type="radio"/>	
 sports facility	<input type="radio"/>	
 pet accommodations	<input type="radio"/>	
 performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Nearby Amphitheater at Riverview Park</li> </ul>
 bike accommodations	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Bike Racks</li> </ul>
 vehicle parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Pave and Stripe Lot</li> </ul>
 ADA parking	<input checked="" type="radio"/>	<ul style="list-style-type: none"> <li>Stripe for ADA Parking</li> </ul>
 public transport	<input type="radio"/>	
 hiking/walking	<input type="radio"/>	<ul style="list-style-type: none"> <li>Add Loop Path Around Park Open Space Perimeter</li> </ul>
other		<ul style="list-style-type: none"> <li>Add Benches Along Walking Path</li> </ul>

Existing Assessment:  Amenity present in good condition  Amenity present in condition needing improvement  Amenity not present  Amenity not feasible

## 7.5 TRAIL RECOMMENDATIONS



## // OVERVIEW

A safe and connected trail network is a critical part of any city's park and open space system. It supports active recreational opportunities as well as multi-modal ways to travel around the city and to visit different parks and amenities.

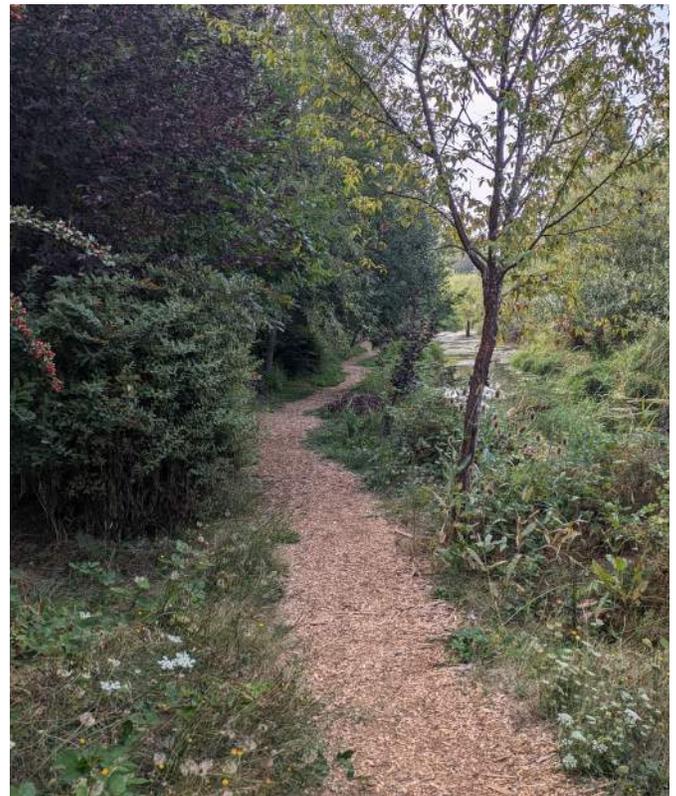
Trail projects can be implemented independently or as segments that are a part of a park improvement or private development dedication. Many trails will require feasibility studies to understand the detailed constraints, permitting, and layout, access, and connection opportunities. They will also likely include integration of safe vehicular street crossings, wayfinding and interpretive signage, site furnishings, waste receptacles, and sometimes vehicular or bike parking.

## UTILITY CORRIDORS



Areas adjacent to utility infrastructure provide good opportunities for public pathways due to their highly-restricted use. Features should be limited beyond simple pathways due to operations, maintenance, safety, and security constraints.

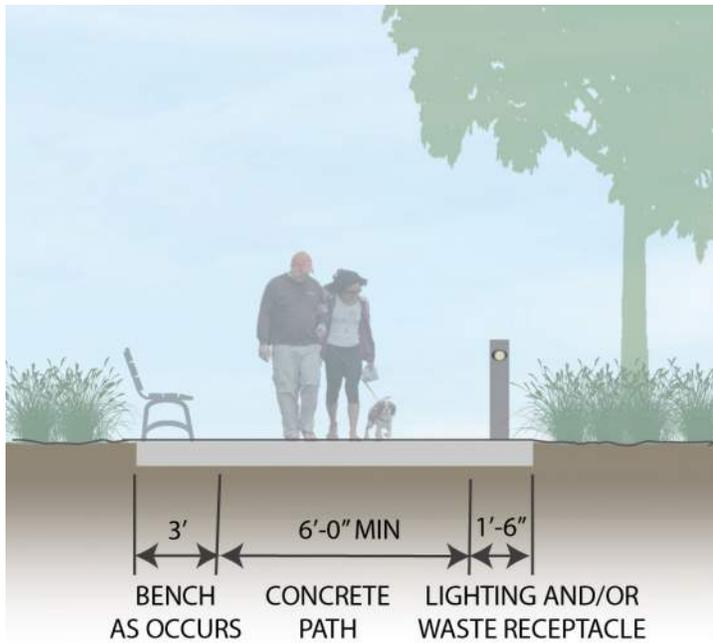
## WATERWAYS



Pathways next to creeks and rivers are great places to enjoy a walk or run through Independence's natural environment. Informal soft-surface trails are a low cost way to support public recreation. However, they can become a maintenance burden from frequent use and erosion from flooding and heavy rain events. Their unstable surfaces are also not universally accessible to all community members. Look for ways to formalize them with raised surfaces when resources allow.

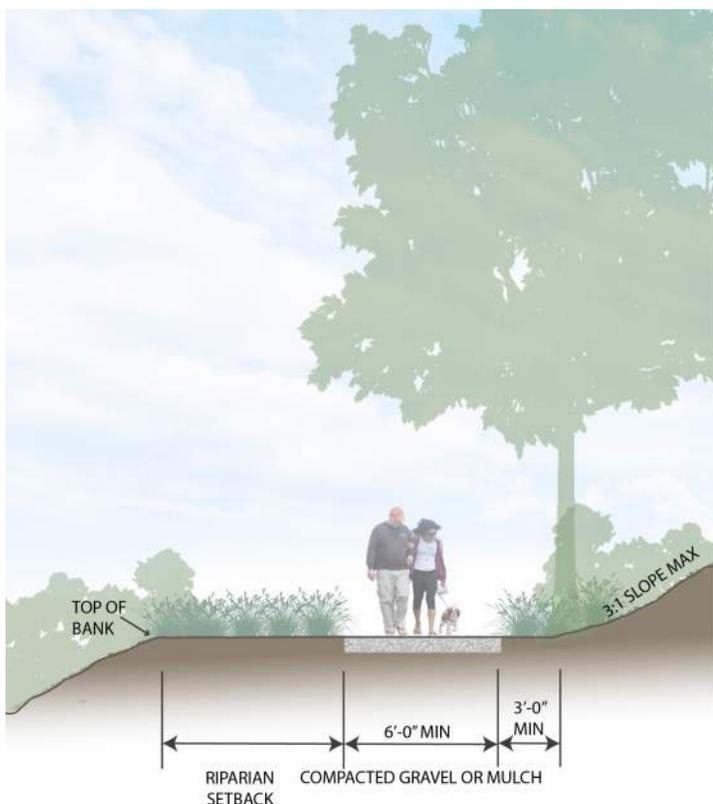
# PATHWAY STANDARDS

Based on location, alignments, and site conditions and constraints, off-street pathways could be implemented in a variety of ways to meet project goals and budgets. Projects should use the following pathway types as a starting point for laying out pathways and trails that are part of developed parks or the City’s trail network.



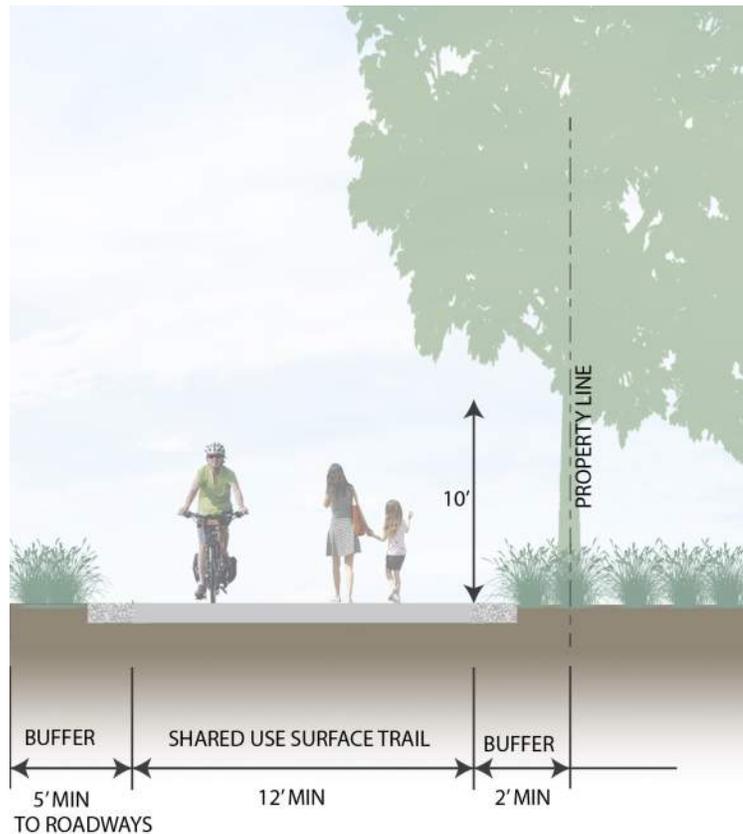
## ON-SITE PATHWAY

Developed park sites should support circulation and exercise with hardscape pathways that connect parking, the right of way, and on-site amenities and features. Pathways should be well lit for safety and have multiple places for rest. Consider bird-friendly or dark skies lighting fixtures in more sensitive areas.



## SOFT-SURFACE TRAIL

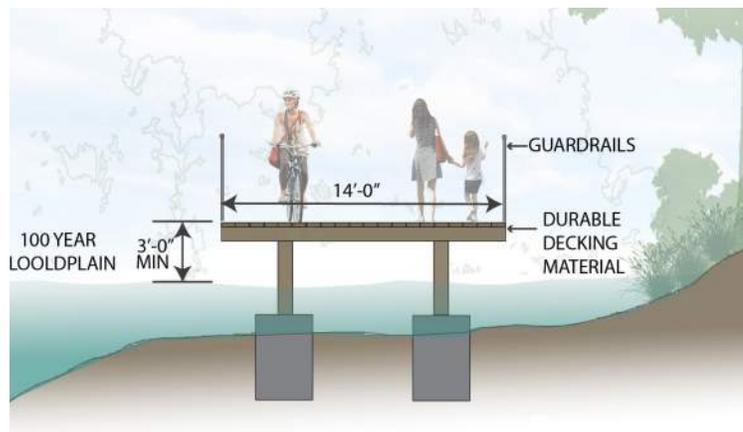
In some cases, establishing a soft-surface trail is beneficial to reduce construction costs and environmental impacts, and provide a more natural experience for users to support jogging and walking in nature. Alignment should be careful of tree roots and overhead hazards. Adequate buffers should be kept adjacent to steep side slopes for safety. Undertrail culverts should be utilized when crossing any drainageways to reduce erosion.



## SHARED USE SURFACE TRAIL

The addition of shared-use trails is important to provide enhanced connectivity and a venue for exercise and nature viewing. These trails should meet ODOT standards and allow for adequate two-way travel of bikes and pedestrians. Lighting, benches, or other features should NOT be provided when pathways are within utility easements.

Buffers should be established away from vehicular roadways as well as property lines to ensure room for safety and maintenance. Crossing of vehicular traffic should be striping, and hand-activated signals should be considered.



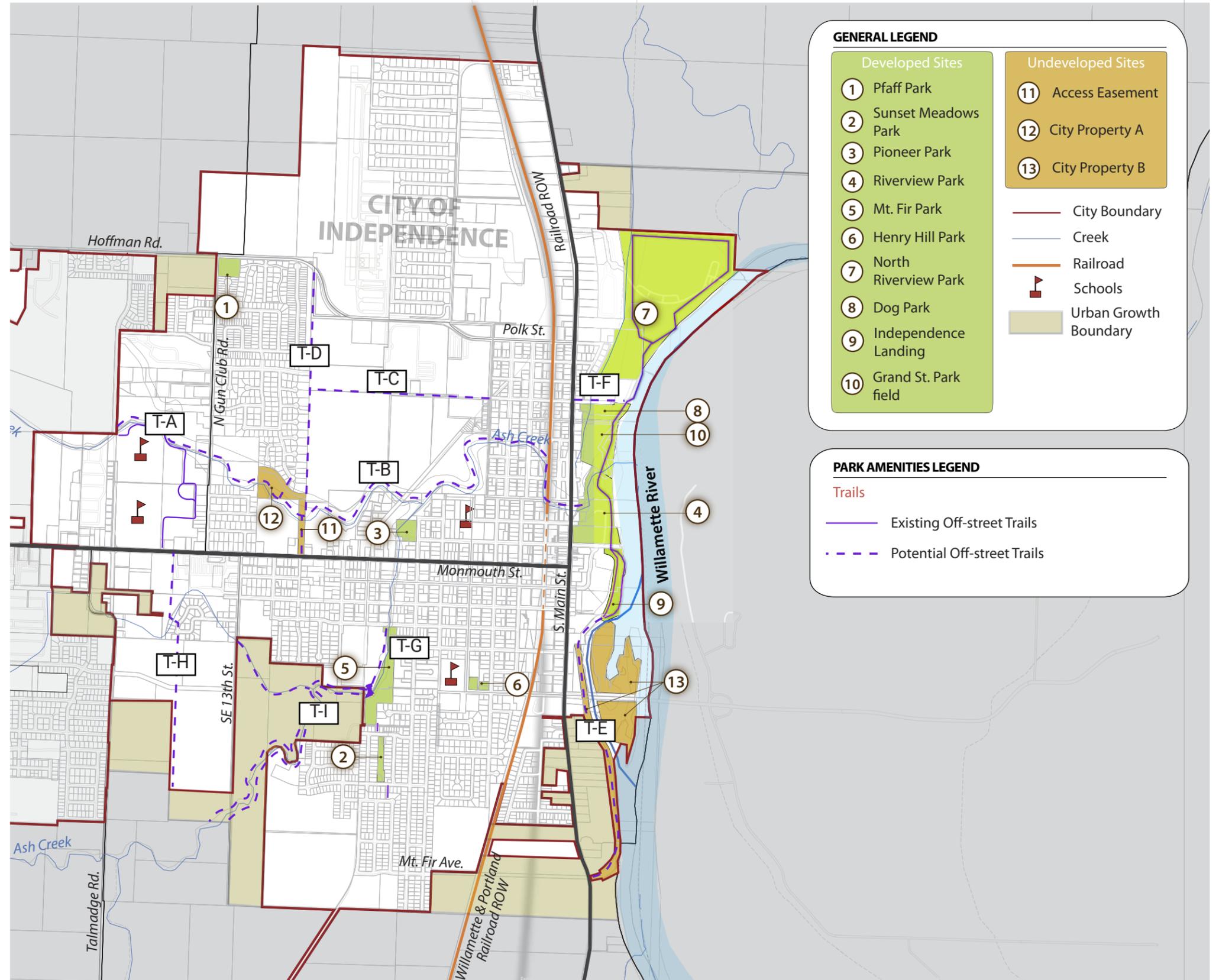
## SHARED USE RAISED TRAIL

Some trail alignments intersect or are adjacent to the floodplain around Ash Creek. When constructing a trail in these areas is feasible, it will be necessary to construct a raised surface to align with permitting and ensuring safety and durability. Projects should determine if these structures should accommodate maintenance vehicle passage, or if alternate methods are appropriate. Alignment and construction methods should work to minimize disturbance of riparian vegetation, and mitigate impacts as required.

# TRAIL PROJECTS

## // PROCESS OVERVIEW

As part of this PSMP process, off-street trails and pathways were relocated from the Transportation System Plan to this one. Those potential projects create opportunities to improve connectivity for bikers and pedestrians and increase safe access to the City's parks and open spaces.



TRAIL PROJECT NUMBER	PRIORITY	LOCATION / EXTENTS	PROJECT COST	TRAIL TYPE	DESCRIPTION OF IMPROVEMENTS	CONSTRAINTS
T-A	11	Along Ash Creek, between Western City boundary to City Property A. Includes Access Easement and City Property A	\$3,269,500	Shared Use Surface Trail - 0.11 miles Shared Use Raised Trail - 0.73 miles	Per the Monmouth Ash Creek Trail Master Plan, a phased implementation of raised and surface trailways, and road crossings. Encompasses Sections D & E and Crossing 5 & 6.	<ul style="list-style-type: none"> <li>Compliance with Scenic Resources requirements</li> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> <li>Access easement of adjacent private properties</li> </ul>
T-B	8	Along Ash Creek, between City Property A and Main St.	\$5,575,700	Shared Use Raised Trail - 1.34 miles	Per the Monmouth Ash Creek Trail Master Plan, a phased implementation of raised and surface trailways, and road crossings. Encompasses Sections A, B, & C and Crossings 1, 2, 3, & 4.	<ul style="list-style-type: none"> <li>Compliance with Scenic Resources requirements</li> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> <li>May need phased construction</li> <li>Access easement of adjacent private properties</li> </ul>
T-C	17	On Wastewater Treatment Plant property, West of Williams St	\$2,152,800	Shared Use Surface Trail - 0.52 miles		<ul style="list-style-type: none"> <li>Access, security, and land use of Water and Wastewater Treatment Plant (WWTP)</li> <li>On-street sections may trigger unanticipated street improvements</li> <li>Path not allowed on WWTP site and would go through industrial properties. (Not feasible)</li> </ul>
T-D	16	Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St.	\$3,888,300	Shared Use Surface Trail - 0.64 miles Shared Use Raised Trail - 0.07 miles		<ul style="list-style-type: none"> <li>Access, security, and land use of Waste Water Treatment Plant</li> <li>Waterway permitting costs and time delays</li> <li>Existing wetland and stormwater drainage path</li> </ul>
T-E	5	Along City Property B, connecting Independence Landing with S. Main St.	\$8,223,400		Per South Willamette River Trail Refinement Concept, mix of raised and surface trails. Trail types should be re-assessed to avoid constructing surface pathways in the floodplain.	<ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> <li>Access easement of adjacent private properties</li> </ul>
T-F	7	Main St to Willamette river Trail, North of the Dog Park	\$574,600	Shared Use Surface Trail - 0.16 miles	Widened sidewalk connection from Main St, around future improved parking lot at Dog Park	
T-G	14	Along South Fork Ash Creek, on west side of Mt. Fir Park	\$1,186,900	Shared Use Raised Trail - 0.20 miles	Raised trail and bridge crossing tied into future parking lot improvements at Mt Fir Park.	<ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> <li>Requires bridge condition assessment</li> <li>May need phased construction</li> </ul>
T-H	*	East of Talmadge Rd, between Southern City boundary and Monmouth St.	\$3,979,500	To be determined by future layout by development	Reference Central Talmadge Plan	
T-I	*	Along South Fork Ash Creek, as part of the SW Concept Plan	\$ 6,223,500	To be determined by future layout by development	Reference South Independence Concept Plan	<ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> </ul>

\* Not ranked by public input. Will be part of future private land development.

## 7.6 POTENTIAL FUNDING STRATEGIES AND SOURCES

Park improvements and maintenance require money and staff time to implement and provide the long-term care needed to keep things operational. The City depends on public funding to finance the park and trail systems, including the recommended improvements as part of this Plan. As implementation continues, the City can look at a variety of sources in order to provide the community with the recreational and natural environments that align with their values.

### CURRENT SOURCES

#### **GENERAL FUND**

Money collected through taxes get distributed through the general fund on an annual basis. This resource stream pays for City staff time and maintenance resources of the City's parks and trails.

#### **SDCs**

System Development Charges will be reassessed as a follow up to this Plan in order to align with anticipated resource needs. These charges can be used for physical improvements to park lands.

#### **PRIVATE DEVELOPMENT DEDICATIONS**

Additional parks and trails can be added to the City's system through private development. This Plan makes recommendations on how to ensure that land dedicated to the City for public recreational uses meets requirements that provide conditions to support the desired amenities found throughout the park system.

#### **BONDS AND LEVIES**

Depending on local political viability, direct public funding is a common way to support on-going maintenance needs or new capital projects. The City has received funding from Parks levies in the past.

## POTENTIAL ADDITIONAL SOURCES

There are examples from other regional park systems of ways to supplement funding for new capital improvements or upgrades to existing parks and trails. Depending on alignment with City values, laws, and processes, one or more of these could be explored in order to support future improvements:

- Park maintenance utility fees
- User fees
- Parking fees
- Event fees
- Donations
- Volunteer maintenance labor

### GRANTS AND LOANS

The City regularly applies for additional grants to help fund City infrastructure. Parks and trails are no exception, and there are multiple avenues to receive supplemental project funding. They typically come with requirements around one or more topics relating to things such as equity, environmental conservation or restoration, public health, transportation, resilience, or water quality. These sources could be a great resource to help support some of the additional features on a park project to help enhance the overall experience and community benefit. They could also accelerate the implementation of projects above what the other typical funding streams can support. Since they are not a regular, guaranteed revenue source, they cannot be relied upon when considering project implementation and phasing.

Common sources are listed below. See Appendix for full matrix of funding opportunities

- Federal Emergency Management Agency (FEMA)
- Oregon State Parks
- Oregon Parks and Recreation District
- Oregon Department of Fish and Wildlife
- Department of Environmental Quality
- Oregon Department of Land Conservation and Development

**END OF DOCUMENT**



**INDEPENDENCE**

*Oregon's Story Begins Here*



**TO:** Matt Piccone, GreenWorks  
Gerald Fisher, City of Independence

**FROM:** MIG, Inc.

**RE:** City of Independence Park System Plan Update – Recommended  
Comprehensive Plan Amendments

**DATE:** October 27, 2025

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The following revisions to the City of Independence Comprehensive Plan are proposed to implement the City’s updated *2025 Park System Master Plan*. These changes represent the core values and recommendations identified in that Plan and reflect the results of community engagement efforts conducted for the Plan. Proposed amendments to the Comprehensive Plan are shown in track changes (underline/~~striketrough~~) format.

*The City of Independence Parks and Open Space Master Plan (~~2015~~2025) is adopted by reference as a portion of this Comprehensive Plan. Please view the document for background information. Goals and policies for Recreation are presented below.*

**GOAL:** To address the evolving recreational needs of ~~the City’s diverse population~~ community members of all demographics and abilities, ensure that parks and recreational facilities reflect current and future recreational trends, and promote community livability and life-long physical health for Independence residents and visitors, consistent with community priorities and available resources.

1. Independence shall meet its current and future recreational needs through implementation of the ~~2015-2025 Parks and Natural Areas~~ System Master Plan as a supporting document of the Comprehensive Plan.
2. Independence shall ~~establish~~ continue to identify, refine, and administer a set of funding mechanisms that will help pay for the development and maintenance of parks and recreation facilities in a cost-effective, financially feasible manner.
3. Independence shall continue to realize the incredible potential of the Willamette Riverfront by enhancing existing facilities and creating new ones along the river.
4. Independence shall create recreational opportunities for visitors that can enhance the City’s economic vitality.

5. Independence shall continue to plan for development of new parks and/or enhancements to existing parks in future growth areas and new developments, consistent with the Parks and Natural Areas System Master Plan.
6. Independence shall partner with community groups to continue to help maintain and enhance parks and recreation facilities and programs.
7. Independence shall provide facilities for people to walk and bicycle for recreation, travel, health and fitness; and create connections to travel between different parks and recreation areas by walking, bicycling, and other forms of active travel in coordination and consistent with implementation of the City's Transportation System Plan.
8. Independence shall provide gathering spaces and related facilities for community and family gatherings in all neighborhood and community parks and shall preserve or enhance connection to place, local history, or culture.
- ~~9. Independence shall prioritize provision and adequate maintenance of soccer fields, while also providing facilities for other sports, both formal and informal, including baseball/softball, volleyball, basketball, tennis and lawn games.~~
- ~~10.9. Independence shall protect and enhance natural systems to help nature thrive into the future in ways that protect the community from extreme weather and other hazards.~~

Grant Source/ Organization	Grant Name	Applicable Scope	Key Topics & Requirements	Funding amounts	Funding Match Requirements	Deadline / Timeline	Notes	Link
Oregon State Parks	Statewide Comprehensive Outdoor Recreation Plan (SCORP)	Parks, trails, and open space	Polk County priorities: Community trail system, outdoor sports courts, acquisition of trail corridors and rights of way  Households w/ disabilities: signage (difficulty), nature viewing areas, accessible pathways, restrooms  Latino: playgrounds and family-friendly areas  Readiness to proceed: land use and zoning alignment, acquisition status  Physical activity priorities: trails, fields, courts, nature immersion, camping, playgrounds  Major rehab: beyond life expectancy, destroyed, health and safety codes, protect nature, change in recreation needs due to demographics  Sustainability: protection of natural resources such as water quality/conservation, plant conservation, wildlife conservation, energy conservation, pollution control and environmental protection and restoration	<a href="https://www.oregon.gov/oprd/GRA/Pages/GRA-overview.aspx">https://www.oregon.gov/oprd/GRA/Pages/GRA-overview.aspx</a>		varies	This plan provides necessary guidance for OPRD administered grant programs, including the Recreational Trails grant, Endangered Invertebrates Grant, Heritage Grant, and LWCF	<a href="https://www.oregon.gov/oprd/PRP/Documents/SCORP_2025-29_FINAL.pdf">https://www.oregon.gov/oprd/PRP/Documents/SCORP_2025-29_FINAL.pdf</a>
OPRD	Oregon Heritage Grant	heritage	Conserve, develop or interpret Oregon's Heritage	up to \$20,000	Grants will be made for no more than 50% of total project costs, but may be less than 50% of the total project costs. Up to 50 % of the participant's share of project costs may consist of approved donated services and materials. Volunteer rate is Oregon minimum wage. Volunteers using professional skills, may use professional rates. Indirect costs and grant administration costs are limited to 6% of the award amount. Other funds from the Oregon Heritage Commission or Oregon Parks and Recreation Department may not be used to match an Oregon Heritage Grant.	early October		<a href="https://www.oregon.gov/oprd/gras/pages/gra-overview.aspx?utm_source=OPRD&amp;utm_medium=egov_redirect&amp;utm_campaign=https%3A%2F%2Fwww.oregon.gov%2Foprd%2Fgrants%2Fpages%2Findex.aspx">https://www.oregon.gov/oprd/gras/pages/gra-overview.aspx?utm_source=OPRD&amp;utm_medium=egov_redirect&amp;utm_campaign=https%3A%2F%2Fwww.oregon.gov%2Foprd%2Fgrants%2Fpages%2Findex.aspx</a>
OPRD	Endangered Invertebrates Grant	endangered invertebrate species	•Benefits invertebrates listed as endangered under ESA •Grant proposals can be for either "traditional" projects such as scientific experiments, invertebrate rearing, monitoring, or habitat restoration; or, for "non-traditional" purposes such as acquiring land, or Habitat Conservation Planning (HCP) assistance •Grant proposals must include at least 25 percent non-federal matching funds toward the total project cost, or 10 percent when two or more states or territories undertake a joint project.	Grant/ project specific funding unknown.	Grant proposals must include at least 25 percent non-federal matching funds toward the total project cost, or 10 percent when two or more states or territories undertake a joint project.	OPRD notifies funding availability in late fall or early winter each year.	Cooperative Endangered Species Conservation Fund (CESCF) under Section 6 of ESA	<a href="https://www.oregon.gov/oprd/GRA/Pages/GRA-invertebrates.aspx">https://www.oregon.gov/oprd/GRA/Pages/GRA-invertebrates.aspx</a>
OPRD	Land and Water Conservation Fund (LWCF)	public outdoor recreation facilities (trails, playgrounds, etc.)	Eligible applicants include tribes, state agencies, cities, counties, park districts, and port districts  Acquisition – Acquiring land and water for public access, including new area or additions to existing parks, forests, wildlife areas, beaches or similar.  Development – Developing outdoor recreation activities and support facilities needed by the public for recreation activities, including providing basic facilities and improvement of basic facilities.	Over \$4 million is funded by OPRD each year. Grant/ project specific funding unknown.	LWCF provides up to 50 percent project funding. Eligible matches include local budget funds, donated funds, and the value of property, equipment, materials, and/or labor.  Land previously acquired and work completed prior to project approval cannot be used as a match. Pre-agreement design and engineering costs may be eligible, but all other projects costs and match must occur within the project period.	mid-September - mid-November		<a href="https://www.oregon.gov/oprd/gras/pages/gra-lwcf.aspx">https://www.oregon.gov/oprd/gras/pages/gra-lwcf.aspx</a>
OPRD	Recreational Trails Program	motorized and non-motorized trail development/ restoration	Eligible applicants include tribes, federal, state, and local recreation land managers. Non-profit partner organizations may also apply with approval of the land manager.  Construction of new trails Major rehabilitation of existing trails Development or improvement of trailhead or other support facilities Acquisition of land or easements for the purpose of trail development Safety and education projects	\$10,000 to \$200,000	Applicants must commit to at least 20% match. Match can include volunteer labor or other donations.	Sept - mid-November	Apply through OPRD Grants Online	<a href="https://www.oregon.gov/oprd/GRA/Pages/GRA-trp.aspx">https://www.oregon.gov/oprd/GRA/Pages/GRA-trp.aspx</a>
ODOT	Oregon Community Paths Program	community/multiuse paths/ access and safety	•OCP fund grants for project development •Construction •Reconstruction •Major resurfacing •Other improvements of multiuse paths that improve access and safety for people walking and bicycling	\$400,000- 750,000 per project. \$61 million total.	Applicants must match 10.27%	on hold as of Nov 2025	Funding source: state Multimodal Active Transportation Fund and federal Transportation Alternatives Program	<a href="https://www.oregon.gov/odot/programs/pages/ocp.aspx">https://www.oregon.gov/odot/programs/pages/ocp.aspx</a>
ODFW	Oregon Conservation and Recreation Fund (OCRF)	wildlife / health / resilience / recreation	•Align with the Oregon Conservation Strategy, safeguarding our diverse fish and wildlife before threats become critical. •Promote outdoor equity, ensuring everyone has access to the health benefits and joy of nature. •Address the impacts of drought, protecting vital habitats and ensuring resilient wildlife populations. •Create new recreational opportunities, connecting people with the outdoors and fostering appreciation for our natural world.	2024 Grant cycle awarded \$1,027,519 to 17 projects		mid-September		<a href="https://www.dfw.state.or.us/conservationstrategy/OCRF/index.asp">https://www.dfw.state.or.us/conservationstrategy/OCRF/index.asp</a>

Grant Source/ Organization	Grant Name	Applicable Scope	Key Topics & Requirements	Funding amounts	Funding Match Requirements	Deadline / Timeline	Notes	Link
FEMA	BRIC- Building Resilient Infrastructure and Communities	hazard mitigation/ community/ infrastructure	<ul style="list-style-type: none"> <li>•For mitigation projects, management costs, capability and capacity-building activities</li> <li>•Must be cost-effective,</li> <li>•Be designed to increase resilience and reduce risk to life and property</li> <li>•Must meet consensus based codes and standards</li> <li>•Align with applicable hazard mitigation plan (HMP)</li> <li>•Meet all criteria found in 2023 Hazard Mitigation Assistance Program and Policy Guide</li> <li>•Meet all applicable land use laws defined in HMA Guide</li> <li>•Meet all EHP requirements</li> </ul>					<a href="https://www.fema.gov/sites/default/files/documents/fema_hma-guide-v2.1_2025.pdf">https://www.fema.gov/sites/default/files/documents/fema_hma-guide-v2.1_2025.pdf</a>
FEMA	FMA- Flood Mitigation Assistance	floodplain restoration/flood damage and resilience/other	<ul style="list-style-type: none"> <li>•For mitigation plans, capability and capacity building activities, individual flood mitigation projects, localized flood risk reduction, management costs, project scoping, and technical assistance by states to communities.</li> <li>•Project must be cost effective</li> <li>•Be located in a participating NFIP Community (In good standing)</li> <li>•Meet applicable NFIP flood insurance policy requirements</li> <li>•Align with the applicable hazard mitigation plan</li> <li>•Meet all EHP requirements</li> <li>•Meet other program requirements</li> </ul>					<a href="https://www.fema.gov/sites/default/files/documents/fema_hma-guide-v2.1_2025.pdf">https://www.fema.gov/sites/default/files/documents/fema_hma-guide-v2.1_2025.pdf</a>
DEQ	Nonpoint Source Water Quality Control (319) Grants	water quality (Section 319 of WQ act of 1987)	<p>projects that improve water quality by addressing nonpoint source pollution, which comes from runoff after rainfall or snowmelt.</p> <p>Grant funds may be used to sub-contract with private entities such as environmental consulting, fiscal agents, or engineering firms, to complete portions of projects that are beyond the capacity of the grantee's organization.</p>	up to \$30,000	Proposals selected for funding must provide at least 40% of the total project cost as nonfederal funding and/or in-kind services (e.g., volunteer time and effort).	May	Contact <a href="#">Sarah Sauter</a> or the Watershed Manager <a href="#">Steve Mrazik</a> (971-563-8035) with questions.	<a href="https://www.oregon.gov/deq/wq/Documents/nps319rfp2025.pdf">https://www.oregon.gov/deq/wq/Documents/nps319rfp2025.pdf</a>
TMDL reqs								<a href="https://www.oregon.gov/oda/natural-resources/agwa/pages/tmdl.aspx">https://www.oregon.gov/oda/natural-resources/agwa/pages/tmdl.aspx</a>
Oregon Watershed Enhancement Board	Open Solicitation Grants: Restoration	water quality/ water flow/ fish and wildlife habitat	Protect and restore watershed functions (by activity: instream, riparian, upland, etc).	small grants up to \$20,000		Early February, September (varies by grant type)		<a href="https://www.oregon.gov/oweb/grants/pages/restoration.aspx">https://www.oregon.gov/oweb/grants/pages/restoration.aspx</a>
Travel Oregon	Competitive Grants Program	Tourism/ economic prosperity/ environment/ diversity				2025 window closed		<a href="https://industry.traveloregon.com/grants/competitive-grants-program/">https://industry.traveloregon.com/grants/competitive-grants-program/</a>
Travel Oregon	Recreation Ready Program	Tourism/ economic prosperity/ environment/ diversity	<p>Contribute to the development and improvement of Oregon communities by means of the enhancement and expansion of the visitor industry. Projects must align with Travel Oregon's mission and demonstrate the potential to:</p> <p>Attract overnight visitors</p> <p>Improve accessibility for people with disabilities</p> <p>Enhance community well-being</p> <p>Grow local economic opportunities</p> <p>Steward the natural environment</p>	\$100,000 Phase 2		October - Letter of intent		<a href="https://industry.traveloregon.com/programs/recreation-ready-program/">https://industry.traveloregon.com/programs/recreation-ready-program/</a>
EPA	Environmental and Climate Justice Community Change	climate change/ community	<ul style="list-style-type: none"> <li>•Address climate change challenges</li> <li>•Strengthen communities</li> </ul>	Track 1: \$10-20million, Track2: \$1-3 million per project. 2 Billion total available.		November		<a href="https://www.grants.gov/search-results-detail/351071">https://www.grants.gov/search-results-detail/351071</a>
DLCD	Climate Friendly and Equitable Communities Grant Program	Grant program development in process - contact Laura Buhl at <a href="mailto:laura.buhl@dlcd.oregon.gov">dlcd.oregon.gov</a>	<p>Philanthropy Northwest</p> <p>Eligible Activities</p> <p>Air quality and asthma</p> <p>Fenceline air quality monitoring</p> <p>Water quality and sampling</p> <p>Small cleanup projects</p> <p>Stormwater issues and green infrastructure</p> <p>Lead and asbestos contamination</p> <p>Pesticides and other toxic substances</p> <p>Emergency preparedness and disaster resiliency</p> <p>Training for youth</p>	\$75,000 to \$350,000				<a href="https://philanthropyvw.org/ei-thriving-communities-grantmaking-faq#eligibility-anchor">https://philanthropyvw.org/ei-thriving-communities-grantmaking-faq#eligibility-anchor</a>
Oregon Parks Foundation Fund	Oregon Community Foundation	Acquisition, preservation and restoration of Oregon's native landscape, and to assist with environmental, recreational, and educational improvements to Oregon's public parks		Typically \$1,000-\$5,000				<a href="https://oregoncf.org/grants-and-scholarships/grants?region=statewide&amp;impactarea=land-and-nature">https://oregoncf.org/grants-and-scholarships/grants?region=statewide&amp;impactarea=land-and-nature</a>
<b>Loans</b>								
DEQ	Clean Water State Revolving Fund (Loan)	water quality/ riparian restoration/ other	<p>a federal-state partnership that provides low-cost financing to communities for a wide range of water quality infrastructure projects, including municipal wastewater facilities, nonpoint source pollution control, decentralized wastewater treatment systems, stormwater runoff mitigation, green infrastructure, estuary protection, and water reuse.</p> <ul style="list-style-type: none"> <li>•Water quality benefit</li> <li>•Sponsored by public entities</li> <li>•Demonstrate ability to pay back the loan</li> </ul>	principle forgiveness available: <a href="https://www.oregon.gov/deq/wq/cw-srf/Pages/principalforgive.aspx">https://www.oregon.gov/deq/wq/cw-srf/Pages/principalforgive.aspx</a>				<a href="https://www.oregon.gov/deq/wq/tmdls/pages/tmdl-funding.aspx">https://www.oregon.gov/deq/wq/tmdls/pages/tmdl-funding.aspx</a>



<b>Project Title:</b>  Independence PSMP - Riverview		<b>Location:</b>  201 Osprey Ln, Independence, OR 97351			
<b>Project Identifier:</b>  CIP 1.1  <b>Need For Project:</b> Priority #1 from Independence Park System Master Plan Survey #2 <b>Objective:</b>  Replace Missing/Dead Landscape Planting and Trees; Add picnic tables; Accessible Path to the River; Replace Playground with Accessible and Durable Equipment; Add infrastructure to add shade canopies over amphitheater; Reconstruct and restripe parking lot; add clear signage; stripe for ADA parking; Safe Trail Connection from Ash Creek Bridge to Independence Landing. Locate around the parking lot to minimize pedestrian-vehicle conflicts with clear wayfinding; Campground: upgrade showers; add picnic tables and benches; add campsite perimeter/edges/ poles and space numbers <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>• Located in floodplain of Willamette River and Ask Creek (100-year floodplain and associated environmental permitting)</li> <li>• New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars, Rounded)
<b>Park Amenities</b>					
Concrete Sidewalks	2,056	SY	\$ 138	\$ 283,667	
Picnic Table	6	EA	\$ 1,800	\$ 10,800	
Park Bench	19	EA	\$ 1,200	\$ 22,800	
Picnic Shelter	1	EA	\$ 80,000	\$ 80,000	
Storage	1	LS	\$ 12,000	\$ 12,000	
Canopy	15,000	SF	\$ 50	\$ 750,000	
<b>Transportation / Parking</b>					
Asphalt Removal	6,000	SY	\$ 18	\$ 108,000	
Asphalt Surfacing	6,000	SY	\$ 95	\$ 570,000	
Striping - Parking	576	LF	\$ 2	\$ 1,152	
Concrete Sidewalks	1,273	SY	\$ 138	\$ 175,720	
ADA Curb Ramp	4	EA	\$ 4,000	\$ 16,000	
ADA Signage	6	EA	\$ 500	\$ 3,000	
Bike Racks	1	EA	\$ 650	\$ 650	
Safety Signage	8	EA	\$ 78	\$ 624	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 87,500	\$ 87,500	
<b>Lawn/Plantings</b>					
Sod, bluegrass, on level ground, 1000 sf	12	MSF	\$ 708	\$ 8,496	
Tree (soil and mulch included)	15	EA	\$ 600	\$ 9,000	
General Understory Planting (soil and mulch included)	60,000	SF	\$ 8	\$ 480,000	
Irrigation - Replace	120,000	SF	\$ 2	\$ 240,000	
Irrigation - New	60,000	SF	\$ 3	\$ 150,000	
<b>Playground</b>					
Equipment - Playground	1	LS	\$ 250,000	\$ 250,000	
<b>Utilities</b>					
Sanitary Sewer Upgrade	1	LS	\$ 35,000	\$ 35,000	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	19	EA	\$ 2,500	\$ 46,250	
Parking Illumination, assume 1 per 3500 SF of parking	15	EA	\$ 5,000	\$ 77,143	
Power	1	LS	\$ 96,300	\$ 96,300	



<b>Project Title:</b>	<b>Independence PSMP - Riverview</b>					<b>Location:</b>	<b>201 Osprey Ln, Independence, OR 97351</b>				
<b>Project Identifier:</b>	<b>CIP 1.1</b>										
<b>Need For Project:</b>	Priority #1 from Independence Park System Master Plan Survey #2										
<b>Objective:</b>	Replace Missing/Dead Landscape Planting and Trees; Add picnic tables; Accessible Path to the River; Replace Playground with Accessible and Durable Equipment; Add infrastructure to add shade canopies over amphitheater; Reconstruct and restripe parking lot; add clear signage; stripe for ADA parking; Safe Trail Connection from Ash Creek Bridge to Independence Landing. Locate around the parking lot to minimize pedestrian-vehicle conflicts with clear wayfinding; Campground: upgrade showers; add picnic tables and benches; add campsite perimeter/edges/ poles and space numbers										
<b>Design Considerations:</b>	<ul style="list-style-type: none"> <li>• Located in floodplain of Willamette River and Ask Creek (100-year floodplain and associated environmental permitting)</li> <li>• New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities</li> </ul>										
<b>Campground</b>											
Camp Host Spot	1	EA	\$	5,000	\$	5,000					
Campground Spigot Repairs	8	EA	\$	3,000	\$	24,000					
Camp Site Repairs	8	EA	\$	1,000	\$	8,000					
Picnic Table	8	EA	\$	1,800	\$	14,400					
Showers - Upgrade	50	SF	\$	140	\$	7,000					
Gravel Parking Lot	47,000	SF	\$	9	\$	423,000					
						<b>Construction Subtotal (ROUNDED)</b>		<b>\$</b>	<b>2,836,000</b>		
							<b>Percentage</b>	<b>Item Cost</b>			
<b>Additional Elements (estimated % of above)</b>											
Mobilization and Administration							10%	\$	283,600		
Bonding							5.0%	\$	141,800		
Contractor Overhead and Profit							10%	\$	283,600		
Prevailing Wages							3.0%	\$	85,080		
						<b>Additional Elements Subtotal (ROUNDED)</b>		<b>\$</b>	<b>794,000</b>		
<b>Plans and Contract Documents</b>											
Engineering Design and Bid Phase Services							15%	\$	707,850		
Engineering - Construction Contract Administration and Observation							8.0%	\$	377,520		
Construction Permitting, includes 1200-C							2.5%	\$	90,750		
Geotechnical Investigation							3.0%	\$	108,900		
Environmental and Permitting							4.0%	\$	145,200		
Wetland Delineation											
Removal Fill Permits (USACE/ODSL/ODEQ)											
Floodplain Permits											
Legal, Administrative, and Funding, including right-of-way							2.5%	\$	90,750		
						<b>Plans and Contract Documents Subtotal (ROUNDED)</b>		<b>\$</b>	<b>1,521,000</b>		
						<b>Total Project Costs (rounded, without escalation or contingency)</b>		<b>\$</b>	<b>5,151,000</b>		
							<b>Percentage</b>	<b>Item Cost</b>			
<b>Contingency (applied to total costs)</b>											
Contingency							30%		\$1,545,300		
						<b>Total Project Costs (rounded, without escalation)</b>		<b>\$</b>	<b>6,696,000</b>		

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our opinion of probable costs at this time and is subject to change as the project design matures. Keller Associates and Greenworks have no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids, or actual construction costs will not vary from the cost presented herein.



<b>Project Title:</b>		<b>Location:</b>			
Independence PSMP - Henry Hill Park		750 S 5th St, Independence, OR 97351			
<b>Project Identifier:</b>					
CIP 1.2					
<b>Need For Project:</b>					
Priority #4 from Independence Park System Master Plan Survey #2					
<b>Objective:</b>					
Add Shade Trees Along South Edge of East Property; Add New Picnic Table Under Shelter; Replace Playground with Accessible and Durable Equipment; Replace Bike Racks; Construct Frontage on 4th Street and on I Street; Stripe for ADA Parking; Repave Cracked Paths; Accessible Walking/Circulation Path (flat, paved surface); Public sidewalk/frontage improvements; Drinking Fountain with Dog Bowl; CONSIDER: Half Court Basketball or Pickle-ball court					
<b>Design Considerations:</b>					
• Required right of way improvements					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Picnic Table	3	EA	\$ 1,800	\$ 5,400	
Park Bench	4	EA	\$ 1,200	\$ 4,800	
Storage	1	LS	\$ 12,000	\$ 12,000	
Service Entrance	1	LS	\$ 5,000	\$ 5,000	
Concrete Sidewalks	227	SY	\$ 138	\$ 31,280	
Picnic Shelter	1	EA	\$ 80,000	\$ 80,000	
Bike Racks	1	EA	\$ 650	\$ 650	
<b>Playground</b>					
Equipment - Playground	1	LS	\$ 250,000	\$ 250,000	
Surfacing - Playground	2,500	SF	\$ 32	\$ 80,000	
Splash Pad - Flow Through	1	LS	\$ 250,000	\$ 250,000	
<b>Transportation / Parking</b>					
Striping - Parking	530	LF	\$ 2	\$ 1,060	
Frontage Improvements (Half Street)	300	LF	\$ 950	\$ 285,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 28,600	\$ 28,600	
<b>Utilities</b>					
Lighting - Utilities	1	LS	\$ 150,000	\$ 150,000	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	1	EA	\$ 150,000	\$ 150,000	
Power	1	LS	\$ 30,000	\$ 30,000	
Restrooms - New	1	EA	\$ 450,000	\$ 450,000	
Sewer service	1	LS	\$ 30,000	\$ 30,000	
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Lawn/Plantings</b>					
Sod, bluegrass, on level ground, 1000 sf	4	MSF	\$ 708	\$ 2,832	
Tree (soil and mulch included)	22	EA	\$ 600	\$ 13,200	
General Understory Planting (soil and mulch included)	13,000	SF	\$ 8	\$ 104,000	
Irrigation - Replace	13,000	SF	\$ 2	\$ 26,000	
<b>Sports Facility</b>					
Basketball Court - Concrete Surfacing	1,200	SF	\$ 6	\$ 7,200	
Pickleball Court - Concrete Surfacing	1,200	SY	\$ 93	\$ 111,600	
Lighting - Sports Facility	7	EA	\$ 1,690	\$ 11,830	
Striping - Sports Facility	4,800	LF	\$ 1.00	\$ 4,800	
Fencing	474	LF	\$ 30	\$ 14,220	
Asphalt Surfacing - Sports Facility	2,400	SF	\$ 36	\$ 86,400	
Fitness Equipment	3	EA	\$ 1,500	\$ 4,500	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 2,260,000</b>



<b>Project Title:</b> <b>Independence PSMP - Henry Hill Park</b>		<b>Location:</b> <b>750 S 5th St, Independence, OR 97351</b>	
<b>Project Identifier:</b> <b>CIP 1.2</b>			
<b>Need For Project:</b> Priority #4 from Independence Park System Master Plan Survey #2 <b>Objective:</b> Add Shade Trees Along South Edge of East Property; Add New Picnic Table Under Shelter; Replace Playground with Accessible and Durable Equipment; Replace Bike Racks; Construct Frontage on 4th Street and on I Street; Stripe for ADA Parking; Repave Cracked Paths; Accessible Walking/Circulation Path (flat, paved surface); Public sidewalk/frontage improvements; Drinking Fountain with Dog Bowl; CONSIDER: Half Court Basketball or Pickle-ball court <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>Required right of way improvements</li> </ul>			
		<b>Percentage</b>	<b>Item Cost</b>
<b>Additional Elements (estimated % of above)</b>			
Bonding		5.0%	\$ 113,000
Contractor Overhead and Profit		10%	\$ 226,000
Prevailing Wages		3.0%	\$ 67,800
			<b>Additional Elements Subtotal (ROUNDED) \$ 407,000</b>
<b>Plans and Contract Documents</b>			
Engineering Design and Bid Phase Services		15%	\$ 520,065
Engineering - Construction Contract Administration and Observation		8.0%	\$ 277,368
Construction Permitting, includes 1200-C		3.5%	\$ 93,345
Geotechnical Investigation		2.0%	\$ 53,340
Environmental and Permitting		0.0%	\$ - None anticipated.
Legal, Administrative, and Funding, including right-of-way		2.5%	\$ 66,675
			<b>Plans and Contract Documents Subtotal (ROUNDED) \$ 1,011,000</b>
			<b>Total Project Costs (rounded, without escalation or contingency) \$ 3,678,000</b>
		<b>Percentage</b>	<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>			
Contingency		#####	\$1,103,400
			<b>Total Project Costs (rounded, without escalation) \$ 4,781,000</b>

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<b>Project Title:</b>		<b>Location:</b>			
Independence PSMP - Independence Landing		375 Osprey Lane			
<b>Project Identifier:</b>					
CIP 1.3					
<b>Need For Project:</b>					
Priority #5 from Independence Park System Master Plan Survey #2					
<b>Objective:</b>					
Add Canopy Trees for Shade; Add Picnic Areas/Tables; Existing Connection is a Desire Path; Pave Connection Path to River; Add Safety Signage; Add Dog Waste Stations; Add bike racks; Drinking Fountains with Dog Bowl					
<b>Design Considerations:</b>					
<ul style="list-style-type: none"> <li>Newly constructed park may not warrant additional investments</li> <li>New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities site</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Picnic Shelter	1	EA	\$ 80,000	\$ 80,000	
Picnic Table	6	EA	\$ 1,800	\$ 10,800	
Concrete Sidewalks	556	SY	\$ 138	\$ 76,667	
Drinking Fountain with pet bowl	1	EA	\$ 5,000	\$ 5,000	
<b>Transportation / Parking</b>					
Bike Racks	2	EA	\$ 650	\$ 1,300	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 27,000	\$ 27,000	
<b>Lawn/Plantings</b>					
Tree (soil and mulch included)	20	EA	\$ 600	\$ 12,000	
General Understory Planting (soil and mulch included)	5,000	SF	\$ 8	\$ 40,000	
Irrigation - New	5,000	SF	\$ 3	\$ 12,500	
<b>Utilities</b>					
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 295,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 29,500	
Bonding			5.0%	\$ 14,750	
Contractor Overhead and Profit			10%	\$ 29,500	
Prevailing Wages			3.0%	\$ 8,850	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 83,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 73,710	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 39,312	
Construction Permitting, includes 1200-C			3.5%	\$ 13,230	
Geotechnical Investigation			5.0%	\$ 18,900	
Environmental and Permitting			9.0%	\$ 34,020	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			2.5%	\$ 9,450	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 189,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 567,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$170,100
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 737,000</b>

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<b>Project Title:</b>	<b>Location:</b>
<b>Independence PSMP - Pioneer</b>	<b>150 S 7th Street</b>

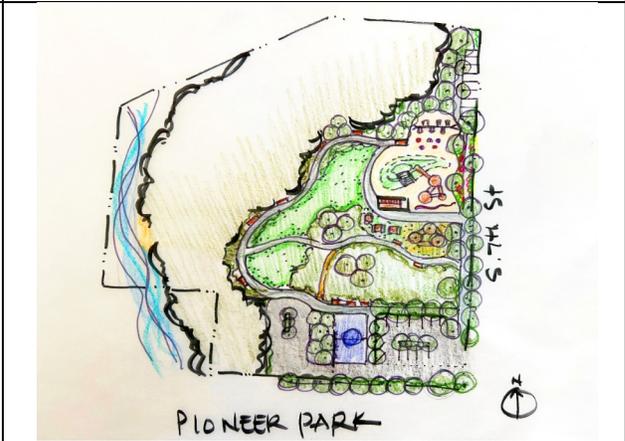
**Project Identifier:**  
**CIP 1.4**

**Need For Project:**  
Priority #6 from Independence Park System Master Plan Survey #2

**Objective:**  
Replace Picnic Tables, Add Accessible (Flat, Paved Surface) Walkways to Picnic Area; Formalize Footpath Adjacent to Site: Ash Creek Trail Connection; Replace Playground with Accessible and Durable Equipment; Add Bike Racks; Pave and Stripe Lot; Add Signage to Clarify Where to Park; Construct frontage on 7th St. ; Stripe for ADA parking; Add Public Sidewalk/Paved Pathways and Other Frontage Improvements for Access Into Site; CONSIDER Half Court Basketball

**Design Considerations:**

- Ash Creek floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities
- No public sidewalks for access



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Asphalt Surfacing	114	SY	\$ 95	\$ 10,872	
Picnic Table	4	EA	\$ 1,800	\$ 7,200	
Trail / Dirt Paths	1,420	SF	\$ 12	\$ 17,040	
Concrete Sidewalks	706	SY	\$ 138	\$ 97,367	
Picnic Shelter	1	EA	\$ 80,000	\$ 80,000	
<b>Playground</b>					
Equipment - Playground	1	LS	\$ 250,000	\$ 250,000	
<b>Transportation / Parking</b>					
Asphalt Removal	1,119	SY	\$ 18	\$ 20,140	
Asphalt Surfacing	1,119	SY	\$ 95	\$ 106,294	
Striping - Parking	600	LF	\$ 2	\$ 1,200	
Concrete Sidewalks	107	SY	\$ 138.00	\$ 14,720	
ADA Curb Ramp	1	EA	\$ 4,000	\$ 4,000	
ADA Signage	2	EA	\$ 500	\$ 1,000	
Frontage Improvements (Half Street)	350	ft	\$ 950	\$ 332,500	
Bike Racks	2	EA	\$ 650	\$ 1,300	
Safety Signage	2	EA	\$ 78	\$ 156	
Stormwater management facilities	1	LS	\$ 48,100	\$ 48,100	
<b>Utilities</b>					
Lighting - Sports Facility	12	EA	\$ 1,690	\$ 20,280	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	8	EA	\$ 2,500	\$ 20,000	
Power	1	LS	\$ 30,000	\$ 30,000	
Restrooms - New	1	LS	\$ 450,000	\$ 450,000	
Sewer service	1	LS	\$ 30,000	\$ 30,000	
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Sports Facility</b>					
1/2 Basketball Court - Concrete Surfacing	2,350	SF	\$ 6	\$ 14,100	
Striping - Sports Facility	2,351	LF	\$ 1	\$ 2,351	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 1,589,000</b>
<b>Percentage</b>					<b>Item Cost</b>



<b>Project Title:</b>		<b>Location:</b>	
<b>Independence PSMP - Pioneer</b>		<b>150 S 7th Street</b>	
<b>Project Identifier:</b>			
<b>CIP 1.4</b>			
<b>Need For Project:</b>			
Priority #6 from Independence Park System Master Plan Survey #2			
<b>Objective:</b>			
Replace Picnic Tables, Add Accessible (Flat, Paved Surface) Walkways to Picnic Area; Formalize Footpath Adjacent to Site: Ash Creek Trail Connection; Replace Playground with Accessible and Durable Equipment; Add Bike Racks; Pave and Stripe Lot; Add Signage to Clarify Where to Park; Construct frontage on 7th St. ; Stripe for ADA parking; Add Public Sidewalk/Paved Pathways and Other Frontage Improvements for Access Into Site; CONSIDER Half Court Basketball			
<b>Design Considerations:</b>			
<ul style="list-style-type: none"> <li>Ash Creek floodplain (100-year floodplain and associated environmental permitting)</li> <li>New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities</li> <li>No public sidewalks for access</li> </ul>			
<b>Additional Elements (estimated % of above)</b>			
Mobilization and Administration	10%	\$	158,900
Bonding	5.0%	\$	79,450
Contractor Overhead and Profit	10%	\$	158,900
Prevailing Wages	3.0%	\$	47,670
<b>Additional Elements Subtotal (ROUNDED)</b>			<b>\$ 445,000</b>
<b>Plans and Contract Documents</b>			
Engineering Design and Bid Phase Services	15%	\$	396,630
Engineering - Construction Contract Administration and Observation	8.0%	\$	211,536
Construction Permitting, includes 1200-C	2.5%	\$	50,850
Geotechnical Investigation	2.0%	\$	40,680
Environmental and Permitting	5.0%	\$	101,700
Wetland Delineation			
Removal Fill Permits (USACE/ODSL/ODEQ)			
Floodplain Permits			
Legal, Administrative, and Funding, including right-of-way	2.5%	\$	50,850
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>			<b>\$ 852,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>			<b>\$ 2,886,000</b>
		<b>Percentage</b>	<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>			
Contingency		30%	\$865,800
<b>Total Project Costs (rounded, without escalation)</b>			<b>\$ 3,752,000</b>

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<b>Project Title:</b>		<b>Location:</b>			
<b>Independence PSMP - Mt. Fir</b>		<b>799 F St, Independence, OR 97351</b>			
<b>Project Identifier:</b>					
<b>CIP 1.5</b>					
<b>Need For Project:</b>					
<p>Priority #7 from Independence Park System Master Plan Survey #2</p> <p><b>Objective:</b></p> <p>See Trail - G project; Small Nature Playground; Add Pet Water Station; North Lot: Pave and Stripe Lot; add ADA parking; Drinking Fountains with Dog Bowl</p> <p><b>Design Considerations:</b></p> <ul style="list-style-type: none"> <li>• Permitting adjacent to Ash Creek (100-year floodplain and associated environmental permitting)</li> <li>• New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities</li> <li>• Adjacent Property is designated with Hazmat requirements, so any land expansion or trail development could be affected</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars, Rounded)
<b>Park Amenities</b>					
Drinking Fountain with pet bowl	2	EA	\$ 5,000	\$ 10,000	
Concrete Sidewalks	362	SY	\$ 138	\$ 49,987	
Picnic Table	2	EA	\$ 1,800	\$ 3,600	
Picnic Shelter	1	LS	\$ 80,000	\$ 80,000	
<b>Playground</b>					
Small Nature Playground	1	LS	\$ 150,000	\$ 150,000	
Surfacing - Playground	2,900	SF	\$ 32	\$ 92,800	
<b>Transportation / Parking</b>					
Asphalt Surfacing	771	SY	\$ 95	\$ 73,277	
Striping - Parking	264	LF	\$ 25	\$ 6,600	
Concrete Sidewalks	157	SY	\$ 138	\$ 21,712	
ADA Signage	3		\$ 500	\$ 1,500	
ADA Curb Ramp	2		\$ 4,000	\$ 8,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 11,100	\$ 11,100	
<b>Lawn/Plantings</b>					
Sod, bluegrass, on level ground, 1000 sf	9	MSF	\$ 708	\$ 6,372	
Tree (soil and mulch included)	15	EA	\$ 600	\$ 9,000	
General Understory Planting (soil and mulch included)	11,000	SF	\$ 8	\$ 88,000	
Irrigation - New	20,000	SF	\$ 3	\$ 50,000	
<b>Utilities</b>					
Sanitary Sewer Upgrade	1	LS	\$ 75,000	\$ 75,000	
Restrooms - New	1	LS	\$ 450,000	\$ 450,000	
Power	1	LS	\$ 30,000	\$ 30,000	
Parking Illumination, assume 1 per 3500 SF of parking	2	EA	\$ 5,000	\$ 10,000	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	6	EA	\$ 2,500	\$ 15,000	
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 1,272,000</b>
<b>Percentage</b>					<b>Item Cost</b>



<b>Project Title:</b> <p style="text-align: center;"><b>Independence PSMP - Mt. Fir</b></p>		<b>Location:</b> <p style="text-align: center;"><b>799 F St, Independence, OR 97351</b></p>	
<b>Project Identifier:</b> <p style="text-align: center;"><b>CIP 1.5</b></p> <b>Need For Project:</b> Priority #7 from Independence Park System Master Plan Survey #2 <b>Objective:</b> See Trail - G project; Small Nature Playground; Add Pet Water Station; North Lot: Pave and Stripe Lot; add ADA parking; Drinking Fountains with Dog Bowl <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>Permitting adjacent to Ash Creek (100-year floodplain and associated environmental permitting)</li> <li>New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities</li> <li>Adjacent Property is designated with Hazmat requirements, so any land expansion or trail development could be affected</li> </ul>		<p style="text-align: center;"><b>Mt. Fir Park</b></p>	
<b>Additional Elements (estimated % of above)</b>			
Mobilization and Administration	10%	\$	127,200
Bonding	5.0%	\$	63,600
Contractor Overhead and Profit	10%	\$	127,200
Prevailing Wages	3.0%	\$	38,160
<b>Additional Elements Subtotal (ROUNDED)</b>			<b>\$ 356,000</b>
<b>Plans and Contract Documents</b>			
Engineering Design and Bid Phase Services	15%	\$	317,460
Engineering - Construction Contract Administration and Observation	8.0%	\$	169,312
Construction Permitting, includes 1200-C	2.5%	\$	40,700
Geotechnical Investigation	3.0%	\$	48,840
Environmental and Permitting	6.0%	\$	97,680
Phase 1 Environmental Site Assessment			
Wetland Delineation for Ash Creek Trail Connection			
Removal Fill Permits (USACE/ODSL/ODEQ)			
Floodplain Permits			
Legal, Administrative, and Funding, including right-of-way	2.5%	\$	40,700
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>			<b>\$ 715,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>			<b>\$ 2,343,000</b>
	<b>Percentage</b>	<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>			
Contingency	30%		\$702,900
<b>Total Project Costs (rounded, without escalation)</b>			<b>\$ 3,046,000</b>

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<b>Project Title:</b>	<b>Location:</b>
<b>Independence PSMP - Pfaff</b>	<b>1000 Wild Rose Ct, Independence, OR 97351</b>
<b>Project Identifier:</b>	
<b>CIP 1.6</b>	
<b>Need For Project:</b>	
Priority #8 from Independence Park System Master Plan Survey #2	
<b>Objective:</b>	
Add Shade Trees to South Side of Lot; Replace Picnic Table Under Shelter; Replace Playground with Accessible and Durable Equipment; Regrade and Replace Lawn With Plantings to Address Drainage issue; Resurface and Re-Stripe Basketball Court; Add bike racks; Stripe parking lot, including ADA stall(s); add driveway from North Gun Club Road; replace uneven sidewalks	
<b>Design Considerations:</b>	
N/A	

General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Picnic Table	1	EA	\$ 1,800	\$ 1,800	
Concrete Sidewalks	33	SY	\$ 138	\$ 4,600	
<b>Playground</b>					
Equipment - Playground	1	LS	\$ 250,000	\$ 250,000	
Surfacing - Playground	2,900	SF	\$ 32	\$ 92,800	
Drainage - Playground	2,900	SF	-	\$ -	
<b>Transportation / Parking</b>					
Striping - Parking	54	LF	\$ 60	\$ 3,240	
Bike Racks	1	EA	\$ 650	\$ 650	
ADA Signage	1	EA	\$ 500	\$ 500	
Concrete Sidewalks	153	SY	\$ 138	\$ 21,160	
ADA Curb Ramp	1	EA	\$ 4,000	\$ 4,000	
Frontage Improvements (Half Street)	40	FT	\$ 950	\$ 38,000	
Asphalt Removal	938	SY	\$ 18	\$ 16,880	
Asphalt Surfacing	938	SY	\$ 95	\$ 89,089	
<b>Sports Facility</b>					
1/2 Basketball Court - Concrete Surfacing	2,350	SF	\$ 6	\$ 14,100	
Striping - Sports Facility	275	LF	\$ 1	\$ 275	
<b>Utilities</b>					
Lighting - Sports Facility	12	EA	\$ 1,690	\$ 20,280	
Power	1	LS	\$ 30,000	\$ 30,000	
Irrigation - Repair	25,000	SF	\$ 1	\$ 25,000	
Drainage - Interior Site	25,000	SF	\$ 3	\$ 75,000	
Restrooms - New	1	LS	\$ 450,000	\$ 450,000	
Sewer service	1	LS	\$ 30,000	\$ 30,000	
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Lawn/Plantings</b>					
Sod, bluegrass, on level ground, 1000 sf	25	MSF	\$ 708	\$ 17,700	
Tree (soil and mulch included)	15	EA	\$ 600	\$ 9,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 1,224,000</b>
<b>Percentage</b>				<b>Item Cost</b>	



<b>Project Title:</b>	<b>Location:</b>
<b>Independence PSMP - Pfaff</b>	<b>1000 Wild Rose Ct, Independence, OR 97351</b>
<b>Project Identifier:</b>	
<b>CIP 1.6</b>	
<b>Need For Project:</b>	
Priority #8 from Independence Park System Master Plan Survey #2	
<b>Objective:</b>	
Add Shade Trees to South Side of Lot; Replace Picnic Table Under Shelter; Replace Playground with Accessible and Durable Equipment; Regrade and Replace Lawn With Plantings to Address Drainage issue; Resurface and Re-Stripe Basketball Court; Add bike racks; Stripe parking lot, including ADA stall(s); add driveway from North Gun Club Road; replace uneven sidewalks	
<b>Design Considerations:</b>	
N/A	

<b>Additional Elements (estimated % of above)</b>				
Mobilization and Administration	10%	\$	122,400	
Bonding	5.0%	\$	61,200	
Contractor Overhead and Profit	10%	\$	122,400	
Prevailing Wages	3.0%	\$	36,720	
<b>Additional Elements Subtotal (ROUNDED)</b>			<b>\$ 343,000</b>	
<b>Plans and Contract Documents</b>				
Engineering Design and Bid Phase Services	15%	\$	305,565	
Engineering - Construction Contract Administration and Observation	8.0%	\$	162,968	
Construction Permitting, includes 1200-C	2.5%	\$	39,175	
Geotechnical Investigation	0.0%	\$	-	None anticipated
Environmental and Permitting	0.0%	\$	-	None anticipated
Legal, Administrative, and Funding, including right-of-way	2.5%	\$	39,175	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>			<b>\$ 547,000</b>	
<b>Total Project Costs (rounded, without escalation or contingency)</b>			<b>\$ 2,114,000</b>	
	<b>Percentage</b>	<b>Item Cost</b>		
<b>Contingency (applied to total costs)</b>				
Contingency	30%		\$634,200	
<b>Total Project Costs (rounded, without escalation)</b>			<b>\$ 2,748,000</b>	

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<b>Project Title:</b> <b>Independence PSMP - Dog Park</b>		<b>Location:</b> <b>54 Grand St, Independence, OR 97351</b>			
<b>Project Identifier:</b> <b>CIP 1.7</b>					
<b>Need For Project:</b> Priority #9 from Independence Park System Master Plan Survey #2					
<b>Objective:</b> Additional Shade Trees; Consider Converting Some/All Lawn Area to Wood Bark Mulch; Update or Add Obstacle Course Items; Add bike racks; pave and stripe lot; add ADA parking; Paved Sidewalk to Connect to Willamette River Trail and Main St. <b>Design Considerations:</b> • Specialty use					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Dog Obstacle Course Items	3	LS	\$ 6,000	\$ 18,000	
Drinking Fountain with pet bowl	1	EA	\$ 5,000	\$ 5,000	
Interpretive Maps/Signs	1	LS	\$ 5,000	\$ 5,000	
<b>Lawn/Plantings</b>					
Mulch, assume wood chip	807	CY	\$ 65	\$ 52,433	
Tree (soil and mulch included)	8	EA	\$ 600	\$ 4,800	
<b>Utilities</b>					
Restrooms - New	1	LS	\$ 450,000	\$ 450,000	
Sewer service	1	LS	\$ 30,000	\$ 30,000	
Water	1	LS	\$ 30,000	\$ 30,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 595,000</b>
<b>Percentage</b>					<b>Item Cost</b>
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 59,500	
Bonding			5.0%	\$ 29,750	
Contractor Overhead and Profit			10%	\$ 59,500	
Prevailing Wages			3.0%	\$ 17,850	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 167,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 148,590	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 79,248	
Construction Permitting, includes 1200-C			3.5%	\$ 26,670	
Geotechnical Investigation			0.0%	\$ -	None anticipated
Environmental and Permitting			0.0%	\$ -	None anticipated
Legal, Administrative, and Funding, including right-of-way			2.5%	\$ 19,050	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 274,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 1,036,000</b>
<b>Percentage</b>					<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$310,800
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 1,347,000</b>

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<b>Project Title:</b> <b>Independence PSMP - Grand St. Park Field</b>		<b>Location:</b> <b>54 Grand St, Independence, OR 97351</b>			
<b>Project Identifier:</b> <b>CIP 1.8</b>					
<b>Need For Project:</b> Priority #10 from Independence Park System Master Plan Survey #2					
<b>Objective:</b> Add Canopy Trees Along West Side of Path for Shade; Picnic Shelters and Tables to Support Informal Sports; Add Bike Racks; pave and restripe parking lot; add ADA parking; Add Loop Path Around Park Open Space Perimeter; add benches along walking path <b>Design Considerations:</b> • New sidewalks and new/replaced pavements within the riparian zone will require storm water management facilities site					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Picnic Shelter	2	EA	\$ 80,000	\$ 160,000	
Picnic Table	10	EA	\$ 1,800	\$ 18,000	
Concrete Sidewalks	1,333	SY	\$ 138	\$ 184,000	
Park Bench	8	EA	\$ 1,200	\$ 9,600	
<b>Transportation / Parking</b>					
Concrete Sidewalks	333	SY	\$ 138	\$ 46,000	
Asphalt Surfacing	1,680	SY	\$ 95	\$ 159,600	
Striping - Parking	1,254	LF	\$ 2	\$ 2,508	
Bike Racks	1	EA	\$ 650	\$ 650	
ADA Curb Ramp	2	EA	\$ 4,000	\$ 8,000	
ADA Signage	4	EA	\$ 500	\$ 2,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 20,000	\$ 20,000	
<b>Lawn/Plantings</b>					
Tree (soil and mulch included)	25	EA	\$ 600	\$ 15,000	
General Understory Planting (soil and mulch included)	10,000	SF	\$ 8	\$ 80,000	
Irrigation - New	10,000	SF	\$ 3	\$ 25,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 730,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 73,000	
Bonding			5.0%	\$ 36,500	
Contractor Overhead and Profit			10%	\$ 73,000	
Prevailing Wages			3.0%	\$ 21,900	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 204,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 140,100	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 74,720	
Construction Permitting, includes 1200-C			3.5%	\$ 32,690	
Geotechnical Investigation			0.0%	\$ -	None anticipated
Environmental and Permitting			0.0%	\$ -	None anticipated
Legal, Administrative, and Funding, including right-of-way			2.5%	\$ 23,350	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 271,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 1,205,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$361,500
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 1,567,000</b>

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<b>Project Title:</b> <b>Independence PSMP - Sunset Meadows</b>		<b>Location:</b> <b>Between Maple and Chestnut Streets</b>			
<b>Project Identifier:</b> <b>CIP 1.9</b>  <b>Need For Project:</b> Priority #11 from Independence Park System Master Plan Survey #2 <b>Objective:</b> Add bike racks <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>Newly constructed, low priority for additions or changes</li> <li>Limited space</li> <li>Close adjacency to residences</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Transportation / Parking</b>					
Bike Racks	4	EA	\$ 650	\$ 2,600	
				<b>Construction Subtotal (ROUNDED)</b>	<b>\$ 2,600</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			0.0%	\$0.00	By City Staff
Bonding			0.0%	\$0.00	By City Staff
Contractor Overhead and Profit			0.0%	\$0.00	By City Staff
Prevailing Wages			0.0%	\$0.00	By City Staff
				<b>Additional Elements Subtotal (ROUNDED)</b>	<b>\$ -</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			0.0%	\$ -	None anticipated
Engineering - Construction Contract Administration and Observation			0.0%	\$ -	None anticipated
Construction Permitting, includes 1200-C			0.0%	\$ -	None anticipated
Geotechnical Investigation			0.0%	\$ -	None anticipated
Environmental and Permitting			0.0%	\$ -	None anticipated
Legal, Administrative, and Funding, including right-of-way			0.0%	\$ -	None anticipated
				<b>Plans and Contract Documents Subtotal (ROUNDED)</b>	<b>\$ -</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 2,600</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$780
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 3,400</b>

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<b>Trail Project Location/Extents</b>	
Along Ash Creek, between Western City boundary to City Property A. Includes Access Easement	Refer to the following items for additional information: Trail project overview in the PSMP for additional location information. Monmouth Ash Creek Trail Master plan for additional information for design.

<b>Project Identifier:</b>	<b>T-A</b>
<b>Objective:</b>	
Per the Monmouth Ash Creek Trail Master Plan, a phased implementation of raised and surface trailways, and road crossings. Encompasses Sections D & E and Crossing 5 (Gun Club Road, RRFB) & 6 (16th Street, marked crosswalk). Includes Shared Use Surface Trail - 0.11 miles and Shared Use Raised Trail - 0.73 miles	
<b>Design Considerations:</b>	
<ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> <li>Includes crossing of Ash Creek with new wooden bridge</li> </ul>	



Section D: Will require access easements from tax lot 24544 (Atkinson) and tax lot 24345 (Creekside Meadows).  
 Section E: Will require easements from tax lot 24375 (Romano/Cummins) and tax lot 24428 (Farm Worker Housing Development), and possibly tax lot 24147 (Cooper) or tax lot 24453 (Pena). Will require easement/permission to construct trail on school district property.

General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trails</b>					
Shared Use Surface Trail (Concrete)	774	SY	\$ 274	\$ 212,186	
Shared Use Raised Trail (Bridge)	55	LF	\$ 2,000	\$ 110,000	
Shared Use Raised Trail (Boardwalk)	3,854	LF	\$ 200	\$ 770,800	
<b>Transportation / Parking</b>					
Concrete Sidewalks	26	SY	\$ 138	\$ 3,588	
Concrete Curb and Gutter	40	LF	\$ 58	\$ 2,320	
ADA Curb Ramp	4	EA	\$ 4,000	\$ 16,000	
ADA Signage	4	EA	\$ 500	\$ 2,000	
RRFBs	1	EA	\$ 75,000	\$ 75,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 119,000	\$ 119,000	
				<b>Construction Subtotal (ROUNDED)</b>	<b>\$ 1,311,000</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 131,100	
Bonding			5.0%	\$ 65,550	
Contractor Overhead and Profit			10%	\$ 131,100	
Prevailing Wages			3.0%	\$ 39,330	
				<b>Additional Elements Subtotal (ROUNDED)</b>	<b>\$ 367,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 327,210	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 174,512	
Construction Permitting, includes 1200-C			3.5%	\$ 58,730	
Geotechnical Investigation			4.0%	\$ 67,120	
Environmental and Permitting			6.0%	\$ 100,680	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			6.5%	\$ 109,070	
				<b>Plans and Contract Documents Subtotal (ROUNDED)</b>	<b>\$ 837,000</b>
				<b>Total Project Costs (rounded, without escalation or contingency)</b>	<b>\$ 2,515,000</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$754,500
				<b>Total Project Costs (rounded, without escalation)</b>	<b>\$ 3,269,500</b>

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<b>Trail Project Location/Extents</b>  Along Ash Creek, between City Property A and Main St.	Refer to the following items for additional information: Trail project overview in the PSMP for additional location information. Monmouth Ash Creek Trail Master plan for additional information for design.
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**Project Identifier:** **T-B**

**Objective:**  
 Per the Monmouth Ash Creek Trail Master Plan, a phased implementation of raised and surface trailways, and road crossings. Encompasses Sections A (under OR51 Bridge), B (under railroad trestle with 2 creek crossings), & C and Crossings 1, 2, 3, & 4. Includes Shared Use Raised Trail - 1.34 miles

**Design Considerations:**

- Waterway permitting costs and time delays
- Costs of raised walkways and bridges
- May need phased construction
- Need permit from ODOT for work under the OR51 bridge
- Grade changes from top of bank under trestle must meet ADA.
- Will need permit from Portland and Western RR and ODOT Rail for undercrossing.
- Special design requirements apply
- Coordination with City WWTP



Crossing 1 (Riverview Park, Construct trailhead with map, trail information, lighting, and benches. Construct bridge over Ash Creek)

Crossing 2 (Construct ADA accessible ramp from Ash Street to the proposed trail)

Crossing 3 (5th Street, Construct new wooden bridge and 10-foot-wide concrete shared use path to access 5th Street right-of-way and Independence Elementary School. Construct / improve sidewalks on 5th Street to school.

Crossing 4 (10th Street / YMCA, Develop trailhead / parking. Construct 10-foot-wide concrete access trail and bridge over Ash Creek through Boise Cascade property. Will require access easements from tax lot 24361 (Fitts) and 24348 (Reich).

General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Park Amenities</b>					
Trailhead	2	LS	\$ 35,000	\$ 70,000	
<b>Trails</b>					
Shared Use Raised Trail (Bridge)	7,075	LF	\$ 250	\$ 1,768,800	
<b>Transportation / Parking</b>					
Concrete Sidewalks	134	SY	\$ 138	\$ 18,492	
Concrete Curb and Gutter	100	LF	\$ 58	\$ 5,800	
ADA Curb Ramp	8	EA	\$ 4,000	\$ 32,000	
ADA Signage	8	EA	\$ 500	\$ 4,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 190,000	\$ 190,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 2,089,000</b>
<b>Additional Elements (estimated % of above)</b>					
			Percentage	Item Cost	
Mobilization and Administration			10%	\$ 208,900	
Bonding			5.0%	\$ 104,450	
Contractor Overhead and Profit			10%	\$ 208,900	
Prevailing Wages			3.0%	\$ 62,670	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 585,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 521,430	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 278,096	
Construction Permitting, includes 1200-C, ODOT, ODOT Rail, and PWRR			15.0%	\$ 401,100	
Geotechnical Investigation			3.0%	\$ 80,220	
Environmental and Permitting			8.0%	\$ 213,920	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			4.5%	\$ 120,330	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 1,615,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 4,289,000</b>
<b>Contingency (applied to total costs)</b>					
			Percentage	Item Cost	
Contingency			30%		\$ 1,286,700
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 5,575,700</b>

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<b>Trail Project Location/Extents</b>						
<b>On Wastewater Treatment Plant property, West of Williams St</b>		Refer to the following items for additional information: Trail project overview in the PSMP for additional location information.				
<b>Project Identifier:</b>  <p style="text-align: center;"><b>T-C</b></p> <b>Objective:</b> Includes Shared Use Surface Trail - 0.52 miles <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>• Access, security, and land use of Water and Wastewater Treatment Plant (WWTP)</li> <li>• On-street sections may trigger unanticipated street improvements</li> <li>• Path not allowed on WWTP site and would go through industrial properties. (Not feasible)</li> </ul>		Assumes easements and right-of-way would be required.				
General Line Item		Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trails</b>						
Shared Use Surface Trail (Concrete)		3,661	SY	\$ 250	\$ 915,250	
<b>Construction Subtotal (ROUNDED)</b>						<b>\$ 915,000</b>
				<b>Percentage</b>	<b>Item Cost</b>	
<b>Additional Elements (estimated % of above)</b>						
Mobilization and Administration				10%	\$ 91,500	
Bonding				5.0%	\$ 45,750	
Contractor Overhead and Profit				10%	\$ 91,500	
Prevailing Wages				3.0%	\$ 27,450	
<b>Additional Elements Subtotal (ROUNDED)</b>						<b>\$ 256,000</b>
<b>Plans and Contract Documents</b>						
Engineering Design and Bid Phase Services				15%	\$ 228,345	
Engineering - Construction Contract Administration and Observation				8.0%	\$ 121,784	
Construction Permitting, includes 1200-C				3.5%	\$ 40,985	
Geotechnical Investigation				0.0%	\$ -	None anticipated
Environmental and Permitting				0.0%	\$ -	None anticipated
Legal, Administrative, and Funding, including right-of-way				8.0%	\$ 93,680	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>						<b>\$ 485,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>						<b>\$ 1,656,000</b>
				<b>Percentage</b>	<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>						
Contingency				30%		\$496,800
<b>Total Project Costs (rounded, without escalation)</b>						<b>\$ 2,152,800</b>

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# INDEPENDENCE

Oregon's Story Begins Here

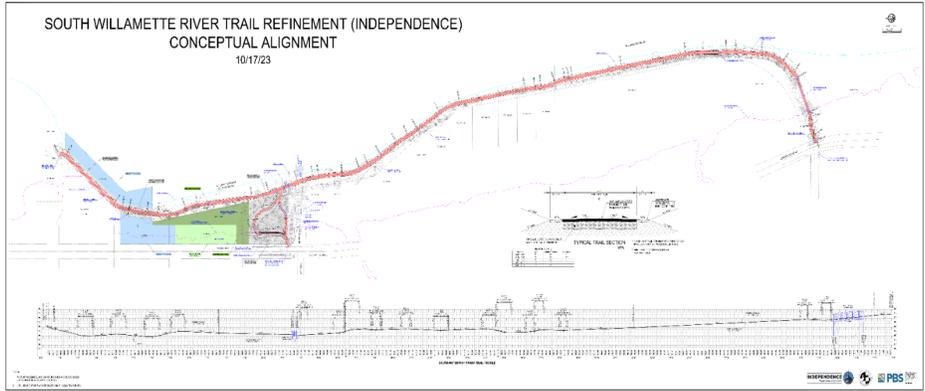


<b>Trail Project Location/Extents</b>					
<b>Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St.</b>		Refer to the following items for additional information: Trail project overview in the PSMP for additional location information.			
<b>Project Identifier:</b>					
<b>T-D</b>					
<b>Objective:</b>					
Includes Shared Use Surface Trail - 0.64 miles and Shared Use Raised Trail - 0.07 miles					
<b>Design Considerations:</b>					
<ul style="list-style-type: none"> <li>• Access, security, and land use of Waste Water Treatment Plant</li> <li>• Waterway permitting costs and time delays</li> <li>• Existing wetland and stormwater drainage path</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trails</b>					
Shared Use Surface Trail (Concrete)	4,506	SY	\$ 250	\$ 1,126,500	
Shared Use Raised Trail (Bridge)	575	LF	\$ 500	\$ 287,500	
<b>Transportation / Parking</b>					
Concrete Sidewalks	34	SY	\$ 138	\$ 4,692	
Concrete Curb and Gutter	25	LF	\$ 58	\$ 1,450	
ADA Curb Ramp	2	EA	\$ 4,000	\$ 8,000	
ADA Signage	2	EA	\$ 500	\$ 1,000	
RRFBs	1	EA	\$ 75,000	\$ 75,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 143,000	\$ 143,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 1,647,000</b>
		Percentage	Item Cost		
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration		10%	\$	164,700	
Bonding		5.0%	\$	82,350	
Contractor Overhead and Profit		10%	\$	164,700	
Prevailing Wages		3.0%	\$	49,410	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 461,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services		15%	\$	411,060	
Engineering - Construction Contract Administration and Observation		8.0%	\$	219,232	
Construction Permitting, includes 1200-C		3.5%	\$	73,780	
Geotechnical Investigation		2.0%	\$	42,160	
Environmental and Permitting		4.0%	\$	84,320	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way		2.5%	\$	52,700	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 883,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 2,991,000</b>
		Percentage	Item Cost		
<b>Contingency (applied to total costs)</b>					
Contingency		30%			\$897,300
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 3,888,300</b>

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<b>Trail Project Location/Extents</b>	
<b>Along City Property B, connecting Independence Landing with S. Main St.</b>	Refer to the following items for additional information: Trail project overview in the PSMP for additional location information. South Willamette River Trail Refinement Project for design information.
<b>Project Identifier:</b>	<b>T-E</b>
<b>Objective:</b>	Project will require new right-of-way. Assumes project will require federal dollars for design and construction.
Per South Willamette River Trail Refinement Concept, mix of raised and surface trails	
<b>Design Considerations:</b>	
<ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> </ul>	



General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trails</b>					
Shared Use Surface Trail (Asphalt)	1	LS	\$ 1,243,582	\$ 1,243,582	1
Shared Use Raised Trail (Bridge)	1	LS	\$ 897,120	\$ 897,120	1
<b>Transportation / Parking</b>					
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 535,000	\$ 535,000	
				<b>Construction Subtotal (ROUNDED)</b>	<b>\$ 2,675,700</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 267,570	
Bonding			5.0%	\$ 133,785	
Contractor Overhead and Profit			10%	\$ 267,570	
Prevailing Wages			3.0%	\$ 80,271	
				<b>Additional Elements Subtotal (ROUNDED)</b>	<b>\$ 749,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			22%	\$ 979,464	1
Engineering - Construction Contract Administration and Observation			12.0%	\$ 534,253	1
Construction Permitting, includes 1200-C			3.5%	\$ 119,865	
Geotechnical Investigation			4.0%	\$ 136,988	
Environmental and Permitting			8.0%	\$ 273,976	
National Environmental Policy Act					
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			25.0%	\$ 856,175	
				<b>Plans and Contract Documents Subtotal (ROUNDED)</b>	<b>\$ 2,901,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 6,325,700</b>
				<b>Percentage</b>	<b>Item Cost</b>
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$1,897,710
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 8,223,400</b>

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1: Trail costs are based upon the South Willamette River Trail Refinement Project, 2023, escalated to 2025 (<https://www.ci.independence.or.us/willamette-river-trail/#bd08a020afa902b36>) by 12%





<b>Trail Project Location/Extents</b>					
Along South Fork Ash Creek, on west side of Mt. Fir Park		Refer to the following items for additional information: Trail project overview in the PSMP for additional location information.			
<b>Project Identifier:</b>  <p style="text-align: center;"><b>T-G</b></p> <b>Objective:</b> Raised trail and bridge crossing tied into future parking lot improvements at Mt Fir Park. Includes Shared Use Raised Trail - 0.20 miles <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>• Waterway permitting costs and time delays</li> <li>• Costs of raised walkways and bridges</li> <li>• Requires bridge condition assessment</li> <li>• May need phased construction</li> </ul>					
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trail</b>					
Shared Use Raised Trail (Bridge)	60	LF	\$ 2,500	\$ 150,000	
Shared Use Raised Trail (Boardwalk)	1,348	LF	\$ 200	\$ 269,600	
<b>Transportation / Parking</b>					
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 42,000	\$ 42,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 462,000</b>
				Percentage	Item Cost
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 46,200	
Bonding			5.0%	\$ 23,100	
Contractor Overhead and Profit			10%	\$ 46,200	
Prevailing Wages			3.0%	\$ 13,860	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 129,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			20%	\$ 153,660	Includes bridge condition assessment
Engineering - Construction Contract Administration and Observation			8.0%	\$ 61,464	
Construction Permitting, includes 1200-C			3.5%	\$ 20,685	
Geotechnical Investigation			4.0%	\$ 23,640	
Environmental and Permitting			8.0%	\$ 47,280	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			2.5%	\$ 14,775	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 322,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 913,000</b>
				Percentage	Item Cost
<b>Contingency (applied to total costs)</b>					
Contingency			30%		\$273,900
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 1,186,900</b>

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<b>Trail Project Location/Extents</b>					
<p style="text-align: center;"><b>Ash Creek Trail Connection</b></p> <p><b>East of Talmadge Rd, between Southern City boundary and Monmouth St.</b></p>		<p>Refer to the following items for additional information:                  Trail project overview in the PSMP for additional location information.                  Central Talmadge Plan for design information</p>			
<p><b>Project Identifier:</b></p> <p style="text-align: center;"><b>T-H</b></p> <p><b>Objective:</b>                  Reference Central Talmadge Plan, To be determined by future layout by development. Connects from Monmouth Street/OR51 to Madrona Street along the existing Bonneville Power Administration utility corridor. Assume 1,950 feet long, 12-foot -wide shared use path.</p> <p><b>Design Considerations:</b></p> <ul style="list-style-type: none"> <li>Will require easements/right-of-way</li> </ul>		<p style="text-align: right; font-size: small;">Fig. 10: Central Talmadge Center - Key Projects THE VISION</p>			
General Line Item	Estimated Quantity	Unit	Unit Price	Item Cost (Rounded)	Total Cost (2025 Dollars)
<b>Trails</b>					
Shared Use Surface Trail (Concrete)	2,600	SY	\$ 274	\$ 712,400	<i>Assume 10 ft wide</i>
<b>Transportation / Parking</b>					
Concrete Sidewalks	104	SY	\$ 138	\$ 14,352	<i>Assume 20 ft long each xing</i>
Concrete Curb and Gutter	160	LF	\$ 58	\$ 9,280	
ADA Curb Ramp	8	EA	\$ 4,000	\$ 32,000	
ADA Signage	16	EA	\$ 500	\$ 8,000	
RRFBs	3	EA	\$ 125,000	\$ 375,000	
Stormwater management facilities, includes plantings and soil amendments	1	LS	\$ 115,000	\$ 115,000	
<b>Utilities</b>					
Power	1	LS	\$ 30,000	\$ 30,000	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	20	EA	\$ 2,500	\$ 50,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 1,346,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration			10%	\$ 134,600	
Bonding			5.0%	\$ 67,300	
Contractor Overhead and Profit			10%	\$ 134,600	
Prevailing Wages			3.0%	\$ 40,380	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 377,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services			15%	\$ 387,675	
Engineering - Construction Contract Administration and Observation			8.0%	\$ 206,760	
Construction Permitting, includes 1200-C			3.5%	\$ 60,305	
Geotechnical Investigation			2.0%	\$ 34,460	
Environmental and Permitting			6.0%	\$ 103,380	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way			8.0%	\$ 137,840	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 930,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 2,653,000</b>
			<b>Percentage</b>	<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>					
Contingency			50%		\$1,326,500
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 3,979,500</b>

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<b>Trail Project Location/Extents</b>					
<b>Along South Fork Ash Creek, as part of the SW Concept Plan</b>		Refer to the following items for additional information: Trail project overview in the PSMP for additional location information. Southwest Independence Concept Plan for planning information.			
<b>Project Identifier:</b>  <b>Objective:</b>  Reference Southwest Independence Concept Plan, To be determined by future layout by development. Assume 5,000 feet long pathway, 3/4 at grade, 1/4 raised <b>Design Considerations:</b> <ul style="list-style-type: none"> <li>Waterway permitting costs and time delays</li> <li>Costs of raised walkways and bridges</li> </ul>					
<b>General Line Item</b>	<b>Estimated Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Item Cost (Rounded)</b>	<b>Total Cost (2025 Dollars)</b>
<b>Park Amenities</b>					
Shared Use Surface Trail (Concrete)	5,000	SY	\$ 274	\$ 1,370,000	
Shared Use Raised Trail (Boardwalk)	1,944	LF	\$ 200	\$ 388,800	
Shared Use Raised Trail (Bridge)	45	LF	\$ 2,500	\$ 112,500	
<b>Utilities</b>					
Power	1	LS	\$ 30,000	\$ 30,000	
Pedestrian Pathway Lighting, assume 1 every 100 ft of pathway	50	EA	\$ 2,500	\$ 125,000	
<b>Construction Subtotal (ROUNDED)</b>					<b>\$ 2,026,000</b>
		<b>Percentage</b>		<b>Item Cost</b>	
<b>Additional Elements (estimated % of above)</b>					
Mobilization and Administration		10%		\$ 202,600	
Bonding		5.0%		\$ 101,300	
Contractor Overhead and Profit		10%		\$ 202,600	
Prevailing Wages		3.0%		\$ 60,780	
<b>Additional Elements Subtotal (ROUNDED)</b>					<b>\$ 567,000</b>
<b>Plans and Contract Documents</b>					
Engineering Design and Bid Phase Services		15%		\$ 583,425	
Engineering - Construction Contract Administration and Observation		8.0%		\$ 311,160	
Construction Permitting, includes 1200-C		3.5%		\$ 90,755	
Geotechnical Investigation		6.0%		\$ 155,580	
Environmental and Permitting		8.0%		\$ 207,440	
Wetland Delineation					
Removal Fill Permits (USACE/ODSL/ODEQ)					
Floodplain Permits					
Legal, Administrative, and Funding, including right-of-way		8.0%		\$ 207,440	
<b>Plans and Contract Documents Subtotal (ROUNDED)</b>					<b>\$ 1,556,000</b>
<b>Total Project Costs (rounded, without escalation or contingency)</b>					<b>\$ 4,149,000</b>
		<b>Percentage</b>		<b>Item Cost</b>	
<b>Contingency (applied to total costs)</b>					
Contingency		50%		\$2,074,500	
<b>Total Project Costs (rounded, without escalation)</b>					<b>\$ 6,223,500</b>

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