

PARK SYSTEM MASTER PLAN

ADOPTED APRIL 14, 2026 BY ORDINANCE 1634



INDEPENDENCE

Oregon's Story Begins Here

TABLE OF CONTENTS



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.

EXECUTIVE SUMMARY

SECTION 1: PROJECT CONTEXT

- 1.1 INTRODUCTION
- 1.2 RELATED PLANNING EFFORTS
- 1.3 PREVIOUS REPORTS AND STUDIES

SECTION 2: PROJECT VALUES

- 2.1 COMMUNITY PRIORITIES
- 2.2 VALUE SUCCESS MATRIX

SECTION 3: PROJECT OUTREACH SUMMARY

- 3.1 OVERVIEW
- 3.2 PUBLIC OPEN HOUSE #1
- 3.3 PUBLIC OPEN HOUSE #2

SECTION 4: LEVEL OF SERVICE

- 4.1 INTRODUCTION AND APPROACH
- 4.2 RECOMMENDED PARK CLASSIFICATIONS
- 4.3 COMMUNITY PROFILE AND POPULATION PROJECTIONS
- 4.4 QUANTITATIVE APPROACH
- 4.5 AMENITY-BASED APPROACH

SECTION 5: ASSET INVENTORY

- 5.1 APPROACH
- 5.2 INDIVIDUAL PARKS AND OPEN SPACE INVENTORIES



SECTION 6: CONSTRAINTS

6.1 SITE AND PROJECT CONSTRAINTS AND LIMITATIONS

SECTION 7: RECOMMENDATIONS AND CAPITOL IMPROVEMENTS

7.1 DEVELOPMENT CODE - LAND DEDICATION

7.2 DESIGN CHOICES AND OPERATIONS AND MAINTENANCE STRATEGIES

7.3 PROJECT PRIORITIZATION

7.4 RECOMMENDATIONS FOR PARK SITES

7.5 TRAIL RECOMMENDATIONS

7.6 POTENTIAL FUNDING STRATEGIES AND RESOURCES

APPENDICES

- COMPREHENSIVE PLAN RECOMMENDATIONS MEMO
- DETAILED PUBLIC SURVEY RESULTS
- PROJECT COST SHEETS
- POTENTIAL FUNDING SOURCES AND REQUIREMENTS

ACKNOWLEDGEMENTS

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



INDEPENDENCE
Oregon's Story Begins Here

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 identifies 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.

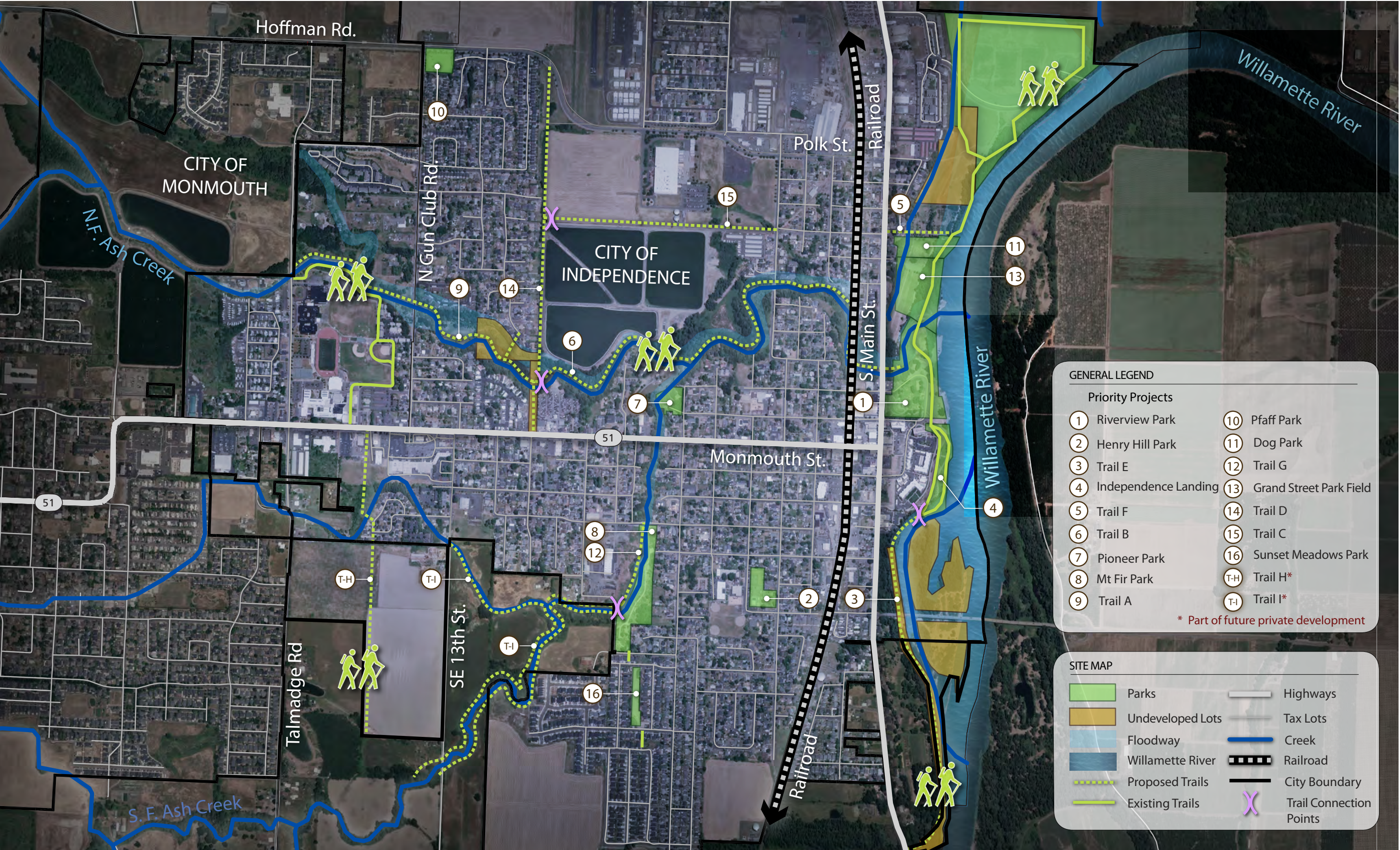


// CONSTRAINTS AND RECOMMENDATIONS

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 meets current best practices and aligns 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



THIS PAGE INTENTIONALLY LEFT BLANK



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 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.

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 analysis of these 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 the 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.

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.

While several related planning efforts will influence the direction and outcomes of the Parks System Plan, most important of these is the City of Independence Comprehensive Plan. The Comprehensive Plan is mandated by the state to be in conformance with 19 Oregon Statewide Planning Goals, including those related to land use planning, open spaces, historic resources and natural areas, and parks and recreation. Land development and related activities, including the City's development ordinances, must be consistent with goals and policies of the Comprehensive Plan. Other plans, such as those related to parks, recreation and natural areas also must be consistent with the Comprehensive Plan. Comprehensive Plan focus areas that are relevant to the formation of the new Parks System Plan are as follows:

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.

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

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.

INDEPENDENCE VISION 2040 (2020)

Vision 2040 is a vision plan that establishes 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

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.

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 mapped 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 quality of the City's parks. It included community outreach to understand priorities and referenced previous related planning efforts, as well as trends in how parks have evolved 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.

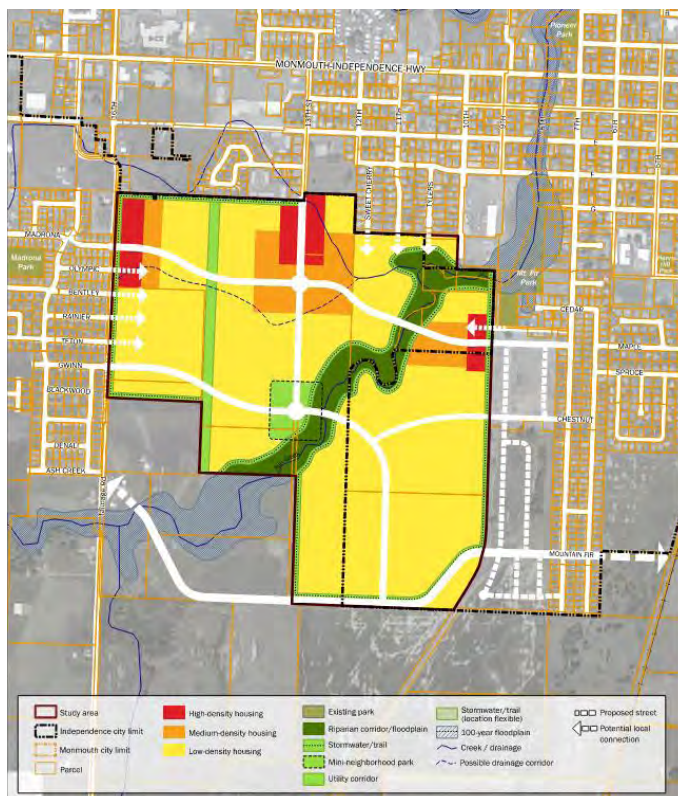
HOW THIS PSMP USES THIS INFORMATION: This PSMP is an evolution of the previous plan that shifts the approach to align with supporting existing assets and infrastructure, and creating a Level of Service model that meets local needs. The recommendations and projects from the previous plan were considered 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. The planned area sits in between Mt Fir Park and Sunset Meadows Park to the East and Madrona Park (Monmouth) to the West. The Plan 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. The trails also provide 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 the South Fork of Ash Creek and the Bonneville powerlines 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

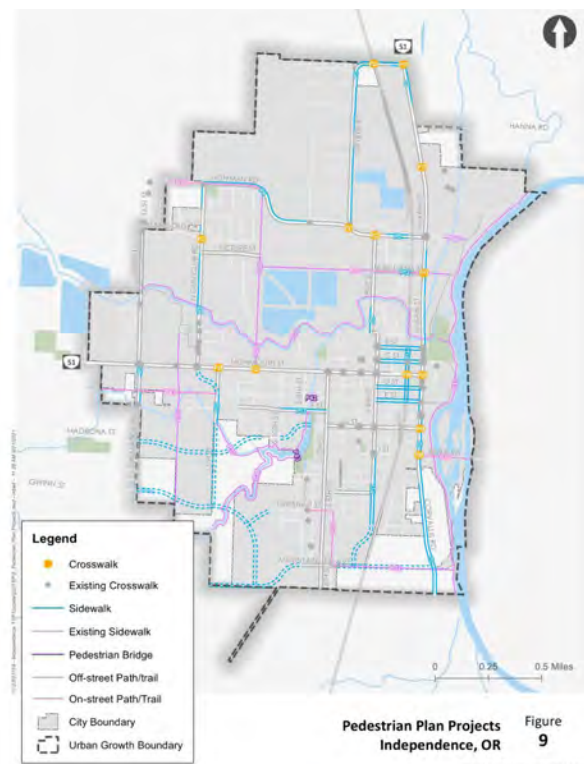
TRANSPORTATION SYSTEM PLAN, 2021

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

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

HOW THIS PSMP USES THIS

INFORMATION: All off-street trails and pathways shall be 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.

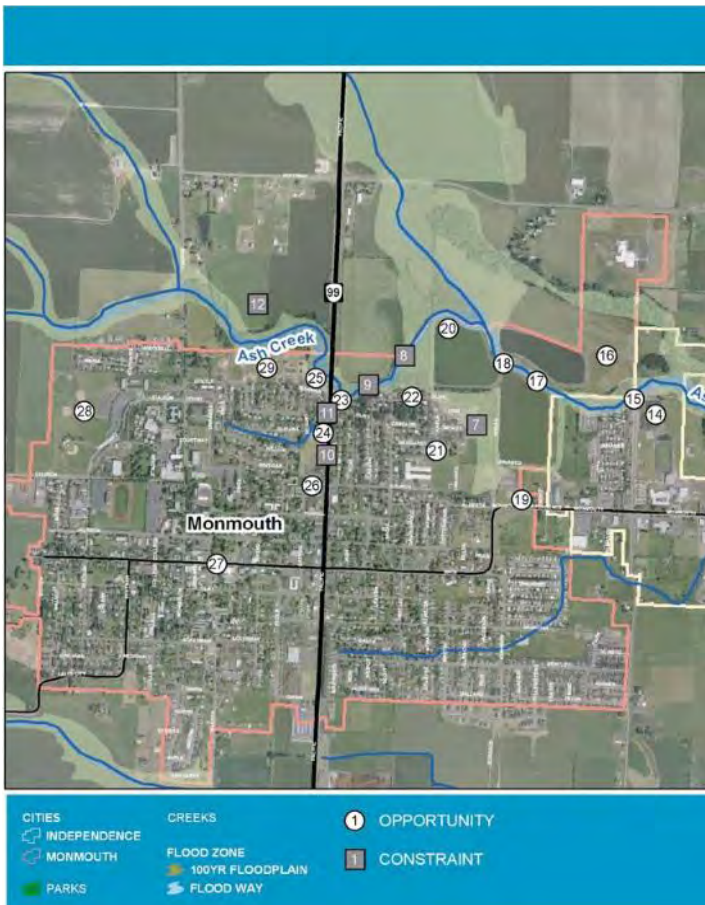


Transportation Plan: Trail Map

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 helped identify and develop 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.

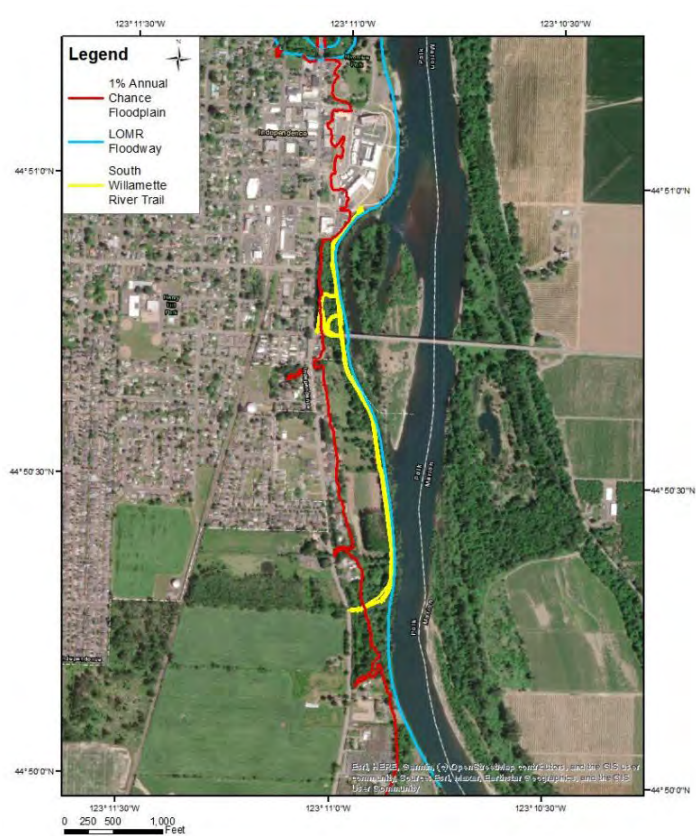


Figure 2 – Study area showing effective 1% annual chance floodplain and floodway

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:

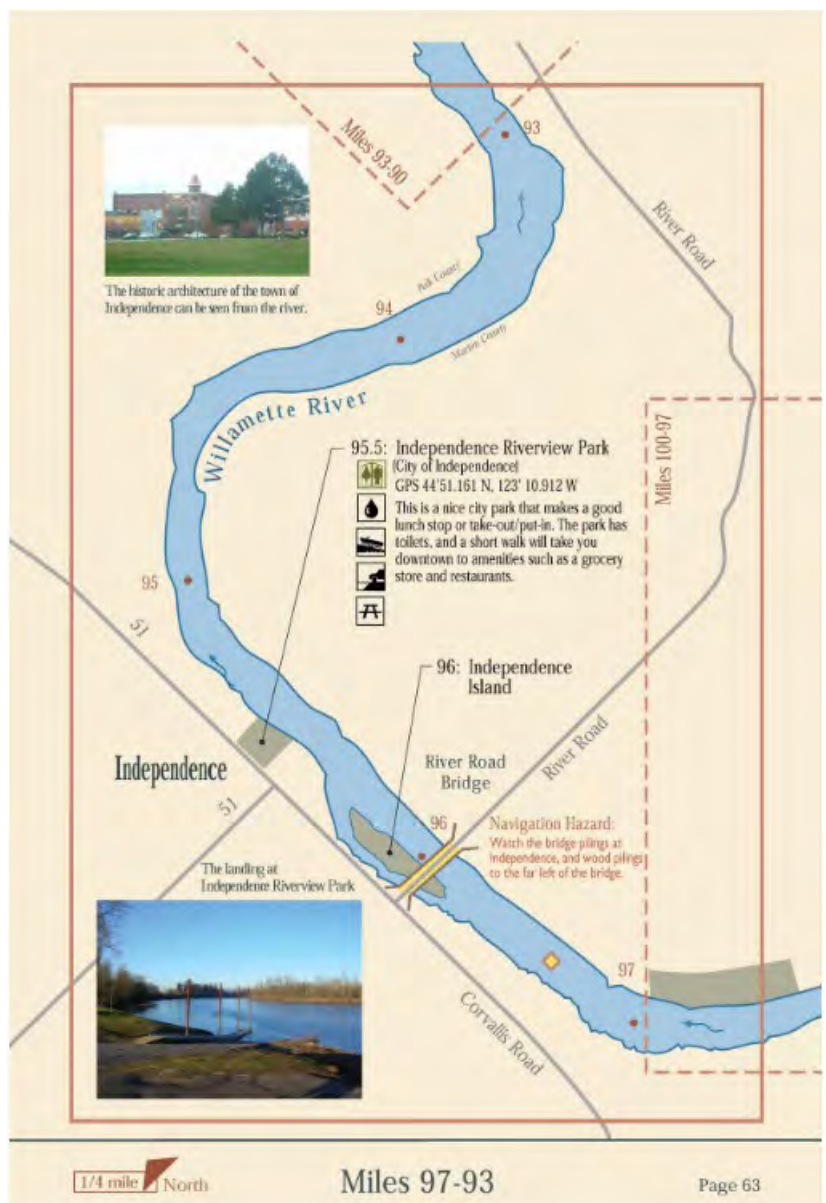
- A need to address conflicts between motorized and non-motorized boaters.
- The need for more public access to Oregon's waterways.
- The need for consistent information including signs and maps.

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 guides that enable people to identify campsites, track river features, and explore 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 natural resource.



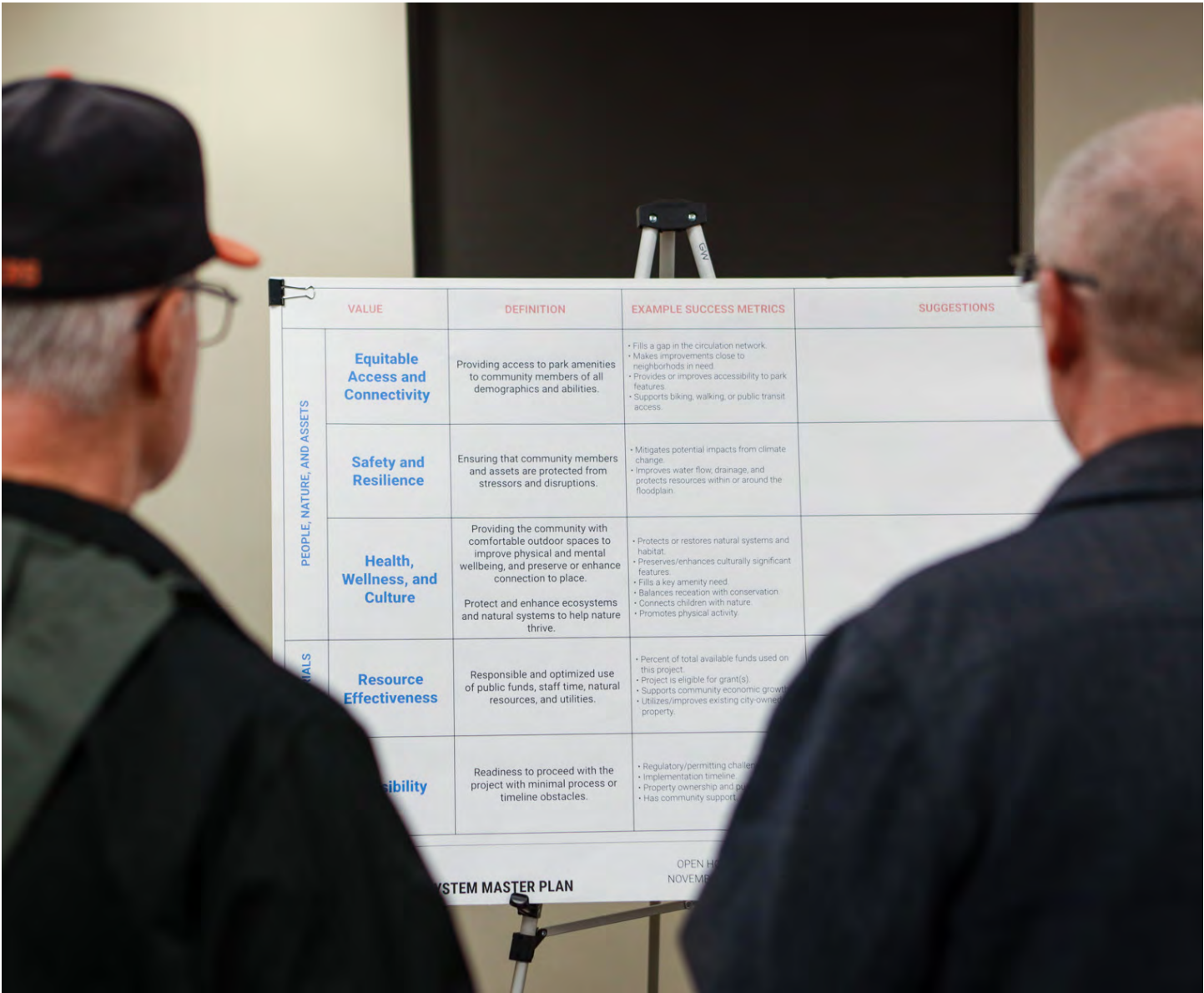
CENTRAL TALMADGE PLAN, 2024

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, establishing off-street shared-use trails like the Ash Creek Connector.

HOW THIS PSMP USES THIS INFORMATION: Similar to the Southwest Independence 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 provide guidance for how projects and maintenance are prioritized across the city. They also align with common funding source requirements.

Equitable Access and Connectivity

Enabling access to park and trail amenities to community members of all demographics and abilities. While this includes ADA compliance, it also should consider providing an equal outdoor experience for people of different ages and any physical or mental disadvantages that are experienced in the community such as: mobility impairments, visual impairments, hearing impairments, sensory sensitivities, asthma / air quality sensitivities, mental health conditions, chronic illness, etc.

Ecological Health and Resilience

Protecting and enhancing natural systems to help nature thrive into the future in ways that safeguard 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

Responsibly optimizing the use of public funds, staff time, natural resources, and utilities.

Feasibility

Ensuring readiness to proceed with the project with minimal process or timeline obstacles.

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 were developed into site-level project recommendations, and which recommendations were made for maintenance practices.

2.2 VALUE SUCCESS MATRIX

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

Value		Project Planning	Site Improvements
People and Nature	Equitable Access & Connectivity	- Fills a gap in the circulation network - Makes improvements close to neighborhoods in need - Is located near public transit stops or bike routes	- Provides or improves accessibility to park features - Utilizes universal design principles - Supports biking, walking, or public transit access - Provides clear and intuitive wayfinding
	Ecological Health & Resilience	- Mitigates potential impacts from climate change - Improves water flow, drainage, or resources within or around the floodplain - Protects or restores natural systems and habitat	- Considers site variation due to extreme weather events - Improves ecosystem health - Balances recreation with conservation - Prioritizes native or adaptive species
	Safety, Wellness, & Culture	- Is in neighborhood with a gap in tree canopy - Fills a key amenity need - Has community support, aligns with activity priorities - Brings people together	- Increases/improves recreational opportunities - Connects children with nature - Provides educational opportunities - Adds or improves safety and usability of equipment or amenity - Promotes physical activity - Preserves / enhances culturally significant feature - Provides lighting for safety and night use
Money, Time, and Materials	Resource Effectiveness	- Percent of total available funds used on this project - Is eligible for grant(s) - Supports community economic growth - Utilizes/improves existing city-owned property	- Has available capital expenditure funds for proposed amenities - Has available operational expenditure funds to maintain the proposed improvements - Selects durable/low maintenance materials
	Feasibility	- Regulatory challenges - Implementation timeline - Property ownership and purchasing	- Permitting challenges - Implementation timeline

Value		Inventory Review / LOS	Operations and Maintenance
People and Nature	Equitable Access & Connectivity	- Do all amenities have universal access? - What is the condition of pathways? - What is the parking quantity for vehicles and bikes? - Is wayfinding marked or intuitive?	Removes obstacles to access amenities
	Ecological Health & Resilience	- Is anything exposed to flooding or extreme heat? - Are there invasive species present?	- Reduces or eliminates costly repairs to assets at risk - Removes invasive species - Improves habitat
	Safety, Wellness, and Culture	- Are there any potential hazards on site? - Is play equipment in safe condition? - Is there visibility into the site or hiding places? - What basic amenities are present? - Are there comfortable places in different weather conditions? (rain, heat) - Is there access to drinking water? - Are power outlets present? - What are quantity and types of seating? - Are there resources for dogs? - Are there culturally significant features or signage?	- Limits liabilities and hazards - Increases seating capacity - Supports recreational programming - Enhances public education - Preserves / enhances culturally significant feature
Money, Time, and Materials	Resource Effectiveness	- What is the balance between mowed lawn and native landscape? - What is the condition and quality of structures, equipment, furniture, lawn, and landscape?	- Reduces Operational budget - Increases available staff time - Uses energy and water efficiently - Returns an ROI by the end of this plan duration - Provides transparency to how funds were spent
	Feasibility	N/A	- Utilizes current staff skills, no training needed - Uses available resources or equipment



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.

The first phase of engagement focused on understanding community values, obstacles and challenges, and what amenities were 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.
- 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 input is utilized
- Introduction and distribution of public survey

STATION 2

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

STATION 3

- Graphics board of basic amenities
- Public input on rating the importance of amenities

STATION 4

- Individual site inventory maps for each park/space
- Public input to share the the highlights, issues, and obstacles associated with the parks closest to them



Public Engagement Team



Station 4 Site Inventory

An open station was available to offer additional details about the material. 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 Included:

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

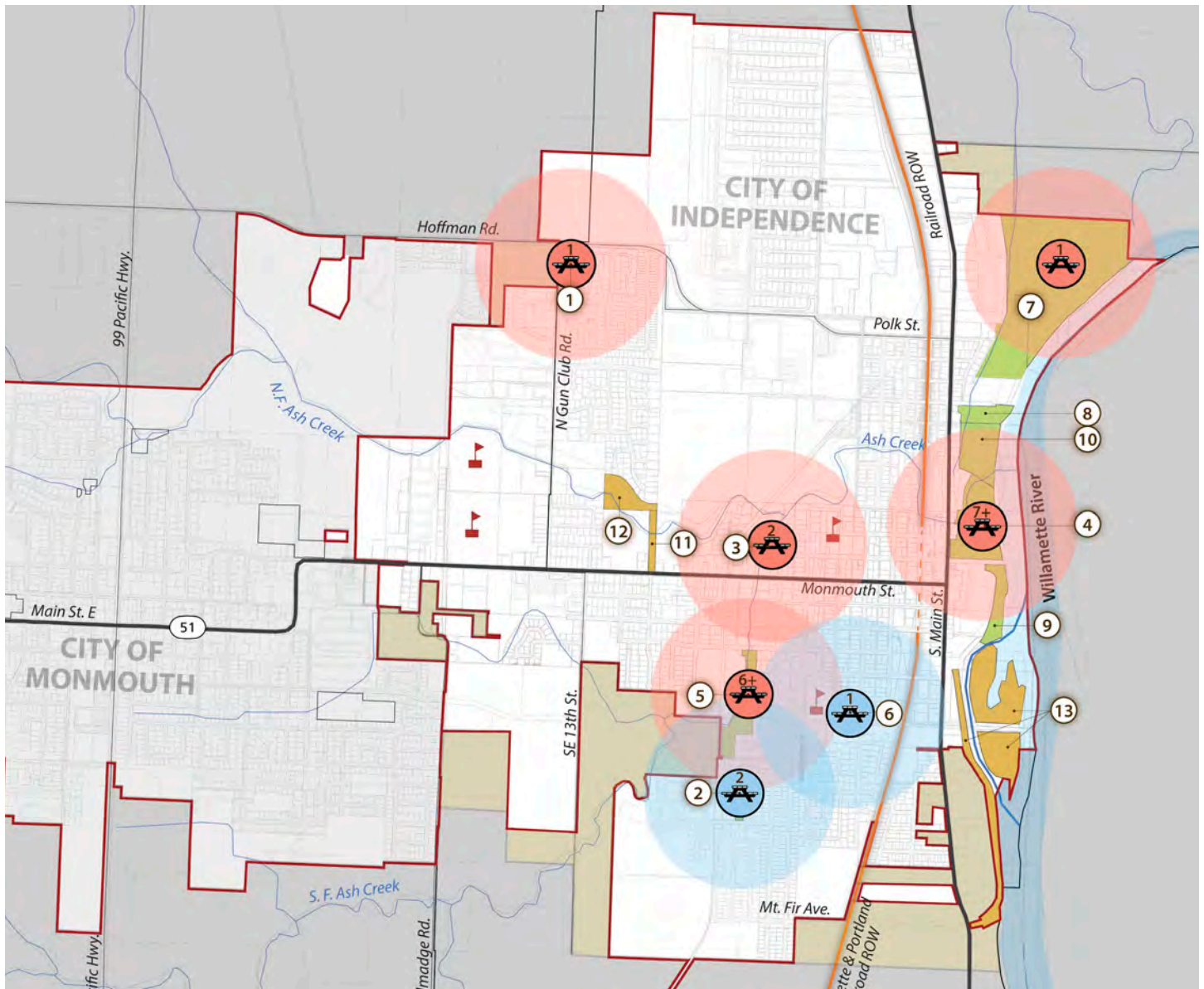
TRAIL PROJECTS

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 exist.

This quantitative approach was paired with a more qualitative one that builds off of the park inventory in the next section of this PSMP. The approach assessed the existing park properties and identified which sites have which key amenity, and if they're in good condition. The amenities were laid out on a series of maps to show their distribution and where potential gaps may occur. 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 update 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 for the City of Independence, classifications defined by the National Recreation and Parks Association (NRPA) for parks, trails and natural areas were referenced for a comparative understanding of baseline conditions. These 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. 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 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

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
- Formal Recreational Fields
- Splash Pad/Spray Grounds

Facilities

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters
- Restrooms
- 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. They allow for uninterrupted and safe pedestrian movement between parks throughout the community, provide people with outdoor

recreational opportunities, 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 be pieced together from 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:

- Biking trails
- Outdoor fitness
- Exercise facilities
- Places to rest

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 should be based on natural resource needs and 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
- Wildlife viewing
- 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 should 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
Parks								
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	-	-	-	-	-	-
Natural Areas								
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 (adapted from previous 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 includes determining the needs, challenges, and opportunities of the growing community. This section 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;
- 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)

// 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). This shows 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.

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)

// 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

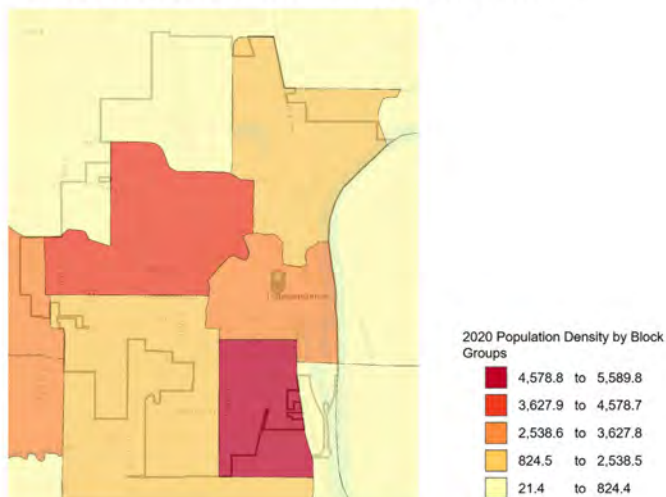
Population numbers are not the only influential factor in the planning process. Considerations about where that population lives, what challenges or obstacles they face, and how they access facilities and services throughout the City also play a part.

// POPULATION DENSITY

Population density refers to the concentration of residents living in certain areas of the City. This number has significant implications for where future parks, access, and services should 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) 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



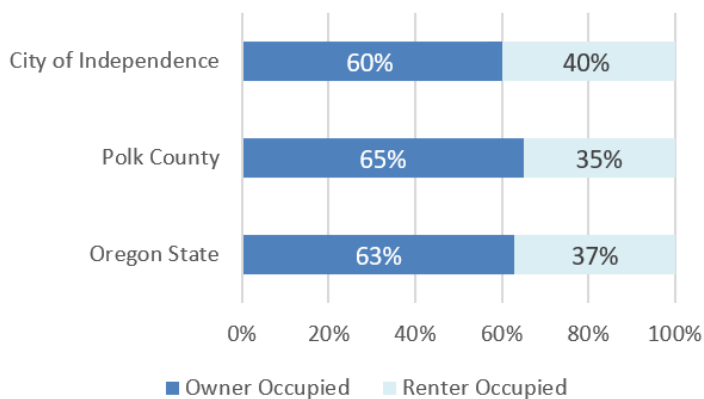
// HOUSEHOLD STRUCTURE

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 are owner-occupied (Figure 2). It is 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.

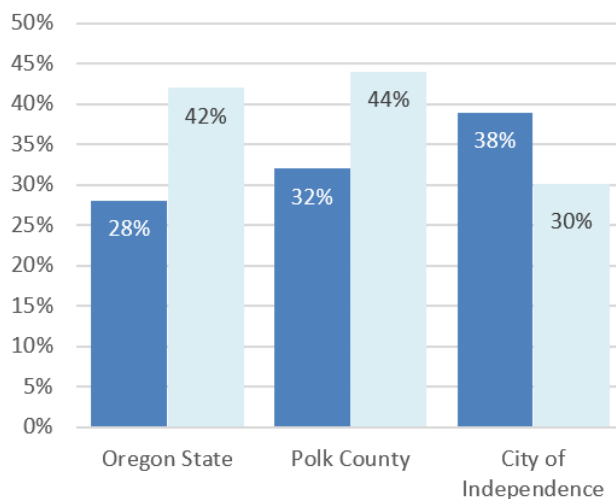
More than a third of households have children under 18 years of age. In 2023, the City had roughly 3,100 households, of which more than 1,100—about 38 percent—included children under the age of 18. The City had a significantly smaller number of households with individuals over 60 than the county or the 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. 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 affordability options for those using park spaces.

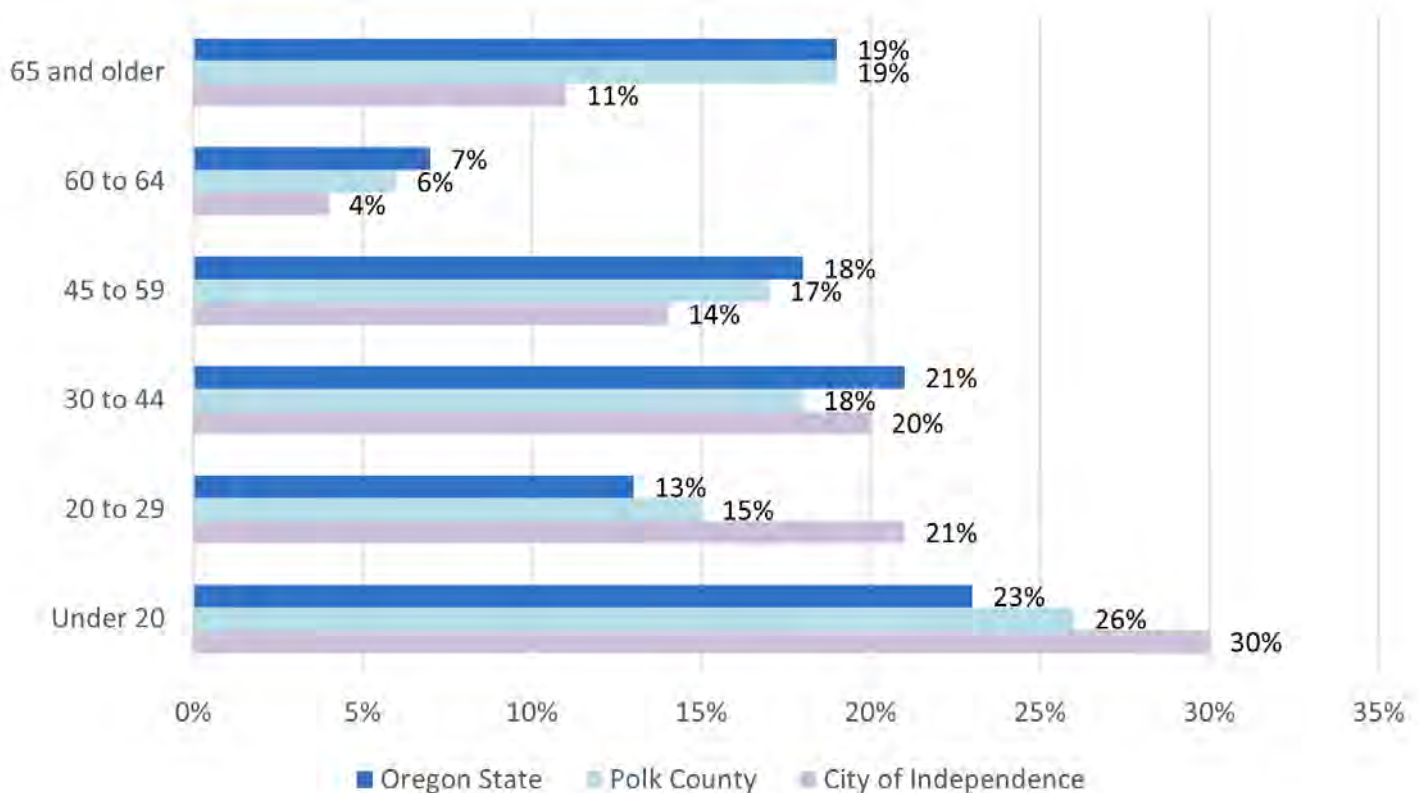
In 2023, the federally set poverty threshold for an individual was determined as an annual earning of \$14,580, with \$30,000 being the threshold for a four-person household. The U.S. Census Bureau translates this measure of need into a ratio,

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

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

The City has a slightly lower median household income (MHI) than the County and the State.

\$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 two and a half times as many as the County and State (Table 4). These considerations are important when considering the disparities in income across race and ethnicity, and when designing culturally representative programming and the language included in wayfinding for parks and supporting services.

Table 4. Race and Ethnicity

	Independence	Polk County	Oregon
Population	10,088	88,553	4,238,714
American Indian and Alaska Native	0.0%	1.1%	0.7%
Asian	0.9%	1.8%	4.4%
Black or African American	0.5%	0.5%	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 is 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
Independence	1,204	11.9%
Polk County	14,422	16.4%
Oregon	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
Total	114.3	53.7 – 93.1	+50.9 / +14.2	95.8 – 145.0	+8.8 / -40.4

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
Mini-Park	12.8	2.5 – 5.0	+10.3 / +7.7	4.7 – 9.3	+14.4 / -0.5
Neighborhood Park	0.6	10.1 – 20.1	-9.4 / -19.5	18.6 – 37.3	-18.1 / -36.6
Community Park	103.3	50.3 – 80.4	+53.0 / +22.8	93.2 – 149.1	+10.1 / -45.8
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
Total	116.7	62.9 – 105.6	+53.8 / +11.1	116.5 – 195.7	+6.5 / -82.9

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.

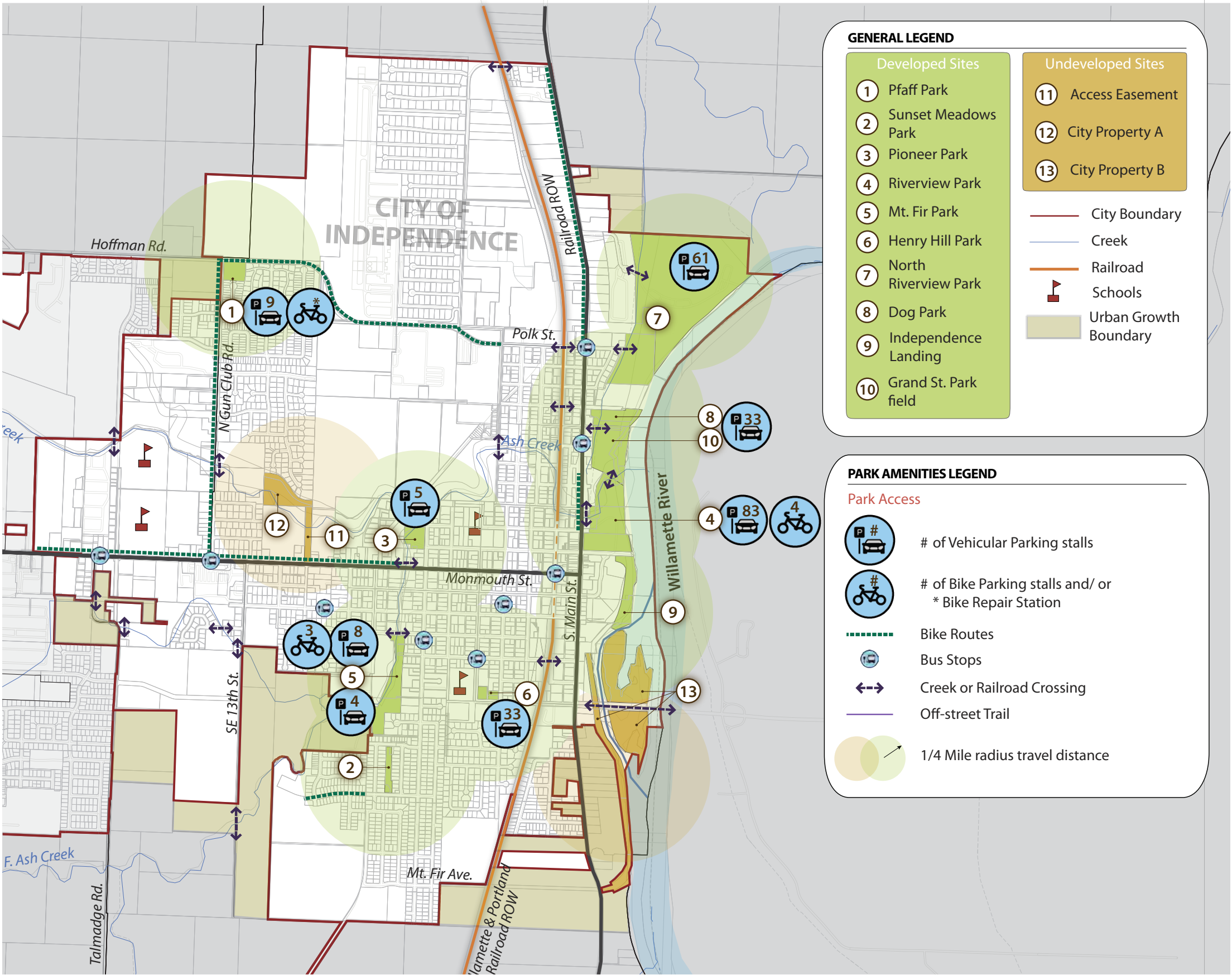
- Park acreage is just one benchmark for assessing Level-of-Service for park and recreation facilities. Over the past 10 to 15 years, Level-of-Service analyses have evolved to focus more on proximity and access to different types of parks and amenities or services, rather on total acreage per person.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

THIS PAGE INTENTIONALLY LEFT BLANK

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 (anticipated in the Central Talmadge Plan and Southwest Independence Concept Plan) can help to fill in gaps in both the park coverage and 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. They 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

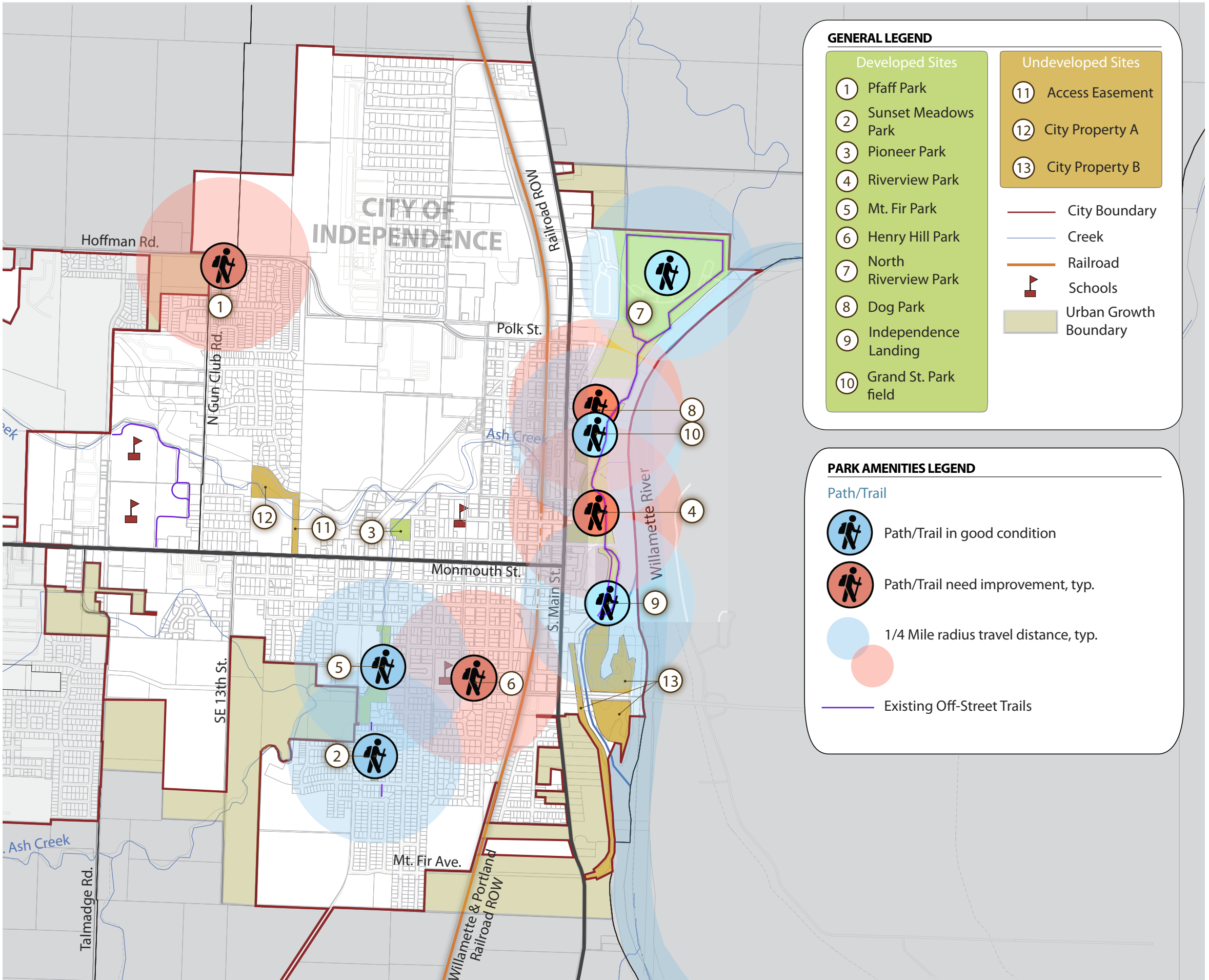
Off-street walkways provide the backbone for the park system network. They provide safe circulation across and between sites, connect amenities, and give people access to the natural environment. They can be part of a greater network trail system, or just be a walking loop within a site. They can consist 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 and other natural resources, as well as ensuring continual land ownership to allow for connected networks.



LEVEL-OF-SERVICE: AMENITY COVERAGE

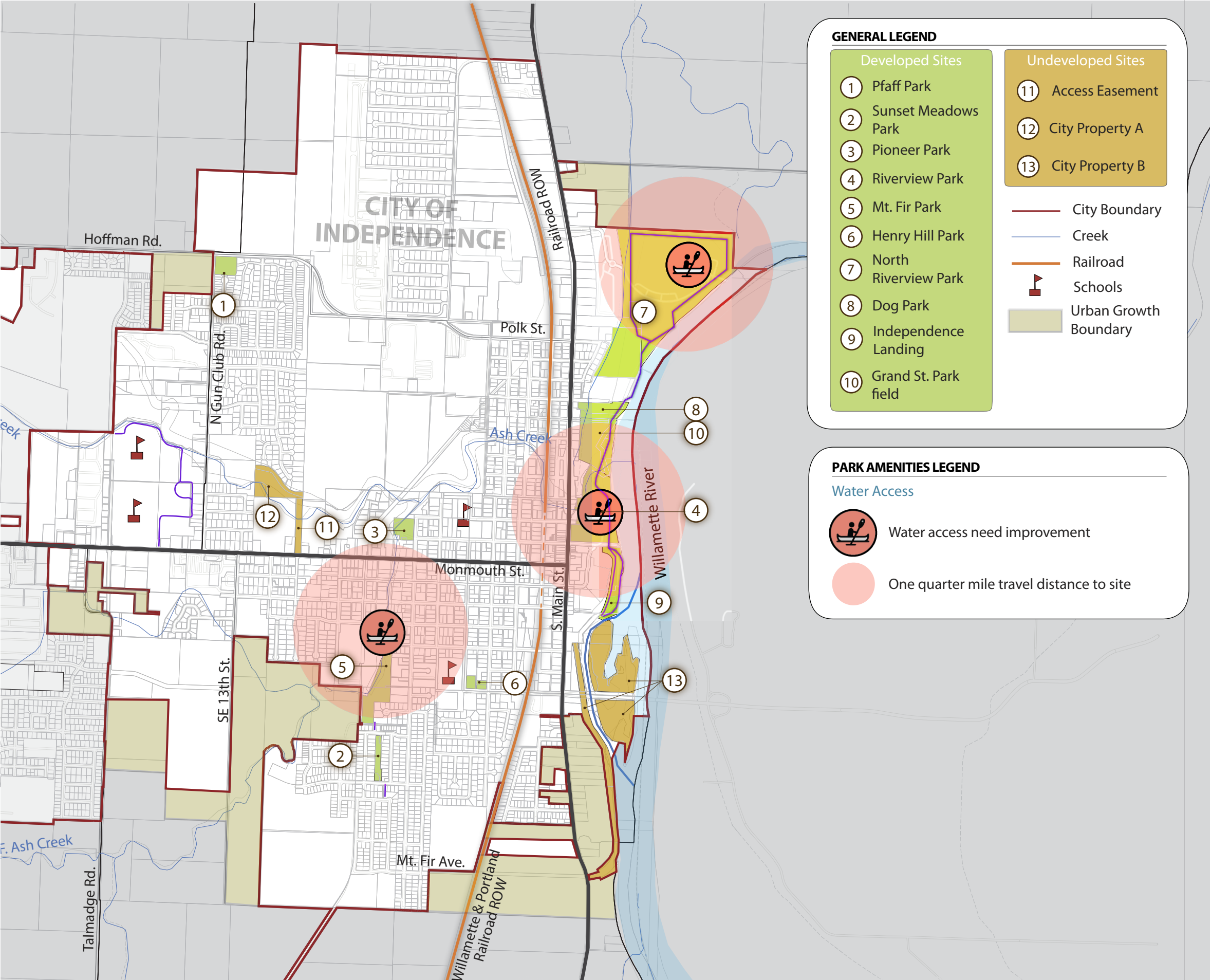
WATER ACCESS

Independence sits along the edge of the Willamette River, one of the greatest of the park system’s amenities. Several of the existing parks take advantage of this location by providing views, wildlife opportunities, and entry points for pedestrians and water craft. There are several locations along the river’s edge with sloped driveways or boat ramps and docks that provide access for water recreation activities.

There are also several park sites that are adjacent to Ash Creek that have potential to enhance leisurely walks and wildlife viewing.

CONSTRAINTS AND CHALLENGES

Accessible grades are a major constraint in finding safe locations along the riverfront for boat, vehicle, or pedestrian access. The type, grade, and material of the ramp and dock plays a role in allowing or limiting access for those with disabilities. Regular flooding also provides a key challenge when locating resources and selecting durable materials.



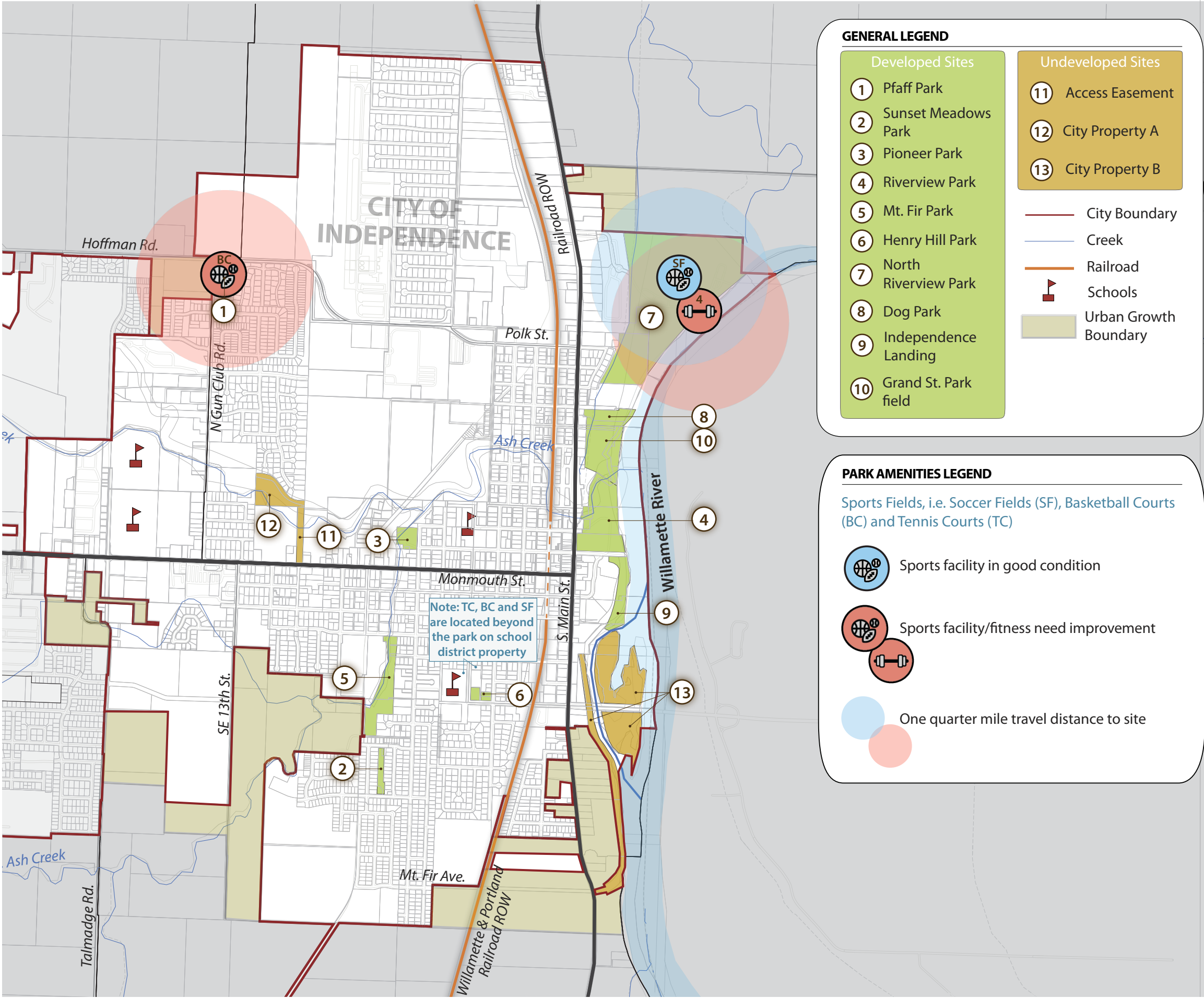
LEVEL-OF-SERVICE: AMENITY COVERAGE

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

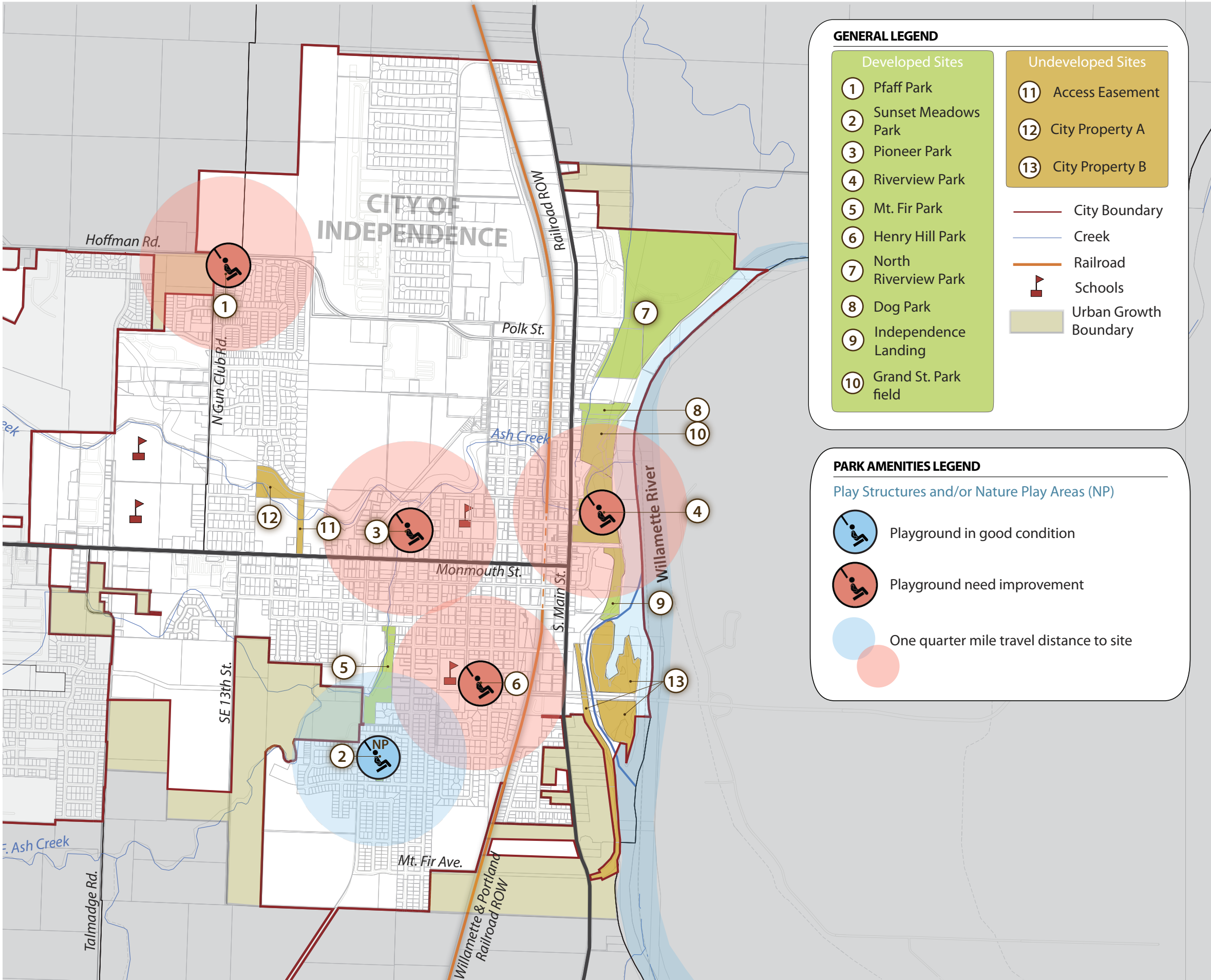
Designated children play areas provide a safe and engaging place for kids to exercise, explore, and be outside. They provide multiple options for sensory engagement and stimulation, and typically include multiple pieces of play equipment for climbing, sliding, swinging, and pretending. They also include 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

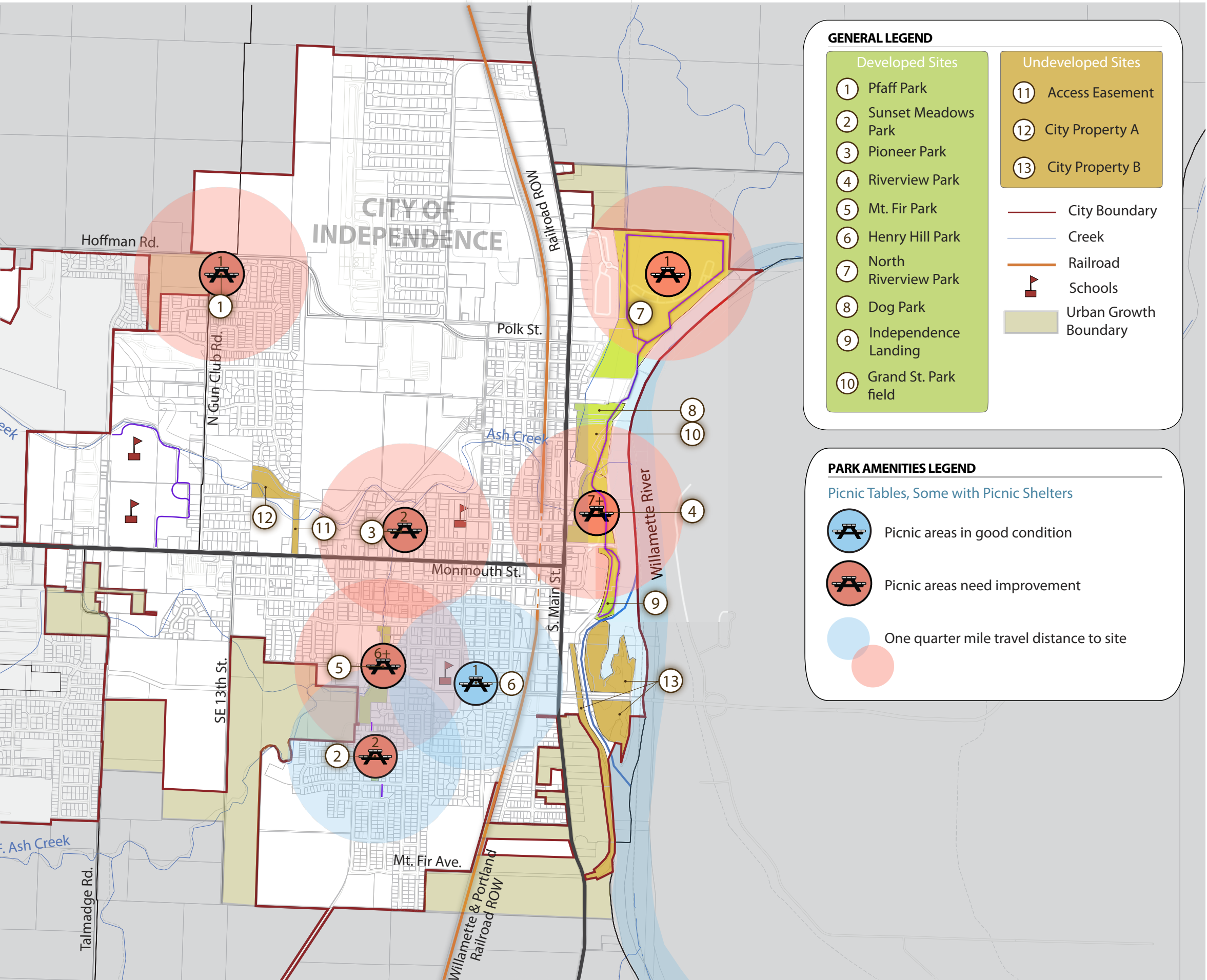
PICNIC AREAS

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.



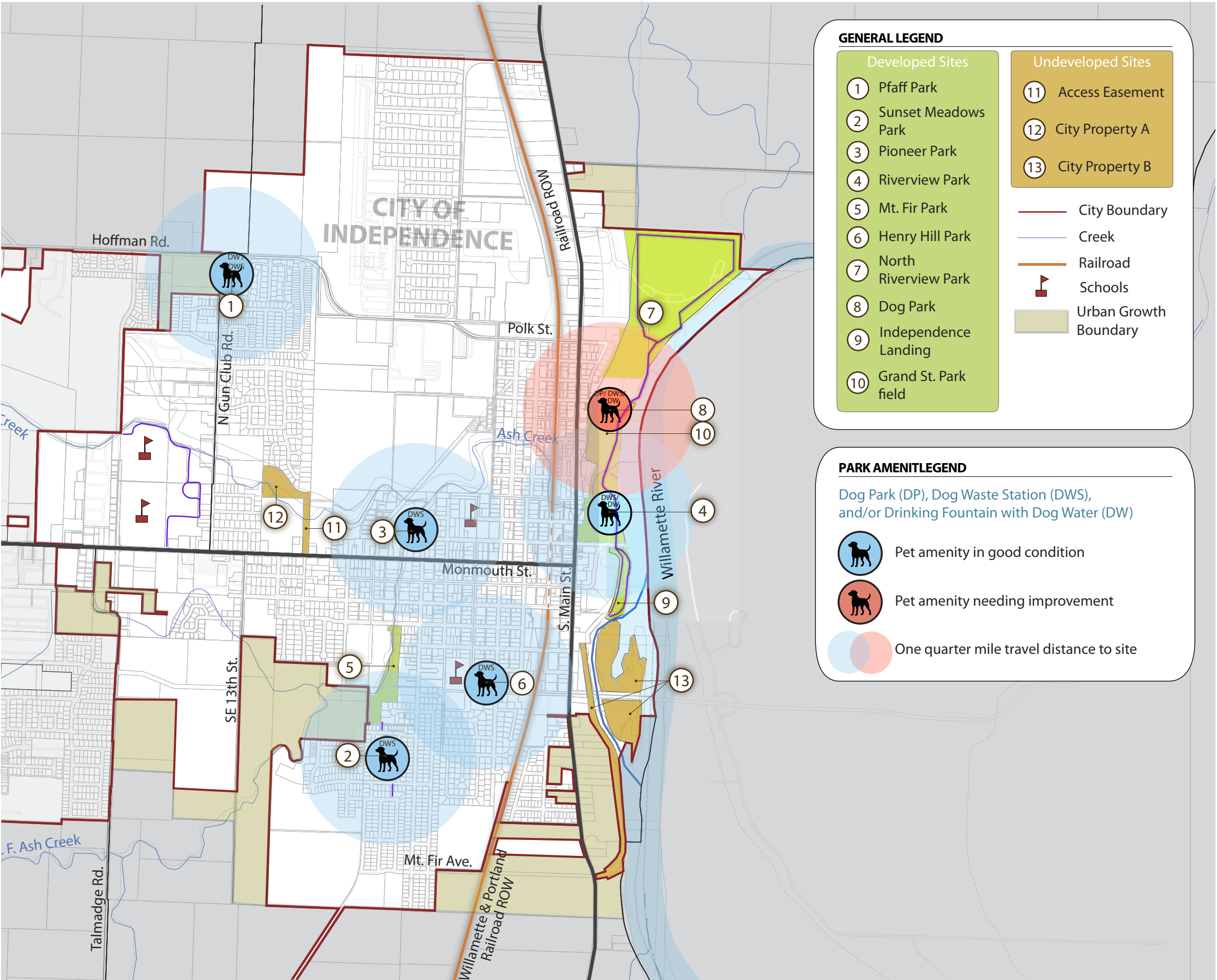
LEVEL-OF-SERVICE: AMENITY COVERAGE

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

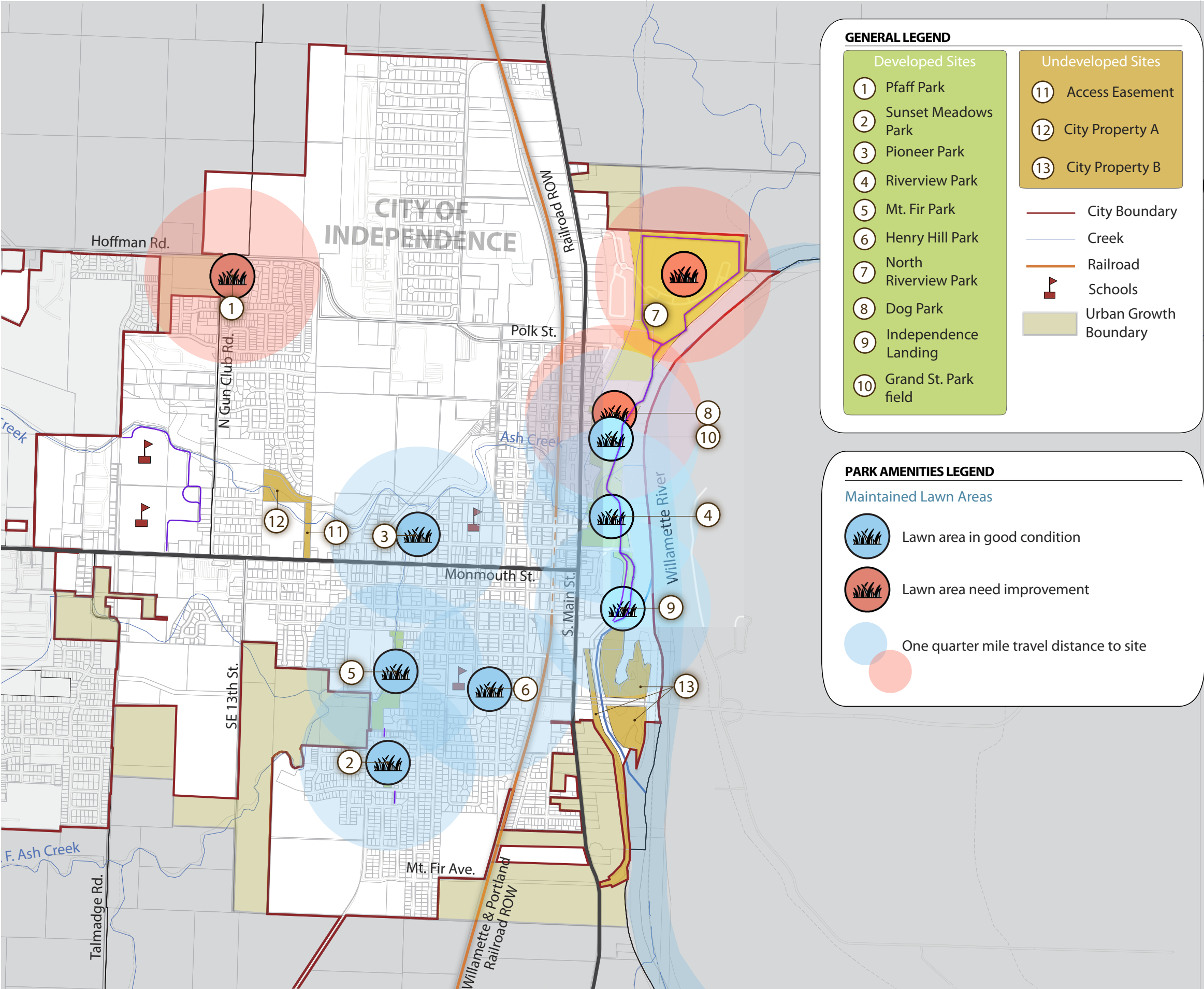
OPEN LAWN AREAS

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. Lawns require regular mowing, extensive water use, and fertilizers and herbicides to keep a clean and durable look and are susceptible to flooding and drainage issues.

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



LEVEL-OF-SERVICE: AMENITY COVERAGE

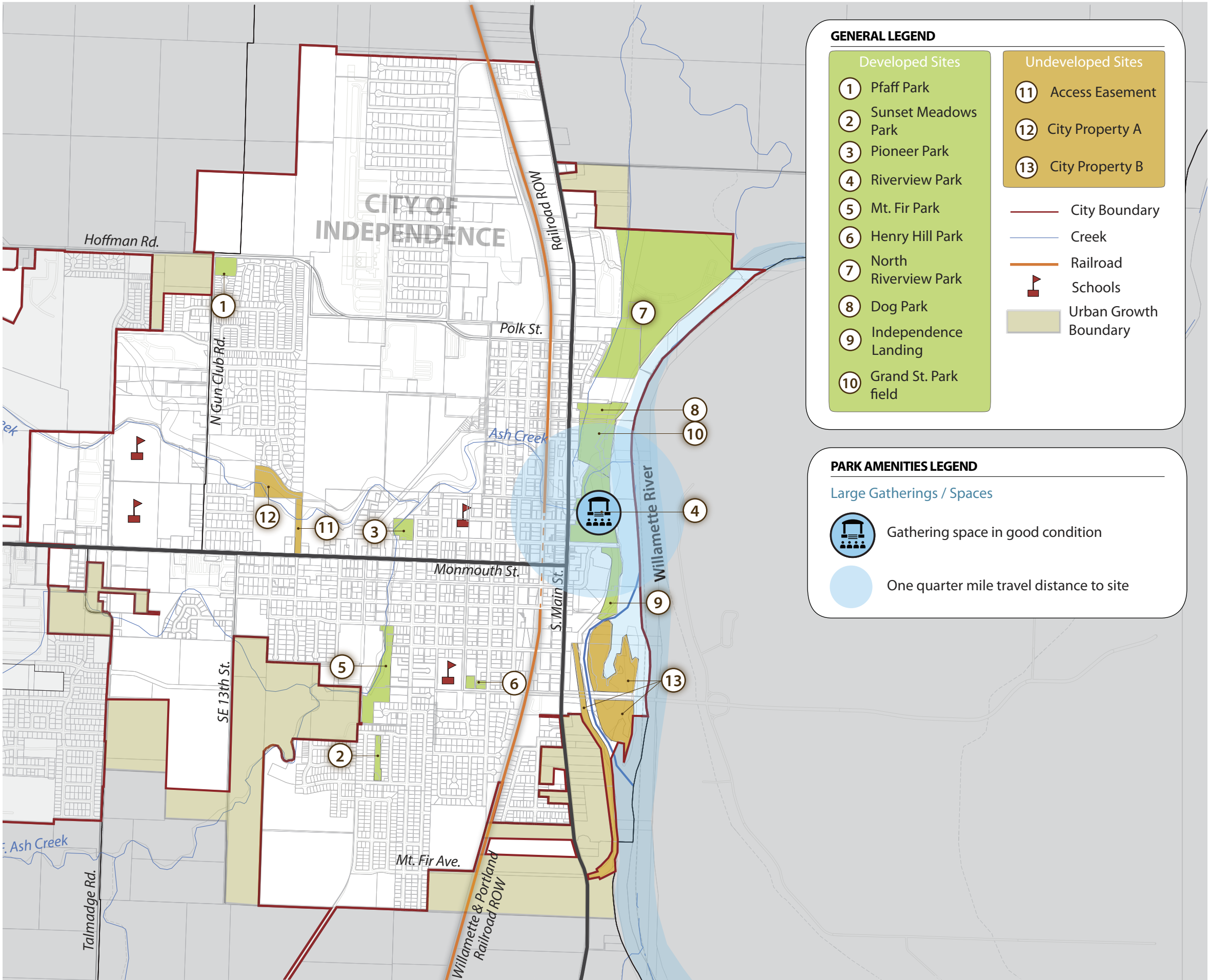
LARGE GATHERING SPACES

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 facilities, 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 conflicts. 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.



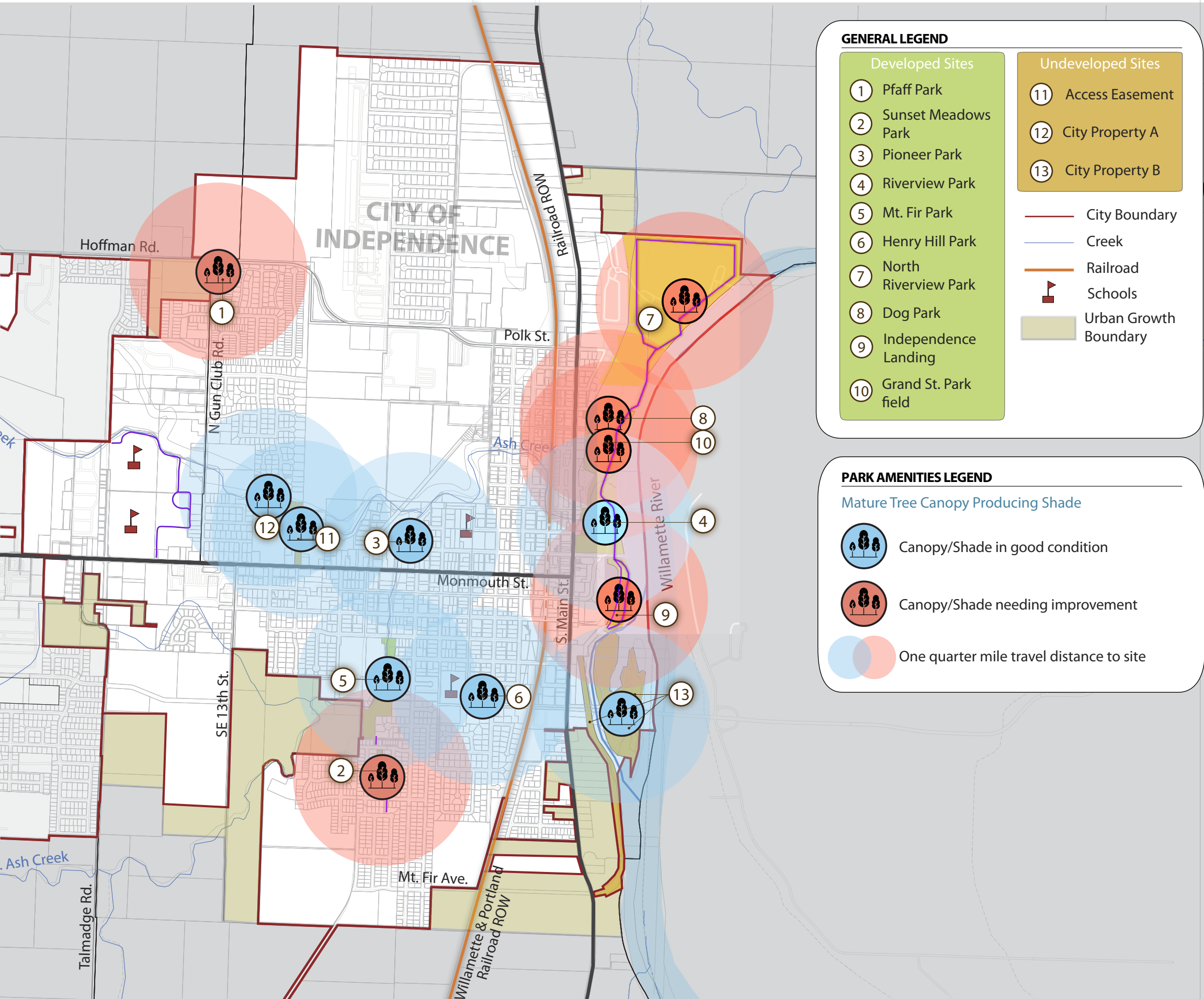
LEVEL OF SERVICE: AMENITY COVERAGE

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 are often made to focus on those closest to human activity to reduce risk. With limited resources, maintenance activities cannot always focus on preventative measures and need to deal with issues after they occur.



THIS PAGE INTENTIONALLY LEFT BLANK



Section 5: Asset Inventory

Section 5: Asset Inventory



5.1 APPROACH

The City owns and operates a number of existing park sites and facilities. 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 City-owned property, the presence and condition of each key amenity, and the 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



Aerial view



Aerial view



Sidewalk View



Playground

PARK DESCRIPTION

John Pfaff Park is located in the Northgate subdivision on the corner of Hoffman 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 parking spaces. 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 formal, accessible pedestrian or bike access available off of Gun Club Road or Hoffman Road, though a grave laccess does exist. The site is adjacent to an intersection of bike routes. There is no bike parking, but there is a bike repair station near the parking lot.

	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	EQUITABLE ACCESS	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 and 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	Pet bag stations Water bowl	Easily Accessible	Frequent use	No fencing, On leash only.	
PERFORMANCE/EVENTS							

Amenity present in good condition

Amenity present in condition needing improvement

Amenity not present

Amenity not feasible



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 park located behind the single-family homes on S. 8th Street and S. 9th Street in the Sunset Meadows Subdivision. 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

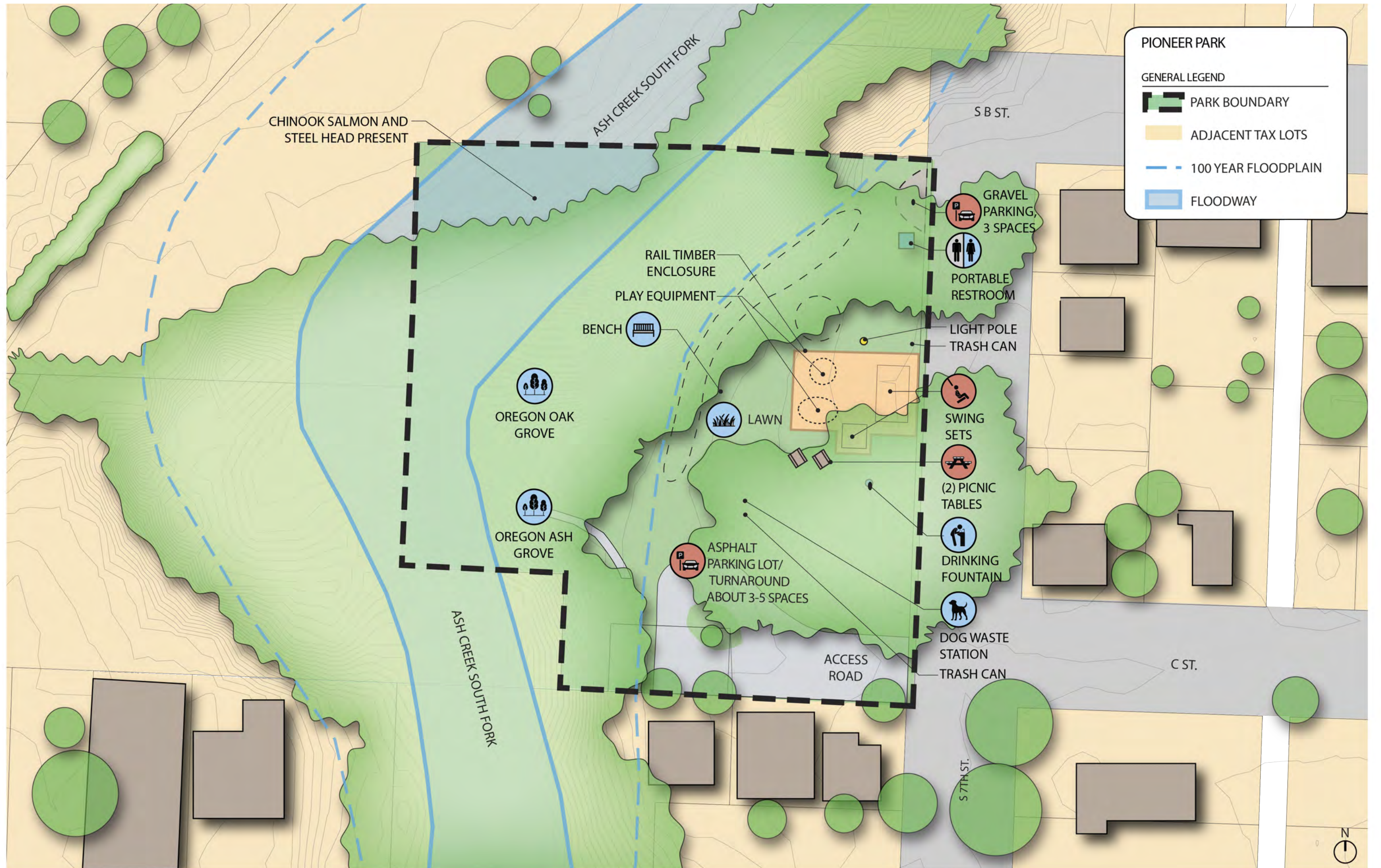
	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●						New trees do not provide shade yet
PICNIC	●	2 tables noted	New	Good	Frequent use		Need more tables per community request
WATER ACCESS	⊗	Not adjacent to water					
PLAYGROUND	●	< 1/4 Acre	Excellent: New		Frequent use		Equipment could be more inclusive to abilities
LAWN	●	< 1/2 Acre	Excellent: New	Good			
SPORTS FACILITY	⊗	Limited space					
PET ACCOMMODATIONS	●		Pet bag station	Easily Accessible	Frequent use	Limited lawn/ greenspace	On-leash only
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. There are no sidewalks on the park property posing a challenge for inclusive accessibility and connectivity. Adjacent neighborhood blocks have sidewalks.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS			No	
VEHICLE PARKING		5 Spaces in Gravel Lot	Yes	
ADA PARKING			No	Construct frontage on 7th Street
PUBLIC TRANSPORT		• South 7th Street • D Street	No: But very close	
WALKING		• South 7th St • C Street • S B Street	Yes	

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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	Fair	Not to ADA min. requirements	Frequent use	Lack of accessible pathway	Add benches and picnic tables
 WATER ACCESS		Footpath adjacent to site	Unofficial footpath	Not to ADA min. requirements	Moderate use	Steep slope	Decide if connection is desirable, make improvements to path
 PLAYGROUND		1/4 Acre	Good/Fair: Weathered	No ADA accessibility to structures	Frequent use	No inclusive play features	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



Parking lot, playground, and lower lawn 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 floodplain 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
- Steep slopes at river edge

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 parking lot. 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 oversize 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 83 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

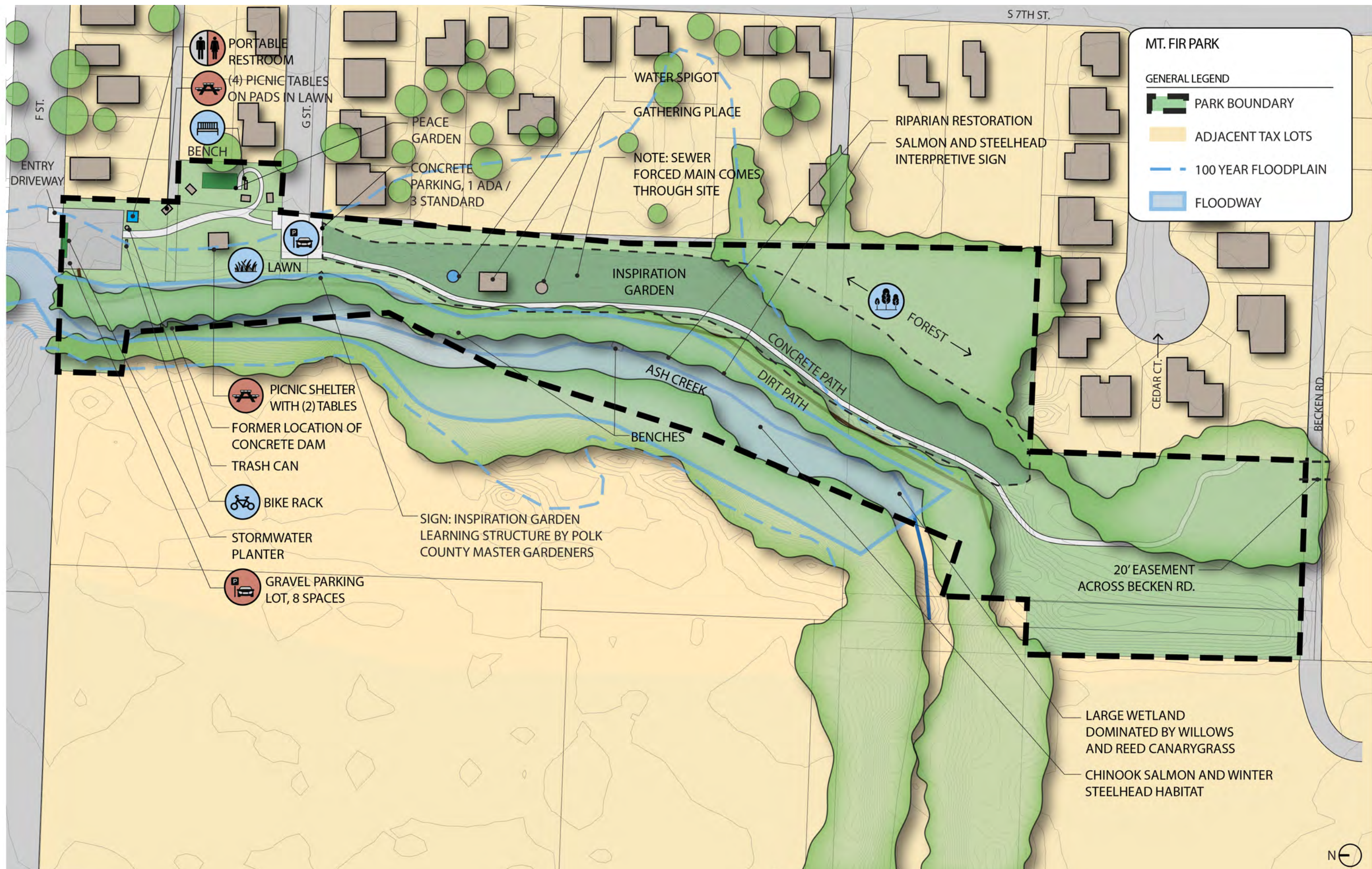
	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
CANOPY/SHADE	●	• Edges of park • Some in central lawn	Very Good	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
PICNIC	●	• 5 tables on Main • 2 at river edge • 2 at campground • 1 at playground • 1 on C street	Fair/Good	Not to ADA min. requirements	Frequent use		• 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	• Uneven surfaces • Steep slopes	Safety Concerns: Strong water current close to beach
PLAYGROUND	●	1/4 Acre	Fair/Poor: Weathered	No ADA accessibility to structures	Frequent use	No inclusive play features	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.

SITE CONSTRAINTS

- Permitting adjacent to Ash Creek

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 concrete path which accesses the park areas to the South. The Southern limits of the site are bound by Becken Road.

	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 stripe North lot
ADA PARKING	●	1 in South lot	Yes	Pave and stripe 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	EQUITABLE ACCESS	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	Not to ADA min. requirements	Frequent use	No pathway to table pads	Varying styles of picnic tables in good condition.
WATER ACCESS	●	Trail adjacent to South Fork Ash Creek	Fair/Good	Fair/poor		Steep slope down on soft surface trail	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

○

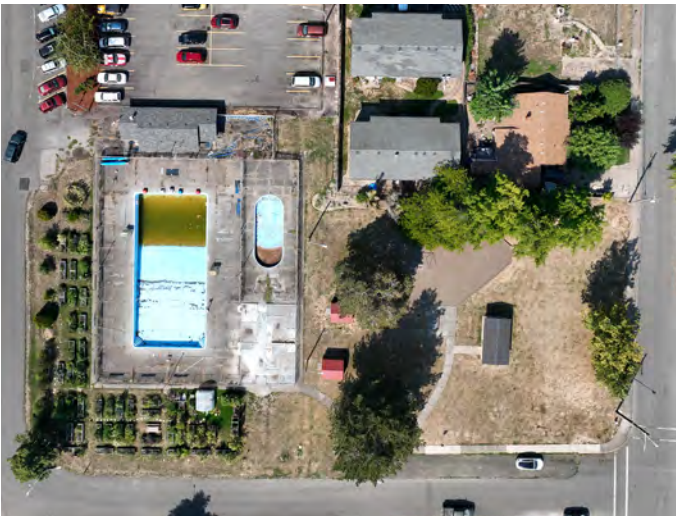
 Amenity not present

⊗

 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.

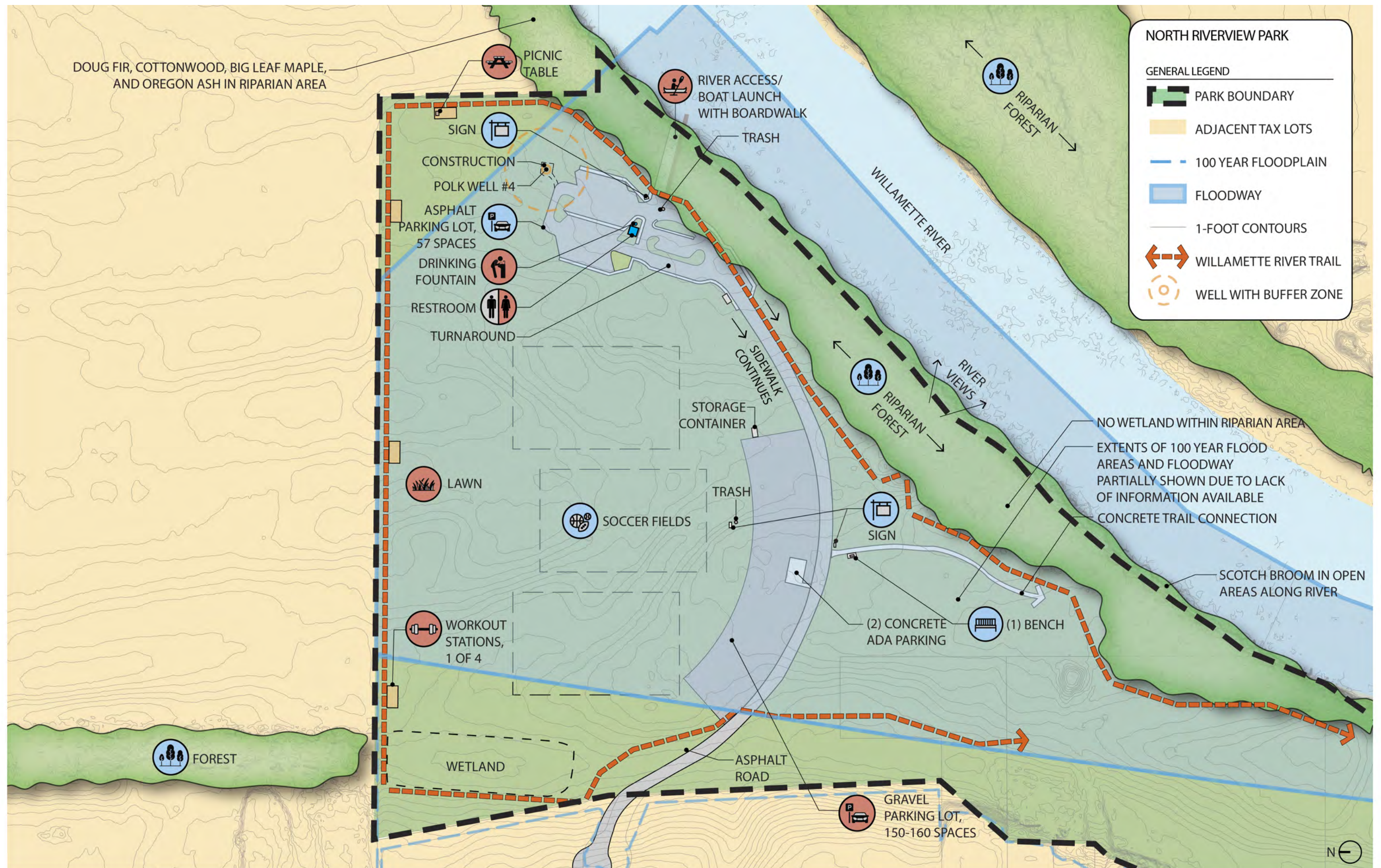
A small gravel area on the Southern edge of the park provides informal parallel parking. A larger lot is adjacent to the existing pool.

	AVAIL.	APPROX SIZE/ LOCATION	WITHIN 1/4 MILE	ACCESSIBILITY/ OBSTACLES
BIKE RACKS	●	1 rack for 16 bikes	Yes	
VEHICLE PARKING	●	• Street Parking: I Street • Gravel Lot: 5 Spaces • School District 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 Street	Yes	

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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	Not to ADA min. requirements	Frequent use		Add more picnic tables
WATER ACCESS	⊗	Not adjacent to water					
PLAYGROUND	●	1/4 Acre	Poor: Weathered Only single swing set	Not to ADA min. requirements	Frequent use	• Gravel Surface • No inclusive play elements	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. 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. The looped trail is approximately 5 kilometers round trip. There are ample water and dog bowl facilities, Signage, and pet bag dispensers.

PARK ACCESS

Access to the North Riverview Park is provided for vehicles off of North Main Street and Deann Drive. Pedestrian and bicycle can use 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 Boat Parking • Large Asphalt Lot: 57 Spaces • Gravel lot: 150 spaces	Yes	Lot needs striping Gravel lots needs paving
 ADA PARKING		• 3 Large ADA car and boat spaces	Yes	
 PUBLIC TRANSPORT		Main Street	Yes	Limited routes, weekdays only
 WALKING		• Main St • Connection Trails	Yes	



Fitness Station



Soft Surface Fitness Loop

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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	Not to ADA/ accessible min. requirements	Frequent use	no accessible pathways	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 to ADA/ accessible min. requirements	Frequent use	• physical ability challenging • steep slopes • uneven surfaces	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 for 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 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.

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.

SITE CONSTRAINTS

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

	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	Limited routes, weekdays only
WALKING	●	• Main St • Grand St. • Polk St • Monmouth St. • Trail connection	Yes	No paved walk-way to park

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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	Not ADA compliant	Frequent use	Steep, uneven, loose surfacing to dog enclosure	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



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 paths, 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		• none	Yes	
PUBLIC TRANSPORT		C Street	Yes	
WALKING		• Main St • C Street • Connection Trails	Yes	

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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		Challenging topography Adjacent access at Riverview Park					
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		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 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.

	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	

SITE CONSTRAINTS

- Informal trails in forsted area are a safety concern

PARK AMENITIES INVENTORY

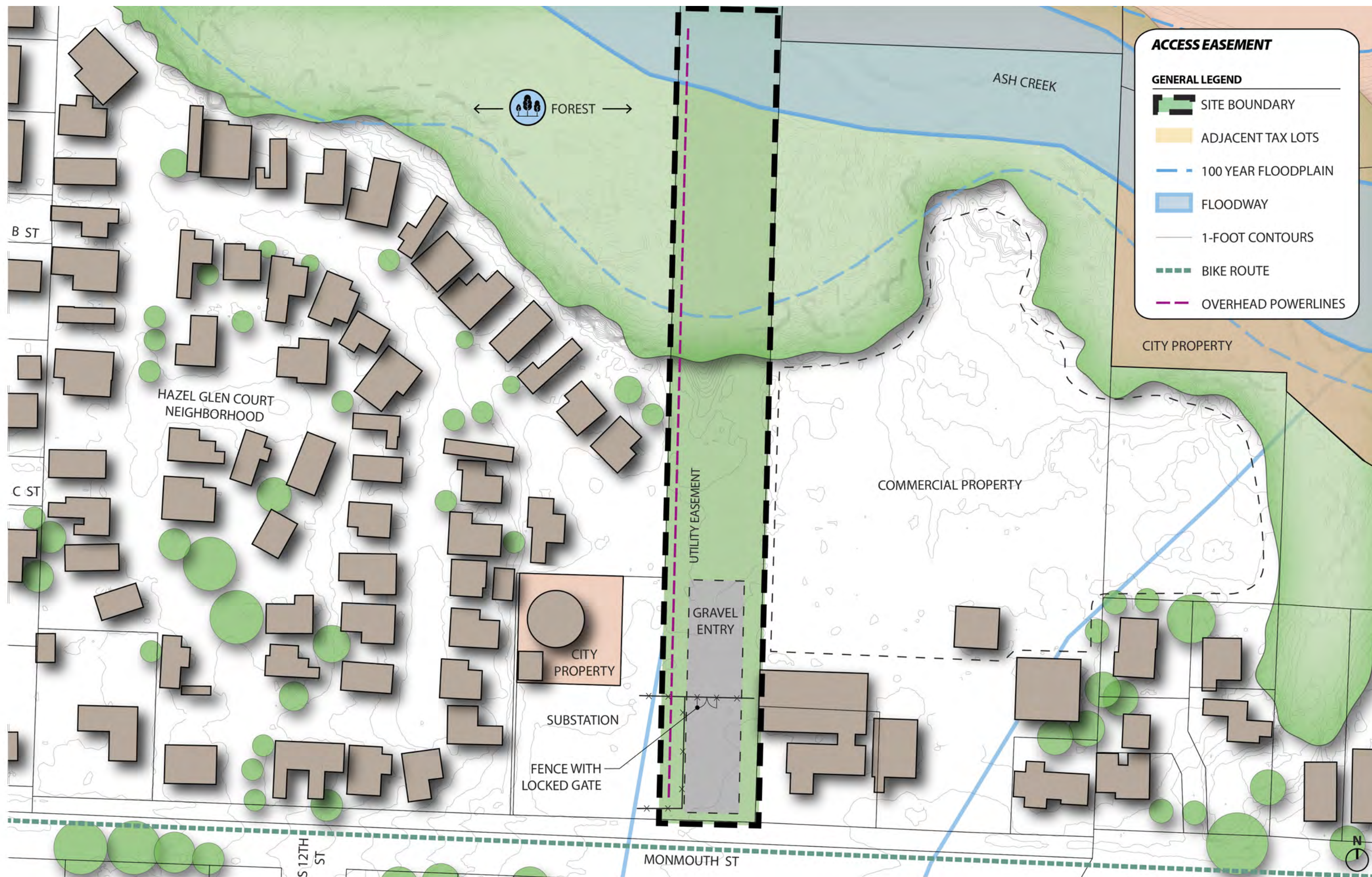
	AVAILABILITY	+/- SIZE/ AMOUNT	CONDITION	EQUITABLE ACCESS	FREQUENCY OF USE	OBSTACLES	DEFICIENCIES/NOTES
canopy/shade	●	Edges of park	Good	At edge of mown lawn areas, at entry of park, and along trail			All Park trees pruned on a 5-7 yr cycle.
picnic	○						No picnic tables. Possible picnic opportunities 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 informal daily and event use.		
sports facility	○						• 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			Bus stop on E Street	
WALKING			Adjacent to City Property A	

PARK AMENITIES INVENTORY

	AVAIL.	+/- SIZE/AMOUNT	CONDITION	EQUITABLE ACCESS	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 impacts 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	EQUITABLE ACCESS	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)

South Riverfront Trail Refinement

City of Independence, Oregon

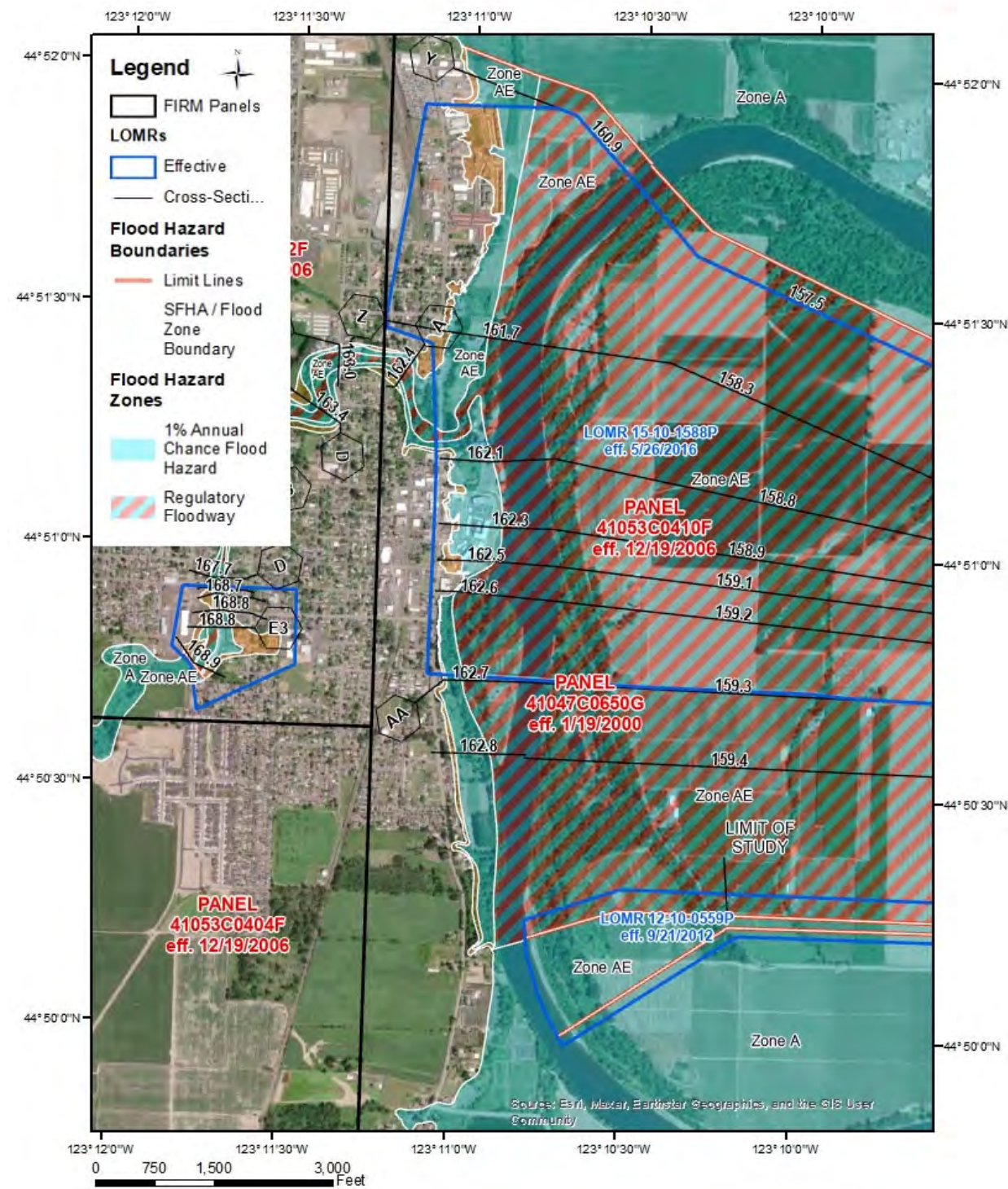


Figure 3 – Study area with Effective FEMA flood hazard mapping



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 the land 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 the land 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, parking, 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	EQUITABLE ACCESS	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	⊗	• Limited space • Conflict of use with sensitive habitat areas					
PET ACCOMMODATIONS	○						
PERFORMANCE/EVENTS	⊗	• Limited space • Conflict of use with sensitive habitat areas					

● 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 new improvements to support system-wide community needs and minimize 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.

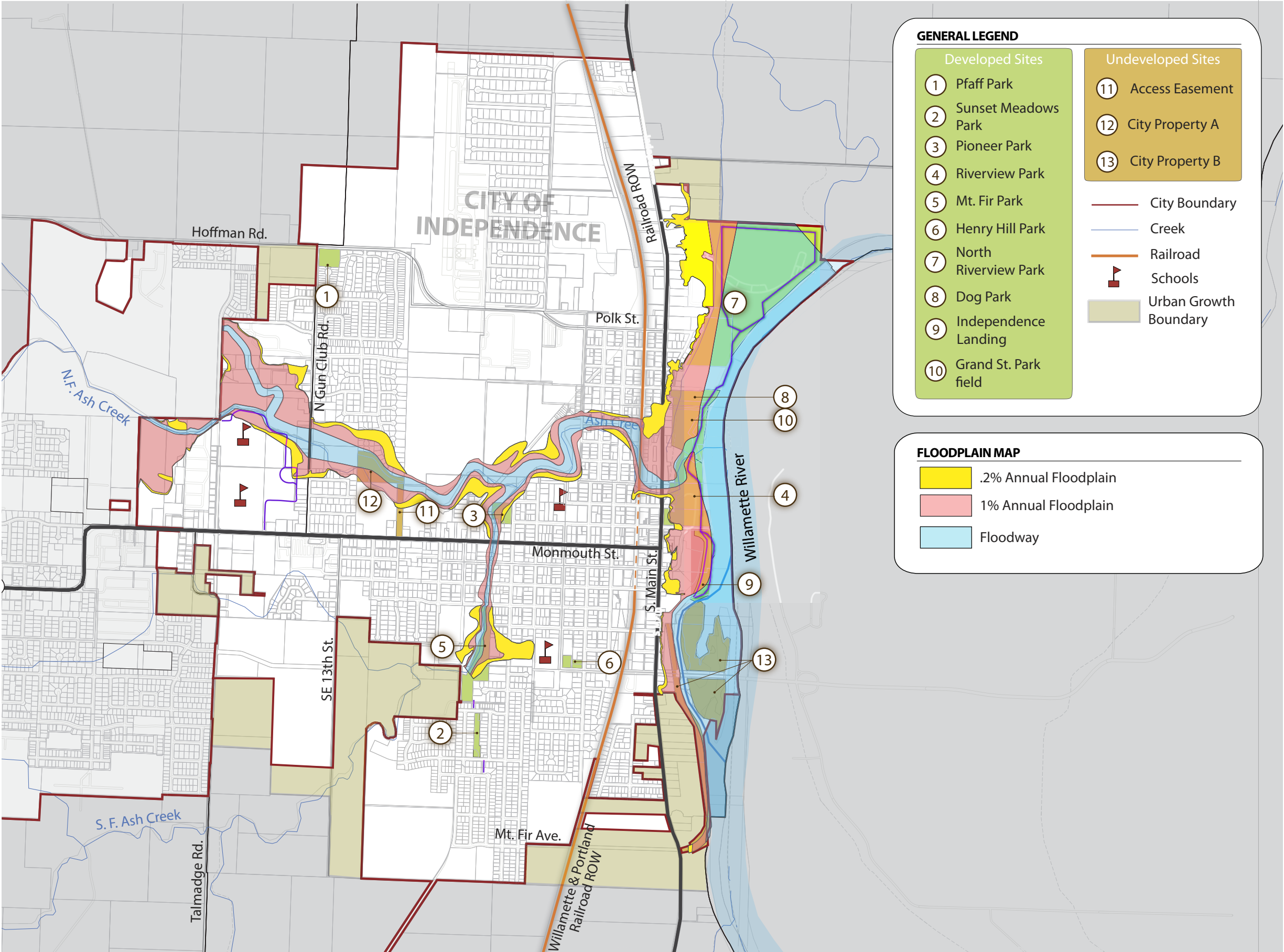
AVAILABLE SPACE, RESOURCES, OR INFRASTRUCTURE

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



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 using the state/national wetland inventory within a mapped floodplain or floodway or within 170 feet (i.e., the riparian buffer zone) of wetlands or waterways 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 is 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 build off of previous studies and align the approaches with current community needs and updated constraints. They include known obstacles that could lead to increased costs, schedule delays, or regulatory hurdles during the design or construction. Designs include ways to improve resilience and reduce maintenance time, money, and material use in the future. Park recommendations are a reflection of the inventory process which identified missing amenities that are feasible to add, as well as ones that need 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 section 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 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 floodways or other natural resource feature. For best long-term durability, locate outside of the 100-year floodplain.
- **Minimum width or length:** The minimum shortest dimension of a park 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.

THIS PAGE INTENTIONALLY LEFT BLANK

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 existing features and character. Design and planning decisions can have a notable impact on operations and maintenance costs 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 reduce the extra costs needed to address more serious issues after they happen.

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, grading, and supplemental drainage systems 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 locations that don't see active recreation.

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 around 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, improve air quality, 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 lamp types.

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	\$ 6,368,700	Existing park renovation
2	Pool at Henry Hill Park	Park	\$ 75,000	Complete a pool area recreation plan
3	North Riverview Park	Park	not costed**	(Ball field and parking areas to be sold, recommendations not included)
4	Henry Hill Park	Park	\$4,927,000	Existing park renovation
5	Trail E	Trail	\$7,768,400	Trail along City Property B, connecting Independence Landing with South Main Street
6	Independence Landing	Park	\$703,000	Recently developed park minor improvements
7	Trail F	Trail	\$544,700	Trail Project - Main St to Willamette River Trail, North of Dog Park
8	Trail B	Trail	\$5,336,500	Trail Project - Along Ash Creek, between N. Gun Club Rd, and Main St
9	Pioneer Park	Park	\$3,570,000	Existing park renovation
10	Mt Fir Park	Park	\$2,899,000	Existing park renovation
11	Trail A	Trail	\$3,120,000	Trail Project - Along Ash Creek, between the Western City boundary to N. Gun Club Rd (includes Access Easement)
12	Pfaff Park	Park	\$2,608,000	Existing park renovation
13	Dog Park	Park	\$1,278,000	Existing park renovation
14	Trail G	Trail	\$1,121,900	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	\$3,699,800	Trail Project - Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St
17	Trail C	Trail	\$2,047,500	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	\$3,682,500	Trail Project as part of private development in Central Talmadge Plan
*	Trail I	Trail	\$5,776,500	Trail Project as part of private development in Southwest Independence Concept Plan

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

** Public prioritization survey occurred prior to properties being listed on sale.

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, and infill desired amenities across the park system, 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	Future 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*								



Amenity present in good condition



Amenity present in condition needing improvement



Amenity not present



Amenity not feasible

* See trail recommendations beginning on page 126

PFAFF PARK



Aerial View



Existing Playground

Site Constraints

- None

Project Cost Estimate

\$2,608,000

Community Ranking: 12

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Add Shade Trees to South Side of Lot
 picnic		Replace Picnic Table Under Shelter
 water access		No Access to Water
 playground		Replace Playground with Accessible and Durable Equipment
 lawn		Regrade and Replace Lawn With Plantings to Address Drainage Issue
 sports facility		Resurface and Re-Stripe Basketball Court
 pet accommodations		
 performance/events		
 bike accommodations		Add Bike Racks
 vehicle parking		- Stripe Lot - Add a Driveway from N Gun Club Rd.
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		Replace Uneven Sidewalk
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

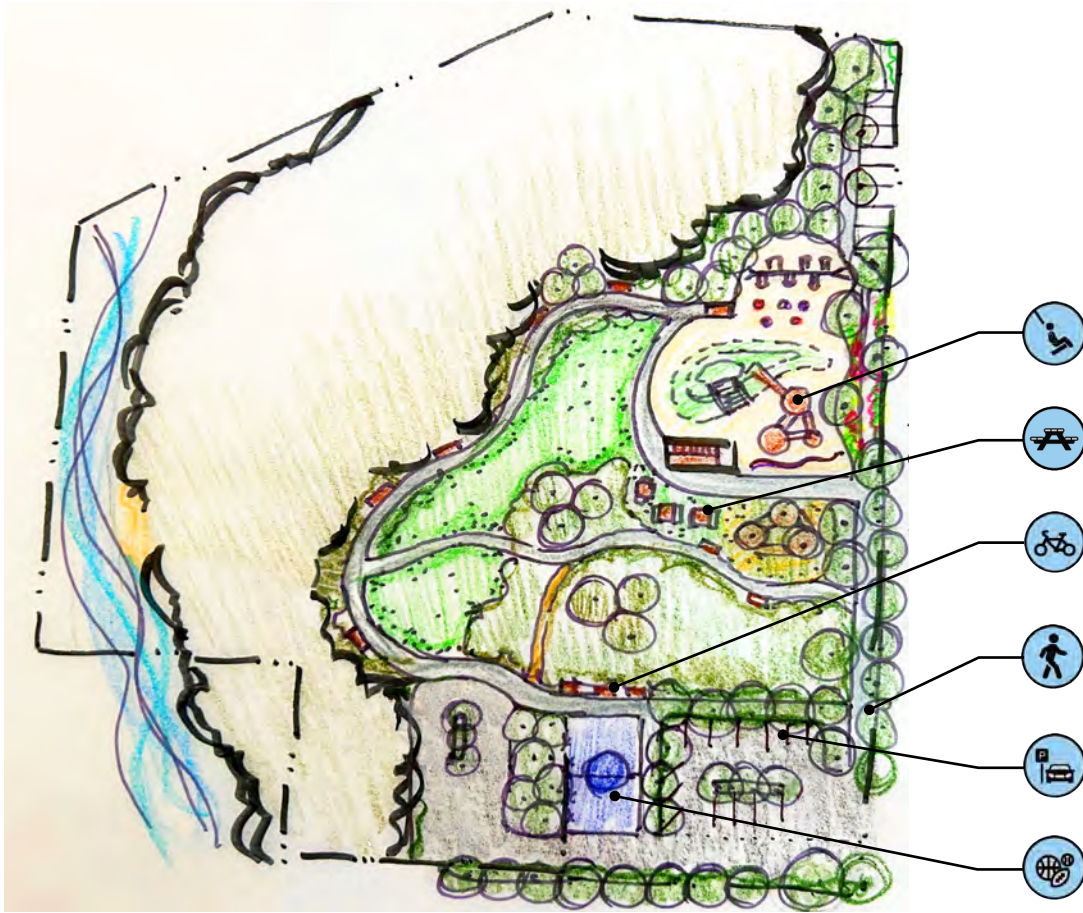
Community Ranking: 18

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Monitor newly planted trees and infill with additional shade trees as needed
 picnic		
 water access		No Access to Water
 playground		
 lawn		
 sports facility		Limited Space
 pet accommodations		
 performance/events		Limited Space
 bike accommodations		Add Bike Racks
 vehicle parking		
 ADA parking		No space on site for ADA Stalls
 public transport		
 hiking/walking		
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

\$3,570,000

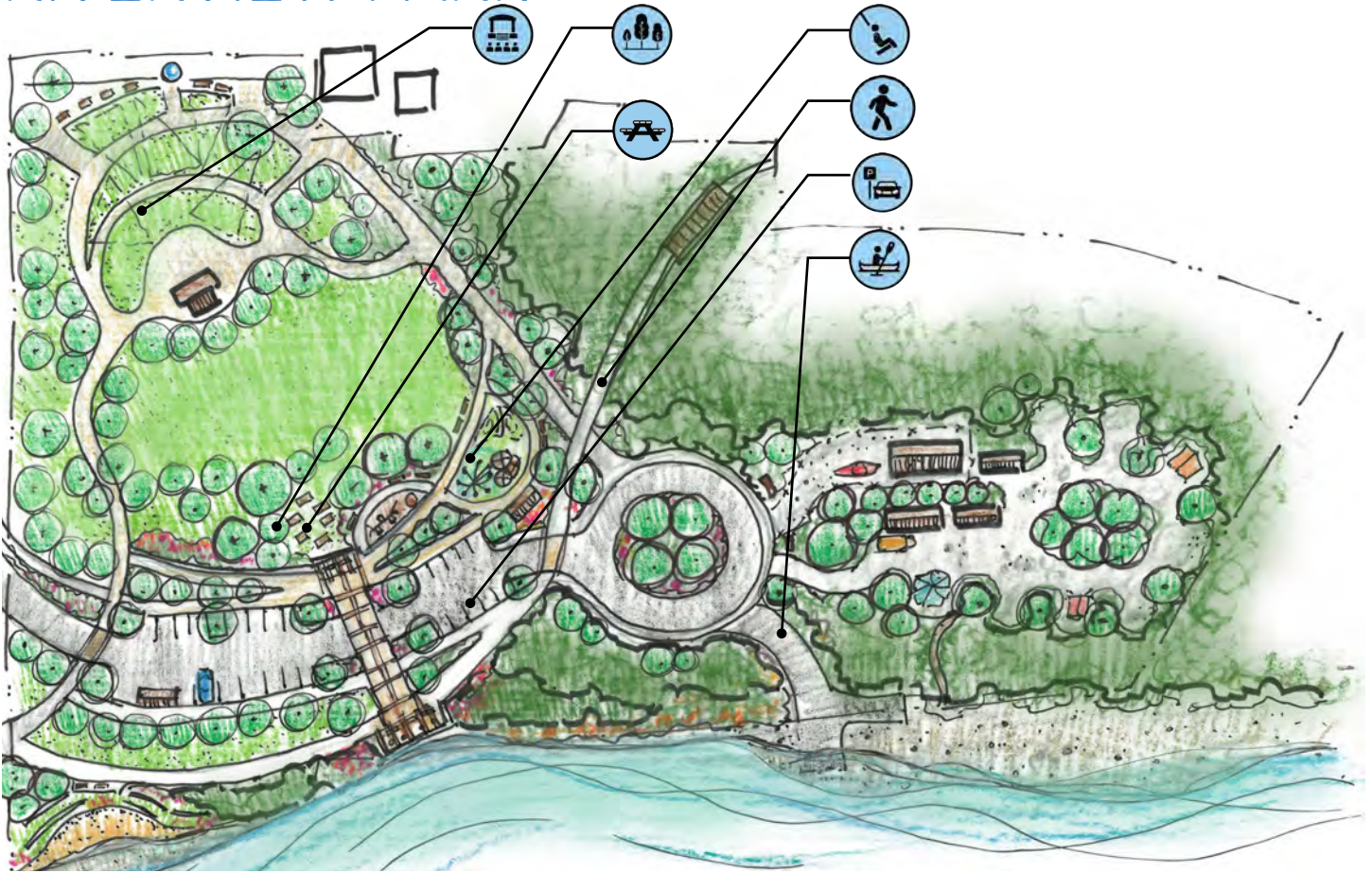
Community Ranking: 9

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		
 picnic		Replace Picnic Tables, Add Accessible (Flat, Paved Surface) Walkways to Picnic Area
 water access		Formalize Footpath Adjacent to Site: Ash Creek Trail Connection
 playground		Replace Playground with Accessible and Durable Equipment
 lawn		
 sports facility		Consider Half Court Basketball
 pet accommodations		
 performance/events		Limited Space
 bike accommodations		Add Bike Racks
 vehicle parking		- Pave and Stripe Lot - Add Signage to Clarify Where to Park - Construct frontage on 7th St.
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		- Add Public Sidewalk/Paved Pathways and Other Frontage Improvements for Access Into Site - Add internal walkways with benches and site lighting
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
- Steep slopes at the river will make access challenging

Project Cost Estimate

\$6,368,700

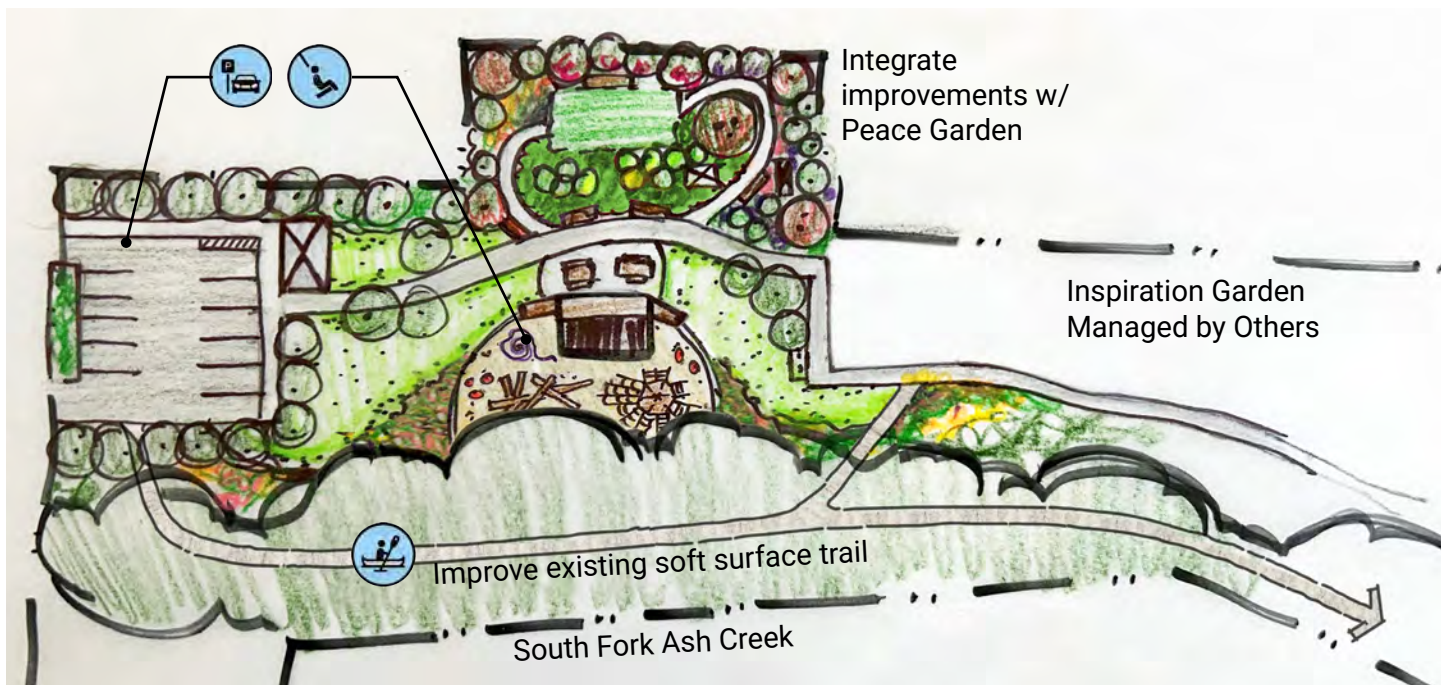
Community Ranking: 1

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Replace Missing/Dead Landscape Planting and Trees
 picnic		Add Picnic Tables
 water access		Accessible Path to the River
 playground		Replace Playground with Accessible and Durable Equipment
 lawn		
 sports facility		
 pet accommodations		
 performance/events		Add infrastructure to add shade canopies over amphitheater
 bike accommodations		
 vehicle parking		- Redesign parking lot to accommodate required capacity and flexibility for events. Design should comply with Willamette River Greenway Rules to accommodate pathway(s), safe multi-modal uses, and access to the river. - Add Clear Signage - Add EV charging stations
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		Safe Trail Connection from Ash Creek Bridge to Independence Landing. Locate around parking lot to minimize pedestrian-vehicle conflicts with clear wayfinding.
other		Campground: • Upgrade Showers • Add Picnic Tables and Benches • Delineate Campsite Perimeter/Edges • Site Markers and Space Numbers

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

\$2,899,000

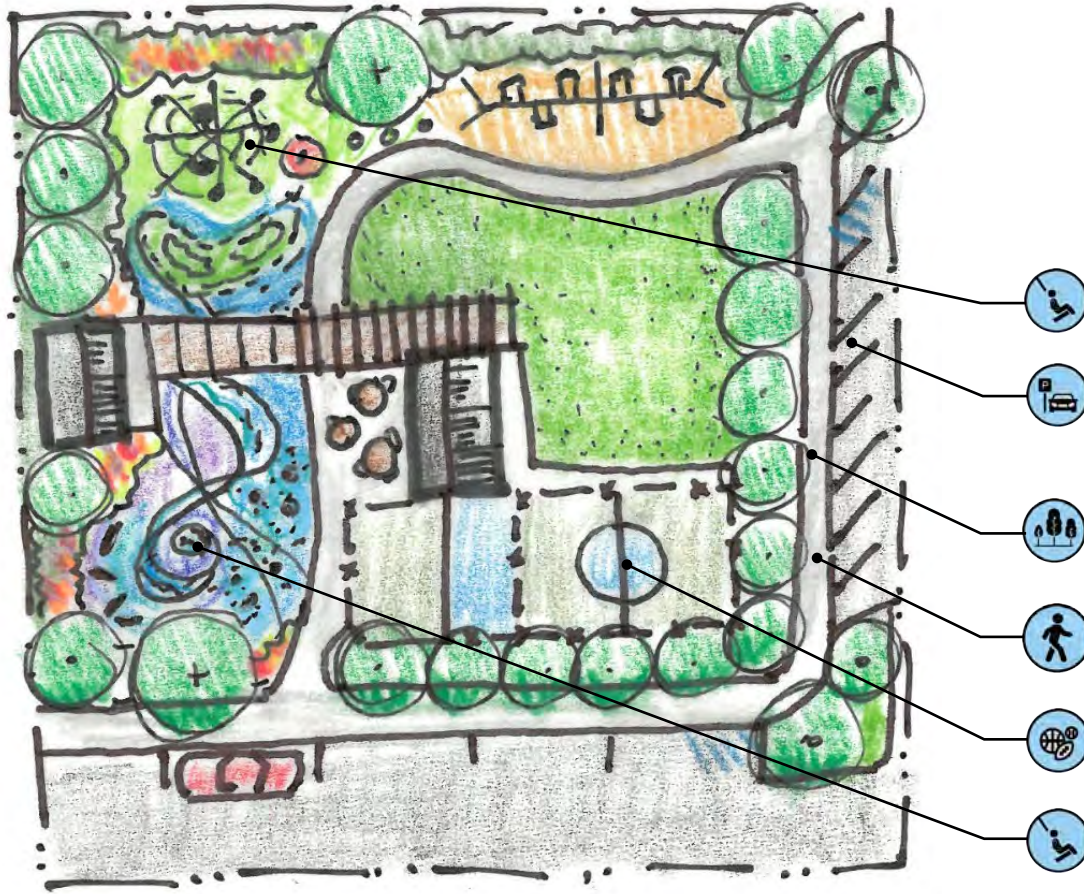
Community Ranking: 10

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		
 picnic		
 water access		See Trail - G project
 playground		Small Nature Playground
 lawn		
 sports facility		
 pet accommodations		Add Pet Water Station
 performance/events		Limited Space
 bike accommodations		
 vehicle parking		North Lot: Pave and Stripe Lot
 ADA parking		North Lot: Stripe for ADA Parking
 public transport		
 hiking/walking		
other		- Drinking Fountains with Dog Bowl - Permanent Restroom Structure - Pollinator Garden

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

\$4,927,000

Community Ranking: 4

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Add Shade Trees Along South Edge of East Property
 picnic		Add New Picnic Table Under Shelter
 water access		Not Adjacent to Water
 playground		- Replace Playground with Accessible and Durable Equipment - Include splash pad in play area
 lawn		
 sports facility		Consider Half Court Basketball
 pet accommodations		
 performance/events		Limited Space
 bike accommodations		Replace Bike Racks
 vehicle parking		Construct Frontage on 4th Street and on I Street.
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		- Repave Cracked Paths - Accessible Walking/Circulation Path (flat, paved surface) - Public sidewalk/frontage improvements
other		- Drinking Fountain with Dog Bowl - Frontage improvements required on I St and 5th St

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

\$1,278,000

Community Ranking: 13

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Additional Shade Trees
 picnic		Conflict of Uses
 water access		Not Adjacent to Water
 playground		Conflict of Uses
 lawn		Consider Converting Some/All Lawn Area to Wood Bark Mulch
 sports facility		Conflict of Uses
 pet accommodations		Update or Add Obstacle Course Items
 performance/events		Conflict of Uses
 bike accommodations		Add Bike Racks
 vehicle parking		Pave and Stripe Lot
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		Paved Sidewalk to Connect to Willamette River Trail and Main St.
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

\$703,000

Community Ranking: 6

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Add Canopy Trees for Shade
 picnic		Add Picnic Areas/Tables
 water access		Access at adjacent Riverview Park
 playground		Playground at adjacent Riverview Park
 lawn		
 sports facility		
 pet accommodations		Add Dog Waste Stations
 performance/events		Nearby Amphitheater at Riverview Park
 bike accommodations		Add Bike Racks
 vehicle parking		Lack of Space. Use In Adjacent Lots
 ADA parking		Lack of Space. Use In Adjacent Lots
 public transport		
 hiking/walking		
other		Drinking Fountains with Dog Bowl

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

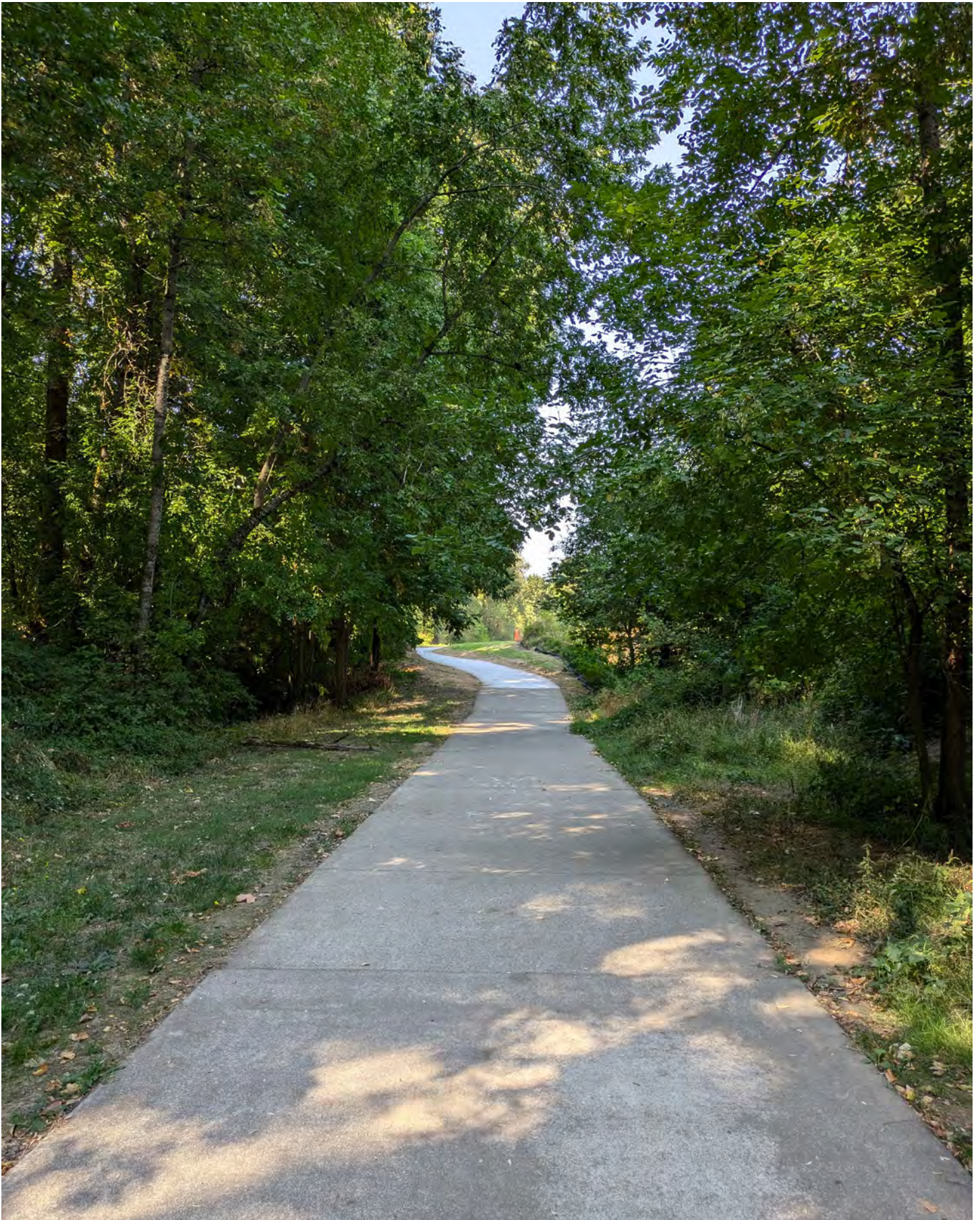
Community Ranking: 15

Amenity Recommendations

	Existing	Recommendations
 canopy/shade		Add Canopy Trees Along West Side of Path for Shade
 picnic		Picnic Shelters and Tables to Support Informal Sports
 water access		Not Adjacent to Water
 playground		Nearby Playground at Riverview Park
 lawn		
 sports facility		
 pet accommodations		
 performance/events		Nearby Amphitheater at Riverview Park
 bike accommodations		Add Bike Racks
 vehicle parking		Pave and Stripe Lot
 ADA parking		Stripe for ADA Parking
 public transport		
 hiking/walking		Add Loop Path Around Park Open Space Perimeter
other		Add Benches Along Walking Path

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 to simple pathways due to operational, maintenance, safety, and security constraints.

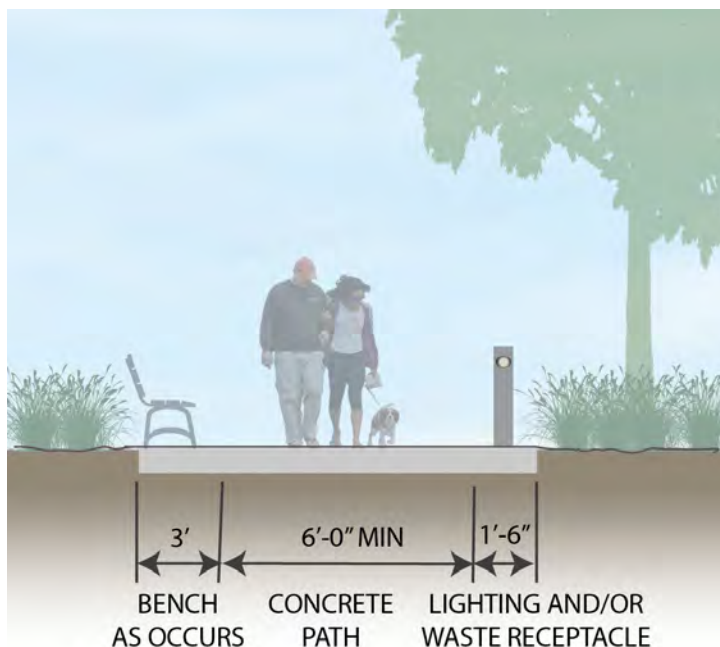
WATERWAYS



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. The unstable surfaces associated with soft-surface trails are also not universally accessible to all community members. Look for ways to formalize them with shared use raised trails when resources allow.

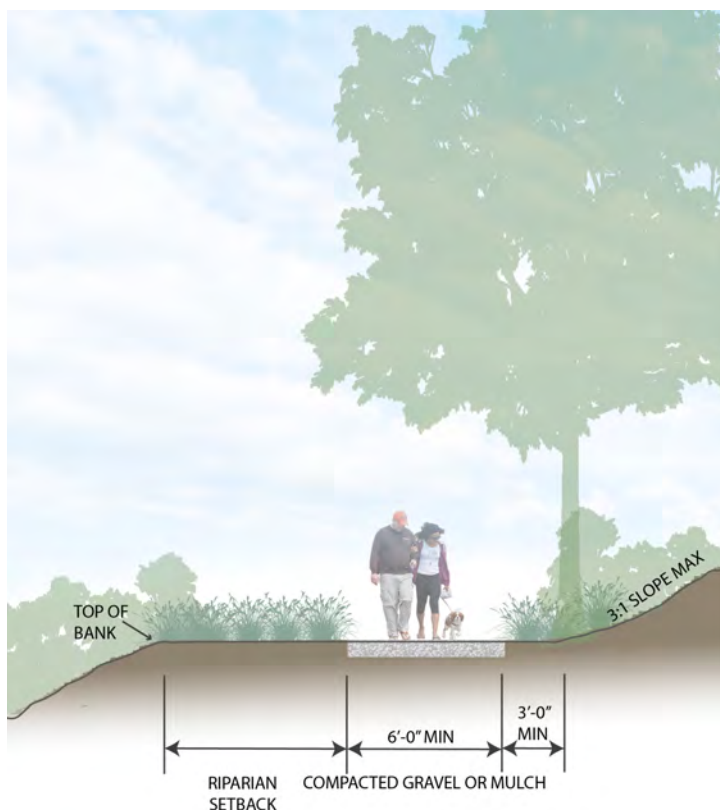
PATHWAY STANDARDS

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 configurations 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, rights 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 sky compatible lighting fixtures in more sensitive areas.



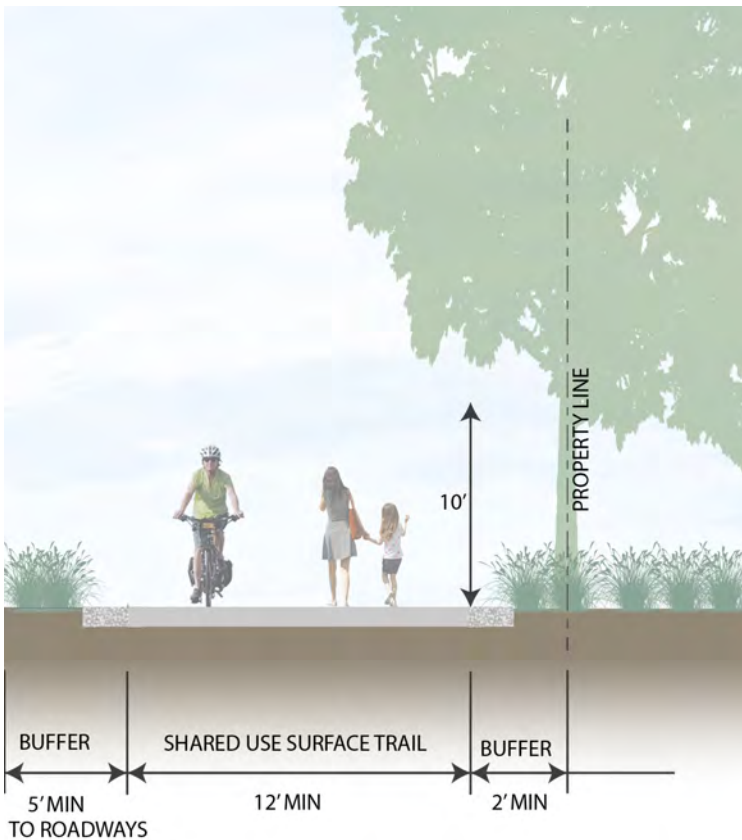
SOFT-SURFACE TRAIL

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. Alignment should be careful of tree roots and overhead hazards. Adequate buffers should be kept adjacent to steep side slopes. Undertrail culverts should be utilized when crossing any drainageways to reduce erosion.

SHARED USE SURFACE TRAIL

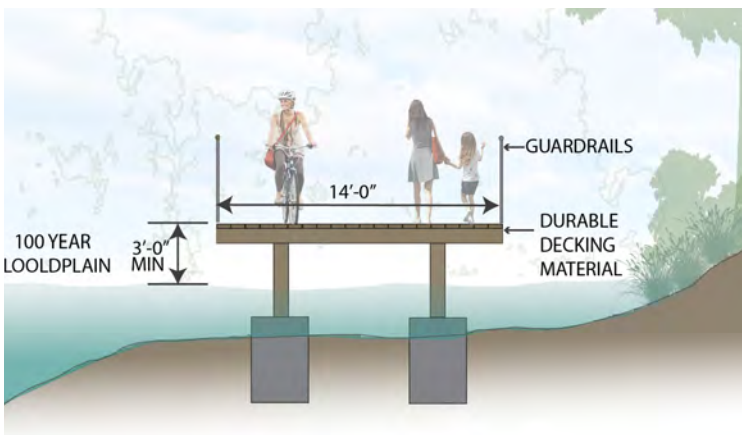
The addition of shared-use trails is important to provide enhanced connectivity and a venue for the exercise and nature viewing. These trails should meet ODOT standards and allow for adequate two-way travel of bikes and pedestrians. Lighting, benches, or other features should not be provided when pathways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

Buffers should be established away from vehicular roadways as well as property lines to ensure room for safety and maintenance. Include striping at vehicular crossings, and hand-activated signals should be also considered at high-traffic intersections.



SHARED USE RAISED TRAIL

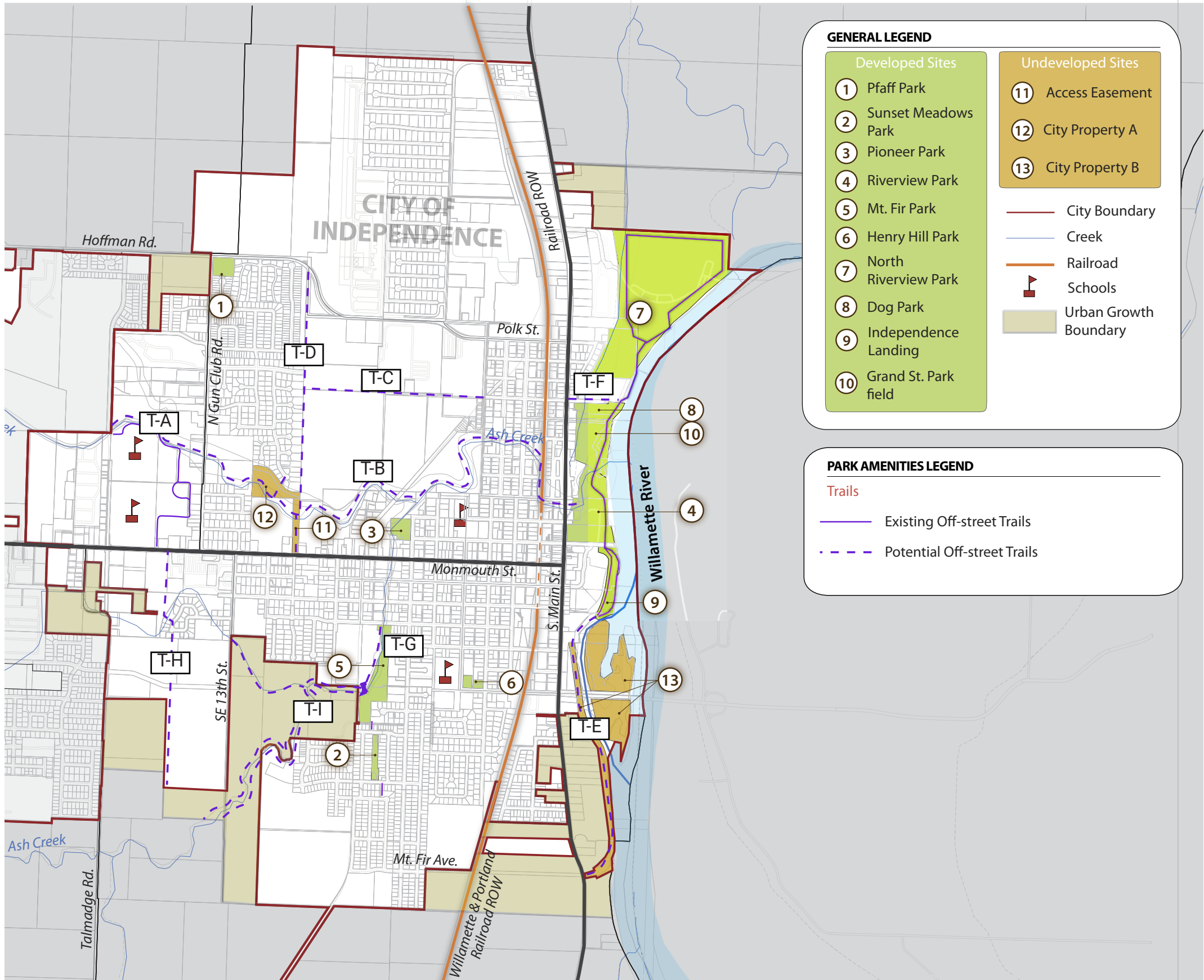
Some trail alignments intersect or are adjacent to the floodplain around Ash Creek. When layout out a trail in these areas, it will be necessary to align with permitting requirements for soil, vegetation, and wildlife disturbances, and mitigate impacts as required. Trails should be constructed of durable materials and determine if these structures should accommodate maintenance vehicle passage, or if alternate methods are appropriate.



TRAIL PROJECTS

// PROCESS OVERVIEW

As part of this PSMP process, it is recommended that all off-street trails and pathways be relocated from the Transportation System Plan to this one to align with City department responsibilities. 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	\$3,120,000	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.	- Compliance with Scenic Resources requirements - Waterway permitting costs and time delays - Costs of raised walkways and bridges - Access easement of adjacent private properties
T-B	8	Along Ash Creek, between City Property A and Main St.	\$5,336,500	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.	- Compliance with Scenic Resources requirements - Waterway permitting costs and time delays - Costs of raised walkways and bridges - May need phased construction - Access easement of adjacent private properties
T-C	17	On Wastewater Treatment Plant property, West of Williams St	\$2,047,500	Shared Use Surface Trail - 0.52 miles		- Access, security, and land use of Water and Wastewater Treatment Plant (WWTP) - On-street sections may trigger unanticipated street improvements - Path not allowed on WWTP site and would go through industrial properties. (Not feasible)
T-D	16	Along Western edge of Wastewater Treatment Plant, from Monmouth St. to Polk St.	\$3,699,800	Shared Use Surface Trail - 0.64 miles Shared Use Raised Trail - 0.07 miles		- Access, security, and land use of Waste Water Treatment Plant - Waterway permitting costs and time delays - Existing wetland and stormwater drainage path
T-E	5	Along City Property B, connecting Independence Landing with S. Main St.	\$7,768,400	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.		- Waterway permitting costs and time delays - Costs of raised walkways and bridges - Access easement of adjacent private properties
T-F	7	Main St to Willamette river Trail, North of the Dog Park	\$544,700	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	\$1,121,900	Shared Use Raised Trail - 0.20 miles	Raised trail and bridge crossing tied into future parking lot improvements at Mt Fir Park.	- Waterway permitting costs and time delays - Costs of raised walkways and bridges - Requires bridge condition assessment - May need phased construction
T-H	*	East of Talmadge Rd, between Southern City boundary and Monmouth St.	\$3,682,500	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	\$ 5,776,500	To be determined by future layout by development	Reference Southwest Independence Concept Plan	- Waterway permitting costs and time delays - Costs of raised walkways and bridges

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

7.6 POTENTIAL FUNDING STRATEGIES AND SOURCES

Park maintenance and improvements 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 included in this Plan. As the plan is implemented, the City should look at a variety of sources to provide the community the recreational and natural environments that align with their values.

CURRENT SOURCES

GENERAL FUND

Money collected through taxes gets distributed through the general fund on an annual basis. This resource stream pays for City staff time and maintenance costs 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 best to ensure that land dedicated to the City for public recreational uses meets requirements that provide conditions to support the amenities desired.

BONDS AND LEVIES

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

POTENTIAL ADDITIONAL SOURCES

Other examples of ways to supplement funding for new capital improvements or upgrades to existing parks and trails include:

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

GRANTS

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. Grant funds 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 grants 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
