

KEIZER RAPIDS PARK MASTER PLAN





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Goals, Objectives and Policies

GOAL

To develop a long range Master Plan that will be used to guide the development of the Keizer Rapids Park in the coming years into a community park and regional facility of statewide significance.

Objective 1 – Water-related recreation:

The development of the Keizer Rapids Park will provide an opportunity to connect the citizens of Keizer and the region to the Willamette River by providing access to the river; providing for additional water-related recreation opportunities. The City intends to provide recreational opportunities and facilities that optimize the recreational experience of the visitors, prevent overcrowding, prevent conflicts between recreational uses and within neighborhoods, and are appropriately located, sized, and designed in relation to the site characteristics.

Objective 2 – Land-based recreation:

The development of the Keizer Rapids Park will provide an opportunity for additional land-based recreational activities; providing a variety of ways for citizens to engage in healthy lifestyle opportunities.

Objective 3 - Conservation:

The development of the Keizer Rapids Park will provide an opportunity for the development of a park with significant portions managed in a natural state to enhance the environmental attributes associated with the park.

Objective 4 - Education:

The development of the Keizer Rapids Park will provide a unique setting for educational activities. Opportunities to provide environmental and recreational education are considered high priorities.

Objective 5 – Accessibility:

The development of the Keizer Rapids Park should encourage both pedestrian and bicycle access from the surrounding neighborhoods into the park. Connection to and enhancement of local and regional transportation systems – bicycle, vehicle, and pedestrian - is considered an objective of park design.

Objective 6 – Park shape:

The development of the Keizer Rapids Park will require future property acquisition to maximize the area's fullest recreation potential and to provide a more uniform park boundary. Opportunities to maximize the park development through voluntary acquisition of additional property should be pursued.

Objective 7 – Security and Safety:

The development of Keizer Rapids Park will facilitate public safety and security of the visitors to the park through appropriate measures to control traffic, provide access for public safety personnel and encourage a high volume of visitors to all areas of the park.

Objective 8 – Neighborhood compatibility:

The development of the Keizer Rapids Park will be done in a manner that is sensitive to the existing neighborhood and will make use of good neighbor buffering, fencing, signage, and other design considerations to avoid potential conflicts to the greatest extent feasible, while providing the greatest good for the majority of the community as a whole.

Policy 1:

Many of the individual amenities within this master plan are grant dependant and will be only developed as funding becomes available. The phasing description within this plan shall not preclude pursuing grant funding.

Policy 2:

The actual development of the park may result in a number of minor deviations from this plan, however significant deviations from this plan will require an amendment to this plan.

Policy 3:

Significant portions of the park will be left as a natural environment. Since the park is along the river and in a floodplain a management plan that addresses these issues should be developed. Additionally, best management practices should be established to control non-native, invasive plant species to allow for the enjoyment of the park in a safe and responsible manner. All areas of the park property are intended to be accessible to the public and should be developed consistent with the goals and objectives of this plan.

Policy 4:

The City of Keizer, in conjunction with affected partners, will establish a process to create design standards governing such things as maximum number of campsites for the boat-in-only camping area, architectural design, construction details on pathways, etc.

Beginning Steps

In 2001, the Keizer City Council established a long-term goal to explore ways to better connect the citizens of Keizer and the region to the Willamette River. To achieve this goal the City of Keizer became one of the founding members of the Mid-Willamette River Connections group seeking to explore regional solutions on issues such as river access, and potential for increasing future recreational opportunities.

In 2003, the Keizer City Council formed the RIVERR (Regional Intergovernmental Visions Enhancing River Resources) Task Force. The purpose of this Task Force was to explore ways for the city to achieve this goal. Specifically, the Task Force was charged with the task of recommending a means to facilitate the creation of a West Keizer community park that would utilize and expand the existing 85-acre state-owned parcel, create a master plan for this new park, and to propose action needed to develop and maintain the new park.

To achieve this vision the city partnered with other jurisdictions with the common goal of providing a unique recreation facility that could benefit not only the recreation needs of an immediate neighborhood but of the region as a whole. Jurisdictions such as Marion County, City of Salem, and public agencies including the Oregon State Park and Recreation Department, National Park Service, State Marine Board, and non-public organizations such as the Trust for Public Land all participated in the property acquisition and development of the park master plan.

The city partnered with the Oregon Parks and Recreation Department to allow for a long-term lease to allow the city to operate a park on the state-owned parcel. Leveraging funds from a variety of sources almost 2 million dollars has been raised. This allowed for the purchase of the 17-acre Charge parcel and 18 acres of the Buchholz property. Included with the property acquisition is the establishment of a conservation easement on the southern forested section of the Charge parcel, and the understanding that a boat ramp and dock facility would be constructed with grant funding from the State Marine Board in the southwest corner of the section acquired from the Buchholzes.



The city task force conducted extensive outreach efforts through festivals, fairs and questionnaires mailed to all utility customers. Information brochures were created to set forth the goals and objectives of the park and include information on process, history, needs and anticipated funding (see attachments 1, 2, 3 and 4).

Site Description

Location - The area identified as the proposed Keizer Rapids Park is located at the western end of Chemawa Road along the east bank of the Willamette River.

Area – 120 acres. The site is comprised of three distinct parcels, the state-owned parcel, the Charge parcel, and the Buchholz parcel. The state has granted a long-term lease to the City of Keizer to allow the City to operate the land as a public park. The Charge and Buchholz property have been acquired by the city.

State-owned property– The 84-acre site formerly referred to as Beardsley Bar is a fairly large riparian bottomland on the east bank of the Willamette River along a bend of the Willamette River. Due to the bend in the river there have been numerous flooding events which have resulted in significant gravel deposits on the site. A portion of the site was used for gravel extraction resulting in the creation of some of the small ponds on the site. The remainder of the state-owned parcel is in a fairly natural condition.

Charge parcel – This is a 17-acre rectangle-shaped parcel adjacent to the east of the 84-acre parcel owned by the state. The northern half is agricultural land that has been farmed in a variety of crops such as grass and wheat. There is a gravel road and residence on the property. The southern portion is undeveloped forest that extends to the river's edge. There are approximately 300 feet of frontage along the river. The wooded area is hummocky consisting of alluvial terraces and backwater channels. The forest species include many of the same species observed on the neighboring state-owned parcel such as black cottonwood, big-leaf maple, white alder, and Douglas Fir. There is a conservation easement on the wooded portion of this parcel that is intended to limit development in this area. The house is currently being used as the park caretaker's residence.

Buchholz parcel - The southern 17 acres of Tax Lot 073W0401200, located immediately to the east of the Charge parcel was acquired by the city and was approved by Marion County for a lot line adjustment with the contiguous Charge parcel. The lot line adjustment resulted in the acquired portion of the Buchholz property to be combined with the Charge property. The parcel is in agricultural production consisting of slightly more than 7 acres of filbert orchard and 10 acres of grass fields. The parcel has approximately 900 feet of frontage along the river. There is a riverside tree buffer within the riparian area along the river bank.

Zoning – The site is outside the city limits, but adjacent to the city limits and is within Marion County's jurisdiction and is designated Exclusive Farm Use. Before the development of the site as a park can begin, it will require Marion County's approval for a conditional use permit. Much of the site is identified as being within a 100-year floodplain and will require a Floodplain Development Permit and a Willamette River Greenway Permit from Marion County.

**Aerial Photo of Keizer Rapids Park Area
Keizer Rapids Park Boundary**



Printed 6/14/2006
Marion County Tax Assessors - Tax Parcel Boundaries
City of Keizer - Aerials

Natural Resources Inventory

A natural resources inventory of the state-owned portion of the site was conducted in 2003. The inventory included a description of the forestlands, shrublands, grasslands, and developed areas on the site.

Forestland – There are four distinct forest areas on the site. One area is defined by a grand fir/big leaf maple/vine maple/hazel forest with various associations. This area is noted by a small forest of old grand firs, which, while too small to be significant for wildlife or research, would be an excellent area for interpretation, and could be important to wildlife across the river were preserved. A second area is a big-leaf maple/Douglas fir forest consisting of a mix of both young and mature trees. A third area is a fairly young group of Oregon ash – big-leaf maples in a habitat in an area that until recently had been meadows. The fourth forested area is a black cottonwood/stinging nettle riparian forest. The cottonwoods have been impacted by historic gravel operations.

Shrublands – There are three distinct shrubland areas on the site. Along the river bar is characterized as a young dense stand of Geyers Willows, which is one of the best examples of this type of vegetation found along the Willamette River. There are two other distinct areas which have Himalayan blackberry in common as well as scotch broom mainly found in the area of the abandoned gravel operation and tall fescue mainly found in the area of the upper pond.

Herbaceous vegetation – The natural wetland area contains five native wetland communities, mostly in the small wetland north of the perennial pond on the site.

At-risk species – No rare or endangered wildlife were found at the site in the natural resource assessment process.

Plants – The site provides potential habitat for a federally-listed plant species, *Howellia aquatilis* which is known to grow in shaded vernal pools often in association with Oregon ash. In addition, *Roippa columiabea* which is known to grow in open gravel areas is a state listed plant. Neither species was observed.

Wildlife – The site is known to provide habitat for the federally and state endangered, anadromous fish. It has habitat for Western Pond Turtle, although no turtles were observed during the inventory. During the spring of 2006 the state conducted an intensive study of the park to determine if Western Pond Turtles were at the site. At the conclusion of this study no turtles were found and it was determined that they in fact no longer inhabit this site. Potential habitat for the red-legged frog is present but the abundance of bullfrogs in the perennial ponds might be limiting the presence of these and other amphibians. The assessment indicated the same list of species that are identified by OWEB as “Priority Species” for the Willamette Basin: anadromous fish, pond turtle, red-legged frog, yellow warbler, and western meadowlark. It should be noted that none of these species were observed but that the potential for their occurrence was noted based on habitat type, and proximity of the river. In addition, the site could benefit several species considered “Sensitive” by the Oregon Department of Fish and Wildlife such as: bald eagles that may perch on stream-side trees, willow flycatcher, pileated woodpecker and western bluebird.

Environmental Constraints

Environmental Assessment – As part of the purchase of the Charge and Buchholz properties a Phase One Environmental Site Assessment was performed. This assessment relied on a review of title records, environmental liens, activity and use limitations, specialized knowledge, owner or occupant information and any other applicable information. Based upon the findings of the study the assessment revealed a recognized potential environmental condition related to the historic orchard use of the Buchholz property. The report concluded that a soils screening for the presence of pesticide residues and associated metal(s) should be conducted on the Buchholz property in the area of known orchard use. The Charge property did not pose a recognized environmental condition.

Wetlands – Much of the site has riparian habitats that are subject to seasonal flooding. All of the forest except for conifer-big leaf maple forests are either intermittent or seasonally flooded forest communities, considered to be wetland types. The presence of slough sedge, a wetland obligate species throughout the conifer-maple forests at the site indicates their possible wetland character. The city's Local Wetlands Inventory identifies almost 6 acres of wetlands located on the state owned parcel in 4 distinct areas. The majority of these, however, are not classified as significant wetlands using the Oregon Freshwater Assessment Methodology. In addition, the small size of the scattered wetland patches may not be jurisdictional wetlands given their small size. Development will require best management practices to deal with wetland issues.

Floodplain – Much of the site is within a designated 100-year floodplain. In addition, a portion of the lower area in the southwest quadrant is within the Willamette River floodway. Any development within these designated areas will need to be consistent with floodplain regulations adopted by Marion County.

Conservation easement – A 6-acre portion of the acquired Charge property contains a conservation easement that will effectively restrict most types of development in this area. As a part of the agreement worked out with Marion County the intent of this easement is to allow for this portion of the park to be set aside and maintained in a natural condition. Examples of limited use can include a 5-foot wide impervious surface, as well as soft-surface trails going through this section of the park. Development plans for this portion of the park will need to be consistent with the conservation easement agreements.



Regional Parks Inventory

Keizer parks

Within the city limits of Keizer there are 18 parks that serve the recreation needs of the city's residents. These parks total 97.1 acres. The parks fall into three categories: community parks, neighborhood parks, and natural areas.

Community parks are defined in the Keizer Master Parks Plan as larger sites that are developed for organized play and contain a variety of facilities that range from developed multi-use sports fields to undeveloped areas for passive use. The 3 larger parks (Claggett, Chalmers Jones and Keizer Little League Park) are classified as community parks and total 36.2 acres, with an average size of about 12 acres. Community parks are defined as larger parks that are developed for organized play and contain a wide range of facilities. The Little League Park is exclusively developed with 10 baseball fields, while the Claggett Park contains a wider range of amenities such as cooking area, shelter with picnic tables, basketball hoops, horseshoe pits, rest rooms, soccer field and playground equipment and is a more general use park facility. The City Hall complex (Chalmers Jones Park) has a skateboard area, unpaved walking path, and gazebo picnic tables and multi-use field.

Neighborhood parks are small park areas for limited uses utilized for passive and unstructured play. The 10 neighborhood parks (Wilark, Willamette Manor, Northview, The Meadows, Mike Whittam, Pleasantview, Clearlake, Bair, Country Glen/Hidden Creek) make up 39 acres. Neighborhood parks are smaller parks that are designed for limited opportunities for recreation experiences and are also designed to serve the needs of the immediate surrounding neighborhood. These parks range in size from slightly less than 1 acre to just over 8 acres, with an average size of about 4 acres. Four of these parks, Wilark, Willamette Manor, Meadows, and Northview, have amenities that might otherwise be found in larger community parks while the remainder are undeveloped primitive areas of open space. There are picnic shelters at Country Glen/Hidden Creek and also at Willamette Manor.

Natural areas are sites that are undeveloped, or minimally developed, to preserve the natural qualities of the site. Four parks, Palma Ceia, Sunset, Rivers Edge, and North Ridge are classified as natural areas and total 21.9 acres. Each of these parks is undeveloped. While there are 3 parks located along the banks of the Willamette River each of these has no developed access to the river and have other constraints due to size, lack of parking, or access to the facility, however each offer views of the river.

Salem parks

Within Salem there are 57 parks totaling 1,628 acres. These facilities include 29 neighborhood parks, 4 community parks, 10 special use facilities, 4 historic areas, 3 natural resource areas, and 3 connector trails.

Salem defines neighborhood parks as small parks that serve as the recreational focus of local neighborhoods offering a balance of active and passive activities with a service range of half a mile. The 29 neighborhood parks total 145 acres and range in size from slightly more than one acre to over 17 acres with an average size of 5 acres.

Community parks are medium-sized parks that serve the active and passive recreational needs of several neighborhoods within a 3 to 5 mile radius of the park. Salem has 4 community parks which range from 16 acres to almost 29 acres for a total of 96 acres.

Large urban parks serve the active and passive recreational needs of the entire community by supporting multiple activities and preserving large areas of open space. Salem has 4 large urban parks. These parks range from 85 acres to 114 acres.

Ten facilities are classified as Special Use Facilities and total 57 acres. These are facilities that provide recreational cultural educational activities. They range in size from the very small Mill Race Park (0.16 ac) to the 23-acre Riverfront Park.

Salem has 4 historic areas within the park system that total slightly more than 20 acres. These are areas that preserve or enhance historic sites by providing open space buffers. Pioneer Cemetery represents approximately 80% of the park spaces within this category.

Three areas comprising over 900 acres are classified as natural areas. The intent of this designation is to preserve and utilize natural resources for trails and other passive recreational uses. Minto Brown Island makes up almost all of the acreage in this category. This park facility has approximately 8 miles of trails that meanders through agricultural fields, wooded areas, and along the bank of the Willamette River. The park also has limited playground and picnicking areas.

Marion County parks

Marion County has a 19 developed and 4 undeveloped park facilities (841.34 acres/includes 5 playgrounds) within the county. Most are classified as rural parks and are located east of the Salem-Keizer metropolitan area. However, two are near the Salem-Keizer area and are included in this inventory. These are Spongs Landing, located to the north of Keizer, and Eola Bend located to the south of Salem. While each park has hiking paths and other facilities, neither has a dock or boat ramp.

Polk County

The nearest Polk County park is located midway between Salem and Independence. This is limited to picnic facilities.

State of Oregon parks

The State of Oregon has three parks that are located within Marion County. These are the Silver Falls, Willamette Mission, and Champoeg state parks. Each of these has a number of recreation attributes such as hiking trails, bike trails, and camping. Given the size of each of these facilities they attract visitors from both inside and outside the Salem-Keizer area. The closest facility is Willamette Mission located to the north of Keizer.

Park facilities along the Willamette River

The Willamette River is a major waterway within not only the region but also the state. The river flows from the west flanks of the Cascade Mountain Range near Waldo Lake at Willamette Pass and flows west out of the mountains to Eugene where it begins its northern flow to join the Columbia

River north of Portland. As the river flows through the Willamette Valley it offers excellent opportunities for viewing birds and wildlife and for boating and fishing opportunities. Interspersed throughout the bucolic setting are a number of improved and unimproved facilities geared to river users maintained by a number of jurisdictions. The Willamette River forms the western boundary of Keizer.

In Keizer three neighborhood parks are located along the river bank. These are Palma Ceia, Sunset, and River's Edge. These parks offer limited recreation opportunities.

- Palma Ceia Park (0.8 acres) is undeveloped with poor access to the river and has no dock or boat ramp.
- Sunset Park (1.2 acres) has limited picnicking area, unpaved trails. It has no dock or boat ramp access to the river.
- River's Edge Park (10.3 acres) is an undeveloped natural area. It has no dock or boat ramp access to the river.

Three parks are located along the river in Salem. These are Riverfront Park, Wallace Marine, and Minto Brown Island.

- Wallace Marine Park in West Salem (114 acres) contains a variety of amenities such as picnic area, soccer and baseball fields, play equipment, unimproved trails and a boat ramp and seasonal dock to serve the general boating public.
- Riverfront Park (23 acres) is developed with playground, carousel, open space play areas, 1.2 miles of paved trails and dock located along the east side of the river at Riverfront Park. This dock provides moorage for the Willamette Queen and serves the transient needs of other river users.
- Minto Brown Island (899 acres) has limited play equipment and picnic opportunities. The area is classified as a natural area with several large fields in seasonal agricultural use. It has an area for dogs to run off-lease. There is over 8 miles of paved trails winding throughout the park. It has no dock or boat ramp access to the river.

Marion County has 2 park facilities located along the Willamette River in the Salem-Keizer vicinity.

- Spongs Landing located to the north of Keizer. It has a limited range of day use amenities primarily focused on picnicking and unpaved hiking paths. It has no dock or boat ramp access to the river.
- Eola Bend Park (58 acres) located south of Minto Brown Island Park is a conservation restoration site with emphasis on native vegetation restoration. It has an unpaved hiking paths system connecting with Minto Brown Island. It has no dock or boat ramp access to the river.

The State of Oregon has a number of park facilities along the Willamette River. North of Keizer Willamette Mission State Park which has paved and unpaved walking trails, picnicking area. While there is access to the river, there is no boat ramp or dock at this facility. In addition, there are a number of properties which are owned by the state along the river and on islands in the river that provide a variety of recreation opportunities such as hunting, and other generally passive activities.

Needs Assessment

Community Survey

To gauge residents' views on various park and recreational opportunities the City of Keizer mailed a survey to over 10,000 households. The survey was also made available at the Iris Festival, Marion County Fair, and was posted on the city's web page. The survey resulted in 1,567 surveys were returned. The survey asked respondents to indicate if they were a resident or not, the number of residents in the household, and to rank by importance their level of personal use and then community importance to a list of 36 possible park and recreation activities that could be included in the development of the new Keizer Rapids Park.

Of the 36 park and recreation activities the respondents were asked to rank as either not very likely, somewhat likely, or very likely Table 1 illustrates the top 15 results for both personal use and for community importance. The Personal Use list details the preferred activities that the respondents indicated that they are likely to do. The top 4 activities that individuals responded that they were likely to engage in were day use/picnicking (89%), local access community park (88%), nature trails (87%), and multi-use/lawns (82%).

The Community Importance list indicates those activities that individual respondents felt might not be something that they would do, but would be important to the community as a whole. Seven activities were all ranked as high community importance: day use/picnicking (94%), cycling trails (93.9%), nature trails (93.6%), local access community park (93%), hiking trails (93%), playground (91%), and multi-use/lawns (90%).

TABLE 1
Ranking of Survey Results

PERSONAL USE		COMMUNITY IMPORTANCE	
(Somewhat likely + very likely)		(Somewhat likely + very likely)	
1. Day use/picnicking	89%	1. Day use/picnicking	94%
2. Local access Community park	88%	2. Cycling trails	93.9%
3. Nature trails	87%	3. Nature trails	93.6%
4. Multi-use/lawns	82%	4. Local access Community park	93%
5. Paved trails	77.9%	5. Hiking trails	92%
6. Natural area	77.6	6. Playground	91%
7. Hiking trails	78%	7. Multi-use/lawns	90%
8. Cycling trails	75%	8. Boat ramp/dock	86%
9. Wetlands/wildlife	74%	9. Fishing	85%
10. Playground	69%	10. Canoe/non motor boat	84%
11. Fishing	66%	11. Wetland/wildlife	83.6%
12. Fitness course	64%	12. Paved trails	83.3%
13. Stage/amphitheater	63%	13. Baseball fields	80%
14. Canoe/non motor boating	59%	14. Basketball courts	79%
15. Boat ramp/dock	57%	15. Fitness course	77%

TABLE 2
Results of Combined Ranking

(Personal and Community Importance multiple occurrence)

1.	Day Use/picnicking	92%
2.	Local access Community park	90.1%
3.	Nature trails	90.04%
4.	Hiking trails	86%
5.	Multi-use/lawns	85.817%
6.	Cycling trails	85.815%
7.	Paved trails	80%
8.	Playground	79%
9.	Wetlands/wildlife	78%
10.	Fishing	75%
11.	Canoe/non motor boat	70.8%
12.	Boat ramp/dock	70.6%
13.	Fitness course	70%

Table 2, details the results of a combined ranking of both the personal uses ranking list and the community importance ranking list. Thirteen of the activities were ranked on both lists. The activities with the highest ranking were day use/picnicking (92%), local access community park (90.1%), and nature trails (90.04%). The day use/picnicking aspect of a park was considered to be important for both personal use and by the community and reflects the preference that some area within a new park be designed for use with picnic tables, barbeques, and so forth.

Local access to a community park was ranked second highest on the personal use list and fourth highest on the community importance list. While local access was not be defined in the survey it is inferred to mean that it is important that there be an additional ingress and egress into a park in an attempt to avoid a single point of entry. Local access can be linkage to nearby pedestrian and bicycle facilities to allow nearby neighborhoods access into a park.

Nature trails was ranked as a close third highest in community importance. To further illustrate the value that respondents placed on trails can be best seen in the fact that 4 activities related to trails (nature trails 90.04%, hiking trails 86%, cycle trails 85.815%, and paved trails 80%) were ranked in the top 7 activities.

Other high categories were those related to water use – canoe/non-motor boat (70.8%), boat dock/ramp (70.6%) and fishing (75%).

Members of the RIVERR Task Force surveyed themselves on the a list of possible park amenities to better determine what level of support park features had within the Task Force and to also compare their results with those of the community survey. The boat ramp and dock were not tabulated as they were considered ‘givens’.

**COMBINED PRIORITY RANKING
of RIVERR Task Force members balloting on park amenities**

Amenity	Weighted Score
Day Use/Picnicking.....	33
Natural Areas.....	32
Dog Park.....	31
Playground	29
Multiuse/Lawns	29
Wetlands.....	26
Educational Component	25
Wildlife/Bird Viewing.....	22
Stage/Amphitheater	18
Fitness Course	16
Baseball/Softball	14
Basketball Court.....	12
Football/Soccer.....	11
Bmx Biking	8
Conference Facility/Meeting Rooms	8
Equestrian Trails	7
Horseshoes/Lawn Darts.....	7
Tennis/Badminton	5
Hot Air Balloon Launch.....	5
Additional Camping	5
Sand Volleyball	5
Orienteering/Geocaching	3
Demonstration Garden	3
Frisbee Golf.....	2

Assessment of Keizer parks

The Keizer Master Parks Plan assessed the level of existing parks within the city limits in May 1992. A Systems Development Charge methodology was developed in 2000 and updated some parts of the plan. The Keizer Master Parks Plan is designed to plan for future parks needs for year 2005 and assumes a population of 30,000 and the projected level of needed parks can be seen in Table 3. The city’s 2005 population was 34,737. The plan recommended that the city increase its park acreage from the 1991 level of 75.9 acres to 279 acres by 2005. Since 1991, Keizer has increased its park acreage by 22 acres to 97.1 acres. This is still well short of the projected acres for park space.

It was anticipated that the city would need to increase to a total of 66 acres of community parks, 39 acres of neighborhood parks, and 174 acres classified as natural areas. Unlike Salem which has a classification of a large urban park Keizer does not have a category for such a park category. The level of service in 1991 was 3.3 acres of total park space per 1,000 residents. With the increase in population this same of service has decreased to 3.2 acres per 1,000 residents in 2005. In addition, the Parks Master Plan details needed improvements for each of the parks within the city’s park system during the planning period.

**TABLE 3
Keizer Master Plan
Recommended Park Acreages**

	Nrpa Standard Ac./1000 Pop.	Adopted Standard Ac./1000 Pop.	Existing Park Acreage In 1991	Nrpa Recommended. Acres By Year 2005	Recommended Acres Year 2005	2000 Actual Acres	2000 Actual LOS
Community Parks	5-8 ac	2.2 ac.	27.5 ac.	240 ac.	66 ac.	36.2ac.	1.2 ac.
Neighborhood Parks	1-2 ac	1.3 ac.	26.5 ac.	60 ac.	39 ac.	39 ac.	1.3 ac.
Natural Areas	NA	5.8 ac.	21.9 ac.	NA	174 ac.	21.9 ac.	0.7 ac.
Total		9.3 ac	75.9 ac.	300 ac.	279 ac.	97.1 ac	3.2 ac.

Assessment of Salem parks

The Salem Master Parks Plan assessed the level of existing parks within the city limits in 1999 and planned for future park needs for year 2020. The level of needed parks can be seen in Table 4. The plan recommends that the city increase it parks acreage from the 1999 level of 717 acres to 2,097 acres with an increase of 300 acres for community parks, 500 acres for neighborhood parks, and almost 500 acres for large urban parks. These increases are needed to meet both future demand and to meet deficits created through the increase in the level of service standards. The level of service in 1999 was 5.66 acres of total park space per 1,000 residents and the Salem Master Parks Plan proposed that the level of service be increased to 8 acres per 1,000 city residents. In addition, the Master Parks Plan details the overall condition of individual parks and addressed the needed improvements for each of the parks within the city’s park system during the planning period.

TABLE 4
Salem Master Plan
Recommended Park Acreages

	Existing Ac. /1,000 Pop.	Proposed Ac. /1,000 Pop.	Existing 1999 Acres	Acres Needed To Meet Current Needs	Acres Needed To Meet Future Growth
Neighborhood	1.57 Ac.	2.5 Ac.	200 Ac.	334 Ac.	699 Ac.
Community	1.39 Ac.	2.5 Ac.	176 Ac.	317 Ac.	581 Ac.
Large Urban	2.7 Ac.	3 Ac.	341 Ac.	380 Ac.	817 Ac.
Total	5.66 Ac.	8 Ac.	717 Ac.	1,031 Ac.	2,097 Ac.

Assessment of Marion County parks

Marion County completed a Natural Heritage Parks Selection and Acquisition Plan in December 2000. The plan analyzed the current status of Marion County Parks, including level of service, historical conditions, and environmental conditions. The plan also set forth methods for site identification and evaluation for future acquisition. This plan states that the Marion County parks system currently contains 517 acres. Of that total, 363 acres are developed parks and 154 acres are undeveloped parks. At that time, Marion County provided 1.9 acres of parkland per 1,000 residents. Other similar counties, by comparison, ranged from 5.3 to 47.3 acres per 1,000 residents. (Comparison counties included Benton, Clackamas, Jackson, Lane and Linn.) The Mission Bottom area north of Keizer ranked third through the plan's decision model for acquisition suitability. In addition, Marion County conducted an informal needs assessment in 2004 and is scheduled to contract with a recreation planner in the next fiscal year as part of a comprehensive new Parks Master Plan.”

Assessment of State survey results of public lands along the Willamette River

Since Keizer is located along the east bank of the Willamette River it is insightful to review applicable state planning documents involving lands along the Willamette River. In 2004, a survey was commissioned by the Oregon Parks and Recreation Department (OPRD) to determine priorities in allocating OPRD resources related to management of publicly-owned lands around the Willamette River. While this survey was primarily aimed at guiding state resources some of the results are illustrative. For example, 83% of the survey respondents indicated that acquiring land to protect fish and wildlife habitats was important; acquiring and developing additional parks and open space (74%) was important; developing trails and waterways (75%); and, acquiring land to provide public access to water (70%) also were highly important.

The top recreation participation activities at Willamette River parks include scenic enjoyment, walking for pleasure and hiking, and nature wildlife viewing. When asked on the ability of

improvements to increase the use of parks and recreation 65% of the survey respondents indicated that walking/biking trails were important and that views of the river was ranked second with 55% of survey respondents indicated they were important.

Key findings in the 2003/2007 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP) indicates that the top regional and statewide outdoor recreation issues relevant to the Willamette River include a demonstrated need for:

- land acquisition of natural areas and land for recreational development;
- non-motorized trail connectivity, with the objective to connect communities, existing park and natural areas, and outlying federal trails into an inter-jurisdictional trail system;
- increased access for motorized and non-motorized water-based recreational activities in both urban and remote settings; and,
- designated canoe and kayak routes throughout the state.

The SCORP is important because it is established by the state and is used by agencies as evaluation criteria in reviewing grant applications. The document establishes benchmarks for recreation use and attempts to estimate demand for outdoor recreation so that future recreation needs can be assessed to allow the state and jurisdictions to be able to plan to meet this future need.



Identification of Gaps in Recreation Facilities

Local access community park/day use/picnicking facilities/multi-use/lawns/playgrounds

These categories were combined as they are considered to be fairly similar and related to each other.

Community parks - Based on standards for the combined population area of urban Salem-Keizer there should be a range of between 8 to 9.3 acres of park land per 1,000 population. The Keizer Master Parks plan indicates that there is a need for 30 additional acres of land designated as community parks and the Salem Master Parks Pan indicates that an additional 400 acres of land will be needed to serve the future recreation needs. Developing a new community park would help to off-set this projected need in the area.

Picnic tables - There are approximately 27 picnic tables within parks in Keizer. While there is no NRPA standard specifically for picnic tables many communities use a ratio of 1 /1,000 residents. Using that ratio as a guide there is currently a deficit of approximately 7 picnic tables. A new park which has an area for picnic facilities will help to mitigate a city shortfall. Oregon SCORP indicates that Region 2, in which the Salem – Keizer area is located, will have a shortage of almost 7,000 picnic facilities by 2007. The SCORP identifies a region-wide need for additional picnic tables, and so any increase would offset a region-wide shortage.

Playground areas – The SCORP indicates that Oregon cities average 0.36 acres of playground area for each 1000 residents. Using this ratio Keizer should have approximately 12 acres of playgrounds. There is approximately 3 acres of park land in the city parks designed for playground purposes. Some of this ratio for playgrounds can include land surrounding play equipment that can also be used for areas for non-organized play and not strictly be limited to play equipment. Allowing for the inclusion in a new park of an area for playground and play equipment would help to mitigate the shortage of playground areas within the city.

Soccer fields – The SCORP indicates that Oregon cities average of 0.21 soccer fields for each 1,000 residents, or 1 for each 5,000 residents. There is 1 soccer field with in a city park. According to the SCORP ratio there should be at a minimum 7 soccer fields in Keizer. Inclusion of a soccer field could offset a need that is currently not being provided on city parks. There are soccer fields located at the Little league complex and also on school land that is not included in this inventory.

Baseball fields – The SCORP indicates that Oregon cities average .71 baseballs fields per 1,000 residents. Using this ratio Keizer should have 24 baseball fields. There are 10 fields in the Little League complex, one at each of the elementary and middle schools that area available for public use. The four fields at the high school are mainly used for school sanctioned competition and not for general use, resulting in 20 fields available for general use. Keizer's 20-year planning document assumes that the population will increase to approximately 40,000. At this population there will be a need for approximately 27 baseball fields. As such, there is a current deficit of 4 fields and a projected future need for 7 baseball fields.

Nature trails / Hiking trails / Paved trails / Cycling trails

Trails- Keizer has approximately 1 mile of hiking/walking trails inside the city limits as part of its park system. Salem has 17 miles of paved and unpaved trails within its park system. There is no national standard for trails within individual jurisdictions. A review of Oregon cities in the SCORP indicates an average of 0.31 acres per 1,000 residents. Given this, Keizer should have approximately 11 miles and Salem about 50 miles. A park that includes a trail system would help to meet the trail deficit of the city.

The SCORP indicates that in Region 2 that there will be a shortage of all forms of trails, hiking, walking, paved, unpaved within the region. Therefore, a trail system would help to offset some of this shortage. One of the top outdoor recreation activities as identified in the SCORP is walking with 65 million annual user days. Users to Willamette River parks responded that they include walking in the park over 80% of the time as part of the park visit.

Wetlands / wildlife

While there are no standards for wetlands or wildlife viewing. This use would be classified as a natural area as defined within both the Keizer and Salem Master Park Plans. The Keizer Master Plan indicates that 174 acres of natural area are needed. Inclusion of an area to be left in a natural state will allow for viewing of wildlife and or native flora will meet this projected deficit. In a survey of state residents outdoor activities such as bird watching and wildlife observation ranked third and fourth in terms of the number of respondents who engage in these activities. Wildlife observation had an estimated growth of 254% in user occasions in Regions 2 and 3 between 1987 and 2002. It accounts for an estimated 17.5 millions annual user days. There are no guidelines related to wildlife observation or viewing wetlands. One of the key findings of the Willamette River and greenway survey indicated that nature and wildlife observation were two of the top recreation activities at Willamette River parks. Developing a park along the Willamette River that included a design to allow for wildlife observation would be consistent with this finding.

Motorized and non-motorized craft / Boat ramp / dock / Fishing

There is no public boat ramp or dock within Keizer. The closest boat ramp and dock on the Willamette River is in West Salem at Wallace Marine Park. There is a dock but no ramp on the east side of the river at Riverfront Park. These two public parks serve all the general public boating, both motor and non-motoring on the Willamette River within the Salem-Keizer city limits. This can result in high demand at these facilities. The Willamette River and Greenway Survey found that 71% of the survey respondents at the Wallace Marine Park reported of crowding in the river access area. Providing additional access points to the river would help to alleviate this crowding.

There is no nationally-established dock or ramp standard and the local master park plans are silent on the issue. The SCORP indicates that due to projected increased recreation water use within Region 2 that there will be a projected need for additional facilities to serve the needs of, both motor and non-motor water users. Therefore, any additional dock or boat ramp would help to offset the projected need.

All public safety watercraft must use the facility in West Salem for both water patrols and responding to emergency calls. Any dock or ramp will provide an additional opportunity to enhance public water safety coverage.

The SCORP has identified two goals to provide additional motorized and non-motorized water-based activities in appropriate settings. Objective #1 to implement this goal is to increase the number of recreational facilities for, and access to, water-based settings to support a growing demand for boating, fishing, and water-based camping.

Establishing a facility that can be used for watercraft would enhance the viability of the Willamette River Trail and enhance local connections and provide additional access to the river.

Conclusion:

A new park that provides recreational opportunities will help to offset both identified local and regional recreational needs. Park features that would address documented needs include:

- playground with play equipment for children,
- picnic area,
- trails both soft and hard surface that could be used by walkers, runners, and bicyclers,
- boat ramp and dock for boating,
- fields that are compatible with activities such as soccer or baseball,
- natural areas that could provide opportunities for viewing wildlife,
- sports courts for basketball and tennis



Design Charette

The culmination of the planning process involved a design charette held on June 17, 2006. Approximately 45 people, including members of the RIVERR Task Force, elected officials, and community members, worked with professional landscape architects to develop six different scenarios for the design of the park. Approximately 10,000 invitations were mailed to residents inviting them to attend the open house presentation and approximately 100 people turned out to view and evaluate the scenarios by voting on the various designs. In July, a presentation was held at the monthly Chamber of Commerce luncheon and another 75 people voted on the parks designs. The results of the balloting was brought before the RIVERR Task Force which after considerable review decided to combined some of the best features of each design into one hybrid design. The following is a brief description of each of the design scenarios as developed during the design charette. Each design incorporated a number of common givens such as good neighbor buffer, boat ramp, trail system, conservation easement area, retaining the river bank camp area. In addition, each scenario showed a dog park, an area for BMX biking and some sort of amphitheater.

Scenario “A”

This scenario maintained a large portion of the park in a natural environment with limited development. The developed portion of the park is limited to the area near the boat ramp and the caretaker’s residence. Much of the filbert orchard was retained with limited multi-use area, play ground area, and two small dog parks adjacent to the filbert orchard. The access road was curved and lined with meadows, a demonstration garden, and an oak reforestation. A limited soft surface trail looped through the forest area and connected to the trail along the river bank and to multi-use area.

Scenario “B”

This design allowed for slightly more development than the design for scenario “A”. It included an open multi-use area including a fitness course in the area of the filbert orchard/fields and more buffering along the east edge of the park and additional parking areas. This scenario also showed a 4-acre dog park located north of the caretaker’s house and a trail system with wildlife viewing stations extending along the western and northern park boundaries and within the wooded portions of the park. The gravel river bar was shown to have vegetation clearing for paths.

Scenario “C”

This scenario included open play area for a variety of recreation activities (soccer, baseball, tennis, basketball playground) in the in the area of the filbert orchard; an amphitheater shown behind the park host center. Some of the filbert orchard was retained with most of it removed to allow for a large open multi-use field. A small neighborhood picnic area and playground were located in the southeast corner of the site and an extensive system of hard surface and soft surface trails was located throughout the park. The gravel river bar is preserved for open use.

Scenario “D”

This scenario also included an open play area for a variety of recreation activities (soccer, baseball, tennis, basketball playground) in the in the area of the filbert orchard. The plan had an amphitheater shown behind the park host/education center; number of parking areas throughout the park; a dog park along the east portion of the site adjacent to the homes along 15th Street. Both hard surface and soft surface trail were located through the park. Of note is a pedestrian bridge over the boat ramp and a potential river crossing.

Scenario “E”

This scenario included an open play area for a variety of recreation activities (soccer, baseball, tennis, basketball playground) in the in the area of the filbert orchard/field to the east. A portion of the filbert orchard was retained. The plan had an educational center in the woods in the northwest portion of the park located along the western bank of the upper pond. An amphitheater was shown behind the education center. A 12-foot wide hard surface trail wound around the perimeter of the park and a soft trail system was located within the interior.

Scenario “F”

This scenario included an open play area for a variety of recreation activities in the in the area of the filbert orchard/field to the east. It had buffering along the east edge of the park and the 15th street properties. It included a large educational center in the woods in the northwest portion of the park; a number of parking areas; a multi-use trail system; a zip line tower and a potential river crossing. A seasonal picnic area was shown on the gravel river bar.



Master Plan



Master Plan Description

Following the design charette, the RIVERR Task Force and the City Council have sought to integrate some of the best elements of each scenario into a common design concept. The adopted Keizer Rapids Master Plan includes a number of park features that were expressed as priorities during the design charette and at Task Force meeting.

The plan includes a buffer along the east property line with properties fronting 15th Avenue and Rafael Court. This “good neighbor” buffer is to consist of a combination of trees and shrubs that will afford a natural buffer between the park and neighboring properties. As noted in phase 1 there is need for property line demarcation throughout the park, to prevent conflicts owing to park users trespassing onto neighboring properties unknowingly.

The plan includes a boat ramp/dock located in the area where the open field adjoins the forested river bank. The location is related to various aspects associated with river hydrology and boat ramp design. It is recognized that the boat ramp will be required to be designed and engineered consistent with State Marine Board requirements and also with applicable requirements of the floodplain/floodway regulations. Included in this feature is a parking area located adjacent to the boat ramp and the access road that will connect to Chemawa Road. It is also planned that a restroom will be located in close proximity to the parking area. Given that this amenity will be funded by a State Marine Board grant its actual construction is therefore tied directly to receiving grant funding.

The large area that is currently comprised of open field and filbert orchard is planned to be developed as a multi-use open space that can accommodate a baseball field and soccer field. While the majority of the filbert trees will need to be removed, some trees may be retained to allow for a shaded picnic area. The filbert orchard has a unique consideration in that given the proximity of filbert orchards on the adjacent parcel to the north, retaining the filbert trees will require that they be regularly sprayed to control insect population. In the north corner of the multiuse area is planned a playground with play equipment suitable for small children. A parking area is located in this portion of the park and would serve the playground/ multi-use park users.

To the west of the access road near the playground is planned a cluster of park uses that include the caretakers dwelling, amphitheater, educational facility and educational center. While there is no set design for the needs of the educational center it is envisioned that it could be large enough to provide for environmental education and take advantage of the natural environs associated with the park. The educational facility and education center will require partnering with one or more groups in order to achieve these facilities. The amphitheater is shown as a small venue for music or presentations. The Salem River Front park amphitheater serves as a model for size and design of this planned amenity.

North of the caretaker/educational hub is a cluster of uses along the east side of the access way. This includes multi-use sport courts, parking area, playground, restroom facility, and an off-leash dog park. The dog park will comprise 4 to 5 acres and will be fenced to allow a safe area where dog owners can allow their dogs to run and play without being on a leash. At the intersection of the access road and Chemawa Road will be a gateway feature that will greet visitors into the park along with a small demonstration garden.

The western portion of the park is planned to be significantly less developed than the eastern portion and will capture the natural feeling of this portion of the park. The existing access road that serves

this part of the park will be upgraded to include parking in the area of the upper pond and parking in the area where the BMX biking area will be constructed. The BMX area is planned to be an area where bike riders can perform a variety of activities on a course that has been designed to suit the needs of this type of bike rider. A small picnic area would serve the needs of this portion of the park. This road will end at this parking area. Further south is a small campsite along the river's edge that will be available for use by water craft users. This area will be accessible via the multi-use path and by water only. It is not intended that this site would be available to car campers. In the northwest corner of the park is a parking area and trailhead/picnic area. The forested area adjacent to the boat ramp is restricted in use in a conservation easement area. Funding from Marion County using Title III funds required that this 6-acre forested section would be controlled by an easement that specially limits development in the attempt to retain its natural environment. Impervious surfaces are limited to a 5-foot wide path crossing the easement area with soft surface trails within the easement area. Other non-invasive improvements such as interpretive signage would be allowed by approval from Marion County.

Throughout the park will be a system of trails constructed of both hard and soft surfaces. It is envisioned that a minimum of 3 miles of trails would be constructed throughout the park. The hard surface portion of the system is planned to be 10-foot wide and allow access for bikers, runners, and walkers as well as park maintenance and public safety personnel. The soft surface portion of the trail system will be 6-feet wide and made of gravel, wood chips, or other organic material. The hard surface system will essentially provide access around the perimeter of the park with soft surface trails looping throughout the interior portions and within the conservation easement area where development is limited. The majority of the hard surface trails will be in the more developed portion of the park. Areas prone to flooding like the gravel river bar will be developed with only seasonal trails. A fitness course is planned with various exercise stations located at intervals along the trail system in the easterly portion of the property.

The plan emphasizes retaining a large portion of the park in a natural state and to allow ample opportunity for wildlife viewing, nature study and other passive recreational pursuits. Also, with a large river bank and boat dock there will be many opportunities for fishing.

Maintenance and operation needs will include provisions for playground, trail and road maintenance, as well as maintenance of the camping facility—including provisions for restroom/portable toilets, trash removal and seasonal placement/removal of picnic benches. Some annual maintenance and repair should also be anticipated due to the yearly inundation of some areas of the park, including debris removal and perhaps sedimentation issues. Depending on the types of structures in place, annual maintenance of those structures will also need to be programmed.

A vegetation management program should be established to deal with invasive species such as Himalayan Blackberry, Scotch Broom, and English Ivy. In addition, policies should also deal with some potentially unwanted species such as Poison Oak. Also, a plan to manage any remaining filbert trees in the park should be established to ensure the trees do not create liability by harboring and generating pests and disease or the tree management creates danger to users from pesticides.

Several areas of the park will require signage to inform the public of restrictions, boundaries, locations, and informational material. A signage vernacular should be established to ensure aesthetic, consistent, and effective information is presented on such things as the conservation easement, park boundaries, facilities and policies/rules.

Capital Improvement Costs

The following is a breakdown of the identified park features within the Master Plan and a gross estimate cost for each of these amenities. The costs were derived based on estimates from the City Engineer and Community Development Department. A detailed description is attached. These costs are given for illustrative purposes and are in no way binding. Actual costs will vary and funding sources are not specified or implied.

8,000 linear feet of soft surface trails	\$53,793
8,000 linear feet of hard surface trails	\$242,340
4 acre dog park requires 1,800 linear feet of 4' high fencing	\$19,283
Boat ramp/parking for 40 vehicles/access to boat ramp	\$423,186
Parking lot near tennis court/dog park	\$59,070
Parking lot near playground	\$97,542
Parking area near upper pond.....	\$9,087
Parking area near BMX bike area	\$77,246 *
Parking area near NW forest trailhead	\$53,012
Pedestrian bridge over boat ramp.....	\$125,000
Entryway feature into park.....	\$50,000
BMX bike area	\$20,000
Neighborhood park with playground	\$50,000
Multi-use field compatible for soccer/softball field.....	\$87,809
Basketball court/tennis court.....	\$100,000
Fitness course	\$10,000
Amphitheater.....	\$50,000
Picnic shelters	\$25,000
Educational center	\$500,000
Educational facility	\$350,000
Additional buffering.....	\$20,000
West end of Chemawa Rd improvement.....	\$169,940
Kiosks.....	\$5,000
Gates.....	\$10,000
Access improvement to BMX area	\$99,965 *
Property demarcation/fencing	\$40,000
Miscellaneous recreational activities compatible with park use	\$4,000
Sub Total	\$2,751,273

Note:

*If parking area is not paved but graveled then reduce by \$26,000..... -\$26,000

*Access road serving BMX area exists and will only need maintenance

Not new construction then reduce by \$60,000..... -\$60,000

Total estimated cost = \$2,645,173

KEIZER RAPIDS PARK - CONCEPTUAL COST ESTIMATE

Date: 8/3/2006

Chemawa Road End of Pavement to West End Parking Lot:

1st Phase: 650 feet of 34' wide Tumpike Section 2.5" HMAC

Length (ft) =	650	Width (ft) =	34			
clearing & grubbing		0.51 Acres		\$7,500.00	per Acre	\$3,805.10
excavation and fill	1,366.93	Cu. Yd.		\$10.00	per Cu. Yd.	\$13,669.26
8" base rock	1,677.96	Tons		\$16.00	per Ton	\$26,847.41
2.5" HMAC	348.075	Tons		\$65.00	per Ton	\$22,624.88
\$66,946.64						

2nd Phase: 1000 feet of 34' wide Tumpike Section 2.5" HMAC

Length (ft) =	1000	Width (ft) =	34			
clearing & grubbing		0.78 Acres		\$7,500.00	per Acre	\$5,853.99
excavation and fill	2,102.96	Cu. Yd.		\$10.00	per Cu. Yd.	\$21,029.63
8" base rock	2,581.48	Tons		\$16.00	per Ton	\$41,303.70
2.5" HMAC	535.5	Tons		\$65.00	per Ton	\$34,807.50
\$102,994.83						

Parking: 250' x 70'

Length (ft) =	250	Width (ft) =	70			
clearing & grubbing		0.40 Acres		\$7,500.00	per Acre	\$3,013.09
excavation and fill	1,082.41	Cu. Yd.		\$10.00	per Cu. Yd.	\$10,824.07
8" base rock	1,328.70	Tons		\$16.00	per Ton	\$21,259.26
2.5" HMAC	275.625	Tons		\$65.00	per Ton	\$17,915.63
\$53,012.04						

Sub Total Chemawa Road End of Pavement to West End Parking Lot **\$222,953.51**

Marina Facility Access Road and Adjacent Facilities:

Entrance Feature: Lump Sum **\$50,000.00**

Road: 2100 feet of 22' wide Tumpike Section 2.5" HMAC

Length (ft) =	2100	Width (ft) =	22			
clearing & grubbing		1.06 Acres		\$7,500.00	per Acre	\$7,954.55
excavation and fill	2,857.56	Cu. Yd.		\$10.00	per Cu. Yd.	\$28,575.56
8" base rock	3,507.78	Tons		\$16.00	per Ton	\$56,124.44
2.5" HMAC	727.65	Tons		\$65.00	per Ton	\$47,297.25
\$139,951.80						

Marina Parking: 250' x 350'

Length (ft) =	350	Width (ft) =	250			
clearing & grubbing		2.01 Acres		\$7,500.00	per Acre	\$15,065.43
excavation and fill	5,412.04	Cu. Yd.		\$10.00	per Cu. Yd.	\$54,120.37
8" base rock	6,643.52	Tons		\$16.00	per Ton	\$106,296.30
2.5" HMAC	1378.125	Tons		\$65.00	per Ton	\$89,578.13
\$265,060.22						

Ramp:	30' x 200'						
	Length (ft) =	200	Width (ft) =	30			
	clearing & grubbing		0.14 Acres	\$7,500.00	per Acre	\$1,033.06	
	excavation and fill		371.11 Cu. Yd.	\$10.00	per Cu. Yd.	\$3,711.11	
	8" base rock		455.56 Tons	\$16.00	per Ton	\$7,288.89	
	2.5" HMAc		94.5 Tons	\$65.00	per Ton	\$6,142.50	
							\$18,175.56
Bridge at Ramp:	Lump Sum						\$125,000.00
Playground Parking:	70' x 460'						
	Length (ft) =	460	Width (ft) =	70			
	clearing & grubbing		0.74 Acres	\$7,500.00	per Acre	\$5,544.08	
	excavation and fill		1,991.63 Cu. Yd.	\$10.00	per Cu. Yd.	\$19,916.30	
	8" base rock		2,444.81 Tons	\$16.00	per Ton	\$39,117.04	
	2.5" HMAc		507.15 Tons	\$65.00	per Ton	\$32,964.75	
							\$97,542.16
Playground:	Lump Sum						\$50,000.00
Amphitheater:	Lump Sum						\$50,000.00
Educational Facility:	Lump Sum						\$150,000.00
Basketball / Tennis Courts	Lump Sum						\$100,000.00
Dog Park:							
	Length (ft) =	700	Width (ft) =	300			
	clearing & grubbing		4.82 Acres	\$3,000.00	per Acre	\$14,462.81	
	seeding		4.82 Acres	\$1,000.00	per Acres	\$4,820.94	
							\$19,283.75
Parking for Amphitheater, Educational Facility, Basketball/Tennis Courts, & Dog Running:							
	Length (ft) =	300	Width (ft) =	65			
	clearing & grubbing		0.45 Acres	\$7,500.00	per Acre	\$3,357.44	
	excavation and fill		1,206.11 Cu. Yd.	\$10.00	per Cu. Yd.	\$12,061.11	
	8" base rock		1,480.56 Tons	\$16.00	per Ton	\$23,688.89	
	2.5" HMAc		307.125 Tons	\$65.00	per Ton	\$19,963.13	
							\$59,070.56
Playfield Area:							
	Length (ft) =	900	Width (ft) =	500			
	clearing & grubbing		10.33 Acres	\$7,500.00	per Acre	\$77,479.34	
	seeding		10.33 Acres	\$1,000.00	per Acres	\$10,330.58	
							\$87,809.92
Sub Total Marina Facility Access Road and Adjacent Facilities:							\$1,211,893.96

BMX Access Road and Adjacent Facilities:

Road:	1500 feet of 22' wide Turnpike Section 2.5" HMAC					
	Length (ft) =	1500	Width (ft) =	22		
	clearing & grubbing	0.76	Acres	\$7,500.00	per Acre	\$5,681.82
	excavation and fill	2,041.11	Cu. Yd.	\$10.00	per Cu. Yd.	\$20,411.11
	8" base rock	2,505.56	Tons	\$16.00	per Ton	\$40,088.89
	2.5" HMAC	519.75	Tons	\$65.00	per Ton	\$33,783.75
						\$99,965.57

BMX Parking:	170' x 150					
	Length (ft) =	170	Width (ft) =	150		
	clearing & grubbing	0.59	Acres	\$7,500.00	per Acre	\$4,390.50
	excavation and fill	1,577.22	Cu. Yd.	\$10.00	per Cu. Yd.	\$15,772.22
	8" base rock	1,936.11	Tons	\$16.00	per Ton	\$30,977.78
	2.5" HMAC	401.625	Tons	\$65.00	per Ton	\$26,105.63
						\$77,246.12

BMX Course:	Lump Sum					
						\$20,000.00

Head In Parking	150 x 20					
	Length (ft) =	150	Width (ft) =	20		
	clearing & grubbing	0.07	Acres	\$7,500.00	per Acre	\$516.53
	excavation and fill	185.56	Cu. Yd.	\$10.00	per Cu. Yd.	\$1,855.56
	8" base rock	227.78	Tons	\$16.00	per Ton	\$3,644.44
	2.5" HMAC	47.25	Tons	\$65.00	per Ton	\$3,071.25
						\$9,087.78

Kiosk:	Lump Sum					
						\$5,000.00

Gate Relocation::	Lump Sum					
						\$1,000.00

Sub Total BMX Access Road and Adjacent Facilities:						\$212,299.47
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Trails, Picnic Shelters, & Fitness Course:

Soft Surface:						
	Length (ft) =	8000	Width (ft) =	6		
	clearing & grubbing	1.10	Acres	\$7,500.00	per Acre	\$8,264.46
	excavation and fill	2,968.89	Cu. Yd.	\$10.00	per Cu. Yd.	\$29,688.89
	4" Wood Chips	15,840.00	Cu. Ft.	\$1.00	per Cu. Ft.	\$15,840.00
						\$53,793.35

Hard Surface:						
	Length (ft) =	8000	Width (ft) =	10		
	clearing & grubbing	1.84	Acres	\$7,500.00	per Acre	\$13,774.10
	excavation and fill	4,948.15	Cu. Yd.	\$10.00	per Cu. Yd.	\$49,481.48
	8" base rock	6,074.07	Tons	\$16.00	per Ton	\$97,185.19
	2.5" HMAC	1260	Tons	\$65.00	per Ton	\$81,900.00
						\$242,340.77

Picnic Shelters:	Lump Sum	9	Each	\$5,000.00	Each	\$45,000.00
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Fitness Course:	Lump Sum					
						\$10,000.00

Sub Total Trails, Picnic Shelters, & Fitness Course:						\$351,134.12
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Grand Total:						\$1,998,281.06
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Project Phasing

Given the projected costs associated with the development of the park it is not recommended that the city develop all of the identified park features at this time, but rather to phase in the development of the park over a number of years as funding becomes available. The following table reflects a phasing plan that would be a logical development of the park. It is understood that many amenities are grant dependent and actual construction may be sooner or later than is planned. All of the phases would be subject to the availability of volunteer work, grants or other funding.

NOTE: Items listed in phases are not listed in order of priority.

Phase 1

a.	Establish trail system location	
b.	Begin construction of soft surface trail system – 5,000 feet	\$33,351
c.	Begin construction of hard surface trail system – 3,000 feet	\$89,540
d.	Construct boat ramp/parking area/access road.....	\$423,186 *
e.	Establish and fence in dog park area	\$19,283
f.	Construct parking lot near dog park.....	\$59,070
g.	Construct playground	\$50,000
h.	Construct picnic area along river bank.....	\$5,000
i.	Establish “good neighbor” buffer along east property line	\$20,000
j.	Construct multi-use field.....	\$87,809
k.	Upper pond/trailhead parking.....	\$9,087
l.	Pedestrian bridge	\$125,000
m.	Property line demarcation	\$20,000
n.	Construct 1/3 of parking lot in area of playground	\$33,165
o.	Educational facility	\$350,000
p.	Kiosks.....	<u>\$ 5,000</u>

Note: * grant dependent

Total = \$1,329,491

Phase 2

a.	Continue construction of hard surface trail system – 3,000 feet.....	\$89,540
b.	Continue construction of soft trail system – 3,000 feet.....	\$20,442
c.	Construct BMX area.....	\$20,000
d.	Construct gravel parking area near BMX.....	\$51,000
e.	Construct picnic area near BMX area	\$5,000
f.	Upgrade access road to BMX area.....	\$39,965
g.	Construct basketball/tennis courts.....	\$100,000
h.	Construct 2/3 of parking lot in area of playground	\$64,377
i.	Continue to construct river view point and picnic shelters	<u>\$15,000</u>

Total =\$405,324

Phase 3

a.	Finish hard surface trail system – 2,000 feet.....	\$63,260
b.	Construct entryway gateway feature	\$50,000
c.	Construct parking area and picnic facility in the NW forest.....	\$53,012
d.	Construct amphitheater	\$50,000
e.	Fitness Course	\$10,000
f.	West end Chemawa Rd. improvements	\$169,940
g.	Educational center	\$500,000
q.	Miscellaneous recreational activities compatible with the park use	<u>\$4,000</u>

Total = \$900,212

In an effort to provide for an opening of the park with some of the park features, providing the following amenities would allow for a “soft” opening of the park, or a sub-phasing of Phase 1. This recognizes that the funding of the boat ramp/ dock/access road to the parking area near the boat ramp is grant dependant. It also assumes grant funding for the pedestrian bridge at the boat ramp. This initial phasing also removes any future property acquisition costs and is limited to only development of items within the master plan.

a.	Clearing and base for soft surface trail system – 5,000 feet.....	\$33,351
b.	Establish and fence dog park area	\$19,283
c.	Construct gravel parking lot near dog park.....	\$40,000
d.	Construct north playground.....	\$50,000
e.	Construct picnic area along river bank.....	\$5,000
f.	Establish “good neighbor” buffer along east property line	\$20,000
g.	Upper pond/trailhead parking.....	\$9,087
h.	Gates for traffic control	\$10,000
i.	Property line demarcation/fencing	\$40,000
j.	Pad for portable restroom.....	???

Total = \$226,721

Revenue

The development of the park will require using funding from several funding streams.

Grant funding

It is anticipated that grant money will be used for the construction of many of the park amenities. For example, the city will apply for a second grant from the State Marine Board for the construction of the boat ramp, dock, parking area, access road, and bathroom facilities. This grant may also include a proposed pedestrian bridge over the boat ramp. These features alone are projected to cost approximately \$500,000. Additional grant applications will be needed to pay for facilities such as the education center, amphitheater, portions of the trail system and other features.

System Development Charges

With the adoption of the Keizer Rapids Park Master Plan the city will be able to move forward in the process to utilize Systems Development Park Improvement Fund money for the development of new park features. This money could be used to fund a variety of new features within the park. The Park Improvement fund has approximately \$1.1 million in the current budget, which serves all of the city's parks. Council would need to decide what is the appropriate level of this funding needed for the development of this park, and would also need to approve the inclusion of this project on the city's Capital Improvement Projects list for it to be eligible for this funding.

Partnership with interested groups and volunteer effort

Keizer has a strong history of civic organizations and volunteers developing a number of amenities. For example, the skate park by City Hall was designed and constructed with a significant amount of community involvement. It is anticipated that numerous organizations will want to adopt features within the park and work toward their development. For example, the bike community that has advocated for the BMX area, or the dog park advocates may be instrumental in working to develop these features within the park. Additional opportunities could be with various organizations such as Rotary, Boy Scouts, or church groups that would like to provide work to construct trails, provide picnic tables, etc.

City funding

As much as the above three categories are desirable to fund the new park it should be recognized that there will be numerous amenities that the city should be prepared to fund either out of the general fund or the park improvement fund. Examples include mundane but necessary things such as garbage cans, picnic tables, playground equipment, etc. In addition, there will be operational costs associated with maintenance of the park. With the inclusion of this park into the city's park system the total park acreage will essentially be doubled. Currently, the park department is comprised of 1.5 full-time employees. It will be important for the Council to appropriate a level of funding that will allow for the continued operation and maintenance of both the existing parks and this new park.

References

Natural Resources Inventory for Vegetation, At Risk Species and other Fish and Wildlife Resources at Beardsley Bar. Prepared by Kagan and Vrillakas, Oregon Natural Heritage Information Center, OSU, September 2003.

Managing Public Lands along the Willamette River, Bloom, Oregon Survey Research Laboratory, University of Oregon, July 2004.

Oregon Statewide Comprehensive Outdoor Recreation Plan, 2003-2007.

Willamette River Water Trail, a concept draft.

Salem Master Parks Plan, April 1999.

Keizer Master Parks Plan, 1992.

Management Plan for the Keizer Rapids Park, prepared by Barry Schreiber, March 2005.

Phase One Environmental Site Assessment, prepared by PBS Engineering and Environmental, November 2004.

Salem – Keizer Local Wetland Inventory, Dr. Schott, September 1999.

Recreational Resources Priorities Overview

Willamette River and Greenway Survey, Wing and Pearson, March 2005.

Oregon Trails 2005 – 2014: A Statewide Action Plan.