

City of Talent Capital Improvements Plan

Report Prepared For:
City of Talent

Prepared by:
Community Planning Workshop

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Introduction

As the population in Talent increases over the next twenty years, new residents will create additional demand for parks and recreation facilities in and around the city. The Talent Parks Master Plan is intended to guide development of the municipal parks system for the 20-year period between 2006 and 2026.

The 2006 Parks Master Plan is an update to the 2001 Parks Master Plan. A parks master plan is a long-term vision and plan of action for a community's park system. Currently, Talent has 12 parks facilities—seven developed and five undeveloped. The Parks Master Plan identifies strategies and techniques for operation and development of parks, land acquisition, and funding. Through the plan, the City of Talent intends to continue improving the level and quality of its parks to meet the needs of current and future residents.

Capital Improvement Plan (CIP)

The Capital Improvement Plan (CIP) should be used as an internal planning tool for the City to guide future development and associated costs for park improvements. The CIP includes project costs associated with park improvements, system-wide improvements, and land acquisition and development. The CIP provides a description of each project, estimated costs, and a timeline for completion. For park improvement the CIP focuses specific improvements to meet existing design standards, develop amenities to reflect residents' needs, and improve connectivity within the City and park system. The CIP also includes system-wide improvements not specific to a single park facility. In addition, the CIP includes costs associated with the acquisition and development of an additional 7.34 acres of parkland. The acquisition and development of new parkland will be necessary to maintain the adopted level of service (LOS) of 3 acres per 1,000 residents through 2016.

The 2006-2016 CIP reflects the input from four sources: (1) residents, whose input was gained through a community workshop, two youth workshops, and a household survey; (2) an inventory of existing parks and facilities, conducted by CPW team members; (3) ongoing communication with the City manager, the City planner, and the public works staff, who offered information and anecdotal evidence of park plans and conditions; and finally; (4) parks commissioner interviews, who provided local feedback regarding park use, condition, and desires for the Master Plan.

As park needs arise over time, the CIP can be adjusted to reflect new priorities; therefore, the CIP functions as a flexible document. Each project in the CIP aligns with the goals and objectives identified in the Park Master Plan developed through the park planning process. The power of the CIP lies in its ability to prioritize budget allocations for actions that will meet the Park Master Plan objectives and be used as tool to measure the success of the plan.

Prioritization

Because this CIP functions as a living document, criteria for identifying priority actions may vary over time. The criteria listed below serve as general recommendations for capital improvements and should be used as general

guidelines to prioritize projects to adequately meet the 2006 Park Master Plan goals.

High Priority

- Projects where the health and safety of park users is threatened due to poor maintenance, neglect, damage, poor design, vandalism or normal wear and tear
- Development of a dog park through land acquisition, easements, or conversion of existing parklands
- Land acquisition or easements to increase the connectivity of non-motorized trails and greenways throughout the park system
- Projects that include a volunteer component
- Upgrades, repair, maintenance, landscaping, and cleanliness of facilities that will have an immediate impact on the quality of park experience
- Services or facilities that generate revenue for the park system
- Development of Suncrest Park as a community park
- Development of neighborhood parks in underserved areas, specifically in the southern portion of Talent and those areas identified for future residential development
- Development of new baseball/softball and soccer fields

Medium Priority

- Projects to enhance the natural resources of the local ecosystem
- Improvements to make park resources accessible to all

Capital Improvements

The 2006-2016 Capital Improvements Plan for Talent reflects recommendations that achieve the 2006 Parks Master Plan Goals and objectives. Table CIP-1 provides a summary of capital improvements for park improvements, system-wide improvements, and land acquisition and development.

Because both Kamerin Springs and Old Bridge Parks are not currently under City ownership, their total improvements are not included in the CIP summary.

Table CIP-1. Summary of Parks Master Plan Capital Improvements

Park Improvements	Total Cost
Chuck Roberts	\$528,567
Joseph Park	\$15,840
Suncrest Park	\$1,009,998
Old Town Park	\$17,035
Lynn Newbry	\$200,000
Subtotal	\$1,771,440
System-wide Improvements	
Trail System	\$918,366
Subtotal	\$918,366
Land Acquisition and Development	
Acquire and Develop 1.34-acre of new parkland	\$702,763
Subtotal	\$702,763
TOTAL	\$3,392,569

Source: CPW 2006

Table CIP-2 provides an estimated schedule for improvements by year.

Table CIP-2. Proposed CIP Projects by Year, 2006-2026

Year	Park	Total	Year	Park	Total
2006	Chuck Roberts		2010	Chuck Roberts	\$259,017
	Joseph Park			Joseph Park	
	Suncrest			Suncrest	\$81,650
	Lynn Newbry	\$10,000		Lynn Newbry	\$600
	Old Town Skate Park	\$200		Old Town Skate Park	\$10,600
	Total	\$10,200		Total	\$351,867
2007	Chuck Roberts	\$31,850	2011	Chuck Roberts	\$6,600
	Joseph Park	\$1,500		Joseph Park	\$150
	Suncrest	\$97,152		Suncrest	\$161,000
	Lynn Newbry	\$73,400		Lynn Newbry	
	Old Town Skate Park	\$375		Old Town Skate Park	\$1,260
	Total	\$204,277		Total	\$169,010
2008	Chuck Roberts	\$59,100	2012-	Chuck Roberts	
	Joseph Park	\$13,190		2016	Joseph Park
	Suncrest	\$120,000	Suncrest		\$60,000
	Lynn Newbry	\$116,000	Lynn Newbry		
	Old Town Skate Park		Old Town Skate Park		\$4,600
	Total	\$308,290		Total	\$64,600
2009	Chuck Roberts	\$172,000			
	Joseph Park	\$1,000			
	Suncrest	\$490,196			
	Lynn Newbry				
	Old Town Skate Park				
	Total	\$663,196			
Total Improvements					\$1,771,440

Source: CPW 2006

System-wide Capital Projects

Talent's parks can all be improved through enhanced maintenance, increased awareness in the community, and added educational opportunities. Uniform signage and way-finding can create an identity for the parks and promote awareness of the park system. Interpretation of natural and cultural history can also instill pride and education through the parks.

Implementing system-wide actions has the advantage of consolidating costs for similar projects. These projects reflect actions that can be implemented to achieve uniformity and park identity throughout the park system, and by implementing them system-wide, may be more cost effective than implementing them at the individual park level.

Connectivity throughout the park system and the City of Talent is identified as a top priority for the park system as a whole. Chapter 5 of the 2006 Master Plan provides detailed descriptions and map of proposed trails for the Talent Park System. Table CIP-3 summarizes the expected cost of developing the trail system.

Table CIP-3. Proposed Trail System Costs

Trail Project	Type	Length (ft)	Cost/ (ft)	Total
Wagner Creek Trail	Accessible soft trail	9,091	\$32	\$290,912
Quail Run Road Trail	Pedestrian connector hard trail	2,520	\$43	\$108,360
Ridgeline Trail	Soft natural trail	13,979	\$7	\$97,853
Alpine Trail	Pedestrian connector hard trail	545	\$43	\$23,435
Creel Trail	Pedestrian connector hard trail	552	\$43	\$23,736
Arnos Trail	Pedestrian connector hard trail	797	\$43	\$34,271
2nd St/Schoolhouse Trail	Pedestrian connector hard trail	1,541	\$43	\$66,263
Colver Trail	Accessible soft trail	3,040	\$32	\$97,280
Whacker's Hollow/DeYoung Loop	Accessible soft trail and nature trails	2,683	\$32	\$85,856
Front Trail	Accessible soft trail	2,825	\$32	\$90,400
TOTAL		37,573		\$918,366

Source: CPW 2006

Capital Projects by Park

Capital projects at the park level reflect specific needs aimed at enhancing the overall visitor experience at each individual park. Each park summary page includes a project description, an estimated cost for each project, and a schedule that prioritizes projects. As mentioned above, Kamerin Springs is expected to be deeded to the city. This CIP assumes any capital improvements in such parks will occur upon ownership by the City. Similarly, transfer of ownership of Lynn Newbry Park from ODOT to Talent will determine the level of investment in this linear park.

Chuck Roberts Park Capital Improvements, 2006-2016

Chuck Roberts Park provides Talent residents a centralized community park used primarily for active recreation. The park provides facilities for families, children, and youth. Park priorities for capital improvements should reflect the desire for a more aesthetic park with more amenities that target a broader audience. Increased use of the park can be achieved with improved park maintenance, physical upgrades (parking and drainage), landscaping, ADA access, and lighting.

Acreage: 12.34

Classification: Community Park

Major Amenities: playground, picnic area, baseball diamonds, restrooms, multi-purpose field, tennis courts, basketball courts

The following capital improvement listed on the next page will enhance Chuck Roberts Park's overall appeal to the general public.

Table CIP-4. Chuck Roberts Park Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Landscaping and Vegetation improvements	Improve attractiveness and welcoming of park, (can be phased)	1	\$15,000	\$15,000	2007-2011
Replace chain link entrance fence with wooden/wire to coincide with new parking	Improve attractiveness and welcoming of park	500 ft	12.30/ L.F.	\$6,150	2007
Pave gravel parking area	Provide enhanced parking area	10,000 sq. ft	\$1.87 per sq. ft	\$18,700	2007
ADA-accessible drinking fountains	Enhance well being of park users	2	\$2,000	\$4,000	2007
Entrance Sign	Promote awareness of park	2	\$800	\$1,600	2008
Field drainage and grading improvements	Provide usable all season play field	5 acres	\$8500 per acre	\$42,500	2008
Lights for Tennis and Basketball courts	Enhance safety and allow evening use	2	\$6,000	\$12,000	2008
Water/Splash Play Area	Provide well being to and relief to children	1	\$100,000	\$100,000	2009
Storm Drain Improvement	Improve function of landscape on storm drain system	1	\$64,00	\$64,000	2009
Enhance Picnic Area with Landscaping	Improve aesthetics	1	\$5,000	\$5,000	2009
Internal ADA, pedestrian path	Provide additional amenity and expands use of park to include passive recreation	1500 ft	\$3.9 per sq.ft	\$5,850	2010
Perimeter and core lighting	Increase safety and encourages passive recreation in evening hours	3400	\$44	\$150,167	2010
Performance area or amphitheater	Provide public gathering space for outdoor festivals	1	\$100,000	\$100,000	2010
Horseshoe pit	Add diversity to recreation opportunities	2	\$1,800	\$3,600	2011
TOTAL				\$528,567	

Source: CPW 2006

Joseph Park Capital Improvements 2006-2016

Joseph Park is comprised of two remnant residential lots once occupied by homes. The lots offers little opportunity for development due to their immediate location adjacent to other homes and Wagner Creek. The preferred option would be to use the space as a community garden. Talent Residents expressed interest in a community garden and Joseph Park holds a potential for such use. Volunteer effort and community gardeners could be the primary stewards of the park, reducing maintenance costs by park staff. Community garden spaces create passive recreation areas, promote community agriculture, provide educational opportunities, and serve all age groups. In addition, collaboration with local primary schools, garden clubs, and senior centers can be fostered through community gardens.

Acreage: 0.28

Classification: Mini Park

Major Amenities: Currently undeveloped

The following improvements are suggested for the development of a community garden.

Table CIP-5. Joseph Park Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Site Design	Organize space into functional garden spaces to include siting of irrigation, tool shed, compost etc.	1	\$1,500	\$1,500	2007
Park Entrance Sign	Provide awareness	1	\$800	\$800	2008
Fencing around Community Garden (300 ft)	Provide 9 foot deer fencing to protect garden plots	450 ft.	\$15 per linear ft	\$6,750	2008
Garden beds	Construct garden beds for community plots	6	\$100	\$600	2008
Irrigation	Install spicket for hoses to be used in community garden irrigation.	0.28	\$18,000 per acre	\$5,040	2008
Garbage Can	Promote cleanliness	1	\$600	\$600	2009
Compost Bins	Provide area for organic refuse	1	\$400	\$400	2009
Bench	Provide resting spot	1	\$150	\$150	2011
TOTAL				\$15,840	

Source: CPW 2006

Lynn Newbry Park Capital Improvements 2006-2016

Lynn Newbry Park provides good access to Bear Creek from the Bear Creek Greenway and town. Because of its proximity to Bear Creek, it is classified as a linear park and serves as an extension of the Greenway. Illegal camping by transient populations is reported to occur at the park, and the park suffers from neglect. Many residents of Talent have voiced feeling “unsafe” in the park. Transfer of ownership from ODOT to the City of Talent should occur before the City investments in major improvements. The following projects will enhance the park’s safety and usability: removal of dense mid-story brush to increase visibility at the park’s margins (see Park Design Standards in appendix C); general upkeep of the grounds; police surveillance; and community involvement through “adopt a park” or recreation programming. These activities can help increase use and stewardship of the park and maintain an aesthetic that implies care rather than neglect.

Acreage: 2.46

Classification: Linear Park

Major Amenities: stretching court, picnic shelter and tables, fishing access, parking.

The following improvements aim to enhance the safety and increase the use of Lynn Newbry Park.

Table CIP-6. Lynn Newbry Park Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Safety patrol	Increase surveillance		volunteer or city police		2006
Prune vegetation for Safety Enhancement	Trim brush to increase visibility		\$10,000	\$10,000	2006
Restroom	Provide restrooms to attract cyclists and other greenway users to stop and rest.	1	\$73,400	\$73,400	2007
Landscape Improvement	Rehabilitate lawn and surrounding landscape to provide better picnic area	10000 sq. ft.	\$1.5 sq ft. for lawn	\$15,000	2008
Parking Lot Design and Construction	Improve drainage, ADA accessibility	1	\$100,000	\$100,000	2008
Drinking Fountain	Provide drinking fountain to encourage Bear Creek Greenway users to stop and rest	1	\$1,000	\$1,000	2008
Interpretative Signage	Promotes local knowledge of area	2	\$300	\$600	2010
TOTAL				\$200,000	

Source: CPW 2006

Suncrest Park Capital Improvements 2006-2016

Suncrest Park (formerly known as Whacker’s Hollow and the DeYoung Property) is currently undeveloped. Development of a community park is a top priority for these

adjoining properties. The upper 5 acres (Whacker's Hollow) will be developed for active use to include a soccer field, volleyball court, basketball, a dog park, and climbing wall while the lower portion (the former DeYoung Property) will support passive uses such as walking and bird watching. Protection of Bear Creek and its riparian habitat should be a consideration for all development at the site.

Acreage: 19.9

Classification: Community Park (proposed)

Major Amenities: (Proposed) youth soccer field, off-leash dog area, trails, recreation climbing wall, sand volley ball courts, basketball courts, riparian and wetland habitat

The following projects reflect community desire for an active and passive space for the proposed Suncrest Park.

Table CIP-7. Suncrest Park Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Site work	Grade area to achieve program elements.	10 acres	\$8,500 / acre	\$85,000	2007
Trails (soft)*	Provide trails for passive recreation through natural area	2638 L.F.	\$7.00 / L.F	\$12,152	2007
Irrigation	Irrigate sports field and gardens	4 acres	\$18,000/ acre	\$72,000	2008
Parking	Provide 60 spaces	12,000	\$4.00/ sq.ft.	\$48,000	2008
Landscaping	Increase vegetation	5	\$12,000/ acre	\$60,000	2009
Paths (paved)	Provide passive recreation	8233 L.F.	\$32.00 / L.F	\$263,456	2009
Dog Park Fencing	Create two sections of the dog park	2000 L.F.	\$12.00/ L.F.	\$24,000	2009
Multi-purpose field / Youth Soccer Field	Provide multi-use field for active recreation (designed to youth soccer regulation)	1	\$ 60,000 - \$95,000	\$75,000	2009
Sand Volleyball Courts	Provide sand play area and courts	2	\$6,370	\$12,740	2009
Stormwater conveyance swale landscaping	Integrate stormwater into a feature for park aesthetics. Provides educational opportunity.		\$20,000	\$20,000	2009
Bathroom	Provide comfort to park users	1	\$35,000	\$35,000	2009
Gardens	Provide visual enhancement and enjoyment for users	1	\$10,000-\$30,000	\$20,000	2010
Interpretative signage	Increase knowledge of area	3	\$300	\$900	2010
Benches	Provide for passive use	5	\$150	\$750	2010
Basketball courts	Provide space for play	2	\$30,000	\$60,000	2010
Playground with Climbing Boulders	Provide alternative recreation	1	\$161,000	\$161,000	2011
Nature Center	Provide education and recreation facility for community	1	\$60,000	\$60,000	2012
TOTAL				\$1,009,998	

Source: CPW 2006

Old Town Park Capital Improvements 2006-2016

Located in the center of downtown Talent, the Old Town Park offers a special use park dedicated to skateboarders. This small urban park suffers from repeat vandalism of park elements. Providing other amenities that would appeal to different users will create more eyes on the park and deter vandalism. Interpretative signage for the garden beds, allowing dogs on leash, and providing a picnic area and lights will assist in minimizing vandalism in this park.

Acreage: 0.96

Classification: Special Use

Major Amenities: skate park, benches, garden beds

The following projects will expand the current use of Old Town Skate Park to encourage different users and deter vandalism.

Table CIP-8. Old Town Park Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Hopscotch and checkers painted on concrete walkways	Attract additional user to space	1	\$200	\$200	2006
Native plant signs (anodized metal)	Provide educational opportunity	5	\$75	\$375	2007
Lighting	Enhance safety	8	\$1,325	\$10,600	2010
Benches with backs (Douglas-fir)	Upgrade park benches with back rests to provide more comfort	2	\$630	\$1,260	2011
Picnic Tables (recycled plastic)	Provide table to accompany BBQ and shelter	2	\$800	\$1,600	2012
Low fence (or hedge) along Talent Avenue	Provide comfort/buffering for users siting adjacent to Talent Avenue	200	\$15 per linear ft	\$3,000	2012
TOTAL				\$17,035	

Source: CPW 2006

Kamerin Springs Park Capital Improvements 2006-2016

Kamerin Springs offers a mini park with a small youth playground, a gazebo, a small wetland, and open space to adjacent subdivisions in the southern end of town. As a newly constructed park by the Kamerin Springs Development, the park is not yet deeded to the City and most Talent residents are unaware of its location. Once ownership is transferred to the City, the following improvements are suggested to raise awareness of the park and encourage neighborhood use. Way-finding signage from Talent Avenue will provide better visibility and promote use of the park. Optional improvements are also suggested to enhance the park.

Acreage: 0.21

Classification: Mini Park

Major Amenities: Gazebo, playground, wetland

The following improvements for Kamerin Springs aim to promote awareness of park, increase ease of use, and provide an educational component to this mini park.

Table CIP-9. Kamerin Springs Park Improvements

PROJECT	PURPOSE	QTY	COST/UNIT	TOTAL	SCHEDULE
Way-finding Signs from Road	Promote awareness and wayfinding to park	2	\$800	\$1,600	upon dedication to city
Entrance Sign	Promote awareness and wayfinding to park	1	\$800	\$800	upon dedication to city
Interpretative Signage for Urban Wetland	Promote environmental awareness and education	1	\$300	\$300	upon dedication to city
Total				\$2,700	

FUTURE OPTIONAL IMPROVEMENTS

PROJECT	PURPOSE	QTY	COST/UNIT	TOTAL	SCHEDULE
Fence Removal	Removal of Fence provides equal access to neighboring community	1	allow	\$5,000	2013
Interpretative Signage for Urban Wetland	Environmental awareness and education	1	\$300	\$300	2013
Total				\$5,300	

Source: CPW 2006

Old Bridge Village Greenway Capital Improvements 2006-2016

Old Bridge Village Greenway is a greenway along Wagner Creek unknown by most Talent residents. The greenway is owned by the Old Bridge Village Homeowners Association and access is provided to the public via a pedestrian easement along its length. Old Bridge Village Greenway currently provides residents passive recreation and holds potential for seating, picnicking, and bird watching. Environmental education and interpretation at this urban creek can also be programmed and developed. Riparian vegetation along the creek was planted in 2006 during the creation of the park. Removal of non-native plants and restoration of native riparian habitat is suggested to enhance the natural resource value of this urbanized stream.

Acreage: 0.22

Classification: Linear Park

Major Amenities: Paved trail

The following projects for Old Bridge Village Greenway reflect increased awareness of park, and enhanced passive recreational and educational opportunities.

Table CIP-10. Old Bridge Village Greenway Improvements

PROJECT	PURPOSE	QTY.	COST/UNIT	TOTAL	SCHEDULE
Wayfinding Signs from Road	Provide way-finding for residents not currently aware of the location of the greenway	2	\$800	\$1,600	upon dedication to city
Interpretative signage	Provide educational opportunities and environmental enrichment	2	\$300	\$600	upon dedication to city
TOTAL				\$2,200	

Source: CPW 2006

Land Acquisition and Development

In order to acquire and develop sufficient lands to meet the proposed LOS standard (3 acres per 1,000 residents), the City will likely need to spend between \$440,000 and \$700,000 in actual costs or dedication value in the period from 2006-2016, see Table CIP-11.

Table CIP-11. Cost Estimates for Parkland Acquisition and Development, LOS Standard of 3 acres/ 1,000 residents, 2006-2016.

	2006	2008	2010	2012	2014	2016	TOTAL
Population	6,255	6,549	6,813	7,133	7,468	7,820	
Amount of Parkland Needed for LOS standard of 3.0 (acres)	18.77	19.65	20.44	21.40	22.41	23.46	
Amount of Existing Parkland (acres) ⁴	22.12	22.12	22.12	22.12	22.12	22.12	
Cumulative Surplus (Deficit) of Parkland (acres)	(3.36)	(2.47)	(1.68)	(0.72)	0.29	1.34	
Low Cost of Land Acquisition (per period) ¹	-	-	-	-	\$57,099	\$267,719	\$267,719
High Cost of Land Acquisition (per period) ²	-	-	-	-	\$114,198	\$535,438	\$535,438
Average Cost of New Park Development ³					\$35,687	\$167,325	\$167,325
Total Costs Using Low Cost							\$435,044
Total Costs Using High Cost							\$702,763

¹ Assume cost of \$200K per acre across period

² Assume cost of \$400K per acre across period

³ Assume \$125K per Acre for development

⁴ This includes development of the "Whacker's Hollow" property (Suncrest Park) with development costs included in the CIP

Source: CPW 2006

Due to demand pressures and inflation rates, acquisition costs range between \$200,000 and \$400,000 per acre (the range of land values within and outside the UGB). Development costs for new parkland were estimated at \$125,000 per acre, based on the average costs for park development in the City of Eugene and the State of Oregon.

The CIP only includes parkland acquisition and development costs through 2016. As described in the Parks Master Plan, the City will need to acquire and develop 7.37-acres of parkland by 2030, or 6.03-acres between 2016 and 2030. The estimated costs for the acquisition and development of 6.03-acres of parkland will be roughly \$2.1 to \$3.3 million. The City will need to account for these costs through subsequent CIPs or other funding strategies.