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timber linn master plan

March 2006



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ACKNOWLEDGMENTS

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SECTION 1
INTRODUCTION

INTRODUCTION

In Spring 2005, the City of Albany began creating a plan for the redesign and development Timber Linn Park. The Timber Linn Park Master Plan addresses neighborhood, community, and citywide needs for a variety of recreation facilities and experiences. It incorporates many different types of recreation opportunities into the unique and appealing park setting at Timber Linn.

The Master Plan is based on feedback provided by City residents during a public involvement process. Consequently, the plan supports diverse recreation interests and reflects the vision of the entire community. The implementation of this Master Plan will give the City a park that is uniquely Albany's, but serves as a regional attraction as well. The park will provide the kind of recreation experiences that the community desires and encourage recreation participation and use from as many residents as possible.

1.1 PLANNING PROCESS

The goal of the Timber Linn Park Master Plan is to provide a conceptual model and implementation strategy for the redevelopment of Timber Linn Park. Figure 1.1 introduces the three-part planning process that was established to meet this goal.

- **Phase I: Vision Formulation:** Public opinion, recreation patterns, and perceived community needs were measured through several public involvement activities, including a citywide recreation survey, community fair, focus group meeting, sport group questionnaire, and advisory committee meetings. Key findings from all public involvement activities contributed toward a community vision for Timber Linn Park.
- **Phase II: Site Assessment:** Phase II involved assessing and mapping the site characteristics, facilities, and general use zones at Timber Linn Park. Opportunities and constraints for park redevelopment were identified to create a basis for the Master Plan.
- **Phase III: Plan Development:** Three conceptual models of the park were developed to illustrate various design options, each reflecting different aspects of the community's vision for Timber Linn Park and the opportunities noted in the site assessment. Phase III involved refining these concepts into one model to present in the Master Plan. The final plan, including cost estimates and an implementation strategy to develop the park, was presented to the community, Park & Recreation Commission, and City Council for review and approval.



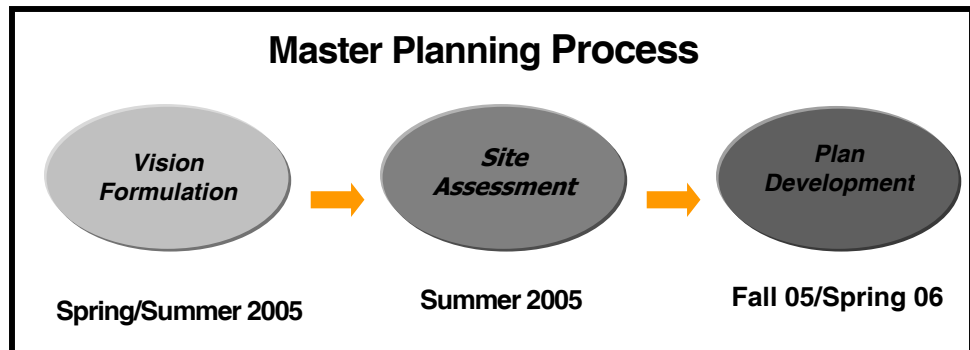


Figure 1.1: Planning Process

1.2 PUBLIC INVOLVEMENT OPPORTUNITIES

Key findings from all public involvement activities in the master planning process contributed toward a community vision for Timber Linn Park. Feedback from Albany residents was solicited through several public involvement opportunities, including:

- **Timber Linn Workshops:** Three public workshops were held in Fall 2004 (October 9, October 20, and November 9) to discuss the re-design and development of Timber Linn Park.
- **Needs Assessment Survey:** A statistically valid survey designed to elicit information about citywide recreation interests, behavior, attitudes, and participation was conducted in Albany between April and June 2005. Two questions in the survey specifically addressed activities and improvements for Timber Linn Park. A total of 305 questionnaires were completed by City residents, which is sufficient to represent all residents with a 95% confidence level and less than 5.6% variation in results.
- **Community Fair:** A Park and Recreation Community Fair was held on Saturday, April 2, 2005, at Heritage Mall in conjunction with Super Fitness Saturday, the Shape Up Across Oregon Kick-Off, and the KGAL/KSHO Family Living Expo. Because the fair was part of these popular events, over 300 residents who may not otherwise have participated in the Master Planning process answered questions about their recreation preferences.
- **Organized Sports Questionnaire:** Representatives from several sports organizations responded to questionnaires to provide information on sport teams in Albany and their facility needs. Several comments related specifically to sports programming and field quality at Timber Linn.

- **Recreation Providers Focus Group:** Seven private providers and five City staff met on June 22, 2005, to discuss park and recreation services, service gaps, and programming and facility needs in Albany.
- **Timber Linn Focus Group:** Twenty-two focus group participants met on July 11, 2005, to discuss community needs and preferences for park improvements and facilities at Timber Linn Park.



The planning process also included input and review by two advisory groups:

- **Technical Advisory Committee (TAC):** Members of the Technical Advisory Committee met three times during the planning process to discuss their vision for the city's park system and priorities for the renovation and development of parks and facilities, including Timber Linn.
- **Key City Staff:** The director, managers, and coordinators from the Park and Recreation Department met during the planning process to provide direction for the development of the Park and Recreation Master Plan and the Timber Linn Master Plan. These staff represented the following service areas: park maintenance, recreation, sports, seniors, and youth and family.

These efforts contributed toward a better understanding of the physical attributes of the Timber Linn site, public attitudes regarding site use and development, community recreation interests and participation, and issues to be addressed in the park design. This community vision was incorporated into the conceptual model presented in this report. Key findings from each of the public involvement activities are summarized in the *Timber Linn Site Analysis and Vision Report*, which is available from the Park and Recreation Department.

1.3 REPORT ORGANIZATION

The Master Plan is organized into three sections and one appendix:

- **Section 1: Introduction** includes the purpose of the report, the planning process, public involvement activities, and the organization of this document.
- **Section 2: Park Design** presents the three design options for Timber Linn, as well as the final conceptual model for the park. Key features and facilities in the model are highlighted in this section.

SECTION 1

- **Section 3: Implementation** describes an implementation strategy for the redevelopment of the Timber Linn site. This section includes a summary of the estimated costs, phasing, and a proposed timeline for park improvements.
- **Appendix A: Existing Site Conditions** summarizes the key findings from the site assessment, including the park's location, park classification, site characteristics, general use zones, and opportunities and constraints for developing the site.

The Timber Linn Master Plan also utilized information developed during the City of Albany Park and Recreation Master Plan update. Key findings from the following documents were included in the development of the Timber Linn Master Plan. These documents have been published under a separate cover and are available from the Park and Recreation Department:

- *Existing Parks and Facilities*, May 2005
- *Needs Assessment Survey*, July 2005
- *Community Needs Assessment*, August 2005
- *Timber Linn Site Analysis and Vision*, September 2005

SECTION 2

PARK DESIGN

PARK DESIGN

This section describes the development of the Master Plan for Timber Linn Park. It includes three design options that were presented to the City for review, along with the refinements that led to the final Master Plan model. Key features in the final site plan are highlighted.

2.1 DESIGN OPTIONS

The community's vision for Timber Linn Park and the results of the site assessment were incorporated into three design options. The opportunities and constraints noted in the site assessment were factored in to these conceptual drawings. Each option addressed several aspects of park development, including the location of an on-site, multi-purpose recreation center, the park's connection to the fairgrounds, renovation of the amphitheater, sports field improvements, a potential property line adjustment, revenue-generating options, a pedestrian pathway system, the integration of a neighborhood park, and the removal and modification of existing structures.



Some park features were clearly desired by community members and were replicated in each of the three options. However, their locations and/or arrangements varied. For example, the number, positioning, and type of sports fields varied from one option to another, but each option contained a mix of soccer and softball fields. Moreover, each of the three options presents a variation of the renovated amphitheater, but there are differences in the arrangement of seating and the placement of the stage.

There was less clarity and unity in community desires for other site features at Timber Linn, so some facilities are presented in one or two options only. For example, a dog park, which was identified as a community need in Albany, is included in Option 3. A commercial, revenue-generating facility (e.g., a restaurant, coffee shop, etc.) appears in Options 1 and 2.

Below is a summary of each of the three options. The site drawings are presented on the following pages.

- **Option 1:** The first design option enlarges and retains the three existing ball fields, and retains the existing grove of trees and picnic area currently located near the fields. A revenue-generating facility is added, and improvements are made for five soccer fields to the south. The design contains several mitigation and wetland enhancement areas, upgrades to the existing picnic area, minimal amphitheater improvements, added parking, and a path system, entry plaza, and neighborhood park (Figure 2.1).

SECTION 2

- **Option II:** The second option provides for more extensive redevelopment, including four new softball diamonds, with parking to the north and west of the fields. Two full-sized soccer fields are located to the east of the ball field complex, and four smaller youth fields are to the north. Overflow parking is added across Price Road, and a revenue-generating facility is situated in the sports zone. The Veterans Memorial is removed, and a new play area is added near the picnic area. A new bridge leads to a new amphitheater with paved inner seating and a terraced grass slope. A small, pedestrian entry plaza is added in the north, with parking adjacent to a potential community center site and a neighborhood park to the east. Trails lead to an eastern pedestrian entry to the park (Figure 2.2).
- **Option III:** The third design option includes a sophisticated, landscaped, four-diamond softball complex in the east-central portion of the park. Like Option 2, this design also provides two full-sized and four smaller soccer fields, but this time to the south. A dog park is introduced across Price Road to the west. The central park wetlands contain an interpretive and educational boardwalk, which meanders toward the picnic area. The picnic/play area has a new large shelter and a new playground. Multi-purpose pathways cross the park, adding a nature trail and a connection to the eastern boundary of the park. Amphitheater renovations include new seating at the existing alignment. This design option also includes a small, pedestrian plaza, a larger parking lot in the north, a potential community center site, and a neighborhood park (Figure 2.3).

Design Option Review

The three design options were presented to City staff for review. After studying each option, staff identified which facilities and which arrangements from each option were most appealing, rather than choosing one option entirely over the others. In this review process, City staff also reflected on the fact that Timber Linn could not address all sport field needs and still retain its natural qualities. Furthermore, City staff took into account the results of the Community Needs Assessment, which identified citywide needs for parkland and recreational facilities based on Albany's projected population growth, trends in recreation participation, community preferences, and recreation opportunities in the city. The Community Needs Assessment revealed a greater need for sports fields and other types of recreation facilities than could be addressed through the redevelopment of Timber Linn Park and other existing City parks. As a result, a new community park with a multi-field soccer complex was proposed for south Albany. Soccer field development at this new site would allow Timber Linn to retain its natural areas and to focus field development on adult and youth softball. This change is reflected in the final Master Plan model.

Insert Figure 2.1: Design Option 1

SECTION 2

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Insert Figure 2.2: Design Option 2

SECTION 2

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Insert Figure 2.3: Design Option 3

SECTION 2

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2.2 MASTER PLAN MODEL

Through a series of refinements to the three design options, a Master Plan model was created. Figure 2.4 illustrates this model.

Key Amenities and Features

Significant amenities, facilities, and features in the Timber Linn site plan are described below:

- **Parking Lot:** A north-south elongated lot near Price Road will serve the ball fields with approximately 375 delineated, paved parking spaces.
- **Revenue-Generating Facility:** At the north end of the main parking lot is a restaurant, coffee shop, or other similar food operation to serve park users, attract customers to the park, and generate income for the City to offset park costs.
- **Softball Complex:** Seven new ball diamonds will include four adult fields and three multi-purpose ball diamonds (youth or adult). The length of the fields is 300 feet to serve adult recreational league/tournament play. The outfield fence can be moved in for youth field use. The center of each field group has restrooms/concessions. Also, wide pathways will facilitate access between the parking lot and each field grouping.
- **Ball Field Maintenance Facility:** A storage shed for field maintenance equipment is located just to the east of the primary ball field complex.
- **Practice Field/Open Space:** Open space around the southeast corner of the park will create a buffer between the developed ball fields and the residential area (mobile home park) just beyond the park boundary, minimizing the impact of noise and lighting. This area also can be used as practice space or as event space during fairs and festivals. The outfield fences for the ball fields are removable, so the size of this open area can be expanded for ballooning during the Northwest Art and Air Festival.
- **Acquisition Area:** The plan includes an option for the City to purchase property and realign the boundary on the eastern side of the park to accommodate the second set of ball fields. The proposed acquisition area is shaded on Figure 2.4.



SECTION 2

- **Meandering Trail/Boardwalk:** A new, multi-purpose, ADA accessible trail connects the ball fields to other facilities within the park. The trail meanders through a wetland enhancement area, providing opportunities for environmental education. Where creeks and wetlands occur, bridges and boardwalks minimize disturbance to the environment while affording public access through this previously inaccessible environment.

From the center of the park, the trail splits so that it connects to several use zones. One trail heads northwest, hugging the south side of the lake before connecting to the picnic/play area on the west side of the park. Another trail crosses Cox Creek and runs along the northern edge of the lake to the amphitheater and north gateway. A third trail heads eastward to a new pedestrian and bike entry, near the low-density residential area on the east side of the park. From this trail, a spur breaks off, crosses the creek, and winds northward to the playground/picnic area in the northeast corner. Part of this trail also links to the future community center site and connects back to the boardwalk on the northern side of the lake. These trails form a loop system and tie in to a perimeter trail running along Dogwood Street and Price Road.

- **Enhanced Veterans Memorial:** A landscaped plaza is proposed to surround the Veterans Memorial, which remains in its original location on the western edge of the park and is connected to two nearby parking lots by an accessible pathway. The artillery piece is moved closer to the Veterans Memorial.
- **Open Field/Disc Golf Area:** An open lawn area in the center of the park is ideal for an expanded disc golf course, special events, and both programmed and non-programmed activities.
- **Expanded Picnic/Playground Area:** An improved, large-group picnic and play area takes advantage of the tree cover on the mid-western edge of the park and provides opportunities in this zone for non-organized recreation. The picnic area adds a new shelter to the two existing shelters, the barbecue area, and restroom to accommodate groups of 100+ people and serve as a reunion venue. Two new playgrounds will be situated closer to the picnic area to support this use. The new play equipment, for children under age 5 and over age 5, may incorporate some existing equipment.
- **Parking Lot:** A paved, delineated parking lot for approximately 180 cars is located off Price Road (where the current gravel lot occurs) to serve the expanded picnic area, playground, and amphitheater.

Insert Figure 2.4: Master Plan Model

SECTION 2

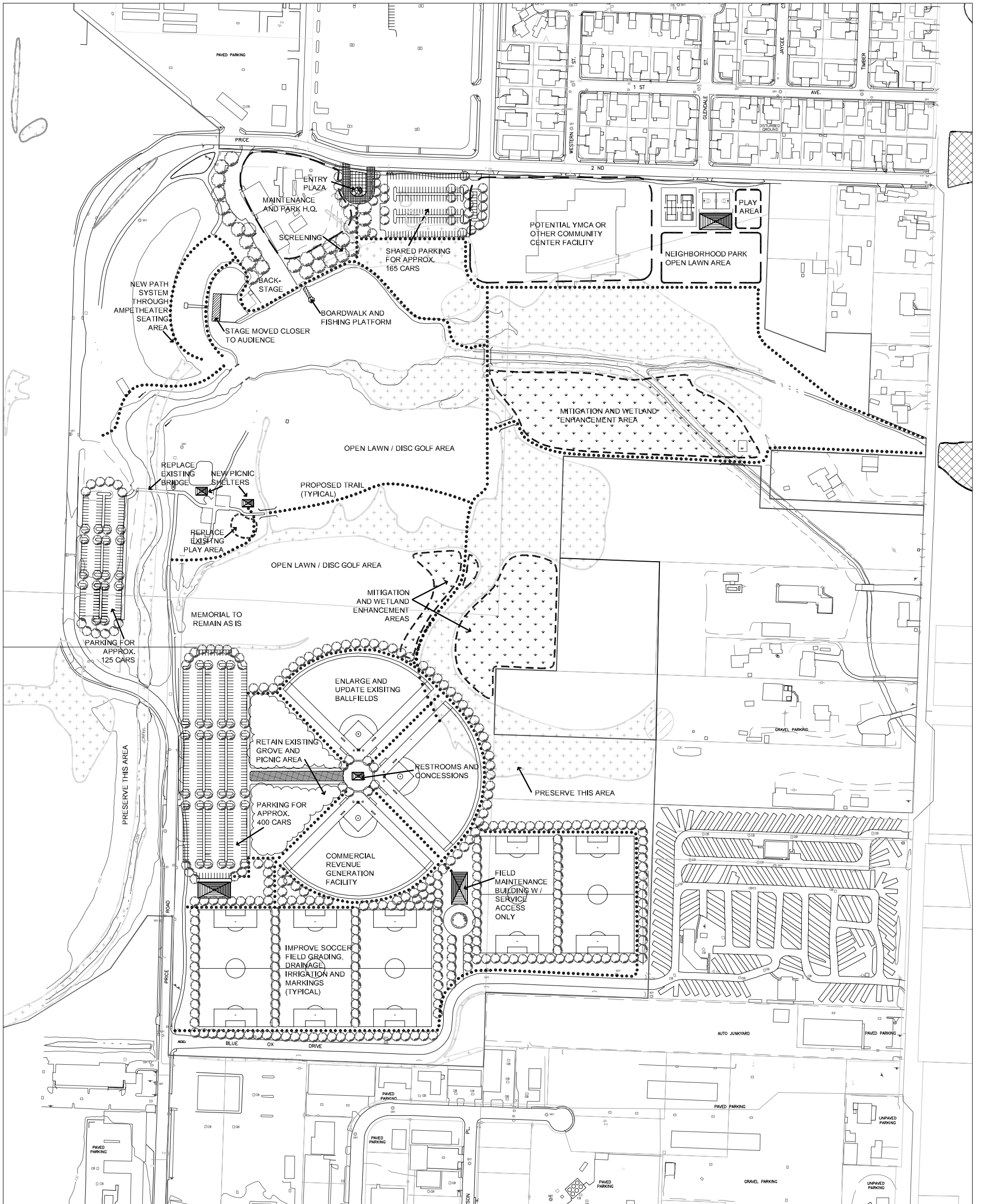
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- **Bridges:** The bridge that connects the picnic/play area to the amphitheater will be replaced with a new, wider bridge that will be relocated westward to use the existing bridge abutments in this area. A second new bridge will replace the existing bridge between the parking lot and the picnic area.
- **Natural Area:** The old (existing) bridge to the amphitheater will be removed when the new one is built, allowing for vegetation and habitat enhancement on the south side of the lake.
- **Boardwalk/Dock:** A new trail connection along the northeastern edge of the lake will include a boardwalk and, adjacent to the amphitheater, a dock extending out into the lake.
- **Amphitheater:** A renovated amphitheater positions a covered stage closer to the audience in a southwest orientation. Paved inner seating and a terraced grass slope to accommodate additional patrons. A new service entry and turn-around provides gated access to the stage area for pedestrians and service vehicles only. The public no longer has vehicle access directly to the lake, which reduces the safety concerns and improves the passive recreational quality of this zone. A pathway loops the amphitheater and connects it to the two parking areas and other facilities in the park. Security fencing will provide easier control for ticketed events.
- **Maintenance Facility and Park Headquarters:** The size of the existing maintenance facility in the northwest corner of the park will be reduced slightly to accommodate a new gateway to Timber Linn. Some of the current buildings in the maintenance area will be renovated to better meet the needs of maintenance staff while others will be removed.
- **North Gateway:** A gateway to the park from the Linn County Fairgrounds/Expo Center is provided with a paved plaza and central shelter to provide a focal point for further community events at the park. With a vantage point near the lake, the rental pavilion will be available for modest group gatherings, including weddings and picnics.
- **Parking Lots:** Parking for approximately 200 cars is provided in two paved, delineated lots on the northern side off of Dogwood Street, across from Western Street. These parking areas will serve the potential community center site, the entry plaza, and the amphitheater, along with the playground/picnic area and off-leash dog area to the east. The existing tree groves at the northern edge of the park will be preserved.



SECTION 2

- **Potential Community Center:** An area on the north side of the park has been reserved for a future community center, which is recommended to help meet significant community needs for programmable indoor space, activity and meeting rooms, gymnasiums, etc.
- **Playground & Picnic Area:** The northeastern corner of the park is designed to provide close-to-home recreation opportunities for nearby residents. The zone includes two playgrounds (for ages under 5 and over 5) along with a small picnic shelter. An open grass area is incorporated for non-programmed, outdoor play.
- **Dog Park:** The elongated area south/southeast of the neighborhood park will become a fenced, off-leash dog park. The site will help address currently unmet community needs for an off-leash dog area. The northwest corner of the dog park will be connected to the north parking lot and other park facilities via the trail system.



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FIGURE 2.1 : DESIGN OPTION 1

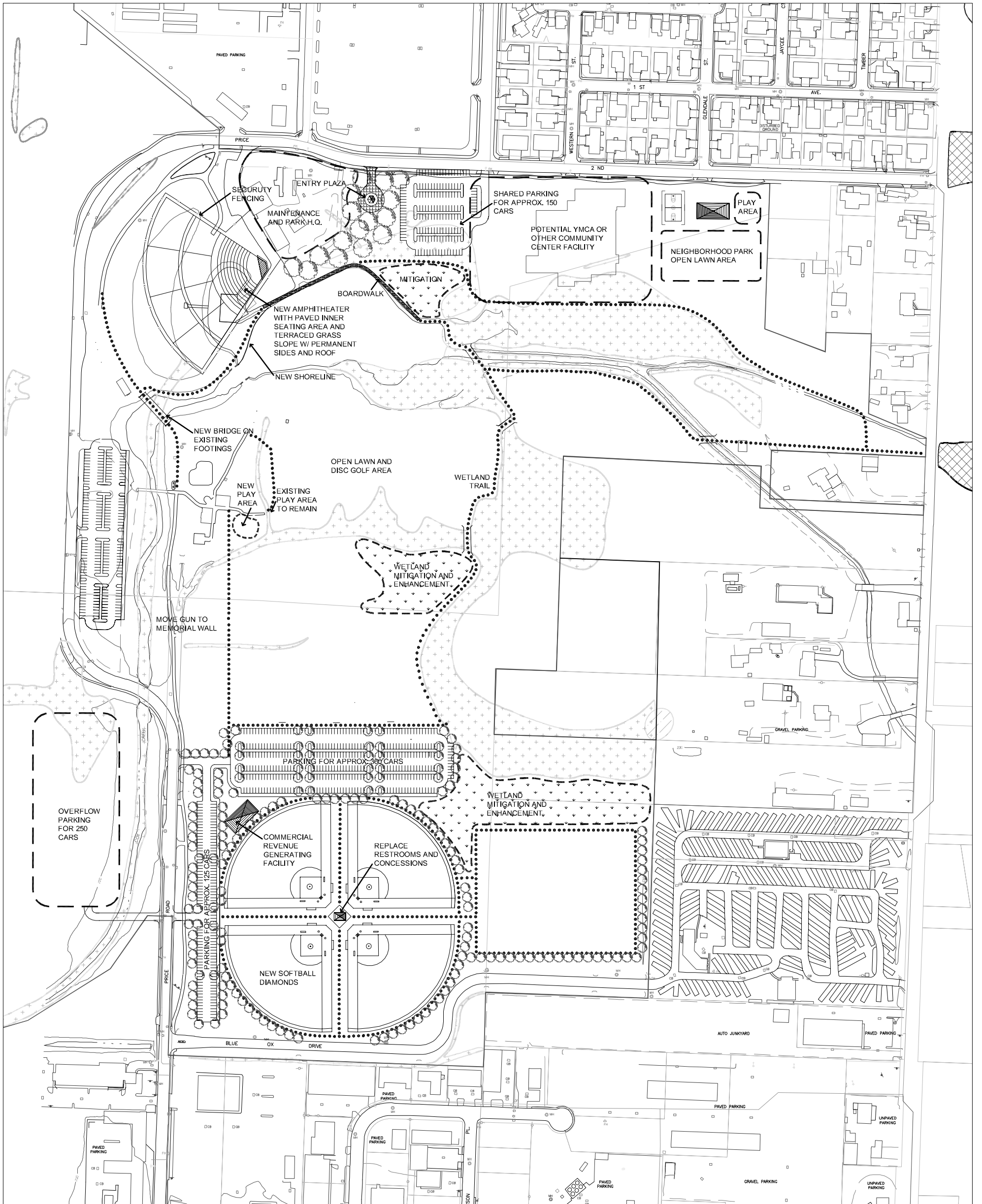
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ALBANY, OREGON

Base Data provided by City of Albany



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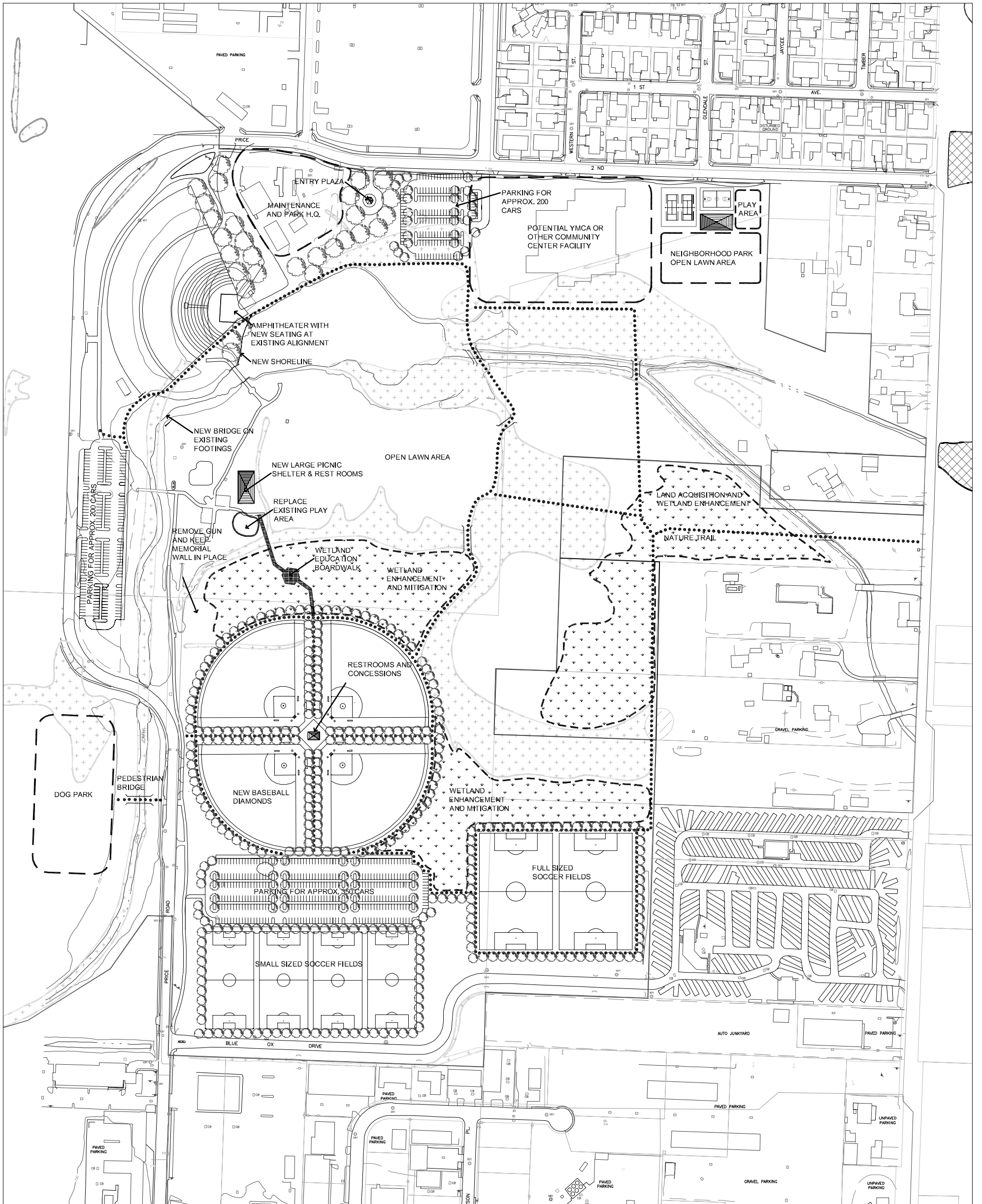
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FIGURE 2.2 : DESIGN OPTION 2

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FIGURE 2.3 : DESIGN OPTION 3

SCALE: 1" = 100' 0"

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FIGURE 2.4 : MASTER PLAN MODEL

TIMBER LINN PARK, ALBANY OREGON



SECTION 3

IMPLEMENTATION

IMPLEMENTATION

This section describes an implementation strategy for the Timber Linn Park Master Plan, including a summary of project phasing, estimated costs, and a proposed timeline for park improvements. Detailed cost estimates are presented by task for each phase of the park's redevelopment.

3.1 PROJECT PHASING AND ESTIMATED COSTS

The new facilities and improvements noted in the Master Plan model (presented in Section 2) will be implemented in three phases. Table 3.1 summarizes the focus of each phase and the associated costs.

Several factors affected the proposed phasing of improvements at Timber Linn Park. After considering potential revenue sources, Phase 1 projects were limited in the City's financing plan to approximately \$1 million in costs, because of their relationship to other park improvements citywide. Parking, the NE playground and picnic shelter, and the fenced dog park are significant features in Phase 1. Although sport field development is a high priority within the City, the construction of the sports field complex at Timber Linn must wait until the soccer fields are relocated to a new community park, which should be accomplished in the next 1-5 years. Therefore, sports field development became the thrust of Phase 2, and this phase has significantly higher estimated costs than the other two phases combined. Phase 3 includes the remaining significant projects, such as the amphitheater renovations. The total costs for redeveloping the park are estimated to be less than \$10.7 million.



Table 3.1
Project Phasing and Cost Summary
Timber Linn Master Plan

Phase	Summary of Projects	Total Estimated Costs
1	Parking, NE playground, north gateway pavilion, dog park, landscaping	\$1,023,516
2	New softball complex, maintenance facility, parking, site furnishings, landscaping, irrigation, drainage, utility services	\$5,609,721
3	Amphitheater renovation, boardwalk, dock, bridge, Veterans Memorial enhancement, picnic shelter, playground, trails, parking	\$4,033,497
	TOTAL	\$10,666,734

3.2 PROPOSED TIMELINE

The implementation of the Timber Linn Master Plan was evaluated as part of a Capital Improvement Plan (CIP) for parks and recreation facilities citywide. All projects were assigned priorities based on their timeline for completion. Priority I projects will be implemented in the next 1-5 years. Priority II projects are targeted for implementation in 6-10 years. Projects identified as Priority 3 were considered the lowest priority and will be implemented when additional funding becomes available. Table 3.2 indicates the timeline for each phase of Timber Linn Park redevelopment. According to these assigned priorities, most Timber Linn improvements will be made in the 6-10 year timeframe, and redevelopment of the entire park will take more than 11 years.

Table 3.2
Proposed Timeline for Implementation
Timber Linn Master Plan

Phase	Priority	Timeline
1	I	1-5 years
2	II	6-10 years
3	III	11+ years (or as funding becomes available)

It is recommended that the City reconsider annually the priority and timeline for the implementation of various projects at Timber Linn as part of the development of the annual parks and recreation capital improvement budget. In addition, the City should reconsider the priority of Timber Linn Park projects when it updates its long-range park and recreation capital improvement plan every five years. Factors such as the construction of a new community center may also require that the City re-prioritize individual projects to support this construction.

3.3 PROJECT TASKS

Detailed cost estimates for each task within the three phases are presented on the following pages.

Insert Cost Estimates for Phases 1, 2, and 3 (12 pages)

Timber Linn Park - Cost Estimates for Phase 1

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02000 General Requirements					
1	Mobilization	1	LS	\$ 25,000.00	\$ 25,000
3	Erosion Control, complete in place (8300 lf)	1	LS	\$ 2,000.00	\$ 2,000
4	Traffic Control (minimal)	1	LS	\$ 1,000.00	\$ 1,000
5	Construction Surveying	1	LS	\$ 2,000.00	\$ 2,000
6	Geotechnical investigation and soil testing	1	LS	\$ 1,000.00	\$ 1,000
7	Construction Testing Services	1	LS	\$ 1,000.00	\$ 1,000
02220 Demolition					
1	Remove paving and other structural elements (min.)	1	LS	\$ 1,000.00	\$ 1,000
2	Misc. (including structures)	0	LS	\$ 5,000.00	\$ -
02230 Clearing and Grubbing					
1	Clearing and Grubbing (including arboriculture)	0	LS	\$ 10,000.00	\$ -
02300 Earthwork					
1	Stripping and stock piling topsoil material - (5 acres @ .50)	4,000	CY	\$ 3.00	\$ 12,000
2	Rough grading, complete in place - (5 acres @ 2 feet)	12,900	CY	\$ 3.00	\$ 38,700
3	Import of structural fill, complete in place	500	CY	\$ 15.00	\$ 7,500
4	Fine grading, complete in place	5	acres	\$ 1,000.00	\$ 5,000
5	Geotextile material for structural use, (road and parking) complete in place	8,670	SY	\$ 2.00	\$ 17,340
02500 Utilities Services					
1	Water supply, complete in place (2,000 lf)	0	LS	\$ 60,000.00	\$ -
2	Site drinking fountains, complete in place	1	EA	\$ 3,000.00	\$ 3,000
3	Sanitary service, complete in place (1,700 lf)	0	LS	\$ 85,000.00	\$ -
4	Electrical service, complete in place (250 lf)	1	LS	\$ 5,000.00	\$ 5,000
5	Site Lighting, complete in place (2)	1	LS	\$ 7,000.00	\$ 7,000
7	Parking lot lighting (6)	1	LS	\$ 21,000.00	\$ 21,000
02600 Drainage and Containment					
1	Geotextiles for filter material, complete in place	0	SY	\$ 2.00	\$ -
2	Perforated piping, complete in place	0	LF	\$ 2.00	\$ -
3	Storm piping, complete in place	200	LF	\$ 10.00	\$ 2,000
4	Manholes, complete in place	1	EA	\$ 2,500.00	\$ 2,500
5	Catch Basins, complete in place	3	EA	\$ 1,000.00	\$ 3,000
6	Outfalls, complete in place	2	EA	\$ 2,500.00	\$ 5,000

Timber Linn Park - Cost Estimates for Phase 1

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02700 Bases, Ballasts, Pavements and Appurtenances					
1	Road base rock - 8" thick, complete in place	8,670	SY	\$ 10.00	\$ 86,700
2	Asphalt base course - 2" thick, complete in place	8,670	SY	\$ 5.00	\$ 43,350
3	Asphalt finish course - 1" thick, complete in place	8,670	SY	\$ 3.00	\$ 26,010
4	Striping and signs, complete in place	1	LS	\$ 2,000.00	\$ 2,000
5	Concrete paving base rock, complete in place	3,000	SY	\$ 5.00	\$ 15,000
6	Concrete paving, complete in place	3,000	SY	\$ 30.00	\$ 90,000
7	Concrete curbs, complete in place (parking only)	2,300	LF	\$ 10.00	\$ 23,000
8	Trails - soft surface - 6' wide	6,360	SF	\$ 2.00	\$ 12,720
02810 Irrigation					
1	Irrigation, complete in place (5 acres)	1	LS	\$ 40,000.00	\$ 40,000
02820 Fencing					
1	6' - Chain Link (black) Fence, complete in place	0	LF	\$ 20.00	\$ -
2	4' - Chain Link (black) Fence, complete in place	1,400	LF	\$ 15.00	\$ 21,000
3	Outfield Temporary plastic	0	LF	\$ 5.00	\$ -
4	12' - Chain link (black), complete in place	0	LF	\$ 36.00	\$ -
5	Backstops & dugouts - softball, complete in place	0	EA	\$ 20,000.00	\$ -
6	Misc. amenities	0	LS	\$ 5,000.00	\$ -
02870 Site Furnishings					
1	Trash receptacle, complete in place	4	EA	\$ 500.00	\$ 2,000
2	Picnic Tables, complete in place	5	EA	\$ 1,000.00	\$ 5,000
3	Site benches, complete in place	5	EA	\$ 500.00	\$ 2,500
4	Dugout benches, complete in place	0	EA	\$ 500.00	\$ -
5	Baseball bleachers, complete in place	0	EA	\$ 3,500.00	\$ -
6	Bike Racks	2	EA	\$ 500.00	\$ 1,000
7	Misc. amenities	0	LS	\$ 5,000.00	\$ -
02880 Playground Equipment					
1	Misc. playground equipment, complete in place	1	LS	\$ 50,000.00	\$ 50,000
02882 Playground Surfaces					
1	Wood Fiber System, complete in place	10,000	SF	\$ 3.00	\$ 30,000
2	Synthetic surface (include ag. Base), complete in place	0	SF	\$ 20.00	\$ -
3	Sand (2' deep), complete in place	0	SF	\$ 10.00	\$ -

Timber Linn Park - Cost Estimates for Phase 1

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02900 Landscape					
1	Fine grade/soil preparation, complete in place	5	acres	\$ 2,000.00	\$ 10,000
2	Bark Mulch - 2" deep, complete in place	1	LS	\$ 5,000.00	\$ 5,000
3	Trees, complete in place	30	EA	\$ 300.00	\$ 9,000
4	Shrubs, complete in place	100	EA	\$ 25.00	\$ 2,500
5	Groundcover, complete in place	500	EA	\$ 5.00	\$ 2,500
6	Lawn, complete in place	2	acres	\$ 5,000.00	\$ 10,000
7	Informal Lawn, complete in place	3	acres	\$ 3,000.00	\$ 9,000
8	Landscape Maintenance	0	LS	\$ 20,000.00	\$ -
9	Grass baseball field, complete in place	0	SF	\$ 0.15	\$ -
10	Wetland Mitigation	0	acres	\$ 20,000.00	\$ -
11	Warning track, complete in place	0	SF	\$ 1.00	\$ -
12	Infields, complete in place	0	SF	\$ 2.00	\$ -
13000 Structures					
1	Concession/RR @ softball complex (2)	0	SF	\$ 150.00	\$ -
2	Bridge - Large 120 x 16	0	SF	\$ 80.00	\$ -
3	Bridge - Medium 180 x 12	800	SF	\$ 65.00	\$ 52,000
4	Bridges - Small (3) 30 x 6	0	SF	\$ 50.00	\$ -
5	Wetland Boardwalk (6' wide)	0	SF	\$ 50.00	\$ -
6	Lake Boardwalk (12' wide)	0	SF	\$ 50.00	\$ -
7	Stage	0	LS	\$ 250,000.00	\$ -
8	Play area - shade structures	0	SF	\$ 25.00	\$ -
9	Shelters (1 - plaza)	1,000	SF	\$ 75.00	\$ 75,000
10	Dock (16' wide)	0	SF	\$ 100.00	\$ -
11	Maintenance Facility	0	LS	\$ 100,000.00	\$ -
16525 Sports Lighting					
1	Luminaires, Poles and Concrete Bases	0	EA	\$ 25,000.00	\$ -
2	Lighting control and circuit breakers (7)	0	LS	\$ 50,000.00	\$ -
3	Trenching, conduit and conductors	0	LS	\$ 50,000.00	\$ -
Sub Total					\$ 787,320

Timber Linn Park - Cost Estimates for Phase 1					
		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Contractor's Overhead & Profit (20%)				\$ 157,464
	Contingency 10%				\$ 78,732
Total Base Bid					\$ 1,023,516

Timber Linn Park - Cost Estimates for Phase 2

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02000 General Requirements					
1	Mobilization	1	LS	\$ 225,000.00	\$ 225,000
3	Erosion Control, complete in place (5400 lf)	1	LS	\$ 10,800.00	\$ 10,800
4	Traffic Control (minimal)	1	LS	\$ 2,000.00	\$ 2,000
5	Construction Surveying	1	LS	\$ 5,000.00	\$ 5,000
6	Geotechnical investigation and soil testing	1	LS	\$ 3,000.00	\$ 3,000
7	Construction Testing Services	1	LS	\$ 3,000.00	\$ 3,000
02220 Demolition					
1	Remove paving and other structural elements (min.)	1	LS	\$ 3,000.00	\$ 3,000
2	Misc. (including structures)	1	LS	\$ 2,500.00	\$ 2,500
02230 Clearing and Grubbing					
1	Clearing and Grubbing (including arboriculture)	1	LS	\$ 5,000.00	\$ 5,000
02300 Earthwork					
1	Stripping and stock piling topsoil material - (60 acres @ .50)	32,570	CY	\$ 3.00	\$ 97,710
2	Rough grading, complete in place - (60 acres @ 2 feet)	129,100	CY	\$ 3.00	\$ 387,300
3	Import of structural fill, complete in place	1,000	CY	\$ 15.00	\$ 15,000
4	Fine grading, complete in place	40	acres	\$ 1,000.00	\$ 40,000
5	Geotextile material for structural use, (road and parking) complete in place	16,300	SY	\$ 2.00	\$ 32,600
02500 Utilities Services					
1	Water supply, complete in place (1,500 lf)	1	LS	\$ 45,000.00	\$ 45,000
2	Site drinking fountains, complete in place	2	EA	\$ 3,000.00	\$ 6,000
3	Sanitary service, complete in place (1,700 lf)	1	LS	\$ 85,000.00	\$ 85,000
4	Electrical service, complete in place (1,500 lf)	1	LS	\$ 35,000.00	\$ 35,000
5	Site Lighting, complete in place (8)	1	LS	\$ 28,000.00	\$ 28,000
7	Parking lot lighting (10)	1	LS	\$ 35,000.00	\$ 35,000
02600 Drainage and Containment					
1	Geotextiles for filter material, complete in place	36,100	SY	\$ 2.00	\$ 72,200
2	Perforated piping, complete in place	65,000	LF	\$ 2.00	\$ 130,000
3	Storm piping, complete in place	4,400	LF	\$ 10.00	\$ 44,000
4	Manholes, complete in place	2	EA	\$ 2,500.00	\$ 5,000
5	Catch Basins, complete in place	4	EA	\$ 1,000.00	\$ 4,000
6	Outfalls, complete in place	2	EA	\$ 2,500.00	\$ 5,000

Timber Linn Park - Cost Estimates for Phase 2

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02700 Bases, Ballasts, Pavements and Appurtenances					
1	Road base rock - 8" thick, complete in place	16,300	SY	\$ 10.00	\$ 163,000
2	Asphalt base course - 2" thick, complete in place	16,300	SY	\$ 5.00	\$ 81,500
3	Asphalt finish course - 1" thick, complete in place	16,300	SY	\$ 3.00	\$ 48,900
4	Striping and signs, complete in place	1	LS	\$ 6,000.00	\$ 6,000
5	Concrete paving base rock, complete in place	8,950	SY	\$ 7.00	\$ 62,650
6	Concrete paving, complete in place	8,950	SY	\$ 40.00	\$ 358,000
7	Concrete curbs, complete in place (parking only)	4,200	LF	\$ 10.00	\$ 42,000
8	Trails - soft surface - 6' wide	0	SF	\$ 2.00	\$ -
02810 Irrigation					
1	Irrigation, complete in place (30 acres)	1	LS	\$ 300,000.00	\$ 300,000
02820 Fencing					
1	6' - Chain Link (black) Fence, complete in place	2,800	LF	\$ 20.00	\$ 56,000
2	4' - Chain Link (black) Fence, complete in place	0	LF	\$ 15.00	\$ -
3	Outfield Temporary plastic	3,500	LF	\$ 5.00	\$ 17,500
4	12' - Chain link (black), complete in place	840	LF	\$ 36.00	\$ 30,240
5	Backstops & dugouts - softball, complete in place	7	EA	\$ 20,000.00	\$ 140,000
6	Misc. amenities	0	LS	\$ 5,000.00	\$ -
02870 Site Furnishings					
1	Trash receptacle, complete in place	12	EA	\$ 500.00	\$ 6,000
2	Picnic Tables, complete in place	2	EA	\$ 1,000.00	\$ 2,000
3	Site benches, complete in place	0	EA	\$ 500.00	\$ -
4	Dugout benches, complete in place	14	EA	\$ 500.00	\$ 7,000
5	Baseball bleachers, complete in place	14	EA	\$ 3,500.00	\$ 49,000
6	Bike Racks	6	EA	\$ 500.00	\$ 3,000
7	Misc. amenities	0	LS	\$ 5,000.00	\$ -
02880 Playground Equipment					
1	Misc. playground equipment, complete in place	0	LS	\$ 250,000.00	\$ -
02882 Playground Surfaces					
1	Wood Fiber System, complete in place	0	SF	\$ 3.00	\$ -
2	Synthetic surface (include ag. Base), complete in place	0	SF	\$ 20.00	\$ -
3	Sand (2' deep), complete in place	0	SF	\$ 10.00	\$ -

Timber Linn Park - Cost Estimates for Phase 2

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02900 Landscape					
1	Fine grade/soil preparation, complete in place	30	acres	\$ 2,500.00	\$ 75,000
2	Bark Mulch - 2" deep, complete in place	1	LS	\$ 10,000.00	\$ 10,000
3	Trees, complete in place	600	EA	\$ 300.00	\$ 180,000
4	Shrubs, complete in place	300	EA	\$ 25.00	\$ 7,500
5	Groundcover, complete in place	3,000	EA	\$ 5.00	\$ 15,000
6	Lawn, complete in place	10	acres	\$ 5,000.00	\$ 50,000
7	Informal Lawn, complete in place	0	acres	\$ 3,000.00	\$ -
8	Landscape Maintenance	1	LS	\$ 20,000.00	\$ 20,000
9	Grass baseball field, complete in place	535,800	SF	\$ 0.15	\$ 80,370
10	Wetland Mitigation	2	acres	\$ 20,000.00	\$ 40,000
11	Warning track, complete in place	35,000	SF	\$ 1.00	\$ 35,000
12	Infields, complete in place	56,700	SF	\$ 2.00	\$ 113,400
13000 Structures					
1	Concession/RR @ softball complex (2)	1,600	SF	\$ 150.00	\$ 240,000
2	Bridge - Large 120 x 16	0	SF	\$ 80.00	\$ -
3	Bridge - Medium 180 x 12	0	SF	\$ 65.00	\$ -
4	Bridges - Small (3) 30 x 6	0	SF	\$ 50.00	\$ -
5	Wetland Boardwalk (6' wide)	0	SF	\$ 50.00	\$ -
6	Lake Boardwalk (12' wide)	0	SF	\$ 50.00	\$ -
7	Stage	0	LS	\$ 250,000.00	\$ -
8	Play area - shade structures	0	SF	\$ 25.00	\$ -
9	Shelters		SF	\$ 75.00	\$ -
10	Dock (16' wide)	0	SF	\$ 100.00	\$ -
11	Maintenance Facility	1	LS	\$ 100,000.00	\$ 100,000
16525 Sports Lighting					
1	Luminaires, Poles and Concrete Bases	22	EA	\$ 25,000.00	\$ 550,000
2	Lighting control and circuit breakers (7)	1	LS	\$ 50,000.00	\$ 50,000
3	Trenching, conduit and conductors	1	LS	\$ 50,000.00	\$ 50,000
Sub Total					\$ 4,315,170

Timber Linn Park - Cost Estimates for Phase 2					
		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Contractor's Overhead & Profit (20%)				\$ 863,034
	Contingency 10%				\$ 431,517
Total Base Bid					\$ 5,609,721

Timber Linn Park - Cost Estimates for Phase 3

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02000 General Requirements					
1	Mobilization	1	LS	\$ 101,400.00	\$ 101,400
3	Erosion Control, complete in place (8300 lf)	1	LS	\$ 3,800.00	\$ 3,800
4	Traffic Control (minimal)	1	LS	\$ 2,000.00	\$ 2,000
5	Construction Surveying	1	LS	\$ 3,000.00	\$ 3,000
6	Geotechnical investigation and soil testing	1	LS	\$ 1,000.00	\$ 1,000
7	Construction Testing Services	1	LS	\$ 1,000.00	\$ 1,000
02220 Demolition					
1	Remove paving and other structural elements (min.)	1	LS	\$ 1,000.00	\$ 1,000
2	Misc. (including structures)	1	LS	\$ 2,500.00	\$ 2,500
02230 Clearing and Grubbing					
1	Clearing and Grubbing (including arboriculture)	1	LS	\$ 5,000.00	\$ 5,000
02300 Earthwork					
1	Stripping and stock piling topsoil material - (18 acres @ .50)	14,520	CY	\$ 3.00	\$ 43,560
2	Rough grading, complete in place - (18 acres @ 2 feet)	58,050	CY	\$ 3.00	\$ 174,150
3	Import of structural fill, complete in place	5,000	CY	\$ 15.00	\$ 75,000
4	Fine grading, complete in place	18	acres	\$ 1,000.00	\$ 18,000
5	Geotextile material for structural use, (road and parking) complete in place	11,130	SY	\$ 2.00	\$ 22,260
02500 Utilities Services					
1	Water supply, complete in place (2,000 lf)	1	LS	\$ 15,000.00	\$ 15,000
2	Site drinking fountains, complete in place	2	EA	\$ 3,000.00	\$ 6,000
3	Sanitary service, complete in place (1,700 lf)	0	LS	\$ 85,000.00	\$ -
4	Electrical service, complete in place (250 lf)	1	LS	\$ 5,000.00	\$ 5,000
5	Site Lighting, complete in place (4)	1	LS	\$ 14,000.00	\$ 14,000
7	Parking lot lighting (6)	1	LS	\$ 21,000.00	\$ 21,000
02600 Drainage and Containment					
1	Geotextiles for filter material, complete in place	0	SY	\$ 2.00	\$ -
2	Perforated piping, complete in place	0	LF	\$ 2.00	\$ -
3	Storm piping, complete in place	200	LF	\$ 10.00	\$ 2,000
4	Manholes, complete in place	1	EA	\$ 2,500.00	\$ 2,500
5	Catch Basins, complete in place	3	EA	\$ 1,000.00	\$ 3,000
6	Outfalls, complete in place	2	EA	\$ 2,500.00	\$ 5,000

Timber Linn Park - Cost Estimates for Phase 3

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02700 Bases, Ballasts, Pavements and Appurtenances					
1	Road base rock - 8" thick, complete in place	11,130	SY	\$ 10.00	\$ 111,300
2	Asphalt base course - 2" thick, complete in place	11,130	SY	\$ 5.00	\$ 55,650
3	Asphalt finish course - 1" thick, complete in place	11,130	SY	\$ 3.00	\$ 33,390
4	Striping and signs, complete in place	1	LS	\$ 2,000.00	\$ 2,000
5	Concrete paving base rock, complete in place	6,000	SY	\$ 7.00	\$ 42,000
6	Concrete paving, complete in place	6,000	SY	\$ 40.00	\$ 240,000
7	Concrete curbs, complete in place (parking only)	4,380	LF	\$ 10.00	\$ 43,800
8	Trails - soft surface - 6' wide	20,140	SF	\$ 2.00	\$ 40,280
02810 Irrigation					
1	Irrigation, complete in place (40 acres)	1	LS	\$ 50,000.00	\$ 50,000
02820 Fencing					
1	6' - Chain Link (black) Fence, complete in place	0	LF	\$ 20.00	\$ -
2	4' - Chain Link (black) Fence, complete in place	0	LF	\$ 15.00	\$ -
3	Outfield Temporary plastic	0	LF	\$ 5.00	\$ -
4	12' - Chain link (black), complete in place	0	LF	\$ 36.00	\$ -
5	Backstops & dugouts - softball, complete in place	0	EA	\$ 20,000.00	\$ -
6	Misc. amenities	1	LS	\$ 5,000.00	\$ 5,000
02870 Site Furnishings					
1	Trash receptacle, complete in place	4	EA	\$ 500.00	\$ 2,000
2	Picnic Tables, complete in place	3	EA	\$ 1,000.00	\$ 3,000
3	Site benches, complete in place	20	EA	\$ 500.00	\$ 10,000
4	Dugout benches, complete in place	0	EA	\$ 500.00	\$ -
5	Baseball bleachers, complete in place	0	EA	\$ 3,500.00	\$ -
6	Bike Racks	2	EA	\$ 500.00	\$ 1,000
7	Misc. amenities	1	LS	\$ 5,000.00	\$ 5,000
02880 Playground Equipment					
1	Misc. playground equipment, complete in place	1	LS	\$ 250,000.00	\$ 250,000
02882 Playground Surfaces					
1	Wood Fiber System, complete in place	15,000	SF	\$ 3.00	\$ 45,000
2	Synthetic surface (include ag. Base), complete in place	2,000	SF	\$ 20.00	\$ 40,000
3	Sand (2' deep), complete in place	1,000	SF	\$ 10.00	\$ 10,000

Timber Linn Park - Cost Estimates for Phase 3

		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
02900 Landscape					
1	Fine grade/soil preparation, complete in place	5	acres	\$ 2,500.00	\$ 12,500
2	Bark Mulch - 2" deep, complete in place	1	LS	\$ 5,000.00	\$ 5,000
3	Trees, complete in place	160	EA	\$ 300.00	\$ 48,000
4	Shrubs, complete in place	100	EA	\$ 25.00	\$ 2,500
5	Groundcover, complete in place	1,000	EA	\$ 5.00	\$ 5,000
6	Lawn, complete in place	5	acres	\$ 5,000.00	\$ 25,000
7	Informal Lawn, complete in place	25	acres	\$ 3,000.00	\$ 75,000
8	Landscape Maintenance	0	LS	\$ 20,000.00	\$ -
9	Grass baseball field, complete in place	0	SF	\$ 0.15	\$ -
10	Wetland Mitigation	2	acres	\$ 20,000.00	\$ 40,000
11	Warning track, complete in place	0	SF	\$ 1.00	\$ -
12	Infields, complete in place	0	SF	\$ 2.00	\$ -
13000 Structures					
1	Concession/RR @ softball complex (2)	0	SF	\$ 150.00	\$ -
2	Bridge - Large 120 x 16	1,920	SF	\$ 80.00	\$ 153,600
3	Bridge - Medium 80 x 12	0	SF	\$ 65.00	\$ -
4	Bridges - Small (3) 30 x 6	540	SF	\$ 50.00	\$ 27,000
5	Wetland Boardwalk (6' wide)	4,200	SF	\$ 50.00	\$ 210,000
6	Lake Boardwalk (12' wide)	7,200	SF	\$ 50.00	\$ 360,000
7	Stage	1	LS	\$ 250,000.00	\$ 250,000
8	Play area - shade structures (1)	1,000	SF	\$ 25.00	\$ 25,000
9	Shelters (2)	2,500	SF	\$ 75.00	\$ 187,500
10	Dock (16' wide)	1,600	SF	\$ 100.00	\$ 160,000
11	Maintenance Facility	0	LS	\$ 100,000.00	\$ -
16525 Sports Lighting					
1	Luminaires, Poles and Concrete Bases	0	EA	\$ 25,000.00	\$ -
2	Lighting control and circuit breakers (7)	0	LS	\$ 50,000.00	\$ -
3	Trenching, conduit and conductors	0	LS	\$ 50,000.00	\$ -
Sub Total					\$ 3,102,690

Timber Linn Park - Cost Estimates for Phase 3					
		QTY.	UNIT	UNIT PRICE	ITEM AMOUNT
	Contractor's Overhead & Profit (20%)				\$ 620,538
	Contingency 10%				\$ 310,269
Total Base Bid					\$ 4,033,497

APPENDIX A

EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

This section summarizes the existing conditions of Timber Linn Park, as identified in the site assessment conducted in Summer 2005. It contains a description of the site, its location, park classification, site characteristics, and general use zones. Also, opportunities and constraints for site development are noted. Additional details of the entire site assessment are provided in the *Timber Linn Site Assessment and Vision* report, which is available from the Albany Parks and Recreation Department.

A.1 SITE DESCRIPTION

Timber Linn Park is one of Albany's major recreational centers. Located on the eastern edge of the city, this 100-acre park supports a variety of recreational facilities, including athletic fields, picnic facilities, an amphitheater, playground, tennis courts, natural area, and trails. Special events, such as the Northwest Art and Air Festival, draw park users from around the region. The site also receives daily use from both community and neighborhood visitors.



Figure A-1 illustrates the existing conditions at Timber Linn Park, including its current amenities and facilities, wetland, and open space areas.

A.2 LOCATION

Timber Linn Park is located just east of the I-5 freeway with access off of both Highway 20 and Knox Butte Road exits (Figure A-2). Gold Fish Farm Road and private residential properties border the eastern edge of the site. The north and west side of the park are bordered by Dogwood Street and Price Road. Blue Ox Drive creates the southern border of the site and provides access to a small residential area southeast of the park.

The Albany Municipal Airport and Linn County Fairgrounds and Expo Center are adjacent to the park on the west and north sides. These nearby uses, along with the park's size and proximity to I-5, position it well to serve the entire mid-Willamette valley region.

The site's location also makes it a significant resource for local and community park needs. Currently, this park is the only City park on the eastern side of the Interstate. Northeast Albany has been identified by the City's Community Development Department as the fastest residential growing area in the City in the next 10 years. Although Timber Linn is classified as a citywide park, the site is recognized for its capacity to meet neighborhood park needs in this area.

A.3 PARK CLASSIFICATION



Timber Linn Park is classified as a citywide park, which is designed to meet the following definition:

Citywide parks offer the most diverse and/or unique recreation opportunities in the Albany park system. These parks are designed to serve the entire jurisdiction with features that are also intended to attract visitors to the city, generating substantial economic benefit. Citywide parks may include multi-sports or tournament-level single sport complexes, outdoor amphitheatres, large community/recreation centers, and large-capacity outdoor festival grounds. Citywide parks also typically are supported by nearby food services, lodging and other services necessary to accommodate extended use of the park by out-of-town guests. Because of the diverse and unique offerings, citywide parks often contain more open space and support facilities such as paved parking lots, restroom buildings, and in-park food and beverage services.

A.4 SITE CHARACTERISTICS

Timber Linn Park is a relatively level site, crossed by Cox Creek and other drainage channels and associated wetlands. Timber Linn Lake is a significant natural resource in this park. The current park boundary meanders through remnant farmland as well as residential and commercial property. There are both natural and ornamental groupings of plant material throughout the site. The site has poor drainage primarily because of the soil and hydraulic conditions.

The soils within the park consist of loams with varying degrees of clay and gravel (Figure A-3). There are five distinct soil types found at the site: Clackamas gravelly silt loam, Coburg silty clay loam, Conser silty clay loam, Malabon silty clay loam, and Whiteson silt loam. All these soils are moderately fertile, and all require summer irrigation to sustain crops and most ornamental and recreational vegetation. Only the Malabon silty clay loam is considered well drained. However, this soil and each of the others are considered poorly drained during the rainiest times of the year. All the soils at Timber Linn Park require additional devices--such as drain tiles--to improve drainage around foundations and other structures. Of the five soil types, the Whiteson silt loam appears to be the least permeable and most subject to flooding.

Insert Figure A-1: Existing Conditions

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Insert Figure A-2: Location

Blank Page

Insert Figure A-3: Soils

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A.5 GENERAL USE ZONES

The Timber Linn site is currently divided into the following general use zones:

- **Organized sport fields** are located in the south end of the park. This zone includes softball fields, soccer fields, batting cages, concessions, and a restroom.
- **Non-organized recreation** and passive recreation opportunities are provided in the west central area. This zone includes a picnic area with a shelter, a Veterans Memorial, play equipment, horseshoe pit, volleyball court, multi-purpose backstop, basketball court, tennis courts, disc golf course, and a restroom.
- **Special uses** (theatrical and musical productions) are accommodated in the northwest section of the park at the amphitheater. This zone also includes a maintenance facility and fishing area.
- **Non-programmed open space** is provided in the north central and northeast section of the park.
- A **rural/riparian natural area** is located in the east central area. This zone is made up of wetlands, creeks, and abandoned farmland. Small sections of this zone are forested.



Recreational land use at the park site is illustrated in Figure A-4.

A.6 OPPORTUNITIES AND CONSTRAINTS

There are opportunities in each of the five general use zones to provide additional or improved recreation for the community. However, each site also includes constraints that limit prospects for development. Figure A-5 illustrates these opportunities and constraints. The following bullets summarize the opportunities and constraints provided within each use area based on an analysis of the existing conditions:

- **Organized sport fields:** Opportunities for improvements are identified for the parking lot, batting cage, storage building, ball fields, restroom/concession building, and access.
- **Non-organized recreation:** Opportunities for improvements include relocating a number of the amenities, such as the basketball court, tennis courts, Veterans Memorial, artillery piece, play area, backstop, and active elements. The restroom, shelters, and barbecue area are in good condition and could become the focus of this zone as a large-group picnic and play area.

APPENDIX A

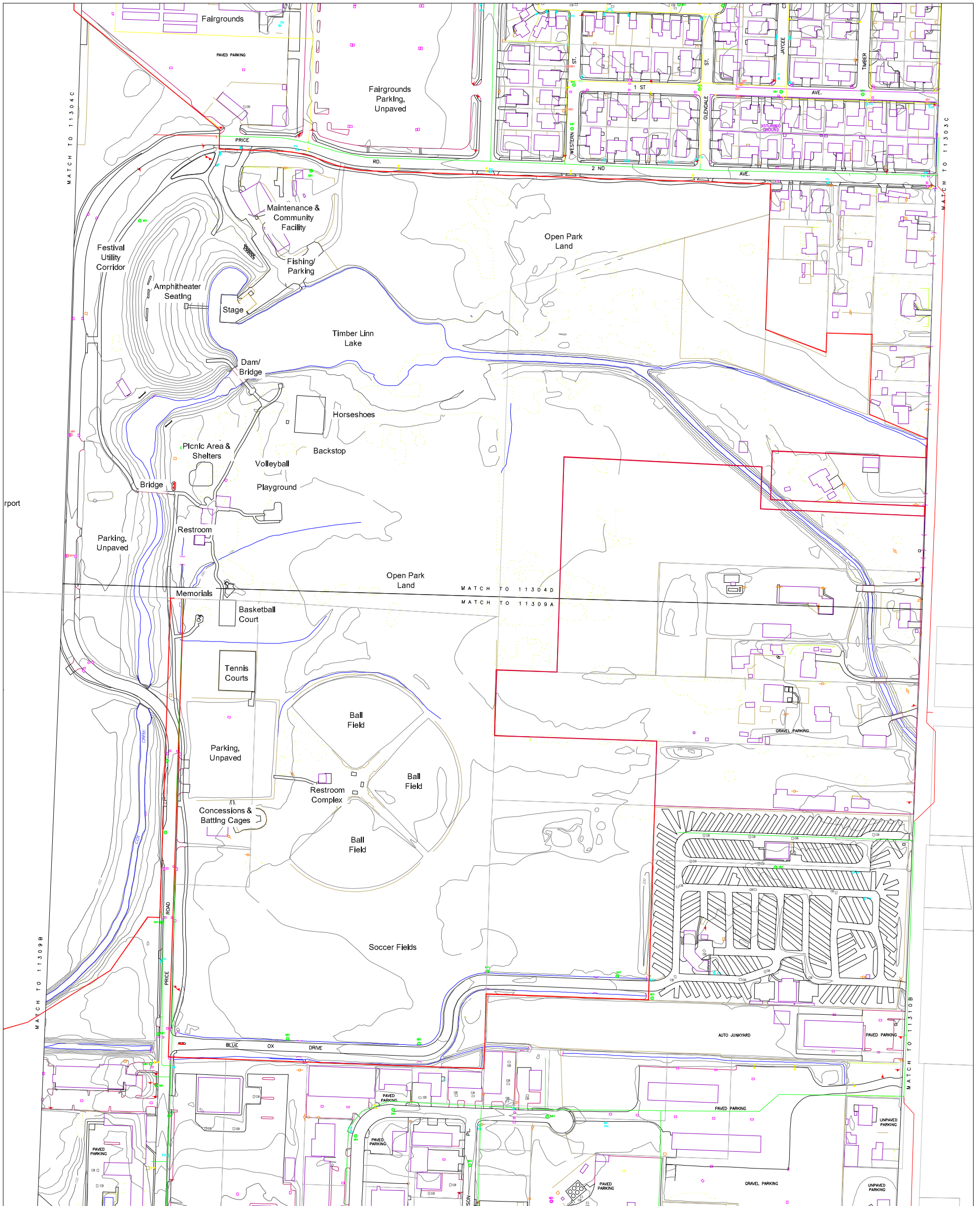
- **Special use zone:** Opportunities for improvements are identified for the amphitheater, parking, bridge (abutments), maintenance facility, and fishing area.
- **Non-programmed open space:** The open space in the northeast section of the park provides opportunities to develop an entry/gateway area, parking, community center, and neighborhood park with playground and picnic facilities.
- **Rural/riparian natural area:** Constraints in this zone include existing drainage corridors, wetlands, and soil conditions that limit the development of highly active recreation. Opportunities include improving access to the natural area by developing a pathway system that loops around the entire park with shorter loops, bridges, and educational/interpretive signage.

Insert Figure A-4: Land Use

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Insert Figure A-5: Opportunities and Constraints

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August 2005

FIGURE A-1 : EXISTING CONDITIONS

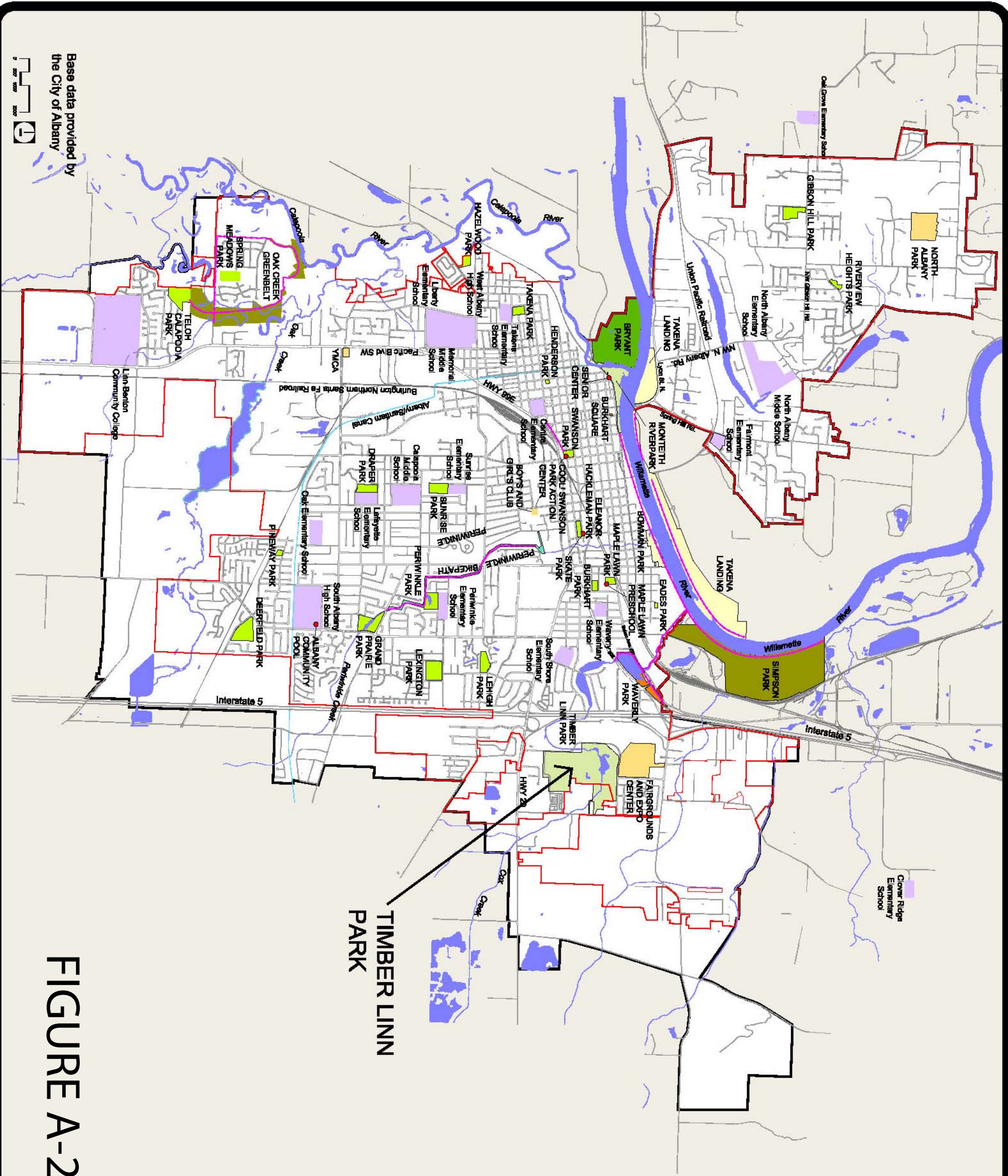
SCALE: 1" = 100' 0"

ALBANY, OREGON

Base Data provided by City of Albany



MOORE IACOFANO GOLTSMAN, INC.



LEGEND

- Urban Growth Boundary
- City Limits
- Neighborhood Parks
- Community Parks
- Citywide Parks
- Natural Areas
- Trail Corridors & Greenways
- Riverfront Parks
- Urban Spaces
- Facilities Provided By Others
- Public Educational Facilities
- Special Use Facilities
- Existing Trails

TIMBER LINN
PARK



Base data provided by
the City of Albany

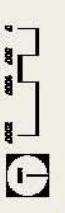
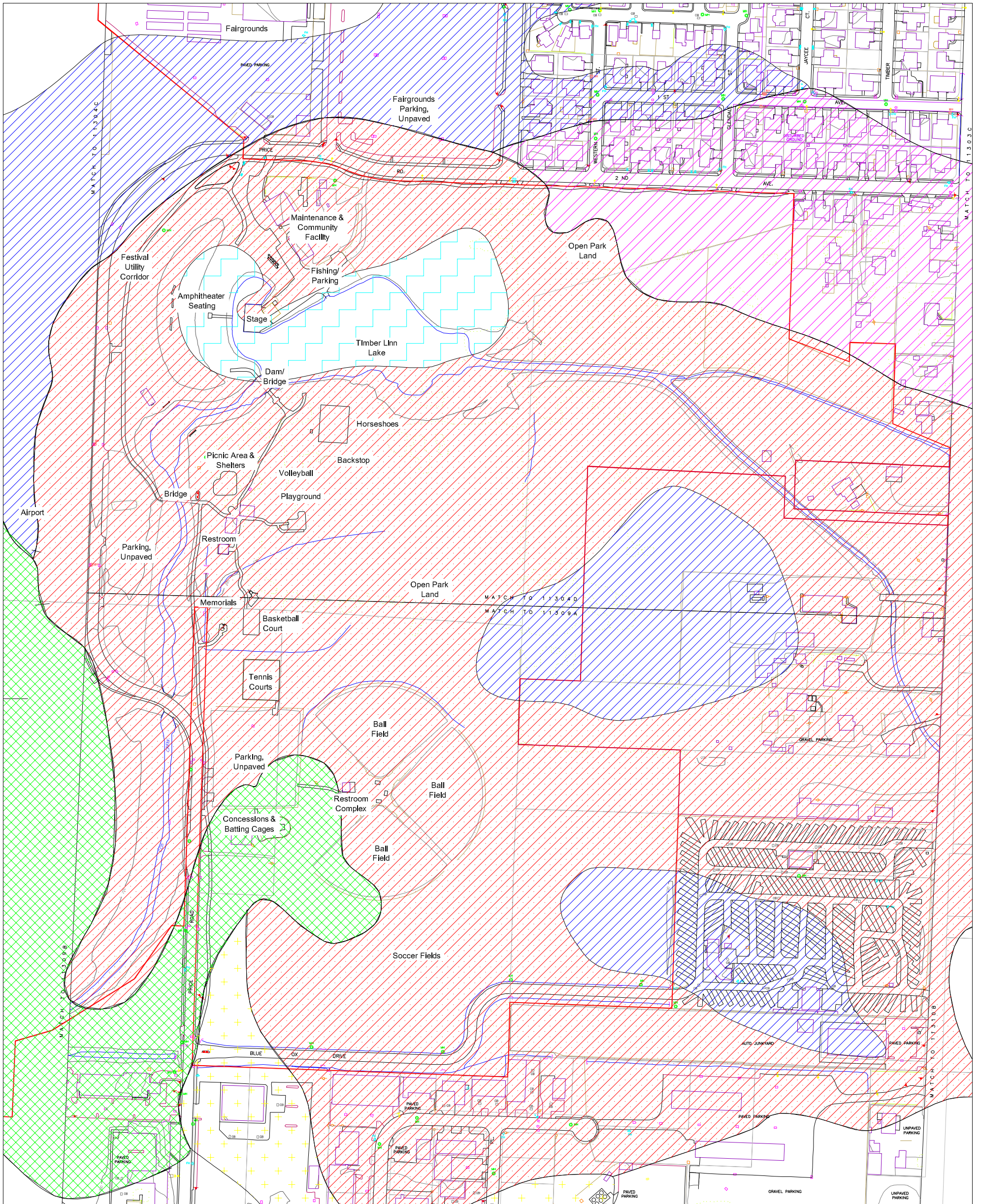


FIGURE A-2: LOCATION



23 - Clackamas gravely silt loam
 26 - Coburg silty clay loam

28 - Conser silty clay loam
 63 - Malabon silty clay loam

100 - Whiteson silt loam
 Water

August 2005

FIGURE A-3 : SOILS

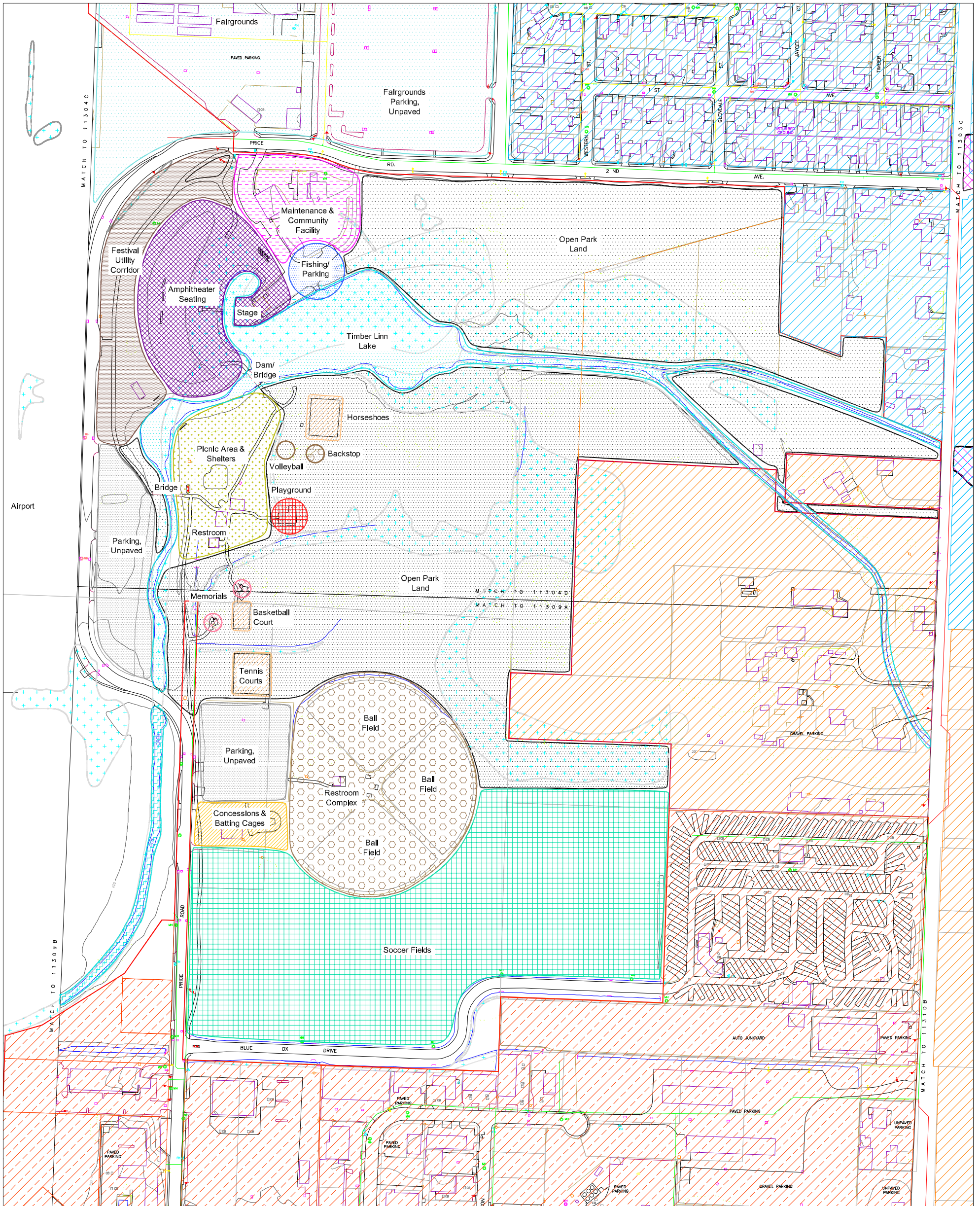
SCALE: 1" = 100' 0"

ALBANY, OREGON

Base Data provided by City of Albany & NRCS



MOORE IACOFANO GOLTSMAN, INC.



- Zoning -Regional Commercial
- Zoning - Urban Reserve / Open Space
- Zoning -Low Density Residential

FIGURE A-4 : LAND USE

SCALE: 1" = 100' 0"

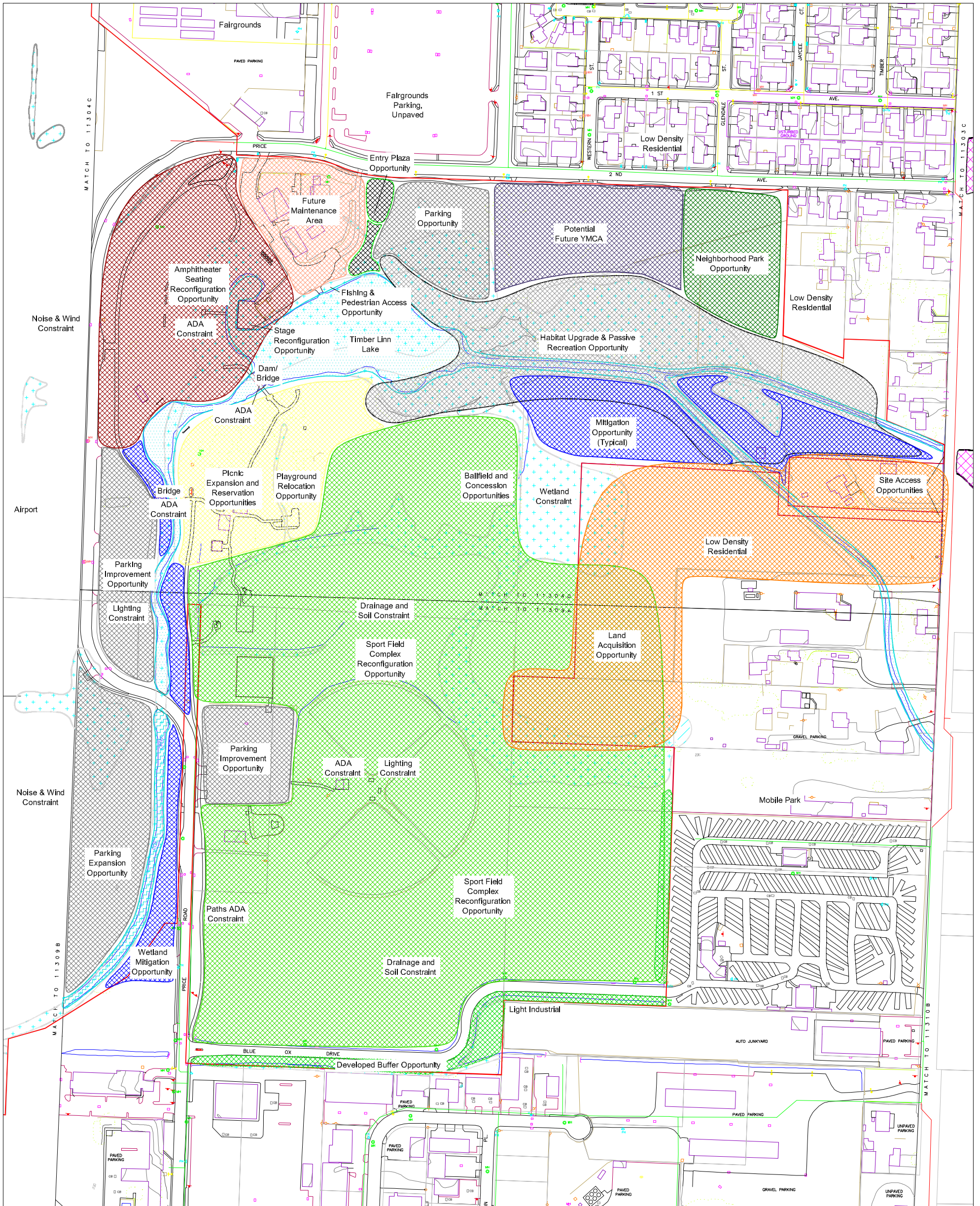
August 2005

ALBANY, OREGON

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MOORE IACOFANO GOLTSMAN, INC.



August 2005

FIGURE A-5 : OPPORTUNITIES AND CONSTRAINTS

SCALE: 1" = 100' 0"



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