



FAIRVIEW PARK

Development and Management Plan

Acknowledgments

City of Salem

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Table of Contents

Overview	6
Background	7
Project Purpose	7
Site Context	7
Public Involvement	14
Design Vision	18
Desired Outcomes	18
Guiding Principles	19
Design Concept.....	21
Implementation	34
Phasing	34
Costs and Funding.....	35

Appendices

See separate document.

OVERVIEW

The design for Fairview Park responds to an in-depth analysis of the site’s existing physical conditions, social and historical contexts, prior planning efforts, and a robust public involvement process.

The 2025 Fairview Park Plan (the Plan) outlines a new shared vision for Fairview Park. City staff and community members have collaborated to develop this vision. The design is an outcome of understanding existing conditions and community needs and using a universal design approach that also prioritizes tree preservation and ecosystem restoration.

The Plan envisions a vibrant community park that fosters a sense of community, well-being and environmental sustainability. The park will feature a network of paved paths, providing accessible routes for pedestrians and cyclists to explore the various park areas.

Existing trees and natural open space will be preserved and enhanced to include a native prairie natural area and a rain garden, offering

opportunities for passive recreation, wildlife habitat, and stormwater management.

The park will also feature a variety of recreational amenities for all ages, including eight pickleball courts, a basketball court, dog park, small amphitheater, community garden, multiuse lawns, and multiple play spaces offering both manufactured play equipment and nature play amenities.

The community hall, located in the market space, will serve as a gathering place for community events, activities, and social interactions. The plaza and food cart space within the community hall will provide opportunities for food vendors and local businesses to participate in the park’s vibrant atmosphere.

Site development will occur in phases. The Plan outlines Phase 1 improvements and anticipated funding sources.



Conceptual render of the overall design concept; birds-eye view looking southwest from Old Strong Rd.

BACKGROUND

Project Purpose

In 2016, the City of Salem completed and approved the original Fairview Park Master Plan. Since then, the surrounding area has experienced significant new development, primarily housing, and the City has acquired additional property adjacent to the original park boundary. These changes prompted the City to reassess the overall vision. In 2023, the City began this project to revisit the design for Fairview Park. This Plan provides an updated vision for the park that is informed by the current community and can guide park development over the coming decades.

The proposed design concept responds to an in-depth analysis of the site’s existing physical conditions, social and historical contexts, prior planning efforts, and a robust public involvement process. Iterative cycles of research, discussion, and illustration were used to explore and refine potential park features and layouts. The Plan represents the culmination of these efforts with a site program and conceptual design, rendered perspective drawings, a cost estimate and phasing approach, and recommendations for further design refinement.



Development Plan Boundaries Diagram
Fairview Training Center Redevelopment Master Plan (2005)
Fairview Refinement Plan II (2016)
Fairview Park Development and Management Plan (2025)

Site Context

Existing Conditions

Fairview Park is located at 2220 Strong Rd SE in southeast Salem. The park property is approximately 28 acres in size and is currently underdeveloped as a community park, although remnants of prior facility development remain. The site features several Oregon white oak trees and significant groves of mature native conifers, including Douglas fir and giant sequoia, which dominate the north and northeast portions of the property. Additional mature trees to be preserved include a Deodar cedar, London plane, Western red cedar, Catalpa, and several freestanding Douglas firs. Understory vegetation is dominated by non-native grasses and shrubs, including Himalayan blackberry and English ivy.



Existing Oak trees at Fairview Park.

Fairview Park

Existing Conditions

February 2025

- Project Limits
- - - Property Line
- █ Paving
- █ Gravel
- █ Mulch
- █ Open, Grass
- █ Shrubs
- █ Water Quality Swale
- █ Wetlands *
- █ Historic Building Remnants
- ▨ Utility Easements
- Deciduous Trees
- Evergreen Trees
- ⊗ Deceased Trees
- ▬ 1-ft Contours
- ▬ Creek
- - - Water Main
- - - Stormwater Main
- - - Sewer Main
- ▬▬▬ Crosswalks
- ▲ Stormwater Infall
- Stormwater Outfall
- Manhole
- Catch Basin
- Vault
- ⊗ High Point
- 🚲 Bicycle Route
- ▶ Site Access Point



* Not waters of the U.S. Exempt from State Removal-Fill permitting.





Top: Existing Fairview Park property looking northeast from the intersection of Lindburg and Strong Rds.

Middle: Existing conifer grove.

Bottom: Existing topography looking southwest from Old Strong Rd.

The park is characterized by complex topography that ranges in elevation from 260 feet to 210 feet.¹ High points on the southwest and southeast ends of the site generally slope toward the middle of the property and down toward the West Middle Fork Pringle Creek to the northeast. Most of the site consists of slopes ranging from 5% to 10%, with steeper areas occurring sporadically throughout the property. Slopes exceeding 30% define the eastern edge of the park, where the site drops down significantly to meet Old Strong Road.

The park property is bounded by Lindburg Rd SE to the west, Strong Rd SE to the south, Reed Rd SE to the east, and an industrial-commercial zone to the northeast along Fairview Industrial Dr SE. The park boundary also encompasses the Old Strong Rd SE public right-of-way, which currently does not permit public vehicular access. The undeveloped park is designated for mixed use in the Salem Area Comprehensive Plan, zoned as Fairview Mixed Use (FMU), and is surrounded by new housing development to the west and south.



¹ "DataSalem." n.d. <https://data.cityofsalem.net/>.

History

Fairview Park lies within a region of the Willamette Valley originally inhabited by the Santiam bands of the Kalapuya people.² Prior to the arrival of non-native and Euro-American settlers in the mid-1800s, the Kalapuya tended and maintained the Willamette Valley as an oak savanna through anthropogenic fire practices. These practices had numerous ecological benefits and supported an annual camas cycle that guided their seasonal rounds.³ Several Oregon white oak trees from this era remain on site today and will be preserved and celebrated through the refined park design.

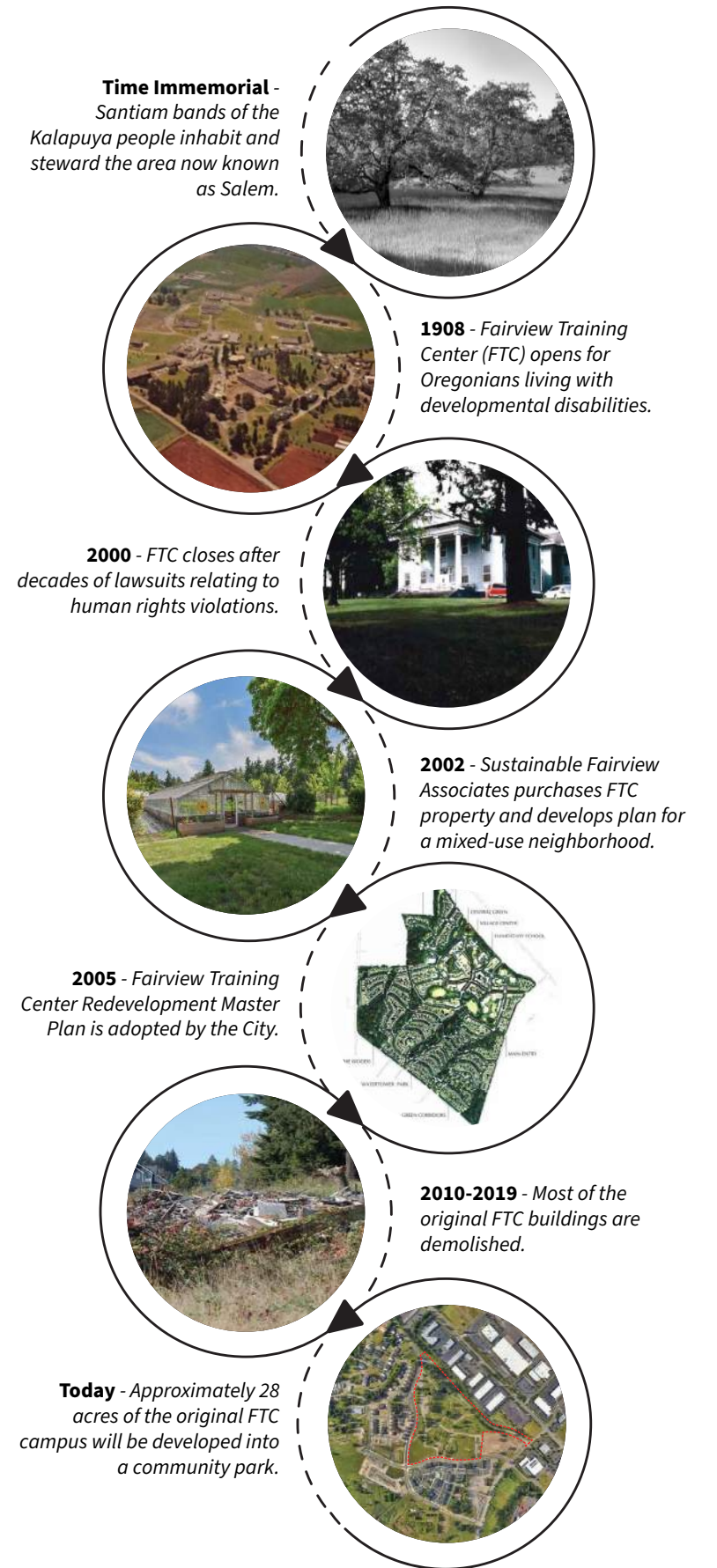
Methodist missionaries arrived in the area in 1840, introducing disease that decimated the Kalapuyan population to only 5% of their historic size in less than a decade. Following the Donation Land Claim Act of 1850, thousands more white settlers arrived and forced the remaining Kalapuyan people to relocate to the Coast Reservation in western Oregon through the Willamette Valley Treaties (1851-1856). The Fairview Park property is part of a 640-acre parcel that was claimed, settled, and cleared for agriculture during this period.⁴ Today, descendants of the Kalapuya are primarily members of the federally-recognized Confederated Tribes of Grand Ronde and Confederated Tribes of Siletz Indians.

For most of the 20th century, the Fairview Park property hosted the state-operated Fairview Training Center, a facility

² Lewis, David G. "Supplanting the Chemeketans." November 11, 2021. Native Salem. November 11, 2021. <https://salemart.org/events/native-salem/>

³ Lewis, David G. "Kalapuyans: Seasonal Lifeways, TEK, Anthropocene." The Quartux Journal. November 8, 2016. <https://ndnhistoryresearch.com/2016/11/08/kalapuyans-seasonal-lifeways-tek-anthropocene/>.

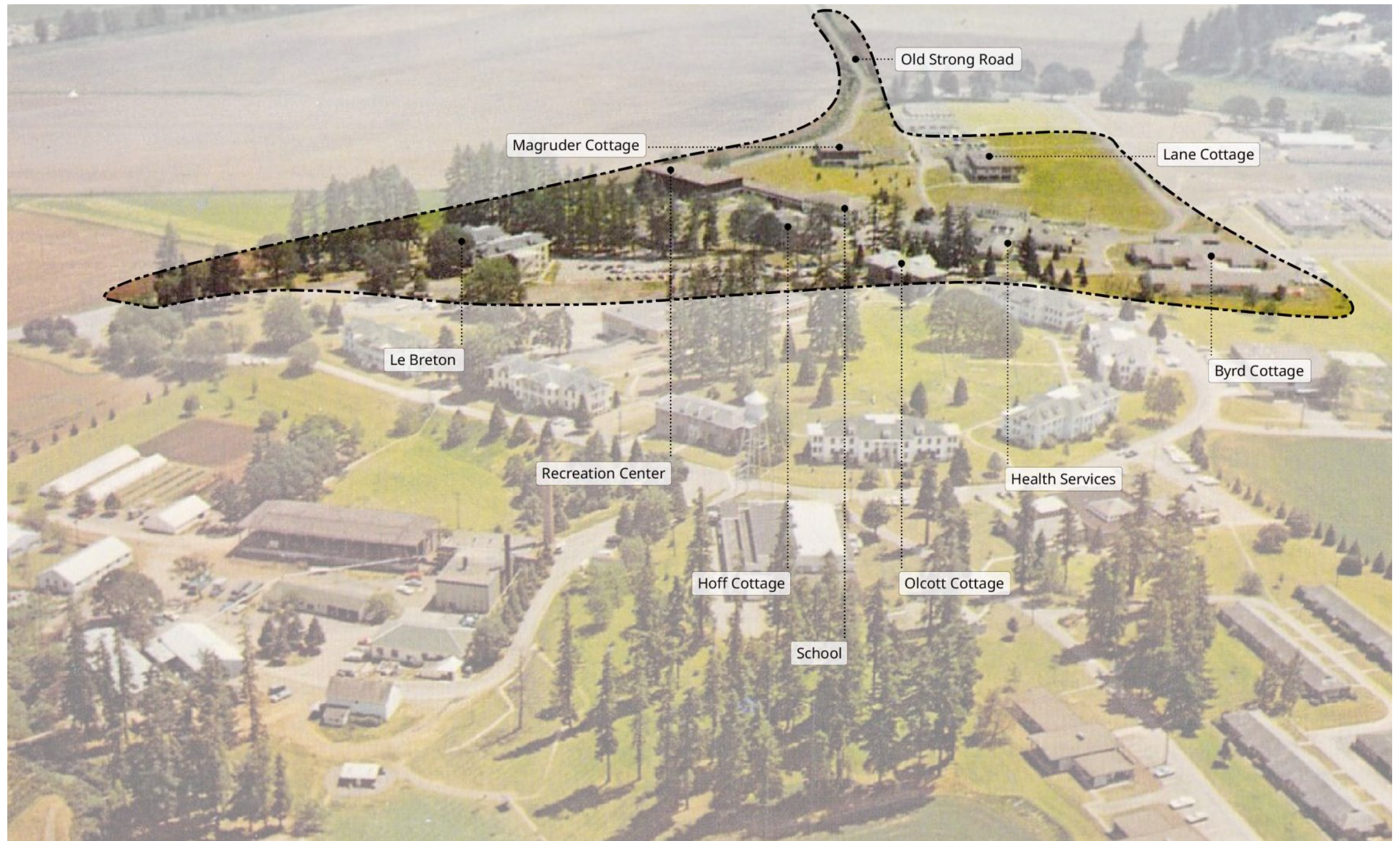
⁴ Heritage Letter Report 20-19: Archaeological Survey and Probing at the Fairview Community Park, City of Salem, Marion County, Oregon. 2020.



that housed Oregonians with intellectual and developmental disabilities. The Center opened in 1908 and housed over 10,000 residents in total by its closure in 2000.⁵ The Center closed in 2000 due to lawsuits based on decades of human rights violations and has since become one of Oregon's most notorious institutions as a symbol of systematic abuse and marginalization of those living with developmental disabilities.

Following the closure of Fairview Training Center, the property was sold to Sustainable Fairview Associates, a group of investors who created and outlined a plan for a mixed-use, live-work neighborhood. The Fairview Training Center Redevelopment Master Plan was adopted by the City in 2005. The plan outlined residential developments of varying levels of density, including a high-density, mixed-use core community area called the Village Center. Most of the original Fairview Training Center buildings were demolished between 2010-2019.

Today, the 275-acre former Fairview Training Center site, and current FMU zone, is divided into four specific areas, each with its own refinement plan. The Amended Fairview Refinement Plan II is a detailed regulatory plan for the portion of the FMU zone that encompasses the 27.5-acre Fairview Park project site, purchased by the City of Salem in 2016. Residential development surrounding the Fairview Park project site is ongoing as of October 2024.



Left: Le Breton building at the Fairview Training Center. This building was the first to be established in 1908.

Above: Depiction of the Fairview Park boundary over a 1969 aerial view of the Fairview Training Center campus.

Right: Chamberlain Cottage in 1926. Chamberlain Cottage was one of many residence halls at the Fairview Training Center.



⁵ Denham, D. (2022, August 16). This Documentary on Fairview Training Center Reveals a Dark Time in Oregon's History. That Oregon Life. <https://thatoregonlife.com/2021/09/fairview-training-center-documentary-dark-time-in-oregons-history/>

Public Involvement

Process

The City is committed to advancing equity in its decision-making processes and moving toward park service provisioning that provides equal benefits to all residents. As such, the proposed design for Fairview Park is directly informed by a robust and strategic public involvement process designed to understand the needs and priorities of the Salem community in relation to public outdoor space, with particular attention given to populations impacted by historic and current systems of oppression or exclusion.

To gather input, the project team conducted targeted engagement activities, including community-led events and interviews. These engagements were designed with reciprocity in mind and sought to offer mutually beneficial outcomes to those contributing their time, resources, and ideas. More widespread community feedback was collected through open-house-style pop-up events and digital surveys conducted in two phases: fall 2023 and spring 2024. The specific stakeholders and community groups represented during the project's public involvement process are listed below, as well as the range of methods and activities that were used to gather input. For a more detailed description of the public involvement process, see Appendix D and F.



Willamette Academy workshop in November 2023.



Accessible Spring Festival at Shangri-La in April 2024.



Pop-up event at Fairview Park in October 2023.



Pop-up event at Fairview Park in October 2023.

Equity at the City of Salem

Equity means all residents have the opportunity to participate and thrive in an inclusive society. This requires rectifying unequal access to resources and opportunities caused by historic and current systems of oppression and exclusion related to race, income, ability, gender, sexual identity, and other factors.

An equitable community overcomes disparities by providing increased levels of support to community members based on their needs. In Salem, it is a priority to advance equity in decision-making processes and the outcomes of those processes, including policies, investments, practices, and procedures.

Who?

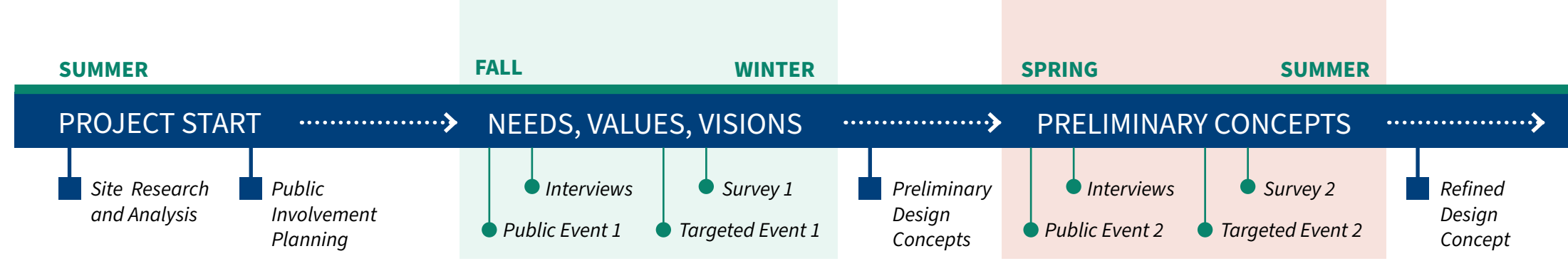
- **Local Residents** (Fairview Addition, Grove Apartments, Pringle Creek Community)
- **Neighborhood Associations** (South Central NA and Morningside NA)
- **School-Aged Youth** (Heritage School)
- **Latinx Youth** (Willamette Academy)
- **Farmworker Community** (Capaces)
- **Older Adults** (Center 50+)
- **Fairview Training Center Former Residents** (Independence Northwest, Community Vision)
- **Intellectual and Developmental Disability (IDD) Community** (Shangri-La)
- **Local Government** (Salem Planning Commission)
- **Salem Community**

How?

- **Interviews (14)**
 - Fall – 7 Participants
 - Spring – 7 Participants
- **Open House Pop-Up Events (2)**
 - Fall – 60+ Participants
 - Spring – 60+ Participants
- **Targeted Events (2)**
 - Willamette Academy Workshop (Latinx Youth) – 20+ Participants
 - Accessible Spring Festival (IDD Community) – 200+ Participants
- **Online Surveys (2)**
 - Fall – 390 Participants
 - Spring – 570 Participants

Findings

Key themes and desires expressed by community members during the public involvement process are summarized below. For a more detailed description of the feedback collected, see Appendix D and F.



Phase 1 – Needs, Values, Visions

- 

NATURAL AREAS

Preserve existing trees, enhance natural areas, and provide quiet spaces for reflection and birdwatching.
- 

UNIVERSAL ACCESSIBILITY

Paved pathways with visible edges; parking close to amenities; large restroom stalls; covered areas; interactive play elements; individual seating that supports circulation and/or transfers for people with limited mobility or disabilities.
- 

PASSIVE RECREATION

Include trails, paths, benches, tables, and related amenities for rest and leisure.
- 

COMMUNITY PROGRAMMING

Provide large, flexible use spaces and covered areas to support events and gatherings.
- 

WAYFINDING

Incorporate directional signage, interpretive elements, and safety information throughout the site.



Existing conifer grove at Fairview Park.



Pop-up event at Painter's Hall in April 2024.



Accessible Spring Festival in April 2024.

Phase 2 – Responding to Preliminary Design Concepts

Map A: Active Recreation Focus. Map B: Natural Landscapes Focus.

PRIORITIZE NATURAL AREAS

Generally, community members prefer natural landscape elements over sports facilities, but many expressed interest in a balance between the two.

MULTI-GENERATIONAL RECREATION

The final concept should combine passive park amenities (trails, etc.) with active recreation opportunities (pickleball, basketball, playgrounds, etc.) to meet the diverse needs of children, youth, adults, and families.

PHASE 1 PRIORITIES

Members of the public wish to see the dog park, paths, and play areas implemented first.

SUPPORT FOR VILLAGE CENTER

There is broad support for an indoor community hall or market space at the intersection of Lindburg and Strong Roads.

DESIGN VISION

The evaluation of existing site conditions and community input culminated in a shared vision for Fairview Park as a community space that fosters inclusivity, environmental sustainability, and cultural connection. By preserving mature trees, minimizing landscape disturbance, and offering various recreation options, the park will be a place for all, providing both tranquility and opportunities for active engagement.

Desired Outcomes

- Fairview Park fulfills its potential to become a **premier community park**—valued for its inclusivity, environmental stewardship, cultural significance, and diverse recreational opportunities that enrich the lives of Salem residents and visitors.
- Fairview Park is a local **model of inclusivity**, offering universally-accessible amenities and fostering a sense of belonging for people of all abilities and backgrounds.
- Fairview Park provides **safe and enjoyable** experiences for all visitors.
- Fairview Park is **well-funded and supported**; it adds economic value to surrounding neighborhoods and the city.
- Fairview Park is easy to get to and **supports sustainable transportation** options.
- Fairview Park provides recreational opportunities that **harmonize with the park’s natural features** and oscillating topography.
- Fairview Park fosters a vibrant **educational, cultural, and historical experience**, embracing the diverse backgrounds of its visitors and the surrounding community.
- Fairview Park is **adaptable to changing climate** conditions and capable of withstanding extreme weather events.



Flexible lawn space at Woodmansee Park in Salem, Oregon.

Guiding Principles

The following principles emerged through the technical investigation and public involvement process, and were ultimately used to guide and evaluate final design decisions:

1 **Inclusive and Accessible for All**

Park improvements provide inclusive recreation and community services through universal design. Universal access or design, “is a concept in which products and environments are designed to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design.”⁶ Utilizing a universal design approach, the park is welcoming and accessible to everyone.

- Pathways ensure direct and accessible movement for all users.
- Restrooms, shelters, benches, and other amenities are accessible for all visitors.
- Amenities include active and passive recreation, offering a range of opportunities such as paths, play, flexible multipurpose lawn areas for sports, observation of wildlife or sights, community gardening, and picnicking.

2 **Historical and Cultural Connection**

Express Fairview Park’s identity and history through place-based interpretation. The park’s name reflects the community’s history, identity, and values.

- Interpretive elements and city programs engage park visitors by providing education and storytelling of local history, culture, and ecology. An interpretive plaza connects users to history and former site residents.
- The Salem Parks and Recreation Advisory Board reconsiders the park’s official name and refers any applicable recommendations to Salem City Council.



3 **Landscape Preservation and Enhancement**

Fairview Park enhances the ecosystem through habitat restoration, water quality, and plant diversity.

- Landscape improvements include removing invasive species and planting diverse native species.
- Site improvements minimize disturbance of the natural landscape, preserving significant existing trees.
- Improve water quality by implementing effective stormwater treatment systems. Enhance overall watershed health by reducing and managing stormwater runoff, helping to mitigate the risk and severity of flooding and erosion downstream
- The Salem Parks and Recreation Advisory Board considers designating one or more mature trees as heritage trees, forwarding any recommendations to the City Council.

⁶ General Services Administration. “Universal Design and Accessibility.” Section508.gov. 2024. <https://www.section508.gov/develop/universal-design/>.



Multiuse path at Peter Courtney Pedestrian Bridge in Salem, Oregon.



4 Sustainable and Adaptive Community Hub

Focusing on broader sustainability and current recreational needs, Fairview Park embraces urban activity near the Village Center, supports climate action, and meets visitors' basic needs to allow for meaningful, comfortable, and memorable interactions.

- Multiuse paths and pedestrian walkways conveniently connect the surrounding community.
- Public transportation enhances the park's accessibility as a key community destination.
- To accommodate evolving transportation needs, park infrastructure includes electric vehicle charging stations and options for micromobility, such as bike shares and electric scooter rentals.
- The park hosts a wide range of community and special events, including cultural gatherings, weddings, family reunions, and corporate picnics. Amenities support year-round events.
- Food and beverage vending and other services near the corner of Lindberg Road SE and Strong Road SE contribute to a neighborhood hub⁷, enhancing neighborhood resilience and fostering a complete neighborhood⁸.
- Water is used efficiently and sparingly to irrigate a sustainable landscape, featuring limited lawn areas and plant beds, and extensive drought-tolerant native prairie and bark mulch/natural duff surrounding the mature trees.
- A community garden supports local food production.
- A community hall serves as a backup resilience hub⁹, reducing the community's vulnerability to climate hazards and enhancing the ability of at-risk residents to adapt to a changing climate.
- Resiliency and safety are provided for visitors and staff.

7 City of Salem, Salem Area Comprehensive Plan, 2022, 59, <https://www.cityofsalem.net/home/showpublisheddocument/5142/637969534610430000>

8 City of Salem, Salem Area Comprehensive Plan, 2022, 58.

9 City of Salem, Salem Area Comprehensive Plan, 2022, 82.

Design Concept

The design for Fairview Park is informed by community needs and existing conditions. Prioritizing inclusive recreation through universal design and minimal disturbance of existing native trees and land informed the grading of surfaces and paths and the configuration of amenities. Recognition of site history and former residents on the site shaped the inclusion of an interpretive space. The design serves a variety of community members by providing active and passive recreation opportunities.

Landscape Types

A series of landscape types are proposed. **Creek Restoration** is identified along the West Middle Fork Pringle Creek adjacent to Old Strong Road. **Plant Beds** accompany park improvements like paths, gathering spaces, active recreation areas, and parking lots. Plant beds are irrigated and include shrubs, other perennials, and trees with bark mulch. **Irrigated Lawn** areas provide space for flexible, multipurpose fields. **Native Prairie Natural Area** covers large sections of the park and improves the current landscape with a native prairie grass seed mix. **Bark Mulch at Existing Trees** provides a low-maintenance landscape treatment while protecting significant trees.

Paths and Connectivity

A series of paths are proposed at the park to provide access to specific amenities and provide loops for circulating around the park. The park, including its paths, promotes inclusive recreation through universal design. Concrete paths are graded for accessibility with a universal design approach, with slopes of 1:20 or 5% or less. The park has two sizes of concrete paths: 10 feet wide on major paths and 8 feet wide on minor paths.



Multiuse path at Minto-Brown Island Park in Salem, Oregon.

Site Features

Interpretive Space

Historical information about the site, including the history of the site's former residents, will be featured in the interpretive space. Information will be shared through inclusive, multi-sensory experiences. Additional public involvement and potential inter-governmental collaboration with the Confederated Tribes of Grand Ronde and Confederated Tribes of Siletz Indians will shape the design and content of the interpretive space. The interpretive space is in the northern end of the park situated adjacent to Lindburg Rd SE and among Oregon white oak trees and stands of Douglas fir trees. The area is near the former Le Breton Hall, an early structure of the Fairview Training Center campus.

Amphitheater Gathering Space

Built into the slope on the northeast side of the park, an amphitheater provides a gathering space for events or performances. The amphitheater has a series of terraces with accessible concrete paths at each level. Plant beds surround the amphitheater along with mature existing Douglas fir, giant sequoia, and Oregon white oak. Additional trees are proposed throughout the space. The space is substantial but separated by topography and trees (existing and proposed). The amphitheater has a limited capacity of 250 people for events, such as concerts, lectures and community gatherings

Nature Play Area

A nature play area, situated under Douglas fir and giant sequoia trees, is adjacent to a picnic shelter and multipurpose lawn. It is in the northern corner of the park and near the central play area, the interpretive space, the amphitheater, and a small parking lot.

Central Play Area

At the center of the park are two play areas offering accessible play features and surfaces, two shelters, and one restroom. This central play area is adjacent to a basketball court, a multipurpose lawn, and a small parking lot. Accessible paths connect this area to other major park spaces.



Youth participate in City of Salem basketball recreation league.

Basketball Court

A full basketball court is located adjacent to the central play area and a small parking lot. Paths connect the court to adjacent major park spaces, such as the market, dog park, interpretive space, or amphitheater. The court is surrounded primarily by proposed trees and lawn areas or native prairie natural area.

Pickleball Courts

Eight pickleball courts with durable, all-weather surface, are grouped at the base of the slope along the northeast side of the park near the Old Strong Road SE public right of way. The courts feature sport court lighting and are thoughtfully integrated into the surrounding topography and existing trees. Plant beds and additional trees are proposed along the edge of the courts.



Fenced Dog Park

A dog park for both playful and timid dogs is located on the southeast side of the park. The dog park is fenced and accessed from Strong Rd SE by a path and a small parking lot. A portable restroom with screened fencing is adjacent to the dog park and parking lot; a permanent restroom is planned long-term. Within the fenced dog park, there are accessible crushed gravel loop paths that circumvent a sloped lawn with proposed trees. There are two shelters with two benches, one for the playful dog park and one for the timid dog park. The dog park will also feature drinking fountains for humans and dogs, a litter receptacle, and two dog waste bag dispensers and receptacles. A short, approximately 3-foot, retaining wall and French drain occur along the base of the fenced perimeter of the dog park. A path follows the exterior edge of the fenced perimeter connecting Old Strong Rd to the stormwater in-fall location at the naturalized drainage swale, and Strong Rd.



On Tap beer garden and food truck plaza in Bend, Oregon.

Market Space

A community hall, plaza, and food cart space are proposed at the intersection of Lindburg Rd SE and Strong Rd SE as part of the Village Center concept outlined in the Fairview Refinement Plan II. Initially, subject to requirements and standard of the Salem Unified Development Code, a large food cart pod will occupy the space, providing temporary dining and gathering options.

A community hall provides year-round event space, with an adjacent outdoor plaza and area for food carts. A sidewalk and private road around the community hall connect adjacent properties at the intersection. Parking stalls and service access off the Village Center Loop are proposed in the Amended Fairview Refinement Plan II.



Community Garden

A community garden, adjacent to the market space, offers the community an opportunity to cultivate their own fruits, vegetables and herbs. The garden will include raised planting beds and a shared tool shed. A dense planting of trees and shrubs provides a buffer between the garden and Strong Road, creating a peaceful and productive space. Sidewalks, parking and a private road ensure easy access to the community garden.



Multipurpose Lawns

There are two large multipurpose lawns in the park. The first multipurpose lawn stretches along Strong Rd SE, south of the dog park and east of the community garden and is surrounded by tree-lined paths or sidewalk. The second multipurpose lawn is adjacent to Lindburg Rd and is south of the interpretive space and nature play area and north of the central play area. This lawn has greater depth and is comparable to a youth soccer field in its dimensions. The Lindburg multipurpose lawn is also surrounded by tree-lined paths or sidewalks and is near a picnic shelter and a restroom.

Naturalized Drainage Swale

Stormwater flows on-site to several locations, including a naturalized drainage swale at the center of the park. The swale begins at the stormwater infall location of an existing stormwater main near Strong Rd. The drainage swale flows west and then north before collecting at a rain garden. The landscape slopes up from the rain garden and naturalized drainage swale to the northeast and northwest. The central play area is located to the west. An accessible path, with proposed trees and a bench, follows the alignment of the swale to the northeast. A stormwater infall at the terminus of the swale collects runoff from the upstream drainage basin. Future analysis will establish the anticipated volume of runoff from development within the currently undeveloped areas within the basin and inform measures to manage and attenuate it before it discharges into Pringle Creek.

Rain Garden

The rain garden at the terminus of the naturalized drainage swale collects stormwater on the northeast side of the park, delineated by a natural ridge on the property. A second rain garden is designed to collect stormwater adjacent to the market space and community garden and discharges into an existing city-owned public drainage facility in the northern portion of Legacy Heights Subdivision (Taxlot 083W02DC13600). Additional information and future design of these rain gardens will identify the sizing needed to detain stormwater in addition to treatment.



Art and/or Play Pod

Interactive art features located in the southeast corner of the park, adjacent to the dog park and parking lot.

Maintenance Yard

A maintenance yard supports Fairview Park and nearby park facilities from the northern corner of the site, near the intersection of Lindburg Rd and the Old Strong Road SE right-of-way. The yard has gated vehicular access off Lindburg Rd and vehicular access from a proposed park driveway. It accommodates a maintenance building and several parking stalls.



Additional Improvements

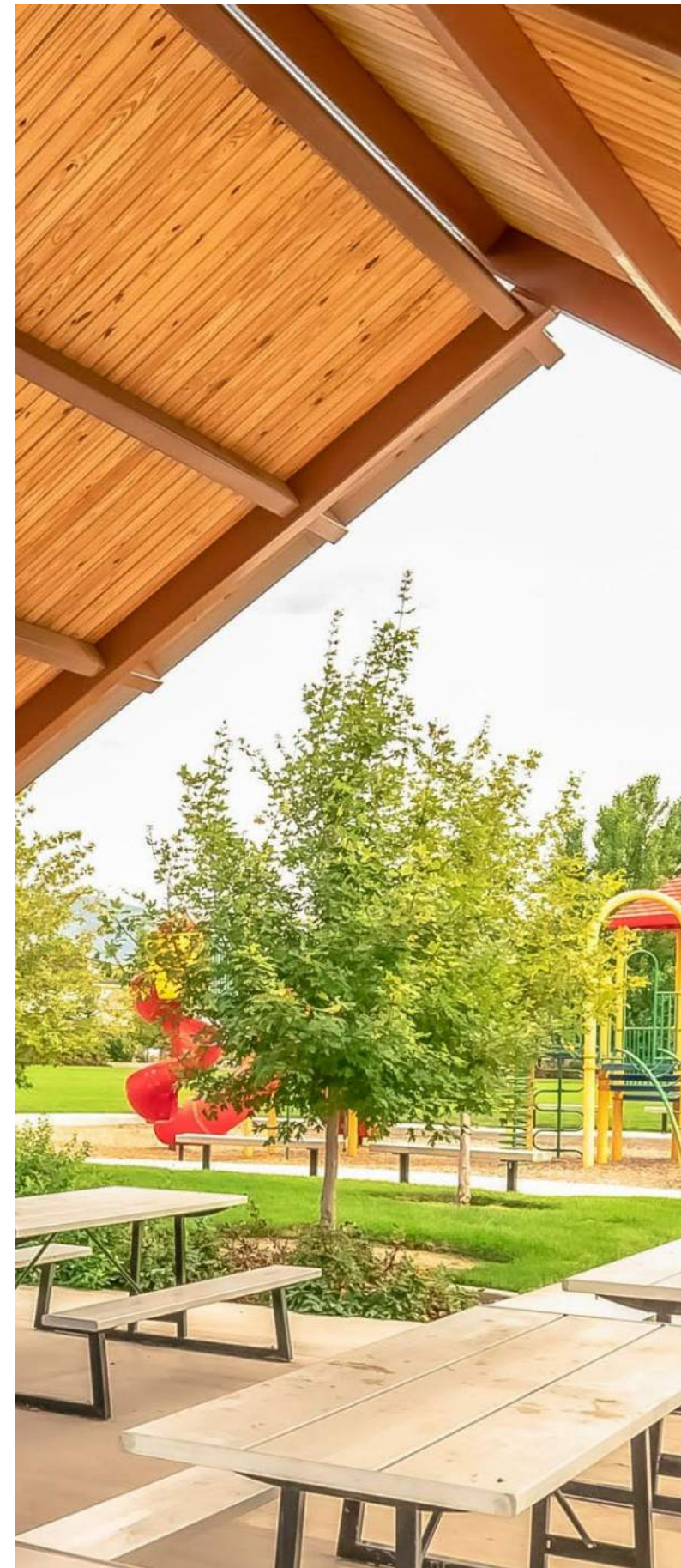
Lighting

All concrete paths in the park will be lit. Shelters and pickleball courts will also have lighting. Future lighting design intends to create minimal light pollution.

Site Furnishings

Site features, including furnishings and equipment, will be accessible and meet ADA Standards¹⁰. To meet current accessibility needs, products and features such as site benches, shelters, wayfinding signage, and restrooms will need to be coordinated with park user groups in future public involvement. Bike racks are featured at major park areas, including the pickleball courts, central play area, interpretive space and market space.

¹⁰ U.S. Department of Justice. 2010 ADA Standards for Accessible Design. 2024. <https://www.ada.gov/law-and-regs/design-standards/2010-stds/>.



Utilities

Sanitary

A sanitary system that will serve site restrooms and the community hall will connect to the sanitary system in Old Strong Road.

Domestic and Irrigation

The site will draw its water from two existing taps on Strong Road. One tap and meter will be used for the community hall and its environs. The second tap and meter will service all the potable water for the park, including drinking fountains and restrooms, as well as irrigation throughout the park. The City is considering whether to loop the site tap for park resiliency.

Drainage

The site generally drains to three outfalls, and accepts upstream flow via an existing 30 inch public storm system main. One system surface drains to a rain garden and out to West Middle Fork Pringle Creek. The second outfall drains to a secondary rain garden and out to an existing city-owned public drainage facility in the northern portion of the Legacy Heights Subdivision (Taxlot 083W02DC13600). The third outfall drains via catch basins and pipes to an existing city-owned public drainage facility in the northern portion of the Legacy Heights Subdivision (Taxlot 083W02DC13600).

Depending on the City's flood mitigation strategies to address flooding issues downstream in Pringle Creek, the rain garden that outfalls to Pringle Creek may be required to expand its volume and footprint to serve flow attenuation of flooding events.

Power

Electrical connections will occur at two electrical vaults on Strong Road. One vault will serve the site lighting, and the other vault will serve the community hall. Existing overhead power lines and poles are to be abandoned and removed in the future.

Fairview Park Conceptual Design Plan

February 2025

- Project Limits
- Property Line
- Fencing
- Existing Trees
- Proposed Trees
- Permanent Structures
- Accessory Structures
- Creek Restoration
- Plant Bed
- Irrigated Lawn
- Native Prairie Natural Area
- Bark Mulch at Existing Trees
- A **Interpretive Space**
May include art, history, and educational features
- B **Amphitheater Gathering Space**
Capacity for approximately 250 people
- C **Nature Play Area**
Nature play and 1 shelter
- D **Central Play Area**
Accessible play, 2 shelters, 1 restroom
- E **Pickleball Courts (8)**
Court lighting, 1 restroom, 1 shelter
- F **Fenced Dog Park**
Small and large dog areas, 2 shelters, 1 restroom
- G **Market Space**
Community hall, plaza, food cart space
- H **Basketball Court**
- I **Multipurpose Lawn**
- J **Community Garden**
- K **Naturalized Drainage Swale**
- L **Rain Garden**
- M **Art and/or Play Pod**
- N **Maintenance Yard**



Guiding Principles

- Prioritize inclusive recreation through universal design.
- Recognize site history and former residents.
- Minimize disturbance of site topography and existing native trees.
- Serve active and passive recreation needs.
- Design for year-round community events.

Site Features

- Paths and key amenities are universally accessible.
- Significant Oregon White Oak, Douglas Fir, Giant Sequoia, and Western Red Cedar trees are preserved.
- Establish native prairie natural area to support habitat.





Market Space
Food Cart Space, Plaza,
Community Hall, Parking

Strong Rd

Community Garden
Fenced Garden Beds, Shelter, Storage Shed

Naturalized Drainage Swale

Multipurpose Lawn

Native Prairie Natural Area

Lindburg Rd

Basketball Court

Central Play Area
Playground, Shelters, Restroom, Parking

Multipurpose Lawn

Nature Play Area

Interpretive Space

Fenced Dog Park
Shelters, Walking Paths, Restroom, Parking

Rain Garden
Water Quality Treatment, Stormwater
Detention, Native Plantings

Reed Road

**West Middle Fork
Pringle Creek Restoration**

Amphitheater

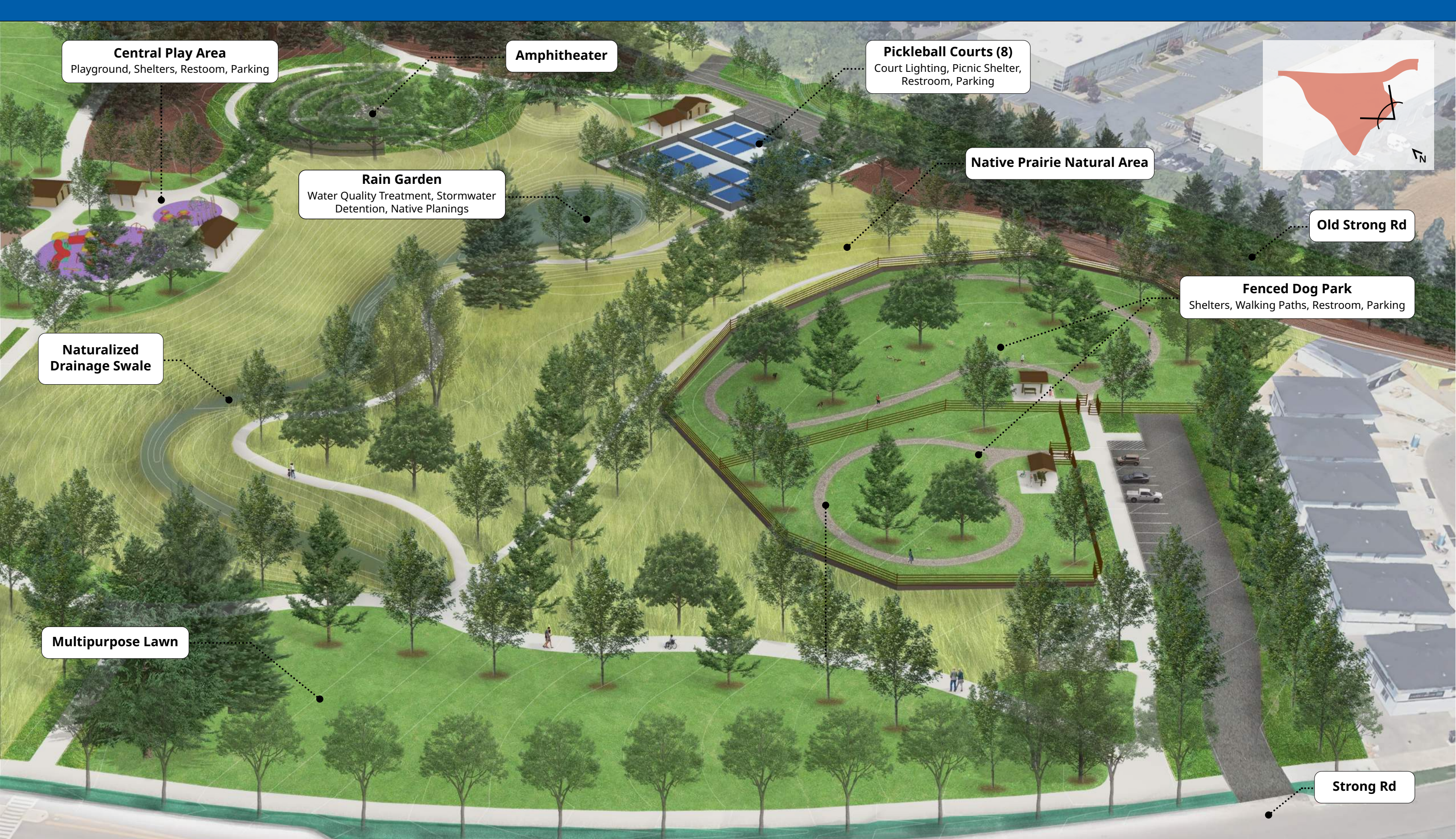
Maintenance Yard

Old Strong Road

Pickleball Courts (8)
Court Lighting, Picnic
Shelter, Restroom, Parking

Old Strong Multiuse Path

Park Wayfinding Sign



Central Play Area
Playground, Shelters, Restroom, Parking

Amphitheater

Pickleball Courts (8)
Court Lighting, Picnic Shelter, Restroom, Parking

Native Prairie Natural Area

Rain Garden
Water Quality Treatment, Stormwater Detention, Native Plantings

Fenced Dog Park
Shelters, Walking Paths, Restroom, Parking

Naturalized Drainage Swale

Multipurpose Lawn

Old Strong Rd

Strong Rd



Naturalized
Drainage Swale

Basketball Court

Central Play Area
and Picnic Shelters

Restrooms

Lindburg Rd

IMPLEMENTATION

Phasing

The Fairview Park site will be developed in phases. This report describes Phase 1 and several alternates for consideration as additions to Phase 1.

Phase 1

Phase 1 of site improvements includes a dog park with shelters, the central play area with picnic shelters and a restroom, landscape improvements, a screening fence (for a portable restroom at the dog park), parking, paths, and lighting at shelters and paths. Utilities will include the construction of the rain garden outfall and associated storm conveyance, a sanitary stub for the future community hall, and a sanitary line for the dog park. Drainage infrastructure will also be installed, including drainage at the retaining wall at the dog park. A new connection to an existing transformer for site lighting will be made. A connection and meter for water will be established, and lines for potable water and irrigation will coincide with path alignments.

Alternate 1A

Additive alternate 1A includes the pickleball courts at Old Strong Rd, adjacent parking, paths, retaining wall, landscape improvements or repair, lighting at the pickleball courts, path lighting, and a monument sign at Reed Rd. Drainage infrastructure will be installed at the pickleball courts and adjacent parking as well as the outlet to the rain garden.

Alternate 1B

Additive alternate 1B constructs paths, path lighting, and landscape improvements at the interpretive space near Lindburg Rd. Irrigation will be installed along the additional path construction.

Alternate 1C

Additive alternate 1C includes the multipurpose lawn area and path lighting along Lindburg Rd. Irrigation will be installed for the multipurpose lawn area.

Minto-Brown Island Dog Park in Salem, Oregon.



Existing meadow at Fairview Park, facing southeast toward residential developments.

Costs and Funding

A cost estimate accompanies the plan and addresses site improvements identified in Phase 1 and additive alternates 1A, 1B, and 1C. The estimate guides future decisions regarding site improvements. It includes direct construction costs and contingency. Funding for site improvements will be provided from various sources, including park system development charges (SDCs), development district fees, and funding from the 2022 Safety and Livability Bond. Additionally, the City may apply for state and federal grants to support site improvements.

Phase 1 funding will provide initial infrastructure to the site, including pedestrian circulation, off-street parking, and utility services. Key amenities, such as a dog park, central play area, picnic shelters, and landscape enhancements will also be part of Phase 1, creating a welcoming and functional community park. As additional funding opportunities arise, the additive alternates (1A, 1B, and 1C) provide opportunities for expanded activities, including pickleball courts, interpretive spaces, and multipurpose fields, each enhancing the park's accessibility and appeal.

The vision and guiding principles for Fairview Park emphasize inclusivity, sustainability, and cultural connection, shaping a park development approach that respects the natural landscape while offering a variety of recreational opportunities. Future development will build upon the Phase 1 improvements, ensuring that Fairview Park continues to grow as a vibrant, adaptable space that aligns with the community's values and needs.



Fairview Park

Phasing Plan

February 2025

----- Project Limits

----- Property Line

Phase 1

Includes:

Dog park with shelters, main play area with shelters, restroom, paths, landscape improvements, parking, screening fence (for portable restroom at dog park), path lighting, and lighting at shelters.

Mulch at all existing trees on entire site.
Mulch at all proposed trees in lawn areas.

Does not include:
Restroom at dog park

Phase 1A

Includes:

Pickleball courts, parking, paths, retaining wall, landscape improvements/repair, lighting at pickleball courts, path lighting, monument sign at Reed Road.

Does not include:
Restroom, shelter

Phase 1B

Includes:

Paths, path lighting, landscape improvements.

Phase 1C

Includes:

Landscape improvements and path lighting.

Does not include:
Shelter



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