



Eagle's View Park

Master Plan 2020



Public Works Department

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ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

1.1 Master Plan Purpose

Eagle's View Park is a five-acre undeveloped neighborhood park located in the northwestern portion of Salem. Development of the park will help fulfill the basic recreational needs of West Salem Neighborhood residents within the one-half mile service area of the park (*Figure 1*). This document describes future park improvements as a guide for subsequent park design and development. It was prepared in order to understand the current conditions of the park, to help generate and build community interest and participation, and to create a common vision for the future of the park.

1.2 Park History

Eagle's View Park was identified as a potential neighborhood park location in the 1999 Comprehensive Park System Master Plan. The park property was purchased in 2006 as part of the Eagle's View residential development. Funding for acquisition came from Parks System Development Charges (PSDC).

Neighborhood involvement began early in 2010 with the development of a soft trail around the perimeter of the park through a volunteer work party. In 2017, a petition signed by surrounding neighbors was submitted to the City requesting a master plan and development of the park. In 2019, interim improvements were funded through PSDCs and included re-establishment of the soft trail, picnic tables, pet waste bag dispensers, and trash cans.

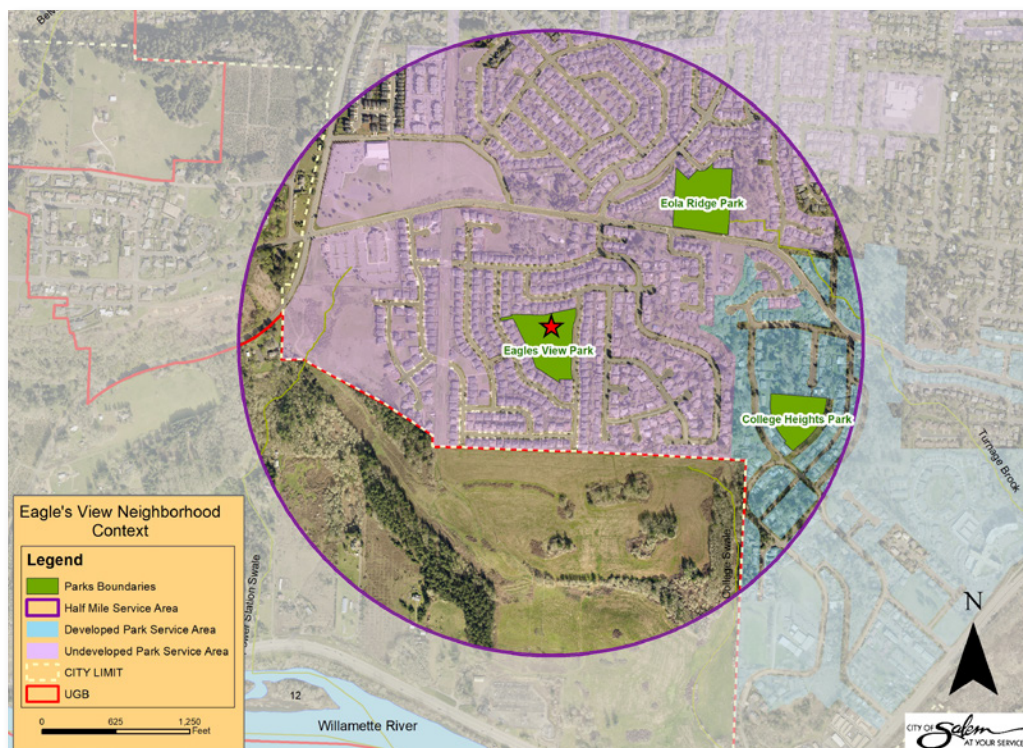


Figure 1. Neighborhood Context Map

1.3 Related Plans and Goals

West Salem Neighborhood Plan 2004

The West Salem Neighborhood Plan, adopted in 2004, identifies goals and policies related to parks and open space. The following goals outlined in Chapter 6 of the Neighborhood Plan have been fully considered by the City of Salem with respect to acquisition and the master planning process and will be considered in future development of the neighborhood park.

Goal 6: Provide for the recreation needs of the West Salem area through the acquisition and development of adequate parks and recreation facilities for all age groups.

Policy 6.1: Acquire, develop, and maintain public parks as recommended by the Comprehensive Parks System Master Plan. Early acquisition of park sites shall be considered in anticipation of future needs and to minimize land costs as described in the Urban Growth Management Program.

Policy 6.3: Give special consideration to sites identified on the Parks and Natural Resource Opportunities Map. Development of these sites or adjacent properties should consider that they are potentially valuable community or natural resources.

Goal 7: Conserve, restore, and reclaim open space and natural resources including the Willamette River Greenway, stream corridors, wildlife habitat, tree groves, and significant mature trees.

Policy 7.1: Maintain, and when possible, restore the natural resource functions and intrinsic values of all designated stream corridors, significant wetlands, designated riparian areas, and significant trees in West Salem.

Policy 7.2(b) Removal of invasive vegetation and replanting with native species where appropriate, unless such action compromises slope stability.

Salem Comprehensive Park System Master Plan Update 2013

The Salem Comprehensive Park System Master Plan Update (CPSMP), completed in 2013, is an update to the 1999 Comprehensive Parks System Master Plan. This is a system-wide plan that describes specific goals and policies for the City's park system including park classifications and amenities appropriate for each classification.

Eagle's View Park is classified within the CPSMP as a Neighborhood Park and the context of this report will reflect the policies and guidelines as administered through the CPSMP including standard and optional amenities or features that are appropriate for this classification. Below is a table of these features. Features listed as "not appropriate" are those typically more appropriate in Community or Urban Parks that allow for larger numbers of visitors and provide appropriate support features for these facilities.

In the CPSMP, the undeveloped Eagle's View parcel was identified as a high priority to be developed into a neighborhood park within the next 10 years.

Types of Features for Neighborhood Parks

Standard Features	Optional Features	Not Appropriate Features
<ul style="list-style-type: none"> • Picnic Area • Site furnishings (trash receptacles, bike racks, pet waste stations, etc.) • Playground or play features • Internal pedestrian trails • Open turf area (minimum 50 feet x 50 feet) • Trees • On-street parking • security lighting 	<ul style="list-style-type: none"> • Practice sports fields (baseball, soccer, softball, or other athletic fields) • Sports courts (basketball, tennis, multi-use court, etc.) • Small-scale active recreation resources (skate spot, horseshoe pits, disc golf hole, etc.) • Community garden • Multi-use trails/paths • Soft trails/paths • Shelter, shade structure, or gazebo • Lighting • Seasonal chemical toilet 	<ul style="list-style-type: none"> • Dog parks • Parking • BMX/mountain bike trails • Aquatic facilities (splash fountains or pools) • Destination facilities or resources with community-wide draw • Memorials (except for memorial trees or benches)

Table 1. Standard, Optional, & Not Appropriate Features for a Neighborhood Park Classification (Salem Comprehensive Park System Master Plan, 2013).

Salem Community Forestry Strategic Plan

In acknowledgment of the many economic, environmental, and social benefits provided by trees, the *City of Salem Community Forestry Strategic Plan* establishes six specific goals to increase, preserve, manage, and provide education about Salem’s tree canopy. The plan also recommends a 28-percent city-wide canopy goal. Tree cover within the West Salem Neighborhood is among the highest in the City at approximately 19-percent. There is still a need for additional tree planting in this area. Eagle’s View Park Master Plan identifies additional tree planting in conjunction with development.

2.0 EXISTING CONDITIONS

2.1 Natural Resources

Topography

The topography is characterized by slopes between 2 and 15 percent. The site generally slopes from the northwest corner with elevation of 508 feet south and east to a low point of 475 feet at the central, open drainageway. The northwest corner provides an overview of the park. On clear days, more distant east views of the Cascade Range can be enjoyed.



Figure 2. Sensitive Area Map



Figure 3. Looking southeast from NW corner of park



Figure 4. Blackberries in drainageway

Drainageway

A drainageway runs west to east across the center of the site. It conveys stormwater runoff from the properties and roadways to the west. The drainageway has a direct flow line with no check dams and therefore, does not provide detention, causing erosion during large events. The west trail crossing washed out in 2019 and a small boardwalk crossing was recently installed by volunteers. A blackberry thicket dominates the drainageway and provides minimal water quality benefit.

Soils

The soils at Eagle's View Park consist of Nekia Silty Clay Loam and Jory Silty Clay Loam. Both soils are found in foothill slopes, are well drained, with moderately slow permeability. These soils work well for park development features such as grass seed, wildlife, and a variety of trees.

Vegetation

The park site is primarily grass with full sun exposure. There are four existing trees along the perimeter. These include three mature cherry trees on the west boundary that were planted by a resident, and one poplar tree on the north boundary. The drainageway in the center of the site is overgrown with invasive Himalayan blackberry.

2.2 Site Analysis

The park is located less than one-half mile from the edge of the Salem Urban Growth Boundary and the city limits. Single-family housing is the predominant surrounding land use with some multi-family housing located at the outer extent of the park service area. The park is in close proximity to several other parks. Both College Heights and Eola Ridge Parks are within a half mile.

Neighborhood Access

Eagle's View Park is accessed along the east boundary from the public right-of-way along Eagle's Wing Street NW. Park grades vary along the right-of-way. Additional access to the west boundary is provided by two 10-foot wide public walkways off Stellar's Eagle Street NW. Both of these walkways are narrow, confined by neighbor's fences, and offer limited views into the park. The northwest entrance provides an accessible route due to existing curb ramps and the gradually sloping topography descending from this high point. The west entrance is located at a school bus stop and enters the park at a low point near the drainage inlet with moderate slopes between. All access points have street lighting.



Figure 5. View from west entrance



Figure 6. View along Eagle's Wing Street Road, NW

Utilities

City water and sewer lines are located along Steller's Eagle Street NW and Eagle's Wing Street NW. The park's west and northwest entrance points are both sewer easements with lines that come through the site at the high point and lowest area along the drainage ditch. Street lighting is located along both adjacent streets and provide an opportunity for a power connection.

2.3 Opportunities and Constraints

Opportunities and constraints to park development were evaluated based on existing conditions and potential recreation facilities. Factors such as landscape, topography, community preferences, and operational and maintenance requirements provide the context for weighing the types of activities that could be located at the park. Key opportunities and constraints are summarized below.

Green Areas	0-5% slopes which are ideal for open fields and site development.
Tan Areas	5 - 10% slopes require minor grading for site development.
Red Areas	10-15% slopes preclude most development and provide accessibility challenges.

Table 2: Development analysis for areas of grade at Eagle's View Park



Figure 7. Site analysis map

Key development opportunities and constraints are noted in the following table based on the existing site grades and features.

Key Opportunities	Key Constraints
<ul style="list-style-type: none"> • Flat high-elevation open area with views overlooking the park and towards Mt. Hood, Mt. Jefferson, and the Three Sisters in NW corner. • Easy access from Eagles Wing Street and west easements. • Full sun exposure • Sloped embankments for playground slides and scrambles. • Drainageway enhancement can be a focal point of the park 	<ul style="list-style-type: none"> • Slopes from 5 -15% provide challenges for accessible paths • Sloped areas may require walls or significant earthwork to develop • Drainage area must be maintained to handle storm events • Sound travels across the park

Table 3. Key Opportunities and Constraints for Eagle's View Park development.

3.0 PLANNING PROCESS

3.1 Community Engagement



Figure 8. City staff presenting at open house

Public engagement is an important part of the planning process and includes the surrounding neighbors, the West Salem Neighborhood Association, Salem Parks and Recreation Advisory Board, and City Council. This ensures that the vision created for Eagle's View Park has been fully vetted and there has been ample opportunity for public input.

Three public meetings and two online surveys were held to gather input contributing to the completion of the master plan. Public open house meetings were announced through a combination of mailers, emails, and an Eagle's View Park Master Plan

web page. A postcard with all three public meeting dates was sent to residents within the one-half mile service area for the park. The postcard also provided contact information, an opportunity to sign up for email updates, and a web page address for the planning process. Both the email updates and the web page provided reminders of upcoming meetings, online survey links and reports, meeting summaries, and conceptual plans for review. (Public outreach materials are found in *Appendix A*.)

First Open House and Online Survey: Site Analysis & Programming



On November 20, 2019, staff held the first public open house that featured a presentation about the park and the master planning process. There were twenty-five people in attendance. The meeting provided opportunities to address questions and included an activity for attendees to share their thoughts on priorities for future park development. An online survey provided the same scenario of options as provided at the open house. Fifty

Figure 9. Program concepts with voting dots

people responded to the online survey. The input received from both the open house and the online survey formed two design alternatives. (Public meeting and online survey results are found in *Appendix B*.)

Second Open House and Online Survey: Design Alternatives

Two design alternatives were shared at the second open house on January 15, 2020. There were twenty-three people in attendance. The neighbors reviewed the designs and were asked to select their preferred design alternative, and provided comments on the elements for each design. The second and final online survey provided the same scenario of reviewing the two design options, selecting one and providing comments about each. Ninety-three people responded to the survey. The comments received from the second workshop and survey provided the information needed to form a preferred design alternative. (Public meeting and online survey results are found in *Appendix B*.)

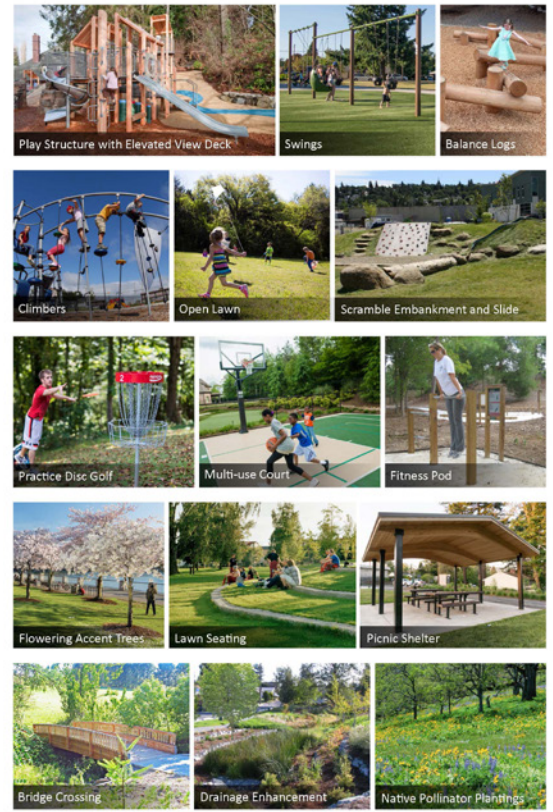
	Alternative 1 – Open Lawn	Alternative 2 – Wild Pollinator
Open Lawn	0.75 Acres	.05 Acres
Gathering Area	Separate from Playground; Views of Mt. Jefferson	Connected to Playground; Best Views of Cascade and park entrances
Sport Court	Multi-Use (TBD)	3-Point Basketball
Playground	Structures, Swings and Climbers	Scramble Embankment & Slide
Disc Golf	none	3 Practice Putting Holes
Fitness Pods	3 Exercise areas around park	none
Trees/Planting	Accent Tree Alley	Native pollinator pockets



Figure 10. Side-by-side design alternatives

Third Open House: Preferred Design Alternative

The third and final open house was held on February 26, 2020 to review the preferred design alternative for Eagle's View Park. The purpose of this meeting was to receive acceptance of the preferred design alternative and share information on the next steps in the master planning process. There were nineteen people in attendance, and the preferred design was well received by participants. Following the final open house, the design became the draft park master plan to move forward for review.



CITY OF *Salem* AT YOUR SERVICE Preferred Alternative Plan
EAGLE'S VIEW PARK MASTER PLAN

3-18-2020 **ESA**

Figure 11 Preferred Design Alternative

Additional Public Meetings

The Eagle's View Park draft master plan was presented to the West Salem Neighborhood Association on May 18, 2020. Following the presentation, the Association endorsed the draft master plan. A presentation was also made to the Salem Parks and Recreation Advisory Board on June 11, 2020. The Board was asked to approve the plan and forward a recommendation to City Council to adopt the master plan.

At its July 27, 2020 public meeting, City Council was asked to adopt the park master plan.

4.0 MASTER PLAN



Figure 12. Draft Park Master Plan

The site design reflected in the master plan has been shaped by public input. Site improvements include both passive and active uses.

Passive Uses

- Open lawn
 - Located at the highest elevation overlooking the park
 - Existing slopes minimizes the need for significant grading or retaining walls.
- Network of paved paths and soft-surface trails
 - 8-foot wide accessible, paved pedestrian paths and vehicle-rated pavement for maintenance access located around the lawn. The vehicle entry shall be determined during future design phase and may require a driveway apron with curb cuts.
 - A central path lined with flowering trees connecting park entrances and the bridge crossing the drainage enhancement.
 - 6-foot bark mulch secondary paths connecting through landscape areas

- Gathering area with picnic shelter connected to playground and open lawn.
 - Located at a high central location and provides views of both the park access points for safety and of the Cascade Range.
- Picnic tables and benches throughout the park.
- Drainage enhancements with bridged crossing to access south portion of park.

Active Uses:

- Playground with climbing scramble embankment and slide. Playground equipment will be selected during a future design phase with additional public input.
- Disc golf practice area with two baskets spaced approximately 100 feet apart and placed near the base of the slope, south of drainage.
- Two fitness pods with exercise equipment located in separate areas of the park to encourage looped exercise routes. Fitness equipment will be selected during a future design phase with additional public input.
- Multi-use sports court located at a low elevation with a 3:1 sloped embankment to help reduce noise carrying across the park. Uses in addition to basketball will be determined during a future design phase with additional public input.

Landscape:

- Native pollinator plantings will provide habitat.
- Shade trees strategically placed to minimize impacts to views.
- Low flowering accent tree allée at park entrances and along path at drainage enhancement.
- Street trees along Eagles Wing Street that are selected from Salem approved street tree list.



Figure 13 Perspective sketch view from northwest corner of park



4.1 COSTS AND PHASING

The cost to construct Eagle's View Park is estimated at approximately \$1.25 million dollars. (A detailed cost breakdown is included in *Appendix C* for reference.) There is an opportunity to construct the park in phases as the City pursues grants and funds through its Capital Improvement Plan to develop the park. A first phase could include pathways, a bridge, open lawn, planting areas, playground, and picnic pad. The multiuse court, fitness pods and disc golf could be part of a future phase. All construction and phasing are dependent on availability of funding.

The drainage enhancements may be constructed as a separate project from the City's stormwater utility fund. All stormwater projects undergo a ranking process to prioritize funding. Should this enhancement be funded prior to the park development, it will need to be integrated as part of the park's design, character, and vision. The bridged crossing elevations and abutments also need to be considered with the site's grading to ensure sloped pathways do not exceed accessible grades.

4.2 FUNDING SOURCES

Funding for the development of the park will be compiled from multiple sources. Park Systems Development Charges (SDCs) can be used to fund development of the park. As opportunities become available, additional funding may be provided through a combination of local government grants from the Oregon Department of Parks and Recreation, individual and corporate donations, and volunteer services. Stormwater utility funds may be used to fund the enhancements to the drainageway.

The design and cost estimation for Phase 1 elements will be developed following the adoption of the Eagle's View Park Master Plan to aid in project planning and potential grant applications.

APPENDIX A - Public Outreach Material

POSTCARD



A postcard mailer sent to residents within a one-half mile service area for Eagle's View Park.

Share your thoughts and ideas on recreation activities, natural environment enhancement, and more at the upcoming neighborhood workshops for the Eagle's View Park Master Plan.

- | | |
|---|--|
| Public Workshop #1
Wednesday, November 20, 2019 | Time: 6:30 p.m. to 8:00 p.m. |
| Public Workshop #2
Wednesday, January 15, 2020 | Location: Roth's West Salem
(Upstairs in the Founder's Room 'N') |
| Public Workshop #3
Wednesday, February 26, 2020 | Hot beverages and cookies will be provided. |

FIRST CLASS
US POSTAGE
PAID
SALEM OR
PERMIT NO. 102

Find current information on the Eagle's View Park planning process at www.cityofsalem.net/park-planning

Project Contact
Toni Whittler
City of Salem, Parks Planner
twhittler@cityofsalem.net
503-588-6211



Si necesita ayuda para comprender esta información, por favor llame 503-588-6211. Servicios razonables de alojamiento y accesibilidad se facilitarán por petición.

If you need help understanding this information, please call 503-588-6211. Reasonable accommodation and accessibility services will be provided upon request.

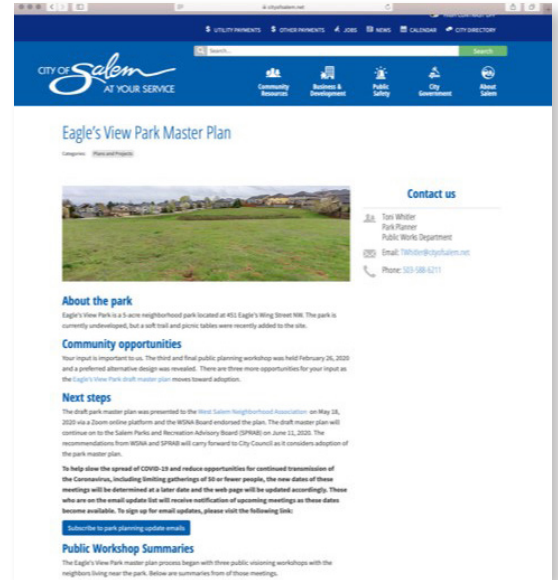
EMAIL

Below is an example of a Mailchimp email: Email #1



MailChimp email updates were sent out to alert recipients of upcoming meetings, online surveys and other pertinent information. There was a total of eleven email notifications sent throughout the process.

WEBSITE



A web page was created and updated with current information pertaining to the planning process. It included public meeting dates, meeting summaries, links to online surveys and results, design graphics, and contact information.



APPENDIX B - Survey Results #1

Online Survey Results

Two online surveys were accessible through a link on the Eagle's View Park web page and in a Mailchimp email available to those who signed up to receive email updates. The first survey was open following the first open house on November 20 through December 4, 2019. Fifty-two people responded to the survey.

The second online survey was available following the second open house on January 15 through January 30, 2020. Ninety-three people responded to the survey.

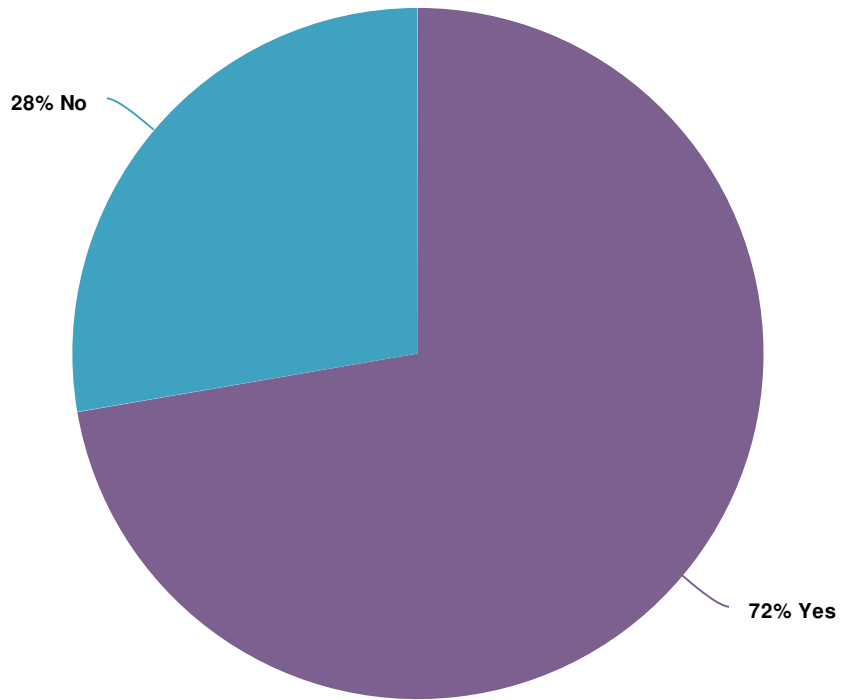
Report for Eagle's View Park Master Plan Survey #1

Response Counts



Totals: 52

1. Are you familiar with Eagle's View Park?



Value	Percent	Responses
Yes	72.3%	34
No	27.7%	13
		Totals: 47

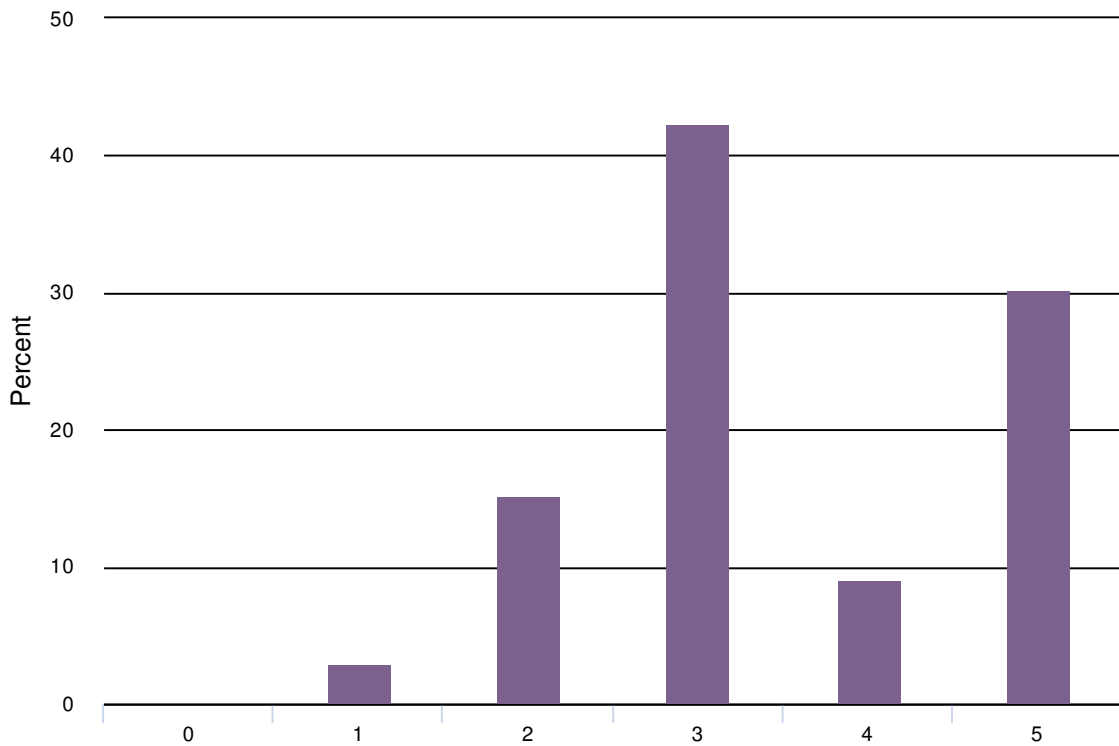
2. Below is a list of park features. Please rate how important each one is to you using a sliding scale of "not important" to "very important."

Dog walk destination

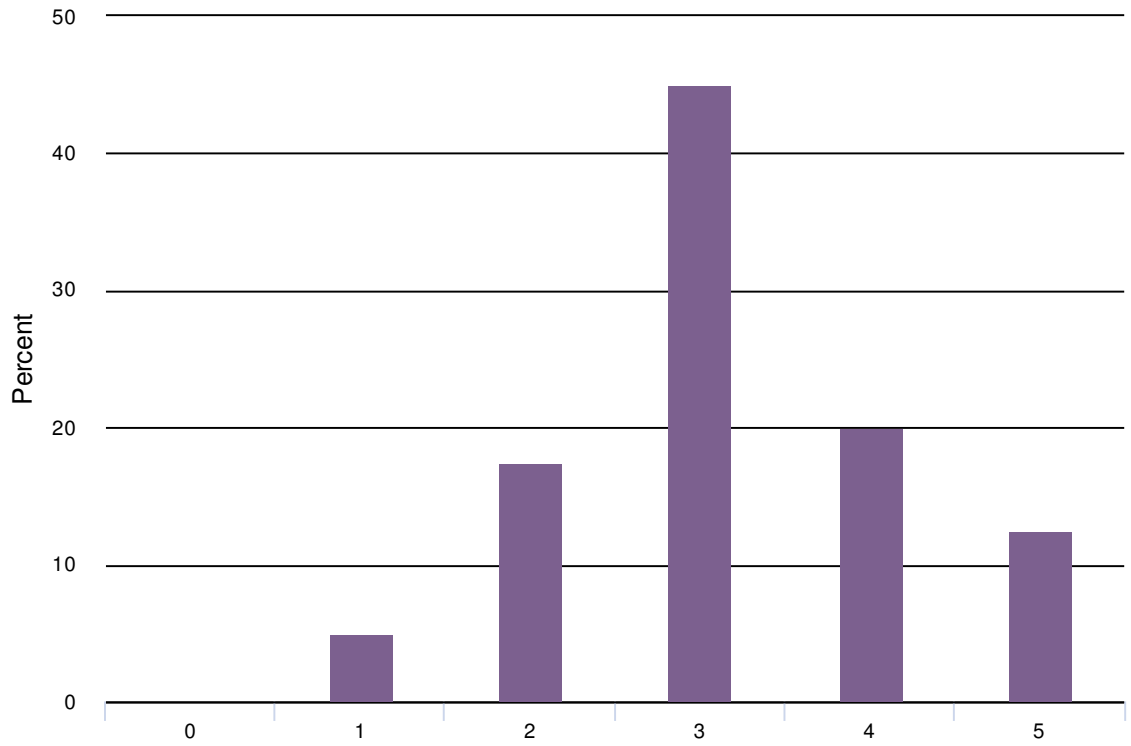
Moderately Important

Very important

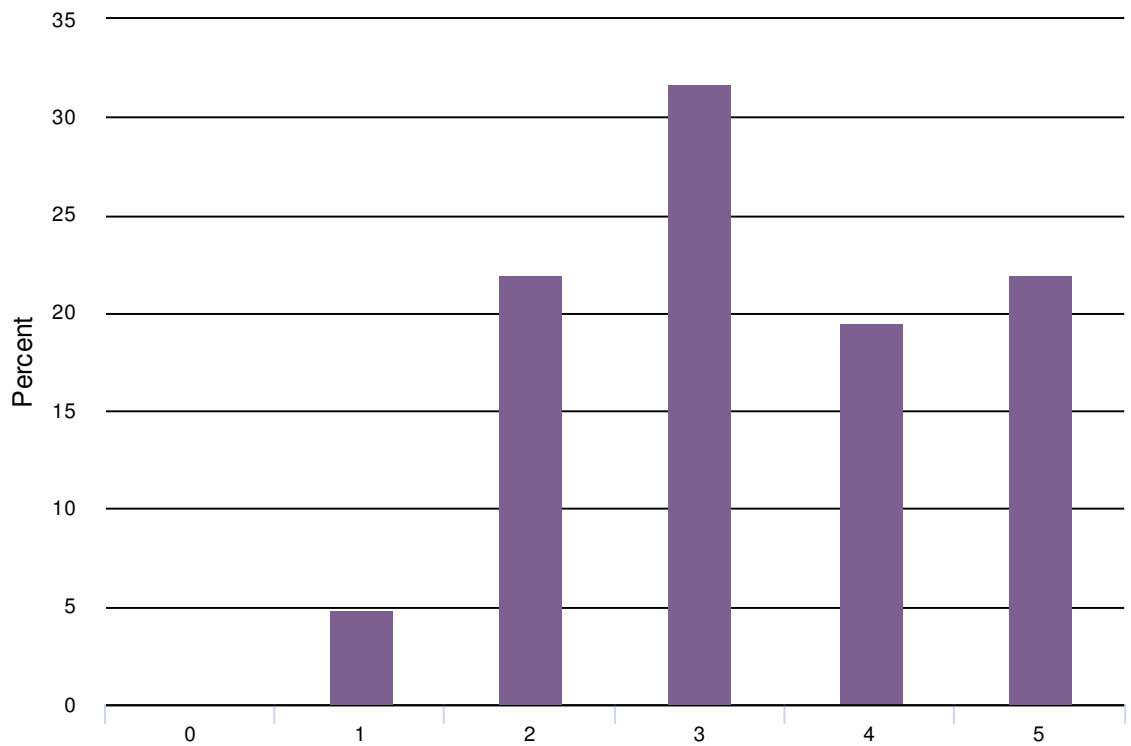
Dog walk destination



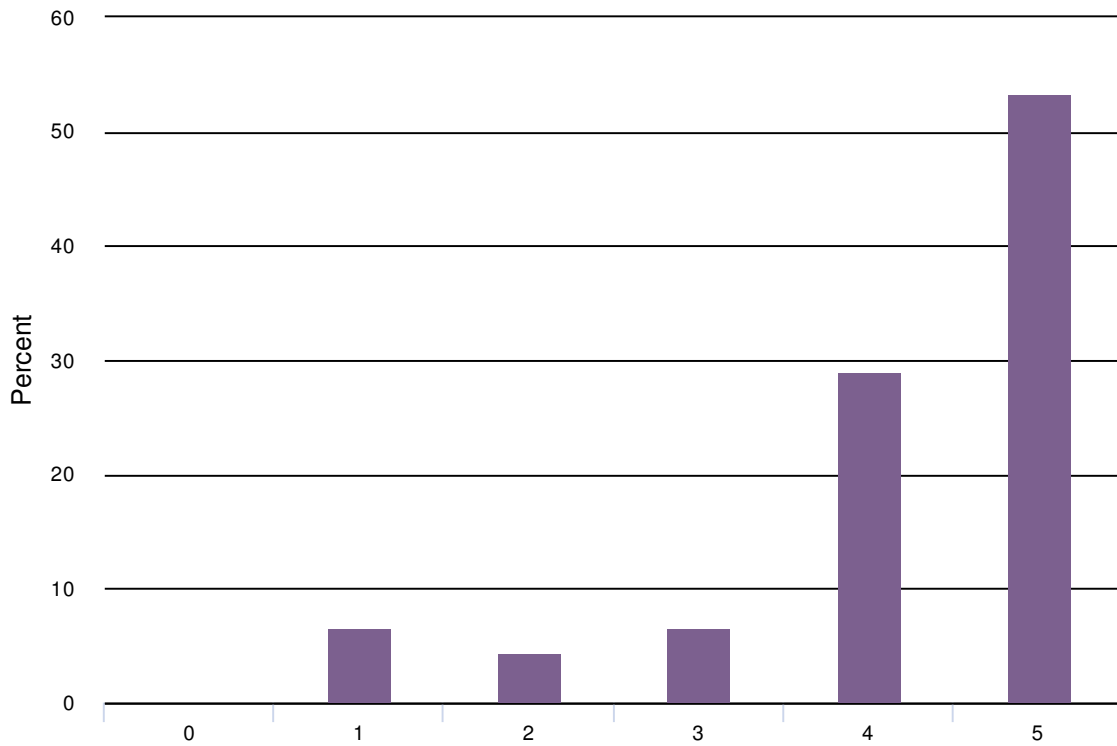
Picnic area



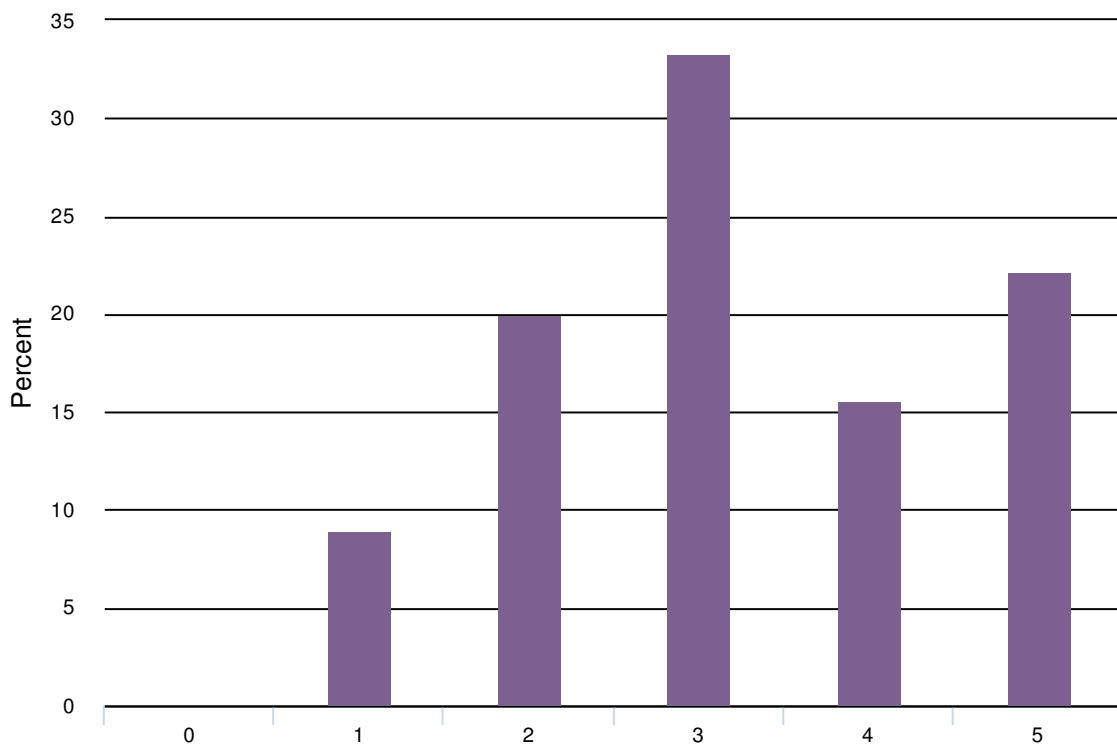
Picnic area with shelter



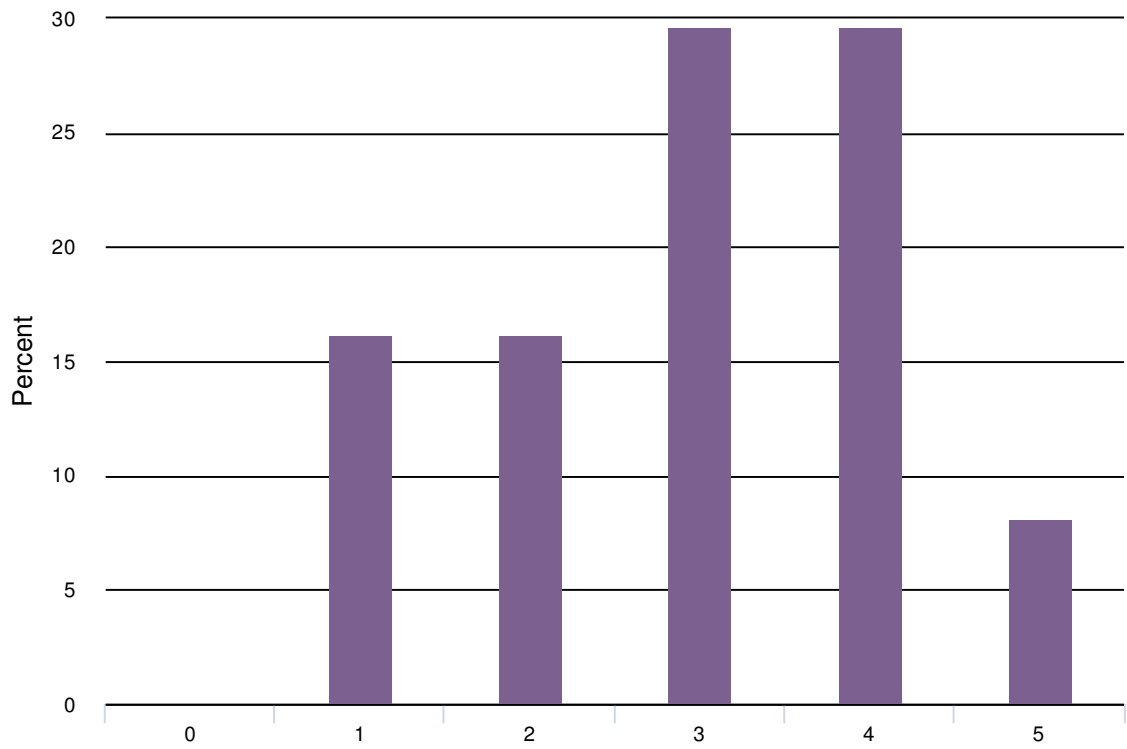
Playground equipment



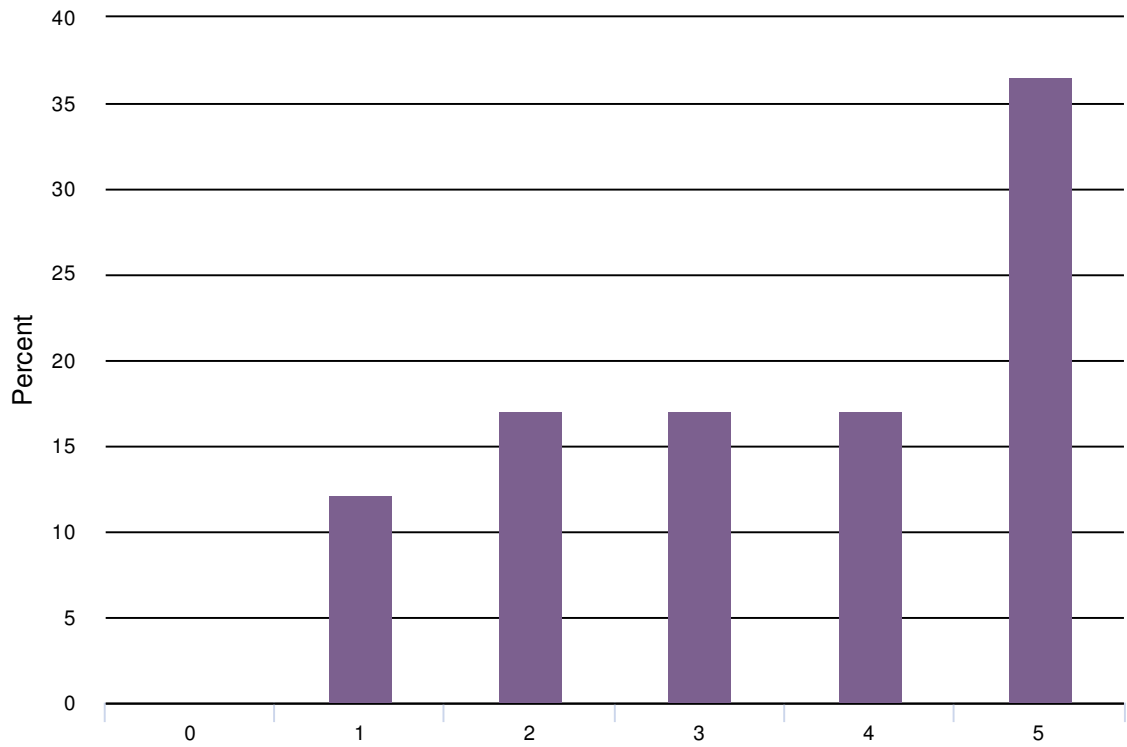
Open meadow



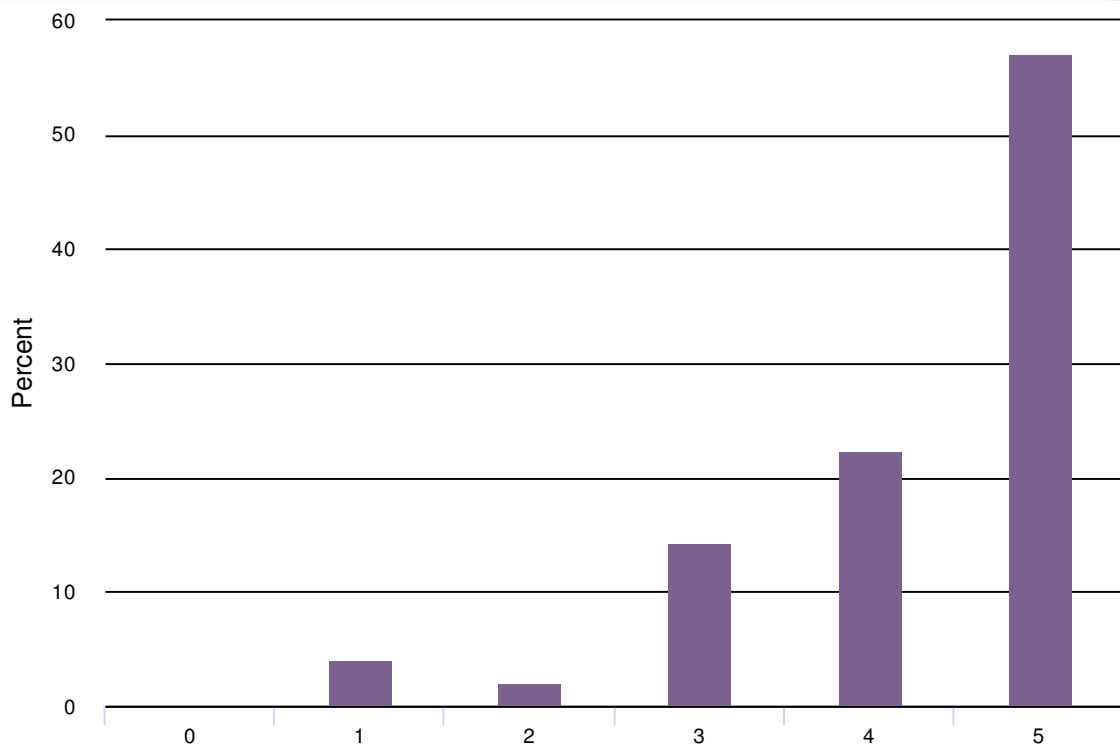
Turf play field



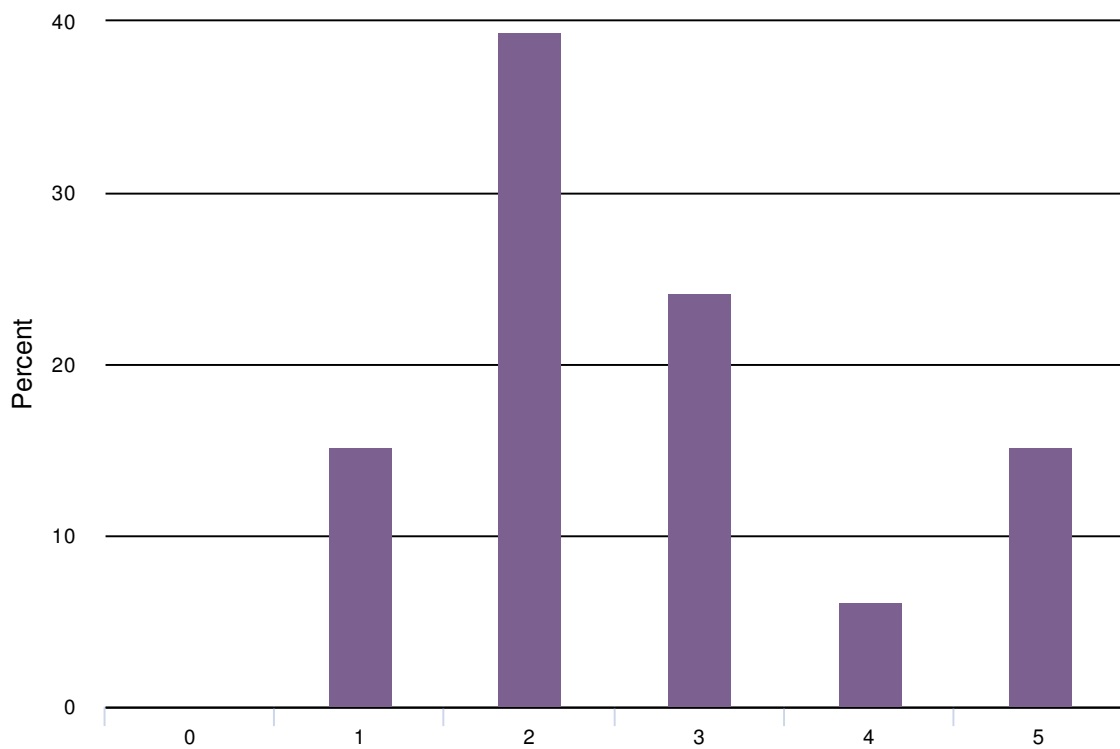
Native pollinator habitat



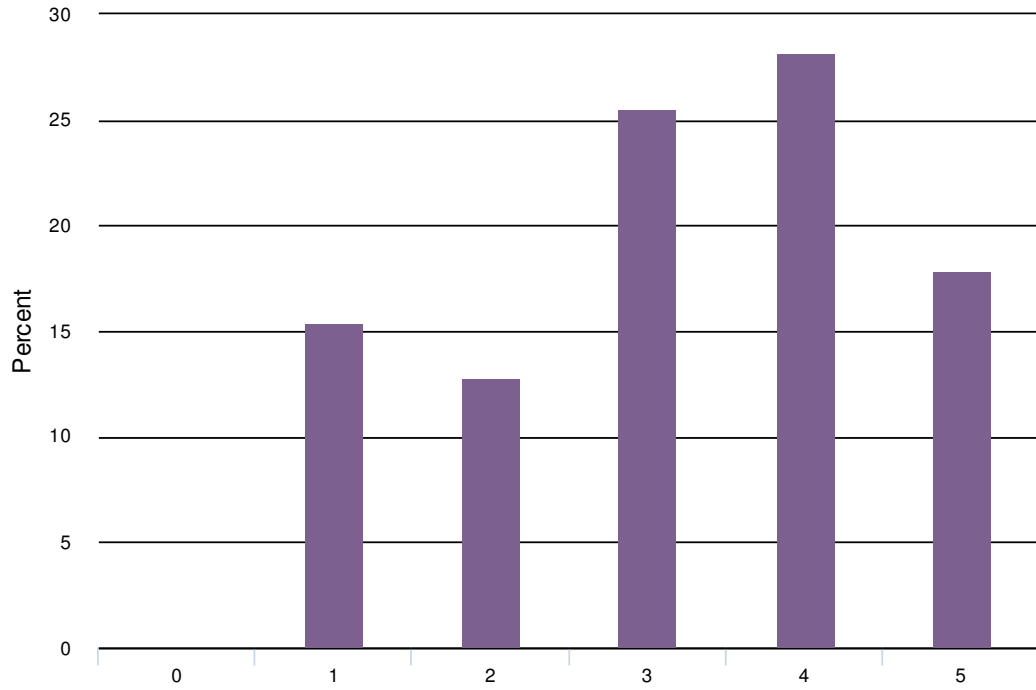
Walking paths



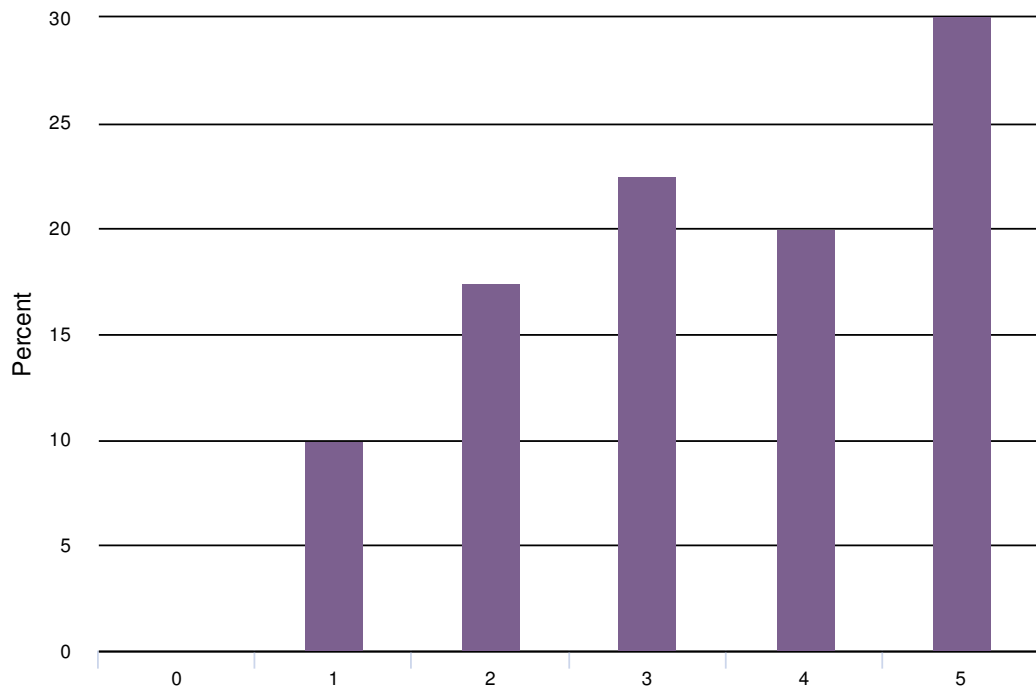
Adult exercise equipment



Place for quiet respite and relaxation



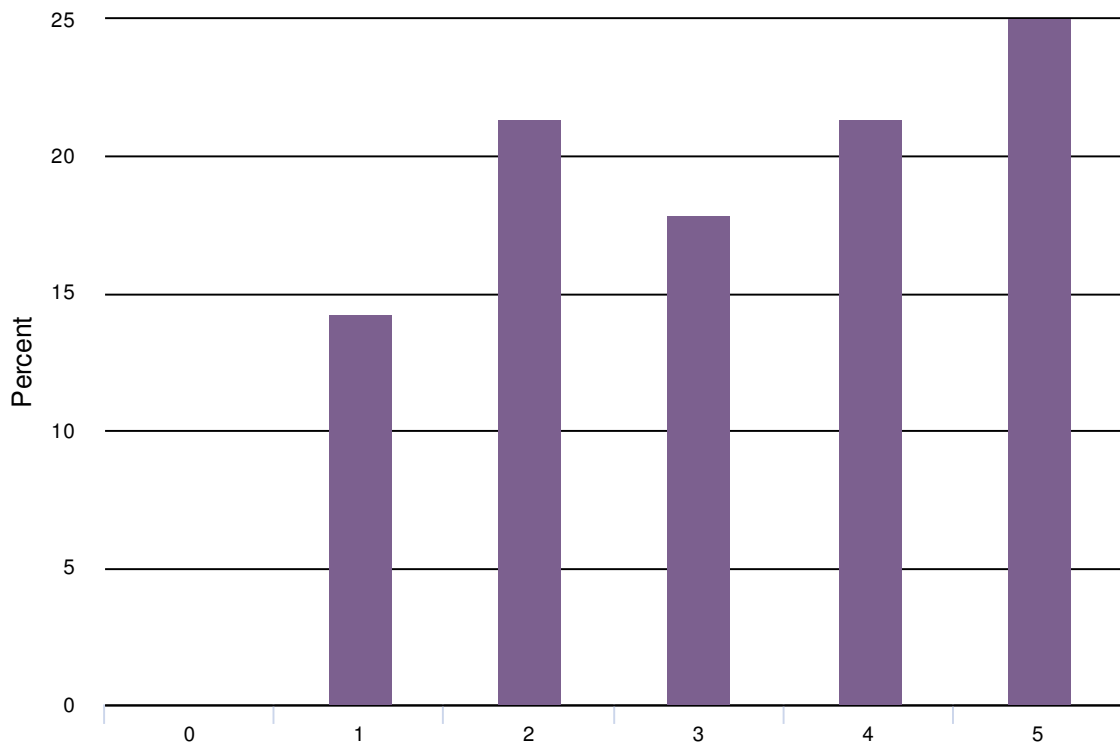
Multi-use Sport Court (basketball, pickle ball, futsal)



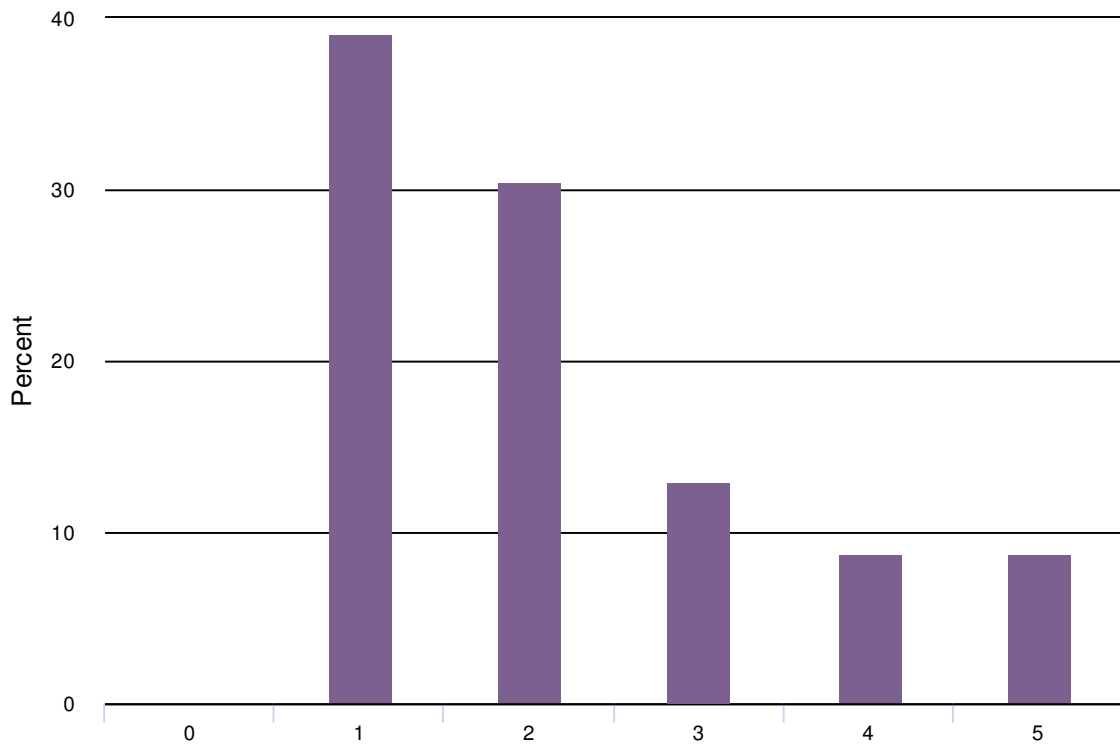
Horseshoe pits

Drinking fountain

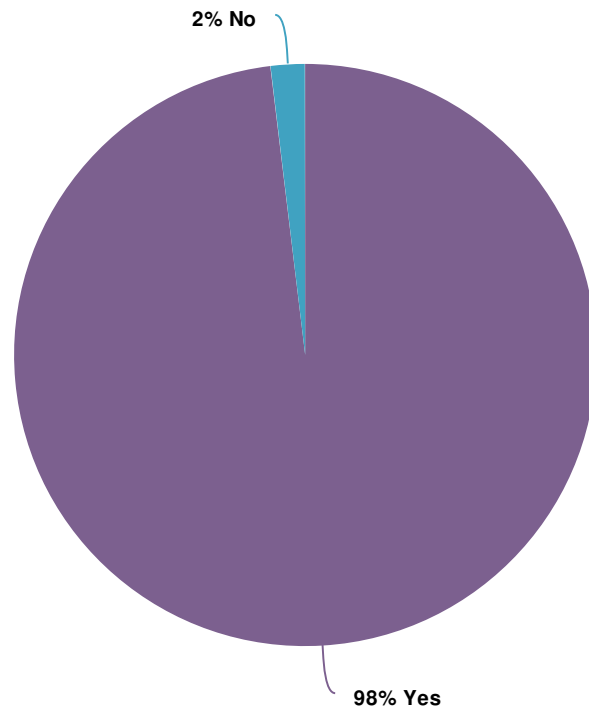
Practice disk golf basket



Skate Dot



3. Do you currently use City of Salem parks?



Value	Percent	Responses
Yes	98.1%	51
No	1.9%	1
		Totals: 52

4. If yes, which parks?



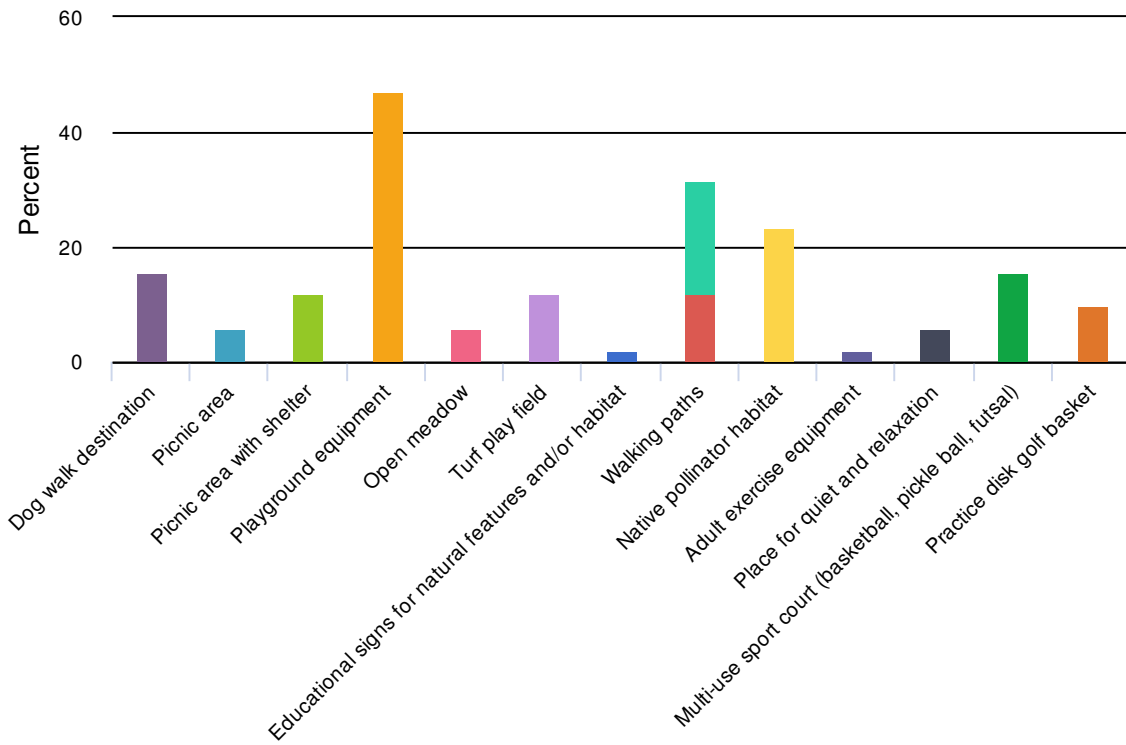
ResponseID	Response
29	Riverfront, Bush Park, Minto, Baxter St
30	Riverfront
31	Riverfront and Minto
32	Multiple
33	Waterfront Park and McCrae Park
35	We've used many of them
36	Orchard heights
37	Wallace Marine Park, Minto Brown Island Park, Orchard Heights Park
38	20 different parks throughout city
39	Riverfront & Wallace Marine & Minto
40	College Heights, Bush Park, Riverfront, Minto Brown
42	Woodmansee Park, Minto-Brown Park, Riverfront Park, Bush Pasture Park, Cascades Gateway Park
43	Wallace Marine, Minto Island, riverfront
44	Wallace Marine

ResponseID	Response
45	waterfront
46	Minto-Brown Island Park, Eagles View, Orchard Heights
47	Bush, Riverfront, Minto
48	Waterfront, Minto, bush
50	Minto Brown, Sunnyslope
51	Bush Park, Riverfront Park, Orchard heights Park, Minto, Lets all Play Place
52	Minto, orchard heights, riverfront, eagles wing
53	Bush, Orchard Heights, waterfront, Salem Hospital playground,
54	Riverfront & Wallace Marine & Minto
56	River front and Wallace
57	Bush park, Battle Creek Park, River Front Park, & Minto Brown Park
58	Cascade Gateway, Woodmansee
59	Bush, Minto, Wallace, Orchard Heights, West Salem
60	Orchard Heights and Riverfront park
63	bush's, riverfront, let's all play,
64	Riverfront, Bush Park, Minto
66	Eagle view
67	orchard heights, college park, riverfront and many more
68	All of them
70	Bush, water front
72	West Salem City Park, Riverfront Park, Bush Park, Morningside Park, Orchard Heights Park, Keizer Rapids Park, etc.
74	Orchard Heights and Riverfront
75	Minto Brown, Bush Pasture, Wallace Marine, River Front



ResponseID	Response
78	Minto, Orchard Heights, Wallace Marine
79	Almost all of them but a lot of times the one out valve which is attached to the new walk bridge
80	Waterfront
82	Eola Ridge, Orchard Heights, Riverfront
83	Orchard heights, riverfront, we'd bennett
85	Riverfront, Minto, Orchard Heights, Wallace Marine, Rosemont Ave
86	Eola, Orchard Heights, Wallace
87	minto brown, waterfront, bush park
88	Eagle Ridge, Bush park
90	Riverfront
91	Orchard Heights
92	Orchard Heights, Eagles View, Bush Park, Minto Brown
94	Riverfront

5. Of the following features for Eagle's View Park, which two are most important to you?





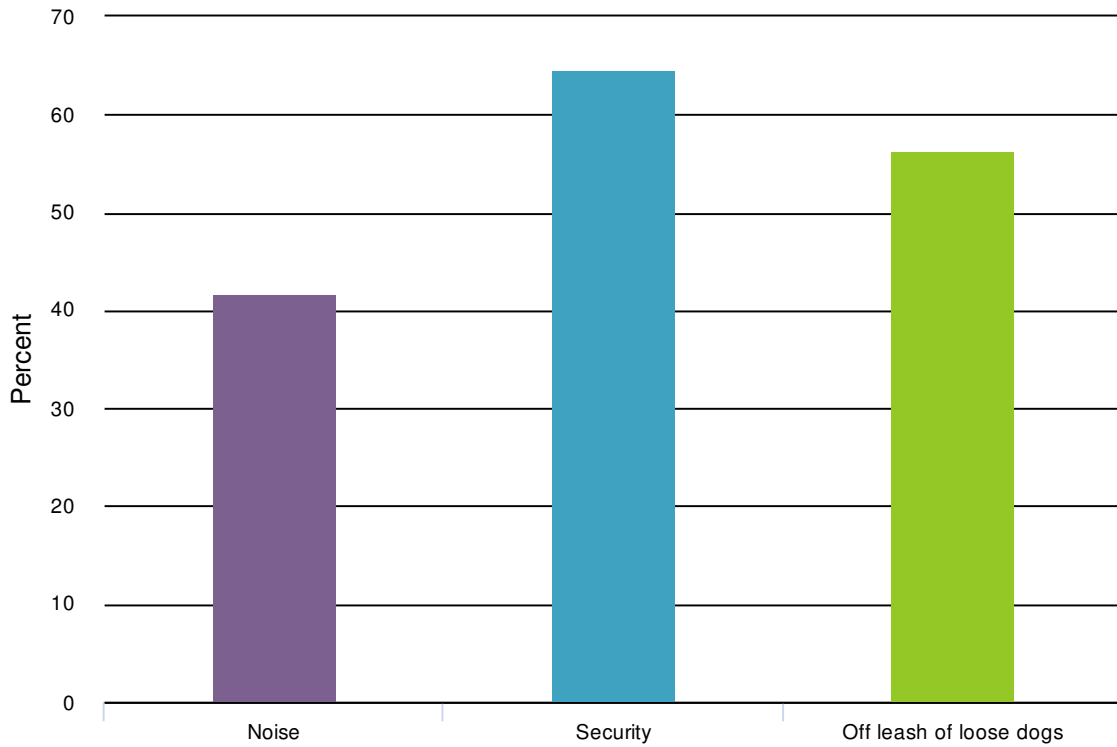
Value		Percent	Responses
Dog walk destination		15.7%	8
Picnic area		5.9%	3
Picnic area with shelter		11.8%	6
Playground equipment		47.1%	24
Open meadow		5.9%	3
Turf play field		11.8%	6
Educational signs for natural features and/or habitat		2.0%	1
Walking paths		31.4%	16
Native pollinator habitat		23.5%	12
Walking paths		11.8%	6
Adult exercise equipment		2.0%	1
Place for quiet and relaxation		5.9%	3
Multi-use sport court (basketball, pickle ball, futsal)		15.7%	8
Practice disk golf basket		9.8%	5




6. What are you most looking forward to at Eagle's View Park? (Please slide your top two choices to the box provided.)

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Walking/Jogging	1		50	29
Playground destination	2		42	26
Family outings/picnics	3		34	24
Recreating (basketball, pickle ball, or futsal)	4		20	17



7. Please select your top two concerns about development of Eagle's View Park.



Value		Percent	Responses
Noise		41.7%	20
Security		64.6%	31
Off leash of loose dogs		56.3%	27

APPENDIX B - Survey Results #2

Online Survey Results

Two online surveys were accessible through a link on the Eagle's View Park web page and in a MailChimp email available to those who signed up to receive email updates.

The second online survey was available following the second open house on January 15 through January 30, 2020. Ninety-three people responded to the survey.

Report for Eagle's View Park Master Plan Survey #2

Response Counts

Completion Rate:

100%

Complete



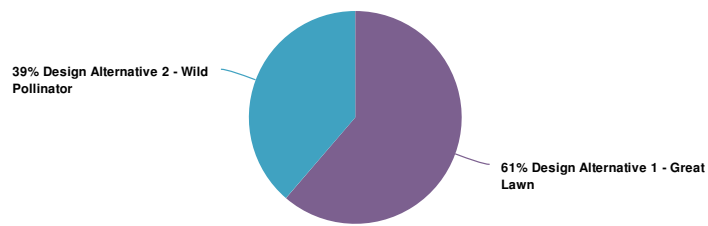
Totals: 93



1. After reviewing the two design alternatives, which design alternative most closely meets your vision for Eagle's View Park?

	Alternative 1 - Open Lawn	Alternative 2 - Wild Pollinator
Open Lawn	0.75 Acres	0.5 Acres
Gathering Area	Separate from Playground; Views of Mt Jefferson	Connected to Playground; best view of Cascades and park entrances
Sport Court	Multi-Use (to be determined)	3-Point Basketball
Playground	Structures, Swings, and Climbers	Scramble Embankment & Slide
Disc Golf	none	3 Practice Putting holes
Fitness Pods	3 Exercise Areas	none
Trees/Planting	Accent Tree Alley	Native Pollinator Pockets



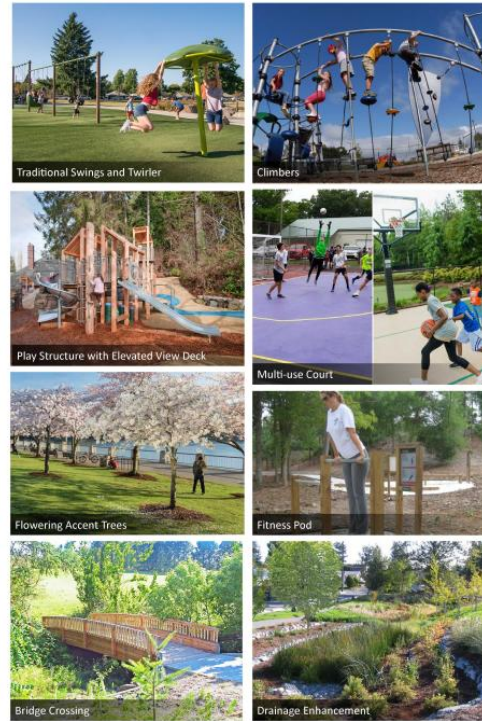


Value		Percent	Responses
Design Alternative 1 - Great Lawn		61.3%	57
Design Alternative 2 - Wild Pollinator		38.7%	36
			Totals: 93

EAGLE'S VIEW PARK MASTER PLAN

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2. What do you like about Design Alternative 1: Great Lawn, shown in the graphic below?



Design Alternative 1 | Great Lawn
EAGLE'S VIEW PARK MASTER PLAN

1-19-2020



ResponseID Response

2	tfdgsdfgsdfgsdfgsdfg
3	I prefer alternative #2
4	Multi use court, playground
5	The trees, drainage, the soft walking paths and a fitness pods.
6	The multi purpose court and fitness pods!
7	flowering trees drainage enhancement multi use court
8	None
9	Accent trees path, multi soft paths, fitness pods, playground, multi sport court location
10	Cherry
11	Nothing! We don't need another homeless camp site!!
12	Multi use court because I love playing basketball and there's a ton of people around here who do too. I think of you put a multi use court in definitely put a basketball court in.
13	Trees, bball, bridges
15	Cherry avenue, large lawn, playground area, multi use court, lots of paths and trees. Cherries or ornamental trees at entrances. Bridge is great.
16	Fitness Pod
17	Play structures, court, flowering trees, climbers, swings, I am indifferent as to the inclusion of fitness pods
18	Lots of areas to hang out or have a picnic
19	I like the game inclusion of the cherry trees.

EAGLE'S VIEW PARK MASTER PLAN

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ResponseID	Response
20	Open layout and fun!
21	This city needs more outdoor pickle ball courts
22	Are city needs more pickle ball courts
23	Multi use court because I love playing basketball and there's a ton of people around here who do too. I think of you put a multi use court in definitely put a basketball court in.
24	Drainage enhancement, bridge, flowering trees, multi-use court, play structur, great lawn, walking paths
25	like: fitness pods
26	Tree alley Fitness pods Large open lawn
27	I like the open lawn but please add pickleball specific courts! They are desperately needed in the area and will get tons of use! Thanks!
28	Sport Court, playground, big lawn
29	Open lawn for picnic or soccer play. Instead of a multi-use court it would be preferable to have a court specific to pickle ball. It is such a fun easy sport to learn and is fun for both young, old and everyone in between.
30	playground, multi use courts
31	I like the traditional swings and twister, the bridge crossing and fitness pod
32	All the possible activities for all. The playground has many different play things (slide, swings, climber, twirler), the basketball is always a hit, the open lawn is an amazing picnic area. The fitness pods are also a big plus.
33	i just think we should have a park
35	Overall set up
36	Open lawn area and playground are in the right spots.
37	Tree alley, exercise area, large open field, multi use court, drainage areas, walking trails
38	I'm really feeling the lay out, but I prefer the play ground equipment for #2
39	Walking trails, large open field, multi use court. Cherry blossom trees
40	The fitness pods would be unique and a nice add. I also like preserving the views of Mt Jefferson along with the bridge and other natural features.
41	Fitness pods
42	I like the overall look. It's few to have exercise pods.
43	Large open lawn, larger multi use court, more engaging play structure
44	I like the traditional swings, twirler, climbers and multi use court.
45	Play structure and bridge
46	toys and fitness pad
47	Open spaces
48	More lawn space and the multi use court.
49	Climbing structure, bridge
50	The larger lawn area, if it were level.
51	Play structure
52	All of it! More play structures for the kids and adults have fitness pods they can do while exercising! Beautiful design!
53	Just excited to have another park alternative!
54	Everything!!!
55	Fitness pads
56	All
57	Multi use court, flowering path trees, and the open lawn size.

ResponseID	Response
58	Larger green area, more paths
59	Physical activity, community, and family friendly.
60	Multi use court, playground options, and exercise pod
61	The children's play equipment and flowering trees. Ample open field space.
62	Multi use court, picnic shelter
64	The playground
65	The accent trees along the path
66	Play Structure
67	Playground equipment options, larger lawn space, more path options, landscaping
68	Large open grass, huge playground, trees, large play area Wish this had the disc golf instead of exercise pods. Nobody will use exertpodd
69	I like the trees lining the center path and the playground design.
71	It has a larger Multi-use Court.
72	I like the trees and walking paths.
73	Multi use court
74	Drainage enhancement, fitness pods, paved and soft paths, playground, trees
76	Playground with climbers! Drainage and bridge!!! And all of the paths!
77	Has a greater emphasis on all demographics (playground, while the seating is separate for those without kids), mixed use sport is more versatile, and fitness pods encourage general recreation by all.
78	Nothing
79	Active, usable spaces!
80	The cherry tree alley, the play equipment style, the paths and fitness pods, really just all of it is wonderful!
81	Exercise areas
82	I like the multipurpose use. I would add pollination to the plan
83	More grass area, seperate play area, multi use court
84	The playground
85	Play equipment for kids
86	Swings, slides, twirler, basketball courts
87	I think design 1 would better suit the needs of the community. Pickle ball is very popular for a multi-use court. The playground in 1 is also more of what kids enjoy. I think the larger open lawn allows for more activities for the community as well.
88	Seems to offer more.
89	I like the accent trees along the path, that it has a bigger open lawn area, and a multi use court. The soft paths.
90	Multi use court and fitness pods
91	Swings, climbers, play structure, court, trees
92	Climbers, playground, court, trees
94	Accent trees, multiple viewpoints, nice trail

EAGLE'S VIEW PARK MASTER PLAN

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3. Is there anything you dislike about or would prefer to see on Alternative 1: Great Lawn, shown in the graphic below?



Design Alternative 1 | Great Lawn
EAGLE'S VIEW PARK MASTER PLAN



ResponseID Response

2	sfgsdfgsdfg
3	Basketball hoops
4	I think I'd rather have disc golf instead of the workout areas, seems like that would get more usage. That's the biggest difference to me between 1 and 2. And I think I'd prefer the playground to be closer to the picnic area so parents can watch kids more closely.
5	Removing them multi use court and the covered picnic area where people can sleep.
6	Seasonal trees and lack of dog use
7	play structures climbers traditional swings and twirler
8	More disc golf
9	More native plants and pollinator habitats, covered area moved to opposite side of great lawn for views
11	We don't need another homeless camp site!!!
12	No I don't really dislike anything.
13	Traditional play equipment. No embankment slide
15	You could add a row of aster flowers along the south side of the cherry alley, which would give another season of floral interest for both people and pollinators on the path. Asters are low-to-no maintenance perennials that do well planted in the sun. And they bloom in the fall. Then all you would need is some summer blooms in the natural planting areas to make this a great design for the pollinators. Or some wildflowers and milkweed down in the meadow areas. The library has a book entitled "The Plant Lover's Guide to Asters" that shows how beautiful asters are when planted as monocultures. I wish we could add the embankment slide/scramble equipment to this plan. But my 7-year-old likes the playground featured in this plan more. Bottom line: The more playground equipment the better.
16	No
17	Would LOVE a splash pad! Please!
18	No
19	I wish that the pollinator plants and trees were included, as I would like to see things bloom and fade throughout the entire year and not just spring.

EAGLE'S VIEW PARK MASTER PLAN

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ResponseID	Response
20	No
21	I would like to see multiple sport courts put in or a Pickleball specific court to put in
22	There is only one multi use sport court and we need a Pickleball specific court to keep up with the demand to play pickle ball with our citizens
23	No I don't really dislike anything.
24	No.
26	Multi use Would like embankment slide
27	Pickleball specific courts! Like they have in Dallas and many other surrounding cities.
28	No
29	It would be nice to have some climbers in addition to slides for kids.
30	would prefer to see addition: lawn seating and additional Picnic /gathering area
31	no Everything looks perfect!
32	More flowering accents.
33	nope
35	Baseball backstop
36	Cherry trees in the middle will block views.
37	Don't like the playground option and location
38	I prefer the playground equipment on #2 more
39	Location of the playground, and don't like the playground design
40	A pollinator garden would be a welcome addition.
41	A circular path around the entire perimeter to walk or run
42	I really wish there could be a splash pad. We need one on our side of the river.
43	Shelter area closer to play equipment
44	I prefer the disk golf option and the playground location on design 2.
45	Splash pad
46	no
47	Pollinator area
49	Open lawn seems not that useful. Fitness pods also.
50	I don't care for the natural seed areas. They end up unkempt - the park on eola is an example of not enough money or resources spent maintaining air building usable lawn. It's a muddy mess.
51	Disc golf
52	None
55	Seating closer to park playground Covered area close to park playground
56	No
57	Add lawn seating facing playground. Add scramble embankment. Add disc golf.
58	No
59	A soft or hard cover over 1-2 playground pieces for year round use.
61	Would love to see bathrooms and a Splash Pad.
62	Would like disc golf also.
64	Frisbee golf

ResponseID	Response
66	Picnic shelter and gathering area too close to houses.
67	Picnic shelter/ gathering area closer to play area.
68	Add a splash pad, get rid of exercise pods, add disc golf
69	It's a great design! I just like the other one better because the playground is further from the road.
71	There shouldn't be any open frisbee golf because there are non-fenced properties. Is there any chance to put a BBQ pit for community "get togethers"?
72	I do not like the location of the covered seating area. It would be better south of the great lawn.
73	Pollination area should be included
74	Open lawn
76	Do people actually use fitness pods?! And we need bathrooms!
77	I think it is beautiful and well thought out.
78	Less development although a small amount of parking and a restroom are needed. Just walkways with open spaces should be the design. To compensate for open space here, add a new large skate park at Bush Park.
79	Pickleball on the multi-use court, disk golf
80	The placement of the picnic shelter area on design 2 is preferable.
82	Add plants for pollination
83	Fitness pod is a waste
84	Gathering area not near playground
85	More for kids
86	Would love to see a splash pad!
87	I think plan 1 is great and ideal. The scramble embankment seems like it would be popular but not worth the trade off in plans. Also the flowering trees are lovely and provide great summer shade as well.
88	No. Nice that after 15 years of being told something was going to be done with this area, that it will be.
89	I would love to see the court marked for pickle ball as well!! There are lots of young families in the area that play it - the fastest growing sport right now. I would like to see the disc golf option here as well. Could lawn seating be incorporated somehow?
90	A second court would be nice
91	No
94	Lawn seating

4. What do you like about Design Alternative 2: Wild Pollinator, as shown in the graphic below?



Design Alternative 2 | Wild Pollinator
EAGLE'S VIEW PARK MASTER PLAN



ResponseID	Response
2	sdfgsdfgdsfg
3	Native plants
4	Disc golf, sport court, and the central location of picnics area/open grass area/playground all near each other. Seems to flow nicely. Playground structures look very fun too!
5	The green space and the drainage flood plain protection. The soft walking path.
6	The plant life! The cherry blossoms won't look good very long
7	pollinator habitat drainage enhancement
8	Disc golf
9	Native plants and pollinator habitats, location of playground and seating area, scramble play,
11	We don't need another homeless camp site!!!
12	Honestly everything I think this is the perfect mix of everything but make sure the basketball court is in away from pretty much everything 🙄
13	Trees, scramble emb and slide log climbers
14	looks nice
15	Embankmentslide and scramble equipment. Swing is fun too. Like the idea of flowers for pollinators.
16	Like it but would want the pods
17	Basket swing, lawn seating
18	Tire swing
19	I like that the main play area is farther away from the homes and that there is a terraced seating area to observe the play area. LIVE the native pollinator focus and improved water treatment area with the bridge.

EAGLE'S VIEW PARK MASTER PLAN

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ResponseID	Response
20	Drainage Enhancements is fine in the middle
21	The playground
22	I like the park and
23	Honestly everything I think this is the perfect mix of everything but make sure the basketball court in away from pretty much everything 🤔
24	Pollinator Habitat, bridge, drainaage enhancement
25	like: lawn seating
26	Everything
27	-
28	Disc Golf Baskets Pollinator area Court
30	pollinator habitat, lawn seating, disc golf
31	I like the group basket swing, the bridge crossing and practice disc golf
32	Group basket seat.
33	the whole thing
35	Golf
36	No trees in the middle and no exercise pods. Good flow of paths and use of the area.
37	The climbing wall, slide, stacked seating, mixed trees and pollinating foliage
38	The playground equipment
39	Climbing wall and slide, seating, pollinate trees
40	I like the focus on recreation and active living. I think the pollinator habitat is very important.
41	Pollinator plants
42	I like the playground design
43	Gathering area close to play equipment
44	I love everything about design alternative 2.
45	More natural playground (climber and logs)
46	I love the plants for animals
47	Native plants and disc golf
49	Paths, disc golf, scramble, Log climbing, lawn seating, natural plants.
50	Practice frisbee and cool play area
51	Play toy options, disc golf
52	I don't like it. It doesn't have the active fitness "feel" of it. It just shows the scenery but not the fun active part of it. Going to the park should be a family fun adventure with a lot of fun things to do there!
53	Love it all
54	Playground, log climbers
55	Picnic shelter close to feild and playground great for gatherings and parties.disc golf area. Seating on lawn and slide area.
56	Scramble embankment and slide outdoor seating
57	Lawn seating facing playground. Scramble embankment. Disc golf.
58	I like the pollinator park but not the layout
59	Nothing
60	Everything but disk golf (just not my thing)



ResponseID	Response
61	The Children's Play equipment, especially the more natural looking structures (log climber and scramble embankment), and the Pollinator Habitat with native plants.
62	Fisc gold
63	Scramble and slide
64	The combo between childrens play area and adult activities
65	Disc golf course
66	Basketball court, practice disc golf, and pollinator habitat.
67	Playground and picnicking area close together.
68	I love the basket swing,log climbers, scramble w slide,disc golf & love the lawn seating!
69	I like the added disk golf section, the natural elements to the playground, and the greater distance from the playground to the street.
71	No opinion, not sure about this.
72	I like the location of the playground and seating area.
73	Frisbee golf
74	Drainage enhancement, pollinator habitat with native plants, scramble embankment and slide, lawn seating, disc golf practice, paved and soft paths
76	Embankment and slide area!!! Bridge, paths!
77	Frisbee golf is uncommon and it's a thoughtful addition for a low-noise activity.
78	Nothing but I was forced to choose an alternate to move through the survey.
79	Disc golf
80	The placement of the picnic shelter.
81	No exercise areas
82	Focus on pollination.
83	Disc golf, lawn seating.
85	Scramble wall
86	Slide and swings
87	Not enough pretty trees. Also disc golf isnt as popular as pickleball.
88	Lawn seating
89	The bottom half - below the path that basically crosses the entire area. I also really like the lawn seating option.
90	Disc golf
91	Swing, scramble embankment, log climbers, lawn seating
92	Drainage, Scramble, seating,
94	Pollinator gardens, disc golf, landscape enhancements

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5. Is there anything you dislike about or would prefer to see on Alternative 2: Wild Pollinator, shown in the graphic below?



Design Alternative 2 | Wild Pollinator
EAGLE'S VIEW PARK MASTER PLAN



ResponseID	Response
2	sdfhgsdfgsdfg
3	Group basket swing
4	No, I love it!
5	The basketball court the covered area where people can sleep.
6	Lack of multi use court and fitness pods and lack of dog use
7	lawn seating log climbers basket swing
8	Everything is good, maybe restrooms
9	Disc golf, pathway layout
11	We don't need another homeless camp site!!!
12	No I think all of it is great
13	No disc golf please. Windows will be broken
14	no
15	No cherry alley. Not a lover of disc golf, prefer more paths.
16	Like it but would like the pods
17	Disc golf seems to really only be utilized by a niche group of young adults, and the equipment has only one use and takes up a lot of space. Other multipurpose alternatives may be a better option
18	Skatepark
19	Live the entire design of option 2!

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ResponseID	Response
20	Need more trees or a bushes that cover outer sides
21	No, just a pickle ball court Instead of basketball hoops. Every house in that neighborhood has a basketball hoop sitting on the street. We don't need more of these
22	We definitely do not need more basketball hoops. Pickleball courts will serve more people.
23	No I think all of it is great
24	Dislike disc golf, log climbers, lawn sitting, scramble and slide, group basket swing
26	Would like to have the tree alley from plan 1
27	Pickleball specific courts.
28	No
29	I don't think a fitness pod would ever be used. I've see. The ones at Orchard heights and haven't seen any use and they're covered in moss and slippery green matter. Frisbee golf is usually played at a full course and I highly doubt this would ever be used. With Eagle's being a new development there a many young children and with families. Being able to burn toddler energy would be welcome indeed.
30	prefer to see additional Picnic /gathering area
31	I don't think many people would use the log climbers
32	A play structure, swings, slides, climber, fitness pods & basketball court. Also flowering trees.
33	no
35	No
36	Make sure the trees are low growing height so that the views are not blocked. Keep trails away from fences.
37	Disc golf area, basketball court, walking trail too close to housing on south side of park, small open field
38	N/a
39	Disc golf, small open field Only one bridge
40	The recreation sites take up a lot of space at the expense of other benefits. There are also plenty of disc golf courses and we don't necessarily need another.
41	Worried about too many bees near the gathering areas
42	It would be great to have a multi- use court. And it could use a splash pad. It's sad that the one we have on our side of the river is awful. We need something for our kids that really enjoy and feel safe while cooking down on a hot day.
43	Do not see disk golf as attractive to enough of the masses
44	The court was better on design alternative 1.
45	Water feature or splash pad
46	Just don't think it will attract the young families that live around there
47	Off leash area for pets.
49	I do like the cherry trees from Option 1. I would like an off leash area for dogs.
50	No wild seed areas. These are unkept and not usable areas by park goers.
51	No exercise pads
52	More active play structures. Basketball court could be moved to Alternative 1?
54	Disc golf
55	Another covered picnic area BATHROOMS
56	Disc golf, group swing
57	Don't add to high pollen count for allergy sufferers. Add multi use court instead of basketball only court. Add spring flowering trees along street and paths.
58	Don't like the golf, would want more paths
59	The lack of entertainment for kids
60	Disk golf, never saw anyone using the temporary one the times I was out walking the neighborhood (I realize that doesn't mean it was never used)

ResponseID Response

ResponseID	Response
61	Bathrooms and a Splash Pad.
62	Prefer multitude court over basketball court.
64	Basketball court or tennis court added
65	More flowering a cent treed
66	I don't like the playground. I prefer the one shown in Design Alternative 2.
67	More walking paths
68	Splash pad & more playground
69	I really loved the play structure from the first design, though I realize it doesn't flow as well.
71	No opinion.
72	I wish the middle path connected closer to where the kids bus stop is located, the middle street light on Eagles Wing St. The kids often run across from there.
74	-
76	Disc golf
77	I do not favor basketball courts from a noise standpoint.
78	Open countryside with walking paths is the best way use although a small amount of parking and a restroom should be added. Should consider adding a large skate park at Bush as part of this process to compensate for any open space here.
81	Exercise areas
82	Multi use areas
83	Pollinator area. Will be thistle patch in 5 years
85	Dislike frisbee golf, feel they will be unused
86	I don't necessarily think we need another west Salem pen that is just nature- we have those! Our kids need more access to exercise and play places with toys and structures.
87	basket swing is nice but plan 1 is better.
88	I don't know
89	A multi use court instead of a 3 pt basketball court.
90	Could the court be multi use?
94	It needs more trees and an Additional picnic or gathering area higher up the hill

APPENDIX C - Cost Estimate

Eagle's View Park Master Plan
 Estimate of Probable Cost
 Environmental Science Associates

Estimate Date:03/05/2020

	<i>ITEM</i>	<i>QTY.</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EXT. COST</i>
1.0	SITE CLEARING			Subtotal	\$ 13,500
1.1	Erosion Control Fence and Bio Bags	1	LS	\$ 3,500	\$ 3,500
1.2	Clearing and Grubbing	100,000	SF	\$ 0.10	\$ 10,000
2.0	EARTHWORK			Subtotal	\$ 52,111
2.1	Topsoil at Lawn	306	CY	\$ 20	\$ 6,111
2.2	Topsoil at Planting Areas	926	CY	\$ 20	\$ 18,519
2.3	Soil Amendments at Seed Areas	474	CY	\$ 20	\$ 9,481
2.4	Finish Grading	180,000	pl	\$ 0.10	\$ 18,000
3.0	UTILITIES			Subtotal	\$ 22,000
3.1	Water Connection and Distribution	1	LS	\$ 10,000	\$ 10,000
3.2	Electrical Connection and Distribution	1	LS	\$ 2,000	\$ 2,000
3.3	Drainage Pipe and Field Inlets	1	LS	\$ 10,000	\$ 10,000
4.0	PAVING & WALLS			Subtotal	\$ 192,000
4.1	Paths - CIP Concrete	7,500	SF	\$ 12	\$ 90,000
4.2	Paths - CIP Concrete Vehicular	9,000	SF	\$ 10	\$ 90,000
4.3	Picnic Plaza - CIP Concrete	900	SF	\$ 12	\$ 10,800
4.4	Paths - Soft Surface	400	SF	\$ 3.00	\$ 1,200
5.0	PLAYGROUND EQUIPMENT			Subtotal	\$ 90,300
5.1	Play Equipment	1	LS	\$ 62,500	\$ 62,500
5.6	Play Freight	1	LS	\$ 2,000	\$ 2,000
5.7	Play Install	1	LS	\$ 25,800	\$ 25,800
6.0	PLAYGROUND SURFACING			Subtotal	\$ 40,026
6.1	Play Surfacing	236	CY	\$ 35	\$ 8,270
6.2	CIP Concrete Curb	400	LF	\$ 32	\$ 12,800
6.3	ADA Ramp	2	EA	\$ 1,500	\$ 3,000
6.4	Boulders at Embankment	30	TON	\$ 180	\$ 5,400
6.5	Drain Rock Base	93	CY	\$ 60	\$ 5,556
6.6	Geotextile Fabric	10,000	SF	\$ 0.50	\$ 5,000
7.0	SITE IMPROVEMENTS			Subtotal	\$ 161,296
7.1	Picnic Shelter	1	LS	\$ 45,000	\$ 45,000
7.2	Bridge	1	LS	\$ 35,000	\$ 35,000



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7.3	Sports Court - CIP Concrete	4,100	SF	\$	12	\$	49,200	
7.4	Basketball hoop	1	EA	\$	1,500	\$	1,500	
7.5	Benches	4	EA	\$	1,500	\$	6,000	
7.6	Picnic Tables	5	EA	\$	1,800	\$	9,000	
7.7	Fitness - Equipment	2	EA	\$	2,500	\$	5,000	
7.8	Fitness - Surfacing	14	CY	\$	35	\$	496	
7.9	Disc Golf Baskets	3	EA	\$	500	\$	1,500	
7.10	Trash Receptacles	3	EA	\$	400	\$	1,200	
7.11	Bike Racks	1	EA	\$	500	\$	500	
7.12	Drinking Fountain	1	EA	\$	4,500	\$	4,500	
7.13	Park Signs	3	EA	\$	800	\$	2,400	
8.0	IRRIGATION				Subtotal	\$	31,030	
8.1	Irrigated Lawn	28,000	SF	\$	1	\$	21,000	
8.2	Irrigated Planting Areas	30	SF	\$	1	\$	30	
8.3	Irrigation Controller	1	LS	\$	10,000	\$	10,000	
9.0	PLANTING				Subtotal	\$	128,389	
9.1	Trees - Deciduous	10	EA	\$	300	\$	3,000	
9.2	Trees - Small Accent	30	EA	\$	250	\$	7,500	
9.3	Trees - Street Trees	11	EA	\$	250	\$	2,750	
9.4	Planting - Shrubs & Groundcover	50,000	SF	\$	2.00	\$	100,000	
9.5	Seed at Lawn	25,000	SF	\$	0.10	\$	2,500	
9.6	Seed at Rough Lawn / Pollinator	80,000	SF	\$	0.10	\$	8,000	
9.7	Bark Mulch	309	CY	\$	15	\$	4,639	
10.0	SOIL PREPARATION				Subtotal	\$	11,250	
10.1	Soil Preparation at Lawn Area	25,000	SF	\$	0.15	\$	3,750	
10.2	Soil Preparation at Planting Areas	50,000	SF	\$	0.15	\$	7,500	
Total							\$	741,902
Additional Cost Factors:								
<u>Design</u>								
	Environmental/Archaeological clearance		2.0%			\$	14,838	
	Consultant		12.0%			\$	89,028	
	City: Consultant management		2.5%			\$	18,548	
	Parks oversight		1.0%			\$	7,419	
Design Subtotal							\$	129,833
<u>Construction Management</u>								
	City		10.0%			\$	74,190	
	Consultant		2.0%			\$	14,838	
	Parks		1.0%			\$	7,419	
Construction Management Subtotal							\$	96,447
Grand Total							\$	968,182
30% Contingency							\$	290,455
Total Construction Cost							\$	1,258,637