

# Bailey Ridge Park Master Plan

*Draft July 2022*

# Acknowledgments

## CITY OF SALEM

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# Introduction

# PURPOSE STATEMENT

The master plan for Bailey Ridge Park is a vision for future park improvements and amenities to be added to the park as it is developed. The plan provides an understanding of the existing conditions, site opportunities and constraints, community involvement process, and conceptual design for what park improvements and amenities are possible at Bailey Ridge Park. The City will use the master plan to guide future park development within the next 20-to-30 years.

# BACKGROUND

Bailey Ridge Park is located at 3801 Tayside Street S in southwest Salem. The park is surrounded by mixed-density single family development with Illahe Golf Course and Country Club to the north and Minto-Brown Island Park to the northeast. River Road S provides access into the neighborhood and also defines the Urban Growth Boundary line. The City acquired the 5.5-acre undeveloped park site in 2006 when the neighborhood was under development. Bailey Ridge Park is classified as a Neighborhood Park.

# RELATED PLANS & GOALS

The planning of improvements to Bailey Ridge Park are informed by two local planning documents, the Comprehensive Park System Master Plan and the Community Forestry Strategic Plan.

## **Comprehensive Park System Master Plan**

The Salem Comprehensive Park System Master Plan (CPSMP), adopted in 2013, is a system wide plan that describes specific goals and policies for the City's park system. This policy document defines park classifications and associated service areas, and provides guidelines for park development by identifying standard and optional facilities appropriate for each classification. Design guidelines focus on creating neighborhood destinations while discouraging excessive uses that may cause impacts to the neighborhood or create significant operations and maintenance burden. The Plan identifies the following list of common facilities as either standard or optional features for neighborhood parks. The standard and optional facilities that inform the design of Bailey Ridge Park are based on feasibility, in response to topography and natural resources occurring on the site, and prioritization of ADA-compliant access.

## **Standard Facilities**

- Picnic area
- Site furnishings (trash receptacles, bike rack, Mutt Mitt, etc.)
- Playground or play features
- Internal ADA-compliant pedestrian trails.
- Open turf area
- Trees
- On-street parking
- Park identification sign
- Security lighting
- At least one active recreation resource (see "Optional Facilities")

## **Optional Facilities:**

- Sports courts (basketball, tennis, multi-use court)
- Other small-scale active recreation resources (skate spot, horseshoe pits, bocce court, shuffleboard lane, disc golf hole)
- Multi-use trails
- Soft-surface trails
- Shelter, shade structure, or gazebo

## **Community Forestry Strategic Plan**

The City adopted a Community Forestry Strategic Plan in 2013 that establishes six specific goals to increase, preserve, manage, and provide education about Salem's tree canopy. The plan also recommends a citywide canopy goal. This goal was updated in 2019 recommending a 28% canopy coverage. The Southwest Association of Neighbors neighborhood association currently exceeds this recommendation with an existing tree canopy coverage of 41%. The Bailey Ridge Park Master Plan aligns with the Community Forestry Strategic Plan goals by preserving and enhancing the existing tree canopy on-site where possible.







# Existing Conditions

The planning process begins with studying the site context and taking an inventory of existing conditions. The Bailey Ridge property is a 5.5-acre undeveloped neighborhood park in Southwest Salem. The park is surrounded by a residential neighborhood and is situated in the Pettijohn Creek Watershed. A subdivision of single-family homes is located to the southeast of the park, and to the northwest, there are several large residential properties. The northeast half of the park is filled with a dense Douglas fir forest, and a half-acre stand of Scotch pine is located in the southwest corner of the site. A creek and riparian area divide the eastern and western areas of the park. There are upland and grassland features located on the western side of the creek.

## NATURAL RESOURCES

### *Topography*

The topography across the site is significant with the greatest elevation change of 30 feet from the northwest to the southeast. The site slopes consistently from the northwest upland grassland and the northeast Douglas fir forest to the southeast towards Tayside Street S.

### *Soils*

The soils within the site are comprised of Steiwer silt loam. The Steiwer series consists of well-drained soils of foot slopes and low foothills. About half of the site has Steiwer silt loam, 3 to 6 percent slopes. This soil map unit is a non-hydric soil with moderately slow permeability and surface runoff. This soil type has a moderate rating for erosion hazard. The remaining half of the site has Steiwer silt loam, 6 to 20 percent slopes. This soil is also non-hydric but found on 12 percent or greater slopes. The soil experiences medium surface runoff but the erosion hazard is rated as severe.

### *Vegetation*

There are four main plant communities within the site: planted Douglas fir; disturbed, maintained herbaceous; riparian; and planted Scotch Pine.

The Douglas fir forest is a very dense tree canopy. Understory plants are minimal but include a few Pacific Rhododendron, Oregon grape, and Himalayan blackberry. A disturbed, maintained herbaceous community occurs in the wetland and grassland areas on the western side of the park. This plant community includes a variety of grasses and plant species, but is dominated by creeping bentgrass and tall fescue. The upland in this area currently has several young Oregon white oak and Pacific madrone trees. A riparian plant community borders Chambers Swale. This area features several mature Oregon white oaks as well as some cottonwood and hazelnut trees. The understory has become overrun with Himalayan blackberry. The Scotch Pine plant community in the southwest area of the park is documented to be in poor health. The City has previously removed dead trees that are unsuitable in the wet soil conditions present.

**LEGEND**

-  PROJECT SITE
-  1/2 FOOT CONTOURS
-  SIDEWALK
-  FENCE
-  SETBACK (50')
-  VIEWS
-  EXISTING ADA CURB RAMP
-  ON STREET PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET
-  PICNIC TABLES
-  GRAVEL SURFACE
-  UPLAND
-  SCOTCH PINE FOREST
-  DOUGLAS FIR FOREST
-  WETLAND
-  CHAMBERS SWALE
-  MADRONE TREES



# EXISTING CONDITIONS

### ***Wetlands and Streams***

In 2020, the City completed a wetland delineation report prepared by Mason, Bruce & Girard, Inc. The report identifies one palustrine emergent wetland on the western side of the park that is 0.23 acres. The report also identifies one intermittent stream (Chambers Swale). The creek is an incised, intermittent drainage channel that drains to Pettijohn Creek, a perennial stream and tributary to the Willamette River. The drainage flows north to south through the middle of the open grassland. There is severe downcutting at the north boundary of the park. The channel travels through culverts under Chambers Avenue to the north and Tayside Street to the south. The report notes that the wetlands and waters identified are likely to be jurisdictional to the U.S. Army Corps of Engineers and the Oregon Department of State Lands.





# SITE ANALYSIS

## ***Opportunities & Constraints***

After documenting existing conditions, the site analysis phase of the planning process evaluates the aspects and qualities of the site environment in order to identify site opportunities and constraints.

The Douglas fir forest and area east of Chambers Swale has very little solar exposure due to a dense tree canopy. The health of the trees may be impacted by the density of the plantings from the previous Christmas Tree farm. The City intends to further study and evaluate the health of the trees. There is an opportunity to thin the forest by removing unhealthy trees and providing additional light and space for park amenities such as playgrounds, recreational activities, and pedestrian trails.

The area by the main park entrance on Tayside Street S has an existing small gravel surface and a picnic table. This is a viable location to provide access to the site through the sidewalks on Tayside Street S and Rogue Avenue. The main entrance is an ideal location for play activities, picnicking, pedestrian connections, and park signage.

The terrain and viewsheds of the upland and grassland areas to the west of Chambers Swale are optimal for a series of pedestrian trails. The wetland is also located in this area of the site, which reinforces less disruptive park development such as trails, seating, and small picnicking areas.

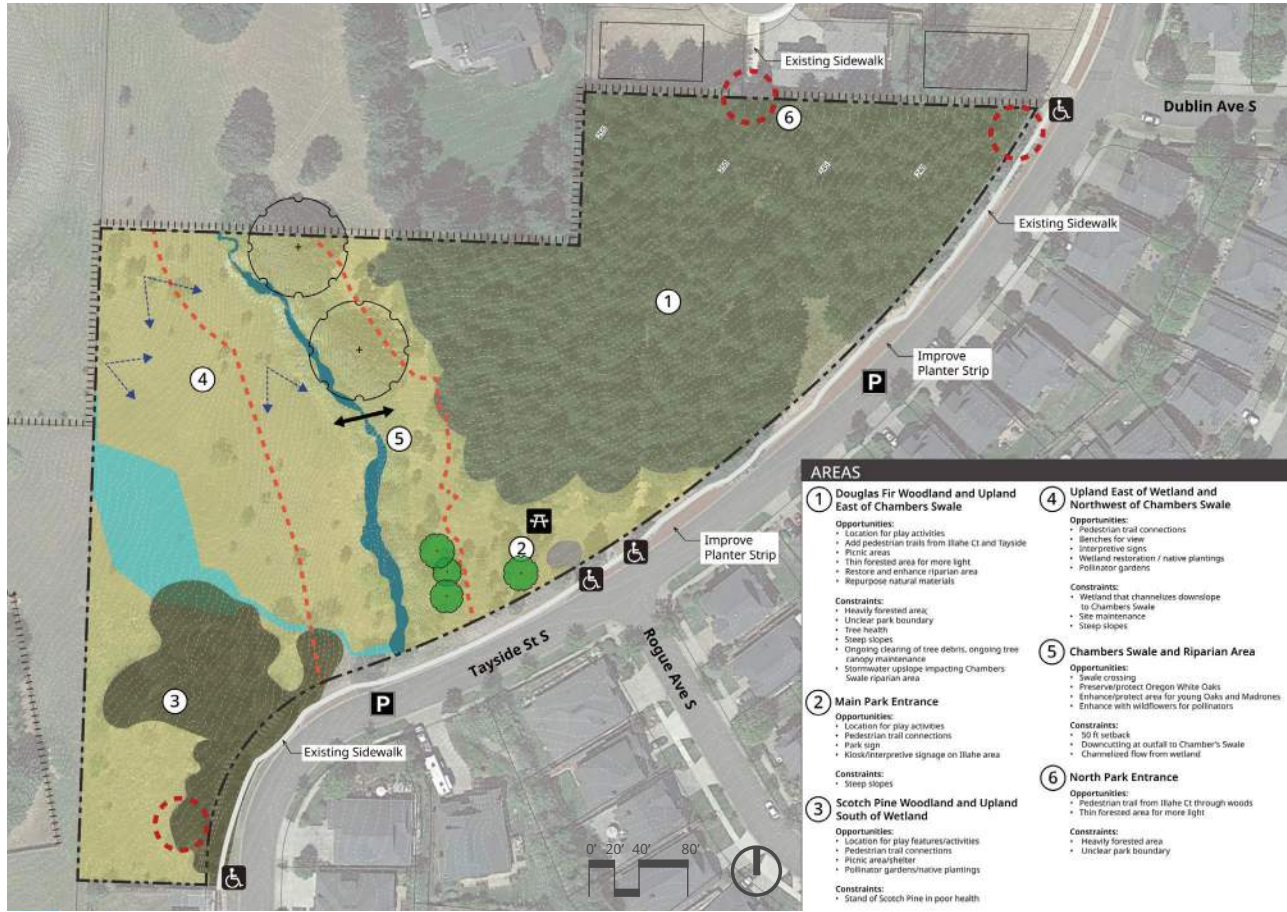
Chambers Swale divides the east and west portions of the park. There is an opportunity to connect the site with a crossing. The planning process applies a 50-foot setback to the creek with allowances for minimal improvements focused on revegetation and stabilization. The riparian area around the creek contains invasive species and there is an opportunity for habitat restoration. Preserving and protecting the Oregon white oaks and Pacific madrone trees within this area is a priority.

## ***Additional Findings***

Portions of Bailey Ridge Park are located within the City of Salem Historic and Cultural Resources Protection Zone. An archaeological assessment of the site has not been completed to determine whether significant cultural resources are located within the park. An assessment will be required to inform the specific design of park amenities and to obtain Archaeological Historic Clearance for each development phase involving ground disturbing activities.

**LEGEND**

- PROJECT SITE
- 1/2 FOOT CONTOURS
- SIDEWALK
- FENCE
- SETBACK (50')
- POTENTIAL ADA CONNECTION TO PARK
- VIEWS
- POTENTIAL SWALE CROSSING
- EXISTING ADA CURB RAMP
- ON STREET PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET
- PICNIC TABLES
- GRAVEL SURFACE
- UPLAND
- SCOTCH PINE FOREST
- DOUGLAS FIR FOREST
- WETLAND
- CHAMBERS SWALE
- MADRONE TREES



**AREAS**

- 1 Douglas Fir Woodland and Upland East of Chambers Swale**
  - Opportunities:**
    - Location for play activities
    - Add pedestrian trails from Ilaha Ct and Tayside
    - Picnic areas
    - Thin forested area for more light
    - Restore and enhance riparian area
    - Repurpose natural materials
  - Constraints:**
    - Heavily forested area
    - Unclear park boundary
    - Tree health
    - Steep slopes
    - Ongoing clearing of tree debris, ongoing tree canopy maintenance
    - Stormwater upslope impacting Chambers Swale riparian area
- 2 Main Park Entrance**
  - Opportunities:**
    - Location for play activities
    - Pedestrian trail connections
    - Park sign
    - Stock/interpretive signage on Ilaha area
  - Constraints:**
    - Steep slopes
- 3 Scotch Pine Woodland and Upland South of Wetland**
  - Opportunities:**
    - Location for play features/activities
    - Pedestrian trail connections
    - Picnic area/shelter
    - Pollinator gardens/native plantings
  - Constraints:**
    - Stand of Scotch Pine in poor health
- 4 Upland East of Wetland and Northwest of Chambers Swale**
  - Opportunities:**
    - Pedestrian trail connections
    - Benches for view
    - Interpretive signs
    - Wetland restoration / native plantings
    - Pollinator gardens
  - Constraints:**
    - Wetland that channels downslope to Chambers Swale
    - Site maintenance
    - Steep slopes
- 5 Chambers Swale and Riparian Area**
  - Opportunities:**
    - Swale crossing
    - Preserve/protect Oregon White Oaks
    - Enhance/protect area for young Oaks and Madrones
    - Enhance with wildflowers for pollinators
  - Constraints:**
    - 30 ft setback
    - Downcutting at outfall to Chambers Swale
    - Channelled flow from wetland
- 6 North Park Entrance**
  - Opportunities:**
    - Pedestrian trail from Ilaha Ct through woods
    - Thin forested area for more light
  - Constraints:**
    - Heavily forested area
    - Unclear park boundary

# OPPORTUNITIES & CONSTRAINTS





# Planning Process

# PUBLIC ENGAGEMENT

Outreach and engagement with the public are foundational components of the Bailey Ridge Park master planning process. The project team used a variety of communication methods to reach the neighborhood. A postcard mailing, email alerts, a project website, and signage at the park were used to communicate upcoming engagement events and project updates. The engagement events included a series of virtual public workshops and online surveys. Due to constraints and restrictions related to COVID-19, the project relied on virtual forms of outreach. Engagement events occurred regularly throughout the planning process to share project findings and developments, and document public feedback before proceeding to the next stage of the process. Key tenants of the public engagement process include:

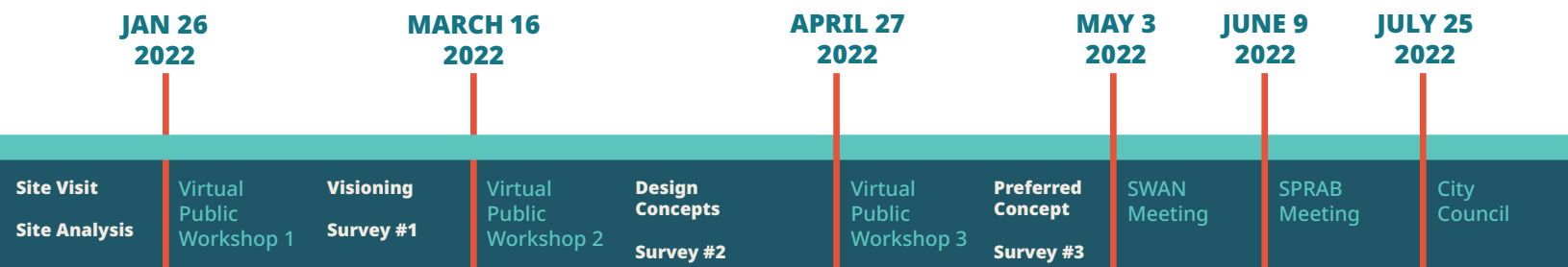
- Introduce the project scope and project team to the public and neighborhood residents.
- Communicate the planning process for the project, existing conditions on-site, and opportunities and constraints that emerged from the site analysis.
- Communicate opportunities for the public to participate in the outreach process.
- Inform the project team regarding needs, interests, and priorities for the park.

## Virtual Workshops and Online Surveys

The project team conducted three virtual public workshop events during the planning process. These events functioned as opportunities for the project team to provide background information and share the recent master plan progress. The public workshops were held online through Zoom, a virtual meeting application, and live-streamed on the City of Salem Public Meetings YouTube channel. A portion of every public workshop event also included a question-and-answer period which served as a dedicated space for the public to ask questions and/or share comments to inform next steps of the master plan process. Each virtual public workshop event was also accompanied by an online survey.

### Virtual Public Workshop #1

The first virtual public workshop occurred on January 26, 2022 and had 22 attendees. The meeting began with an introduction of the project and the project team, description of project, background and context, and overview of the City's master planning process and a project timeline. The project team reviewed existing conditions as well as site opportunities and constraints. In addition to two diagrams that illustrated the existing conditions and site analysis in plan-view, the team shared site visit images of the park. The team also presented standard and optional facilities for neighborhood parks based on the City's Comprehensive Park System Master Plan.



## Engagement Process Timeline

### **Survey #1 Results**

The first online survey was completed by 97 residents, which focused on what residents like about the site, their concerns, and what improvements interest them. The survey results showed the majority of participants were frequent users of the park and that they appreciate access to the natural area. Participants also highly valued two existing park features: the evergreen trees and the open space/field. Along those lines, there was strong interest in park improvements that preserve the current natural area character at the park. Preferred amenities included plantings, seating, and soft and hard surface paths which provide opportunities to experience the site and observe nature and wildlife. Participants were also supportive of invasive plant removal, creek restoration, and thinning the Douglas fir forest. Other amenities that received some support included a nature playground and a sports court. Additionally, 10 participants provided written comments about the best park features and 21 participants shared a general comment or question in the survey. (See Appendix B for Online Survey #1 results).

### **Virtual Public Workshop #2**

The second virtual public workshop was held on March 16, 2022 with 14 individuals in attendance. After receiving public input through the first online survey and virtual workshop, a programmatic list of park facilities and amenities was refined based on both the input received and the City's standard and optional neighborhood park amenities list in

the Comprehensive Park System Master Plan. Three preliminary park concepts were developed based on the refined list of amenities adapted to fit the existing conditions and site constraints. Several park amenities are consistent throughout the three concepts including:

- A series of accessible crushed rock paths, concrete paths, and bark mulch paths.
- Benches that provide opportunities to sit, rest and observe the natural surroundings.
- A picnic shelter with picnic tables.
- A crossing over Chambers Swale.
- A boardwalk/crossing over the wetland.
- Habitat restoration and invasive species removal along Chambers Swale and in the wetland area.
- Street trees along Tayside Street S.
- Management of the Douglas fir forest to improve tree health, light, and visibility.
- Accessible park entrances and signage.
- Preservation of Oregon white oak and Pacific madrone trees.



EXISTING ELEMENTS	PROPOSED ELEMENTS
--- PROPERTY LINE	A CRUSHED ROCK PATH
5' CONTOURS	B CONCRETE PATH
SIDEWALK	C BARK MULCH PATH
+++++ FENCE	D BENCHES
UPLAND GRASSES	E PICNIC TABLES
DOUGLAS FIR FOREST	F PICNIC SHELTER
WETLAND	G CREEK AND HABITAT RESTORATION
CHAMBERS SWALE	H CREEK CROSSING/WETLAND BOARDWALK
OAK TREES	I TREES/LANDSCAPE
MADRONE TREES	J THIN DOUGLAS FIR FOREST
ADA CURB RAMP	K TRADITIONAL PLAYGROUND
P ON SITE PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET	L LAWN

# CONCEPT 1

The main amenity unique to Concept 1 is the inclusion of a traditional playground. Design variations include path alignments, the location of the swale crossing and the wetland boardwalk, and the placement of paving and lawn areas.



EXISTING ELEMENTS	PROPOSED ELEMENTS
--- PROPERTY LINE	<b>A</b> CRUSHED ROCK PATH
5' CONTOURS	<b>B</b> CONCRETE PATH
SIDEWALK	<b>C</b> BARK MULCH PATH
+++++ FENCE	<b>D</b> BENCHES
CRUSHED ROCK	<b>E</b> PICNIC TABLES
UPLAND GRASSES	<b>F</b> PICNIC SHELTER
DOUGLAS FIR FOREST	<b>G</b> BARK MULCH
WETLAND	<b>H</b> CREEK AND HABITAT RESTORATION
CHAMBERS SWALE	<b>I</b> CREEK CROSSING/ WETLAND BOARDWALK
OAK TREES	<b>J</b> TREES/LANDSCAPE
MADRONE TREES	<b>K</b> THIN DOUGLAS FIR FOREST
ADA CURB RAMP	<b>L</b> THREE POINT BASKETBALL COURT
<b>P</b> ON SITE PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET	<b>M</b> LAWN
	<b>N</b> NATURE PLAY PLAYGROUND

## CONCEPT 2

Concept 2 introduces several new park amenities in addition to the consistent shared amenities. A nature playground is located near the main entrance by Rogue Ave S and Tayside Street S. Also included is a three-point basketball court adjacent to the nature playground. The path alignments vary but lead to creek and wetland crossing locations that are moderately different from the crossings shown in Concept 1. The creek crossing is slightly offset from the north property line between two existing Oregon white oak trees.



EXISTING ELEMENTS	PROPOSED ELEMENTS
--- PROPERTY LINE	<b>A</b> CRUSHED ROCK PATH
5' CONTOURS	<b>B</b> CONCRETE PATH
SIDEWALK	<b>C</b> BARK MULCH PATH
++++ FENCE	<b>D</b> BENCHES
CRUSHED ROCK	<b>E</b> PICNIC TABLES
UPLAND GRASSES	<b>F</b> PICNIC SHELTER
DOUGLAS FIR FOREST	<b>G</b> BARK MULCH
WETLAND	<b>H</b> CREEK AND HABITAT RESTORATION
CHAMBERS SWALE	<b>I</b> CREEK CROSSING/ WETLAND BOARDWALK
OAK TREES	<b>J</b> TREES/LANDSCAPE
MADRONE TREES	<b>K</b> THIN DOUGLAS FIR FOREST
ADA CURB RAMP	<b>L</b> HALF COURT BASKETBALL/ PICKLEBALL
<b>P</b> ON SITE PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET	<b>M</b> NATURE PLAY PLAYGROUND
	<b>N</b> TRADITIONAL PLAYGROUND
	<b>O</b> LAWN
	<b>P</b> PLANT BED
	<b>Q</b> HABITAT IMPROVEMENT FOR POLLINATORS
	<b>R</b> CRUSHED ROCK RAISED CROSSING WITH UNDER DRAINAGE

# CONCEPT 3

Concept 3 provides the most recreational amenities with the inclusion of both traditional and nature playgrounds as well as a sports court that accommodates half-basketball and pickleball court. The shared amenities shown include a few variations including the path alignments and the swale and wetland crossings. The swale crossing is featured in the center of the site in this concept. Two wetland crossings are shown in this concept: one crushed rock raised crossing with under drainage and one boardwalk.

### **Survey #2 Results**

The second online survey generated consensus regarding preferred design elements and locations. Over 100 people participated in the survey and the majority of participants preferred concept three.

When asked about individual park design elements, participants reiterated a preference for the elements included in concept three. Participants preferred having a combination of both nature play and traditional playground instead of only one type of play. The central creek (Chambers Swale) crossing was the most popular location for a crossing compared to locations by the street or by the north property line. When asked to select a preference between the sport court options, residents chose the combined half-basketball and pickleball court design.

### **Virtual Public Workshop #3**

The third and final virtual public workshop was held on April 27, 2022 and had 10 attendees. The team shared the results of the second survey as well as the preferred concept. The preferred concept was based on concept 3 that was most favored in the second public survey, and is now called the Draft Master Plan.

### **Survey #3 Results**

The third survey opened on April 12, 2022 prior to the third public workshop, and had 83 respondents. Participants were asked to rank their park improvement priorities. The park improvements in the survey represented different elements from the draft master plan, including circulation, accessibility, vegetation and restoration, playground types, and sports courts. The five highest-ranked improvement priorities in descending order include:

- Accessible paths;
- Habitat restoration at Chambers Swale;
- Douglas fir forest management to improve tree health, light, and visibility;
- Crossing over Chambers Swale; and
- Half-basketball court with pickleball court.

Overall, survey participants expressed priorities that include a balance of managing landscapes such as thinning the Douglas fir forest for tree health and habitat restoration and crossing at Chambers Swale, while supporting recreational activities like accessible paths and the half-basketball and pickleball court.

### **Virtual Engagement Notes**

Throughout the virtual public workshop events, the project team heard sentiments expressing both support and concern for different amenities and approaches to park development. There is interest in keeping Bailey Ridge Park a more natural park with fewer active recreational amenities and there is interest in providing typical neighborhood park amenities such as a playground and sports court. This report and appendices document the online survey results for the master planning process. Additional engagement with the neighborhood will be conducted in advance of the next park development phase.

In the online surveys, several age groups were represented; however, survey participants were largely represented by the 45 to 64 year old age group at 45% participation. The next highest represented age group was 65 years and over at approximately 20% participation overall.

### **Neighborhood Meetings**

Part of the engagement and outreach process for Bailey Ridge Park Master Plan included communication with the Southwest Association of Neighbors (SWAN). This process included notification of upcoming opportunities for participation in the master plan process, answering questions, addressing concerns, and seeking association input. City staff attended SWAN on December 7, 2021 to announce the public outreach and engagement process and again on May 3, 2022 to provide opportunity to review the draft master plan and comment. SWAN endorsed the draft park master plan at its May 3 meeting.

### **Salem Parks and Recreation Advisory Board**

On June 9, 2022, the project team met with the Salem Parks and Recreation Advisory Board (SPRAB) and presented the Bailey Ridge Park Draft Master Plan on June 9, 2022. The Board endorsed the park master plan and forwarded a recommendation to City Council to approve the plan at its July 25, 2022 meeting.

### **City Council**

The public planning process concluded at the July 25, 2022 City Council meeting when Council was asked to approve the Bailey Ridge Park Master Plan. The plan was approved at the July 25 meeting.





# Master Plan

The conceptual design included in the Master Plan aims to preserve the natural character of the existing landscape and increase the recreational opportunities available to nearby residents. The Plan also includes improvements that will enhance the quality of habitat, geomorphic and hydrologic conditions, and vegetation within the site. Key elements of the master plan are described in detail below.

### ***Paths and Entrances***

Accessible entrances and a network of paths are proposed throughout the park to improve neighborhood access and provide continuity throughout the site and its amenities. There are four entrance locations along Tayside Street S., and one entrance that leads to Illahe Court S. Three path materials are used and include crushed rock, bark mulch, and concrete. Crushed rock and bark mulch are used for trail spurs or natural area trails near the wetland. Concrete paths connect park amenities at the center of the site and provide an accessible route to the neighborhood. The crushed rock and concrete paths provide access throughout the site, and all paths are intended to be six feet wide.

### ***Traditional Playground***

A traditional playground is located adjacent to the proposed picnic shelter and lawn area near the main park entrance. Playground equipment will be selected during a future design phase that includes additional public input.

### ***Nature Playground***

The nature playground area is located north of the main park entrance and features natural materials such as boulders and logs to provide opportunities for play. As with the traditional playground, more specific public input on the nature play elements will be collected as part of a future design phase.

**PROPOSED ELEMENTS**

-  PROPERTY LINE
-  5' CONTOURS
-  SIDEWALK
-  EXISTING FENCE
-  CRUSHED ROCK
-  UPLAND GRASSES
-  DOUGLAS FIR FOREST
-  WETLAND
-  CHAMBERS SWALE
-  EXISTING OAK AND MADRONE TREES
-  ADA CURB RAMP
-  ON STREET PARKING: NORTH AND SOUTH SIDES OF TAYSIDE STREET
-  EXISTING ILLAHE CT. ACCESS
-  CRUSHED ROCK PATH
-  CONCRETE PATH
-  BARK MULCH PATH
-  PICNIC SHELTER
-  PROPOSED TREES
-  PROPOSED BASKETBALL AND PICKLEBALL COURT FENCE
-  **A** CREEK AND HABITAT RESTORATION
-  **B** CREEK CROSSING/ WETLAND BOARDWALK
-  **C** THIN DOUGLAS FIR FOREST
-  **D** HALF COURT BASKETBALL AND PICKLEBALL COURT
-  **E** NATURE PLAY PLAYGROUND
-  **F** TRADITIONAL PLAYGROUND
-  **G** LAWN
-  **H** PLANT BED
-  **I** HABITAT IMPROVEMENT FOR POLLINATORS
-  **J** CRUSHED ROCK RAISED CROSSING WITH UNDER DRAINAGE



# MASTER PLAN

### ***Picnic Shelter***

The picnic shelter is situated at the park's main entrance and can be accessed from the existing sidewalk along Tayside Street S. Concrete paving surrounds the shelter and provides an accessible connection to the traditional and nature playgrounds and lawn area.

### ***Half-Basketball and Pickleball Court***

The half-basketball and pickleball court is located northeast of the main entrance along Tayside Street S. The court perimeter is lined by a 10-foot tall fence to contain the sports. The concrete court will be striped to accommodate both basketball and pickleball.

### ***Pollinator Habitat***

A section of landscape between the Douglas fir forest and Chambers Swale will be planted with native seed mixes, shrubs, and wildflowers to provide pollinator habitat as part of the City's broader efforts to rebuild lost habitat and support pollinators. These improvements will also provide a community education component in the form of informational signage.

### ***Creek Crossing***

A bridged crossing is proposed to traverse Chambers Swale and connects the east and west sides of the park. The crossing location may be adjusted based on geomorphic and geotechnical conditions. The crossing is planned to be compatible with creek and habitat restoration that is proposed for Chambers Swale.

### ***Creek Restoration***

Restoration of Chamber's Swale is planned to include bank reshaping and stabilization for erosion and sediment control, invasive species removal, replanting of native tree and shrub species, in-stream flow control structures, and restoration monitoring.

### ***Wetland Crossings***

Two wetland crossings are shown in the Master Plan, one raised crushed rock crossing with under drainage and one boardwalk. The alignment of the trail and crossings may adjust based on the wetland conditions.

### ***Wetland Restoration***

Planned wetland restoration activities include removal of non-native species and replanting with native species to improve the overall health of the plant community.

### ***Street Trees***

Street trees are proposed along Tayside Street S to support urban cooling and provide habitat. Trees will be irrigated until establishment.

## **PARK DEVELOPMENT CONSIDERATIONS**

### ***Wetland and Waterway Permitting***

The wetland and Chambers Swale are likely jurisdictional waters as evidenced by the findings in the 2020 Wetland Delineation Report completed for Bailey Ridge Park. Development that impacts the wetland or creek will have limitations and require a permitting process with the Department of State Lands and the U.S. Army Corps of Engineers.

### ***Cultural Resources Protection***

A portion of Bailey Ridge Park is located within the City of Salem Historic and Cultural Resources Protection Zone. This means that future Bailey Ridge Park development phases are likely to require a Class 2 Archaeological Historic Clearance Review by the City Historic Preservation Officer (HPO). The clearance review process helps ensure that the City complies with federal, state, and local law regarding archaeological sites, features, or objects on public lands, including compliance with applicable permitting requirements.

Historic and cultural resource clearance review considerations include the following:

- City Historic Preservation Officer Coordination. As part of the planning and design process for each park development phase, the City should coordinate with the HPO to ensure appropriate consultation with the State Historic Preservation Office (SHPO), Confederated Tribes of Grand Ronde, Confederated Tribes of Siletz Indians, and other federally recognized tribal governments' interest in archaeological resources within the City of Salem.
- Mitigation. Should avoidance of adverse effects on archaeological resources not be feasible, additional HPO coordination and consultation will be needed regarding appropriate treatment planning, mitigation, and data recovery planning. This includes mitigation based upon applicable Salem Revised Code, Chapter 230 Historic Preservation.

- Inadvertent Discovery. Inadvertent discovery of cultural resources may trigger further federal, state, and local permitting requirements. Therefore, the City will need to develop an inadvertent discovery plan for each park development phase using forms provided by the HPO. The City should further consider and prepare for the potential budgetary impacts of one or more inadvertent discovery during construction.

### **Communication and Coordination with Preservation Offices**

To promote cooperation with regard to the project and resource management and protection efforts, City Parks Planning staff communicated with the Confederated Tribes of Grand Ronde to inform them of the project and process. The Master Plan recommends that City staff continue to provide regular communication through the HPO as needed at Salem's monthly Historic and Cultural Resource Compliance Coordination meeting to provide updates on the project's progress and provide a forum for input and discussion. The Bailey Ridge Park Master Plan provides the opportunity to promote the education of historic and cultural resource objectives as part of the Memorandum of Understanding between the City of Salem and the Confederated Tribes of Grand Ronde, Confederated Tribes of Siletz, and the Confederated Tribes of Warm Springs.

## **COSTS & PHASING**

### **Cost Estimate**

An initial estimate of probable cost accompanies the park improvements in the Master Plan. The estimate will guide decision-making regarding future phased developments and includes direct construction costs, indirect construction costs, owner soft costs (such as design fees and construction management), and contingency. Development is dependent on available funding and future City capital budget allocations for park improvements. See Appendix C for the complete estimate.

### **Phases & Prioritization**

The third online survey asked residents to prioritize their top ranked park improvements. The five highest-ranked improvement priorities are:

- Accessible paths
- Habitat restoration at Chambers Swale
- Douglas fir forest management to improve tree health, light and visibility
- Crossing over Chambers Swale
- Half-basketball with pickleball court

When funding for development is available, additional outreach will be conducted to revisit and affirm residents' park development priorities. The City's first priority will be to address soil erosion in Chamber's Swale and manage the surface runoff on the southwest boundary of the park ahead of future development of the park.

## **FUNDING SOURCES**

The Master Plan is intended to guide park development and shape City planning and design decisions at Bailey Ridge Park for the next 20 years. The implementation of park improvements is dependent upon the availability of funding. Park funding sources include System Development Charges, grants, donations, and bonds.



# Appendices

# **Appendix A. Outreach Materials**



# POSTCARD NOTIFICATION

## Help Shape the Future of Bailey Ridge Park

The City of Salem invites you to attend a series of Neighborhood Visioning Workshops. Your input is important to us.



## Ayude a dar forma al futuro de Bailey Ridge Park

La Ciudad de Salem lo invita a asistir a una serie de Talleres de Visión de Vecindarios. Sus sugerencias son importantes para nosotros.

### Workshop #1

Wednesday, January 26, 2022

6:30 p.m.

Zoom Meeting Link: [bit.ly/BRPark1](https://bit.ly/BRPark1)

### Workshop #2

Wednesday, March 16, 2022

6:30 p.m.

Zoom Meeting Link: [bit.ly/BRPark2](https://bit.ly/BRPark2)

### Workshop #3

Wednesday, April 27, 2022

6:30 p.m.

Zoom Meeting Link: [bit.ly/BRPark3](https://bit.ly/BRPark3)



### Taller #1

Miércoles 26 de Enero de 2022

6:30 p.m.

Enlace de reunión de Zoom: [bit.ly/BRPark1](https://bit.ly/BRPark1)

### Taller #2

Miércoles 16 de Marzo de 2022

6:30 p.m.

Enlace de reunión de Zoom: [bit.ly/BRPark2](https://bit.ly/BRPark2)

### Taller #3

Miércoles 27 de Abril de 2022

6:30 p.m.

Enlace de reunión de Zoom: [bit.ly/BRPark3](https://bit.ly/BRPark3)

### Sign up to get project updates

[bit.ly/COSParkPlanningList](https://bit.ly/COSParkPlanningList)

### Survey available January 26!

[bit.ly/BRP-MP-Survey1](https://bit.ly/BRP-MP-Survey1)

Visit our web page for all related information and to take the first online survey open from January 26 to February 9. Bailey Ridge Park Planning web page: [bit.ly/BRP-masterplan](https://bit.ly/BRP-masterplan)

### Contact Us:

Toni Whittler, Parks Planner  
Email: [baileyrIDGEinput@cityofsalem.net](mailto:baileyrIDGEinput@cityofsalem.net)  
Phone: 503-588-6211

Need help understanding this information? Call 503-588-6211.

### Regístrese para recibir actualizaciones del proyecto:

[bit.ly/COSParkPlanningList](https://bit.ly/COSParkPlanningList)

### ¡Encuesta disponible el 26 de Enero!

[bit.ly/BRP-MP-Survey1-SP](https://bit.ly/BRP-MP-Survey1-SP)

Visite nuestra página web para obtener toda la información relacionada y realizar la primera encuesta en línea abierta del 26 de Enero al 9 de Febrero. Página web de planificación del parque Bailey Ridge: [bit.ly/BRP-masterplan](https://bit.ly/BRP-masterplan)

### Contáctenos:

Toni Whittler, planificador de parques  
Correo electrónico: [baileyrIDGEinput@cityofsalem.net](mailto:baileyrIDGEinput@cityofsalem.net)  
Teléfono: 503-588-6211

¿Necesita ayuda para comprender esta información?  
Llame al 503-588-6211.



Parks and Recreation

555 Liberty Street SE RM 325  
Salem OR 97301-3513

PRSR STD  
US POSTAGE  
PAID  
SALEM OR  
PERMIT NO 102

*Pictured above is a postcard announcement with information about project workshops open to the public, an online survey, the project website, and a link for individuals to sign up for project updates. Text is written in English and Spanish, and there is a photo of Bailey Ridge Park featuring an open grass area in the foreground with trees in the background.*

# POSTED PARK SIGN

## Help Shape the Future of Bailey Ridge Park

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## Ayuda a dar forma al futuro de Parque de Bailey Ridge

La Ciudad de Salem los invita a asistir a una serie de Talleres de Visión de Vecindarios. Sus sugerencias son importantes para nosotros.

### Regístrese para recibir actualizaciones del proyecto:

[bit.ly/COSParkPlanningList](https://bit.ly/COSParkPlanningList)

### ¡Encuesta disponible el 26 de Enero!

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*Pictured above is a sign announcing information about project workshops open to the public, an online survey, the project website, and a link for individuals to sign up for project updates. Text is written in English and Spanish, and there is a photo of Bailey Ridge Park featuring an open grass area in the foreground with trees in the background.*

# NEXTDOOR NOTIFICATION

The screenshot shows a web browser window with the Nextdoor website. The address bar displays "https://us.nextdoor.com/city/feed/?". The page features a navigation menu on the left with options like Home, Messages, Metrics, Invite Residents, Events, Agency, Neighborhoods, Directory, Add Staff Members, Help, Agency Community, Settings, and Help Center. The main content area shows a notification from the "City of Salem" (Neighborhood Program Coordinator) dated 18 Apr. The notification text reads: "Help Shape the Future of Bailey Ridge Park - Survey #2 Results are Available – Survey #3 is Now Open! Survey #2 Results are in! Survey 2 asked you to review the three park design concepts and tell us your preferred concept and features. The results clearly reveal Design Concept 3 as the Preferred Concept. The preferred features noted in the survey results also align with Design Concept 3. Review the Survey 2 results summary or full report. Preferred Concept Available for Review We will present the Preferred Concept at the April 27, 2022 public workshop on Zoom. It is available now for view: https://www.cityofsalem.net/CityDocuments/Bailey-Ridge-Park-Preferred-Concept.pdf Survey #3 Tell us Your Priorities! Take the final survey to view the Preferred Concept and prioritize your favorite features for future development. You will also be able to provide comment. The results of this survey will be shared at the third virtual workshop on April 27 at 6:30 p.m. on Zoom. Development of Bailey Ridge Park will occur in phases as funding becomes available. Third Virtual Workshop on April 27, 2022 Join us at the third public workshop where we will present the preferred option and the results from surveys two and three. The meeting will be on Zoom and begin at 6:30 p.m."

*Pictured above is a Nextdoor post by the City of Salem. The post content announces the second survey results are available to view and the third survey is open for participation. The post also shares a link to the preferred concept and notes the concept will be presented at the April workshop. The post also shares the intent of the third survey is to identify public priorities for future development features.*

# MAILCHIMP EMAIL NOTIFICATION



## Bailey Ridge Park Planning Process Survey 3 Results and Next Steps

Thank you for your participation in the Bailey Ridge Park Master Plan process thus far. There are still opportunities to provide input.

### Upcoming Public Meeting Dates

Salem Parks and Recreation Advisory Board - June 9, 2022 at 5:30 p.m. [Link to SPRAB meeting.](#)

If you wish to provide comment at this meeting, please contact Toni Whittler, Parks Planner and Board Liaison before 3:00 p.m. the day of the meeting at [twhittler@cityofsalem.net](mailto:twhittler@cityofsalem.net).

Salem City Council Meeting - June 27, 2022 - [Link to the City of Salem YouTube Channel](#) If you wish to provide public comment at this meeting, [please sign up online between 8:00 a.m. and 2:00 p.m. on the day of the City Council meeting.](#) The link to sign up for public comment will not open up until 8:00 a.m. on June 27, 2022.

### Survey 3 Results

Survey 3 was open from April 12 to May 4, 2022. Neighbors were asked to rank their priority features for future development. Read the [summary of results](#) or the [full survey results report.](#)

### Next Steps

Next steps include presenting the Draft Park Master Plan to the Salem Parks and Recreation Advisory Board on June 9, 2022. The Board will be asked to make a recommendation to City Council to approve the Plan at its June 27, 2022 meeting. When approved, the Plan will go into a queue with other city projects awaiting funding for future development.

*Pictured above is an email notification with information about the third Bailey Ridge Park survey results and next steps. Upcoming meeting dates with the Salem Parks and Recreation Advisory Board and City Council are listed. A link to the survey three results and a survey summary are listed.*

# SWAN MEETING AGENDA



Meetings are open to all  
Neighbors & Businesses

[www.salemswan.org](http://www.salemswan.org)

**Meeting Agenda**  
May 3rd, 2022. 6:30pm

Location: [zoom](#)  
Meeting ID: 899 6009 7140  
Passcode: 353542

<p><b>Welcome – Ted Burney, SWAN Chair</b> <b>Announcements:</b> Sleep Safe going well. Expected to be out in June. Thank you for the help on tree planting and Ivy pulls. Lord and Schryver Conversancy: Neighborhood Garden Tour: June 4th and 5th. Re-drawing districts has changed SWAN representation to City Council.</p>	<b>5 min</b>
<p><b>Minutes Approval - APRIL 2022</b> • April 2022 minutes approval.</p>	<b>5 min</b>
<p><b>Police Report, Salem Police Department.</b> Sgt. Demmer</p>	<b>10 min</b> <b>5 min q/a</b>
<p><b>City Council Update Ward - Councilor Nordyke</b> (<a href="mailto:vnordyke@cityofsalem.net">vnordyke@cityofsalem.net</a>)</p>	<b>10 min</b> <b>5 min q/a</b>
<p><b>Program: Bailey Ridge Master Plan</b> Toni Whitler</p>	<b>15 min</b> <b>5 min q/a</b>
<p><b>Land Use Update &amp; Reports, John Latimer, Land Use Chair</b> • Salem Heights refinement plan survey going out. • Comments on 1055 Schurman. • Former Costco site sold to private party. • 20 Is Plenty letter of support. (Requires SWAN board Vote)</p>	<b>20 min</b>
<p><b>Committee Updates:</b> <b>Parks- Pat Norman, Parks Chair</b> • Minto Brown Wildlife refuge and park signage. • Candalaria reservoir update.</p>	<b>5 min</b>
<p><b>Community Input and Neighborhood Concerns:</b> SWAN in person meetings in the park, for the summer months.</p>	<b>5 min</b>

**NOTE:** Please email extensive neighborhood concerns or questions and additional agenda items prior to the meeting so they can be accommodated. For more information contact Ken Freeman, SWAN Sec/Treas at [kkfreeman.489@gmail.com](mailto:kkfreeman.489@gmail.com)  
Sign up for SWAN emails: [www.cityofsalem.net/neighbor](http://www.cityofsalem.net/neighbor)  
<https://us02web.zoom.us/j/89960097140?pwd=b05xdnFWV2NKbDF3V3RYeE5OaXQxdz09>

*Pictured above is an agenda for the SouthWest Association of Neighbors meeting on May 3. Bailey Ridge Master Plan is listed as an item on the agenda.*

# **Appendix B. Survey Results**

# SURVEY 1 SUMMARY



## Community Input from Bailey Ridge Park Master Plan Survey #1

Thank you to the nearly 100 people who participated in the online survey and shared their opinions about what they like about Bailey Ridge Park, what they would like to see improved, and their top concerns about development. Most of the neighbors who responded are familiar with the park and visit up to several times a week.

There were several clear themes in the neighborhood's feedback:

- People generally have a positive association with Bailey Ridge Park with evergreen trees and open space being the most favored aspects of the park.
- There is a preference for less impactful recreation opportunities at Bailey Ridge Park. Neighbors are excited for hard and soft surface paths throughout the park and having a quiet space for relaxing and observing wildlife and nature. They are generally more excited about landscape plantings, seating, and open grassy area for informal play than a sport court or playground; however, there is still support for both a sport court and playground with nature play being more popular than traditional play equipment. When asked to comment on important features not listed in the survey, a basketball court was the most popular write-in response.
- Invasive weed removal was most important for habitat improvement and neighbors were largely excited about creek restoration, thinning of the Douglas fir grove for tree health and light, and wildlife habitat enhancements.
- Neighbors responded that noise, traffic, maintenance, safety, and loss of trees and habitat are top concerns when the park is developed.
- Overall, the survey shows residents appreciate the natural, undeveloped landscape and are excited about habitat improvements and park features that support rest or exercise/activity in nature, wildlife observation, and informal play/nature play. The full survey results, including comments, can be found on the [Bailey Ridge Park website](#).

Si necesita ayuda para comprender esta información, por favor llame 503-588-6211.

If you need help understanding this information, please call 503-588-6211.

*Pictured above is a summary of the survey one results. There is a photo of Bailey Ridge Park that shows a field and trees at the top of the page, with a title below that reads "Community Input from Bailey Ridge Park Master Plan Survey #1". Bulleted text list the major survey one findings.*

# SURVEY 1 RESULTS

## Report for Bailey Ridge Park Master Plan Survey 1

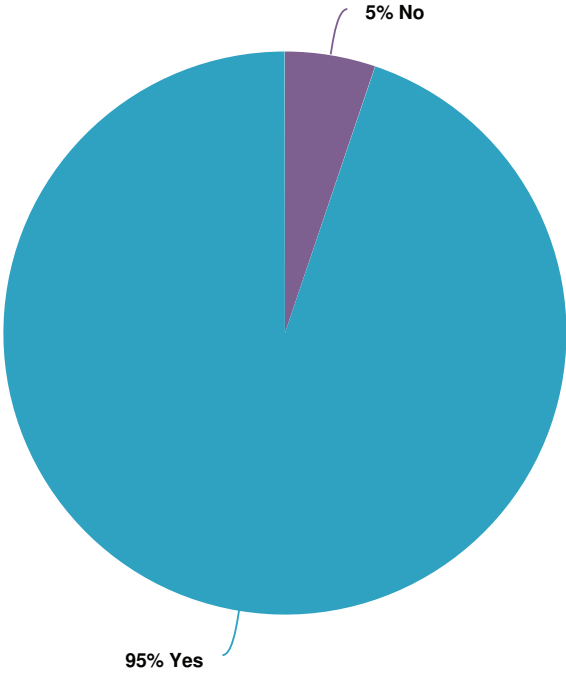
### Response Counts



Totals: 116



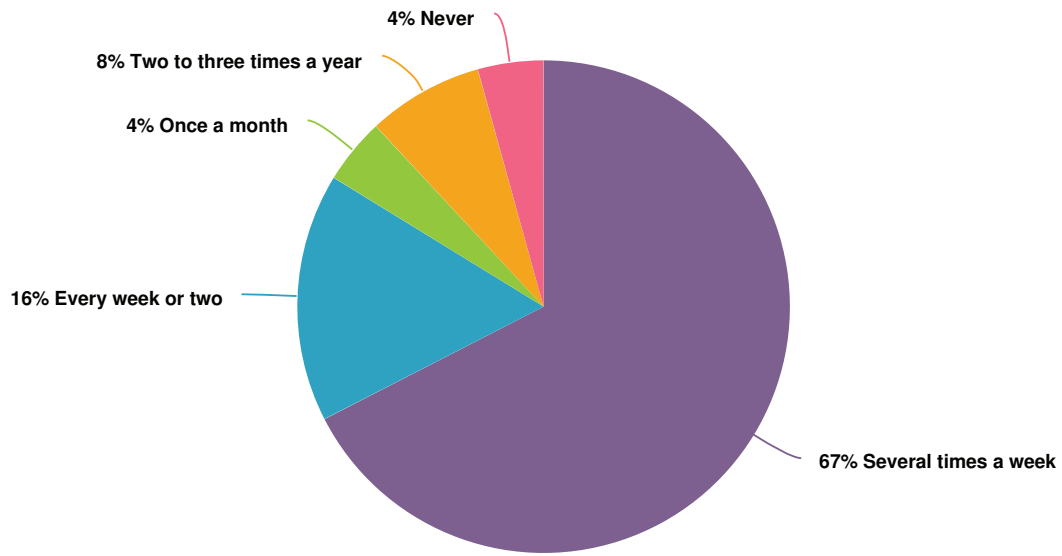
1. Are you familiar with Bailey Ridge Park located at 3801 Tayside Drive S.?








Value	Percent	Responses
No	5.2%	5
Yes	94.8%	92

Totals: 97

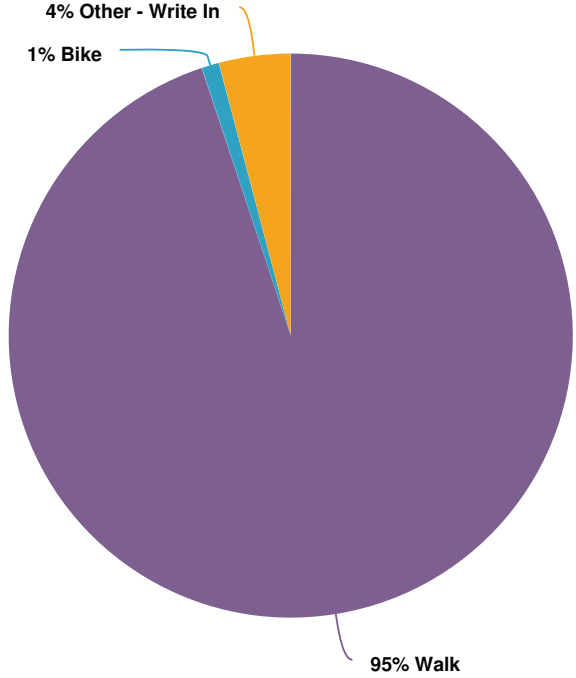
## 2. How often do you visit the park?



Value		Percent	Responses
Several times a week		67.4%	62
Every week or two		16.3%	15
Once a month		4.3%	4
Two to three times a year		7.6%	7
Never		4.3%	4

Totals: 92

### 3. How do you most often get to Bailey Ridge Park?

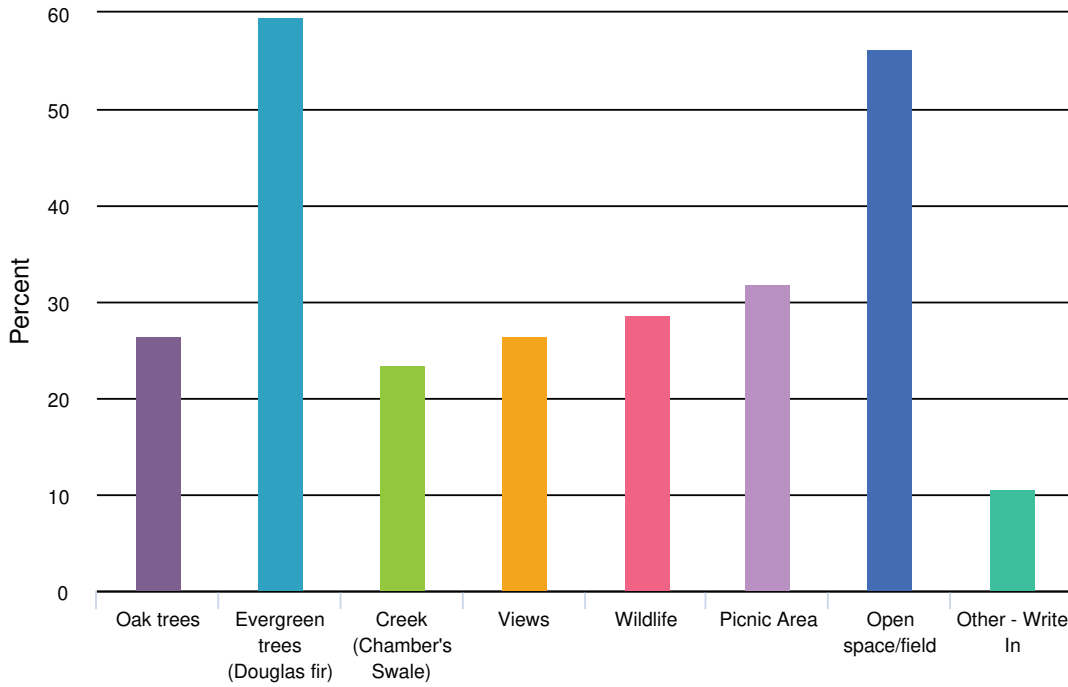


Value	Percent	Responses
Walk	94.8%	92
Bike	1.0%	1
Other - Write In	4.1%	4

Totals: 97

Other - Write In	Count
I don't go to the park.	1
I live across the street from it	1
Totals	2

4. What are the best aspects about Bailey Ridge Park? Please select up to 3 responses.



Value	Percent	Responses
Oak trees	26.6%	25
Evergreen trees (Douglas fir)	59.6%	56
Creek (Chamber's Swale)	23.4%	22
Views	26.6%	25
Wildlife	28.7%	27
Picnic Area	31.9%	30
Open space/field	56.4%	53
Other - Write In	10.6%	10

Other - Write In	Count
Blackberries	1
Book tree and doggy bags with trash can	1
Madrone trees	1
Need rides for the kids and small play ground for kids	1
Not developed	1
enjoy walking thru the trees	1
green space close by to go with my dog in the morning	1
natural setting	1
peaceful natural setting	1
trash can for dog poop	1
Totals	10

5. Below is a list of potential neighborhood park features and uses. Please rate how important each one is to you on a scale of (1) "Not Important" to (5) "Very Important."

	1	2	3	4	5	Responses	Average
Hard and soft surface paths Count Row %	9 9.6%	7 7.4%	15 16.0%	17 18.1%	46 48.9%	94	3.9
Quiet space for relaxing/observing wildlife or nature Count Row %	5 5.3%	11 11.6%	20 21.1%	20 21.1%	39 41.1%	95	3.8
Picnic area/picnic tables Count Row %	20 21.3%	15 16.0%	24 25.5%	23 24.5%	12 12.8%	94	2.9
Picnic area with shelter Count Row %	44 46.3%	16 16.8%	10 10.5%	15 15.8%	10 10.5%	95	2.3
Multi-use paved sport court Count Row %	41 43.2%	10 10.5%	8 8.4%	10 10.5%	26 27.4%	95	2.7
Open grassy area for informal play Count Row %	8 8.5%	7 7.4%	19 20.2%	33 35.1%	27 28.7%	94	3.7
"Nature play" type playground with natural structures, logs, boulders, etc. Count Row %	17 17.7%	15 15.6%	10 10.4%	31 32.3%	23 24.0%	96	3.3
Traditional type playground Count Row %	41 43.2%	18 18.9%	14 14.7%	8 8.4%	14 14.7%	95	2.3

	1	2	3	4	5	Responses	Average
One to three practice disc golf baskets Count Row %	57 60.0%	17 17.9%	12 12.6%	4 4.2%	5 5.3%	95	1.8
Adult exercise stations Count Row %	53 55.8%	15 15.8%	14 14.7%	6 6.3%	7 7.4%	95	1.9
Benches Count Row %	14 14.6%	14 14.6%	20 20.8%	19 19.8%	29 30.2%	96	3.4
Landscape plantings Count Row %	23 24.5%	13 13.8%	16 17.0%	10 10.6%	32 34.0%	94	3.2
Basketball court Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Basketball hoop and court Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Bridge across creek Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Bridge across the creek Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Community Garden Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Dog area Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Dog bags and trash cans Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0

	1	2	3	4	5	Responses	Average
Dog friendly							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Fruit tree orchard							
Count	0	0	0	1	0	1	4.0
Row %	0.0%	0.0%	0.0%	100.0%	0.0%		
Looking for as natural of a setting as possible - Think smaller playground for children is a good idea. Not too extravagant that it attracts outside of the .5 mile range form the park							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Marked parking spaces for nonresidents to park							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
More space. Thin trees.							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Native plants - no pesticides							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Natural setting - minimal development							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Outdoor Ping pong Table /3 pt basketball							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Pickle ball court							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		



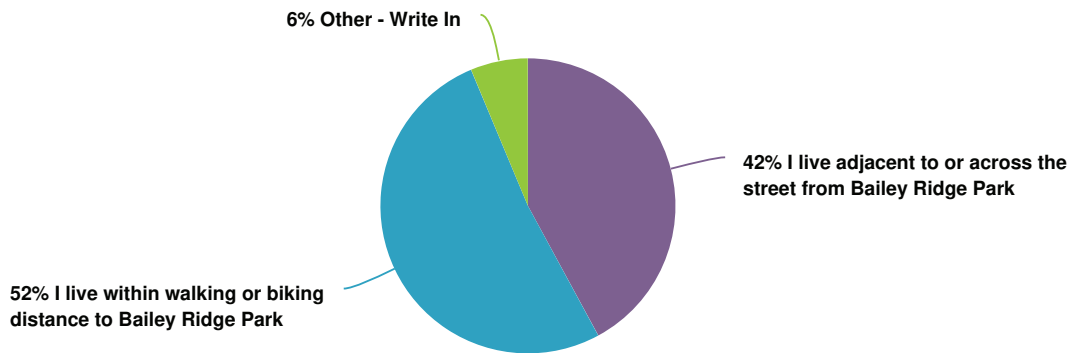
	1	2	3	4	5	Responses	Average
Ping pong table							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Please leave this park alone other than cutting the weeds							1.0
Count	1	0	0	0	0	1	
Row %	100.0%	0.0%	0.0%	0.0%	0.0%		
Quiet hours 8pm-8am							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Separate pet area							4.0
Count	0	0	0	1	0	1	
Row %	0.0%	0.0%	0.0%	100.0%	0.0%		
Walking trails							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
basketball court							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
basketball hoop							5.0
Count	0	0	0	0	3	3	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
bike/mountain bike trail							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
soft surface paths ONLY. We do not need concrete.							5.0
Count	0	0	0	0	1	1	
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
<b>Totals</b>							4.2
Total Responses						96	

6. How excited are you about the following potential habitat improvements at Bailey Ridge Park, on a scale of (1) "Not Excited" to (5) "Very Excited".

	1	2	3	4	5	Responses	Average
Thinning Douglas-fir trees for tree health and additional light Count Row %	6 6.4%	7 7.4%	17 18.1%	19 20.2%	45 47.9%	94	4.0
Creek restoration Count Row %	3 3.2%	7 7.4%	19 20.0%	13 13.7%	53 55.8%	95	4.1
Invasive plant removal Count Row %	4 4.2%	4 4.2%	10 10.5%	20 21.1%	57 60.0%	95	4.3
Wildlife habitat enhancements (e.g., bird boxes, pollinator habitat) Count Row %	3 3.2%	7 7.5%	13 14.0%	22 23.7%	48 51.6%	93	4.1
Creek bridge Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Culverts on the swale Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
Dog friendly paths & amenities Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0
If creek restoration means a solution to the swale then it is very important Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1	5.0

	1	2	3	4	5	Responses	Average
Keep trees closer to Illahe Rd end. Have the grassy/play starting at the picnic area and across the stream to the end of the park. The trees on the left side of the stream are less heathy and often fa							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
No pesticides or herbicides							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Ping pong table							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Preserving natural habitat/Allowing kids to enjoy nature							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
Walking paths							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
keeping it as natural as possible							
Count	0	0	0	0	1	1	5.0
Row %	0.0%	0.0%	0.0%	0.0%	100.0%		
<b>Totals</b>							
Total Responses						95	4.7

## 7. Where do you live in proximity to Bailey Ridge Park?



Value	Percent	Responses
I live adjacent to or across the street from Bailey Ridge Park	42.1%	40
I live within walking or biking distance to Bailey Ridge Park	51.6%	49
Other - Write In	6.3%	6
		<b>Totals: 95</b>

Other - Write In	Count
I live in Bailey ridge	1
I live in the Bailey Ridge neighborhood.	1
Majority of the park sits along our property line on the west side.	1
West Salem	1
two houses away	1
<b>Totals</b>	<b>5</b>

8. What are your top two concerns about Bailey Ridge Park once it has been developed?

ResponseID	Response
12	keeping garbage picked up and dogs off leash
15	no concerns
17	That we preserve the natural gem we have and protect the wildlife.
18	outside Bailey Ridge Traffic, parking. crime increase.
19	Visual aesthetic
21	None. Must have ping pong table or 3 pt basketball court
22	The city will not maintain and it will look like crap, and overuse by those not from the neighborhood
23	Noise, litter
24	More trash cans if there is a play area put in
25	Runoff and noise
27	wetlands
28	Losing the trees; Bringing in people outside the community
29	Upkeep by the City and too many visitors
33	1. It will no longer be a natural quiet area. 2. Noise and light pollution along with parking/driving issues with extra cars in the area.
34	Safety, quiet atmosphere (no sports courts, etc.)
35	No concerns after our meeting yesterday. Very well delivered and I was impressed.
36	Destruction of nature/intrusion of neighborhood privacy
37	Noise, noise
38	noise and traffic
39	excessive moisture and erosion

ResponseID	Response
40	1) Attracting people from outside our neighborhood. 2) Tha it is no longer a rustic park.
41	1) Attracting people from outside our neighborhood.
44	Increased traffic to our quiet subdivision. The potential for a homeless campground. Undesirable people and their activities.
45	Play area for kids
46	Some people worry about transients and drug users. Too many people from out of area/noise.
47	Safe place for neighborhood kids to play in open area, Safe playground for young children
48	parking - homeless population
49	Parking and Maintenance
50	making sure it is maintained
52	Noise and or light pollution. Loss of natural aspects
53	Noise and traffic/parking
55	We strongly recommend that the natural habitat be preserved as much as possible. These fields are frequented by many species of wildlife and would be a huge loss to disrupt this.
57	parking for those who drive to park
58	that it may NOT be a playground for children
59	I would be concerned about people camping out or doing illegal activities. Or people coming and doing destructive behavior to the park itself. There are already neigh kids who harm the trees at times.
60	Traffic & up Keep
62	Missing the nice view of trees and it getting overrun with weeds/blackberry bushes
63	Play area for neighborhood kids, so they can be off the street. Area to take my dogs.
64	Safety

**ResponseID Response**

67	Parking
68	N/A
71	traffic from those who do not live nearby
76	Parking, crime
79	Extra traffic in the neighborhood, nonresidents in the neighborhood
84	Maintenance of the creek/swale
86	Homeless camping.
87	Upkeep and housless
88	Increased traffic & Crime
89	That it be safe, not increase on street parking or attract individuals looking for trouble. Not generate execute noise as so many of us work at home now.
91	People from outside Bailey Ridge cuasing issues, extra traffic
94	Keeping it up
95	Noise level
96	Outside use
97	Maintenance and cleanliness being maintained.
102	Security,
103	Maintenance and security
105	None
106	Noise level. Keeping the park clean, maintained and attractive.
110	outsiders
111	Basketball. 100% opposed!
116	Long term care and maintenance
117	outside traffic

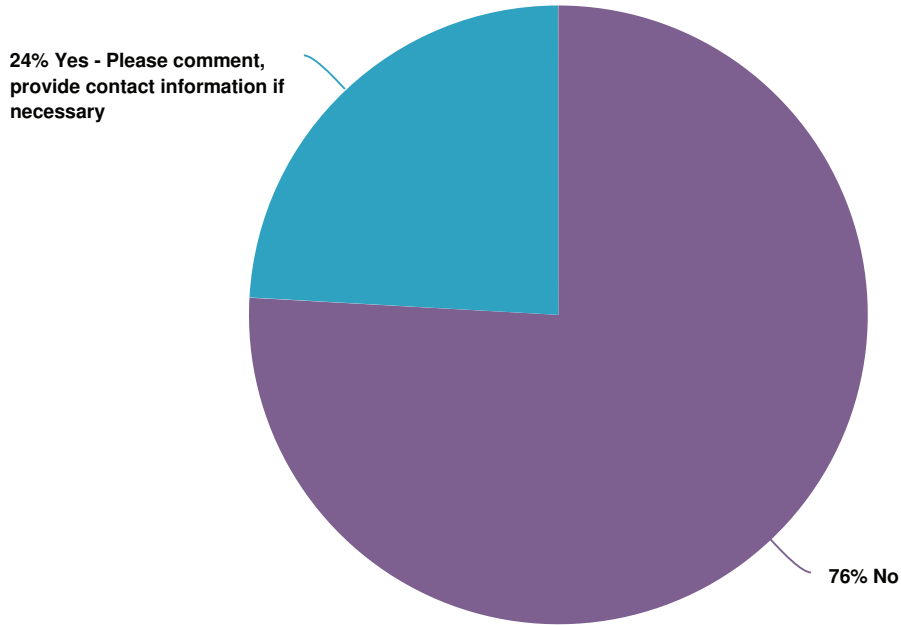
**ResponseID    Response**

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119	Keep rustic
120	Walking paths; thinning of evergreens; bridge across creek
121	Walking paths; thinning of evergreens; creek bridge connecting two areas
122	Impact on parking; safety
123	Noise from potential sports court. Maintenance budget.
124	preserve the natural beauty
125	Removal of Trees, Reduction of habitat
126	It will draw people who don't live in the adjacent neighborhoods and it will lose its natural beauty
127	I do not want it to become a place for the homeless to camp. I do not want all of the trees removed.
130	Noise and disturbance of the natural environment
131	Lots of cars parked on Tayside. People from outside area bringing dogs for off leash exercise.



## 9. Do you have any questions or concerns regarding the Bailey Ridge Park Master Plan?



Value	Percent	Responses
No	75.9%	66
Yes - Please comment, provide contact information if necessary	24.1%	21

Totals: 87

Yes - Please comment, provide contact information if necessary	Count
As we live directly across from the park, we are thrilled to see it as a wonderful, natural place for our neighborhood. The imagination of the children and families who use it now is unique in our planned lives, and it should stay that way. it is especially important because of the wildlife-nesting birds; owl; raptors; squirrels; deer and other wildlife live in, sleep and eat in that park.	1
I am excited to hear about some development of "natural" features in the park (walking paths, benches, native species plantings, work on creek and water flow, etc. I am concerned about the possibility of "non-natural" elements like sport courts, large picnic structures, etc. because I think that will destroy the natural beauty/aesthetic of the park and lead to a lot of traffic and parking problems.	1
I really like it undeveloped. The city has a hard time just moving the weeds.	1
Totals	21

Yes - Please comment, provide contact information if necessary	Count
I wish there was a more definitive timeline on completion.	1
I would like to see a three point basketball area. I understand the concerns about noise from a three point basketball courts but people already have hoops in their driveways , there are two on my street alone which can be noisy and are against HOA covenants, and the balls end up in the streets with cars and would be safer at the park.	1
I'm afraid that the City will plan a Traditional Park regardless of what the adjacent neighbors think!	1
I'm excited about our neighborhood park, but am concerned about the City's commitment on upkeep and visitors coming from farther away and causing traffic congestion.	1
Increased neighborhood crime.	1
Keep as natural as possible. No basketball courts- they look tacky and worn down very quickly. Not enough kids in the neighborhood to use them.	1
Many of us bought our homes because of quiet, natural setting of the park as it currently is. We absolutely do not want it over-developed into a space with sports courts, etc. We would be fine with nature trails, a few benches, maybe some exercise stations and a small play structure made from natural materials. We absolutely do not want a park that attracts many noisy groups. That's not what this area is about. We value the natural vegetation and wildlife living here. There are so few places like this these days and it would be a shame to ruin this beautiful, natural area.	1
That when the park is completed that it be well maintained; Don't want it to be totally a playground for kids hence noise factor	1
The park is naturally beautiful now. People need to appreciate the wonders of the park being natural. It is so peaceful to walk amongst the trees. Please do not develop it to include any sort of playground or play area. Please keep it natural or just as it is.	1
Thinning of trees, tree clearance away from houses bordering the park. William Joos 805 444 0727.	1
Wetland issues/Swale	1
Who makes the final decision on park plan & how much of an impact do the neighbors have in decisions?	1
Will parking spots be made available?	1
Totals	21

Yes - Please comment, provide contact information if necessary	Count
Would like to be included in the planning since park property sits directly below ours.	1
devon.walterscheid@gmail.com	1
increased traffic, noise levels, potential crime from off site people	1
what is the Time frame	1
yes - Salem is struggling with homelessness and the population is gravitating towards our parks - I am concerned about the potential of increased crime and vandalism we see within downtown parks	1
Totals	21

# SURVEY 2 SUMMARY



## Community Input from Bailey Ridge Park Master Plan Survey #2

Thank you for participating in the second Bailey Ridge Park online survey! The survey was open from March 16-30th, and we received over 100 responses from residents. The neighbors shared their preferences for a variety of elements in the preliminary concepts, including circulation routes, types of play, and sports courts. Residents also ranked the three concepts by selecting their favorite park concept. Survey participants represented diverse age groups in the community.

An email address was provided at the end of the survey for participants to add any additional comments. Three emails were received regarding Survey #2 and all three were in favor of keeping the park in a more natural state.

### The survey feedback provided consensus on preferred design elements and locations:

- Survey respondents represented a variety of age groups. Most participants were between the ages of 34 to 65 years or older. The least represented ages groups were 18-24 years or under 18 years.
- Most participants preferred concept three when asked to select one preferred concept. Concept three included a crushed rock path along the swale and wetland, a combination of concrete and bark mulch paths under the Douglas Fir tree canopy, nature and traditional playgrounds at the center of the site, a central swale crossing, and a basketball and pickleball court combination.
- When asked about individual park design elements, participants reiterated a preference for the different elements in concept three. Neighbors preferred having a combination of both nature play and traditional playground instead of only one type of play. The central creek (Chamber's Swale) crossing was the most popular location for a creek crossing, and most respondents prefer a sports court that includes both basketball and pickleball. The majority of participants prefer a basketball court location northeast of the playground, adjacent to Tayside Street S and surrounded by Douglas Fir trees.
- Neighbors were most excited about the path design and materials shown in concept three, which includes a longer, crushed rock path that follows alongside the Chamber's Swale and wraps up the hill and around the western edge of the wetland area. In addition, they preferred the combination of concrete and bark mulch paths through the Douglas Fir forest.
- The most popular picnic shelter location is adjacent to the playgrounds, an open hardscape area, and directly accessible to Tayside Street S.
- Overall, the survey input shows that both the individual park design elements and the site design in concept three are most popular among the neighborhood residents. The full survey results can be found on the [Bailey Ridge Park website](#).

Si necesita ayuda para comprender esta información, por favor llame 503-588-6211.  
If you need help understanding this information, please call 503-588-6211.

*Pictured above is a summary of the survey two results. There is a photo of Bailey Ridge Park that shows a field and trees at the top of the page, with a title below that reads "Community Input from Bailey Ridge Park Master Plan Survey #2". Bulleted text list the major survey findings.*

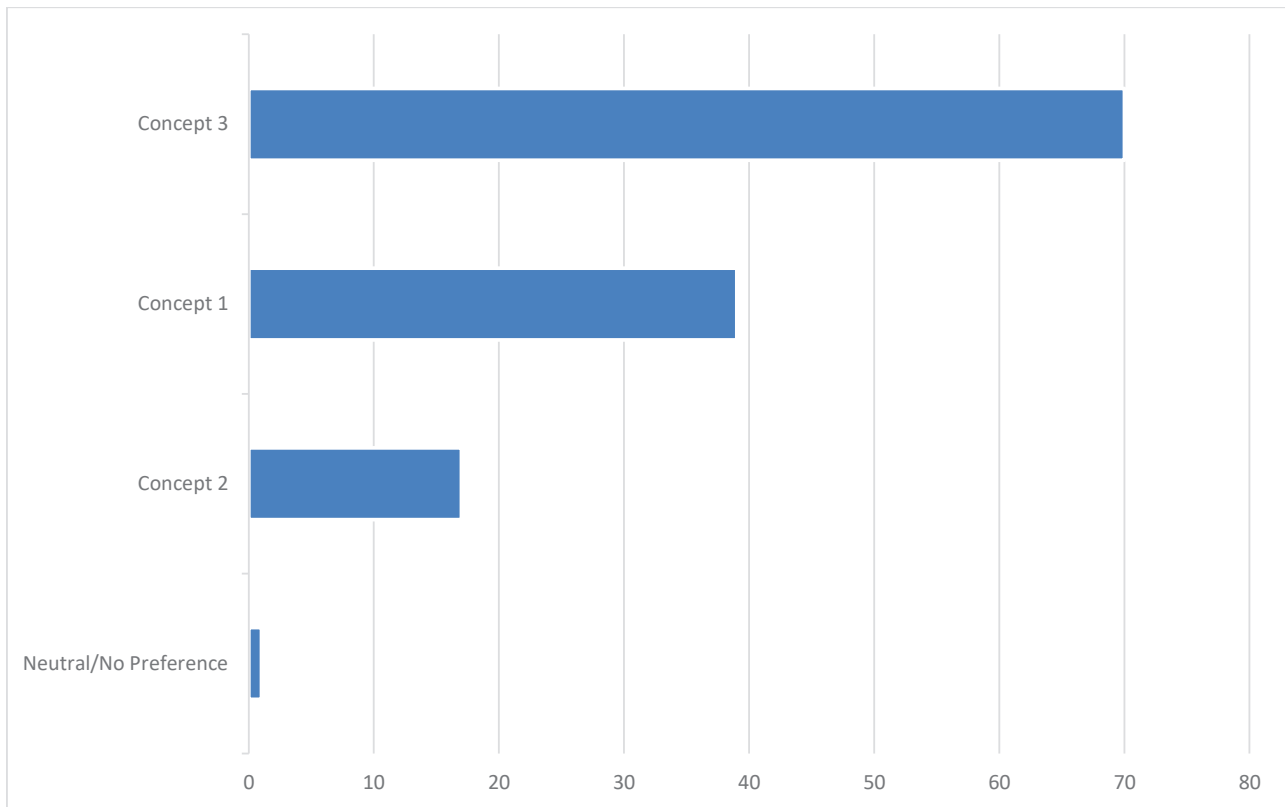
# SURVEY 2 RESULTS

## Report

Salem Bailey Ridge Park Survey 2

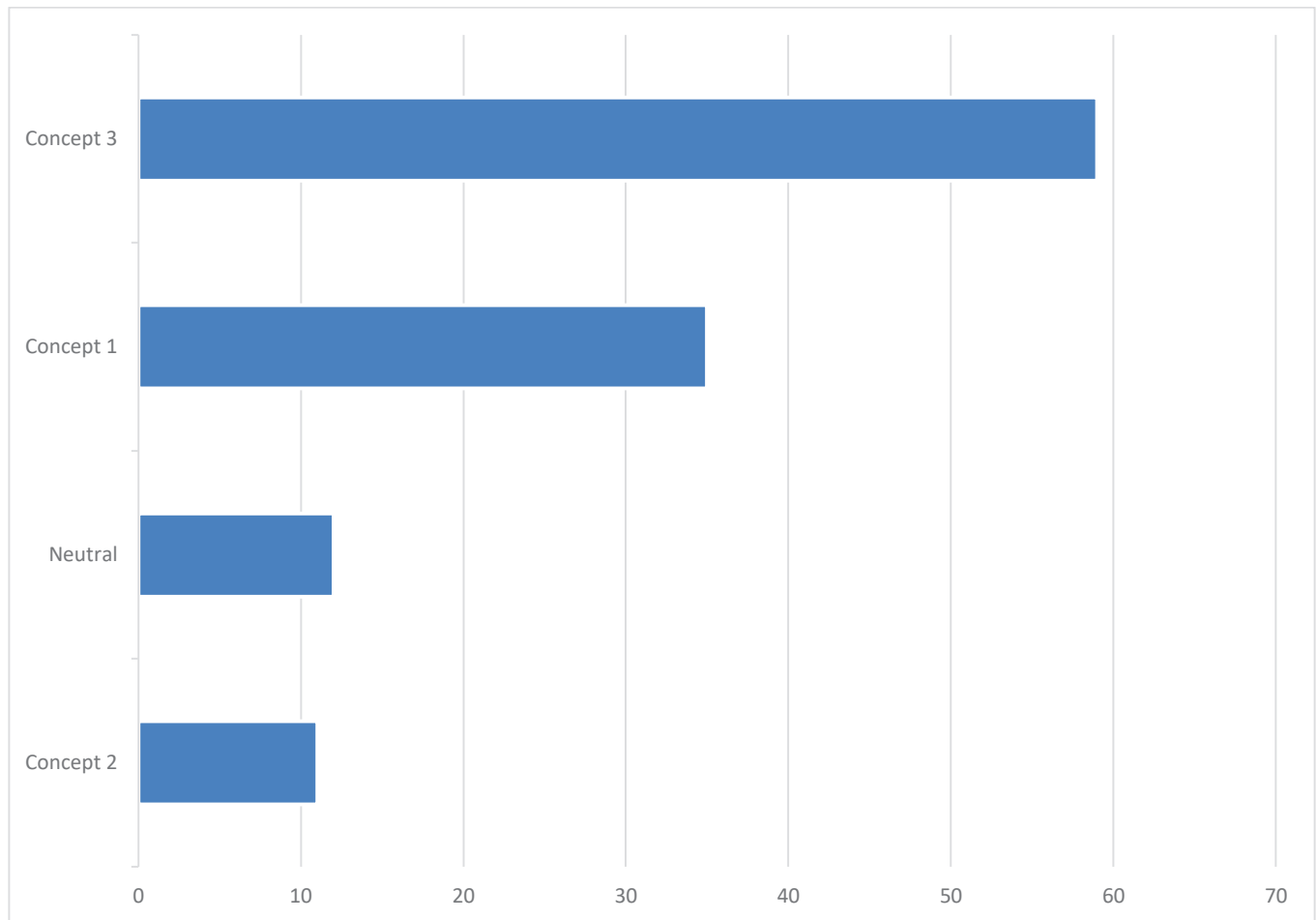
April 1 2022

Q1 - If you had to choose one park concept, which one would you pick?



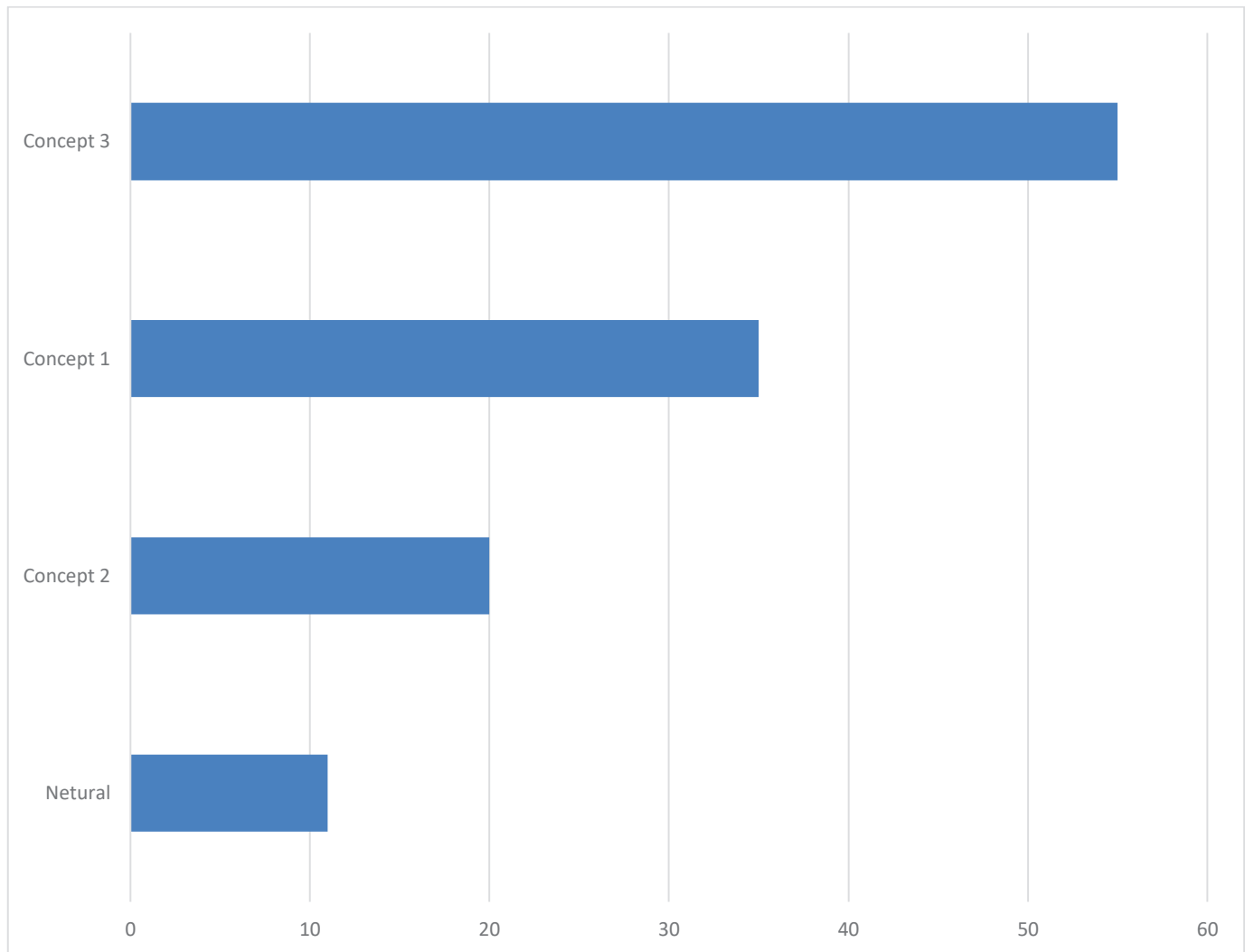
#	Answer	%	Count
4	Concept 1	30.70%	39
5	Concept 2	13.38%	17
6	Concept 3	55.11%	70
7	Neutral/No Preference	0.78%	1
	Total	100%	127

## Q2 - Which circulation do you prefer in the wetland and swale area?



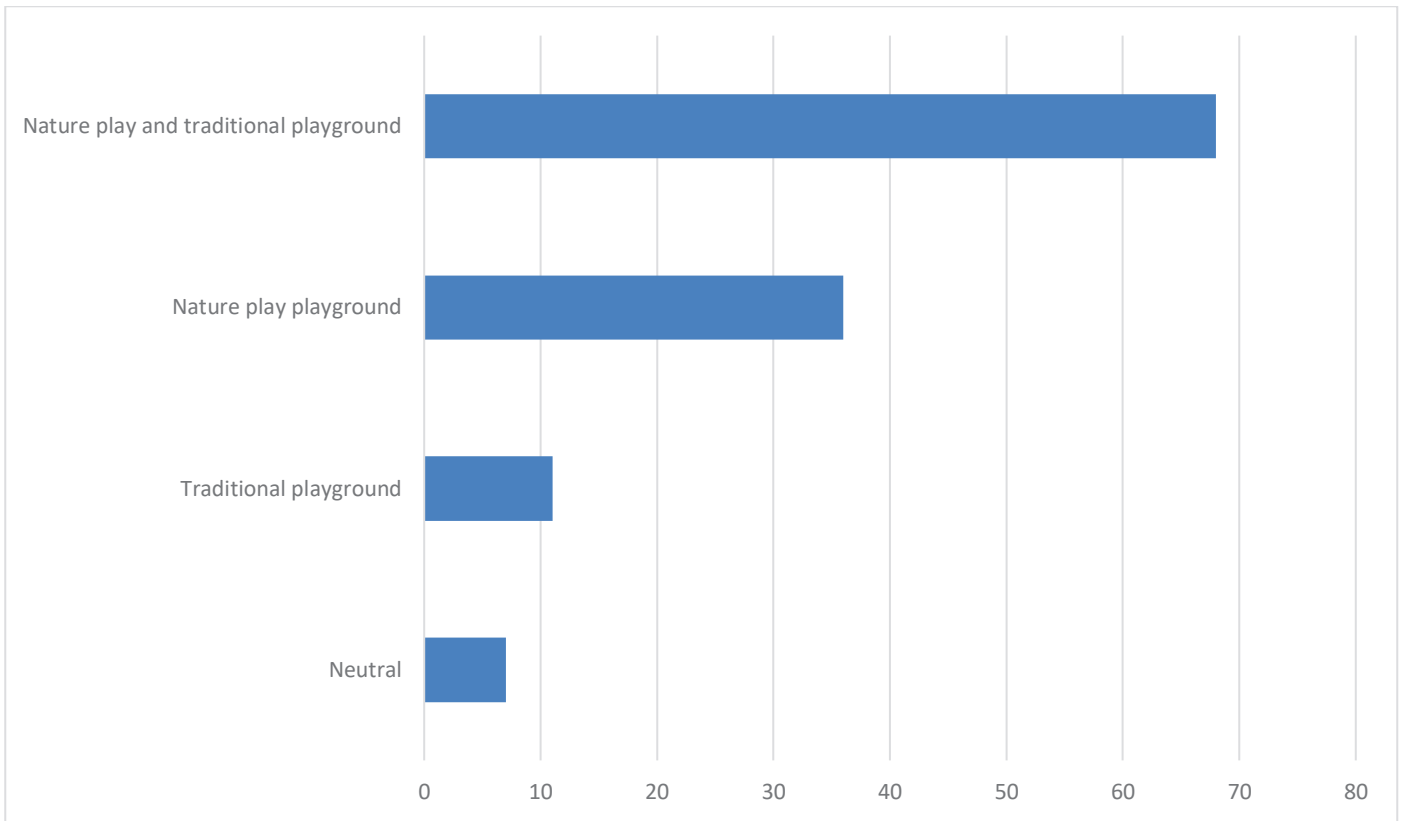
#	Answer	%	Count
4	Concept 1	29.91%	35
5	Concept 2	9.40%	11
6	Concept 3	50.42%	59
7	Neutral	10.25%	12
	Total	100%	117

### Q3 - Which circulation do you prefer in the Douglas Fir forest?



#	Answer	%	Count
1	Concept 1	28.92%	35
2	Concept 2	16.52%	20
3	Concept 3	45.45%	55
4	Neutral	9.09%	11
	Total	100%	121

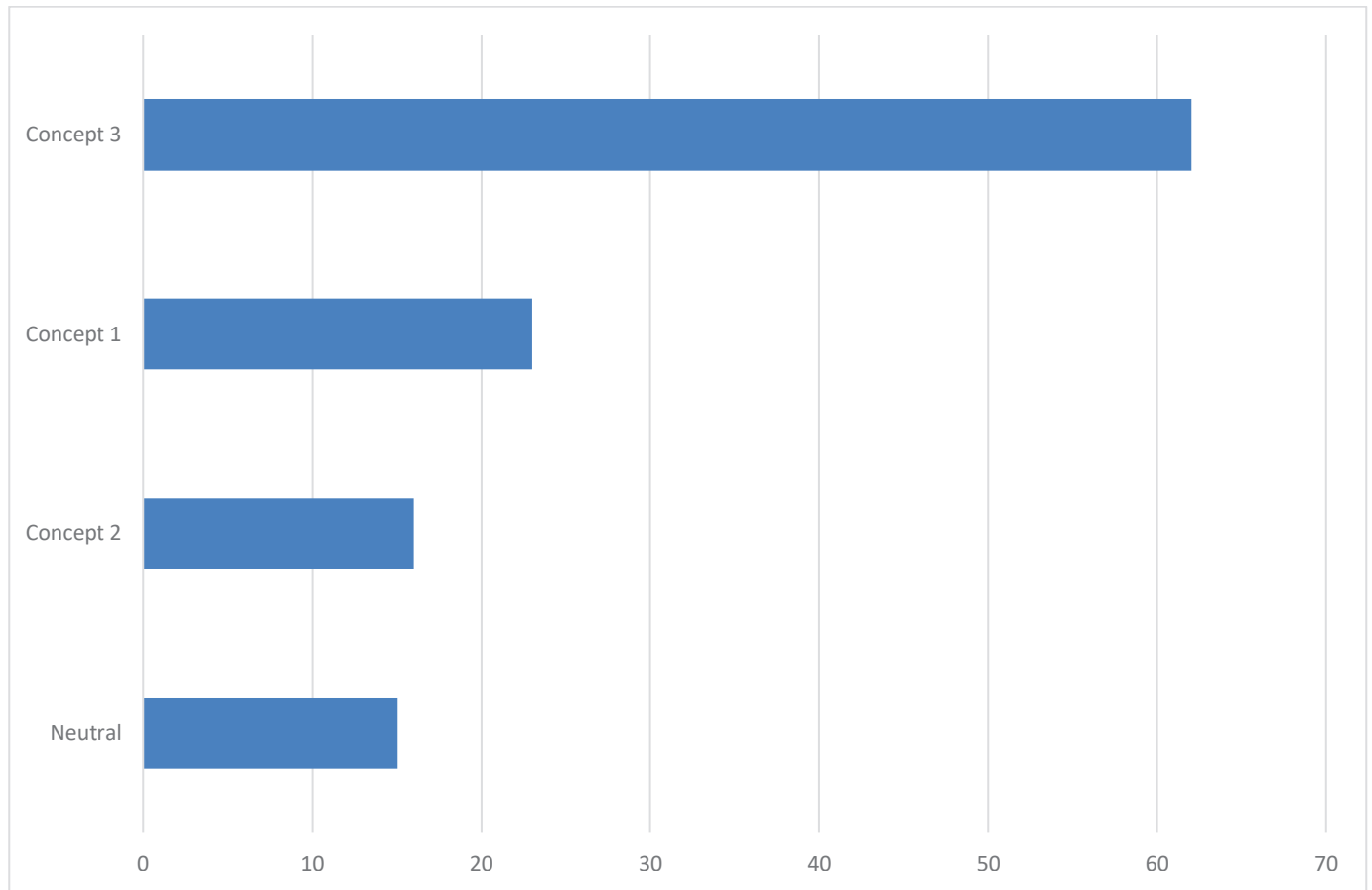
### Q4 - What playground types do you prefer?



#	Answer	%	Count
1	Traditional playground	9.01%	11
2	Nature play playground	29.50%	36
3	Nature play and traditional playground	55.73%	68
4	Neutral	5.73%	7
	Total	100%	122

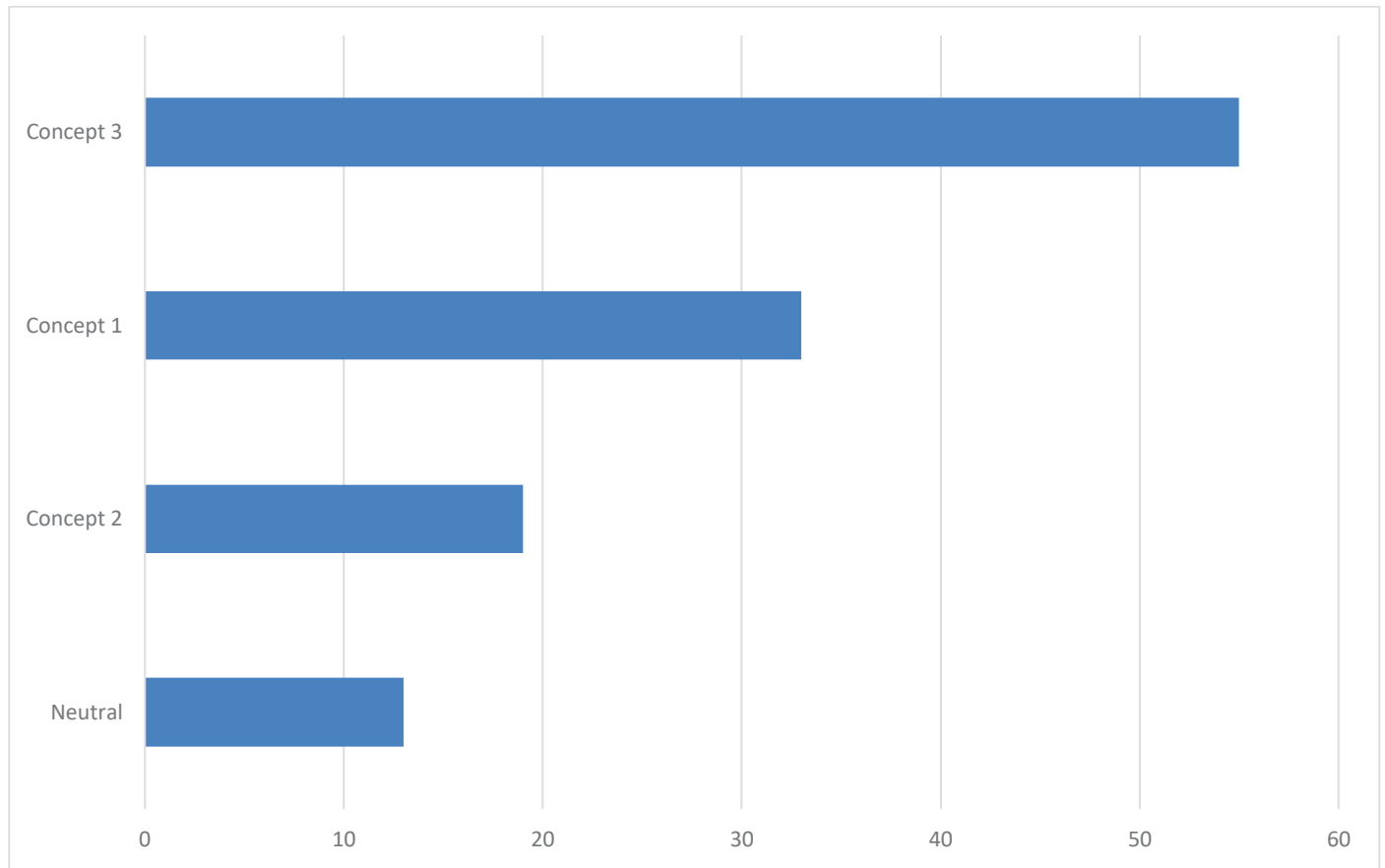


### Q5 - Which creek (Chamber's Swale) crossing do you prefer?



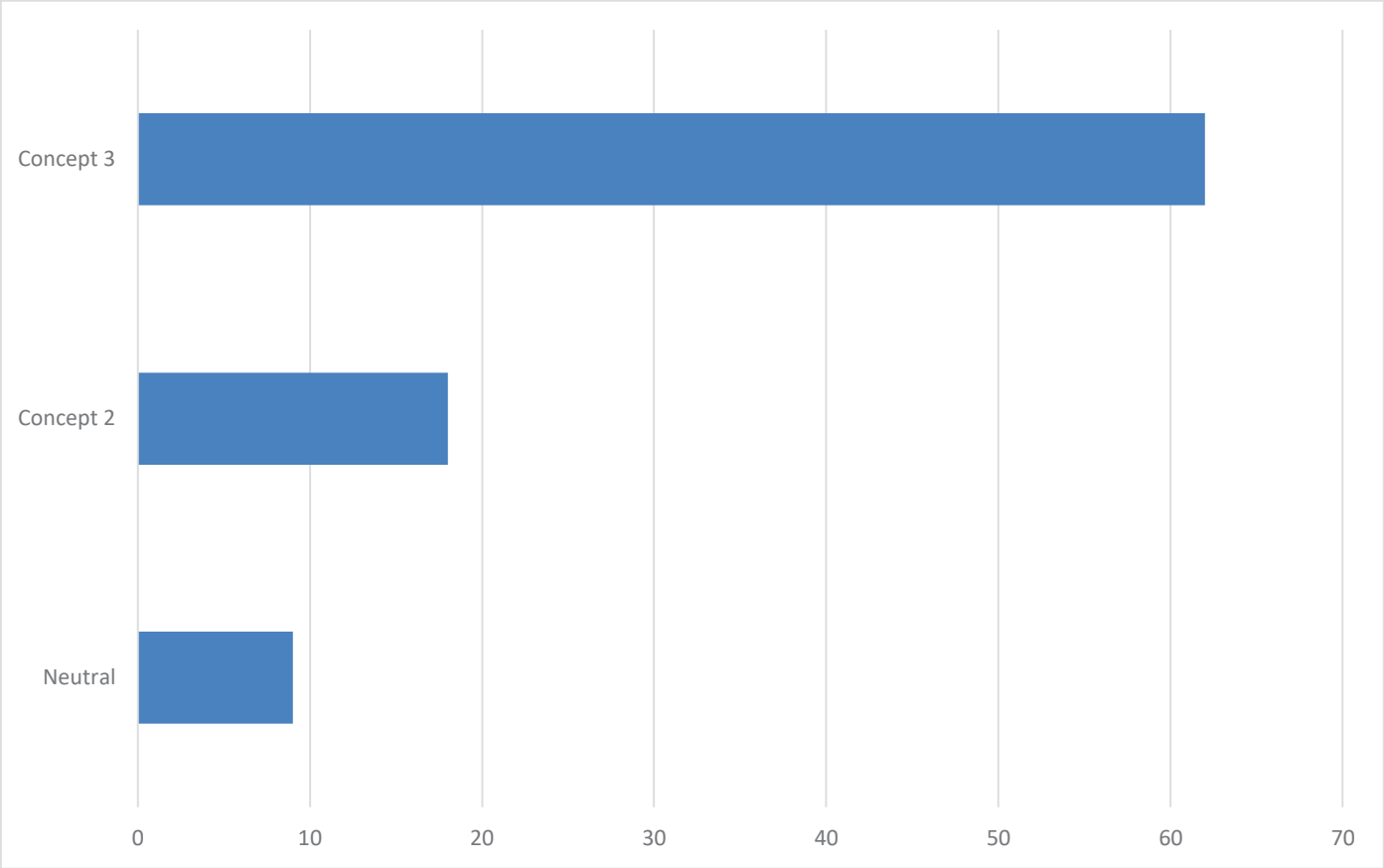
#	Answer	%	Count
1	Concept 1	19.82%	23
2	Concept 2	13.79%	16
3	Concept 3	53.44%	62
4	Neutral	12.93%	15
	Total	100%	116

### Q6 - Which wetland crossing location/design do you prefer?



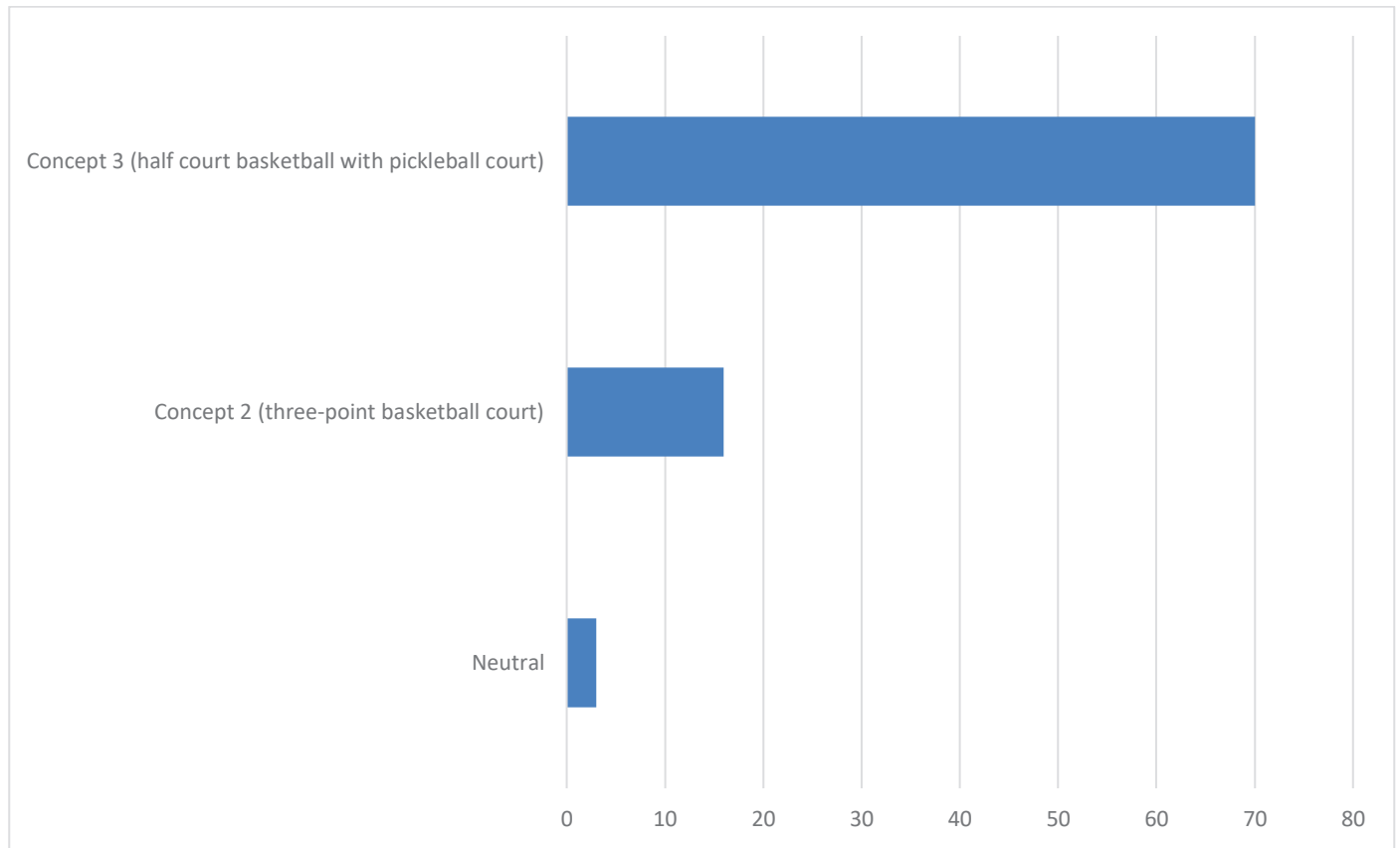
#	Answer	%	Count
1	Concept 1	27.5%	33
2	Concept 2	15.83%	19
3	Concept 3	45.83%	55
4	Neutral	10.83%	13
	Total	100%	120

**Q7 - Which basketball court location do you prefer?**



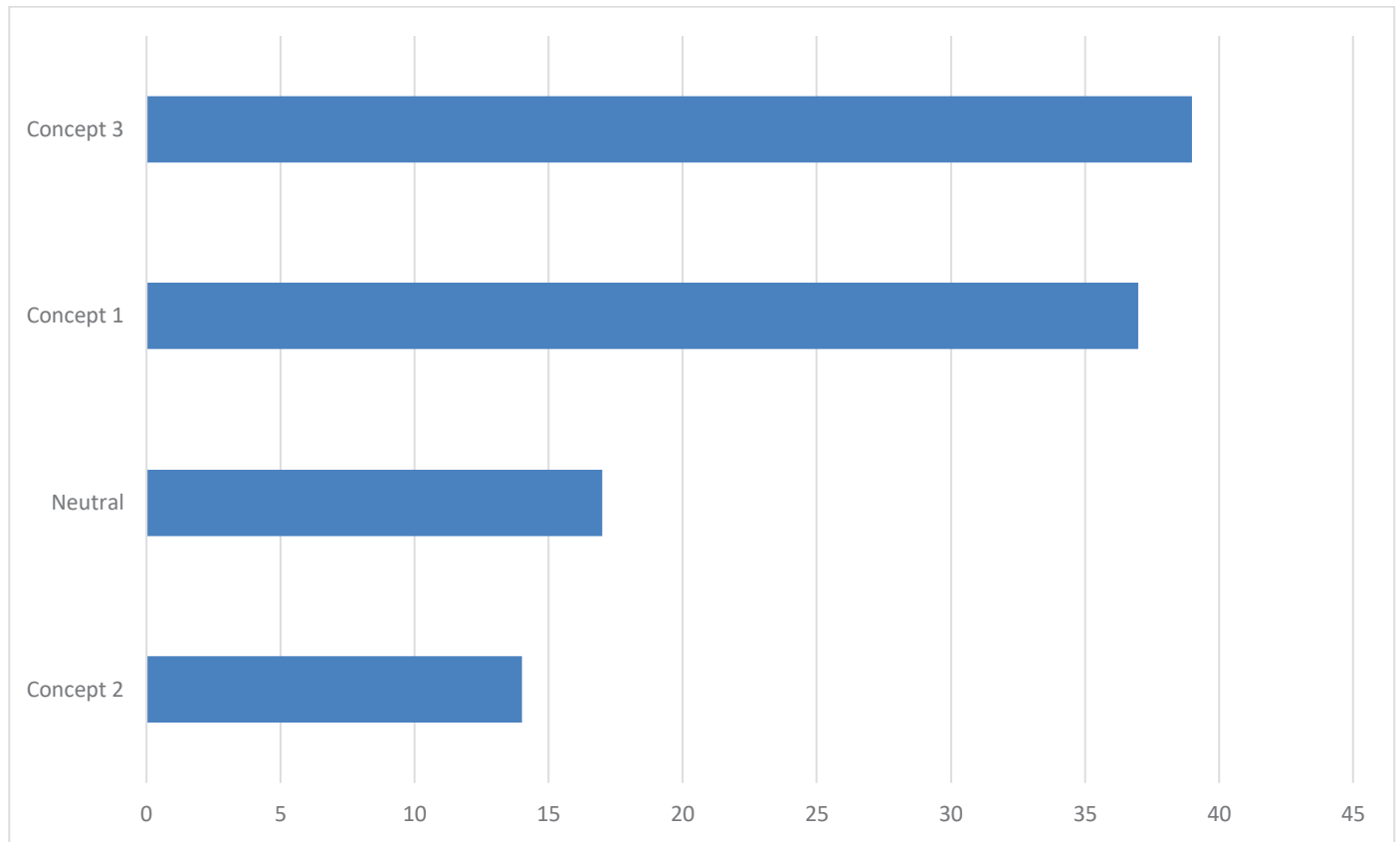
#	Answer	%	Count
2	Concept 2	20.22%	18
3	Concept 3	69.66%	62
4	Neutral	10.11%	9
	Total	100%	89

### Q8 - Which basketball court design do you prefer?



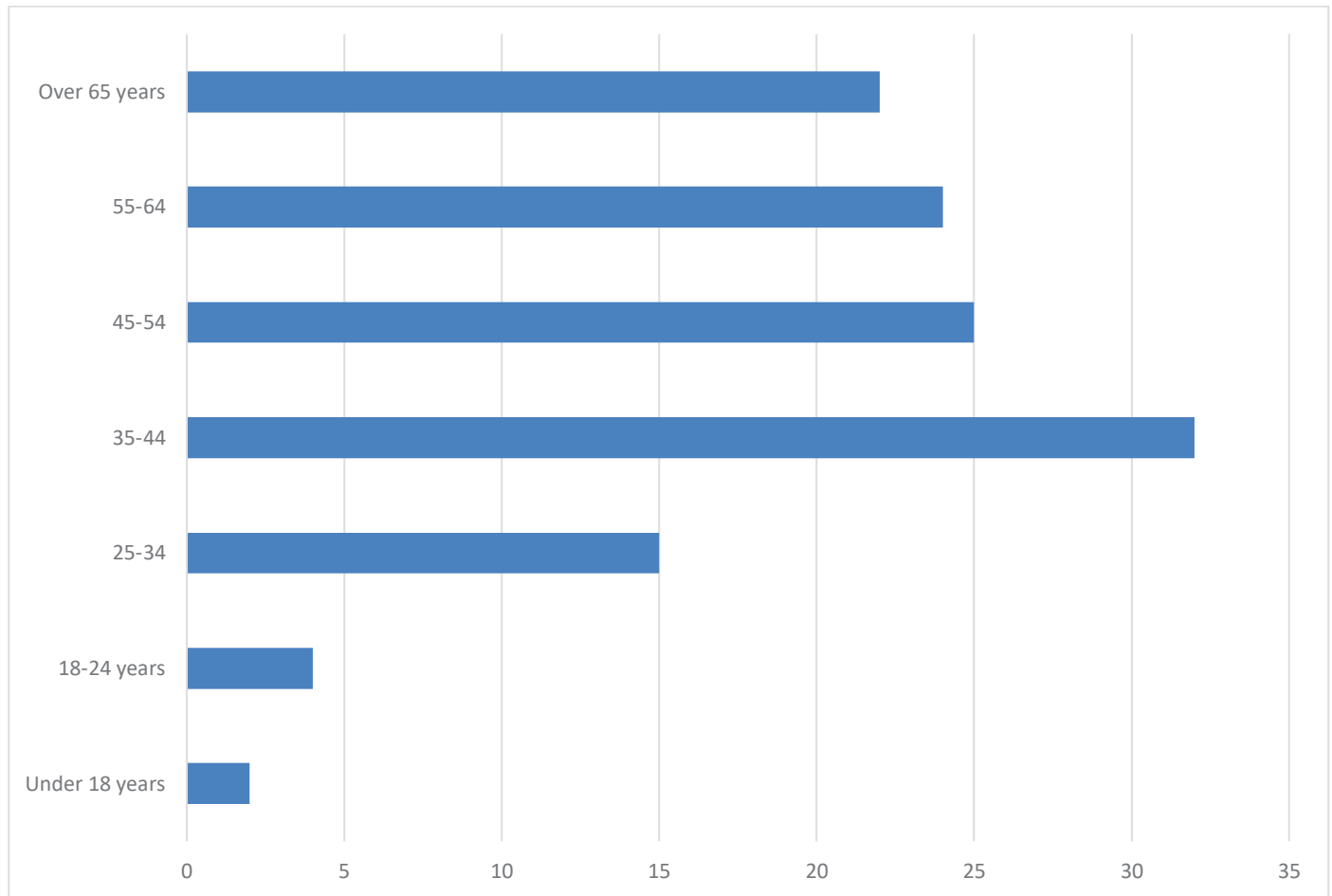
#	Answer	%	Count
2	Concept 2 (three-point basketball court)	17.97%	16
3	Concept 3 (half court basketball with pickleball court)	78.65%	70
4	Neutral	3.37%	3
	Total	100%	89

## Q9 - Where do you want a picnic shelter to be located?



#	Answer	%	Count
4	Concept 1	34.57%	37
5	Concept 2	13.08%	14
6	Concept 3	36.44%	39
7	Neutral	15.88%	17
	Total	100%	107

## Q10 - What age group best describes you?



#	Answer	%	Count
2	Under 18 years	1.61%	2
3	18-24 years	3.22%	4
4	25-34	12.09%	15
5	35-44	25.80%	32
6	45-54	20.16%	25
7	55-64	19.35%	24
8	Over 65 years	17.74%	22
	Total	100%	124

# SURVEY 3 SUMMARY



## Community Input from Bailey Ridge Park Master Plan Survey #3

Thank you for participating in the third Bailey Ridge Park online survey! The survey was open from April 12 to May 4. We received over 80 responses from residents who ranked their park improvement priorities. The park improvements in the survey represented different elements from the preferred concept, including circulation, accessibility, vegetation and restoration, playground types, and sports courts. The survey results provided feedback on which improvements are a high priority to residents.

### Following are key findings from the survey:

- Survey participants represented several age groups, predominately residents aged 45 years and older. Almost 70% of survey participants were residents aged 45 years and older and 25% of participants were 65 years or older.
- The least represented age group was residents 0-24 years old. Four participants were 24 years old or younger, and one of the four participants was 18 years or younger.
- The five highest-ranked improvement priorities identified by participants in descending order include:
  - Accessible paths;
  - Habitat restoration at Chamber's Swale;
  - Douglas Fir Forest management to improve tree health, light, and visibility;
  - Crossing over Chamber's Swale; and
  - Half basketball court with pickleball court.
- Medium priority park improvements include a traditional playground, habitat restoration at the wetland, a nature play playground, and a crossing and boardwalk over the wetland.
- The five lowest-ranked park improvements in descending order include street trees along Tayside Street S, accessible park entrances, picnic shelter, picnic tables, and signage.
- Nature play playground was ranked as a slightly higher priority than a traditional playground.
- Overall, survey participants expressed priorities that include a balance of managing landscapes such as thinning the Douglas Fir forest for tree health and habitat restoration at Chamber's Swale and supporting recreational activities like accessible paths in the park and a crossing over Chamber's Swale and the half basketball and pickleball court.
- The full survey results can be found on the [Bailey Ridge Park](#) website.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6211.  
If you need help understanding this information, please call 503-588-6211.

*Pictured above is a summary of the survey three results. There is a photo of Bailey Ridge Park that shows a field and trees at the top of the page, with a title below that reads "Community Input from Bailey Ridge Park Master Plan Survey #3". Bulleted text list the major survey findings.*

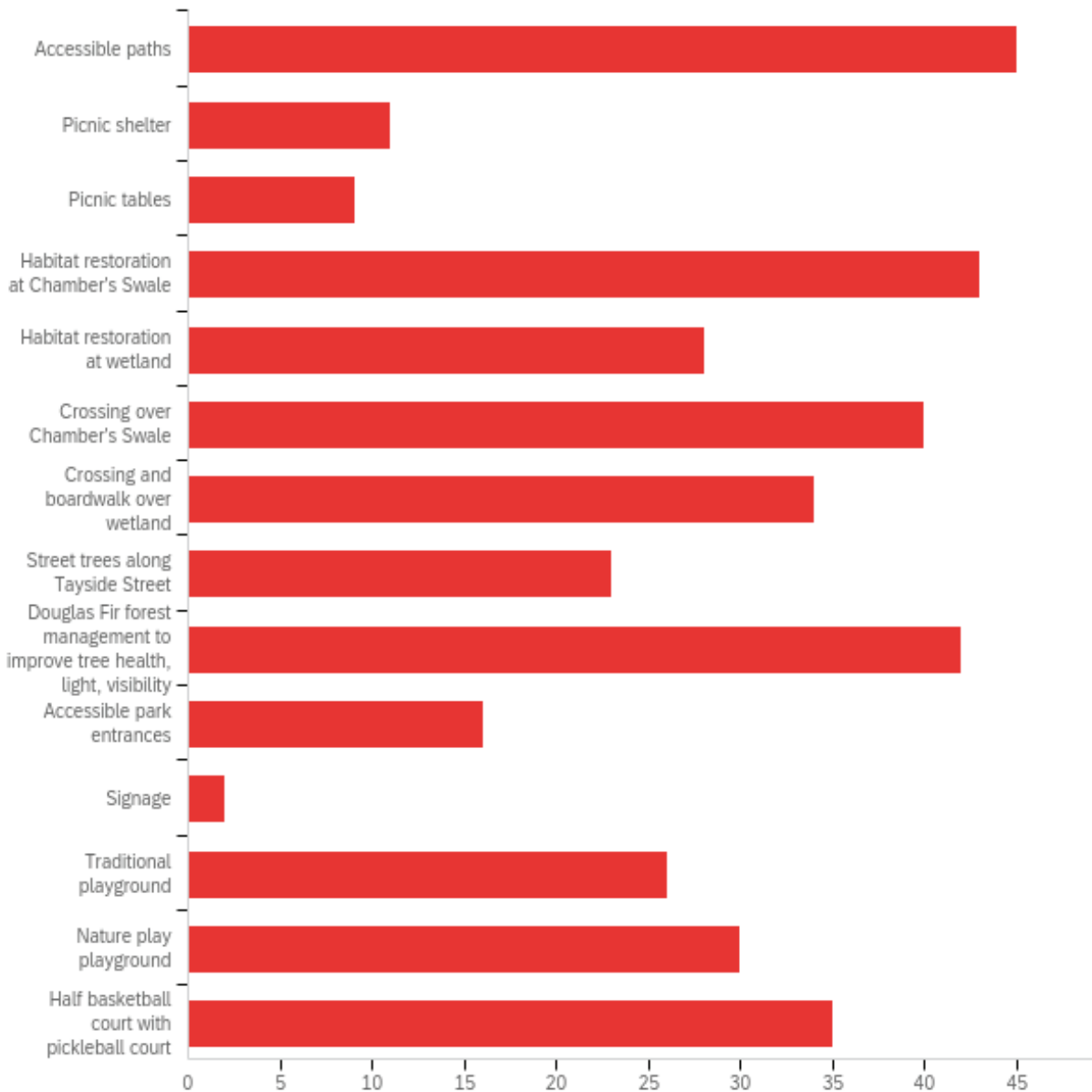
# SURVEY 3 RESULTS

## Survey Report

*Salem Bailey Ridge Park Survey 3*

May 5th 2022

**Q 1 - Please select the improvements below that are a high priority to you. You can select up to 5 improvements.**





#	Answer	%	Count
1	Accessible paths	11.72%	45
2	Picnic shelter	2.86%	11
3	Picnic tables	2.34%	9
4	Habitat restoration at Chamber's Swale	11.20%	43
5	Habitat restoration at wetland	7.29%	28
6	Crossing over Chamber's Swale	10.42%	40
7	Crossing and boardwalk over wetland	8.85%	34
8	Street trees along Tayside Street	5.99%	23
9	Douglas Fir forest management to improve tree health, light, visibility	10.94%	42
10	Accessible park entrances	4.17%	16
11	Signage	0.52%	2
12	Traditional playground	6.77%	26
13	Nature play playground	7.81%	30
14	Half basketball court with pickleball court	9.11%	35
	Total	100%	384

## Q2 - Do you have any questions or comments regarding the Bailey Ridge Park Master Plan?

Do you have any questions or comments regarding the Bailey Ridge Park Master Plan?

Wish we could have a neighborhood pool

any change we can have a dog park for the neighborhood pets? thanks

i would love to see a dog park

can we have something for the dog owners in the neighborhood?

Please maintain as many trees as possible. We have numerous birds, including barn owls and great horned owls, that live in the canopy.

dog park please thank you!

After reviewing the results from Survey #1, we have some questions as to why certain components were included in the 3 concept plans. In the first survey, the question in regard to a desire for a picnic shelter, 63% of survey responses indicated that this feature was "not important" (a 1 or 2), only 26% indicated it was "important" (a 4 or 5); why then is a picnic shelter included in all three design concepts? In regard to the question about multi-use paved sport court; 54% indicated "not important" (1 or 2), whereas, only 38% indicate "important" (4 or 5); yet 2 of the 3 design concepts have a paved sport court. In regard to the question about the desire for a traditional type of playground it was 62% "not important" to 23% "important". Given that survey #2 required residents to choose between the three concepts, it seems like it forced us to pick design features that the majority of people oppose. Why is this?

Can estimated completion date be moved up?

Post park hours and try to inhibit late night use/noise?

I live across the street from the basketball court. Move it BACK not okay. Put it in front of someone else's place. Will have to sell if you all do this.

I live @ 3784 Tayside ST. DIRECTLY across from where the basketball court would be. PLEASE do not put. Basketball court DIRECTLY across the st from my home. Move it to the right of my home. On the SIDE of peoples homes. Not directly in front of. I have dogs. I DO NOT approve.

None

Yes. 1. What are the 5 foot contours? 2. Please limit the amount of Doug fir tree removal to the damaged/dead trees. We have a lot of owls and other birds who live in them, and other critters who sleep under them. 3. Putting trees on Tayside Street-who will maintains and ensure the roots do not damage the sidewalk or pavement? 4. Even with trees, i do not think it is appropriate to put a basketball court right in front of the front of someone's home. That's something people are likely to use at all hours, and could be noisy. It isn't in front of our home, but i am thinking of our neighbors. Thank you!

i think some of us would love to see a little fenced area for pets!

What is your plan for parking for this larger park? Cars will be parked on both sides of Tayside. People WILL be coming here from all areas off of River Road. We see this as a huge problem especially since the side of our home faces directly across from the park. This park design has become way too large scale for this area.

can anything be put for all the dogs that live in bailey ridge? thanks

Currently proposed position of the basketball-pickleball court is right in front of our house, which will take away the

quietness. The quiet environment was number 1 reason of us moving into this house. We request the court moves to some other location inside the park, so it not in front of anyone's house.

---

We are really excited to have a variety of amenities for young kids in the neighborhood

---

I want to emphasize the need for drainage considerations in any plan due to the high water flow entering the development. Water pours over the sidewalk in several areas during rainy season and soaks the ground.

---

What's the timeline of the project?

---

Do you think a fenced in dog park for all the dogs in the neighborhood is possible?

---

I'm excited for the pickelball basketball court

---

You're process is Flawed!yore entire line of options are directed towards your pre-conceived outcome. Your initial data had a minimum of interest in a Basketball Court yet the options presented had 70% of the options with Basketball as an option! Totally misleading!!

---

Please provide expected timelines for construction.

---

None

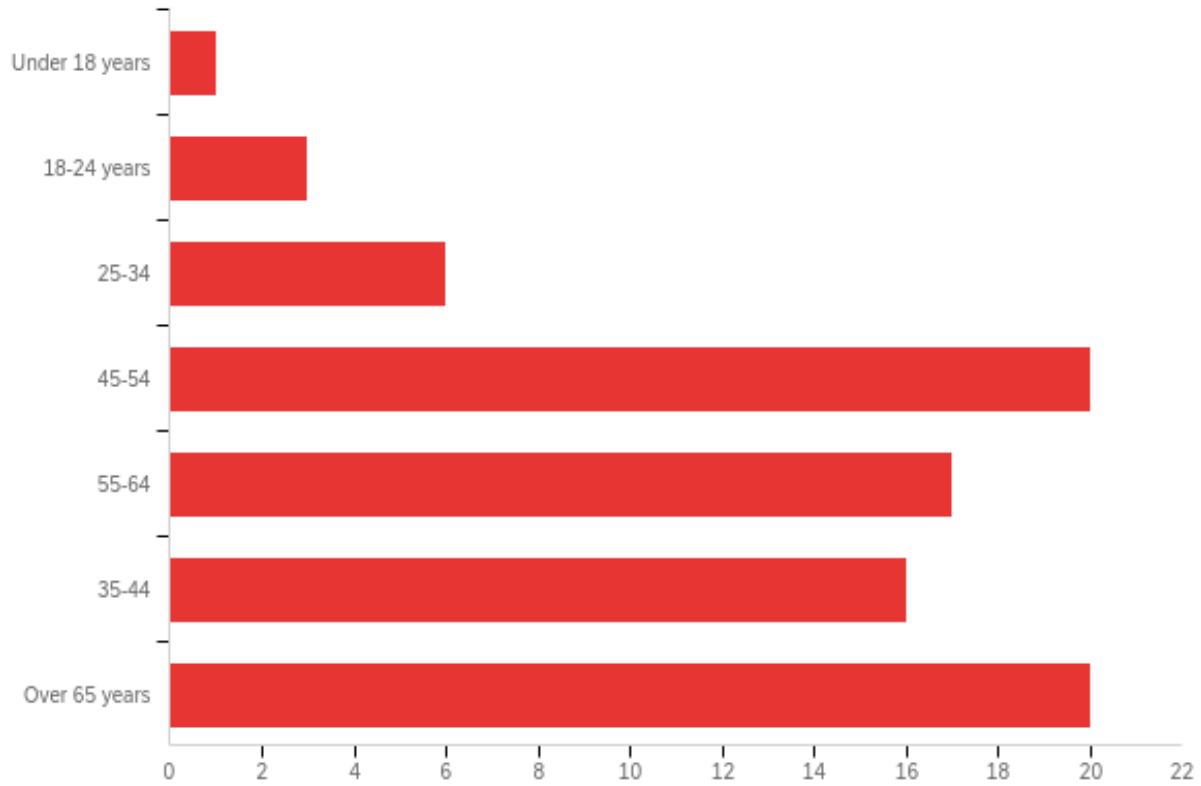
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Can we add a dog park?

---

No

### Q3 - What age group best describes you?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What age group best describes you?	2.00	9.00	7.01	1.71	2.93	83

#	Answer	%	Count
2	Under 18 years	1.20%	1
3	18-24 years	3.61%	3
4	25-34	7.23%	6
6	45-54	24.10%	20
7	55-64	20.48%	17
8	35-44	19.28%	16
9	Over 65 years	24.10%	20
	Total	100%	83

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# **Appendix C. Cost Estimate**

# CAMERON McCARTHY

## LANDSCAPE ARCHITECTURE & PLANNING

**City of Salem**  
**Bailey Ridge Park Master Plan**

MASTER PLAN  
 ESTIMATE OF PROBABLE COST

July 1, 2022  
**DRAFT**

NO.	ITEM	QTY	UNIT	UNIT COST	COST	NOTES	SUBTOTAL	TOTAL
<b>DIRECT CONSTRUCTION COSTS</b>								
<b>EXISTING CONDITIONS &amp; DEMOLITION</b>								
	Tree Protection	1	AL	\$ 10,000.00	\$ 10,000			
	Erosion Control	1	AL	\$ 20,000.00	\$ 20,000			
	Miscellaneous Site Demolition	1	AL	\$ 50,000.00	\$ 50,000			
							\$	80,000
<b>GENERAL SITE FURNISHINGS</b>								
	Benches	12	EA	\$ 2,000.00	\$ 24,000			
	Picnic Tables	10	EA	\$ 2,200.00	\$ 22,000			
	Trash Receptacles	4	EA	\$ 2,000.00	\$ 8,000			
	Signage	1	AL	\$ 10,000.00	\$ 10,000			
	Drinking Fountain	2	EA	\$ 8,000.00	\$ 16,000			
	Bike Racks	4	EA	\$ 400.00	\$ 1,600			
							\$	81,600
<b>TRAILS AND PATHS</b>								
	Clearing and Grubbing	99	CY	\$ 30.00	\$ 2,969	Assumes clearing and grubbing for 3" depth		
	Excavation	260	CY	\$ 30.00	\$ 7,800	Assumes 8" depth		
	Rough Grading	10688	SF	\$ 0.75	\$ 8,016			
	Finish Grading	10688	SF	\$ 0.50	\$ 5,344			
	Concrete Path, 6 ft width	3589	SF	\$ 15.00	\$ 53,835			
	Crushed Rock Trail, 6 ft width	5434	SF	\$ 2.00	\$ 10,868.00			
	Drainage Rock	62	SY	\$ 21.00	\$ 1,302	Trail segment across wetland; assumes 6" depths with perforated pipe		
	Soft Surface Trail, 6 ft width	1665	SF	\$ 1.25	\$ 2,081			
							\$	92,215
<b>TRADITIONAL PLAYGROUND</b>								
	Clearing and Grubbing	10	CY	\$ 30.00	\$ 292	Assumes clearing and grubbing for 3" depth		
	Excavation	125	CY	\$ 30.00	\$ 3,750	Assumes 18" depth		
	Rough Grading	2600	SF	\$ 0.75	\$ 1,950			
	Fine Grading	2600	SF	\$ 0.50	\$ 1,300			
	Playground Equipment	1	AL	\$ 60,000.00	\$ 60,000			
	Play Installation	1	AL	\$ 30,000.00	\$ 30,000			
	Concrete Play Surfacing Header	130	LF	\$ 60.00	\$ 7,788			
	Play Surfacing	113	CY	\$ 42.00	\$ 4,746	Assumes engineered wood fiber, 14" depth		
	Drainage Rock	117	SY	\$ 21.00	\$ 2,451	Assumes 6" depths with perforated pipe		
	Geotextile Fabric	2600	SF	\$ 1.00	\$ 2,600			
	Stormwater Treatment	2600	SF	\$ 15.00	\$ 39,000			
	Drain	5	EA	\$ 1,500.00	\$ 7,500			
	Topsoil	94	CY	\$ 50.00	\$ 4,700	Assumes 4" depth		
	Lawn	7653	SF	\$ 0.25	\$ 1,913			
	Irrigation	7653	SF	\$ 1.80	\$ 13,775	Irrigation for adjacent lawn area		
							\$	181,765
<b>NATURE PLAYGROUND</b>								
	Clearing and Grubbing	34	CY	\$ 30.00	\$ 1,010	Assumes clearing and grubbing for 3" depth		
	Excavation	202	CY	\$ 30.00	\$ 6,058	Assumes 18" depth		
	Rough Grading	3635	SF	\$ 0.75	\$ 2,726			
	Fine Grading	3635	SF	\$ 0.50	\$ 1,818			
	Playground Equipment	1	AL	\$ 60,000.00	\$ 60,000			
	Play Installation	1	AL	\$ 25,000.00	\$ 25,000			
	Concrete Play Surfacing Header	241	LF	\$ 60.00	\$ 14,460			
	Play Surfacing	158	CY	\$ 42.00	\$ 6,636	Assumes engineered wood fiber, 14" depth		
	Drainage Rock	404	SY	\$ 21.00	\$ 8,484	Assumes 6" depths with perforated pipe		
	Geotextile Fabric	3635	SF	\$ 1.00	\$ 3,635			
	Stormwater Treatment	3635	SF	\$ 15.00	\$ 54,525			
	Drain	8	EA	\$ 1,500.00	\$ 12,000			
	Boulders	6	EA	\$ 800.00	\$ 4,800			
							\$	201,151
<b>PICNIC SHELTER</b>								
	Clearing and Grubbing	18	CY	\$ 30.00	\$ 551	Assumes clearing and grubbing for 3" depth		
	Excavation	147	CY	\$ 30.00	\$ 4,410	Assumes 24" depth		
	Rough Grading	1984	SF	\$ 0.75	\$ 1,488			
	Fine Grading	1984	SF	\$ 0.50	\$ 992			
	Concrete Paving	1984	SF	\$ 15.00	\$ 29,760	Assumes 4" base		
	Picnic Shelter (20'x20')	1	EA	\$ 65,000.00	\$ 65,000			
	Stormwater Treatment	1984	SF	\$ 15.00	\$ 29,760			
							\$	131,961

# CAMERON McCARTHY

## LANDSCAPE ARCHITECTURE & PLANNING

**City of Salem**  
**Bailey Ridge Park Master Plan**

MASTER PLAN  
 ESTIMATE OF PROBABLE COST

July 1, 2022  
**DRAFT**

NO.	ITEM	QTY	UNIT	UNIT COST	COST	NOTES	SUBTOTAL	TOTAL
<b>HALF BASKETBALL COURT WITH PICKLEBALL</b>								
	Clearing and Grubbing	42	CY	\$ 30.00	\$ 1,256	Assumes clearing and grubbing for 3" depth		
	Excavation	586	CY	\$ 30.00	\$ 17,580	Assumes 42" depth to account for slope		
	Rough Grading	4522	SF	\$ 0.75	\$ 3,392			
	Fine Grading	4522	SF	\$ 0.50	\$ 2,261			
	Perimeter Fence, 10 ft height	200	LF	\$ 100.00	\$ 20,000			
	Equipment	1	AL	\$ 10,000.00	\$ 10,000			
	Court Concrete Paving	3403	SF	\$ 15.00	\$ 51,045			
	Court Striping	1	AL	\$ 4,000.00	\$ 4,000			
	Benches	3	EA	\$ 2,000.00	\$ 6,000			
	Plant Bed	1900	SF	\$ 3.85	\$ 7,315			
	Irrigation	1900	SF	\$ 1.80	\$ 3,420	Irrigation for adjacent plant bed		
	Stormwater Treatment	3403	SF	\$ 15.00	\$ 51,045			
	Drain	6	EA	\$ 1,500.00	\$ 9,000			
							<b>\$ 186,314</b>	
<b>POLLINATOR HABITAT</b>								
	Clearing and Grubbing	21	CY	\$ 30.00	\$ 615	Assumes clearing and grubbing for 3" depth		
	Rough Grading	2214	SF	\$ 0.75	\$ 1,661			
	Fine Grading	2214	SF	\$ 0.50	\$ 1,107			
	Soil Amendments	2214	SF	\$ 0.10	\$ 221			
	Pollinator Seed Mix	2214	SF	\$ 0.10	\$ 221			
	Shrubs	2214	SF	\$ 3.85	\$ 8,524			
	Irrigation	2214	SF	\$ 1.80	\$ 3,985	Irrigation for shrubs and seed mix		
							<b>\$ 16,334</b>	
<b>CREEK CROSSING</b>								
	Prefabricated Bridge	1	EA	\$ 150,000.00	\$ 150,000			
							<b>\$ 150,000</b>	
<b>CREEK RESTORATION</b>								
	Invasive Species Removal	46654	SF	\$ 1.50	\$ 69,981			
	Bank Stabilization	894	LF	\$ 450.00	\$ 402,300	Incl. bank reshaping and stabilization		
	Erosion Prevention and Flow Control	894	LF	\$ 220.00	\$ 196,680	Incl. in-stream flow control structures, and monitoring		
	Soil Amendments	17205	SF	\$ 0.10	\$ 1,721			
	Trees	20	EA	\$ 200.00	\$ 4,000			
	Shrubs	4301	SF	\$ 3.85	\$ 16,560			
	Temporary Irrigation	4301	SF	\$ 1.80	\$ 7,742	Irrigation for establishment of trees and shrubs		
							<b>\$ 698,984</b>	
<b>WETLAND CROSSINGS</b>								
	Boardwalks	150	SF	\$ 100.00	\$ 15,000			
							<b>\$ 15,000</b>	
<b>WETLAND RESTORATION</b>								
	Invasive Species Removal	36360	SF	\$ 0.75	\$ 27,270			
	Seeding and Planting	36360	SF	\$ 0.05	\$ 1,818			
	Shrubs	7272	SF	\$ 6.00	\$ 43,632			
							<b>\$ 72,720</b>	



# CAMERON McCARTHY

## LANDSCAPE ARCHITECTURE & PLANNING

**City of Salem**  
**Bailey Ridge Park Master Plan**

MASTER PLAN  
 ESTIMATE OF PROBABLE COST

July 1, 2022  
**DRAFT**

NO.	ITEM	QTY	UNIT	UNIT COST	COST	NOTES	SUBTOTAL	TOTAL
<b>STREETSCAPE</b>								
	Soil Amendments	3073	SF	\$ 0.10	\$ 307			
	Trees	22	EA	\$ 350.00	\$ 7,700			
	Irrigation	22	EA	\$ 100.00	\$ 2,200	Irrigation for street trees		
							\$ 10,207	
<b>UTILITIES</b>								
	Water Connection	1	EA	\$ 10,000.00	\$ 10,000			
	Water Meter	1	EA	\$ 4,000.00	\$ 4,000			
							\$ 14,000	
<b>IRRIGATION</b>								
	Electrical Connection	1	EA	\$ 40,000.00	\$ 40,000			
	Controller	1	EA	\$ 25,000.00	\$ 25,000			
	Cellular Module	1	EA	\$ 1,000.00	\$ 1,000			
	Master Valve	1	EA	\$ 1,000.00	\$ 1,000	Assumes 2 inch ICV		
	Booster Pump	1	EA	\$ 10,000.00	\$ 10,000			
	Backflow Preventer	1	EA	\$ 5,000.00	\$ 5,000			
							\$ 82,000	
<b>PROJECT IMPROVEMENTS</b>								
	<b>Direct Construction Cost Subtotal</b>						<b>\$ 2,014,251</b>	
<b>INDIRECT CONSTRUCTION COSTS</b>								
<b>GENERAL CONSTRUCTION</b>								
	Mobilization (5%)						\$ 100,713	
	General Conditions (10%)						\$ 201,425	
	G.C. Bond & Insurance (3%)						\$ 60,428	
	G.C. Overhead & Profit (7%)						\$ 140,998	
	<b>Indirect Construction Cost Subtotal</b>						<b>\$ 503,563</b>	
	<b>Indirect &amp; Direct Construction Cost Subtotal</b>						<b>\$ 2,517,814</b>	
<b>OWNER SOFT COSTS</b>								
<b>DESIGN</b>								
	Environmental/Archaeological Clearance (8%)					Incl. permitting	\$ 201,425	
	Consultant (12%)						\$ 302,138	
	City Consultant Management (3%)						\$ 75,534	
	Parks Oversight (1%)						\$ 25,178	
	<b>Subtotal</b>						<b>\$ 604,275</b>	
<b>CONSTRUCTION MANAGEMENT</b>								
	City Engineering (12%)						\$ 302,138	
	Consultant (3%)						\$ 75,534	
	Parks Oversight (2%)						\$ 50,356	
	<b>Subtotal</b>						<b>\$ 428,028</b>	
<b>TOTAL PROJECT COSTS</b>								
	<b>TOTAL PROJECT COST</b>						<b>\$ 3,550,118</b>	
	Project Contingency (30%)						\$ 1,065,035	
	<b>TOTAL PROJECT COST WITH CONTINGENCY</b>						<b>\$ 4,615,154</b>	

**NOTES:**

1. Allowances provided for estimating purposes only. Costs may vary substantially based on final design.
2. Estimated costs assume public bid/prevailing wages.
3. All costs in 2022 dollars; adjust for inflation.

# **Appendix D. Staff Reports, Actions, and Minutes**

# SALEM PARKS AND RECREATION ADVISORY BOARD BAILEY RIDGE PARK STAFF REPORT

FOR BOARD MEETING OF: June 9, 2022  
AGENDA ITEM NO.: 5a

**TO: SALEM PARKS AND RECREATION ADVISORY BOARD**

**THROUGH: ROBERT D. CHANDLER, PhD, PE**  
**ASSISTANT PUBLIC WORKS DIRECTOR**

**FROM: TONI WHITLER**  
**PARKS PLANNER**

**SUBJECT: BAILEY RIDGE PARK MASTER PLAN**

## **SUBJECT:**

Presentation of the Bailey Ridge Park Master Plan to the Salem Parks and Recreation Advisory Board for endorsement and recommendation to City Council for approval.

## **SUMMARY:**

The Bailey Ridge Park Master Plan (Master Plan) is the result of an eight-month planning process and presents the overall park design, describes the proposed amenities and uses for the park, and provides guidelines for its future development. The Master Plan has been developed in consideration of community input and the unique characteristics of the site.

## **ISSUE:**

Shall the Salem Parks and Recreation Advisory Board endorse the Bailey Ridge Park Master Plan and forward a recommendation to City Council to approve?

## **RECOMMENDATION:**

Salem Parks and Recreation Advisory Board endorse the Bailey Ridge Park Master Plan and forward a recommendation to City Council to approve.

## **FACTS AND FINDINGS:**

The City began the planning process for Bailey Ridge Park in September 2021. A landscape architecture firm, Cameron-McCarthy Landscape Architecture and Planning (Cameron-McCarthy) was hired through the City's public contracting process to assist with public outreach, presentations, and to provide graphic design.

As depicted in Attachment 1, the Bailey Ridge Park Master Plan identifies the following elements for the park:

- Accessible paths throughout the park.
- Restoration and enhancements to Chamber's Swale and associated riparian area.
- Thinning of the Douglas fir forest for additional light and pathways.
- Pedestrian crossing over Chamber's Swale.
- Boardwalk crossing over wetland.
- Traditional playground with post and deck elements.
- Nature play playground with natural elements.
- Half-court basketball court with pickleball striping.
- Picnic area with shelter.
- Site furnishings such as benches, bike rack, picnic tables, and drinking fountain.
- Shade trees and landscape enhancements including pollinator habitat.

The Bailey Ridge Park Master Plan has been developed through a robust public process facilitated by City staff and Cameron-McCarthy. This process included three virtual public workshops and three online surveys. The virtual workshops were held on the Zoom platform and uploaded to the City of Salem Public Meeting YouTube Channel. Attendance at the workshops averaged 15 people and the meeting recordings on YouTube had an average of 52 viewings. There were approximately 97 respondents for survey one; 100 respondents for survey two; and 80 respondents for survey three. The workshops and surveys were advertised through a combination of postcard mailers, posted signs at the park, two email-based newsletters through Mail Chimp and Nextdoor, visits to the Southwest Association of Neighbors, and a City web page for the project.

The third public survey asked the neighbors to identify their top priorities for development. The top five improvements were identified as accessible paths; habitat restoration at Chamber's Swale; Douglas fir forest management; pedestrian crossing over Chamber's Swale; and a half basketball court with pickleball striping.

The Southwest Association of Neighbors (SWAN) was presented the draft Master Plan on May 3, 2022, held virtually on the Zoom platform. SWAN endorsed the plan but wanted to be sure that the neighbors were informed of the upcoming opportunities for comment at the Salem Parks and Recreation Advisory Board meeting on June 9 and the City Council meeting on June 27, 2022. This request was met through an email to the neighbors on May 17, and a NextDoor notification on May 26, 2022.

Development for Bailey Ridge Park will occur when funding is available. Consistent with the Salem Comprehensive Park System Master Plan Policy 1.3. Bailey Ridge Park may be developed in phases, with improvements prioritized based on the park master plan and available funding.

**BACKGROUND:**

Bailey Ridge Park is a 5.5-acre undeveloped neighborhood park located at 3801 Tayside Drive S. in southwest Salem. The Salem Comprehensive Park System Master Plan defines a neighborhood park classification as providing local access to basic recreation resources for residents within a half-mile service area. Presently, the site has interim use improvements including a gravel picnic area with one picnic table, a little library, a pet waste bag dispenser, and a trash can. The park can be accessed from the south along Tayside Drive, and from the northeast corner of the park at Illahe Court S.

The park is surrounded by mixed-density single family residences within a half-mile of Illahe Golf Course and Country Club to the north and Minto-Brown Island Park to the northeast. River Road S. provides access into the neighborhood and also defines the Urban Growth Boundary line. The park was purchased with Park System Development Charges in 2006 when the neighborhood was under development.

Bailey Ridge Park has natural features that provide opportunities for restoration and enhancement. Chamber's Swale is an intermittent stream that flows through the center of the park north to south eventually connecting to Pettijohn Creek, a tributary to the Willamette River. A 0.23-acre wetland is also identified on the southwest portion of the site and becomes channelized downslope and extends to Chambers Swale just north of Tayside Street South. Both the stream and wetland show significant signs of active soil erosion. The City contracted with a consultant to conduct a wholistic assessment of the park to provide guidance on future management activities to address these issues and improve site conditions for future development of the park.

Attachments:

1. Bailey Ridge Park Draft Park Master Plan

# SALEM PARKS AND RECREATION ADVISORY BOARD BAILEY RIDGE PARK ACTION SHEET



## SALEM PARKS AND RECREATION ADVISORY BOARD ACTION SHEET

June 9, 2022

### BOARD MEMBER ATTENDEES

Present: Dylan McDowell, Keith Norris, David Fridenmaker, Woody Dukes, Rick Hartwig, Alan Holland, Joan Lloyd

Absent: Alan Alexander

### ISSUE

Shall the Salem Parks and Recreation Advisory Board endorse the Bailey Ridge Park Master Plan and forward a recommendation to City Council to approve?

### DATE OF DECISION

June 9, 2022

### ACTION TAKEN

**Motion:** Member Norris moved, and Member Hartwig seconded to endorse the Bailey Ridge Park Master Plan and forward a recommendation to City Council to approve.

**Vote:** All members voted in favor of the motion.

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**CITY COUNCIL  
BAILEY RIDGE PARK STAFF REPORT**

**PLACEHOLDER SHEET**

# PLACEHOLDER SHEET



# PLACEHOLDER SHEET

**CITY COUNCIL  
BAILEY RIDGE PARK ACTION SHEET**

**PLACEHOLDER SHEET**