



Staff Report

File #: 22-314

Version: 1

Date: 7/25/2022

Item #: 3.3b.

TO: Mayor and City Council

THROUGH: Kristin Retherford, Interim City Manager

FROM: Peter Fernandez, PE, Public Works Director

SUBJECT:

Approval of the Bailey Ridge Park Master Plan

Ward(s): Ward 7

Councilor(s): Councilor Nordyke

Neighborhood(s): Southwest Association of Neighbors

Result Area(s): Welcoming and Livable Community

SUMMARY:

The Bailey Ridge Park Master Plan (Master Plan) is the result of an eight-month planning process. It 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 (Attachment 1).

ISSUE:

Shall City Council approve the Bailey Ridge Park Master Plan?

RECOMMENDATION:

Approve the Bailey Ridge Park Master Plan.

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; and
- 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 97 respondents for the first survey; 100 respondents for the second survey; and 80 respondents for third survey. The workshops and surveys were advertised through a combination of postcard mailers, posted signs at the park, email-based newsletters through Mailchimp and Nextdoor, visits to the Southwest Association of Neighbors, and a City webpage specific 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, at a meeting 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 July 25, 2022. This request was met through an email to the neighbors on May 17 and with a Nextdoor

notification on May 26, 2022.

On June 9, 2022, the Parks and Recreation Advisory Board was presented the draft Master Plan. The Board endorsed the Master Plan and forwarded a recommendation to Council for approval (Attachment 2).

Development for Bailey Ridge Park will occur as 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 an approved 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 S, 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 funded with Park System Development Charges and purchased 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, which is a tributary to the Willamette River. A 0.23-acre wetland is also identified on the southwest portion of the site; it becomes channelized downslope and extends to Chambers Swale just north of Tayside Street S. Both the stream and wetland show significant signs of active soil erosion. The City contracted with a consultant to conduct an 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.

Robert Chandler, PhD, PE
Assistant Public Works Director

Attachments:

1. Bailey Ridge Park Master Plan Report
2. Salem Parks and Recreation Advisory Board Action Sheet of June 9, 2022