



City of Independence

Agenda

Parks Board Meeting

Thursday, April 17, 2025 @ 6:00 PM

Event Center - Heritage Room

	Page
1. CALL TO ORDER	
2. ROLL CALL	
3. MINUTES	
3.1. Regular Meeting 02-20-2025	3
4. VISITORS / PUBLIC COMMENTS	
4.1. Gail Oberst - Wetland Kiosk Approval Updated Panels	5 - 6
5. STAFF REPORTS / PRESENTATIONS - OTHER	
5.1. Parks Master Plan Presentation (<i>Greenworks/Keller</i>) Park System Master Plan Update	7 - 70
6. UNFINISHED BUSINESS	
7. NEW BUSINESS	
7.1. Discuss potential for joint Board meetings with the Library and Museum Boards	
8. OTHER DISCUSSION / INFORMATION ITEMS	
9. ADJOURNMENT	

Meeting Attendance Information:

The Parks & Recreation Board will hold this meeting in-person in the Event Center at City Hall, via video conference or by phone.

- The public may attend the meeting by coming to City Hall at 555 S. Mail St.
- **For Zoom login** visit:
<https://us06web.zoom.us/j/89361709894?pwd=cvlRpn7EDZB2FDRx0zkcj5c8MENVmS.1>
- **To participate in the meeting by phone**, dial **+1-253-215-8782** and enter **Webinar ID:** 893 6170 9894 and **Passcode:** 479899.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.

City of Independence Parks Board Meeting
Council Chambers
February 20, 2025 – 6:00 pm
DRAFT Minutes

Present: Erin McIntosh (Chair), Jasper Smith (Member), Kristen Larson (Member), Jonathan Jay (Chair), Gerald Fisher (Public Works Director)

Excused Absence: None

Unexcused Absence: Nicole Sikes (Member), Barbara Cronin (Member)

Public Present: Gail Oberst

1. Call to Order
2. Roll Call
3. Minutes
Minutes from January 16, 2025, approved.
4. Visitor/Public Comment: None
5. Staff Reports/Presentations: None
6. Unfinished Business: None
7. New Business:
 - 7.1 Wetland Education Stations – Gail Oberst. Ms. Oberst gave a presentation on the education stations. She requested Board members review the language provided and to email her with any suggestions within the next two weeks. Luckiamute Watershed Council representatives have already reviewed the language. A ribbon cutting ceremony for the project is scheduled for June 28th at 10 a.m. The project is fully funded by donations and is at no cost to the City.
8. Other Discussion/Information Items:
 - 8.1 Member Jay discussed an article in a nature periodical that talked about the benefits of trees in a community.
 - 8.2 Member Smith discussed an ad-hoc committee potentially being formed by members of the library board to look at issues that affect the library, museum, and parks. He stated that they are looking for two members from each board to be on the committee and he thought that the library board may have already voted on something related to the ad-hoc group.
9. Adjournment – Meeting adjourned.

Wetland in winter lined with Pacific Willows (*Salix lasiolepis*)

What Is a Wetland?



Western Tiger Swallowtail (*Papilio eurymedon*) on Pacific Nisibark (*Ptycepterus raptosus*)

Left: Osprey (*Pandion haliaetus*); Right: Great Blue Heron (*Ardea herodias*)



This shrub-lined wetland, typical of river corridors, floods annually with rainwater and snowmelt. It is dominated by woody vegetation, including willows, alders, and other riparian oak. Native trees and shrubs grow, and large plants like cattails—a wide variety of birds, fish, and mammals—and humans visit.

Nooksa Rose (*Rosa nutkana*)



Oxberry (*Oxalis nana*)



Benefits of Wetlands

Wetlands store carbon, helping prevent its release as carbon dioxide into the atmosphere. Nearly 40% of the world's species live or breed in wetlands. During floods, young fish find shelter here, safe from the rushing Willamette River. For much of the year, resident and migratory birds rely on wetlands for food, rest, and shelter.

Rose Checkerspot (*Chrysobothris virginica*)



FUNCTIONS OF A WETLAND

STORE

Like giant sponges, wetlands absorb and hold water in the ground. This storage keeps water cooler—vital for fish and for preventing algae growth. Groundwater from wetlands supports farming, healthy streams, and thriving woodlands. In an era of increasing forest fires and drought, having vegetation that can survive hot, dry summers is essential for both people and wildlife. Look to the south, and you'll see pump stations that provide some of Independence's drinking water.

FILTER

Wetlands help during urban storm events by slowing down polluted runoff from roofs and roads, reducing erosion and cleaning the water. Often called nature's kidneys, wetlands filter water, allowing natural and human-made pollutants to settle into the dense soils. Wetland plants and soil organisms work like a clean-up crew, consuming and processing pollutants to keep water clearer for people and wildlife.

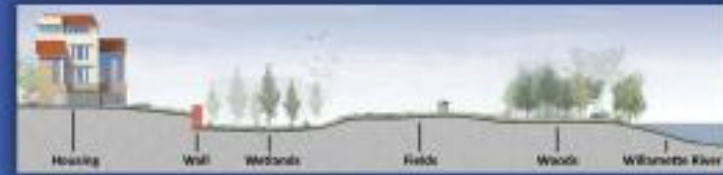
Restoring What Was Lost

This restored wetland was planted with native vegetation to help restore a landscape once drained for farming. Across Oregon, many wetlands have been lost to development, agriculture, and logging. Protecting what remains—and restoring what we can—helps build resilience against drought.

Identify wetland life. Scan the QR code.



One Person Can Make a Difference!



Welcome to the Wetland

It's possible you already know the land under your feet is a wildlife habitat. But you may not be seeing quite what's going on beneath the surface. Wetland plants, animals, and plants carry many environmental

Today, this wetland has been planted with trees, shrubs, and grasses to help offset the impacts of human activity in the landscape. It's a natural ecosystem in the National Wetland Inventory and the largest in Hayden Slough.



Aerial View of Wetland Trail and Interpretive Panel Location

WETLAND HISTORY & RESTORATION



Historic photos show this area once served as farm and forest land, with natural ponding and drainage in the swale before it was tiled and drained. In the 1936 aerial view (above, left; University of Oregon Historic Archives), the red-outlined area marks what is now known as Hayden Slough. Wetland restoration began here in 2009 as part of the City of Independence's development of ball fields and a boat ramp at the Sports Park. The restoration work is visible in the image above, right.

One Person, Like You!



Michael A. Cairns (Photo: Haugson Gallery)

This wetland stands as a testament to the difference one person can make, with support from a community of experts. Michael Cairns, a retired ecologist and dedicated volunteer with the Luckiamute Watershed Council, closely monitored this restoration until his death in 2024. He reminded the city to mow weeds and water young plants, and took the time to hand-measure and report on the wetland's progress.

As you enjoy your walk past these wetlands, think about how you might make a difference too.

Identify wetland life. Scan the QR code.



COVER

ACKNOWLEDGEMENTS

CITY OF INDEPENDENCE

SPECIAL THANKS

GW

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SPECIAL THANKS

We would like to thank the citizens of Independence who participated in community events, surveys, and public meetings to provide input throughout the planning process for the system plan update.

We sincerely appreciate the efforts of city staff who played a critical role in providing data and comments for this plan.

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Section 1: Project Context

Section 1: Project Context



1.1 INTRODUCTION

Purpose of the Plan

The City of Independence Public Works Department (**the City**) led the development of this update of the **Park System Master Plan (PSMP)**, last updated in 2015. This Plan takes a close look at existing parks, trail facilities, and amenities, and recommends improvements within the city limits. This will act as a 20-year Plan that provides the strategy and designs for upgrades to existing parks, the development of future parks, and provides an overall cost estimate for park and trail improvements for the next 20 years of projected growth. The goals of the PSMP are to address the issues and shortcomings of existing parks, meet the needs of a growing community, and provide funding strategies to support growth, maintenance, and operations. It combines qualitative approaches - like the Community Values and amenity assessments - with quantitative assessments - like the park classification analysis and site constraints - in order to identify and prioritize projects and

recommendations.

Location and Description

The City of Independence is located in Polk County, in the central part of the Willamette Valley. The Willamette River, flowing along the eastern edge of Independence, is a dominant feature of the City's landscape, providing fish and wildlife habitat as well as recreation and transportation opportunities.

Independence is located on relatively flat terrace and floodplain areas between the Forks of the Ash Creek and the Willamette River. The City is located on the west bank of the Willamette River and immediately east of Monmouth, Oregon. Salem, the capital of Oregon, is located about 10 miles to the northeast of Independence.



1.2 RELATED PLANNING EFFORTS

There are several plans, studies, and reports that influence the direction of the **Parks System Master Plan (PSMP)**. This summary of the planning efforts reviewed during the inventory stage of the update describes the purpose of these documents and how they relate to this PSMP. The City has completed several initiatives to plan for the future, ranging from large scale system planning to specific master plans and neighborhood plans. The related planning efforts include a review of statewide planning goals, Oregon Parks and Recreation Statewide Comprehensive Outdoor Recreation Plan, Willamette River Water Trail, and local planning efforts.

Statewide Planning Goals

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 Statewide Planning Goals. These goals express the state's policies on land use and related topics, such as citizen involvement, housing, and natural resources. Most of the goals are accompanied by guidelines, which are suggestions about how a goal may be applied. Guidelines are not mandatory.

Oregon's statewide goals are achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan and the zoning and land-division ordinances needed to put the plan into effect. The local comprehensive plans must be consistent with the Statewide Planning Goals. Plans are reviewed for such consistency by the state's Land Conservation and Development Commission (LCDC). The statewide planning goals that have the most applicability to the planning efforts for the Parks System Plan are as follows:

GOAL 8: Recreational Needs OAR 660-015-0000(8)

Local governments shall adopt programs that will satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, provide for the siting of necessary recreational facilities including destination resorts. The requirements for meeting such needs, now and in the future, shall be planned for by governmental agencies having responsibility for recreation areas, facilities, and opportunities:

1. In coordination with private enterprise
2. In appropriate proportions
3. In such quantity, quality, and locations as is consistent with the availability of the resources to meet such requirements

State and federal agency recreation plans shall be coordinated with local and regional recreational needs and plans. Specific guidelines for recreation planning are provided by the statewide planning goal as follows:

- An inventory of recreation needs in the planning area should be made based upon adequate research and analysis of public wants and desires
- An inventory of recreation opportunities should be made based upon adequate research and analysis of the resources in the planning area that are available to meet recreation needs
- Recreation land use to meet recreational needs and development standards, roles and responsibilities should be developed by all agencies in coordination with each other and with the private interests. Long range plans and action programs to meet recreational needs should be developed by each agency responsible for developing comprehensive plans
- The planning for lands and resources capable of accommodating multiple uses should include provision for appropriate recreation opportunities
- The State Comprehensive Outdoor Recreation Plan could be used as a guide when planning, acquiring, and developing recreation resources, areas, and facilities
- When developing recreation plans, energy consequences should be considered, and to the greatest extent possible non-motorized types of recreational activities should be preferred over motorized activities
- Planning and provision for recreation facilities and opportunities should give priority to areas, facilities, and uses that meet:
 - a. Recreational needs requirements for high density population centers
 - b. Recreational needs of persons of limited mobility and finances
 - c. Recreational needs requirements while providing the maximum conservation of energy both in the transportation of persons to the facility or area and in the recreational use itself
 - d. Minimize environmental deterioration
 - e. Are available to the public at nominal cost and needs of visitors to the state
- Unique areas or resources capable of meeting one or more specific recreational needs requirements should be inventoried and protected or acquired
- All state and federal agencies developing recreation plans should allow for review of recreation plans by affected local agencies
- Comprehensive plans should be designed to give a high priority to enhancing recreation opportunities on the public waters and shorelands of the state especially on existing and potential state and federal wild and scenic waterways and Oregon Recreation Trails.
- Plans that provide for satisfying the recreation needs of persons in the planning area should

consider as a major determinant, the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

GOAL 15: Willamette River Greenway OAR 660-015-0005

Local governments shall adopt programs to protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway. The Willamette River Greenway is a valuable natural asset of the City of Independence and the State of Oregon. Statewide Planning Goal 15, Willamette River Greenway, sets forth the overall framework within which state and local governments carry out protection and enhancement of the Greenway, including its natural, scenic, historical, agricultural, economic, and recreational qualities. The Greenway boundary includes all lands within 150' of ordinary low water. A setback line is required to keep structures separated from the river in order to protect, maintain preserve, and enhance the natural, scenic, historic, and recreational qualities of the Willamette River Greenway. The setback line does not apply to water-related or water-dependent uses. Goal 15 requires localities to adopt Greenway boundaries, specify uses permitted within those boundaries, indicate areas of potential acquisition along the Greenway and adopt provisions, by ordinance, requiring a compatibility review permit for any intensification, change of use or development within the Greenway boundaries. One of the features of the Greenway law, is that the Oregon Department of Transportation, State Parks Division, may determine sites appropriate for purchase.

1.3 PREVIOUS REPORTS AND STUDIES



INDEPENDENCE PARKS & OPEN SPACE MASTER PLAN, 2015

The previous version of this PSMP set out to map out the existing park system, defined Level of Service (density of park land per population) and Park Classification, and identified potential projects that could improve access to and the quality of the City's parks. It included community outreach to understand priorities and set standards for wayfinding. It both reference previous related planning efforts as well as trends in how parks have been evolving to meet modern needs and create great experiences. Several sections of the previous report have been carried forward or updated in the body of this report or the appendices for reference.

How this PSMP uses this information:

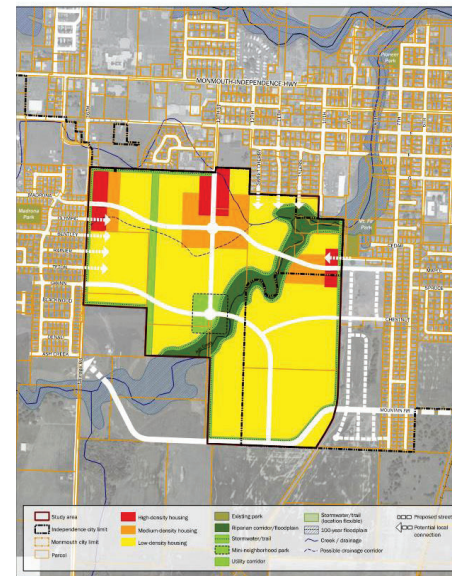
This PSMP is an evolution of the previous plan that shift the approach to align with supporting existing assets and infrastructure, and creating a Level of Service model that meets local needs. The recommendations and projects from the previous plan will be considered through the lens of the update constraints and incorporated into the potential project list in the Capital Improvement Plan section.

SOUTHWEST INDEPENDENCE CONCEPT PLAN, 2012

The Southwest Independence Concept Plan determined the appropriate land use, density, and circulation for a portion of Independence in and adjacent to the Urban Growth Boundary on the South end of the city. It sits in between Mt Fir Park and Sunset Meadows Park to the East and Madrona Park (Monmouth) to the West. It identifies an approximate location for a new neighborhood park around the intersection of new roadways and Ash Creek. It preserves a buffer area along the South Fork of Ash Creek which could support multi-use trails and opportunities for accessing the water and surrounding habitat. It also provides additional connectivity between neighborhoods in the south of Independence and Monmouth to the existing parks.

How this PSMP uses this information:

The proposed trails along Ash Creek as well as the neighborhood park are included in the potential projects of the PSMP.



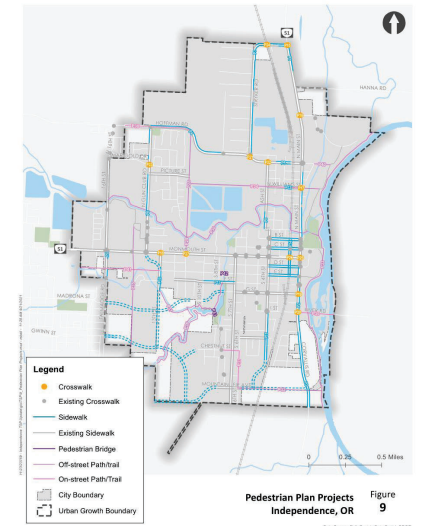
TRANSPORTATION SYSTEM PLAN, 2021

The Transportation System Plan mapped out existing and proposed circulation networks - including vehicular, bike, pedestrian, and public transit. It identified key barriers to connectivity and how proposed infrastructure projects could help fill gaps and remove obstacles.

This is a key supplemental document that can help determine priorities for improving access to parks for community members and ensure safe and direct travel to these places. Coordination between these efforts are critical to ensure alignment, feasibility, and project synergies.

How this PSMP uses this information:

All off-street trails and pathways are being removed from the Transportation Plan and incorporated into this PSMP. All previously identified off-street trail projects that meet the feasibility requirements are incorporated into this PSMP.



Pedestrian Plan Projects Independence, OR

ASH CREEK TRAIL MASTER PLAN, 2005

The Ash Creek Trail Master Plan explored local constraints, potential opportunities, and a variety of alignment options for how to create a trail system that engages Ash Creek and connects neighborhoods across Independence and Monmouth. The preferred alignment was broken up into many smaller projects that identified constraints and type of improvements. The plan also sketched out some potential design elements that included materiality, types of crossings, sectional relationships, precedent imagery, maintenance recommendations, and rough cost estimates (circa 2005).

How this PSMP uses this information: This Master Plan is a great starting point for identifying and developing potential off-street trail network projects that are included in this PSMP. Current constraints and opportunities will be added and cost estimates updated to the current



SOUTH RIVERFRONT PATHWAY STUDY, 2023

This study explored alignment, design elements, flooding constraints, and costs for the design of a trail extension from Independence Landing to Corvallis Rd. It assessed potential cultural resources, local hydraulics, land acquisition, topographic constraints, and the presence of wetlands. It also included a cost estimate for the implementation of the design.

How this PSMP uses this information: This project will be incorporated as one of the potential off-street trail projects in the plan. The design, constraints, and costs will be used to help with prioritization and decision making.

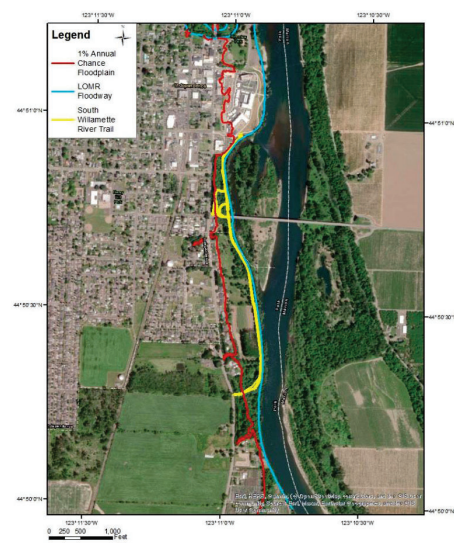


Figure 2 – Study area showing effective 1% annual chance floodplain and floodway

OPRD: WILLAMETTE RIVER WATER TRAIL

The Willamette River Water Trail was developed by a core partnership consisting of Oregon Parks and Recreation Department, the U.S. Bureau of Land Management, the American Heritage Rivers Initiative, the National Park Service's Rivers and Trails Program, and the Willamette Riverkeeper.

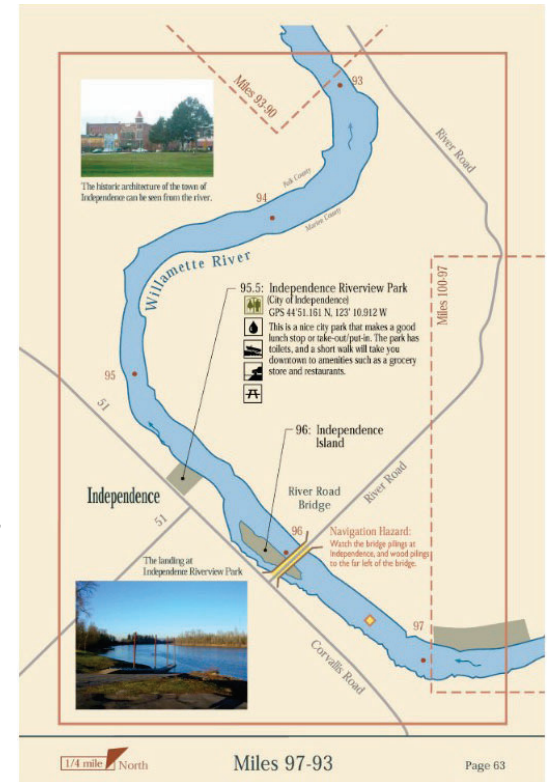
Water trails are rivers that act as corridors or "trails." Water trail facilities are legal and safe put-ins and take-outs, parking, restrooms and camping, all designed for kayaks, canoes, drift boats and other small, motor-free water craft. Some of Oregon's water trails were completely grassroots driven and some were developed by a coalition of private groups and the Oregon Parks and Recreation Department. The need for water trails grew out of several issues including:

- A need to address conflicts between motorized and non-motorized boaters.
- The need for more public access to Oregon's waterways.
- The need for consistent information including signs and maps.

The Willamette River Water Trail (right) is an assemblage of properties that provide access for paddlers to the Willamette River, or afford opportunities to camp along the river. The trail also has two key guides that enable people to identify campsites, track river features, and that offer a bit of history and information on what can be found as you travel the river.

At its core, the Water Trail helps enable paddlers to enjoy the Willamette River for a short trip, or a multi-day trip along the river. The Trail covers 187 miles of the mainstem Willamette River, and several miles of the river on the Coast Fork Willamette, Middle Fork Willamette, and the McKenzie River. With a host of parks and natural areas, especially Willamette Greenway Sites, administered by the Oregon Parks and Recreation Department, the Water Trail maintains a host of opportunities to access the Willamette River.

How this PSMP uses this information: The recommended projects in this plan will look to reinforce access and connections with the Willamette River to make the most of this wonderful natural resource to the City of Independence.



CENTRAL TALMADGE PLAN, 2024

Seeking to reimagine Central Talmadge as a mixed-use, multi-modal neighborhood, the City of Independence initiated the Central Talmadge Plan. The Plan aims to create a new center—or heart—within the community, focused around the commercial, cultural, social, and health service activities available near Central High School. The Plan seeks to transition the primarily auto-oriented neighborhood and commercial area near the school into a more walkable, bikeable, and transit-friendly neighborhood with new and enhanced community gathering spaces and activities. The changes are also promote safe and convenient access to and through the neighborhood for people of all ages and abilities.

How this PSMP uses this information:
Similar to the, SW Concept Plan, the proposed Ash Creek Connector Trail as well as the neighborhood park are included in the potential projects of the PSMP.

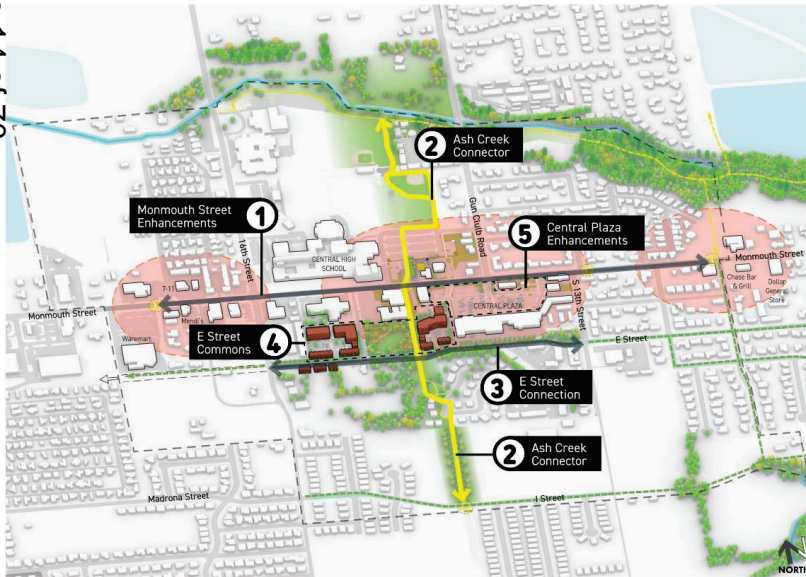


Fig. 10: Central Talmadge Concept - Key Projects

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Section 2: Project Values

2.1 COMMUNITY PRIORITIES

These values represent the things that the City of Independence and its community members care about the most as they relate to the long-term management and enjoyment of the park system. They identify why the parks are important and will provide guidance to how projects and maintenance are prioritized across the city. They also align with common funding source requirements.

EQUITABLE ACCESS & CONNECTIVITY

Providing access to park amenities to community members of all demographics and abilities.

ECOLOGICAL HEALTH & RESILIENCE

Protect and enhance natural systems to help nature thrive into the future in ways that protect the community from extreme weather and other hazards.

SAFETY, WELLNESS, AND CULTURE

Providing the community with safe, comfortable outdoor spaces to improve physical and mental well-being, and preserve or enhance connection to place, local history, or culture.

RESOURCE EFFECTIVENESS

Responsible and optimized use of public funds, staff time, natural resources, and utilities.

FEASIBILITY

Readiness to proceed with the project with minimal process or timeline obstacles.

These values have been verified by the public during Open House #1 and online survey in order to confirm direction for the PSMP. The following matrix outlines how each value has been applied to different parts of the PSMP. They have informed how and what was measured during the existing park inventory, how proposed projects and features are developed into site-level project recommendations, and which recommendations are made for maintenance practices.



Section 2: Project Values

2.2 VALUE SUCCESS MATRIX

Value	Project Planning	Site Improvements	
People and Nature Page 16 of 70	Equitable Access & Connectivity	<ul style="list-style-type: none"> Fills a gap in the circulation network Makes improvements close to neighborhoods in need Is located near public transit stops or bike routes 	<ul style="list-style-type: none"> Provides or improves accessibility to park features Utilizes universal design principles Supports biking, walking, or public transit access Provides clear and intuitive wayfinding
	Ecological Health & Resilience	<ul style="list-style-type: none"> Mitigates potential impacts from climate change Improves water flow, drainage, and protects resources within or around the floodplain Protects or restores natural systems and habitat 	<ul style="list-style-type: none"> Considers site variation due to extreme weather events Improves ecosystem health Balances recreation with conservation Prioritizes native or adaptive species
	Safety, Wellness, and Culture	<ul style="list-style-type: none"> Is in neighborhood with a gap in tree canopy Fills a key amenity need Has community support, aligns with activity priorities Brings people together 	<ul style="list-style-type: none"> Increases/improves recreational opportunities Connects children with nature Provides educational opportunities Adds or improves safety and usability of equipment or amenity Promotes physical activity Preserves / enhances culturally significant feature Provides lighting for safety and night use
Money, Time, and Materials	Resource Effectiveness	<ul style="list-style-type: none"> Percent of total available funds used on this project Project is eligible for grant(s) Supports community economic growth Utilizes/improves existing city-owned property 	<ul style="list-style-type: none"> Available CapEx Funds for proposed amenities Available OpEx funds to maintain the proposed improvements Use durable/low maintenance material selection
	Feasibility	<ul style="list-style-type: none"> Regulatory challenges Implementation timeline Property ownership and purchasing 	<ul style="list-style-type: none"> Permitting challenges Implementation timeline

Value	Inventory Review / LOS	Operations and Maintenance	
People and Nature	Equitable Access & Connectivity	<ul style="list-style-type: none"> Do all amenities have universal access? Condition of pathways. Parking quantity for vehicles and bikes? Is way finding marked or intuitive? 	<ul style="list-style-type: none"> Removes obstacles to access amenities
	Ecological Health & Resilience	<ul style="list-style-type: none"> Is anything exposed to flooding or extreme heat? Are there invasive species present? 	<ul style="list-style-type: none"> Reduces or eliminates costly repairs to assets at risk Removes invasive species Improves habitat
	Safety, Wellness, and Culture	<ul style="list-style-type: none"> Are there any potential hazards on site? Is play equipment in safe condition? Is there visibility into the site/hiding places? What basic amenities are present? Are there comfortable places in different weather conditions? (rain, heat) Is there access to drinking water? Are power outlets present? Quantity and types of seating? Are there resources for dogs? Are there culturally significant features or signage? 	<ul style="list-style-type: none"> Limits liabilities and hazards Increases seating capacity Supports recreational programming Enhances public education Preserves / enhances culturally significant feature Reduces concerns around houseless occupation
Money, Time, and Materials	Resource Effectiveness	<ul style="list-style-type: none"> What is the balance between mowed lawn and native landscape? What is the condition and quality of structures, equipment, furniture, lawn, and landscape? 	<ul style="list-style-type: none"> Ops budget Staff time available Efficient energy and water usage Returns an ROI by the end of this plan duration Provides transparency to how funds were spent
	Feasibility	N/A	<ul style="list-style-type: none"> Utilizes current staff skills, no training needed Uses available resources or equipment

Section 3: Public Outreach Summary



Section 3: Public Outreach Summary

Section 3: Public Outreach Summary



3.1 OVERVIEW

SUMMARY OBSERVATIONS

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PROJECT INFORMATION AND OUTREACH

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venenatis adipiscing? Non vel curabitur ex eleifend auctor. Vehicula etiam viverra mauris dictumst; vestibulum lobortis ac pharetra ut. Lobortis sed feugiat nostra fames sollicitudin ante mauris ut. Per sagittis fermentum odio vulputate litora augue nec inceptos vestibulum.

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OUTREACH ACTIVITY SUMMARY

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3.2 PUBLIC OPEN HOUSE #1 SUMMARY

OPEN HOUSE STATIONS

The first public open house event took place on the evening of November 14th, 2024 at the Independence Civic Center.

Community Members were welcomed with a series of Stations to introduce the process, connect, inform, and share feedback on priorities for the Master Plan Update:

Station 1

- Summary why the Master Plan Update is Important
- Scope
- Process and Timeline
- Public Participation and how their input is utilized
- Introduction and distribution of Public Survey

Station 2

- Graphics of the list of Values
- Explanation of the decision making process

Station 3

- Graphics Board of basic amenities
- Public Input on rating the importance of these amenities

Station 4

- Individual Site Inventory Maps for each Park/Space
- Public Input to share the highlights and issues or obstacles of the parks closest to them



Public Engagement Team



Station 4 Site Inventory

An open station was available to provide support to review the survey, ask questions, and participants were encouraged to discuss and fill out the surveys while present at the event for optimal feedback results.



Station 3 Basic Amenities



Station 1 Information and Survey Distribution

NOTIFICATION

The City of Independence's commitment to engaging the public on the Master Plan Update Process employed various tools to make it as accessible as possible to all community members. Information and events were promptly posted and shared, and additional feedback was collected through:

- City website
- Social media posts
- Distribution of a Project Fact Sheet
- Public Surveys
- City presence at neighborhood and community gatherings
- Video Promotions
- City Newsletter
- Concentrated efforts to reach Latino



Open House #1 Flyer Graphic: English (OR WEBSITE GRAPHIC)



Social Media Post (PLACEHOLDER)



Open House #1 Flyer Graphic: Spanish (OR PHOTOS FROM COMMUNITY FOCUS GROUP EVENT)

SUMMARY RESULTS

An online version of the Open House activities was available for those who couldn't attend. It replacated the presented information and the survey questions in order to create consistency in the feedback. Critical and valuable feedback was revealed during the survey and first open house process.

48 Community Members provided input online. Significant Takeaways and Priorities Include:

Uses of Parks and open space:

- Excercise
- Access to Nature

Frequency of Use: Community members visit often and would like opportunity to increase time in Parks

Transportation:

- Preference to walk
- Willing to walk 1/4 mile
- More than half are willing to walk more than 1/2 mile

Community Needs:

- Prioritize Nature and walking paths
- Trail projects highest priority
- Water access revealed as lowest priority

Demographics:

- 81% respondents White
- 13% respondents preferred not to answer
- 9% respondents American Indian/Alaska Native
- 7% respondents Latino
- 2% respondents Asian
- Most respondents to take the survey are White and over 65 years old

Proximity and Most Frequent Visited:

1. Most frequently visit park is Riverview Park-even when it's not the closest to where respondents live.
2. Mt. Fir second most popular

Project Value Importance:

- Safety
- Resilience

CHALLENGING CONDITIONS

Respondents reported obstacles and challenges they navigate as important issues to consider in the design of parks and open space:

- 40% mobility impairments
- 31% asthma/air quality sensitivities
- 18% chronic illness
- 18% hearing impaired
- 13% mental health conditions
- 9% sensory sensitivities
- 13% other challenges

GRAPHICS/CHARTS/PHOTOS (TBD)

3.3 PUBLIC OPEN HOUSE #2 SUMMARY (TBD)

OPEN HOUSE STATIONS

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NOTIFICATION

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SUMMARY RESULTS

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Section 4: Level of Service



4.1 INTRODUCTION AND APPROACH

LEVEL OF SERVICE OVERVIEW

In order to align with the project value of Equitable Access & Connectivity, it's important to understand the distribution of public parks and amenities throughout the City. This PSMP has taken a multi-prong approach to understand how best to ensure the community can utilize the different amenities to meet their access to nature and recreational needs.

This section outlines how different parks are classified, how those classifications align with common standards for park sizes and city-wide coverage, and where potential gaps might be.

This quantitative approach is paired with a more qualitative one that builds off of the park inventory in the next section of this plan. It takes a look at the existing park properties and identified which sites has which key amenity, and if they're in good condition. They are then laid out on a series of maps that shows their distribution and where potential gaps may occur for each of these amenities. This strategy influences what project recommendations are made for each park site.

Section 4: Level of Service

4.2 RECOMMENDED PARK CLASSIFICATION

Overview

A thorough review of different classification systems and strategies was performed as part of the 2015 Independence PSMP. This version utilizes the recommendations from that effort and outlines them below for incorporation into the Level of Service strategy.

NATIONAL RECREATION AND PARKS ASSOCIATION PARKS CLASSIFICATION AND PARKS DEFINITIONS

For consideration of the appropriate level of service range for the City of Independence, classifications defined by the National Recreation and Parks Association (NRPA) for the parks, trails and natural areas were referenced for a comparative understanding of baseline conditions. These park definitions, descriptions, location criteria, size criteria, and typical facilities provided a starting point for comparison for what may be appropriate to the City of Independence.

RECOMMENDED CLASSIFICATION STANDARDS

The following classification standards are recommended based on the site inventory, national and regional

trends and community input for consideration in the System Plan. The definitions, size, access requirements, and facilities have been modified to meet the challenges of the current system and future projected growth.

Mini Parks:

Mini parks may be considered when they are privately developed and maintained, or in neighborhoods where there are no other viable options.

Service Area: ¼ mile radius, in areas not served by a neighborhood park.

Size: Between 2,500 sq. ft. and one acre in size.

Access: Access to the site should be provided via a local street with sidewalks. Mini parks fronting on arterial streets should be discouraged. On-street parking should be provided as street frontage allows.

Amenities and Facilities:

- General landscape improvements (including tree planting)
- Children's playground or tot-lot
- Pathway connecting park elements
- Picnic tables and/or small picnic shelter
- Interpretive signage

Neighborhood Parks

Neighborhood parks are the basic unit of A park system and serve the informal recreation needs of residents within walking distance of their

homes. Serving as the recreational focus of a neighborhood, these parks should balance informal active and passive spaces. In general, about half of the park's area should be planned for passive activities and natural features. Neighborhood parks have limited program activities and are not intended to attract users from outside a neighborhood. Neighborhood parks do not have restrooms.

Service Area: ½ mile radius

Size: 5 acres is considered minimum size, 5 to 10 acres is optimal.

Access: Neighborhood parks should be centrally located in residential neighborhoods and should be uninterrupted by non-residential roads or other physical barriers. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Neighborhood parks should be accessible by way of the city's trail network, sidewalks, or low-volume residential streets. Since they serve nearby residents, neighborhood parks tend to have limited or no associated parking beyond on-street or curbside parking.

Amenities: Neighborhood input should be used to determine the program at neighborhood parks. Appropriate amenities include:

Passive Recreation:

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas

- Unique Landscape/Features
- Ornamental Gardens
- Community Gardens

Active Recreation:

- Outdoor Fitness/Exercise Facilities
- Play Structures
- Creative Play Attractions
- Court Games
- Tennis Courts
- Volleyball Courts

Facilities:

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters

Community Parks

Community parks are larger in size than neighborhood parks and serve several adjoining neighborhoods, attracting residents from a relatively large area.

They should preserve unique landscapes and open spaces, allow for group activities, and offer recreation opportunities not feasible or desirable at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities. Community parks may have one or two revenue-producing facilities and a recreation center, gym, or senior center. They typically include a permanent and accessible public restroom.

Service Area: 2 miles

Size: 25 + acres

Access: Community parks should be located in proximity to or within residential neighborhoods. They should front adjoining streets, providing visibility and enhanced security from surrounding uses. Public street frontage is desirable. Community parks should be accessible by way of the city's trail network and sidewalks and be serviced by arterial and collector streets. Small parking lots located just off street may be necessary to supplement on-street and curbside parking.

Amenities: Community input should be used to determine master plan updates and programs offered at community parks. Appropriate amenities include:

Passive Recreation

- Informal Practice Fields/Open Space
- Internal Walking Trails
- People Watching Areas
- Unique Landscape/Features

- Nature Interpretation Areas
- Arboretum/Botanical Garden
- Ornamental Gardens
- Community Gardens

Active Recreation

- Biking Trails
- Outdoor Fitness/Exercise Facilities
- Creative Play Attractions
- Large Play Structures
- Court Games
- Tennis Courts
- Volleyball Courts
- Formal Recreational Fields
- Splash Pad/Spray Grounds

Facilities

- Individual Picnic/Sitting Areas
- Group Picnic/Sitting Areas
- Park Shelters
- Facilities for Plays or Concerts

Greenways (Linear Parks)

Greenways are narrow open space systems that tie park components together to form a cohesive park, recreation, and open space system. Within a natural environment, they allow for uninterrupted and safe pedestrian movement between parks throughout the community, provide people with a resource based outdoor recreational opportunity and experience, and can enhance property values. Greenways may follow natural resources like stream and river corridors. Others may follow abandoned railroad beds, old industrial sites, power line rights-of-way, pipeline easements, or parkway rights-of-way. Greenway locations are integral to the trail system plan and may be built as part of development projects or interconnected recreational and natural areas. Public restrooms are typically not provided .

Size: Varies

Access: Greenways should have access points where they cross local, arterial, and collector streets. They should be easily accessible by and integrated into the city's trail network.

Amenities:

- Active Recreation
- Biking Trails
- Outdoor Fitness/Exercise Facilities

Natural Areas

Natural areas are publicly owned or controlled natural resources that are managed for conservation, environmental education, and passive recreational use, such as walking and nature viewing. This type of land may include wetlands, riparian corridors, or other similar spaces. Environmentally sensitive areas are considered integral to natural areas and can include wildlife habitats, stream and creek corridors, or areas with unique and/or endangered plant species.

Site Selection and Development Guidelines: Site size will be based on natural resource needs. Acreage will be sufficient to preserve or protect the resource. Development and site improvements should be kept to a minimum, with the natural environment, interpretive and educational features emphasized. Natural open space areas should be managed and maintained for environmental protection. Where feasible, public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.

Facilities and Amenities to Consider:

- Interpretive signage
- Off-street parking if a trail is located within the site
- Trail and pathway system
- Trailhead or entry/ kiosk
- Viewpoints or viewing blinds
- Interpretive or educational facilities

OVERALL COMPARISON CHART								
NRPA PARK CLASSIFICATION STANDARDS			CITY OF INDEPENDENCE PREVIOUS STANDARD			RECOMMENDED PARK CLASSIFICATION ACREAGE		
CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY	CLASSIFICATION	ACREAGE	PROXIMITY
Parks								
Mini-Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius	Mini-Neighborhood Parks	1-5 acres	less than 1/4 mile radius	Mini-Neighborhood Parks	Between 2500 sq. ft. and one acre in size	1/4 mile radius
Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	6-18 acres	1/4 to 1/2 mile radius to serve a population of up to 5,000 (a neighborhood)	Neighborhood Parks	5 acres is considered minimum size, 5 to 10 acres is optimal.	1/2 mile radius to serve a population of up to 5,000 (a neighborhood)
Community Parks	As needed to accommodate desired uses usually between 30 and 50 acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods	Community Parks	25+ acres	1 to 2 mile radius; several neighborhoods
Special Use Parks	variable	no applicable standard	-	-	-	-	-	-
Natural Areas								
Linear Parks	variable	no applicable standard	Linear Parks	variable	no applicable standard	Greenways	variable	no applicable standard
Natural Open Space	variable	no applicable standard	Conservation Areas	Sufficient to protect the resource	no applicable standard	Natural Areas	Sufficient to protect the resource	no applicable standard

The chart above shows an overall comparison of the NRPA classification standards, the current City of Independence Parks classification standards, and the recommended classification system (from 2015 Independence PSMP).

4.3 COMMUNITY PROFILE AND POPULATION PROJECTIONS

Introduction

The PSMP Update aims to evaluate current parks and trails infrastructure and existing park facilities and amenities in order to make recommendations for parks and trail improvements within the City and its Urban Growth Boundary (UGB). Part of the analysis included determining the needs, challenges, and opportunities of the growing community. The Community Profile and Trends Memo will look to address some of these community needs by:

- Exploring historic growth patterns in the city and county, as well as the projected population growth to create a more comprehensive population profile of the area;
- Providing a high-level summary of demographics within the City and Polk County (including information about population density, household structure, age, income, race and ethnicity, and people with disabilities)

Historic Growth Patterns

Between 2000 and 2020, the city's population grew by nearly 4,000 residents (Table 1). The Average Annual Growth Rate (AAGR) for the city was approximately 4 percent between 2000 and 2010 but slowed to roughly 1.5 percent between 2010 and 2020. During the same time period, the AAGR for the county was 2 percent (2000-2010) and 1.6 percent (2010-2020). This implies that while the City was growing at a faster rate than the county between 2000 and 2010, the growth rate slowed between 2010 and 2020 to be almost equivalent to the growth rate in the county.

Table 1. Historic Population

Year	City of Independence	Polk County
2000	6,035	62,380
2010	8,590	75,403
2020	9,900	87,978

Source: US Census Population & Portland Research Center (PRC) estimates

Projected Population Growth

According to American Community Survey (ACS) data, the City currently has an estimated population of 9,850. This accounts for approximately 11 percent of Polk County's population. However, it is projected that over the next 50 years, the population in Independence will account for an increasingly larger share of the population in Polk County (from roughly 12 percent to 16 percent) (Table 2). The AAGR between 2020 and 2045 for the City is estimated to be 3.5 percent and 2.5 percent for the subsequent twenty-five-year period. This additional 21,000 residents will add substantial growth to the population.

This profile will help provide additional considerations for the parks planning process for a more comprehensive PSMP.

Population Profile

The population of a city is a key consideration when planning for parks facilities and services. The following section assesses the historic population growth patterns in the City as well as the projected population growth for future years that can help inform future planning decisions.

Table 2. Projected Population Growth, City of Independence and Polk County

Year	City of Independence	Polk County	Share of County
2020	9,851	83,805	11.8%
2045	18,636	128,783	14.5%
2070	30,695	189,106	16.2%

Note: 2020 are estimates and 2045/2070 are forecasts. Discrepancy in numbers may be due to updates in data as more information became available.

Source: Portland State University Portland Research Center (PRC)

Demographic Summary

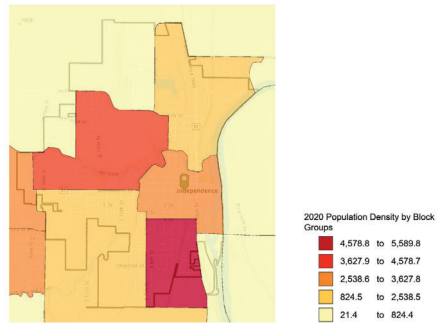
Population numbers are not the only influential factor in the planning process. Considerations for where that population lives, what challenges or obstacles they face, and how they access facilities and services throughout the City also play a part.

Population Density

Population density refers to the concentration of residents living in certain areas of the City. This number will have significant implications for where future parks, access, and services will be located as residents are concentrated at different levels across the city.

Highest population density to the northwest and southeast. According to US Census data, the areas of the City with the highest concentration of people is in the southeast (south of G Street and east of S 7th Street, next to the Willamette River) and in the northwestern parts of the City (between Monmouth Street and Hoffman Road and east of Ash Street).

Figure 2. Population Density in Independence



Household Structure

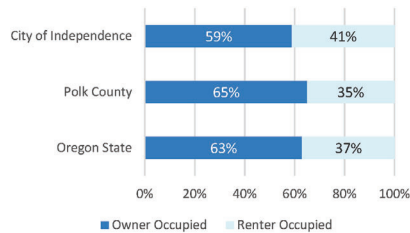
An accessible park system and inclusive programming can offer opportunities that meet the needs of different households, ages, and family structures.

Household Structure

Owner-occupied housing units represent the majority of the housing tenure type. In Independence, nearly 59 percent of the housing units were owner-occupied, as opposed to the 41 percent of renter-occupied units (Figure 2). It will be important to consider the placement of parks to provide access to renters who may not have access to open spaces at or near their homes.

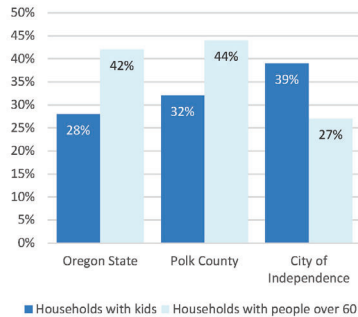
More than a third of households have children under 18 years of age. In 2021, there were approximately 3,000 households in the City, with over 1,100 of them having children who were under the age of 18 (39 percent). Additionally, households with one or more people 60 years of age or older are significantly smaller than households in the county or state (Figure 3).

Figure 2. Housing Tenure Type, 2021



Source: ACS 5-year (2021) estimates, Table S1101

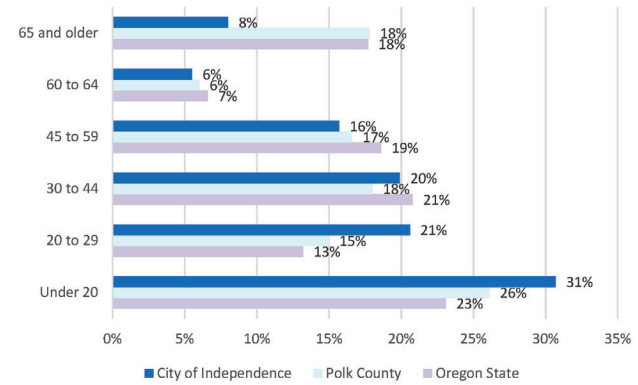
Figure 3. Household Characteristics



Age

The median age is significantly lower than the County or state. The City's median age is below 30 years (at 29.5), whereas the median age for the County and state are 37.1 and 39.6 years, respectively. While the population aged 30-64 are relatively similar across City, County, and state, the largest differences in age categories can be seen in the share of residents who are 65 and older or those that are 29 and under (Figure 4).

Figure 4. Age Distribution, Independence, Polk County, and Oregon



Source: ACS 5-year (2021) estimates, Table S0101

Income and Affordability

Income and poverty levels of residents play pivotal roles in determining park use, participation in programming, types of activities available, and cost options for those using park spaces.

In 2022, the federally set poverty threshold for an individual was determined as annual earnings of \$13,590, with \$27,750 being the threshold for a four-person household. The U.S. Census Bureau translates this measure of need into a ratio, calculated by the dividing the family's income by their poverty threshold number. A ratio of 1.00 would imply that the family income matches the measure of need that the family has. Any number below 1.00 qualifies for varying levels of federal assistance programs.

Less of the population is living at a poverty ratio of less than 1.00 compared to both the county and the state (9.4 percent versus 12 percent). However, households earning just enough to be above 1.00 (at the 1.00 to 1.24 category) are twice as many for the City, as compared to both the county and state (Table 3).

Table 3. Ratio of Income to Poverty

	Independence		Polk County		Oregon	
	Total	Percent	Total	Percent	Total	Percent
Population	9,790	-	84,325	-	4,128,333	-
Under 0.50	248	2.5%	4,269	5.1%	228,136	5.5%
0.50 – 0.99	679	6.9%	5,858	6.9%	270,381	6.5%
1.00 – 1.24	863	8.8%	3,618	4.3%	165,091	4.0%
1.25 – 1.49	541	5.5%	3,444	4.1%	173,155	4.2%
1.50 – 1.84	931	9.5%	4,941	5.9%	239,193	5.8%
1.85 – 1.99	411	4.2%	2,417	2.9%	107,415	2.6%
2.00 and Over	6,117	62.5%	59,778	70.9%	2,944,962	71.3%

Source: ACS 5-year estimates (2016-2021), Table C17002

In addition, the city has a lower median household income (MHI) than both the county and the state.

\$65,019

Independence

\$70,238

Polk County

\$70,084

Oregon

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Race and Ethnicity

Hispanic and Latino representation is greater than in the county and state. The percentage of residents in Independence that identify as Hispanic or Latino (of any race) is nearly three times as many as the county and state (Table 4). These considerations will be important when considering the disparities in income across race and ethnicity, and when designing culturally representative programming and language included in wayfinding for parks and supporting services.

Table 3. Ratio of Income to Poverty

	Independence		Polk County		Oregon	
	Total	Percent	Total	Percent	Total	Percent
Population	9,790	-	84,325	-	4,128,333	-
Under 0.50	248	2.5%	4,269	5.1%	228,136	5.5%
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2.00 and Over	6,117	62.5%	59,778	70.9%	2,944,962	71.3%

Source: ACS 5-year estimates (2016-2021), Table C17002

Households with Disabilities

The City has fewer people living with a disability, compared to the County and the State (Table 5). The County has the highest share, though only slightly higher than the state. However, it will still be important to consider access and inclusivity in the design of park and open space systems, as disability and movement restrictions can have significant impacts on those who experience them.

Table 5. Share of the Population with One or More Disability

	Total	Percent
Independence	1,221	12.4%
Polk County	12,548	14.6%
Oregon	599,964	14.4%

Source: ACS 5-year estimates (2016-2021), Table S18

4.4 QUANTITATIVE APPROACH

Introduction

The Independence Park System Plan Update aims to evaluate current parks and trails infrastructure and existing park facilities and amenities in order to make recommendations for parks and trail improvements within the City of Independence and its Urban Growth Boundary (UGB). Part of the analysis includes determining the needs, challenges, and opportunities of the growing community and assessing the amount of park land needed during the next approximately 20 years based on the City's expected population growth, the level of service currently being provided, and local and national guidelines for the provision of park and recreation facilities.

This memo briefly summarizes an updated estimate of future park land needs by park category based on current and projected future population growth, standards identified in the City's previous (2015) Park System Master Plan, and level-of-serve guidelines identified by the National Recreation and Parks Association (NRPA).

Historic and Project Future Growth Patterns

Between 2000 and 2020, the city's population grew by nearly 4,000 residents (Table 1). The Average Annual Growth Rate (AAGR) for the city was approximately 4 percent between 2000 and 2010 but slowed to roughly 1.5 percent between 2010 and 2020. During the same time period, the AAGR for the county was 2 percent (2000-2010) and 1.6 percent (2010-2020). This implies that while the City of Independence was growing at a faster rate than the county between 2000 and 2010, the growth rate slowed between 2010 and 2020 to be almost equivalent to the growth rate in the county.

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According to American Community Survey (ACS) data, the City of Independence currently has an estimated 2021 population of 9,850. This accounts for approximately 11 percent of Polk County's population. However, it is projected that over the next 50 years, the population in Independence will account for an increasingly larger share of the population in Polk County (from roughly 12 percent to 16 percent) (Table 2). The AAGR between 2020 and 2045 for the city is estimated to be 3.5 percent and 2.5 percent for the subsequent twenty-five-year period. This additional 21,000 residents will add substantial growth to the population.

Table 2. Projected Population Growth, City of Independence and Polk County

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Note: 2020 are estimates and 2045/2070 are forecasts. Discrepancy in numbers may be due to updates in data as more information became available.

Source: Portland State University Portland Research Center (PRC)

Prior Estimates of Level-of-Service and Park Land Needs

The City's 2015 Park System Master Plan included the following summary of current park acreages by classification and an estimate of future park land needs based on NRPA guidelines which are stated as a range of acres per 1,000 residents.

Table 3. 2015 Park System Plan Level-of-Service Assessment

Park Classification	Independence Inventory, 2015 (acres)	NRPA Level-of-Service Benchmark Applied to Independence (acres)	2015 Surplus/Deficiency	NRPA Standard Applied to 2034 Population	Projected 2034 Surplus/Deficiency
Mini-Park	12.9	2.1 – 4.2	+10.7 / +8.6	3.8 – 7.6	+9.1 / +5.2
Neighborhood Park	0.6	8.6 – 17.2	+8.0 / -16.6	15.3 – 30.7	-14.7 / -30.0
Community Park	91.1	42.9 – 68.7	+48.1 / +22.2	76.7 – 106.7	+14.4 / -15.6
Municipal/Regional Park	NA	NA	NA	NA	NA
Special Use Park	5.7	NA	NA	NA	NA
Linear Park/Trail	NA	NA	NA	NA	NA
Conservation/Open Space	4.0	NA	NA	NA	NA
Total	114.3	53.7 – 93.1	+50.9 / +14.2	95.8 – 145.0	+8.8 / -40.4

Note: NRPA provides a lower and upper range of benchmarks for each facility type.

Source: Independence Park System Master Plan, 2015

Updated Estimates of Level-of-Service and Park Land Needs

The 2015 calculations have been updated to reflect the City's current (2025) inventory and 2045 population projections. The NRPA benchmarks have not been changed. The results are summarized in Table 4.

Table 4. Updated Park System Plan Level-of-Service Assessment

Park Classification	Independence Inventory, 2025 (acres)	NRPA Level-of-Service Benchmark Applied to Independence (acres)	2025 Surplus/ Deficiency	NRPA Standard Applied to 2045 Population	Projected 2045 Surplus/ Deficiency
Mini-Park	12.8	2.5 – 5.0	+10.3 / +7.7	4.7 – 9.3	+14.4 / -0.5
Neighborhood Park	0.6	10.1 – 20.1	-9.4 / -19.5	18.6 – 37.3	-18.1 / -36.6
Community Park	103.3	50.3 – 80.4	+53.0 / +22.8	93.2 – 149.1	+10.1 / -45.8
Municipal/ Regional Park	NA	NA	NA	NA	NA
Special Use Park	5.7	NA	NA	NA	NA
Open Space	NA	NA	NA	NA	NA
Conservation/ Open Space	4.0	NA	NA	NA	NA
Total	116.7	62.9 – 105.6	+53.8 / +11.1	116.5 – 195.7	+6.5 / -82.9

Note: NRPA provides a lower and upper range of benchmarks for each facility type.

Source: Portland State University Portland Research Center (PRC), NRPA, MIG, Inc.

Following is a summary of observations about these updated calculations.

- The City of Independence currently meets the NRPA benchmarks both at the low and high levels. However, if the City wants to maintain a higher standard (i.e., closer to the higher NRPA benchmarks) through the 2045 planning horizon, the City will need to develop additional parks or park acreage in all categories.
- In Independence, Mini-Parks and Neighborhood Parks often serve a very similar purpose – i.e., providing basic park amenities such as playground, gathering spaces, and smaller sports fields or courts to nearby residents. These two categories can be considered as a combined category.
- As a relatively small community with a current population of approximately 10,000 and a future (2045) projected population of under 20,000, the City likely does not need to provide more than one large community park, given that the City's existing (Riverfront) Community

Park is within approximately 2.5 miles of all City residents. This is a typical service area or proximity standard for access to community parks. This park currently provides a wide variety of facilities and amenities that serve all residents, including a large event space (amphitheater) that hosts community events, play equipment, trails, open space and natural areas, playing fields, a dog park, a small campground, and access to the Willamette River and a variety of water-based recreational activities.

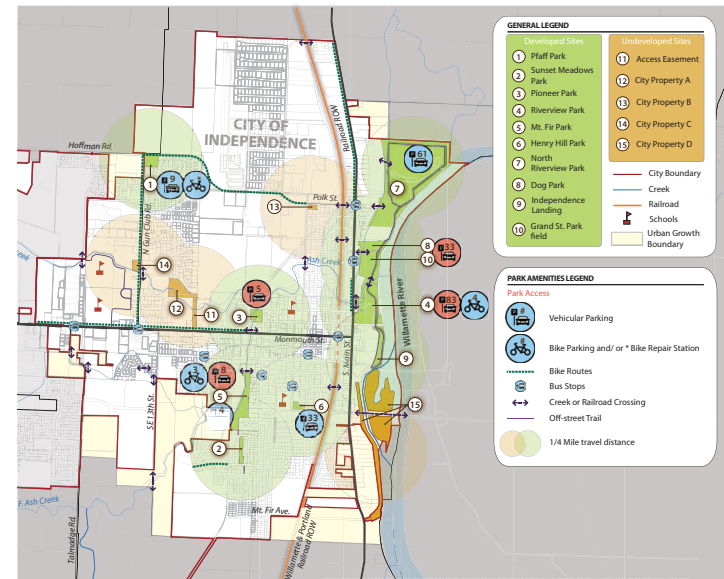
- Park acreage is just one benchmark for assessing level-of-service for park and recreation facilities. Over the past 10-15 years, level-of-service analyses have evolved to focus more on proximity and access to different types of parks and amenities or services, rather on total acreage per person. Many cities have gone away from using an acres per thousand standard and the while the NRPA continues to identify these as guidelines or benchmarks, they also recognize that every community has unique needs and a single standard or even a range of standards may not be applicable to a given community. Both the 2015 and 2025 Park System Plans for Independence also use proximity and access to parks and amenities to assess level-of-service at a more nuanced level.

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4.5 AMENITY BASED APPROACH

In order to assure alignment with the community value around Equitable Access & Connectivity, the PSMP took an inventory of the existing conditions for arriving to each park site. This included vehicle and bike parking, trails and bike routes, travel distances, public transit stops, and crossings over major obstacles like Ash Creek and the railroad.

This map shows the density of developed and undeveloped park lands across the city, and the gaps in the neighborhoods that have limited to no access to public natural spaces. As the City grows, evolves, and densifies, it's important to consider how new development can fill in gaps in both the park coverage as well as the access network.



LEVEL OF SERVICE: AMENITY COVERAGE





PROCESS OVERVIEW

In order to understand what is currently available, the PSMP assessed the presence and condition of each key amenity (confirmed by public comment) on each city property. These conditions are described in detail on each individual site's inventory page, and were the combination of the Team's on-site observations, City staff's deferred maintenance list, and public comments collected during Open House #1 and the corresponding online public survey. Feasibility of amenities not present is described Site Constraints and Site Inventory Sections of this PSMP.

The presence and condition of amenities city-wide are summarized in the chart on the next page, and broken out by amenity in a series of maps to show the overall coverage of each amenity in an effort to highlight service gaps to the things that the community felt most

Park Amenities Inventory Summary

	 path/trail	 canopy/shade	 picnic	 water access	 playground	 lawn	 sports facility / fitness	 pets	 gathering
Pfaff Park									
Sunset Meadows Park									
Pioneer Park									
Riverview Park									
Mt. Fir Park									
Henry Hill Park									
North Riverview Park									
Dog Park									
Independence Landing									
Grand St. Park Field									
Access Easement									
City Property A									
City Property B									
City Property C									
City Property D									

 Amenity present in good condition
  Amenity present in condition needing improvement
  Amenity not present
  Amenity not feasible

LEVEL OF SERVICE: AMENITY COVERAGE

PATHS AND TRAILS

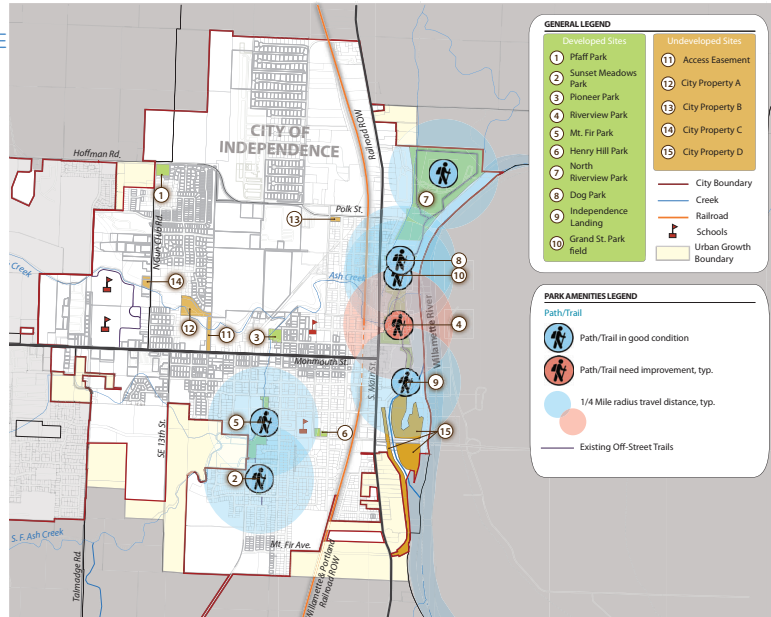
Off-street walkways provide the backbone for the park system network. They provide safe circulation across and between sites, connect amenities, and give people access to the natural environment. They can be part of a greater network trail system, or just be a walking loop within a site. They can consist of on-grade gravel, asphalt, or concrete paths, as well as bridges and crossings over creeks or other obstacles. They are a great source of exercise for people of all ages and can accommodate walking, jogging, and biking. They benefit from shade, rest areas, and potable drinking water sources.

CONSTRAINTS AND CHALLENGES

Accessibility is key when providing safe pathways. Common issues are wear and tear of surface materials, uneven surfaces from settlements, tree roots, and steep grades and cross-slopes.

Another major issue is conflicts with vehicles and errands. There are clear wayfinding elements, crossings, and other visual or audio indicators when paths merge or cross with vehicles.

Obstacles for implementation could include passing through wetlands or other restrictive terrain, as well as ensuring continual land ownership to allow for connected networks.



LEVEL OF SERVICE: AMENITY COVERAGE

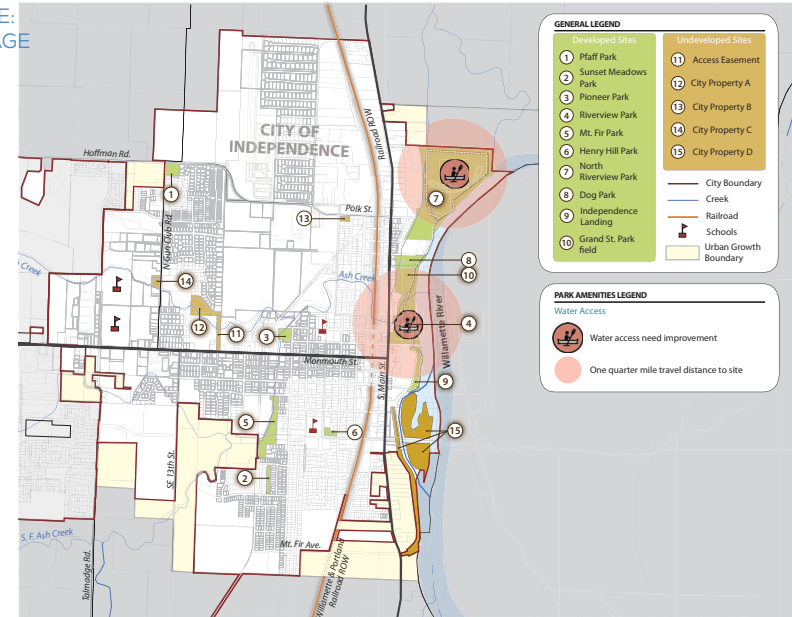
WATER ACCESS

Independence sits along the edge of the Willamette River, one of the greatest of the park system's amenities. Several of the existing parks take advantage of this location by providing views, wildlife opportunities, and entry points for pedestrians and water craft. There are several locations along the river's edge with sloped driveways or boat ramps and docks that provide access for water recreation activities.

There are also several park sites that are adjacent to Ash Creek that have potential to enhance leisurely walks and wildlife viewing.

CONSTRAINTS AND CHALLENGES

Accessible grades are a major constraint in finding safe locations along the riverfront for boat, vehicle, or pedestrian access. The type, grade, and material of the ramp and dock plays a role in allowing or limiting access for those with disabilities.

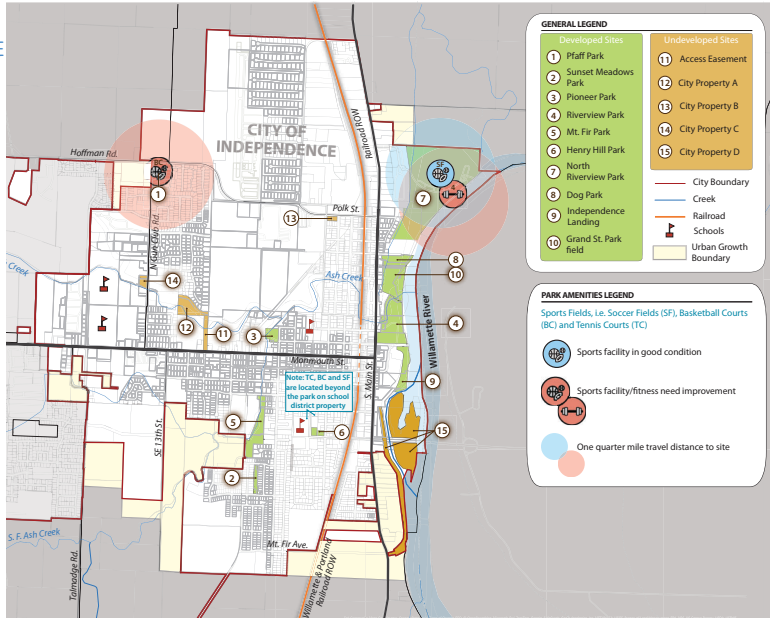


LEVEL OF SERVICE: AMENITY COVERAGE

SPORTS AND FITNESS

Whether open fields or paved courts, sports amenities can support large group activities for casual recreation and competition. They typically contain fixed or large movable pieces of equipment like basketball hoops, fencing, fitness courses, or soccer nets. They should be supported by ample parking for larger team events, and would benefit from lighting to support evening play times.

CONSTRAINTS AND CHALLENGES
Durability of sports materials and equipment is a common maintenance challenge for sports facilities. Asphalt courts can crack over time, and striping needs to be reapplied. Large grass fields are susceptible to drainage issues and flooding or muddy ground conditions.



LEVEL OF SERVICE: AMENITY COVERAGE

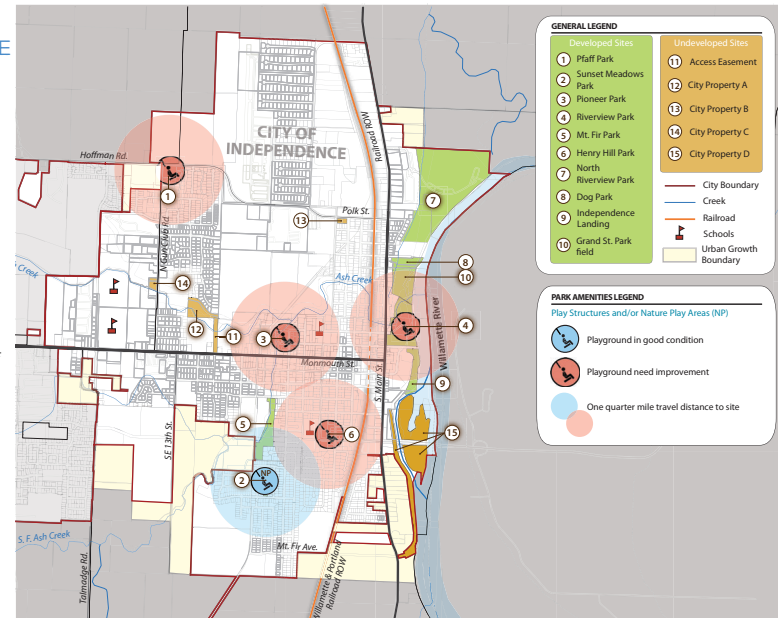
PLAYGROUNDS

Designated children play areas provide a safe and engaging place for kids to exercise, explore, and be outside. They provide multiple options for sensory engagement and stimulation, and typically include multiple pieces of play equipment for climbing, sliding, swinging, and pretending. They also include a protective safety surfacing under and around the equipment to support jumping and reduce the risk of injuries.

CONSTRAINTS AND CHALLENGES
Accessibility and universal design are very common challenges with older play equipment. Inclusive elements that support children of different abilities, heights, and needs are often lacking.

The protective surfacing often needs frequent refreshing if in a wood fiber form, while its edging can wear down if not made from a durable material. The equipment itself can rust or rot making it unsafe.

Playgrounds also can see less use if they're not covered or shaded, don't have drinking water access, or have direct access to a restroom.



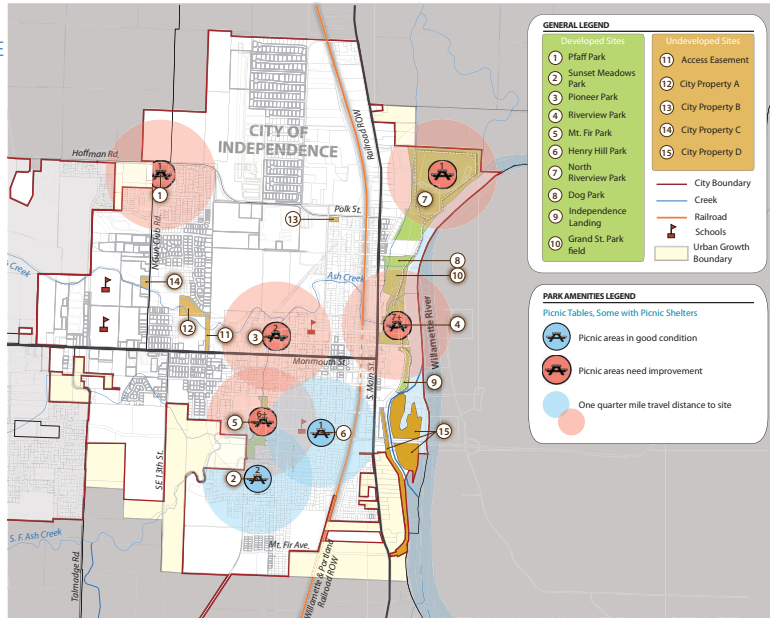
LEVEL OF SERVICE: AMENITY COVERAGE

PICNIC AREAS

Picnic areas are places to rest, eat, and enjoy your natural surroundings. They benefit from a nice view or surrounding habitat. They provide a place for a small group (or multiple groups) to sit, gather, socialize and share a meal or a snack.

They benefit from shade/rain cover, drinking water access, and adjacent restrooms.

CONSTRAINTS AND CHALLENGES
Often, picnic tables are not accessible or don't have an accessible pathway leading up to them. Tables could be made of a durable material, and are subject to vandalism. Tables exposed to direct sun or light rain are also less usable or comfortable than those under a cover.

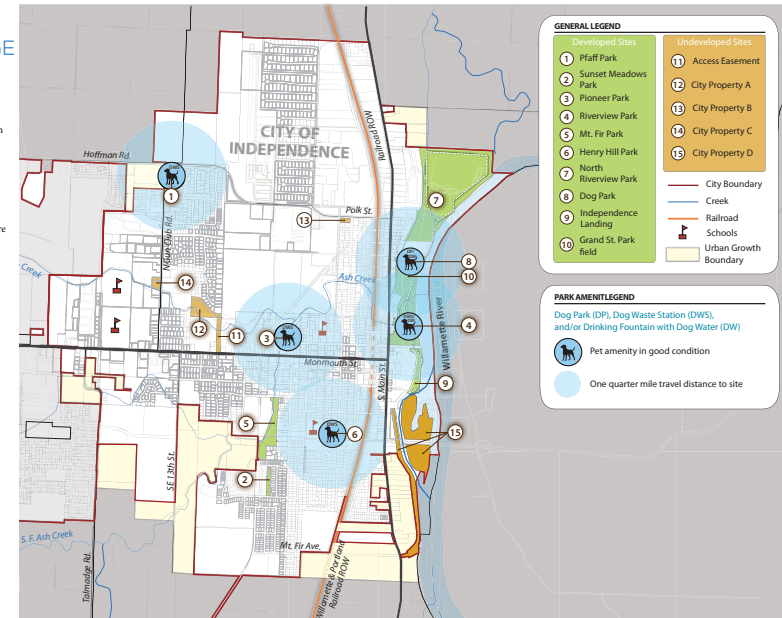


LEVEL OF SERVICE: AMENITY COVERAGE

PET RESOURCES

Dogs and other pets are an important part of many households. They need their exercise too and parks provide a venue to walk around or run and exercise off-leash. Parks can also provide resources and reminders to help dispose of pet waste or to make sure they have access to clean water.

CONSTRAINTS AND CHALLENGES
Common challenges around pets in parks are disposing of waste and ensuring their humans are following leash laws.

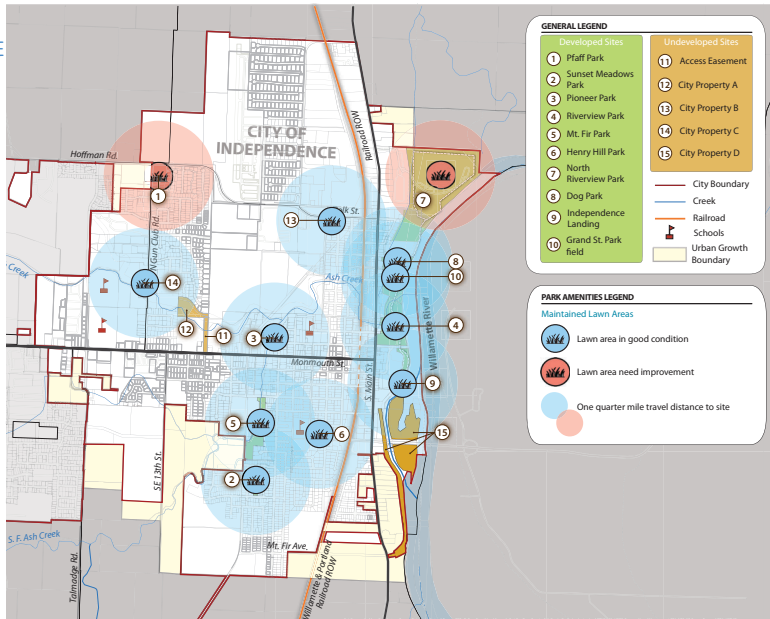


LEVEL OF SERVICE: AMENITY COVERAGE

OPEN LAWN AREAS

Mowed grass areas provide flexible spaces for a variety of outdoor activities. They support casual sporting, large group gatherings, and picnicking. They also offer long distance views and a sense of safety.

CONSTRAINTS AND CHALLENGES
Lawn care takes a notable amount of maintenance time and resources. They require regular mowing, extensive water use, and fertilizers and herbicides to keep a clean and desirable look. They are susceptible to flooding and drainage issues. Their level of exposure reduces usability on hot days, and they provide little habitat value for wildlife.



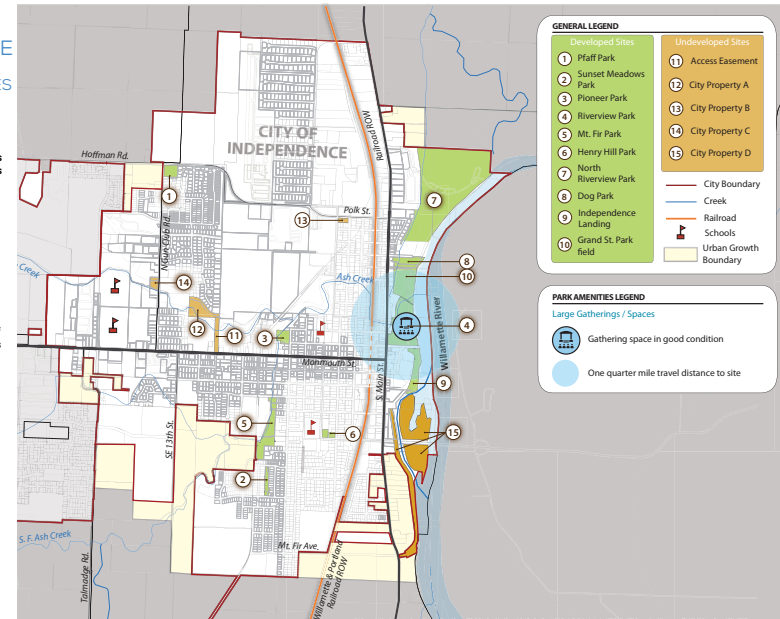
LEVEL OF SERVICE: AMENITY COVERAGE

LARGE GATHERING SPACES

Large areas of hardscape, seating, and utility infrastructure are great for supporting festivals, concerts, movies, and other community or cultural events. They can support and attract both local residents and regional visitors, drawing larger crowds that can also support nearby businesses.

Based on their capacity, they are best supported by ample vehicular parking, drinking water, and restrooms. It is also beneficial to incorporate other amenities in order to ensure regular use outside of planned events.

CONSTRAINTS AND CHALLENGES
Event logistics and traffic are common challenges for large event spaces. Care should be taken to provide the right level of infrastructure, as well as space for vehicles to bring in equipment. Traffic control measures should be in place to minimize vehicle and pedestrian interactions. Clean up efforts are significant, so clear signage for waste disposal can help reduce the burden.

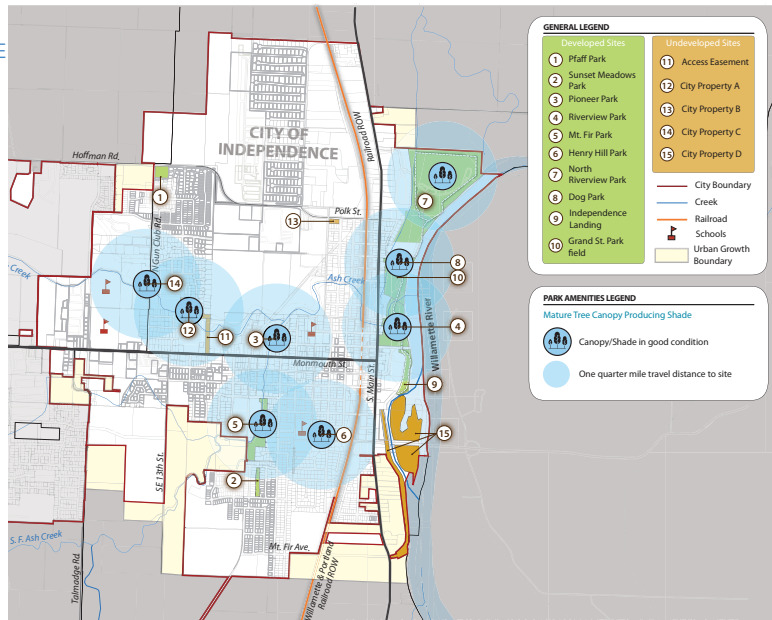


LEVEL OF SERVICE: AMENITY COVERAGE

CANOPY AND SHADE

The urban tree canopy is a critical asset and valuable infrastructure to any community. Trees provide a variety of services to improve the livability and comfort within a developed area. The city's parks contribute greatly to this overall canopy and give community members a place to relax in the shade, provide habitat for wildlife, reduce erosion, and a host of other ecosystem systems to preserve and enhance the park system. Efforts should be made to protect large mature trees, as well as infill additional trees when possible.

CONSTRAINTS AND CHALLENGES
Many things threaten the health and stability of urban trees. Invasive species, pests, development, root disturbance, and effects of extreme weather and climate change are notable examples. Damaged or diseased trees can pose safety risks, especially during or after large storm events. Non-native and non-adaptive species will have a difficult time surviving over time. Monitoring and maintaining a large amount of trees can be challenging, so priorities must be made to focus on those closest to human activity, and can often be reactive with limited resources.



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Section 5: Asset Inventory



5.1 APPROACH

The City already owns and operates a number of existing park sites and facilities that the community and visitors can use and enjoy. This PSMP took a detailed look at those sites to understand the conditions of the key amenities, access, and supplemental features that

contribute to the enjoyment of the park. Observed deficiencies will influence the recommendations for projects for each site and inform how the City can prioritize improvements in a way that aligns with the Project Values.

5.2 INDIVIDUAL PARKS AND OPEN SPACE INVENTORIES

The following pages outline the existing conditions of all of the city-owned properties and the presence and conditions of each key amenity, feature, and means of access to the site. They combine on-site consultant observations and photography, park maintenance staff observations, and comments from the public via

Section 5: Asset Inventory



PFAFF PARK



Aerial view



Aerial view

Park Description

John Pfaff Park is located in the Northgate subdivision on the corner of Hoffman and Gun Club Road. The park is predominately an open lawn area with young small trees located around its perimeter.

A 10' x 20' picnic shelter is located near the small, half-court basketball play area. The picnic shelter is constructed on a weathered concrete slab-on-grade. There is no lighting, power, or water in the shelter. The shelter accommodates one damaged picnic bench and two trash cans. The playground equipment is weathered, and not inclusive to all abilities. The park has a paved half-court basketball play area with one basketball goal on the northeast end of the court. The court has a bench on one side for spectator viewing. A portable restroom is located on the western end of the parking lot near North Gun Club Road. A drinking fountain is located near the auto parking space near the entrance near a trash facility and bike repair station. A sign with the park's name marks the entrance to the park.

Site Constraints

none

Park Access

Vehicular access is provided via Wild Rose Court which is a cul de sac on the northwest end of the Northgate subdivision. No direct street access is provided off of Gun Club Road or Hoffman Road. There is no pedestrian or bike access available off of Gun Club Road or Hoffman Road, though the site is adjacent to an intersection of bike routes.

amenity	availability	access size/ location	within 1/4 mile	accessibility/ obstacles
bike repair	no racks but a bike repair station	Yes	located on bike route	
bike racks	9 spaces	Yes	lot needs to be striped	
bike repair	None marked	No		
ADA parking		No		
public internet	75 Gun Club Rd	Yes		
walking	Hoffman Rd Northgate Dr	Yes		



Sideview View



Playground

Park Amenities Inventory

amenity	availability	size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	+	edges of park + some in central lawn	Very Good	At edges of mowed lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
picnic	+	1 metal picnic table	Poor condition: Graffiti/vandalism	ADA access route to shelter needed	Frequent use	ADA table?	Replace picnic tables and trash receptacles
not adjacent to water							
water access							
playground	+	1 1/4 Acres	Fair/Poor: Weathered	No ADA accessibility to structures	Frequent use	Not to ADA min. requirements	Accessible Play Equipment Full Protection Needed
lawn	+	### Acres	Mowed/maintained very frequently 2 times a day	Fairly Accessible	Frequent daily and event use.		drainage issues in middle of lawn
sports facility	+	Half court basketball	Fair/Good	Good	Some use		Needs repave and re-stripe
pet accommodations	+	Entirety of Park: public lawn	Good: On leash only no pet bag stations	Fairly Accessible	Frequent use	+ no fencing	
performances/events							

● Amenity present in good condition
 ● Amenity present in condition needing improvement
 ○ Amenity not present
 ⊗ Amenity not feasible



SUNSET MEADOWS PARK



Concrete Circulation Path and Benches



Concrete Circulation Path/Park Under Construction

Park Description

Sunset Meadows Park is an approximately 4 acre City property easement located in the residential neighborhood between Maple Street and Chestnut Street behind single family homes. Running parallel the street fronts are South 8th and South 9th Street. The newly completed park contains new nature playground, 10' wide concrete circulation path, new benches and a new picnic table at the N/S entrance.

Park Access

Access to this park is limited by vehicle, local bike, or walking due to it's secluded location within the heart of the neighborhood. Public transportation is not currently an option.

Site Constraints

- Newly constructed, low priority for additions or changes
- Limited space
- Close adjacency to residences

	availability	access start location	within 1/4 mile	accessibility/obstacles
street	●		No	
neighborhood street parking only	●	●	Yes	
neighborhood street parking only	●	●	No	
ADA parking	●		No	
public transit	●		No	
walking	●	●	●	Yes



Nature Play area

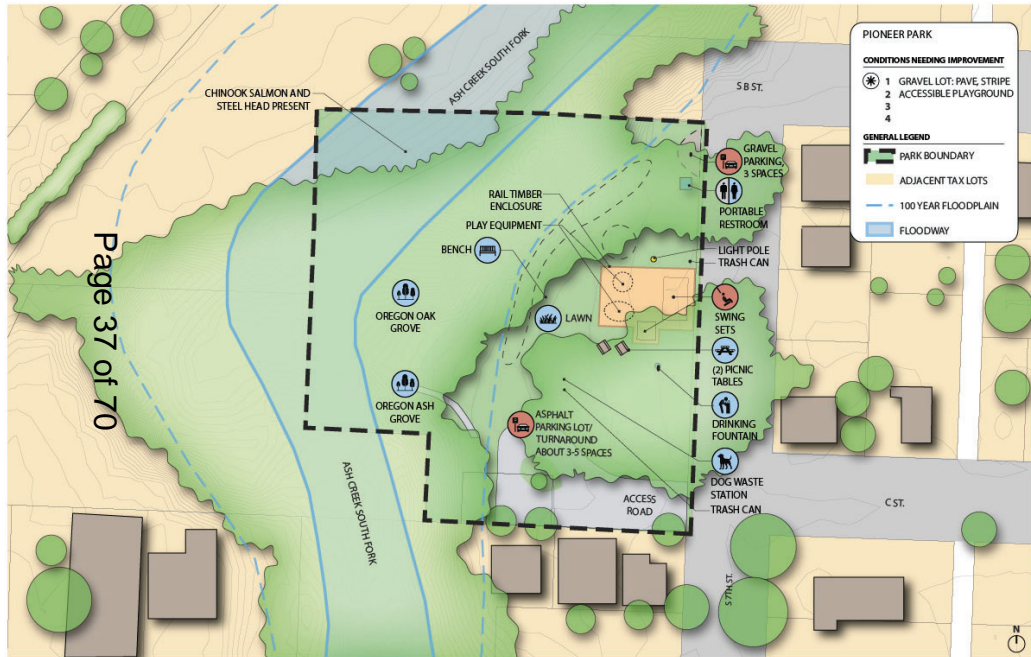


Park Easement Entrance Signage

Park Amenities Inventory

	availability	start/element	condition	accessibility	frequency of use	obstacles	difficulties/notes
canopy/shade	●						New trees do not provide shade yet
picnic	●	●	New	Good	Frequent use	ADA table?	Need more tables
water access	⊗						see adjacent to house
playground	●	●	Excellent New	Good	Frequent use	Might not be inclusive of diverse physical abilities	Equipment could be more inclusive to abilities
lawn	●	●	Excellent New	Good			
sports facility	⊗						limited space
pet accommodations	○			Easy Accessible	Frequent use		• No lawn protection • No trash only • No garbage or pet bag stations
performances/events	⊗						limited space, conflict with adjacent neighbors

● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible



PIONEER PARK



Birdseye View of Open Lawn and the Playground



Playground

Park Description

Pioneer Park is located at the corner of South 7th Street and C Street. The open lawn area of the park is unirrigated, and generously shaded amongst tall evergreen and deciduous trees. The children's playground is in good/fair condition, and weathered. It is set inside railroad ties of differing edge grades containing mulch, which makes it difficult, or not possible for ADA-accessible inclusivity.

Other facilities include benches and picnic tables in good condition as well as a water fountain/refill station and a portable restroom. The park is located at the junction of the South Fork and Main Stem of Ash Creek Riparian Trail. There is a horse bib near the paved parking at the southern of the park.

Park Access

The park is located at the intersection of South 7th Street and C Street. There is a gravel parking lot to host 5 spaces, and it is just on the edge of the 1/4 mile walking radius from public transport, making it feasible. There are no sidewalks on the park property posing a challenge for inclusive accessibility and connectivity. Adjacent neighborhood blocks have sidewalks. The site is adjacent to the South Fork and Main Stem of Ash Creek Riparian Trail, and very accessible by foot.

Site Constraints

- Ash Creek floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- No public sidewalks for access

availability	access near location	within 1/4 mile	accessibility/obstacles
	●	No	
	●	Yes	
	●	No	
	●	No, but very close	
	●	Yes	



Water Facility and Playground Edge

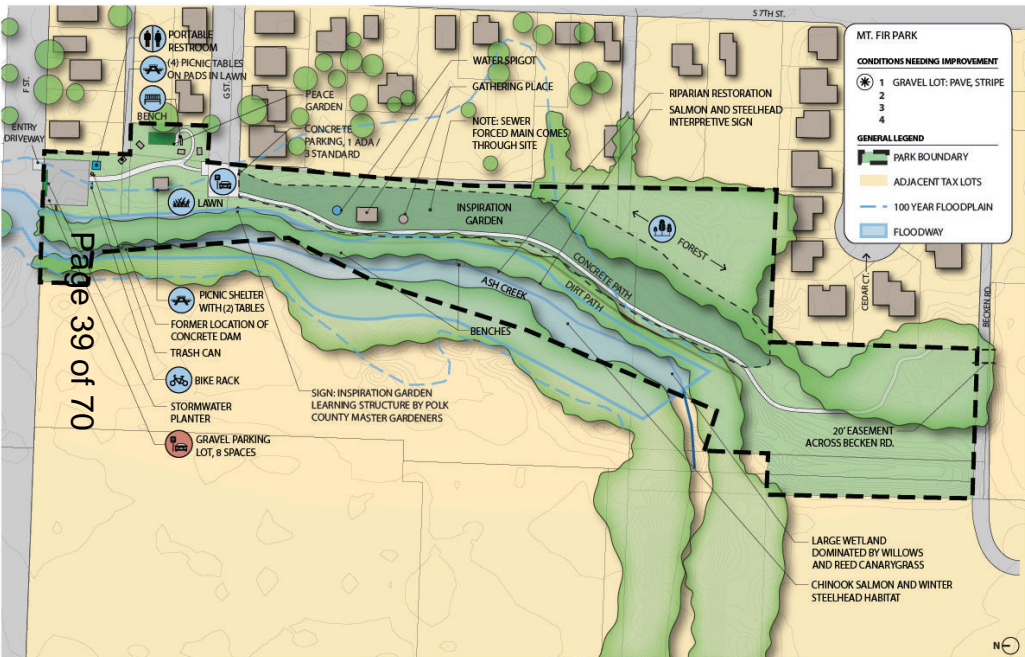


Shaded Picnic Tables

Park Amenities Inventory

amenity	availability	condition	accessibility	frequency of use	obstacles	deficiencies/notes	
	●	Excellent	Good	Frequent use		All Park areas ground on a 5-7 yr cycle.	
	●	Good	Lack of accessible pathway	Frequent use		City comments: Add benches and picnic tables.	
	○	Four paths adjacent to one	vertical fountain	Needs improvement	Moderate use	Not to ADA min. requirements	
	●	1/4 Acres	Good/Fair/Wearered	No ADA accessibility to structure	Frequent use	Not to ADA min. requirements	
	●	3 Acres	Not maintained very frequently	Some dry spots	Early Accessible	Frequent daily	
	●	Internal Openness: Open Lawn	Good	Good	Some use		
	●	Entirety of Park and lawn	Good	No trash only for waste and water station	Early Accessible	Frequent use	+ no fencing
	⊗					Limited space	

Amenity present in good condition
 Amenity present in condition needing improvement
 Amenity not present
 Amenity not feasible



MT. FIR PARK



South Fork Ash Creek Riparian Trail



Park Entry Gravel Lot with Rain garden, and Bike Rack

Park Description

Mt. Fir Park is a linear 7 acre park that runs north to south between F Street and Becken Road. The park's western border is directly parallel to the South Fork of Ash Creek. Concrete walls with a stormwater raingarden in the gravel parking lot are located at the north entrance of the Park.

The Polk County Master Gardeners OSU garden shares the site along with the South Fork Ash Creek Restoration Project Riparian Trail. A Peace Garden Memorial is tucked into the Northeast quadrant of the site with sculpture, planting, and seating. A 10'x20' picnic shelter in good condition is located in the park. There is no lighting, power, or water available at the shelter.

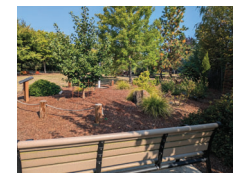
Site Constraints

- Permitting adjacent to Ash Creek

Park Access

The main entrance to the park is located directly off of F Street to a gravel parking lot. An open lawn area provides access to the formalized gardens and raised beds. There is an additional entrance from G Street which leads to a gravel path which accesses the park areas to the south. The southern limits of the site are bound by Becken Road which is a private road.

availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
	1 rack for 4-5 bikes	Yes	
	North gravel lot 8 picnic shelter South gravel lot 3 picnic shelter	Yes	
	1 picnic table	Yes	
	F Street South 7th St	Yes	
	F Street South 7th Street G Street E Street	Yes	



Peace Garden with Bench and Sculpture



Open Flexible Lawn Space with Some Shade Trees

Park Amenities Inventory

amenity/shade	availability	size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
	1	10'x20'	Very Good	At edges of main lawn area	Frequent use		All Park trees pruned on a 5-7 yr cycle.
	2	2 at one edge 2 at playground 1 at lot corner	Fair/Good	Lack of accessible platform to picnic shelter and tables	Frequent use	ADA table?	Varying styles of picnic tables in good condition Picnic platform at river front could add more tables.
	1	trail adjacent to South Fork Ash Creek		Unimproved, steep trail			
	1	3 acres	Maintained frequently Close to open	Early Accessible	Frequent daily and event use.		
	1	Informal Organizational Open Lawn	Good		Some use		
	0			Easily Accessible	Frequent use	no concrete path no fencing	One bench only No pet bag stations
	0						
	0						

Amenity present in good condition Amenity present in condition needing improvement Amenity not present Amenity not feasible



HENRY HILL PARK



Henry Hill Park Birdseye Context



Picnic Shelter

Park Description
Henry Hill Park is a small neighborhood park joined with a small aquatics facility. The park is located on I Street between South 4th Street and South 5th Street. Henry Hill Park is directly adjacent to the public pool which is currently closed, the surrounding community garden, and Henry Hill Elementary School buildings and grounds which currently house the Central School District.

The park contains a 10' x 20' picnic shelter with 1 picnic bench a trash can, and a pet bag station. There is a small, gravel area with a swing set and a large arborvitae hedge along the north side of the park. An aged concrete pathway leads to an informal gravel (parallel) parking area to the South on I Street, with a portable restroom along the street. The picnic shelter is constructed on a concrete slab-on-grade, and is covered by a roof supported on wood posts. There is no lighting, power, or water in the shelter; 2 storage sheds for

Site Constraints
•High costs and health department permitting to renovate and reopen the pool

amenity	availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
canopy/shade	⊙	1 rack for 16 bikes	Yes	
playground	⊙	•Slide, Swingset, 2 Street Gravel, 1 or 2 Spruce •Large, 2 or 3 Spruce •No mulch	Yes	
lawn	⊙	South 5th St	Yes	
picnic shelter	⊙	1 Shelter •1 table •1 bench •1 trash can	Yes	
public restroom	⊙	1 Shelter •1 table •1 bench •1 trash can	Yes	
walking	⊙			



Bike rack, Playground, and Community Garden Sheds



Corner View at I St. and 4th St.

Park Amenities Inventory

amenity	availability	site/structure	condition	accessibility	frequency of use	obstacles	adjacent features
canopy/shade	⊙	•Edges of picnic shelter to central lawn	Very Good	At edge of picnic lawn areas	Frequent use		All Park trees planted on a 5-7 ft cycle.
picnic	⊙	•1 table under a 10' x 20' covered picnic shelter	Fair/Good	Fair/Good	Frequent use	ADA tables?	add more picnic tables
water access	⊗					not adjacent to water	
playground	⊙	1/4 Acres	Poor Weathered Only single swingset	Gravel Surface: Not ADA	Frequent use	Not to ADA min. requirements	Equipment could be more inclusive to abilities
lawn	⊙	## Acres	•Mowed/maintained very frequently •Some dry spots	Easily Accessible	Frequent use		
sports facility	⊙	Informal Open-air Open Lawn	Good	Good	Some use		No space intended for sports specifically. Adequate nearby school facilities
pet accommodations	⊙	Estuary of Park, grass lawn	Good On leash only # pet bag station	Easily Accessible	Frequent use	•no fencing	
performance/events	⊗					limited space	

⊙ Amenity present in good condition ⊙ Amenity present in condition needing improvement ⊙ Amenity not present ⊗ Amenity not feasible

NORTH RIVERVIEW PARK



Birdseye View of Boat Launch and Gravel Beach



Willamette River from the Boat Launch and Dock



Fitness Station



Soft Surface Fitness Loop

Park Description

In 2017, the City partnered with Olsen Agriculture and the State Transportation and Growth Management program to create a conceptual design for the development of Olsen's 66 acre property north of town. Much of the property is located within the floodplain of the Willamette River, rendering those areas unbuildable. The conceptual design process explored possible uses for the buildable portions of the land, and also examined the feasibility of developing the low land for use as city ball fields. The City worked with the Oregon National Guard to develop the North Riverfront Ball Field Complex. Phase I of implementation which is currently built, includes an access road, parking lot, boat launch, boat dock, a fitness loop, a National Guard facility, and built restrooms, that are currently locked due to vandalism, for the 50 acres of park land. The large informal gravel lot is storage for a large pile of mulch, with a storage container on site. North Riverfront Park is also the northern limit of the Willamette River Trail, a soft surface walking/jogging path that starts in Riverview Park and follows the Willamette River north to North Riverfront Park. The looped trail is approximately 5 kilometers round trip. Ample water and dog bowl facilities, Signage, and pet bag dispensers. Water service is turned off.

Site Constraints

- Permitting and durability of improvements within floodplain of the Willamette River.
- Water wells on site

Park Access

Access to the North Riverview Park is provided for vehicles off of North Main Street and Deann Drive. Pedestrian and bicycle access can use the city sidewalks to reach Deann Drive or use the Willamette River Trail for access to the park from Riverview Park downtown.

	availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
bike racks	○			
vehicle parking	●	• 6 Boats Parking • Large Lot 61 Spaces	Yes	
ADA parking	●	• 3 Large ADA car and boat spaces	Yes	
public transport	●	• Main Street	Yes	
walking	●	• Main St • C Street • Connection Trails	Yes	

Park Amenities Inventory

	availability	+/- size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	●	• edges of park	Natural edges only	At edges of mown lawn areas	Frequent use		All Park trees pruned on a 5-7 yr cycle.
picnic	●	• Only 1 table for whole park • Informal picnicking in lawn space	Fair/Good	no accessible pathways	Frequent use		Varying styles of picnic tables in good condition. could add more tables.
water access	●	• asphalt ramp • pedestrian dock	• Boat Ramp: excellent condition • Dock: settled/twisted slope. Not inclusively accessible	• ADA challenges • physical ability challenges	Frequent use	Not to ADA/ accessible min. requirements	Safety Concerns: Strong water current close to beach
playground	○						
lawn	●	50 Acres	• Mown/maintained very frequently • Not irrigated	Easily Accessible	Frequent use		
sports facility	●	2 full size soccer nets (4) fitness stations	flooding and drainage issues of lawn. wear of fitness equipment	Good	Frequent use		• add sand to fields to aid w/ drainage and compaction • irrigation upgrade needed • replace/upgrade fitness stations
pet accommodations	○			Easily Accessible	Frequent use	• no concrete path • no fencing	• On-leash only • No pet waste stations • No dog water fountains
performance/events	○						

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible

INDEPENDENCE DOG PARK

- CONDITIONS NEEDING IMPROVEMENT**
- 1 GRAVEL LOT: PAVE/STRIPE
 - 2 UPDATE RESTROOM
 - 3
 - 4
- GENERAL LEGEND**
- PARK BOUNDARY
 - ADJACENT TAX LOTS
 - 100 YEAR FLOODPLAIN
 - FLOODWAY
 - 1-FOOT CONTOURS
 - WILLAMETTE RIVER TRAIL



INDEPENDENCE DOG PARK



Park Signage and Community Board w/ Pet Bag Station



Shade Trees, Seating, and Dog Play Challenges

Park Description

The Independence Dog Park is located on Grand Street just east of Highway 51, about 1/4 mile north of downtown. Just over two acres, the popular park was conceived by a group of community volunteers in 2011. It includes separated areas for small dogs and big dogs, a pet waste station, shady trees, and a water station for dogs and their owners. The facilities include a chain link fences, a portable restroom, and signage.

Park Access

The park is accessed via the Willamette River Trail which starts in Riverview Park downtown and runs north all the way to the North Riverfront Ballfield Complex and boat ramp. Grand Street directly ends into a large gravel parking area between this park, and the Grand Street Park Field.

availability	approx size/ location	accessibility/ obstacles
	No bike racks	Trail Connection
	1 covered or 15 spaces	No Covered and Curbcut needed annually
	1 informal space to gravel lot	No
	Main Street	Yes
	1 main or 1 gravel lot in 100' x 100' ft. lot	Yes
	1 main or 1 gravel lot in 100' x 100' ft. lot	Yes

Site Constraints

- Specialty use



Fenced-in Open Lawn Space with Some Shade



Trash, Water, and Storage Structure on Site

Park Amenities Inventory

amenity	+- statement	condition	accessibility	frequency of use	obstacles	difficulties/notes
	1 edge of park, some in central lawn	Good	No edges of canopy lawn areas, if entry of park, and along trail	Frequent use		All Park trees pruned on a 5-7 yr cycle.
					conflict of uses	
					not adjacent to water	
					conflict of uses	
					conflict of uses	
	2 Acres	• Needs/maintained frequently • Overgrazed • Not green and dry seasonally	Early Accessible	Frequent daily and event use		
					conflict of uses	
	Entirety of Park, grassy lawn	Excellent. One Leash 1 pet waste station	Early Accessible	Frequent use		Some splashes/maintenances/ clean up of water and restroom facility
					conflict of uses	

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- Amenity not feasible



INDEPENDENCE LANDING PARK



Informal seating plaza facing the river



Seating along gravel connection trail

Park Description
This linear park extends the Waterfront Trail to the South and connects nearby apartments and a hotel to the riverfront. It contains a large open lawn space, a series of paved and unpaved pathways, a small tree grove, stormwater facilities, and several pockets of bench seating.

Park Access
The site is accessible via the Riverfront Trail and adjacent to a large public parking lot tied to Riverview Park. It acts as a through way for bikes and pedestrians along the riverfront, as well as serves the hotel and apartment developments immediately to the west.

availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
	• Accessible Parking • 45 Spaces in Riverview Park	Yes	ADA access/ accommodate some bikes
	• Signage • Parking	Yes	
	• C Street	Yes	
	• Main St • C Street • Connection Trails	Yes	

Site Constraints
• newly constructed park may not warrant additional investments



Concrete promenade along river



Informal foot access to river edge

Park Amenities Inventory

amenity	availability	± size/condition	condition	accessibility	frequency of use	obstacles	deficiencies/notes
	<input checked="" type="checkbox"/>	• New shade trees, but very young, not yet shade throughout the area except at river edge		New (small) or at waterfront edge adjacent to paved and gravel pathways	Frequent use	waterfront edge	All Park trees pruned on a 5-7 yr cycle.
	<input type="checkbox"/>	No picnic tables or structures					Plenty of space/opportunities for picnic tables, or informal picnicking on benches.
	<input checked="" type="checkbox"/>	pedestrian loop/path only	internal path not maintained	No ADA accessibility	occasional use	Not to ADA min. requirements	Safety Concerns: Strong water current close to bench.
	<input type="checkbox"/>						
	<input checked="" type="checkbox"/>						Ample nearby facilities
	<input checked="" type="checkbox"/>	5 Acres	• Mowed/maintained very frequently • Non-irrigated • Some dry spots	Easily Accessible	Frequent daily and event use.		
	<input type="checkbox"/>	Informal Openness/Open Lawn					No space intended for sports specifically. Ample nearby facilities
	<input type="checkbox"/>			Easily Accessible	Frequent use	no fencing	• Dog-leash only • No pet waste stations • No dog water fountains
	<input checked="" type="checkbox"/>						Ample nearby facilities

Amenity present in good condition
 Amenity present in condition needing improvement
 Amenity not present
 Amenity not feasible



GRAND STREET PARK



Open Informal Lawn Space, Unirrigated



ADA Portable Restroom Facility, and Parking Concrete Blocks

Park Description

Grand Street Park is located on Grand Street just east of Highway 51, about 1/4 mile north of downtown. The Park is approximately 3 Acres of open informal unirrigated lawn space, frequently mowed. Located adjacent to the Independence Dog Park, the parking area, portable restroom, dog bag station, trash, and water amenities are shared. The Willamette River Trail runs continuously along the east side with a generous concrete trail providing good connection to adjacent park spaces.

Park Access

The park is accessed via the Willamette River Trail which starts in Riverview Park downtown and runs north all the way to the North Riverfront Ballfield Complex and boat ramp. Grand Street directly ends into a large gravel parking area between this park, and the Independence Dog park.

	availability	appears near/ location	within 1/4 mile	accessibility/ obstacles	park constraints
bike racks	<input type="checkbox"/>	No bike racks			
vehicle parking	<input type="checkbox"/>	limited	Yes		City Commencement week striping
ADA parking	<input type="checkbox"/>		No		
public transit	<input type="checkbox"/>	Main Street	Yes		
walking	<input type="checkbox"/>	paths	Yes		

Site Constraints

• none



Willamette River Trail Concrete Path Connection

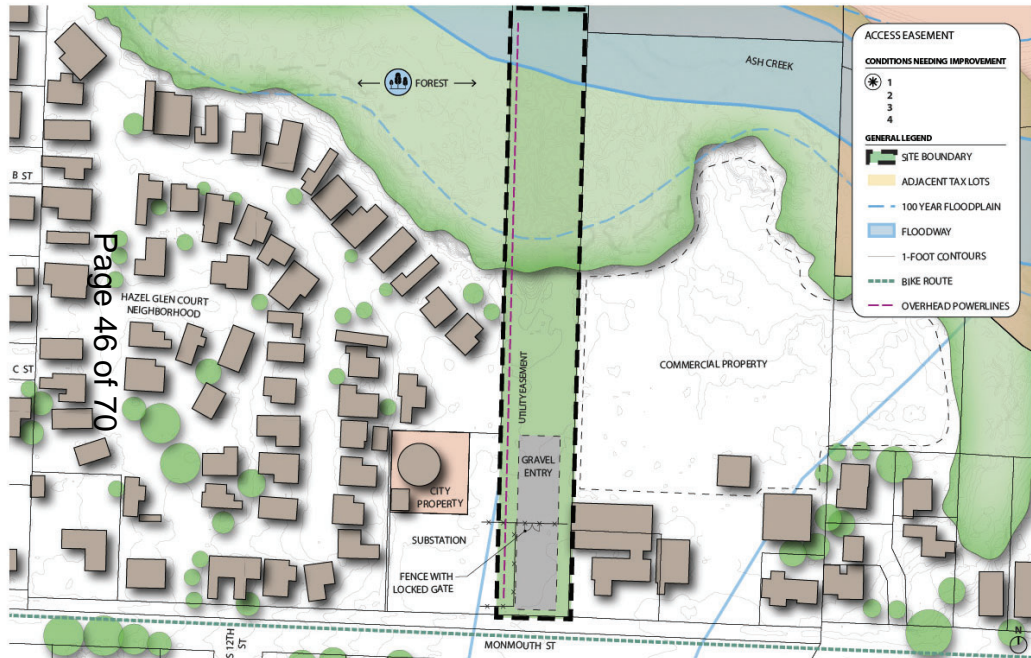


Mowed, Unirrigated Lawn Seasonally Dries Out

Park Amenities Inventory

	availability	placement	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	<input type="checkbox"/>	edges of park	Good	All edges of mowed lawn areas, at entry of park, and along trail			All Park trees pruned on a 5-7 yr cycle.
picnic	<input type="checkbox"/>					not adjacent to water	No picnic tables. Possible picnic opportunities on benches on the shade.
water access	<input checked="" type="checkbox"/>						
playground	<input checked="" type="checkbox"/>						Nearby playground at Riverview Park.
lawn	<input type="checkbox"/>	5 Acres	Maintained frequently	Easily Accessible	Frequent daily and event use		
sports facility	<input type="checkbox"/>		Unirrigated		Frequent use		No sports equipment on site stored. add used to and w/ construction & drainage.
pet accommodations	<input type="checkbox"/>			Adjacent to Dog Park			
performances/events	<input checked="" type="checkbox"/>						Nearby venue at Riverview Park.

Amenity present in good condition Amenity present in condition needing improvement Amenity not present Amenity not feasible



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ACCESS EASEMENT



Pacific Power Easement



Pacific Power Easement

Site Description

This linear parcel of land is currently restricted to public access and supports overhead powerlines. It has a rough gravel area for vehicular access and parking for City and utility staff. It has grasses that are occasionally mowed to allow maintenance access. It contains a small segment of Ash Creek and connects to City Property A to the North. It holds potential for a trail connection as part of the overall network.

Site Access

The site is currently restricted by a chain link fence and locked vehicular gate, only accessible to city and utility staff. It has dense vegetation to the East and North, but connects with City Property A. There is driveway access on the South end of the property off of Monmouth St, which has a bike lane and nearby transit stops.

	availability	access size/ location	within 1/4 mile	accessibility/ obstacles
city access	●			restricted by locked gate
vehicular parking	●	open gravel area		
public transit	●		One stop on E Street	
public access	○		Adjacent to City Property A	
walking	○			

Site Constraints

- Overhead powerlines
- Adjacency to utilities
- Undeveloped property to the North
- Ash Creek crossing and floodplain



Power lines, seasonally mown open area

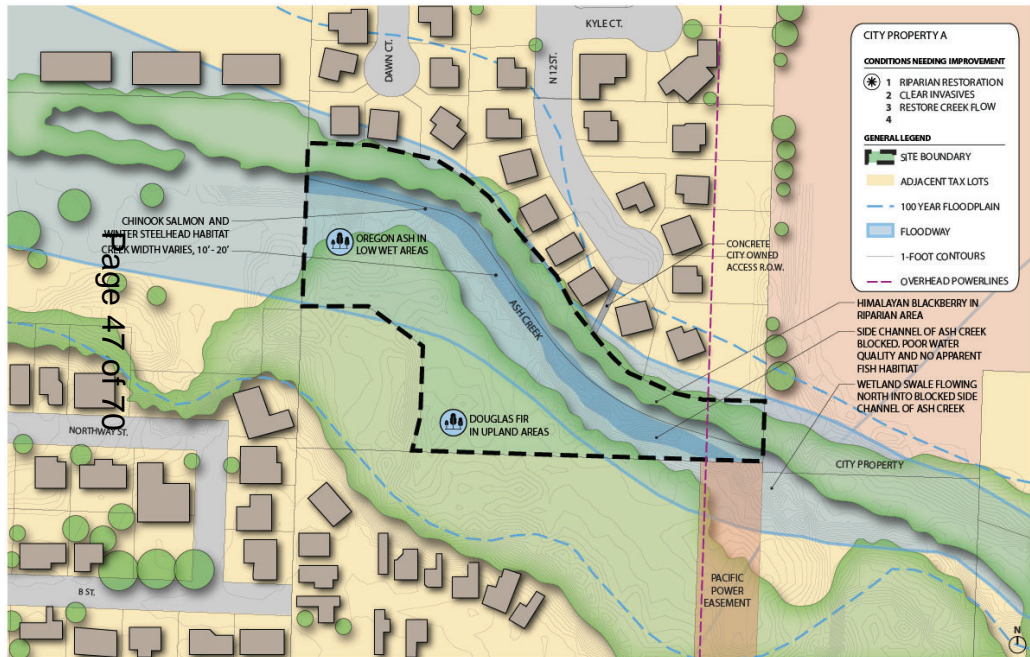


Power lines, seasonally mown open area

Park Amenities Inventory

	availability	sf-size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	○	edges of lot	overgrown/overrun	not accessible	infrequent use on wet road		All Park trees pruned on a 5-7 yr cycle.
restroom	⊗	Conflict of use with utility infrastructure					
water access	○	Conflict of use with utility infrastructure					
playground	⊗	limited space					
lawns	○	limited space					
open quality	○	limited space					
pet accommodations	○	limited space					
performance events	⊗	limited space					

● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

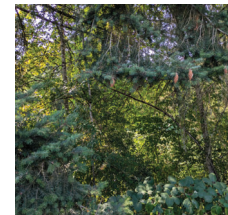


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CITY PROPERTY A



Pacific Power Easement



Storm Drainage into Ash Creek

Site Description

City Property A is a densely vegetated site along Ash Creek, between two residential neighborhoods. It lies mostly within the floodway of the Creek, and holds potential value for controlling flood waters, reducing heat island effect, and providing salmon and other wildlife habitat.

The Ash Creek Trail MasterPlan outlined potential improvements along the Creek at this and adjacent sites.

Site Access

There is currently no accessible entry into this space. The access ROW to the North is fenced and blocked by overgrown vegetation, as is potential entry from the water treatment plant. Potential access could occur from the South from the Access Easement property if vegetation was removed. Much of the site is overgrown with invasives and dense vegetation, restricting movement.

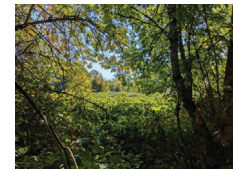
Site Constraints

- Lack of access
- Invasive species
- Ash Creek and floodplain
- Permitting restrictions
- Improvements dependent on improvements to adjacent properties for access and continuity

	availability	spans size/ location	within 1/4 mile	accessibility/ obstacles
bike route	○			
recreational	○			
access	○			
public	○			
walking	○			



Power lines, seasonally mown open area



Overgrown/invasives in riparian areas

Park Amenities Inventory

	availability	+/- size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
compost bin	○		overgrown/ invasives	not accessible	independent use or not used		All Park trees pruned on a 5-7 yr cycle.
picnic	○						
water access	○				conflict of uses		
playground	⊗				conflict of uses		
lean	⊗				conflict of uses		
sports facility	○						
pet accommodations	○						
performance/events	⊗				conflict of uses		

○ Amenity present in good condition ⊗ Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible



CITY PROPERTY B



Open Space - looking South



Open Space - looking West

Site Description
This property is an open lawn on a half block in the Northeast portion of the city. It's bordered by street trees on two sides and residences on the South.

Site Access
The site is surrounded on 3 sides by public sidewalk, and sits along a main roadway in Polk St. It's located at the termination of the Polk St bike route and within a 1/4 mile of a transit stop on Main St.

	availability	access size/ location	within 1/4 mile	accessibility/ obstacles
tree cover	<input type="radio"/>			
sidewalk quality	<input checked="" type="radio"/>	6 Street curbs on Walnut St.	yes	
bike routes	<input type="radio"/>			
transit stop	<input type="radio"/>	transit stop on Main St	yes	
public sidewalk	<input type="radio"/>	public sidewalk only		
walking path	<input type="radio"/>			

Site Constraints

- none



Open Space - looking South

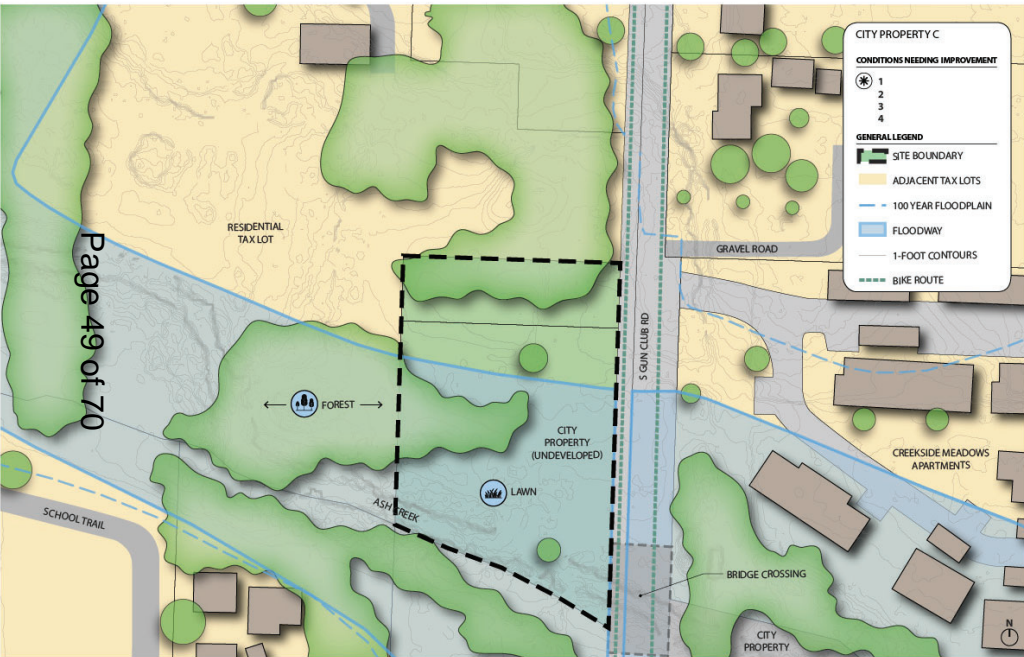


View from sidewalk

Park Amenities Inventory

	availability	of siting/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes	
canopy/shade	<input checked="" type="radio"/>	edges of lot	Very Good	At edges of mown lawn areas	infrequent use or not used		All Park trees pruned on a 5-7 yr cycle.	
picnic	<input type="radio"/>							
water access	<input checked="" type="radio"/>	not adjacent to water						
playground	<input type="radio"/>							
lawn	<input checked="" type="radio"/>	Full site	+ Mown seasonally + Not irrigated	No formal ADA access	Infrequently or not used			
open facility	<input type="radio"/>	Informal Open/amenity Open Lawn						
pet accommodations	<input type="radio"/>		Easy Accessible		Infrequently or not used	+ no concrete path + no fencing + no pet dog stations		
performance/events	<input type="radio"/>							

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- Amenity not feasible



CITY PROPERTY C



Site Description

City Property C is an open lawn site with some mature tree cover along Ash Creek, between two residential areas near Talmadge Middle School. It lies mostly within the floodway of the Creek, and holds potential value for controlling flood waters, reducing heat island effect, and providing wildlife habitat.

The Ash Creek Trail MasterPlan outlined potential improvements along the Creek at this and adjacent sites.

Site Access

The site is located along Gun Club Rd, which sees significant vehicle traffic, as well as supports a bike route. Pedestrian access is challenging due to a lack of sidewalk on the west side of the road adjacent to the site. Its presence along Ash Creek could potentially tie into a future Trail off-street trail network.

availability	approx size/ location	within 1/4 mile	accessibility/ obstacles
	no racks		no along bike route
			no public sidewalk

Site Constraints

- Majority of site in floodplain and along creek
- Permitting challenges
- Lack of sidewalk



Park Amenities Inventory

	availability	size/amount	condition	accessibility	frequency of use	obstacles	deficiencies/notes
	<input checked="" type="checkbox"/>	edges of lot	Very Good	At edges of mowed lawn areas	infrequent use or not used		All Park trees pruned on a 5-7 yr cycle.
	<input type="checkbox"/>						no tables, possibly on gravel/lawn
	<input type="checkbox"/>						
	<input type="checkbox"/>						
	<input checked="" type="checkbox"/>	### Acres	• Mowed occasionally • Not irrigated	No formal ADA access	Infrequently or not used		
	<input type="checkbox"/>	Indigenous Organizational Open Lawn					
	<input type="checkbox"/>		Easily Accessible	Indefinitely or not used	2 no concrete path 2 no fencing 2 no pet bag stations		
	<input checked="" type="checkbox"/>				limited space		

Amenity present in good condition
 Amenity present in condition needing improvement
 Amenity not present
 Amenity not feasible

CITY PROPERTY D EXISTING SITE ANALYSIS (BY OTHERS)

South Riverfront Trail Refinement City of Independence, Oregon

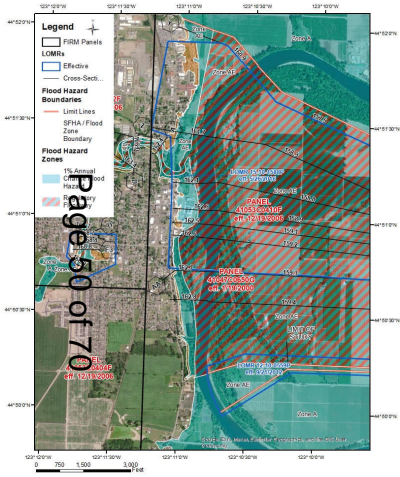


Figure 3 – Study area with Effective FEMA flood hazard mapping



Photo 1. Typical vegetation of study area (Facing south).



Photo 2. Trees in Wetland A (Facing south).



Photo 3. Plot in Wetland A (Facing South).



Photo 4. Upland vegetation of wetland A (Facing west).

CITY PROPERTY D



Aerial View



Aerial View

Site Description

This group of parcels sit adjacent to the Willamette River, east of Main St. and some residential properties, and South of Independence Landing. Much of it lies within the floodplain of the River, and it floods often. It is interrupted by a few private parcels that would require easements to allow for continuity. Much of it is densely vegetated, with a large amount of tree cover.

Site Access

This group of publicly owned sites has no formal access on foot or by vehicle. Portions of the site are adjacent to Main St and the Willamette River Trail terminates at the boundary of Independence Landing on its North end.

	availability	approx. area/ location	within 1/4 mile	accessibility/ obstacles
bike lanes	○			
bike paths	○			
vehicle parking	○			
ADA-compliant	○			
public restrooms	○			
walking det.	○			

Site Constraints

- Limited Access into site
- Located in floodplain
- Environmental regulations and permitting
- Adjacent land ownership that breaks up continuity



Aerial View



Aerial View

Park Amenities Inventory

	availability	± location	condition	accessibility	frequency of use	obstacles	deficiencies/notes
canopy/shade	○	edges of lot	overgrown trees	not accessible	infrequent use or not used		
grass	○						
water access	○						
playground	⊗						limited space
lawns	⊗						condition of use with sensitive habitat areas
sports facilities	⊗						limited space condition of use with sensitive habitat areas
pet accommodations	○						
performance/events	⊗						limited space condition of use with sensitive habitat areas

○ Amenity present in good condition
 ○ Amenity present in condition needing improvement
 ○ Amenity not present
 ⊗ Amenity not feasible



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Section 6: Constraints

DEVELOPMENT CONSTRAINTS: FLOODPLAIN WETLAND AND FLOODPLAINS

Several City properties lie within or adjacent to the floodway or floodplain of Ash Creek or the Willamette River. This condition limits what can or should be built in these areas and carries with it additional permitting costs and time that could delay projects significantly. Locating improvements in these areas could put them at risk for damage, limit their year-round availability for public use, and also account for an increased amount of maintenance time and costs for upkeep.

FEMA National Flood Insurance Program (NFIP) – Endangered Species Act (ESA) Integration in Oregon

FEMA is preparing an Environmental Impact Statement (EIS) to assess the agency's effects on ESA species through its implementation of the NFIP. FEMA began coordinating with communities participating in the NFIP to determine how they meet or plan to meet ESA requirements. In general, the NFIP-ESA requires a range of potential measures NFIP-participating communities must implement collectively (i.e., across the state of Oregon) to meet a "no net loss" standard for flood storage, water quality, and riparian vegetation, three key natural floodplain functions.

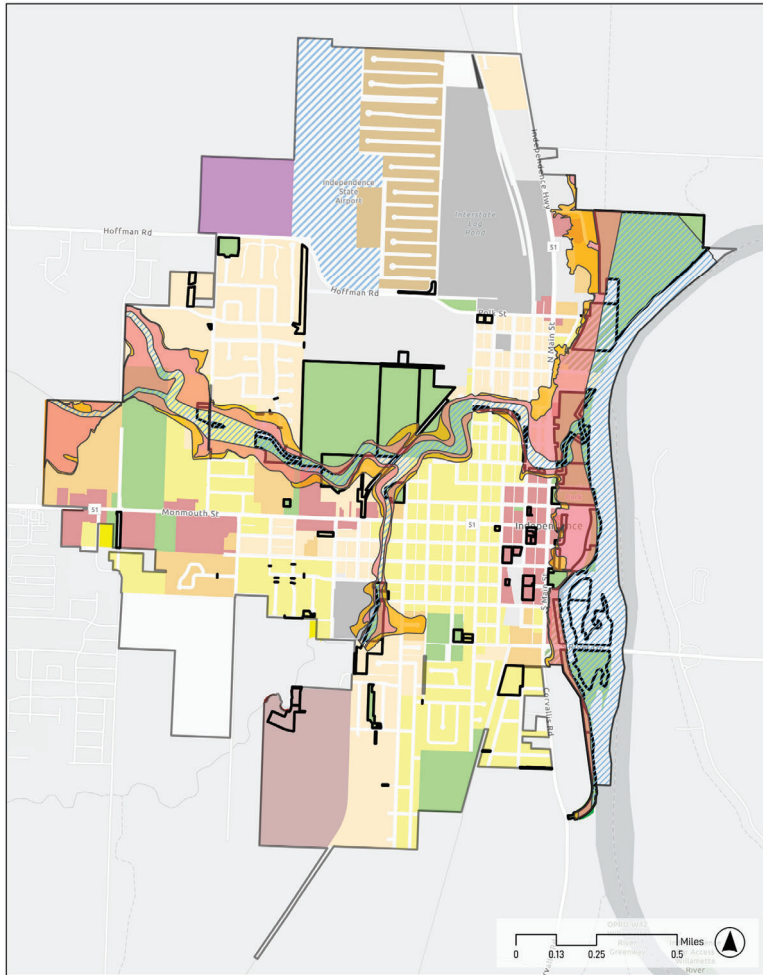
The City participates in the NFIP, and, as such, is in the process of implementing a new floodplain management ordinance to comply with the NFIP-ESA. In general, development (i.e., defined as "any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials." Per 44 C.F.R. 59.1, in special flood hazard areas (i.e., "SFHA", FEMA-mapped flood plains or floodways) must comply with "no net loss" standards in the NFIP-ESA. Development activities:

- 1. Cannot reduce the ability of fish to access and egress undeveloped spaces within an SFHA (i.e., cannot block
- 2. Cannot increase the amount of impervious surface area within an SFHA or must use low-impact development techniques (i.e. green stormwater infrastructure) to infiltrate and treat stormwater runoff from new impervious surface areas.
- 3. Cannot result in the net loss of trees 6 inches in diameter at breast height or greater within an SFHA.

Proposed projects within this PSMP potentially located within a mapped SFHA must document how they meet the "no net loss" standard. This could include additional environmental field work such as wetland/waterway delineations, fish habitat assessments, an ecological assessment, tree surveys, geotechnical investigations, and stormwater management design. Projects that cannot meet the "no net loss" standard need to provide onsite mitigation (preferred) or offsite mitigation for the lost floodplain functions.

Therefore, projects within a mapped floodplain or floodway or within 170 feet (i.e., the riparian buffer zone) of wetlands or waterways using the state/national wetland inventory and that create new impervious areas or other grading that may impact existing topography will be ranked lower in the PSMP due to these constraints.

City of Independence Floodplain Map



Legend

City of Independence	Agriculture	High density residential	Medium density residential
City-Owned Properties	Airport Development District	Industrial Park	Mixed Density Residential
Floodway	Downtown Redevelopment Zone	Light Industrial	Mixed Use Pedestrian Friendly Commercial
1% Annual Flood	Heavy Industrial	Low density residential	Public Services
0.2% Annual Flood		Low density residential (Airport)	

DEVELOPMENT FEASIBILITY: OVERVIEW

Process Overview

While determining which improvements to make to the City of Independence Park system, it's important to understand and account for site and project constraints that could limit or slow implementation, add project costs, put the investment at risk, or only achieve minimal returns on addressing the community's needs. The PSMP reviewed and considered several constraints outlined below to help frame the context for identifying potential improvements and prioritizing system-wide projects.

Conflict of Uses and Adjacencies

Existing site amenities and features, as well as the surrounding context, are important to consider when placing new amenities in a park. Projects need to make sure uses are compatible when it comes to user groups, circulation, noise and energy level, and neighboring properties. Care should be taken to preserve sensitive habitat and ecosystems when considering additional uses for each site.

Costs of Improvements or Maintenance

The City has a limited amount of funds and staff time each year for maintaining existing amenities, as well as adding new ones. With construction costs continuing to escalate, it's important to balance the quantity and quality of improvements to ensure long-term use and maintenance costs of the City's investment. With so many projects to choose from, trade-offs should be considered around choosing a few large projects versus several smaller ones when trying to maximize community impact and access.

Project Timeline

Certain types of projects or improvements carry with them additional time needed in the schedule. These extra steps could significantly delay when a project is built to completion for community use. These extra efforts typically include projects that impact the right of way, cross property lines, interact with utilities, are build near floodplains or wetlands, or require adjustments to other city planning documents.

Available Space, Resources, or Infrastructure

Due to the size of available City properties and the presence of existing amenities and features, some amenities simply won't fit in the available space in certain parks. Some properties will not have access to the needed infrastructure to support operations, such as power, water, or sewer. Some desired amenities require specialty resources - like stream or riverfront - that aren't present on some sites.

Land Ownership

Many park system plans look to address needs through the purchasing of land that the City doesn't yet own in order to fill service gaps or promote connectivity. This often comes with additional legal processes, extra time, and added costs that can drag on implementation or significantly reduce funding available for other work.

7.1 INTRODUCTION AND RECOMMENDATION SUMMARY (TBD)

7.2 PARK DESIGN STANDARDS (TBD)

Process Overview

...



Section 7: Recommendations

7.3 RECOMMENDATIONS FOR INDIVIDUAL SITES

Process Overview



Building off of the amenity inventory, the team considered the development constraints and assessed which amenities were not feasible to add to each site. This could be due to one or multiple constraints that made these added amenities impractical to include in the final project list.

After this feasibility review, proposed improvements were identified for each site that were a combination of improved existing features and added features. The following pages explore how each site can move towards the Project Values with a list of suggested improvements.



Park Amenities Inventory Summary

	 path/trail	 canopy/shade	 picnic	 water access	 playground	 lawn	 sports facility / fitness	 pets	 gathering
Pfaff Park									
Sunset Meadows Park									
Pioneer Park									
Riverview Park									
Mt. Fir Park									
Henry Hill Park									
North Riverview Park									
Dog Park									
Independence Landing									
Grand St. Park Field									
Access Easement									
City Property A									
City Property B									
City Property C									
City Property D									

 Amenity present in good condition
  Amenity present in condition needing improvement
  Amenity not present
  Amenity not feasible

PFAFF PARK



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Aerial View



Existing Playground

Site Constraints
•none

Amenity Recommendations

Existing	Recommendations
 canopy/shade	● Add Shade Trees to South side of lot
 picnic	● Replace Picnic Table Under Shelter
 water access	⊗ No Access To Water
 playground	● Replace Playground with Accessible and Durable Equipment
 lawn	● Regrade and replace lawn with plantings to address drainage issue.
 sports facility	● Resurface and Restripe Basketball Court
 pet accommodations	●
 performance/events	○
 bike accommodations	● Add Bike Racks
 vehicle parking	● Stripe Lot ● Add a Driveway from N Gun Club Rd.
 ADA parking	○ Stripe for ADA Parking
 public transport	●
 hiking/walking	● Replace Uneven Sidewalk
 other	○

Existing Assessment
 ● Amenity present in good condition
 ● Amenity present in condition needing improvement
 ○ Amenity not present
 ⊗ Amenity not feasible

SUNSET MEADOWS PARK



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Concrete Circulation Path and Benches



Nature Play area

Site Constraints

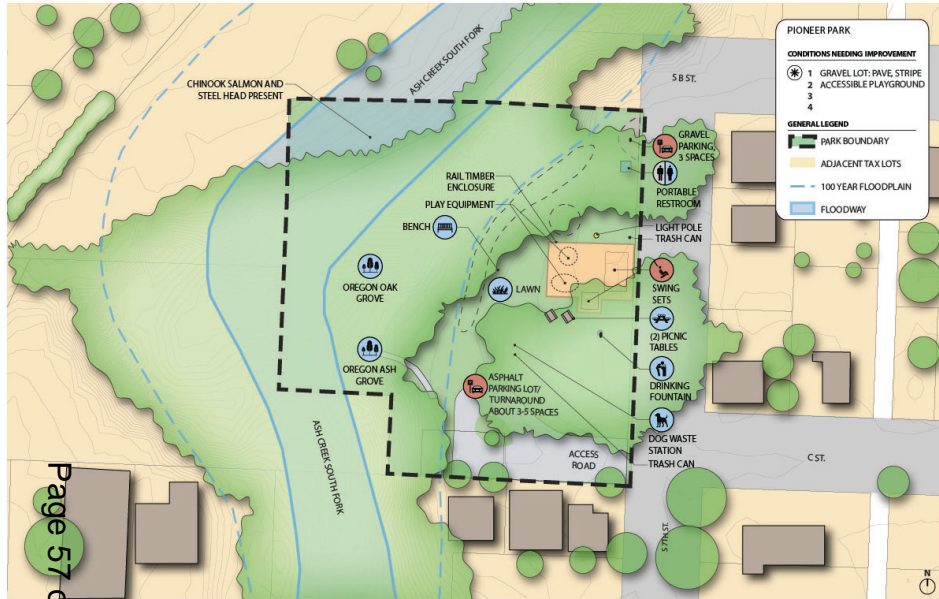
- Newly constructed, low priority for additions or changes
- Limited space
- Close adjacency to residences

Amenity Recommendations

	Existing	Recommendations
canopy/shade	●	
picnic	●	
water access	⊗	• No Access to Water
playground	●	
lawn	●	
sports facility	⊗	• Limited Space
pet accommodations	○	
performance/events	⊗	• Limited Space
bike accommodations	○	• Add Bike Racks
vehicle parking	●	
ADA parking	○	
public transport	●	
hiking/walking	●	
other		

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

PIONEER PARK



Birdseye View of Open Lawn and the Playground



Water Facility and Playground Edge

Site Constraints

- Ash Creek floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- No public sidewalks for access

Amenity Recommendations

Existing	Recommendations
canopy/shade	
picnic	• Replace Picnic Tables, add accessible (flat, paved surface) walkways to picnic area
water access	• Formalize Footpath Adjacent to Site: Ash Creek Trail Connection
playground	• Replace Playground with Accessible and Durable Equipment
lawn	
sports facility	
pet accommodations	
performance/events	• Limited Space
bike accommodations	• Add Bike Racks
vehicle parking	• Pave and Stripe Lot • Add signage to clarify where to park
ADA parking	• Stripe for ADA Parking
public transport	
hiking/walking	• Add Public Sidewalk/Paved Pathways and other frontage improvements for access into site
other	

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

RIVERVIEW PARK



Birdseye view: Amphitheater, Lawn, Riverfront Parking



Willamette River from Boat Launch/Gravel Beach

Site Constraints

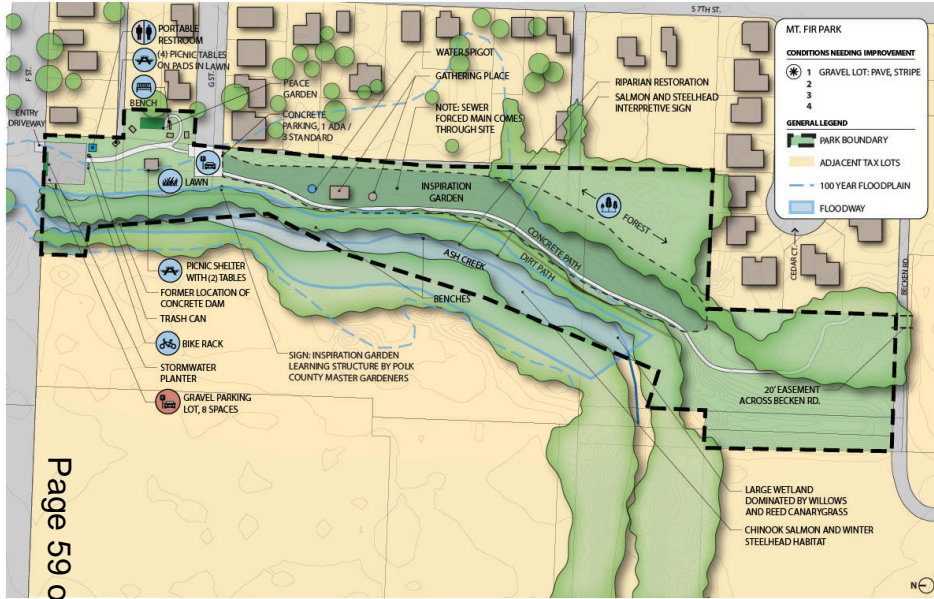
- Located in floodplain of Willamette River and Ask Creek (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities

Amenity Recommendations

Existing	Recommendations
canopy/shade	• Replace Missing/Dead Landscape Planting and Trees
picnic	• Add Picnic Tables
water access	• Accessible Path to the River
playground	• Replace Playground with Accessible and Durable Equipment
lawn	
sports facility	
pet accommodations	
performance/events	• Add infrastructure to add shade canopies over amphitheater
bike accommodations	
vehicle parking	• Pave and Stripe Lot • Add Clear Signage
ADA parking	• Stripe for ADA Parking
public transport	
hiking/walking	• Safe Trail Connection from Ash Creek Bridge to Independence Landing. Locate around parking lot to minimize pedestrian-vehicle conflicts with clear wayfinding.
other	Campground: • Upgrade Showers • Add Picnic Tables and Benches • Campsite Perimeter/Edge • Poles and Space Numbers

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

MT. FIR PARK



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Park Entry Gravel Lot with Rain garden, and Bike Rack



Open Flexible Lawn Space with Some Shade Trees

Site Constraints

- Permitting adjacent to Ash Creek (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities

Amenity Recommendations

	Existing	Recommendations
canopy/shade	●	
picnic	●	• Add Accessible Pathways (flat, paved surface) to Picnic Areas
water access	●	• Formalize Ash Creek Trail
playground	○	• Small Nature Playground
lawn	●	
sports facility	○	
pet accommodations	○	
performance/events	⊗	• Limited Space
bike accommodations	●	
vehicle parking	●	• Pave and Stripe Lot
ADA parking	●	• Stripe for ADA Parking
public transport	●	
hiking/walking	●	
other		• Drinking Fountains with Dog Bowl

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

HENRY HILL PARK



Bike rack, Playground, and Community Garden Sheds



Corner View at 1st and 4th St.

Site Constraints

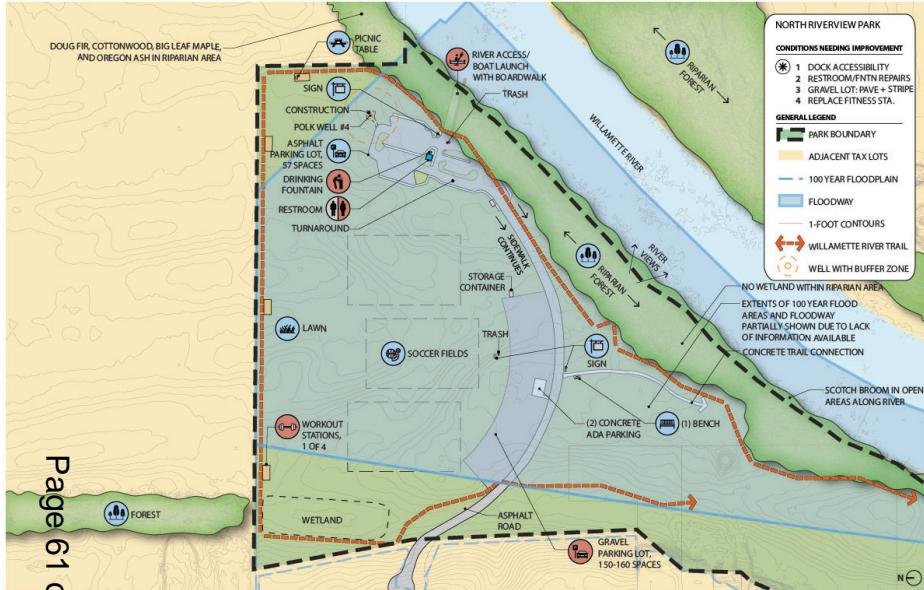
- High costs and health department permitting to renovate and reopen the pool
- High demolition costs to remove the pool

Amenity Recommendations

	Existing	Recommendations
canopy/shade	●	• Add shade trees along south edge of East property
picnic	●	• Add new picnic table under shelter
water access	⊗	• Not Adjacent to Water
playground	●	• Replace Playground with Accessible and Durable Equipment
lawn	●	
sports facility	○	
pet accommodations	●	
performance/events	⊗	• Limited Space
bike accommodations	●	• Replace Bike Racks
vehicle parking	●	• Pave and Stripe Lot
ADA parking	●	• Stripe for ADA Parking
public transport	●	
hiking/walking	●	• Repave Cracked Paths • Accessible Walking/Circulation Path (flat, paved surface) • Public sidewalk/frontage improvements
other		• Redesign and Open Pool • Drinking Fountain with Dog Bowl

Existing Assessment	● Amenity present in good condition	● Amenity present in condition needing improvement	○ Amenity not present	⊗ Amenity not feasible
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NORTH RIVERVIEW PARK



Amenity Recommendations

Existing	Recommendations
canopy/shade	<ul style="list-style-type: none"> Add Canopy Trees near Trails, Picnic Areas, and Pathways for Shade
picnic	<ul style="list-style-type: none"> Add Accessible Pathways (flat, paved surface) to Picnic Areas Add picnic shelters and tables
water access	<ul style="list-style-type: none"> Update Boat Launch to Be Accessible
playground	<ul style="list-style-type: none"> Add Accessible Playground
lawn	
sports facility	<ul style="list-style-type: none"> Replace Fitness Equipment with Durable and Accessible Equipment Regrade soccer fields and include drainage layer under turf
pet accommodations	
performance/events	
bike accommodations	<ul style="list-style-type: none"> Add Bike Racks
vehicle parking	<ul style="list-style-type: none"> Pave and Stripe Gravel Lot
ADA parking	<ul style="list-style-type: none"> Stripe for ADA Parking
public transport	
hiking/walking	
other	<ul style="list-style-type: none"> Restore Functional Restrooms and Drinking Fountains Benches and Resting Areas



Birdseye View of Boat Launch and Gravel Beach



Willamette River from the Boat Launch and Dock

Site Constraints

- Permitting and durability of improvements within floodplain of the Willamette River.
- Water wells on
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities site

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

INDEPENDENCE DOG PARK



Shade Trees, Seating, and Dog Play Challenges



Fenced-In Open Lawn Space with Some Shade

Site Constraints
 • Specialty use

Amenity Recommendations

	Existing	Recommendations
canopy/shade	●	• add a few additional shade trees
picnic	⊗	• Conflict of Uses
water access	⊗	• Not Adjacent to Water
playground	⊗	• Conflict of Uses
lawn	●	• Consider converting some/all lawn area to wood bark mulch
sports facility	⊗	• Conflict of Uses
pet accommodations	●	• Update or add obstacle course items
performance/events	⊗	• Conflict of Uses
bike accommodations	○	• Add Bike Racks
vehicle parking	●	• Pave and Stripe Lot
ADA parking	●	• Stripe for ADA Parking
public transport	●	
hiking/walking	●	• Paved sidewalk to connect to Willamette River Trail and Main St.
other		

Existing Assessment

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible

INDEPENDENCE LANDING PARK



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Seating along gravel connection trail



Concrete promenade along river

Site Constraints

- Newly constructed park may not warrant additional investments
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities site

Amenity Recommendations

Existing	Recommendations
canopy/shade	• Add Canopy Trees for Shade
picnic	• Add Picnic Areas/Tables
water access	• Existing Connection is a Desire Path: Pave Connection Path to River • Add Safety Signage
playground	• Playground at adjacent Riverview Park
lawn	
sports facility	
pet accommodations	• Add Dog Waste Stations
performance/events	• Nearby Amphitheater at Riverview Park
bike accommodations	• Add Bike Racks
vehicle parking	• Lack of space. Use in adjacent lots
ADA parking	• Lack of space. Use in adjacent lots
public transport	
hiking/walking	
other	• Drinking Fountains with Dog Bowl

Existing Assessment:
● Amenity present in good condition
● Amenity present in condition needing improvement
 Amenity not present
X Amenity not feasible

GRAND STREET PARK



Open Informal Lawn Space, Unirrigated



Willamette River Trail Concrete Path Connection

Site Constraints

- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities site

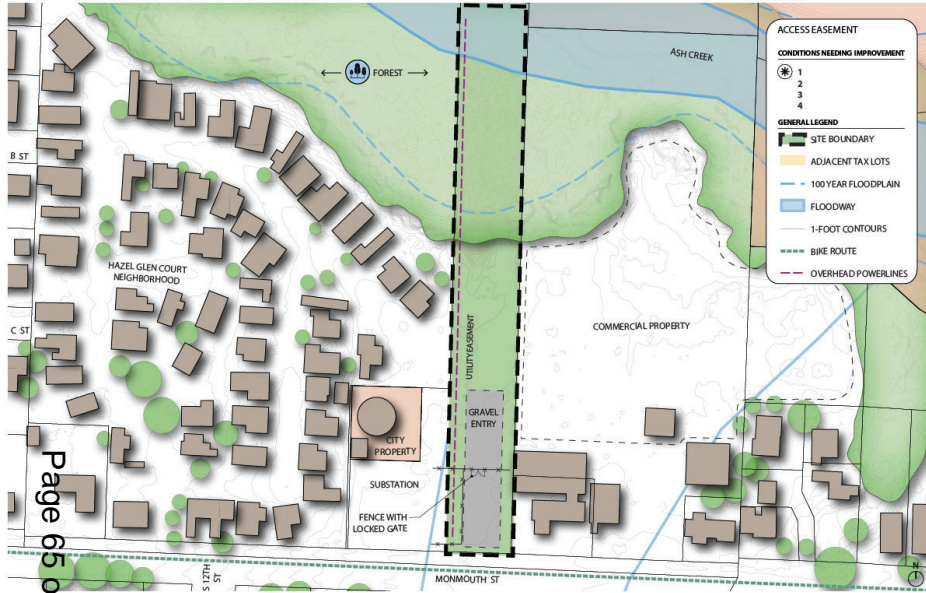
Amenity Recommendations

Existing	Recommendations
canopy/shade	<ul style="list-style-type: none"> • Add Canopy Trees Along West Side of Path for Shade
picnic	<ul style="list-style-type: none"> • Picnic Shelters and Tables to Support Informal Sports
water access	<ul style="list-style-type: none"> • Not Adjacent to Water
playground	<ul style="list-style-type: none"> • Nearby Playground at Riverview Park
lawn	
sports facility	
pet accommodations	
performance/events	<ul style="list-style-type: none"> • Nearby Amphitheater at Riverview Park
bike accommodations	<ul style="list-style-type: none"> • Add Bike Racks
vehicle parking	<ul style="list-style-type: none"> • Pave and Stripe Lot
ADA parking	<ul style="list-style-type: none"> • Stripe for ADA Parking
public transport	
hiking/walking	<ul style="list-style-type: none"> • Add loop path around park open space perimeter
other	<ul style="list-style-type: none"> • Add Benches Along Walking Path

Existing Assessment

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible

ACCESS EASEMENT



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Pacific Power Easement



Power lines, seasonally mown open area

Site Constraints

- Overhead powerlines
- Adjacency to utilities
- Undeveloped property to the North
- Ask Creek crossing and floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- Development of this Easement heavily depends upon connections to the North or Ash Creek Trail Sections

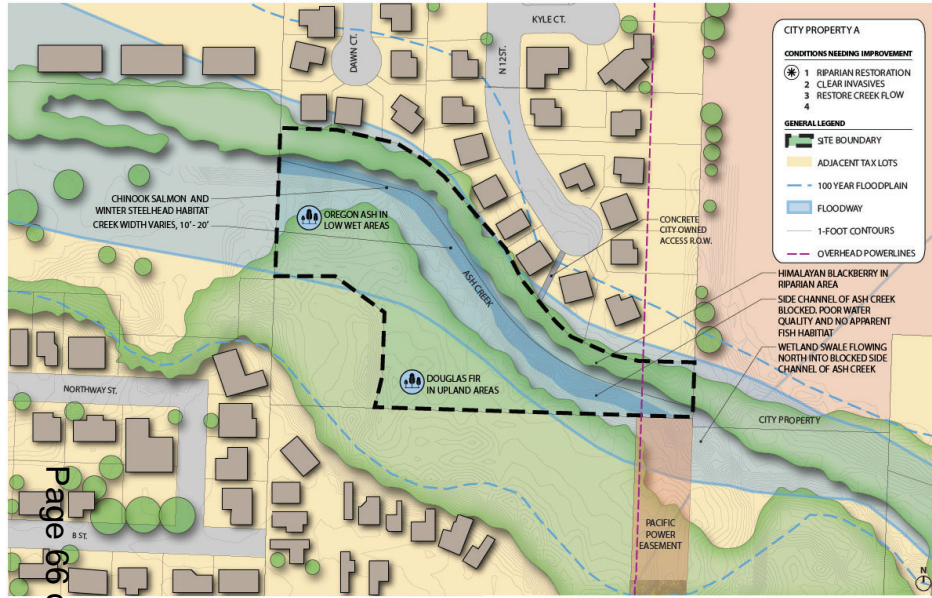
Amenity Recommendations

Existing Assessment	Recommendations
canopy/shade	●
picnic	⊗ • Unpleasant conditions due to adjacent utilities
water access	○ • Trail connection to Ash Creek
playground	⊗ • Unpleasant conditions due to adjacent utilities
lawn	○
sports facility	⊗ • Limited space
pet accommodations	○ • Pet Waste Station • Paved Bike and Pedestrian Trail
performance/events	⊗ • Limited space
bike accommodations	○ • Off-street Trail Connection Paved for Bikes
vehicle parking	⊗ • Not allowed in easement
ADA parking	⊗ • Not allowed in easement
public transport	●
hiking/walking	○ • Paved Pedestrian Connection to off-street trail network
other	• Habitat Corridor Replanting • Remove Invasive Species Plants • Off Trail Connections Paved for Pedestrian and Bikes

Existing Assessment

● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

CITY PROPERTY A



Pacific Power Easement



Storm Drainage into Ash Creek

Site Constraints

- Lack of access
- Invasive species
- Ash Creek and floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- Permitting restrictions
- Improvements dependent on improvements to adjacent properties for access and continuity

Amenity Recommendations

Existing	Recommendations
canopy/shade	<ul style="list-style-type: none"> • Remove Invasive Species Trees • Prune Potential Shade Trees
picnic	<ul style="list-style-type: none"> • Add Picnic Tables along Access Points
water access	<ul style="list-style-type: none"> • Trail connection to Ash Creek
playground	<ul style="list-style-type: none"> • Conflict of Uses
lawn	<ul style="list-style-type: none"> • Conflict of Uses
sports facility	<ul style="list-style-type: none"> • Conflict of Uses
pet accommodations	<ul style="list-style-type: none"> • Pet waste station
performance/events	<ul style="list-style-type: none"> • Conflict of Uses
bike accommodations	<ul style="list-style-type: none"> • Off Trail Connection Paved for Bikes
vehicle parking	<ul style="list-style-type: none"> • No vehicle access
ADA parking	<ul style="list-style-type: none"> • No vehicle access
public transport	<ul style="list-style-type: none"> • No transit access
hiking/walking	<ul style="list-style-type: none"> • Paved Pedestrian Connection, raised boardwalks where required by site constraints
other	<ul style="list-style-type: none"> • Habitat Corridor Replanting and restoration • Remove Invasive Species Plants

Existing Assessment ● Amenity present in good condition ● Amenity present in condition needing improvement ○ Amenity not present ⊗ Amenity not feasible

CITY PROPERTY B



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Description/Caption



Description/Caption

Site Constraints

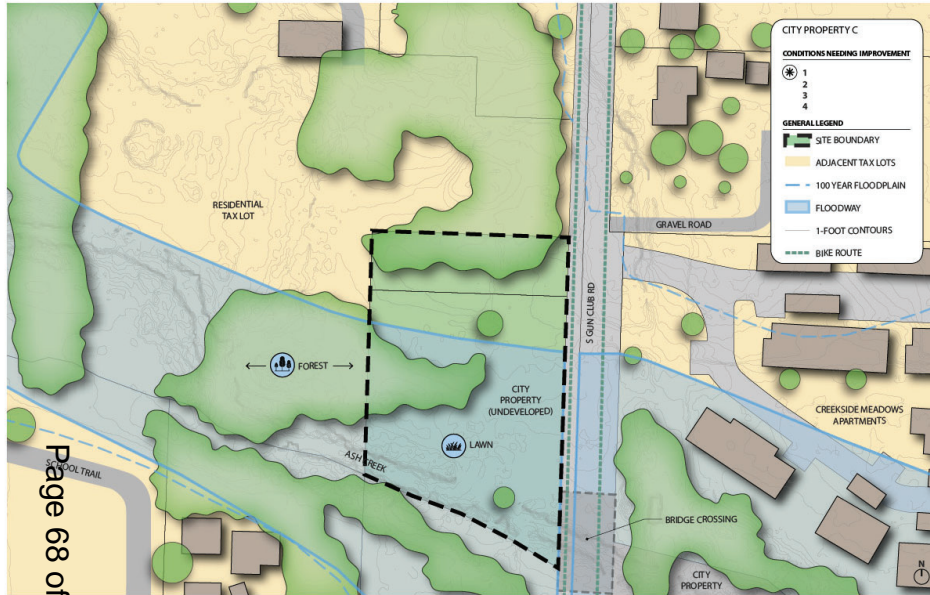
- none

Amenity Recommendations

	Existing	Recommendations
canopy/shade	<input checked="" type="radio"/>	• Additional Shade Trees
picnic	<input type="radio"/>	• Add Picnic Tables
water access	<input checked="" type="radio"/>	• Not Adjacent to Water
playground	<input type="radio"/>	• Small Accessible Playground
lawn	<input checked="" type="radio"/>	• Regularly Mown Area
sports facility	<input type="radio"/>	
pet accommodations	<input type="radio"/>	• Regularly Mown Area • Dog Waste Station
performance/events	<input type="radio"/>	
bike accommodations	<input type="radio"/>	• Add Bike Racks
vehicle parking	<input checked="" type="radio"/>	
ADA parking	<input type="radio"/>	• Stripe for ADA Parking
public transport	<input checked="" type="radio"/>	
hiking/walking	<input checked="" type="radio"/>	• Off-street Paved Pathways
other		• Habitat Planting • Drinking fountain with Dog Bowl • Signage and Wayfinding • Benches

Existing Assessment Amenity present in good condition Amenity present in condition needing improvement Amenity not present Amenity not feasible

CITY PROPERTY C



Site aerial view



Ash Creek

Site Constraints

- Majority of site in floodplain and along creek (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- Permitting challenges, time, and costs due to floodplain
- Lack of public sidewalk

Amenity Recommendations

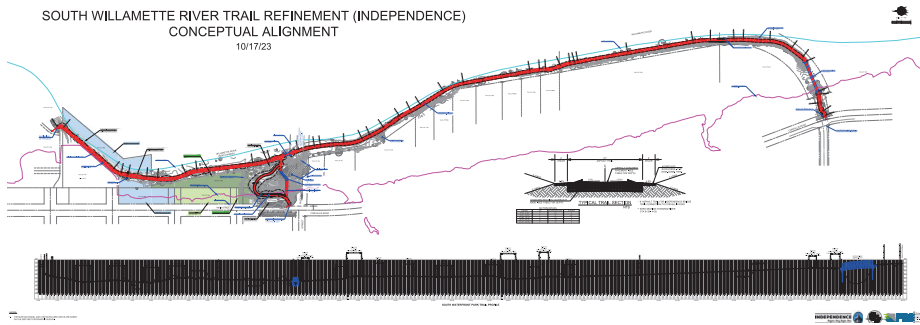
	Existing	Recommendations
canopy/shade	<input checked="" type="radio"/>	<ul style="list-style-type: none"> • Remove Invasive Species Plants • Prune Potential Shade Trees • Plant Shade Trees in Open Hot Areas
picnic	<input type="radio"/>	<ul style="list-style-type: none"> • Picnic Area and Tables
water access	<input type="radio"/>	<ul style="list-style-type: none"> • Trail connection to Ash Creek
playground	<input type="radio"/>	
lawn	<input checked="" type="radio"/>	<ul style="list-style-type: none"> • Seasonally Mown Area
sports facility	<input type="radio"/>	
pet accommodations	<input type="radio"/>	<ul style="list-style-type: none"> • Seasonally Mown Area • Paved Bike and Pedestrian Trail • Dog Waste Station & Water Fountain
performance/events	<input checked="" type="radio"/>	<ul style="list-style-type: none"> • Limited space
bike accommodations	<input type="radio"/>	<ul style="list-style-type: none"> • Off Trail Connection Paved for Bikes • Add Bike Racks
vehicle parking	<input type="radio"/>	<ul style="list-style-type: none"> • Driveway Access • Paved Parking • Striped Lot
ADA parking	<input type="radio"/>	<ul style="list-style-type: none"> • Stripe for ADA Parking
public transport	<input type="radio"/>	
hiking/walking	<input type="radio"/>	<ul style="list-style-type: none"> • Paved Pedestrian Connection • Drinking Fountain with Dog Bowl • Public Sidewalk
other		<ul style="list-style-type: none"> • Habitat Corridor Replanting • Remove Invasive Species Plants • Off Trail Connections Paved for Pedestrian and Bikes

Existing Assessment Amenity present in good condition Amenity present in condition needing improvement Amenity not present Amenity not feasible

CITY PROPERTY D

SOUTH WILLAMETTE RIVER TRAIL REFINEMENT (INDEPENDENCE) CONCEPTUAL ALIGNMENT

10/17/23



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Aerial view



Aerial view

Site Constraints

- Limited Access into site
- Located in floodplain (100-year floodplain and associated environmental permitting)
- New sidewalks and new/replaced pavements within the riparian zone will require stormwater management facilities
- Environmental regulations and permitting
- Adjacent and contiguous land ownership

Amenity Recommendations

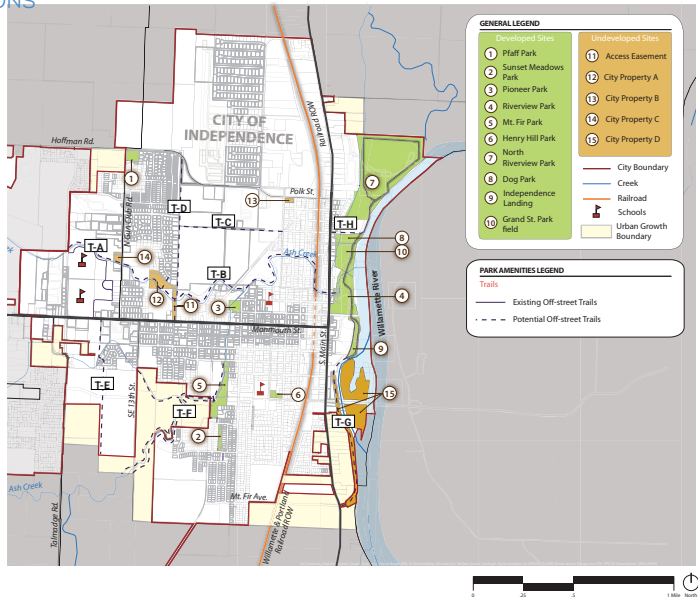
	Existing	Recommendations
canopy/shade	●	<ul style="list-style-type: none"> • Remove Invasive Species Plants • Prune Potential Shade Trees
picnic	○	
water access	○	
playground	⊗	<ul style="list-style-type: none"> • limited space
lawn	⊗	<ul style="list-style-type: none"> • conflict of use with sensitive habitat areas
sports facility	⊗	<ul style="list-style-type: none"> • limited space • conflict of use with sensitive habitat areas
pet accommodations	○	<ul style="list-style-type: none"> • Paved Trail • Dog Waste Station
performance/events	⊗	<ul style="list-style-type: none"> • limited space • conflict of use with sensitive habitat areas
bike accommodations	○	<ul style="list-style-type: none"> • Off-street Trail Connection for Bikes
vehicle parking	⊗	<ul style="list-style-type: none"> • no vehicle access
ADA parking	⊗	<ul style="list-style-type: none"> • no vehicle access
public transport	⊗	<ul style="list-style-type: none"> • limited access
hiking/walking	○	<ul style="list-style-type: none"> • Paved Pedestrian Connection • Drinking Fountain with Dog Bowl • Public Sidewalk
other		<ul style="list-style-type: none"> • Habitat Corridor Replanting and Restoration • Remove Invasive Species Plants • Rest areas, benches

Existing Assessment

- Amenity present in good condition
- Amenity present in condition needing improvement
- Amenity not present
- ⊗ Amenity not feasible

7.4 TRAIL RECOMMENDATIONS

Process Overview
 As part of this Park System Plan process, off-street trails and pathways were relocated from the Transportation System Plan to this one. Those potential projects create opportunities to improve connectivity for bikers and pedestrians and increase safe access to the city's parks and open spaces.



TRAIL PROJECT NUMBER	LOCATION / EXTENTS	TRAIL TYPE	DESCRIPTION OF IMPROVEMENTS	CONSTRAINTS
T-A	Along Ash Creek, between Western City boundary to City Property A			<ul style="list-style-type: none"> Waterway permitting costs and time delays Costs of raised walkways and bridges
T-B	Along Ash Creek, between City Property A and Main St.		E Street Bridge: Install a new pedestrian bridge along E Street at Ash Creek. Coordinate with Project T-A	<ul style="list-style-type: none"> Waterway permitting costs and time delays Costs of raised walkways and bridges May need phased construction
T-C	On Wastewater Treatment Plant property, West of Williams St		Going to the River Trail; Install an east/west shared-use path/trail from Williams Street to Howard Court - may include some on-street segments	<ul style="list-style-type: none"> Access, security, and land use of Water Treatment Plant On-street sections may trigger unanticipated street improvements
T-D	Along Western edge of Water Treatment Plant, from Monmouth St. to Polk St.			<ul style="list-style-type: none"> Access, security, and land use of Water Treatment Plant
T-E	East of Talmadge Rd, between Southern City boundary and Monmouth St.		Reference Central Talmadge Plan	
T-F	Along South Fork Ash Creek, as part of the SW Concept Plan		Reference South Independence Concept Plan	<ul style="list-style-type: none"> Waterway permitting costs and time delays Costs of raised walkways and bridges Requires bridge condition assessment May need phased construction
T-G	Along City Property D, connecting Independence Landing with S. Main St.			<ul style="list-style-type: none"> Waterway permitting costs and time delays Costs of raised walkways and bridges
T-H	Main St to Willamette river Trail, North of the Dog Park			