

Sweet Home Park System Master Plan

To: Sweet Home Park and Tree Committee
Blair Larsen, Community and Economic Development Director
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Date: May 15, 2024

Subject: Recommendations **DRAFT**

OVERVIEW

The following draft Recommendations are based on the needs assessment, which includes demographics and public outreach findings, input from City staff, the park system inventory and previous planning documents. Recommendations are also based on the Goals previously developed with City staff and the Park and Tree Committee. Park system plan recommendations are aspirational in nature while providing the means to realize projects during the next 20 years.

RECOMMENDATIONS

SYSTEM

Level of Service

Currently, the park system level of service ratio of park acreage per 1,000 residents is well below the lower quartile for similarly sized jurisdictions. To increase the level of service, the Plan recommends the adoption of a LOS target of 6.0 park acres per 1,000 residents. This LOS target would meet the lower quartile for acres of parkland per 1,000 residents.

With an estimated population of 11,175 residents in 2043, the City will need to develop approximately 41 acres of parkland over the next 20 years to achieve the LOS target of 6.0 acres of parkland per 1,000 residents. The City has 4.8 acres of undeveloped property at 42nd and Osage Street planned to be developed as a neighborhood park. There is also an opportunity for a neighborhood park near 43rd and Coulter, where a potential subdivision is under land development review. If a 10 to 15-acre park were developed in that location, the City would be close to midway to achieving the LOS target. In addition to those two park developments, an additional 21 to 26 acres of neighborhood or community park development is needed to achieve a LOS of 6.0 acres of parkland per 1,000 residents by 2043.

Depending on the size of parks, developing 3-4 parks totaling 41 acres of parkland will also improve the

residents per park level of service by lowering the number of residents per park and bringing the LOS in Sweet Home closer to the median LOS of similarly sized agencies. Assuming Sweet Home realizes an estimated population of 11,175 in 2043, and the City develops 3-4 new parks, the LOS in the next twenty years would be reduced to 1,240 to 1,390 residents per park, or approximately the median LOS benchmark.

Table 1.1 Systemwide Recommendations

ID	Site	Description
S1.1	System	Adopt a level of service target of 6.0 acres of park land per 1,000 residents in 2043.
S2.1	System	Implement, design, and maintain consistency with products and features such as site furnishings and signage as existing parks are improved and new parks are developed
S3.1	System	Amend the Sweet Home Development Code to include parkland dedication or parkland development funding (payment in lieu) standards for land division subdivision and planned development approvals.

EXISTING PARK FACILITY DEVELOPMENT

Neighborhood Park Facility Development

- Ashbrook Park
- Clover Memorial Park
- Northside Park
- Strawberry Park

Table 1.2 Neighborhood Park Recommendations

ID	Site	Description
P1.1	Ashbrook Park	Install restroom, lighting, security cameras.
P1.2	Ashbrook Park	Improve the parking area to enhance accessibility.
P1.3	Ashbrook Park	Replace the existing playground.
P1.4	Ashbrook Park	Improve existing basketball courts with resurfacing.
P1.5	Ashbrook Park	Pave the existing loop trail to improve accessibility and install site furnishings.
P2.1	Clover Memorial Park	Implement 1st Street closure at northern intersection with Santiam Highway, and install traffic calming design.
P2.2	Clover Memorial Park	Improve visibility through the park by lowering the height of Fountain Hill.
P2.3	Clover Memorial Park	Develop playground and install site furnishings.
P2.4	Clover Memorial Park	Install landscape improvements and address drainage improvements.

P3.1	Northside Park	Install river access trail.
P3.2	Northside Park	Construct a fishing and viewing platform.
P3.3	Northside Park	Replace basketball court base and surfacing,
P3.4	Northside Park	Resurface racquetball court and tennis court.
P3.5	Northside Park	Remodel playground.
P3.6	Northside Park	Install landscape improvements.
P3.7	Northside Park	Install site furnishings and security cameras.
P4.1	Strawberry Park	Improve parking area and install loop trail.
P4.2	Strawberry Park	Install restroom.
P4.3	Strawberry Park	Install landscape improvements and irrigation updates.
P4.4	Strawberry Park	Design and install playground addition.
P4.5	Strawberry Park	Design and install pavilion.

Community Park Facility Development

- Sankey Park

Table 1.3 Community Park Recommendations

ID	Site	Description
P5.1	Sankey Park	Design and construct bandstand.
P5.2	Sankey Park	Design and install splash pad.
P5.3	Sankey Park	Plan, design, and install pump track.
P5.4	Sankey Park	Install restrooms.
P5.5	Sankey Park	Plan, design, and install basketball court.
P5.6	Sankey Park	Install pedestrian bridge to the community center.

Natural Area Park Facility Development

- Hobart Natural Area

Table 1.4 Natural Area Park Recommendations

ID	Site	Description
P6.1	Hobart Natural Area	Develop a Natural Area Management Plan including a detailed analysis of restoration areas, quantify the restoration needed and prepare specific management recommendations.
P6.2	Hobart Natural Area	Develop parking areas, and improve roadway access from 35th Ave.
P6.3	Hobart Natural Area	Install trails and boardwalk, including trail lighting.

P6.4	Hobart Natural Area	Install site furnishings; trailhead landscape improvements and lighting.
P6.5	Hobart Natural Area	Initiate wetland restoration efforts following management plan recommendations.

Special Use Park Facility Development

- Pleasant Valley Boat Ramp

Table 1.5 Special Use Park Recommendations

ID	Site	Description
P7.1	Pleasant Valley Boat Ramp	Resurface parking area.

Undeveloped Park Facility Development

- Walkabout Park
- Halfway Park

Table 1.6 Undeveloped Park Recommendations

ID	Site	Description
P8.1	Walkabout Park	Install site furnishings.
P8.2	Walkabout Park	Install landscape improvements.
P9.1	Halfway Park	Install sidewalk improvements.
P9.2	Halfway Park	Install site furnishings.
P9.3	Halfway Park	Install landscape improvements.

New Park Facility Development

- Future Neighborhood Park (City Hall Park)
- Future Neighborhood Park
- Future Regional Park

Table 1.7 New Park Recommendations

ID	Site	Description
P10.1	Future Neighborhood Park (City Hall Park)	Relocate covered bridge from Sankey Park to the future park site adjacent to City Hall.
P10.2	Future Neighborhood Park (City Hall Park)	Install dog park and pedestrian path to adjacent neighborhood.

P10.3	Future Neighborhood Park (City Hall Park)	Install a new playground.
P11.1	Future Neighborhood Park	Develop 4.8 acres as a neighborhood park with natural area components at 42nd and Osage Street.
P12.1	Future Regional Park	Issue an RFI for public-private partnership at the former Quarry Property.
P12.2	Future Regional Park	Install multi-use paths at the Quarry Property.
P12.3	Future Regional Park	Install pavilions, picnic shelters, and informational kiosks at the Quarry Property.

Park Acquisition and Development

- Future Neighborhood Park Acquisition 1 (East)
- Future Outdoor Event Center Acquisition 2 (East)

Table 1.8 Park Acquisition and Development Recommendations

ID	Site	Description
A1.1	Future Neighborhood Park Acquisition 1 (East)	Acquire and develop 5 to 15 acres for a neighborhood park. Develop playground, basketball court, pavilion, and restroom.
A2.1	Future Outdoor Event Center Acquisition 2 (East)	Conduct a feasibility study for an outdoor event center located between 38th to 42nd Avenue, south of Long Street.

Trail Development

- Trail System Plan

Table 1.9 Trail Development Recommendations

ID	Site	Description
T1.1	Trail System Plan	Develop a Trail System Plan, and study the following trail projects: <ul style="list-style-type: none"> • South Hills Trail Expansion (on street) Connection to Sankey Park; connect east and west segments • Ames Creek Trail (on-street and off-street) Sankey Park to Hobart Natural Area • Wiley Creek Trail North-south trail along Wiley Creek from Wiley Park with bridge crossing • South Santiam River Trail Northside Park to Quarry Property segment Quarry Property to Wiley Park segment (OPRD grant) • Rail trail South side of railroad between Wiley Park and 24th

		<ul style="list-style-type: none"> • Foster Dam Road trail (on street) Connects to Foster Reservoir trail, and in collaboration with the Corps. • Shea Point Trail Trail from Shea Viewpoint towards Sweet Home along rail • 43rd and Osage to Quarry Property (on-street and off-street) Connection with rail trail • Long Street Trail (on-street) • Sankey Park to Northside Park Trail (on-street) Trail along 18th Ave and Tamarack Street • Coulter Lane to Foothills Drive East-west trail through Hobart Natural Area
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OPERATIONS AND MAINTENANCE

The City will need to adjust its staffing and funding levels to adequately support park operations and maintenance as the City experiences population growth and the park system expands. Standards for maintenance and consistency in products can also improve efficiency. Examples of such standards include: ensuring playground equipment and surrounding play areas meet ASTM and National Playground Safety Institute standards; ensuring park facilities and circulation are accessible for all, structurally sound facilities with no compromised materials, park spaces are free of debris or graffiti, and restrooms are open consistently, clean, sanitary, and supplied with necessary facility products.

PRIORITIZATION

Recommended projects are organized into phases and prioritized across the 20-year planning period in three categories (High, Medium, or Low).

Table 1.10 Project Prioritization

ID	Project Title/Description		Priority Level		
			High	Medium	Low
			FY 2025-2030	FY 2030-2035	FY 2035-2045
P1	Ashbrook Park				
	Phase 1	Install restroom, lighting, and security cameras.	High	-	-
	Phase 2	Improve parking, replace playground and resurface basketball court.	-	Medium	-
	Phase 3	Pave existing loop trail and install site furnishings.	-	-	Low
P2	Clover Memorial Park				
	Phase 1	Implement 1st Street closure at northern intersection with Santiam Highway, and install traffic calming design. Improve Fountain Hill visibility.	High	-	-

	Phase 2	Develop playground and install site furnishings.	-	Medium	\$ -
	Phase 3	Install landscape improvements and improve drainage.	-	-	Low
P3	Northside Park				
	Phase 1	Install river access trail and fishing/viewing platform.	High	-	-
	Phase 2	Update basketball court base and surfacing, update racquetball court and tennis court surfacing.	-	Medium	-
	Phase 3	Remodel playground. Install landscape improvements, site furnishings and security cameras.	-	-	Low
P4	Strawberry Park				
	Phase 1	Improve parking area and install loop trail.	High	-	-
	Phase 2	Install restroom, landscape improvements, and update irrigation. Install playground addition and pavilion.	-	-	Low
P5	Sankey Park				
	Phase 1	Design and construct bandstand.	High	-	-
	Phase 2	Install splash play, pump track, restroom. Install basketball court.	-	Medium	-
	Phase 3	Install pedestrian bridge to community center.	-	-	Low
P6	Hobart Natural Area				
	Phase 1	Develop a Natural Area Management Plan.	High	-	-
	Phase 2	Develop parking areas. Improve roadway access from 35th Ave.	-	Medium	-
	Phase 3	Install trails, site furnishings, trailhead landscape improvements, and lighting. Restore wetlands.	-	-	Low
P7	Pleasant Valley Boat Ramp				
	Phase 1	Resurface parking area.	-	Medium	-
P8	Walkabout Park				
	Phase 1	Install site furnishings and landscape improvements.	-	Medium	-
P9	Halfway Park				
	Phase 1	Install sidewalk improvements.	-	Medium	-
	Phase 2	Install site furnishings and landscape improvements.	-	-	Low
P10	Future Neighborhood Park (City Hall Park)				
	Phase 1	Relocate covered bridge from Sankey Park.	High	-	-
	Phase 1	Install dog park and pedestrian path to adjacent neighborhood.	High	-	-

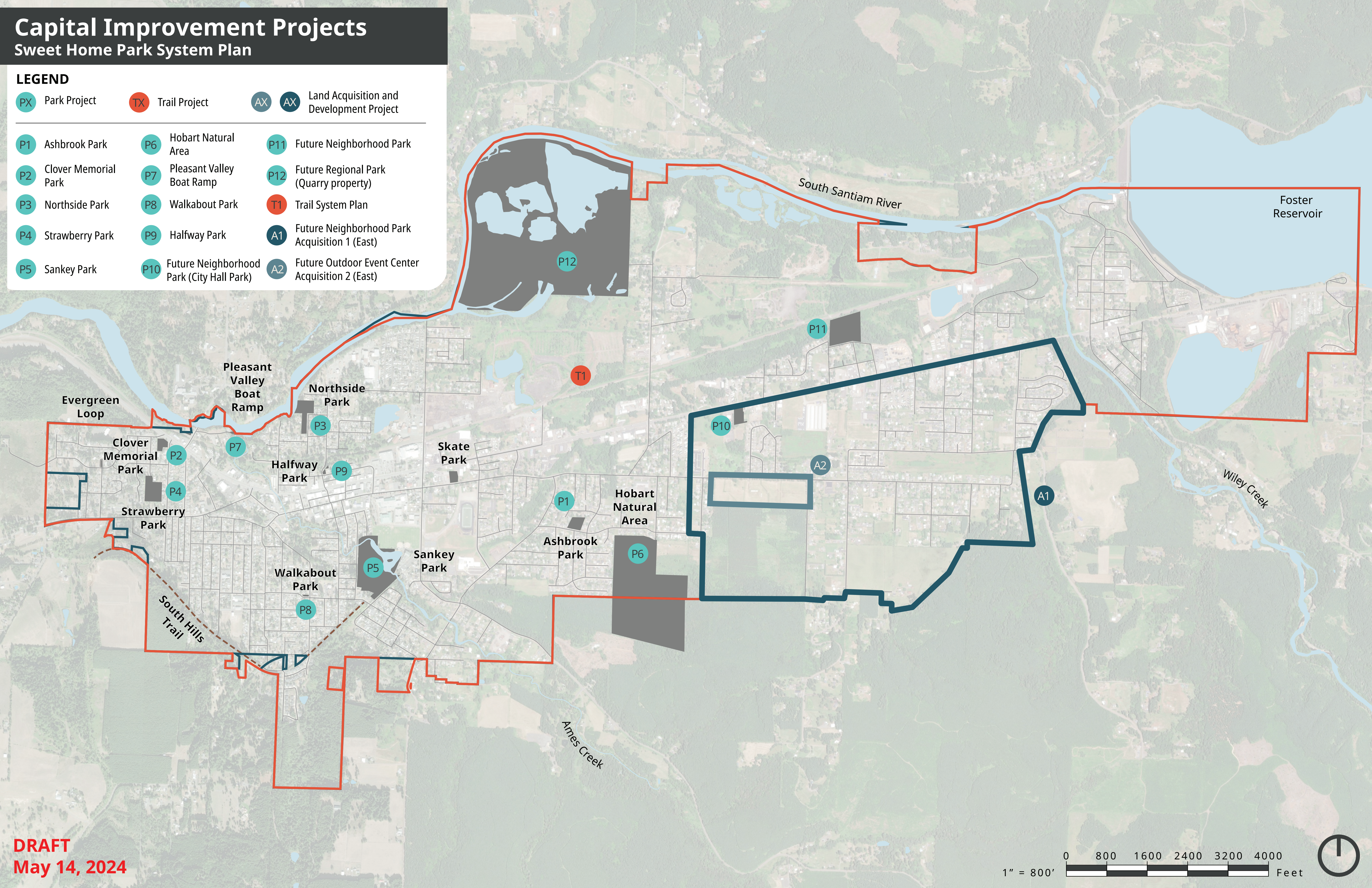
	Phase 2	Install a playground.	-	Medium	-
P11	Future Neighborhood Park				
	Phase 1	Develop 4.8 acres as a neighborhood park at 42nd and Osage Street.	High	-	-
P12	Future Regional Park				
	Phase 1	Install multi-use paths.	-	Medium	-
	Phase 2	Install pavilions, picnic shelters and informational kiosks.	-	-	Low
T1	Trail System Plan				
	Phase 1	Develop a Trail System Plan.	High	-	-
A1	Future Neighborhood Park Acquisition 1 (East)				
	Phase 1	Acquire and develop 5 to 15 acres for a neighborhood park. Develop playground, basketball court, pavilion and restroom.	-	Medium	-
A2	Future Outdoor Event Center Acquisition 2 (East)				
	Phase 1	Conduct a feasibility study for an outdoor event center.	-	-	Low

Capital Improvement Projects

Sweet Home Park System Plan

LEGEND

● PX Park Project	● TX Trail Project	● AX Land Acquisition and Development Project
● P1 Ashbrook Park	● P6 Hobart Natural Area	● P11 Future Neighborhood Park
● P2 Clover Memorial Park	● P7 Pleasant Valley Boat Ramp	● P12 Future Regional Park (Quarry property)
● P3 Northside Park	● P8 Walkabout Park	● T1 Trail System Plan
● P4 Strawberry Park	● P9 Halfway Park	● A1 Future Neighborhood Park Acquisition 1 (East)
● P5 Sankey Park	● P10 Future Neighborhood Park (City Hall Park)	● A2 Future Outdoor Event Center Acquisition 2 (East)



DRAFT
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