

# MCKAY PARK MASTER PLAN



March 2014

## Acknowledgements

### City of Salem Staff (Parks and Transportation Services, Public Works Department)

Keith Kever, Parks Operations and Planning Manager  
Mark Bechtel, Parks and Transportation Services Manager  
Randy Funke, Parks Operations Supervisor  
John Kleeman, Parks Operations Supervisor  
Christopher Brehm, Landscape Designer II  
Toni Whitler, Parks Operations Administrative Analyst  
Becky George, Recreation Supervisor  
Melinda Mokalla, Recreation Specialist  
Julie Warncke, Transportation Planning Manager, Public Works

### Key Stakeholders

Councilor Sheryl Thomas  
Salem-Keizer School District  
McKay High School

### Consultants:



### ESA Vigil-Agrimis

819 SE Morrison Street, Suite 310  
Portland, OR 97214

[www.vigil-agrimis.com](http://www.vigil-agrimis.com)

Tracy Johnson, RLA, Project Manager  
Paul Agrimis, RLA, Project Director  
Susie Mattke-Robinson, Landscape Planner

# Table of Contents

- Acknowledgements ..... i**
- Table of Contents..... ii**
- Introduction ..... 1**
  - Purpose of the Master Plan..... 1
- Existing Conditions and Site Analysis ..... 2**
  - Site Context ..... 2
  - Soils and Topography ..... 2
  - Vegetation..... 2
  - Existing Park Features ..... 4
- Opportunities and Constraints..... 6**
  - Opportunities..... 6
  - Constraints..... 6
- The Planning Process..... 7**
- The Master Plan ..... 9**
  - Initial Concepts ..... 9
  - Park Entries ..... 11
  - Parking Lots..... 11
  - Trails..... 11
  - Neighborhood Core..... 11
  - Picnic Shelters ..... 12
  - Play Areas ..... 12
  - Basketball ..... 12
  - Skate Park ..... 13
  - Sports Fields..... 13
  - Support Facilities ..... 13
  - Wetland Enhancement..... 13
  - Materials and Sourcing ..... 14
- Costs, Priorities and Phasing ..... 15**
  - Estimate of Probable Cost..... 15
  - Priorities and Phasing ..... 15
  - Permitting Requirements..... 15
  - Public/Private Partnership Opportunities ..... 15
- Appendix A Relevant Planning Documents ..... 17**
- Appendix B Alternatives..... 19**
  - Alternative 1 ..... 20
  - Alternative 2 ..... 21
  - Alternative 3..... 22
  - Alternative 4..... 23
  - Preferred Alternative (Public Meeting #3)..... 25
- Appendix C Summary of Public Input ..... 26**



# Introduction

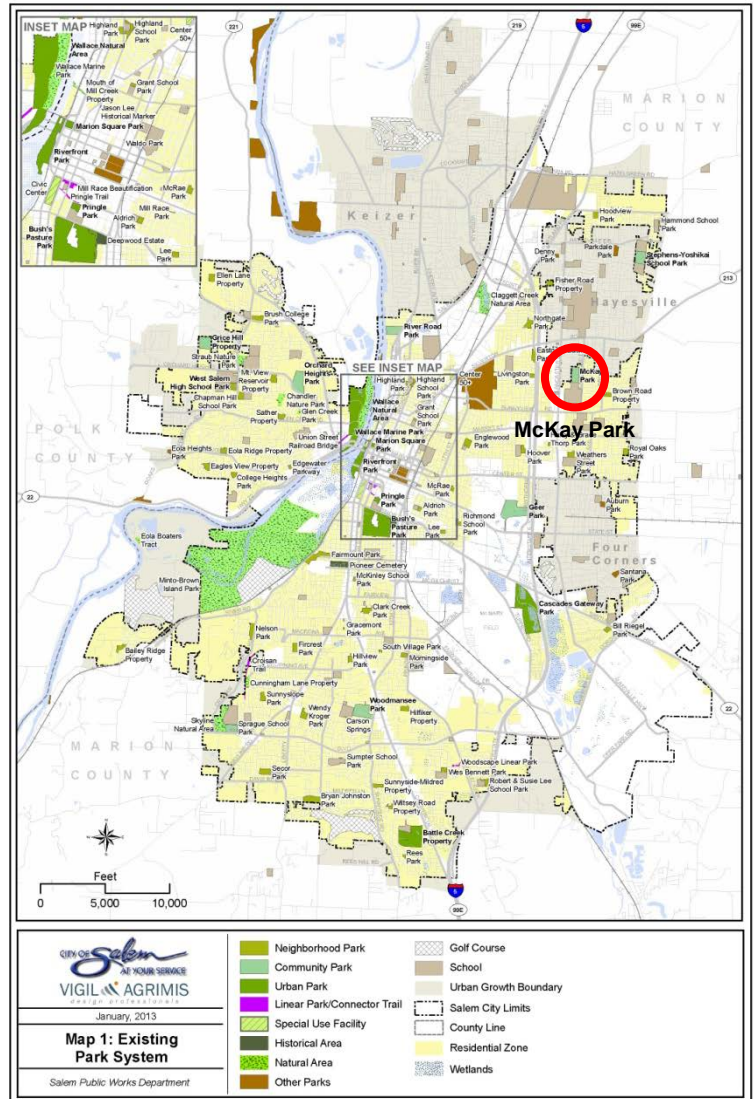
## Purpose of the Master Plan

This master plan provides a long-term vision to define and facilitate redevelopment of McKay Park. The existing master plan for McKay Park was developed in 1980. The site was developed over several phases in the early 1980s. After 30 years of use, the park is due for redevelopment. Many existing components are in poor condition, while others have been removed.

The master plan update convened stakeholders including the Salem-Keizer School District, McKay High School, local neighbors and the public to evaluate strengths and weaknesses of the existing park and priorities for redevelopment.

The park is classified as a community park in the City of Salem's 2013 Comprehensive Park System Master Plan (**Figure 1**). Community parks are intended to provide a variety of active and passive recreational opportunities for all age groups and are generally larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group activity, as well as facilities for individual and family activities. Community parks may also provide opportunities for environmental education and community social activities. Community parks are intended to meet the neighborhood park needs of residents living within walking distance to the park.

McKay Park serves Salem residents within a 1.5 to three mile radius of the park. This includes portions of the North Lancaster (NOLA), East Lancaster (ELNA), Lansing, Northgate and Northeast Salem (NESCA) neighborhood associations.



**Figure 1. Salem Comprehensive Park System Master Plan, 2013**



## Existing Conditions and Site Analysis

### Site Context

McKay Park is an approximately 18.4 acre site located in northeast Salem, Oregon. McKay High School and McKay Park originated as a joint land acquisition of multiple contiguous parcels of land, in accordance with historic Comprehensive Plan goals to co-locate these facility types. McKay High School is located south of the park, and shares use of several sports fields at the park for team sports, including two soccer fields, a softball, and a baseball field on the south portion of the park property. McKay Park (**Figure 2**) is bordered on the west, north, and east by single- and multi-family residential development and to the south by McKay High School. The park is located on the edge of the Salem City limits, with City land to the east and south, and unincorporated Marion County lands to the west and north.

Claggett Creek runs through the park, starting in the southwest corner, crossing the park at an angle, and exiting in the middle of the north boundary. The creek is contained in an underground pipe from the southwest corner and under the west soccer field, daylighting in the middle of the park. The creek exits the pipe through a metal grate into an emergent wetland and channel. This wetland is listed in the Local Wetland Inventory (LWI) and the Sensitive Area Management Handbook. Field observation and aerial photography indicate that the wetland boundary may be larger than previously identified in the LWI. The soft surface trail crosses the creek near the north boundary with an existing footbridge.

### Soils and Topography

Three soil types are present on the site including Dayton silt loam (Da), Amity silt loam (Am), and Woodburn silt loam (WuA). The Dayton silt loam is a hydric soil that covers approximately half of the park including the wetland and likely correlating with the historic creek channel. Dayton silt loam is poorly drained with very slow permeability and is prone to compaction if worked when moist. The Amity silt loam and Woodburn silt loam are listed as predominantly non-hydric but have hydric components. Amity silt loam is a somewhat poorly drained soil with moderately slow permeability noted for having a high water table that is near the surface in winter and spring. It is the least prevalent soil on site, covering an area between the soccer fields and extending into the baseball field. Woodburn silt loam is moderately well drained, permeability is moderate. This soil also has a perched water table in winter. The mapped soils are included in Figure 2.

The site topography consists of gentle, three to five percent slopes that drain toward the central wetland and creek in the north portion of the site. The soccer fields are nearly flat at less than one percent slope, draining gently toward the wetland in the north.

### Vegetation

The park is primarily mown turf, with scattered trees along the perimeter and throughout the site. Shrub and groundcover plantings are limited to interior islands in the east parking lot. The wetland is dominated by reed canarygrass (*Phalaris arundinacea*), an invasive grass that thrives in wet soil.

Existing trees are scattered throughout the park and within the parking lot areas. Generally, the park has few mature trees and minimal canopy cover. Trees in good condition should be preserved if possible. Many smaller trees, particularly in the area around the east parking lot, are damaged or diseased and should be considered for removal and replacement during redevelopment.

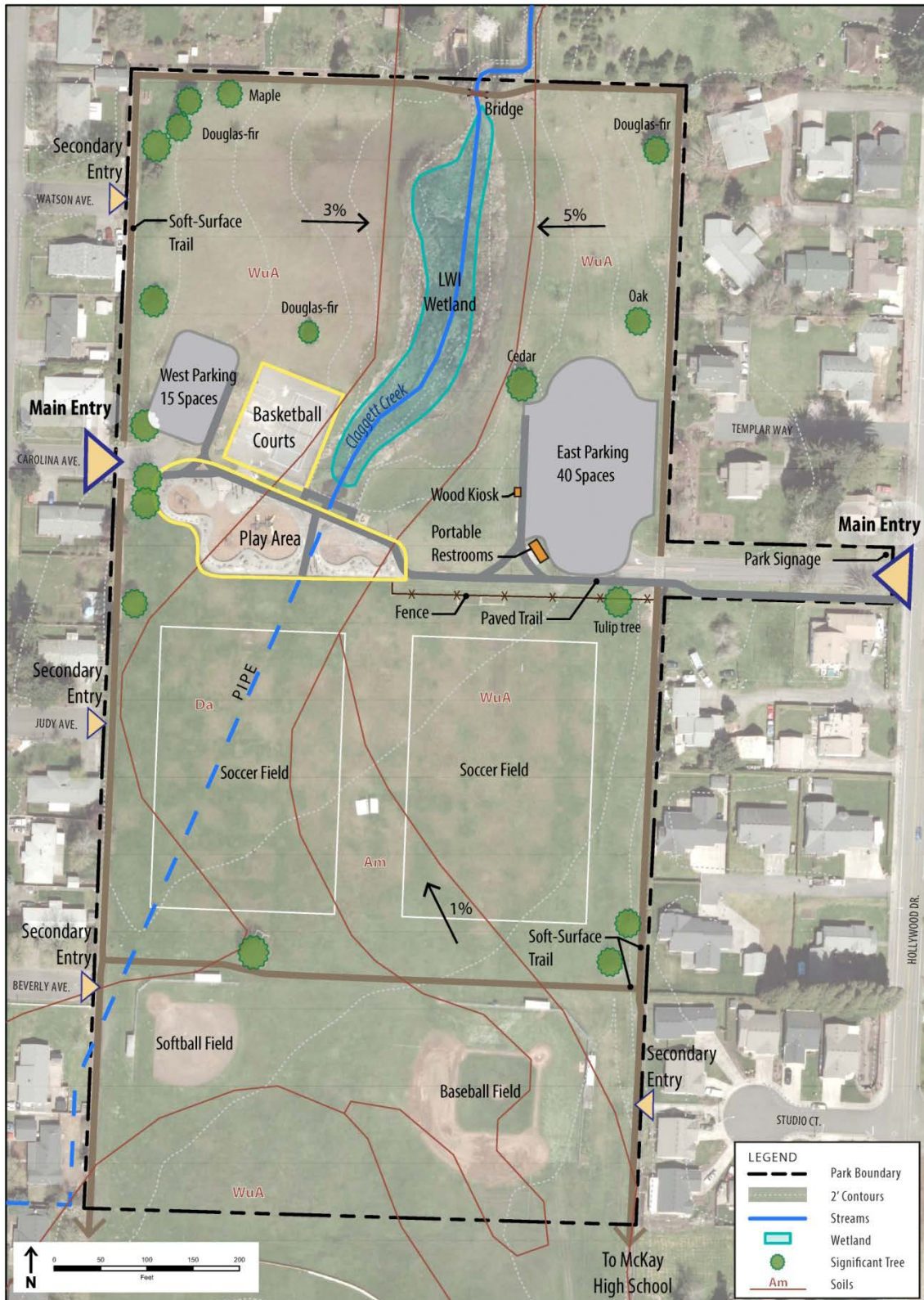


Figure 2. McKay Park Existing Conditions

## Existing Park Features

### Parking lots and Entrances

Two vehicular entrances currently exist at the east and west sides of McKay Park. There is no vehicular connection between these entrances, as both dead-end into parking lots. Both entrances contain sidewalks that provide pedestrian and bike connections to the primary paved path within the park. The east entrance at Hollywood Drive NE is marked with formal park signage, and leads to a 40 car parking lot. The west vehicular entrance at Carolina Avenue NE leads to a smaller 15 car parking lot. Parking on surface streets surrounding the park is limited, with most locations posted for no parking.

There are four pedestrian (secondary) entrances to the park. Three of these entrances on the west side of the park are located where Watson Avenue NE, Judy Avenue NE, and Beverly Avenue NE, end at the park boundary with a vehicular barrier and a pedestrian path into the park. The pedestrian entrances connect users to the soft-surface trail that is located around the perimeter of the park. No sidewalks are present along these streets. The pedestrian entrance on the east side of McKay Park is a paved pedestrian path connecting from Studio Court.

Lancaster Drive is a major arterial street located two blocks west of McKay Park which carries significant traffic daily. A traffic signal is located at the intersection of Beverly Avenue and Lancaster Drive. There are no other signalized intersections conveying traffic to the park. Lancaster may be a barrier to some users on foot or bicycle due to high traffic volume and limited safe crossing points.

### Trails

Existing trails on site include paved and soft-surface trails. The primary paved trail connects the two main vehicular entries between Carolina Avenue NE and Hollywood Drive. The width of the paved trail is five-feet. The primary recreation elements are arrayed off of this trail, including the parking lots, play ground, chemical toilets, and basketball courts. A soft-surface trail is located around the perimeter of the park, adjacent to the property line. The trail is composed of bark mulch and varies in width from approximately three to six feet. The trail crosses the south end of the park (east to west) between the soccer fields and softball/baseball fields. The soft-surface trail also continues south onto McKay High School property, completing a second loop between the varsity baseball/softball fields and the football stadium. The soft surface trail crosses Claggett Creek with a pedestrian bridge at the north end of the site.

An exercise course is associated with the existing soft surface trail, with multiple exercise stations located around the park. Many are currently in states of disrepair, with wood members cracking, rotting, or missing. There is evidence of vandalism on course signage.

### Play Area

The play area contains two recessed play zones surrounded by low angular walls and divided by a central path. Some play equipment has been removed due to poor condition, leaving reduced play options and empty space. Both play zones are surrounded by sloping stamped concrete containing recessed boulders and benches. The walls were designed to serve as adult seating and also prevent flooding from surface flow off the soccer fields that occurs in winter. The accessible path connects to the larger play area. A newer play structure has been installed in the larger play area, and is in fair condition.



### Sports fields and courts

The park has a partially fenced basketball court with one full court and two half courts, located between the west parking lot and the wetland. The basketball courts were recently resurfaced and painted and are in good condition.

There are two soccer fields occupying the majority of the park south of the paved trail. The fields are shared by the School District and the Parks Department and are used for McKay High School soccer team practice and games. The fields are also scheduled by the Parks Department for local men's league play when available outside the school seasons. High water table and poorly drained soil, combined with heavy use, make these fields difficult to maintain in a useable condition. Portable bleachers and team benches are located between the fields.



**Figure 3. Existing Soccer Field at McKay Park**

The park includes a softball and baseball field, located south of the soccer fields. These facilities cross the property line onto McKay High School property and are shared facilities with the school. These fields are used for Junior Varsity team play and practice during the spring season. They are used and scheduled for league play in the summer months by the Parks Department.

### Support Facilities

The park is fenced on the east, north and west property lines. These fences appear to be privately installed by adjacent property owners, made of an array of materials and in variable condition. In some cases, these private fences include gates with direct access into the park.

Three chemical toilets are present in a fenced enclosure near the east parking lot. These facilities have repeatedly experienced vandalism in the past, and provide inadequate service for a park of this size and use level.

Site furnishings include picnic tables, benches, a kiosk, doggie bag dispenser, solar powered compactor trash cans, and standard trash receptacles throughout the park. Five security lights are present along the east-west path. The poles are encased in wood, reflecting a simplified totem style.

## Opportunities and Constraints

Opportunities and constraints to site redevelopment were evaluated based on the existing conditions analysis and an assessment of current and proposed recreation facilities. McKay Park is smaller than an average community park, but contains four large sports fields. Maintaining the current fields is a major constraint for all other recreation possibilities at the site. Expansion of infrastructure, such as parking, restrooms, durable trails and play areas, is needed to support the level of use associated with the broad activity base provided in a community park. The creek and wetland bisecting the north portion of the site further limit redevelopment options. These factors provide the context for weighing what types of activities would be appropriate at the site and how those chosen activities could be located and/or designed to best fit into the site. Key opportunities and constraints for site development are summarized below by category.

### Opportunities

- Enhancing the existing wetland and creek will improve habitat, water quality and visitor experience, and may provide opportunities for environmental education and interpretation.
- Increasing parking will reduce off-site parking and neighborhood impacts.
- Improving the perimeter loop and providing an accessible trail network will provide access for all users throughout the park.
- Improvements to the east-west corridor will serve park users and implement a component of the Salem Transportation System Plan
- Adding and improving trails throughout the park will increase use beyond the central core and may reduce negative use patterns
- Providing a combination of conventional and nature play will expand play opportunities
- Improving the existing soccer fields with better drainage will increase playability
- Improving one or two soccer fields to include synthetic turf, lights and bleachers will extend play season and provide an important new amenity for Salem.
- Sports Fields are shared with McKay High School

### Constraints

- The park is small for a community park.
- The existing creek and wetland divide the site and limit options for park uses and circulation.
- Wetland mitigation will be necessary if impacts to the wetland are unavoidable.
- Larger parking areas reduce space available for other uses.
- The small park size complicates adequate separation of site features to reduce/avoid conflicts between users.
- The site has limited flat open area suitable for sports fields.
- Existing soccer, baseball and softball fields are located on soils with low permeability and / or seasonally high water table.
- Sports Fields are shared with McKay High School
- Siting active sports to reduce noise impacts to neighbors.

## The Planning Process

McKay Park has a history of use for active and passive recreation, and is used by the high school for environmental education. As an existing park, soliciting input from users and nearby residents was important to the development of the new master plan that will serve the needs of the community for many years. Public meetings were announced through a combination of mailers, newspaper and radio notices, email blasts and via the City web site. The City held three public meetings to gather input contributing to the completion of the Master Plan. Additional meetings were held with key stakeholders including the school district, city councilors, parks board members, and neighborhood associations.



Figure 4. Design Charrette

At the first meeting, an overview of the project and the site's existing conditions were presented. A simple design charrette using templates for various amenities was conducted with those present, resulting in three preliminary concepts. Meeting attendees were also asked questions about preference for potential park amenities. The results from the charrette were used to develop four conceptual alternatives, which were presented and then discussed at the second meeting. Those present were asked to vote on a preferred alternative, and discuss refinements to the plan. Input from this meeting was combined with information collected at the first meeting and discussions with other stakeholders. to develop the Preferred Alternative, which was presented at the third public meeting. Questionnaires and general comment forms were collected from each meeting. City staff held an additional intercept event at the park to gather direct input on preferred elements from park users.

Master Plan Alternatives 1 through 4, prepared for the second meeting, and the Preferred Alternative, prepared for the third meeting, are included in **Appendix B**. Comments received from the stakeholder and public meetings are summarized in **Appendix C**.

Presentations to key stakeholders, the public and the Salem Park and Recreation Advisory Board (SPRAB) were held as indicated below.

Public Meeting	October 23, 2013
Public Meeting	November 13, 2013
Public Meeting	December 4, 2013
North Lancaster Neighborhood Association	January 14, 2014
Northeast Salem Neighborhood Association	January 21, 2014
Lansing Neighborhood Association	January 28, 2014
Northgate Neighborhood Association	February 11, 2014
East Lancaster Neighborhood Association	March 6, 2014
SPRAB Presentation & Approval	February 13, 2014





## The Master Plan

The Master Plan was shaped by input gathered at public open houses, meetings with City staff, McKay High School, the Salem-Keizer School District, and other stakeholders. Key elements that are presented in the draft plan include improving the two existing soccer fields, expanding both parking lots, and a reconfiguration and expansion of the neighborhood park elements, such as the playground. The following describes the elements of the Draft Master Plan as graphically portrayed in **Figure 6**.

Critical Goals of the Master Plan:

- Improve the trail network to provide access throughout the site and to new and improved amenities
- Expand parking facilities to support park activities
- Improve drainage in soccer fields to maintain usability and extend seasonal play
- Develop the first synthetic turf soccer field in the Salem's park system.
- Include all standard features for a community park.
- Include some new optional features for a community park
- Restore and enhance the wetland and creek.

### Initial Concepts

The initial alternatives explored a number of potential opportunities. Of primary concern was to include all of the standard community park features which the park is lacking: a restroom building and picnic shelter. Optional activities were discussed at the first public meeting, including disc golf, dog park, splash fountain, BMX bike track and skate park. The idea of creating one signature soccer field (including artificial turf and lights) and daylighting Claggett Creek to the southwest property line, in lieu of two mediocre soccer fields was also discussed.

Disc golf, BMX track and dog park were removed from the potential park program list after the first public meeting due to size constraints and public comment.

Several of the alternatives presented at the second public meeting depicted variations on the single soccer field/ creek daylighting concept, and Alternative 4 was the public preference. Subsequent meetings with the Salem-Keizer School District resulted in the determination that maintaining two fields was critical for the soccer program at McKay High School. Sports field layout could be reassessed in the future if the School District were able to relocate one or more fields elsewhere. Detailed descriptions of the four conceptual alternatives is located in Appendix B.



**Figure 5. Pedestrian bridge over Claggett Creek**

# MCKAY PARK

# DRAFT MASTER PLAN



**Park Entries**

All of the existing park entry points will be maintained in this master plan. The two vehicular entrances will continue to be from Carolina and Hollywood Avenues. The entrances will provide access to both vehicle and pedestrian users, and will be connected by a 10-foot wide shared use path.

The secondary pedestrian entry points at Watson, Judy, and Beverly Avenues, and Studio Court will be improved to provide an ADA accessible connection into the park that joins the paved perimeter trail. Entries will also be improved to provided an attractive 'gateway' into the park, with plantings, trees, signage and appropriate aesthetic barriers that allow pedestrian access but prevent vehicular entry.

**Parking Lots**

The two existing parking lots are in poor condition and undersized for the level of use anticipated at the site with the proposed features. Therefore, both parking lots will be rebuilt. Public input from the third meeting indicated greater usage of the west parking lot. In the final master plan, the west parking lot was increased to more equally balance the parking distribution. The west parking lot, accessed off of Carolina Avenue, is reoriented parallel to the property line, and expanded from 15 to 78 spaces. This parking lot will serve the neighborhood core and provide parking for other uses within the park. The east parking lot, with a dedicated access drive to Hollywood Avenue NE, will expand slightly from its existing footprint, but will be more efficiently designed to provide 82 spaces. The east parking lot will serve the reservable picnic shelter, skate park, and soccer fields. The total number of parking spaces at McKay Park will increase from 55 to 160 spaces. The redeveloped parking lots will include stormwater treatment such as filter strips and bioswales as needed to clean and treat stormwater runoff. Traffic calming features may be included at parking area entries and pedestrian crossings to improve safety where pedestrian and vehicular circulation intersects.

**Trails**

The park has numerous pedestrian entry points which connect to a minimal trail system, primarily consisting of wood chip paths, with a short paved walk crossing the site. The existing soft surface trail system does not provide ADA accessibility to the majority of the site. Changes to the trail system are focused on improving the existing perimeter trails to a paved surface. The existing paved trail is an important feature to the park. It will be re-aligned and widened to accommodate multiple user groups and provide an alternative transportation connection identified in the Salem Transportation System Plan. Removable bollards and mountable curb will be provided at park entries to allow access by maintenance and surveillance vehicles. A new paved trail loop will be added to the interior of the park, connecting the neighborhood core and other uses in the north portion of the site. A soft surface trail may be added adjacent to the paved perimeter loop, to serve the needs of joggers and walkers that prefer a soft surface. Standard trail types will include:

- 10-ft Wide Paved Trails      Pedestrians, bicycles, skates, and maintenance vehicles
- 6-ft Wide Sidewalk          Pedestrians and bicycles
- 6-ft Wide Chip Trails        Pedestrians only

**Neighborhood Core**

The neighborhood core will include many of the key neighborhood park facilities that should be included in a community park, and will serve both active and passive recreation needs. The neighborhood core is located in the northwest corner of the property, and includes two large play areas, a splash fountain, a picnic shelter, restrooms, basketball courts, and a large parking



area, as well as wetland overlooks and site furnishings. The neighborhood core will serve the needs of families and provide numerous use areas within close proximity. Specific elements will be discussed in greater detail below.

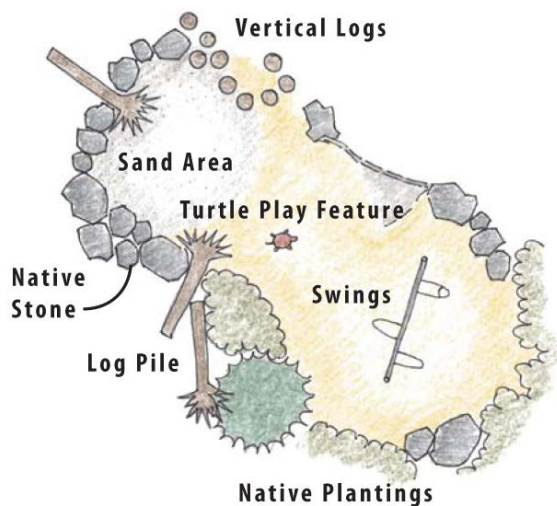
### Picnic Shelters

The lack of a picnic shelter at this park was identified early on as a critical feature that needed to be accommodated in the master plan. The public open houses reinforced the desire and demand for not just one, but two picnic shelters. The master plan includes two picnic shelters to meet this demand. The first picnic shelter is located within the neighborhood core. It is smaller in scale and designed to accommodate 15 to 25 people. The second picnic shelter is located in the northeast corner of the site, adjacent to the east parking lot. This shelter will be larger and may accommodate up to 50 people. This facility will include barbecue grills, electrical connections, counter, sink and water, and will have the benefit of being in a passive location, separated from other active uses on site, and overlooking the wetland. The larger picnic shelter will be available for advance reservation.

### Play Areas

The play areas are relocated into the new neighborhood core area, and significantly expanded from the existing facilities. The play area is divided into two areas, one for school age children, and a second for younger children. The play areas are envisioned to be signature facilities to serve a large and diverse community, with a combination of traditional play and innovative nature play features. Nature play features are created from natural materials, and may include hiding places, seating and loose parts to be manipulated. Activities could include: climbing, balancing, creative and imaginative play, building, digging, and connecting with nature.

**Figure 6. Nature Play Illustrative Plan Example**



Play elements in this location could include:

- Sand play area
- Animal climbing feature
- Stone boulders
- Paths
- Vertical and horizontal logs
- Small stick and log “shelter”
- Live willow structure
- Plantings
- Water pump and channel
- Loose elements, such as stones and sticks.

The restrooms and picnic shelter provide important support facilities for the play areas. Additional benches and picnic tables will be placed throughout the play area to provide seating for parents and observers.

### Basketball

The basketball courts will be relocated to the northwest corner of the site, adjacent to the Watson Avenue entrance and the school age play area. Appropriate screening will be included to buffer neighbors from noise impacts while allowing visual surveillance.



### Skate Park

The master plan includes a small skate park, approximately 8,500 s.f., located adjacent to the east parking lot. The central location was selected to reduce noise intrusion on neighbors and allow easy surveillance by other park users. The skate park is intended to serve the needs of beginner to moderate level skate boarders, and should not be designed with major features that would create a regional draw.

### Sports Fields

The master plan maintains two soccer, one baseball and one softball fields. The baseball and softball fields will be unchanged, maintaining their current location and condition. The soccer fields will continue to occupy the same general location, but will be completely overhauled and rebuilt to correct drainage issues and improve play experience. The east soccer field is intended to be improved to include adequate drainage system, synthetic turf, field lighting and permanent bleachers, as funding allows.

### Support Facilities

The master plan includes a substantial increase in support facilities across the site. Site furnishings will include benches, picnic tables, drinking fountains, garbage containers, and dog-bag dispensers. Barbeque pits and ash cans will be provided adjacent to picnic shelters.

Restroom facilities will be upgraded at the site to include at least one permanent restroom, located in the neighborhood core. A second restroom or chemical toilets is identified to be placed adjacent to the east parking lot and the turf soccer field.

### Wetland Enhancement

The existing emergent wetland is in poor condition and dominated by reed canarygrass (*Phalaris arundinacea*) with small pockets of willow (*Salix* spp.). A wetland delineation will be necessary to determine the extents of the existing wetland. The wetland boundary can be used to avoid unnecessary development impacts triggering permitting and mitigation requirements. Despite these precautions, some impacts to protected resources may be unavoidable with site redevelopment.

Mitigation could be done on-site for limited impacts. Enhancement of the degraded wetland could provide adequate mitigation for foreseeable impacts.



Figure 7. Claggett Creek Outfall

Wetland enhancement is encouraged even if mitigation is not required. Enhancement activities could include control and eradication of reed canarygrass, species diversification with suitable native herbs, shrubs and trees, outfall redesign including bank regrading and minor pipe removal and daylighting. Evaluation and redesign of the Claggett Creek channel as it exits the north end of the site is also recommended if feasible.

### Materials and Sourcing

The basic elements of the master plan include paving, buildings, grading, drainage, structures, play areas and planting. Locally-sourced materials should be incorporated to the greatest extent possible for all of these elements. Renewable materials like sustainably harvested lumber or synthetic lumber made from recycled materials will also improve the overall sustainability of the project. Alternatives to arsenic-based wood preservatives should be incorporated when selecting exterior lumber.



Figure 8. Existing basketball court and picnic area

## Costs, Priorities and Phasing

### Estimate of Probable Cost

A preliminary cost estimate was developed for the elements included in the master plan. Funds for design development, permitting and construction are needed to develop the proposed master plan. Funding sources including grants, donations and system development charges will need to be combined to implement this project. Development of the site is likely to proceed with several phases, over a five to ten year period.

Estimated construction costs for the elements within the master plan could total between \$4.8 million and \$6.2 million in 2014 dollars. A detailed break out of costs is included below.

• Site Prep/Erosion Control/Earthwork/Site Utilities	\$ 262,000 - \$ 340,000
• Parking Lot	\$ 220,000 - \$ 286,000
• Pedestrian Paving	\$ 630,000 - \$ 815,000
• Play Areas and Splash Fountain	\$ 365,000 - \$ 475,000
• Sports Fields & Courts	\$1,200,000 - \$1,556,000
• Site Furnishings & Signage	\$ 135,000 - \$ 176,000
• Restrooms & Shelters	\$ 325,000 - \$ 423,000
• Skate Park	\$ 340,000 - \$ 442,000
• Landscaping & Irrigation	\$ 648,000 - \$ 842,000
• Wetland Enhancement & Pipe Replacement	\$ 157,000 - \$ 205,000

### Priorities and Phasing

Development of all of the elements included in the master plan may take a number of years and is dependent upon the availability of funding. Based on staff discussions, public input, known priorities, and a desire to phase development to limit site disturbance, the following elements are suggested for Phase One development: the west parking lot and neighborhood core, site utilities, central multi-use path and perimeter loop trail.

The estimated cost for constructing Phase One is between \$1.5 million and \$1.7 million in 2014 dollars.

### Permitting Requirements

McKay Park includes a wetland, which is a protected natural resource. A wetland delineation will be necessary prior to project implementation. Additional permits will be required if proposed development impacts the wetland. The Department of State Lands and the Army Corps of Engineers administer wetland permits.

### Hydrologic Study

The City of Salem will need to conduct a hydrological analysis of the piped portion of Claggett Creek, which runs through the south half of the park, to determine what subgrade improvements can be made to reduce groundwater saturation of the soils in the soccer field area of the park.

### **Public/Private Partnership Opportunities**

Some improvements may be made jointly with other divisions within the City of Salem Public Works, and/or other agencies. Elements that might fall into this category could include:

- Right-of-way improvements
- Utility improvements
- Interpretive programming, signage design, and fabrication
- Habitat and wetland enhancement

Other improvements could be made as ongoing maintenance activities or with the assistance of non-profits or volunteers. Elements that might fall into this category could include:

- Soft surface trails
- Play equipment installation
- Tree planting
- Some education center improvements

It is likely that in order to achieve the goal of a competition grade synthetic turf soccer field and a new community skate park, large scale community support and donations will be necessary. A Parks G.O. Bond is an alternative funding strategy that should be explored.



**Appendix A**  
**Relevant Planning Documents**

**Relevant Planning Documents**

- City of Salem Comprehensive Park System Master Plan, 2013
- Salem Transportation System Plan, 2013
- Salem Sensitive Area Management Handbook, 2002

# Appendix B

## Alternatives

Alternative 1

- Play area located in northwest portion of site
- Splash fountain added adjacent to play area.
- Basketball court relocated to north of east parking lot.
- (2) Picnic shelters, both in northwest portion of site
- (1) Synthetic turf soccer field
- New west parking lot access from Watson Ave, 48 spaces. East parking lot is expanded to 84 spaces.
- Multi-use trail connects to Beverly Avenue for safe connection to traffic signal at Lancaster and Beverly.
- Restrooms centrally located to serve multiple user groups.
- Daylight Claggett Creek

MCKAY PARK

ALTERNATIVE 1



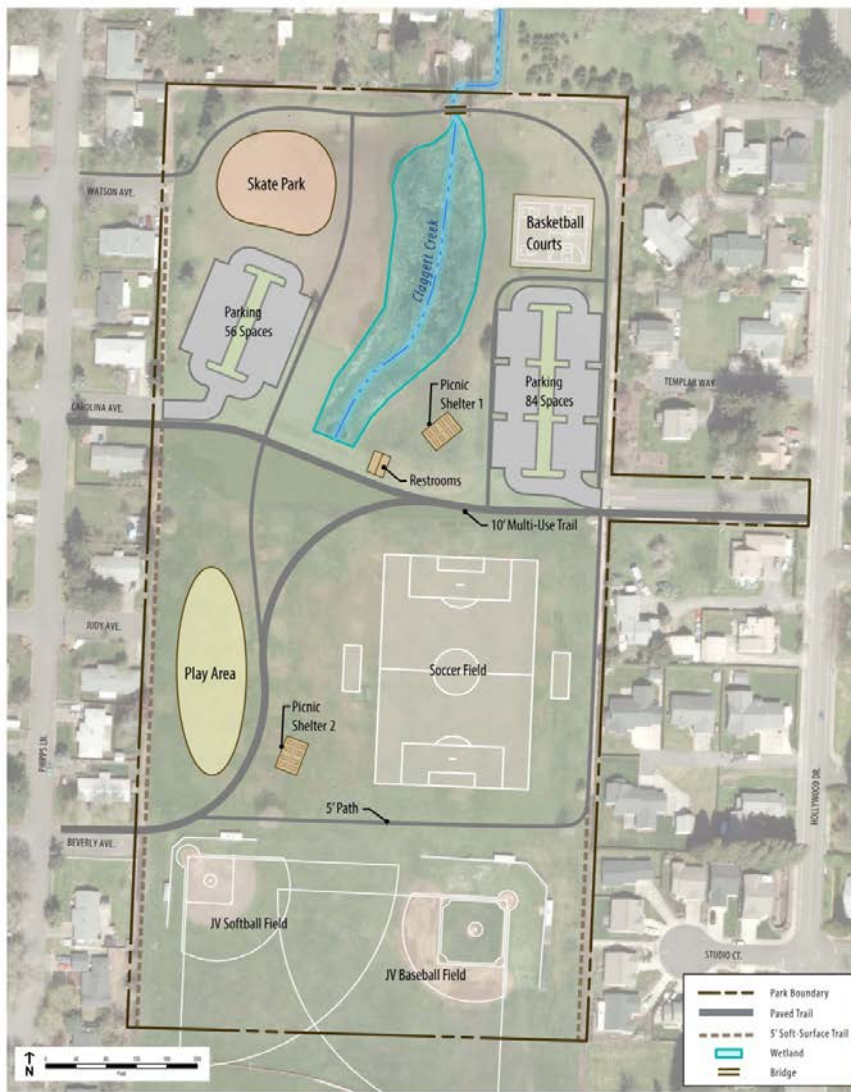


Alternative 2

- Play area located west of soccer field.
- Skate park added in northwest corner of site, visible from Watson Ave.
- Basketball court relocated north of east parking lot.
- (2) Picnic shelters, adjacent to soccer field and wetland
- (1) Synthetic turf soccer field
- West parking lot expanded to 56 spaces. East parking lot expanded to 84 spaces.
- Multi-use trail connects to Beverly Avenue for safe connection to traffic signal at Lancaster and Beverly.
- Restrooms centrally located to serve multiple user groups

MCKAY PARK

ALTERNATIVE 2



Alternative 3

- Play area located between wetland and east parking lot.
- Skate park added in northwest corner of site, visible from Watson Ave.
- Maintain existing basketball court
- (1) Picnic shelter, north of east parking.
- (2) soccer fields
- West parking lot expanded to 56 spaces, single bay with drive connecting between Carolina and Watson Avenues. East parking lot expanded to 84 spaces.
- Multi-use trail maintains existing alignment, connects to Carolina Avenue.
- Restrooms centrally located to serve multiple user groups.

MCKAY PARK

ALTERNATIVE 3

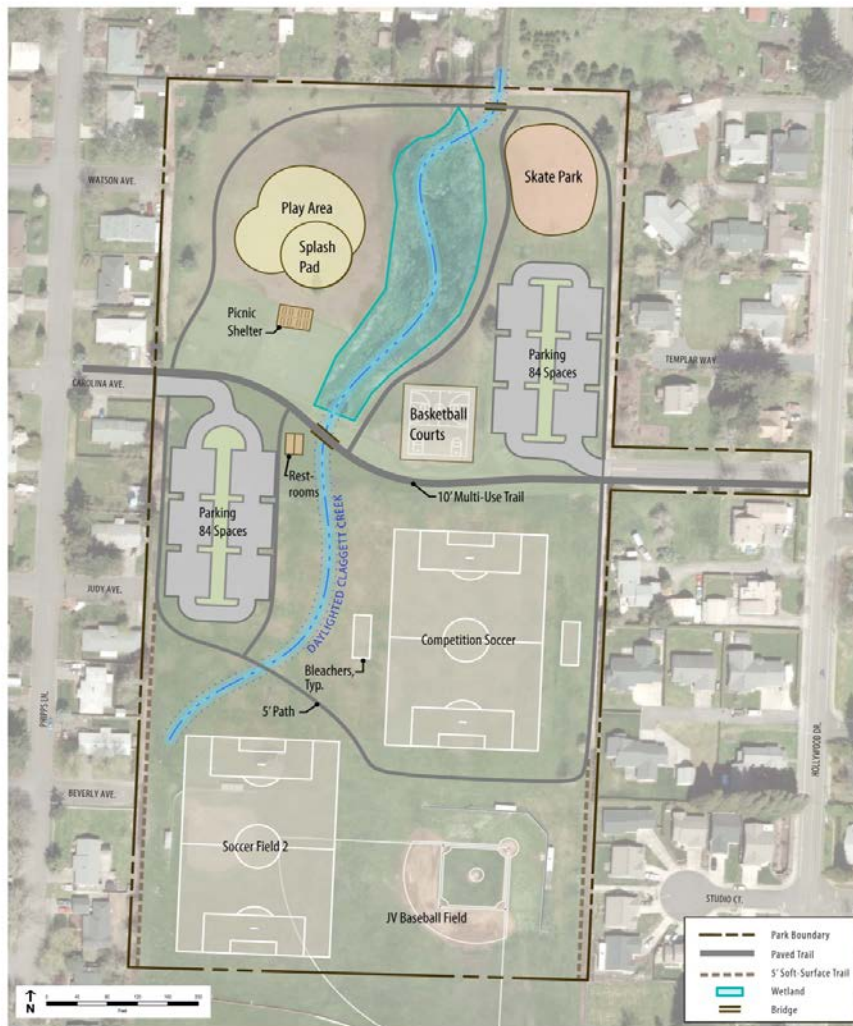


Alternative 4

- Play area located in northwest corner of site.
- Splash fountain added adjacent to play area
- Skate park added in northeast corner of site, north of east parking
- Basketball court relocated between wetland and east parking.
- (1) Picnic shelters, adjacent to splash and play areas.
- Daylight Claggett Creek
- (2) Soccer fields, one synthetic turf in current location, second offset south.
- West parking lot relocated south from Carolina Avenue, 84 spaces. East parking lot expanded to 84 spaces.
- Multi-use trail maintains existing alignment, connects to Carolina Avenue.
- Restrooms centrally located to serve multiple user groups.

MCKAY PARK

ALTERNATIVE 4





Alternative 4 Annex

- Junior Varsity Softball relocated to McKay High School parcel south of school
- New parking lot added to support softball field, 112 spaces.

MCKAY PARK

ALTERNATIVE 4



**Preferred Alternative (Public Meeting #3)**

- Play area located in northwest corner of site.
- Splash fountain added adjacent to play area
- Skate park located between wetland and east parking
- Basketball court relocated to northwest corner of site.
- (2) Picnic shelters, adjacent to play area and in the northeast corner.
- (2) Soccer fields in current locations, one synthetic turf.
- West parking lot relocated south from Carolina Avenue, 65 spaces. East parking lot expanded to 94 spaces.
- Multi-use trail maintains existing alignment, connects to Carolina Avenue.
- (2) Restrooms, located near major use areas.

MCKAY PARK

PREFERRED ALTERNATIVE



## **Appendix C**

### **Summary of Public Input**



# Public Meeting #1 Comment Summary

October 23, 2013

- The following features are commonly found in community parks. Please help us identify which items you think are the most important to include within the limited available space at McKay Park. Please place a check mark next to all features you would like to have at the park, and then rank your preferred optional features.

## Priority Ranking

### Standard Features

- Playground  
Picnic  
Benches  
Trash  
Group Picnic Shelter  
Pedestrian Trails  
Restrooms  
Security Lighting
- Drinking Fountain  
Multi-use trails  
Basketball
- Bike racks  
Off-Street Parking  
Park Name sign
- Open turf area

### Optional Features

- Soccer Fields (8/10)
- Splash Fountain (7/10)  
Soft Surface Trails  
Baseball/Softball  
Activity lighting
- Skate Park (6/10)
- Dog Park (5/10)
- Natural Areas
- Amphitheater/stage
- Single mention selections
- Disc golf  
Community garden  
Fitness Stations  
Concession  
Community Center
- Not selected  
Tennis  
Volley ball  
Croquet  
Horseshoes  
Bocce  
Memorials  
Maintenance Facilities

- Which activities/ features listed above do you participate in currently?
  - Basketball, soccer.*
  - Soccer spectator, walker, picnic.*

- |    |   |            |          |
|----|---|------------|----------|
| 3. | Do you currently use or visit McKay Park? | <b>Yes</b> | No       |
|    |   | Votes      | 5      2 |
- 
- |    |   |  |  |
|----|---|--|--|
| 4. | If yes, how do you use the park/ what do you do?  |  |  |
|    | <ul style="list-style-type: none"> <li>• <i>Picnic &amp; play area</i></li> <li>• <i>Run</i></li> <li>• <i>Walk/run my dogs. I use the barked paths frequently and love the upkeep when it happens.</i></li> <li>• <i>Rarely visit, hope for better soccer field.</i></li> <li>• <i>Walking, previously used playground.</i></li> </ul> |  |  |
- 
- |    |   |            |    |
|----|---|------------|----|
| 5. | Claggett Creek is piped under the ball fields and soccer fields, emptying into the creek at the north end of the park. Would you support the idea of exposing or 'daylighting' more of the creek within the park? | <b>Yes</b> | No |
|    |   | Votes      | 4  |
- 
- |    |   |            |    |
|----|---|------------|----|
| 6. | The park currently has (2) soccer fields used by McKay High School teams and local leagues. Would you support improving these fields to include synthetic turf, additional parking, and field lights? | <b>Yes</b> | No |
|    | <ul style="list-style-type: none"> <li>• <i>Just 1 soccer field</i></li> </ul>  | Votes      | 5  |
- 
- |    |  |  |  |
|----|--|--|--|
| 7. | Do you have any other comments or ideas?   |  |  |
|    | <ul style="list-style-type: none"> <li>• <i>Synthetic turf on soccer field!</i></li> <li>• <i>Encourage Salem-Keizer schools to participate. Partner with them to share facilities and make track available for walkers.</i></li> <li>• <i>I am excited for this new improvement! I have lived in this neighborhood for 26 years and this will have a positive impact on our neighborhood.</i></li> <li>• <i>I am glad I came. I enjoyed working on the park. I will be at the next ones.</i></li> </ul> |  |  |

## Public Meeting #2 Comment Summary

November 13, 2013

### 1. Which of the four alternatives do you prefer?

*Alternative #2 - 2 votes*

*Alternative #3 - 6 votes*

*Alternative #4 - 15 votes*

### 2. Why do you like it?

#### Alternative #2

- *It's been a long time since this park needed help.*
- *The Park needs 'make over'*

#### Alternative #3

- *Most realistic, soccer OK, picnic area as in #3.*
- *Picnic area*
- *Layout*
- *Efficient use of basketball court - waste of money to move; perimeter hiking path improve; adequate soccer field number; like picnic shelter and its location; could use 2 shelters.*
- *It doesn't overlap any other fields. Parking lot on left has 2 entrances and no green areas.*

#### Alternative #4

- *It covers everything.*
- *Looks better option*
- *Maximum space, good expansion, daylighted creek.*
- *I like the competition soccer field. Would revenue go towards park maintenance?*
- *Daylighting Claggett Creek, increased parking, competitive soccer field.*
- *Keeps both soccer fields while daylighting Creek.*
- *Parking lot location, location of playground.*
- *Opens the creek.*
- *Parking lots*
- *Parking lots where they are.*
- *Location of parking lots are good.*
- *Good split of children/ family use + teen /recreational use. I also like the concentration on the water feature - many people stop to look at what exists would be great to improve. Right now, the high school kids have nowhere to hang/smoke/talk. They break the playground equipment.*
- *We[school] keep our fields and the city keeps two soccer fields.*
- *Best use of space.*

### 3. Is there anything you would change about it?

#### Alternative #2

- *The play area needs splash pad with some shade. I would like splash pad/play, basketball and picnic all together.*

- *Play area needs a 'splash pad'. Need walk path with lights, 'softball field'.*

Alternative #3

- *[Move] Skate park to play and no splash pad.*
- *No skate park*
- *Get rid of the skate park*
- *Do not include skate park; maybe 2nd picnic shelter. Also, add a few handy pieces of exercise equipment on perimeter trail.*
- *Everything. the athletic fields all fight each other currently. Try looking for the center and working out from there. Then try and put playground equipment in between. The skate park will fit at Northgate.*
- *Add a splash pad/ fountain. Two picnic shelters on each side of the creek.*

Alternative #4

- *I would change the other soccer field, add connectivity to Waverly Street, and add 2 bathrooms and 2 picnic shelters.*
- *Nothing (all looks good).*
- *No skate park. Move basketball court to other side, next to playground. Extra shelter north of playground.*
- *Remove skate park and second picnic area.*
- *Remove and relocate skate park. Add exercise stations, they're a good feature.*
- *Put a second picnic shelter in the northeast corner, connect paved trail to Beverly Avenue.*
- *Remove skate park, add additional picnic area.*
- *No skate park, more picnic tables.*
- *No skate park, would put drainfield into existing creek pipe.*
- *No skate park, only one soccer field, leave the softball field.*
- *Softball field overlapping soccer field #2.*

4. **Space at McKay Park is limited due to a number of factors. Optional facilities can be included or the park can be kept more open. Would you prefer to provide both a skateboard park and a splash fountain or only one of these amenities?**

*Both - 7 votes*

*Skate Park only - 1*

*Splash Fountain only - 9*

*Neither - 5*

5. **Do you have any additional comments or ideas?**

Alternative #2

- *If daylight creek, concerned about kids falling in. Softball lights on Hollywood good idea.*
- *Build it and they will come.*

Alternative #3

- *Upkeep*
- *The single poplar tree by the bridge at the northeast end of the park has become a small forest. I have them coming up in my yard and vegetables garden. The forest also shades my vegetable garden which reduces the amount of fresh vegetables I*

*get. It would be great to go back to a single tree preferably one that does not spread.*

- *Need to include funds for maintenance for the park. Need to budget for bug control.*
- *Not yet; we would like to have a say in priority if only one can be done at a time.*
- *Because of noise, skatepark should be placed where basketball and playground are now. If you keep youth on any of the north corners drugs might be present too.*

#### Alternative #4

- *I would like to see a recreational center for summer, Christmas, spring breaks and for after school programs. (Partner w/ Boys & Girls Club or YMCA).*
- *Good to have more parking lots. If stage with the 4 Alternative in the west side.*
- *Play areas + soccer/playing fields tend to draw families = Supervised kids. Skate parks draw unsupervised older kids. This park has enough issues with inappropriate activities - please do not put a magnet to draw another version of potential problems into a family centered community park.*
- *Move skate park to a non-neighbor area that will not disturb homes. Northgate Park should be considered.*
- *Skate park is desperately needed but should be placed in a different park.*
- *Soccer field good in #4.*
- *Who maintains, and polices the area, need to eliminate or reduce size of wetlands.*
- *You need to solidify what the school needs + wants so we can work with and around that. The input of only the athletic director is ineffective. Right now, I'd like a fence/wall/hedge to separate school use stuff and public use stuff - my kid often asks if we can use the baseball fields.*
- *I like the idea of a splash fountain for families and a skate park for our [school] students.*
- *Creek should definitely be daylighted.*

#### **Comments on Boards:**

##### Alternative #3

- *4 votes for preferred alternative.*
- *Move skate park to play area location.*
- *Move play area to skate park location.*
- *Add another picnic shelter here [next to relocated play area]*
- *You are going to fix the entrance at Studio Ct. right? Now you step off into a mud puddle.*
- *Improve and maintain perimeter soft path. Used mostly by walkers, joggers, people with dogs, etc.*
- *southern segments of soft path adjacent to baseball and softball become boggy and unusable in winter. They don't appear to be maintained by school or parks.*
- *Two entrances to the west parking lot needs to be reduced to one that is presently at Carolina.*
- *Concerned about traffic loop through parking lot between Carolina and Watson. I live on Watson. My dead end will not be a dead end anymore. My child plays here. Speed and safety concern.*

Alternative #4

- 17 votes for preferred alternative
- Make sure there is a sidewalk entrance on this [west] side
- Maybe just one court [basketball] not two, and a picnic shelter next to it.
- Basketball close to playground
- Me too
- I like the extension of the water feature and the trail along it and the bridges across it.
- don't need 2 soccer.
- Amen
- I only see the school org. use the soccer field. Keep baseball [softball] that is here.
- I like where the parking lots are located.

Alternative #4 southern annex

- No, what about the geese and there feeding area?



## Public Meeting #3 Comment Summary

December 4, 2013

### 1. Do you like the park elements provided in the draft master plan?

If not, which ones don't you like?

- *Not skate park and splash pad. Costly, upkeep, 94 space parking lot not realistic.*
- *My feeling - do not need skate park - too expensive.*
- *No skate park, take out.*
- *I would like the small parking lot moved closer to soccer fields.*
- *I like the new turf soccer field. Drainage on the current soccer field is terrible. Is this issue considered in the planning of the alternative plan. I would prefer two turf soccer fields.*
- *Generally yes. Still have concerns about the skate park, would hope for this to be as simple and 'low difficulty' as possible. Disappointed that the creek cannot be daylighted.*
- *I don't like the skate park, and I'd like to see the creek daylighted. I wish the School District would be more flexible with the 2nd soccer field idea. Otherwise, I like the other elements.*
- *Yes, I like having both soccer fields and a smaller skate park.*
- *Keep skate park on the smaller side.*
- *Like!*
- *I think you/we have done an exceptional job on the layout and actually getting all the wonderful components that are really important to the younger families and people (ie. really like the skate park and splash fountain) and picnic areas - one in active area and placement of the second with a more serene feeling.*
- *Yes I like the final alternative. The skate park location seems a good compromise.*
- *Yes, I think the elements are a good compromise of the different stakeholders.*
- *Lower the west parking lot farther south of Carolina.*
- *The preferred alternative looks pretty good - need to include maintenance in budget.*
- *Yes I like the plan.*
- *Yes, too much asphalt.*

### 2. Do you like the locations of the park elements as drawn? If not, please describe the location(s) you prefer.

- *Picnic 2 at skate park. Play area and tot play ok.*
- *Basketball court should be kept in current location. However it probably should be moved.*
- *Maybe basketball courts by large picnic area.*
- *The splash pad is a costly maintenance area for a small location.*
- *I see no real options to improve what we have identified for these elements.*
- *It seems ok if we have to have 2 soccer fields right next to each other.*
- *I like the layout, the top left corner seems a little cramped compared to the rest of the park.*
- *Switch basketball and reserved picnic shelter on north side. There is more parking*

*on east side, therefore more parking for BB players.*

- *Having two picnic shelters is a good idea. Having one next to the playground will accommodate groups using the playground and the one away from the playground will provide a quick location for groups not using the playground.*
- Yes
- *I liked having a larger parking lot where the second soccer field (grass field) would be and shift the soccer field down toward baseball field and shift baseball fields to get more room. There is a lot of unused space that could be utilized by shifting baseball fields towards gate at High School and batting cages.*
- *Concern about the basketball court noise level for the houses nearby.*
- *Yes, they have a good flow to them. I think the skate park is a good compromise location. I also like taking the children's activities away from the main sidewalk that cuts through the park.*
- Yes, I do.
- Yes

**3. Do you like the configuration of the parking lots? Do you have any suggestions for improvement?**

- Parking lot on east side now has 40 spaces; 94 spaces would be a difficulty.
- Would like small parking lot moved closer to soccer fields.
- Yes
- Seems ok.
- Parking is great.
- Somewhat
- Yes, I hope they put more vegetation around them.
- Yes, I do.
- Much better than what is there now.

**4. Do you like the layout of the trails? Do you have any suggestions for improvement?**

- Like perimeter trail concept, but must be useable.
- Yes
- Suggest connection / triangle loop (between skate park and wetland).
- It would be good if the soft trail could be wider in the areas that are narrow now. Also, sections of the trail get too wet to walk on in hte winter. If something could be done to help this it would be good. Otherwise, the location seems ok.
- I prefer as many bark trails as possible.
- Keep trails as I see them used the most of all that is presented.
- Looks great, thank you for listening to all our input and doing a fabulous job!
- Yes
- Yes, I think they provide a good border and connector for the activities. Make the main trails wider.
- Yes, I do.
- Yes, the bark chips are horrible.

**5. Do you have any additional comments or ideas?**

- My preference for development: 1) playground area, 2) picnic shelter and permanent restroom, and parking, 3) basketball courts, 4) splash pad, 5) first class soccer field, lighting and turf, 6) 2nd soccer field, 7) splash pad.
- Priority to redo playground and would prefer skate park to be one of the last things done.
- Additional water fountains and doggie pick up bag locations would be good.
- Would like a 1 on 1 visit. Car lights shine on BB court so they can play longer.
- Missing this opportunity to daylight the creek, will be a large loss.
- Benches to sit and enjoy people watching, dog mitts for dog poop, maintenance-cleanliness of park - lots of strategic trash cans. Power outlets at picnic shelters, please. Counter/sink/ outlet/ BBQ.
- Speed bumps created around the park is a good idea. Can benches be made of concrete so they are more weather proof? Include more trees/ bushes.
- Replacing playground equipment should be a high priority. Daily maintenance of restrooms should be a high priority. The skate park simply offers a place for unsupervised teenagers to gather, I would definitely give this a low priority. I would like to see more police presence in the park, especially in the afternoons after school lets out. We also need more trash cans and receptacles for doggies bags.
- It sounds like you should look into more garbage cans in the park and maybe relook at the cars driving into the park. Stop signs and posting better signs for the park itself. Thank you.
- More trash cans. Some kind of barrier around the creek to keep the kids out.

**Other Comments:**

- I would recommend not to put the splash pad in the park due to maintenance expenses.
- I could not attend until tonight but would like to express my opinions. Do not make the center area a passage for vehicles to drive from one side to the other and out.
- Most complaints I have heard could be addressed at Neighborhood Association [Meetings]. We offer reps. ie. police - sheriffs, and other city staff that handle most of what's wrong, ie. garbage, noise, traffic, etc.
- I feel you have really listened and done a great layout. I am very thankful. Now let's get those funds. Really want skate park to get youths interested in outdoor activities Love splash fountains.

## Neighborhood Association Meetings - Comment Summary

- “Is the School District going to contribute funds to the development of the soccer fields?”
- Several voiced support for permanent restrooms in the park.
- There was a lot of support for the splash fountain and the skate park
- “How will the project be funded?”
- “How would phasing of the development be accomplished?”