



Community and Economic Development Department

City of Sweet Home
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Staff Report Presented to the Planning Commission

REQUEST: The City of Sweet Home is proposing new development at Sankey Park. Proposed improvements include the construction of a pedestrian bridge connection to the Jim Riggs Community Center (JRCC). The City also plans to remove the existing restrooms, breezeway, and storage building and construct new restrooms in a different location closer to the central Weddle Bridge Plaza entry area. Replacing the restrooms will require some extensions to the plumbing systems, sewer system, and electrical power systems installed to the previous manufactured home. Additional improvements include the construction of a new playground area, new pavilion construction, BMX track renovation, parking lot improvements, hard surface improvements, and path development.

This application is being processed as development of a Community Center. The subject property is located in the Residential Low-Density (R1) Zone, the Residential High Density (R2), and Natural Resources (NR) Zone. Projects are proposed to be phased and completed if and when funding is available.

APPLICANT/

PROPERTY OWNER: City of Sweet Home

FILE NUMBER: CU 18-06

PROPERTY LOCATION: Sankey Park is located to the east of 14th Avenue at 809 14th Avenue. The property is identified on the Assessment Map as 13S01E31DA, Tax Lots 2000, 3302, 2100, 2200, 2300, 2403, 2405, 2400, 3300, and 3600.

REVIEW AND

DECISION CRITERIA: Sweet Home Municipal Code Section(s) 17.24.030(D), 17.28.030(A), 17.72, and 17.80.040

HEARING DATE & TIME: June 18, 2018 at 7:00 PM

HEARING LOCATION: City Hall Annex, Council Chambers behind City Hall at 1140 12th Avenue, Sweet Home, Oregon 97386

STAFF CONTACT: Jerry Sorte, CED Director.
Phone: (541) 367-8113; Email: jsorte@ci.sweet-home.or.us

I. PROJECT AND PROPERTY DESCRIPTION

Sankey Park was the first developed park in the City of Sweet Home, and was established in 1935. The City of Sweet Home is requesting a Conditional Use Permit in order to make improvements to Sankey Park. Proposed improvements include the construction of a pedestrian bridge connection to the Jim Riggs Community Center (JRCC). The City also plans to remove the existing restrooms, breezeway, and storage building and construct new restrooms in a different location closer to the central Weddle Bridge Plaza entry area. Replacing the restrooms will require some extensions to the plumbing systems, sewer system, and electrical power systems installed to the previous manufactured home. Additional improvements include the construction of a new playground area, new pavilion construction, BMX track renovation,

parking lot improvements, hard surface improvements, and path development. Additional park improvements may include existing and customary park uses including the placement of benches, waste receptacles, and memorial trees and plaques. The full list of park improvements are listed the 2018 Sankey Park Project Execution Plan. See Attachment D.

The Project Execution Plan is the product of several years of planning for Sankey Park. The Sweet Home Park System Master Plan was adopted on January 28, 2014. Goal Three of the Master Plan is to “Develop a Vibrant Park System and Acquire Parkland for the Future.” As a way to implement this goal, the City Council authorized the Sankey Park Conceptual Redesign project during the June 28, 2016 City Council meeting. As a part of the redesign effort, community members, Park Board members, City staff, and University of Oregon Community Planning Workshop students and staff worked collaboratively to develop a conceptual redesign plan for the future redevelopment of Sankey Park.

The City of Sweet Home Sankey Park Conceptual Redesign (October 2016) was adopted by Resolution No. 29 for 2016 at the November 8, 2016 City Council meeting. That resolution states that the Sankey Conceptual Redesign “will provide guidance on new development and/or the redevelopment criteria at Sankey Park.

Community and Economic Development Department engineering staff prepared the 2018 Sankey Park Project Execution Plan in order to implement the Sankey Park Conceptual Redesign. At their March 30, 2018 meeting, the Park and Tree Committee recommended by consensus that staff move forward with implementation of the Project Execution Plan. This conditional use permit would provide the land use authorization for the City to move forward with new development at Sankey Park. The Execution Plan includes a plot plan (Attachment B), which depicts the locations of the larger improvement projects. It is possible that some minor modifications to the project list and improvement locations will need to be made as work progresses. The location of the Sankey Park improvements authorized by this permit would be limited to the existing footprint of the Park site. The boundary of the City property that contains Sankey Park is depicted on Attachment A.

LOCATION: Sankey Park contains approximately 17 acres. The City property that contains Sankey Park totals approximately 21 acres, and is located in the Residential Low-Density (R-1), Residential High-Density (R-2) and Natural Resources (NR) Zones. Portions of the tract are also located within the 100-year and 500-year floodplain and floodway. The property is identified on the Linn County Assessor’s Map as 13S01E31DA Tax Lots 2000, 3302, 2100, 2200, 2300, 2403, 2405, 2400, 3300, and 3600. The project location, within the tract owned by the City of Sweet Home, is identified on Attachment C.

ZONING AND COMPREHENSIVE PLAN DESIGNATIONS:

Property	Zoning Designation	Comprehensive Plan Designation
Subject Property	Residential Low-Density (R-1), Residential High-Density (R-2) and Natural Resources	Public
Property North	Residential Low-Density (R-1), Residential High-Density (R-2) and Natural Resources. 100-year and 500-year flood plain.	Low and High Density Residential, including the Sweet Home High School.
Property East	Residential Low-Density (R-1), and Natural Resources. 100-year and 500-year flood plain	Low and High Density Residential.
Property South	Residential Low-Density (R-1)	Low Density Residential

Property West	Residential Low-Density (R-1), and Residential High-Density (R-2). 100-year and 500-year flood plain	Low and High Density Residential.
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Floodplain: Based on a review of the FEMA FIRM Maps; Panel 41043C0913G dated September 29, 2010, portions of the subject property in and adjacent to the Ames Creek are located in the 100-year floodplain.

Wetlands: The subject property borders Ames Creek, which is identified as a significant riparian area.

Access: The subject property has access from 14th Avenue and 16th Avenue.

Services: The property is connected to City water and sewer.

HEARING NOTICE: This application was received on May 18, 2018. The 120-day completion deadline is September 15, 2018. Notice for this application and for the public hearing before the Planning Commission was mailed to City and residents within 300 feet of the subject property, City Department Heads, and service agencies on May 29, 2018. Notification was posted at City Hall on May 29, 2018. Notice of the hearing appeared in The New Era Newspaper on June 6, 2018. Notice was provided as required by SHMC 17.12.120.

II. COMMENTS

Building Division: The Building Program has no issues with this request for a Conditional Use. This project will require numerous permits (demolition, structural, plumbing, electrical, etc.), all of which will require inspections. The bridge crossing Ames Creek will be an engineered structure.

Lauren Brown,
Wetland Ecologist
OR Dept. of State Lands: The site plan was difficult to read but appears that a new bridge is proposed to cross Ames Creek (there is an existing one too). The playground structures appear to be in an area dominated by Doug fir trees and not identified on the local wetland inventory. The only way to know for sure if wetlands or waters are present is to have a wetland professional onsite. DSL has a 50 cubic yard exemption, so if more than 50 cubic yards of material is being removed and or filled within wetlands or below the ordinary high water line of Ames Creek, a state removal-fill permit would be required.

Comments from
Members of the Public
And Engineering: Included as Attachment D.

III. REVIEW AND DECISION CRITERIA

The review and decision criteria for a conditional use permit are listed below in bold. Staff findings and analysis are provided under each review and decision criterion.

- A. The request complies with the requirements of the underlying zone or overlay zone, city codes, state and federal laws. [SHMC 17.80.040(A)]**

Staff Findings: Sankey Park is approximately 17 acres in size, and is located on property owned by the City of Sweet Home that contains approximately 21 acres. The property is located in the Residential Low-Density (R-1), Residential High-Density (R-2) and Natural Resources (NR) Zones. Portions of the tract are also located within the 100-year and 500-year floodplain and floodway. A Community Center may be established in the R-1, R-2 and NR zone through the conditional use permit application process. The City of Sweet Home does not specify “Park” use in any of its zones. It does specify “Community Center.” Community Center is defined in SHMC 17.04.030:

COMMUNITY CENTER OR BUILDING. A facility owned and operated by a government agency or a non-profit community organization which is open to any resident of the city or surrounding area; provided that, the primary purpose of the facility is for recreation, social welfare, community improvement or public assembly.

This definition uses the term “facility,” which staff finds to be broad and include a park. Since the term “park” is not identified in any of Sweet Home’s zones, staff finds the Community Center definition to be the most logical use to encompass park use. The subject property is located in the R1 and R1 base zones, and both permit a community center through a conditional use application process. See SHMC 17.24.030(D) and 17.28.030(A).

The proposed improvements would be developed in phases, funding permitting, over the course of at least two to three years. In order for this application to comply with all applicable city codes and state and federal laws, this application may require additional permits. If this application is approved, the applicant would need to obtain all required local, state, and federal permits. The City shall obtain all necessary permits from the Building Division and Engineering Division. These permits may include, but are not limited to: building, electrical, mechanical, and plumbing permits from the Building Division.

The proposal would also include some development adjacent to Ames Creek. The applicant would be required to obtain all necessary permits from the Oregon Department of State Lands (DSL) and the Army Corps of Engineers. The applicant shall submit copies of all required permits and licenses to the Sweet Home Community and Economic Development Department for inclusion in the record of CU 18-06.

1. **In an NR zone, the following actions are subject to the review:**
 - A. **New structural development;**
 - B. **Exterior expansion of any building or structure;**
 - C. **Increases in impervious surfaces or storage areas;**
 - D. **Grading, excavation or fill; and**
 - E. **Removal of native vegetation. [SHMC 17.72.040]**

2. **The City of Sweet Home has adopted safe harbor setback methodology for the identification of significant riparian corridors and significant wetlands. These resources are identified on the Local Wetlands Inventory and Riparian Inventory Maps. The City are responsible to have a qualified professional identify the wetlands boundary on the affected property.**

<i>Natural Area</i>	<i>Width of Vegetated Corridor, per side</i>
Ames Creek	50'

Staff Findings: The proposed improvements to Sankey Park include new structural development. As a result, new development within the Natural Resources Zone is subject to review under SHMC 17.72. SHMC 17.72 applies the City’s local standards for wetlands

protection; however, additional state and/or federal permits may be required; depending on the development. The applicant should contact the Oregon DEQ and Army Corps of Engineers prior to commencing development.

The pedestrian bridge would result in new development within the riparian area. The proposed bridge; therefore, would need an exception under SHMC 17.72 in order to be approved.

- 3. The following activities may be excepted from the requirements of this chapter upon administrative review approval that they are designed to meet the standards listed in this chapter.**
 - a. Drainage facilities, utilities and irrigation pumps;**
 - b. Streets, roads, driveways or paths;**
 - c. Water-related and water-dependent uses;**
 - d. Replacement of existing structures with structures in the same location that do not disturb additional riparian surface area;**
 - e. Removal of non-native vegetation and replacement with native plant species; and**
 - f. Alteration of the area by placement of structures or impervious surfaces within the Riparian Zone upon demonstration that equal or better protection for identified resources will be ensured through restoration of riparian areas, enhanced buffer treatment or similar measures; providing that, the alterations not exceed 50% of the width of the riparian area, measured from the upland edge of the Zone. [SHMC 17.72.050]**

Staff Findings: The proposed pedestrian bridge project area is located within 50 feet of Ames Creek. The proposed pedestrian bridge can be excepted from the requirements of the SHMC 17.72, because it would constitute construction of a path over a the creek; which is a water-related use.

- 4. For an exception to be allowed, the applicant shall comply with the following requirements:**
 - a. Demonstrate that no other practicable access to the buildable area exists; [SHMC 17.72.070(C)(1)]**

Staff Findings: This proposal does not provide access to a building site. This criterion is therefore not applicable to this request.

- b. Design roads, driveways and paths to be the minimum width necessary while allowing for safe passage of vehicles and/or pedestrians; [SHMC 17.72.070(C)(2)]**

Staff Findings: The proposed pedestrian bridge would be six feet in width, which is the minimum width needed for safe passage of pedestrians. The application complies with this criterion.

- c. Consider the need for future extensions of shared access, access easements or private streets in order to avoid subsequent encroachments into a significant natural resource; [SHMC 17.72.070(C)(3)]**

Staff Findings: Staff does not anticipate that the proposed pedestrian path would cause a need for subsequent encroachments. The application complies with this criterion.

- d. During construction, no stockpiling of fill materials, parking or storage of equipment shall be allowed within a significant natural resource; [SHMC 17.72.070(C)(4)]**

Staff Findings: Staff recommends that this be listed as a condition of approval. With this condition, the application complies with this criterion.

- e. **Erosion control measures, such as silt fences and biofilter bags, shall be used to reduce the likelihood of sediment and untreated stormwater entering a significant natural resource; [SHMC 17.72.070(C)(5)]**

Staff Findings: Staff recommends that this criterion be listed as a condition of approval. With this condition, the application complies with this criterion.

Based on these findings, and with the above referenced conditions, staff finds that the proposed pedestrian bridge should be granted an exception from the NR standards.

5. **Parking. Unspecified Uses. Any use not specifically listed in this section shall have a parking requirement determined by the City Manager, based on the parking space requirement for comparable uses listed in this section. The decision of the City Manager may be appealed to the Planning Commission, using procedures as spelled out in this title. [SHMC 17.08.090(H)(21)]**

Staff Findings: The parking space requirements listed in SHMC 17.08.090(H) do not provide guidance for outdoor facilities. They predominantly speak to parking requirements for buildings. Sankey Park currently has approximately 25 available off-street parking spaces. The proposal, when complete, would offer 38 parking spaces; and potentially up to 44. Staff thinks that adding 13 parking spaces would be adequate to accommodate the potential increase of use from development. Historical observation of parking at Sankey Park has found that parking generally only becomes congested during special events; such as festivals. Special events are unique, and parking challenges can be addressed on an event-by-event basis through a process that is separate from this conditional use review.

With a condition that requires that Sankey Park once completed have at least 38 parking spaces, staff finds that the application complies with this criterion.

6. **A development permit shall be obtained before construction or development begins within any area of special flood hazard established in § 15.12.050. The permit shall be for all structures, including manufactured homes, as set forth in § 15.12.030, and for all other development. [SHMC 15.12.090]**

Staff Findings: Based on a review of the 2015 Sweet Home Aerial Photogram and the Panel 41043C0913G dated September 29, 2010, a large portion of the project is located within 100-year floodplain. The applicant would be required to obtain all necessary floodplain development permits if the proposed facility improvements would occur within that portion of the project area that is within the 100-year floodplain.

- B. **The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering, but not limited to, the following:**
 1. **Building size;**
 2. **Parking;**
 3. **Traffic;**
 4. **Noise;**
 5. **Vibration;**
 6. **Exhaust and emissions;**
 7. **Light and glare;**
 8. **Erosion;**
 9. **Odor;**

10. **Dust;**
11. **Visibility;**
12. **Safety;**
13. **Building, landscaping or street features.** [SHMC 17.80.040(B)]

Staff Findings: The applicant is requesting this conditional use permit in order to make improvements at Sankey Park. The need for Sankey Park improvements has been established and is documented in the City of Sweet Home Sankey Park Conceptual Redesign (October 2016); which is included in the record. Sankey Park has been in existence since 1935; and while the improvements may generate more interest and traffic to the park, staff finds that the Park location would continue to be adequate considering the following:

1. Building size – Buildings that would be constructed as a part of this request include a replacement restroom and a new covered pavilion. A pedestrian bridge structure would also be constructed. The existing park property is more than adequate to accommodate the proposed buildings. See Attachment B.
2. Parking– The existing public parking off 14th Avenue on the lower and upper west side and of the park will remain unchanged. The parking area near Weddle Bridge and the new restroom facility will be reconfigured per the Sankey Park Conceptual Redesign to better utilize the parking area. See Attachment B. A new parking area is planned closer to the entrance. Parking will increase from 25 spaces to 38 spaces under the proposed plan. It will be the ongoing responsibility of the City to provide parking as required by SHMC Section 17.08.090.
3. Traffic– Improvements to Sankey Park may result in more use of the park. This may increase the traffic that is attracted to the park. The pedestrian bridge is non-traffic rated, and would help to mitigate this traffic impact by encouraging community members to access the park on foot. Parking will be increased from 25 spaces to 38 spaces in order to accommodate this use. Public parking for Sankey Park will continue to be available, with additional spaces, located off 14th Avenue.
4. Noise – Staff has not identified any noise impacts from the surrounding area that would negatively impact the proposed park improvements.
5. Vibration – Staff has not identified any vibration impacts from the surrounding area that would negatively impact the proposed park.
6. Exhaust and emissions – Staff has not identified any exhaust or emission impacts from the surrounding area that would negatively impact the proposed park improvements.
7. Light and glare – Staff has not identified any light or glare impacts from the surrounding area that would negatively impact the proposed park improvements.
8. Erosion – Staff has not identified any erosion impacts from the surrounding area that would negatively impact the proposed park improvements.
9. Odor – Staff has not identified any odor impacts from the surrounding area that would negatively impact the proposed park improvements.
10. Dust – Staff has not identified any dust impacts from the surrounding area that would negatively impact the proposed park improvements.
11. Visibility – Staff has not identified any visibility concerns within the surrounding area that would negatively impact the proposed park improvements.

12. Safety – Staff has not identified any significant safety concerns associated with the subject property or surrounding area that would negatively impact the proposed park.
13. Building, landscaping or street features – Based on staff's review, and past planning for Sankey Park, the park location would be adequate to provide needed building and landscaping. Fourteenth Avenue would continue to be available for access to Sankey Park.

C. Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval that include but are not limited to those listed in this chapter.
[SHMC 17.80.040(C)]

Staff Findings: This proposal would enhance facilities at the existing Sankey Park. The project construction period is anticipated to last more than one year. The improvements are intended to enhance the recreational offerings at Sankey Park. For that reason, more people may be inclined to use the park. Improvements include new restrooms, a pedestrian bridge, pavilion, and new playground equipment. The extent of the development will be dependent on available funding. During the phased construction, there is anticipated to be a temporary impact to the JRCC parking lot and facilities within the park. For the new restroom facility, contractor trucks would enter and leaving the parking lots on 14th Avenue and in Sankey Park proper.

Staff received comments from community members which raised concerns about the proposal. See Attachment E. A comment was raised that if the proposed improvements are intended to benefit the Oregon Jamboree, then funds would be better spent elsewhere. This comment stated that:

Any improvements to Sankey Park should be to enhance the family friendliness of this neighborhood park, rather than to further turn it into a major entertainment venue.

Staff finds that while the improvements may be desirable to Oregon Jamboree attendees, the purpose of the improvements is to provide park amenities to Sweet Home's residents. The pedestrian bridge is intended to enhance access to the park from residents to the east. The proposed family friendly improvements are intended to solidify Sankey Park as a neighborhood amenity for its residents. Traffic and other event related concerns associated with the Oregon Jamboree should be addressed as a part of the event planning for that specific event.

Concern was also raised that the proposed pedestrian bridge may introduce transient and other populations within the City into the JRCC area that are not compatible with operation of a facility that caters to youth. It is staff's position that the proposed improvements would make the park a more desirable destination for families and general recreation users. Bringing more people into the park should act to move the undesirable element out.

An anonymous complaint raised concern that the Park is rarely used, specifically the BMX track. The concern also raised doubt that the pedestrian bridge would be used. This is primarily a question of preference relating to how funds should be spent within the community.

In sum, it is the opinion of staff the development of the Park will make the park more desirable to the community. This should increase park usage by community members and act as a positive effort to move the undesirable element out. Increased interest in the park may lead to more traffic to the park. The proposed plan would increase parking from the existing approximately 25 spaces to 38; and potentially up to 44. Staff recommends that the Park, when completed, provide at least 38 off-street parking spaces.

In order to ensure compliance with the standards listed in the SHMC, staff has included proposed conditions of development listed in Section IV of this report. With these conditions, staff has not identified any significant impacts that would occur as a result of approval of this proposal.

D. All required public facilities have adequate capacity, as determined by the city, to serve the proposed use. [SHMC 17.80.040(D)]

Staff Findings: This project is an upgrade to Sankey Park, and has all necessary utilities. Sankey Park has vehicular access from 14th Avenue and is accessible via multiple pedestrian routes. Sankey Park has three existing parking lots, and is already served by City water and sewer. The Execution Plan was developed by City engineering staff, and development of the park would not be permitted to exceed the capacity of available public facilities.

As stated by Joe Graybill, PE, Staff Engineer:

The perimeter of the park is fully served by City utilities of water and sewer. On the East side at 16th Ave and Fir, the city has a 4" water line and an 8" sewer line. On the West side at 14th Ave, the city has a 6" water line and a 8" sewer line.

Storm drainage is available along 14th Ave. Direct outlet flows to Ames Creek is discouraged by city and state regulations.

The street width on 16th Ave is a 32' curb-to-curb width in a 50' Right-of-Way. 14th Ave is a 22' edge-to-edge pavement width with gravel shoulders in a 50' Right-of-Way at Upper Sankey and 53' Right-of-Way at Lower Sankey.

Parking in Sankey is available in 3 parking lots. All parking lots are currently unmarked, which decreases the available density, probably to around 25 or so. The Upper Sankey lot will have 11 marked spaces. Lower Sankey will have 14 marked with an optional 6 spaces in the Hawthorne St lot. The Ames Cr lot will have 13 spaces in the reconfigured Sankey Plaza area. The improvements planned will provide 38 (up to 44) marked spaces. Parking at the 16th Ave entrance has only curbside spaces.

Based on the findings above, staff concludes that there is adequate water, sewer, storm drainage, and parking services available to support the park expansion.

E. In approving a conditional use permit application, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this chapter, additional conditions determined to be necessary to assure that the proposed development meets the decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole. [SHMC 17.80.050]

Staff Findings: This provision of the SHMC allows the Planning Commission to impose conditions of approval. This is an opportunity for the Planning Commission to determine if conditions are needed in order to ensure compliance with the "decision criteria as well as the best interests of the surrounding properties, the neighborhood, and the city as a whole." As specified in SHMC 17.80.050, conditions could include, but are not limited to: expanding setbacks, limiting hours of operation, requiring site or architectural design features, imposing additional sign standards, and so forth.

Staff recommends the conditions of approval listed in Section IV. These conditions are intended to ensure that development is consistent with the proposal reviewed in this application and all applicable review and decision criteria. Staff proposes conditions of approval that state:

1. The project footprint shall be limited to the locations reviewed in this application (CU18-06). Improvements shall be located in substantially the locations depicted on the applicant's plot plan; included as Attachment B.
2. When completed, Sankey Park shall contain at least 38 off-street parking spaces.

3. All new exterior lighting shall be located in such a manner so as not to face directly, shine or reflect glare onto a street, a highway or a property in a residential zone.
4. During construction of the pedestrian bridge, no stockpiling of fill materials, parking or storage of equipment shall be allowed within a significant natural resource.
5. During construction of the pedestrian bridge, erosion control measures, such as silt fences and biofilter bags, shall be used to reduce the likelihood of sediment and untreated stormwater entering Ames Creek.

While not specifically listed as conditions, the applicant would still need to comply with all existing local, state, and federal standards that apply to the application. These standards include, but are not limited to the following:

1. Prior to development, the applicant shall obtain all necessary local, state, and federal permits. Permits may include, but are not limited to building, mechanical, and plumbing permits from the Sweet Home Building Division; permits from the Planning Division for improvements within a riparian area; electrical permits from the Linn County Planning and Building Department; a floodplain development permit from the Building Division, and permits from Oregon Department of State Lands and the US Army Corps of Engineers.
2. Parking shall comply with all applicable sections of SHMC 17.08.090; including but not limited to all Stormwater drainage, surfacing, and dimensional standards.
3. New buildings and structures shall meet the applicable setback requirements of the R-1 zone as listed in SHMC 17.24.050, R-2 zone as listed in SHMC 17.28, and NR zone as listed in SHMC 17.72.

F. A conditional use permit shall be void one year after the date of the Planning Commission approval if the use has not been substantially established within that time period. [SHMC 17.80.070]

Staff Findings: As required under this section, the conditional use permit shall be void one (1) year after the date of the Planning Commission approval if the use has not been substantially established, as defined under SHMC 17.80.070(A), within that time period. The City Planner may grant one extension of up to one year for a conditional use permit that contained a one year initial duration upon written request of the applicant and prior to the expiration of the approved period. Requests other than a one year request made prior to the expiration of the approved period must be approved by the Planning Commission. A conditional use permit not meeting the above time frames will be expired and a new application will be required.

IV. CONCLUSION AND RECOMMENDATION

Based on the findings above, staff concludes that the conditional use permit proposal CU18-06 complies with the all of the applicable review and decision criteria. If the Planning Commission approves this application, staff recommends that the conditions of approval listed below be required in order to ensure that the application is consistent with the findings in the Review and Decision Criteria (Section III) and as required by the Sweet Home Municipal Code and other provisions of law. Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III.

Recommended Conditions of Approval for CU 18-06:

1. The project footprint shall be limited to the locations reviewed in this application (CU18-06). Improvements shall be located in substantially the locations depicted on the applicant's plot plan; included as Attachment B.

2. When completed, Sankey Park shall contain at least 38 off-street parking spaces.
3. All new exterior lighting shall be located in such a manner so as not to face directly, shine or reflect glare onto a street, a highway or a property in a residential zone.
4. During construction of the pedestrian bridge, no stockpiling of fill materials, parking or storage of equipment shall be allowed within a significant natural resource.
5. During construction of the pedestrian bridge, erosion control measures, such as silt fences and biofilter bags, shall be used to reduce the likelihood of sediment and untreated stormwater entering Ames Creek.

V. PLANNING COMMISSION ACTION

In taking action on a Conditional Use permit application, the Planning Commission will hold a public hearing at which it may either approve or deny the application. If the application is denied, the action must be based on the applicable review and decision criteria. If approved, the Planning Commission may impose conditions of approval. Staff's recommended conditions are included in Section IV.

Appeal Period: Staff's recommendation is that the Planning Commission's decision on this matter be subject to a **12-day appeal period** from the date that the notice of decision is mailed.

Order: After the Planning Commission makes a decision, staff recommends that the Planning Commission direct staff to prepare an order that is signed by the Chairperson of the Planning Commission. The Order would memorialize the decision and provide the official list of conditions (if any) that apply to the approval; if the application is approved.

Motion:

After opening the public hearing and receiving testimony, the Planning Commission's options include the following:

1. Move to approve application CU 18-06; including the conditions of approval listed in Section IV of the Staff Report, the setting of a 12-day appeal period from the date of the mailing of the decision, and direct staff to prepare an order to be signed by the Chair to memorialize this decision.
2. Move to deny application CU 18-06; including the setting of a 12-day appeal period from the date of mailing of the decision, and direct staff to prepare an order to be signed by the Chair to memorialize this decision.
3. Move to continue the public hearing to a date and time certain (specify); or
4. Other.

VI. ATTACHMENTS

- A. Subject Property Map
- B. Plot Plan Depicting Improvement Location
- C. Pedestrian Bridge General Location Map
- D. Sankey Park Execution Plan
- E. Comments Submitted as of June 11, 2018
- F. Sankey Park Conceptual Design Plan (October 2016)



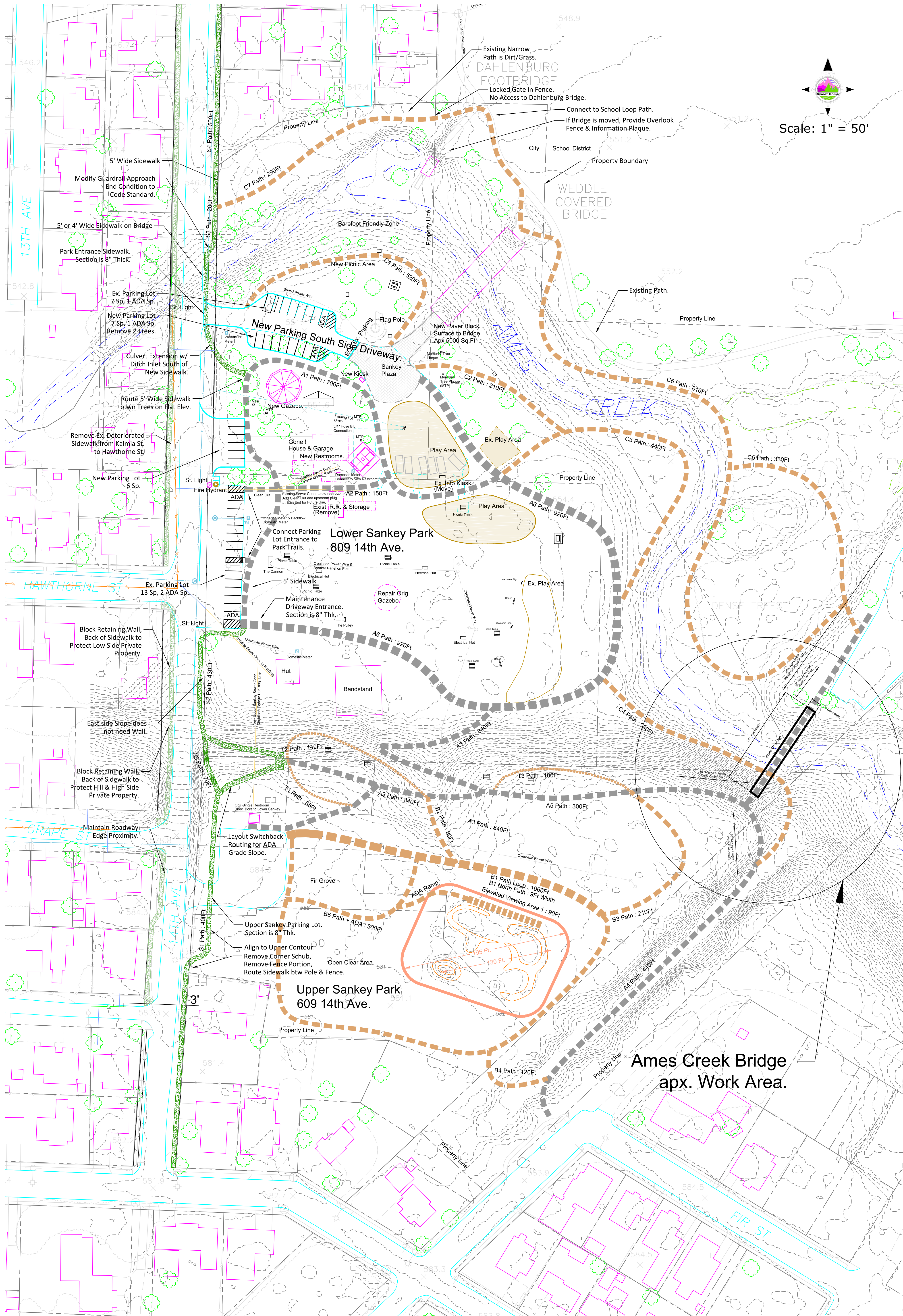
Sankey Park Boundaries
(Approximate)



1 inch = 300 feet

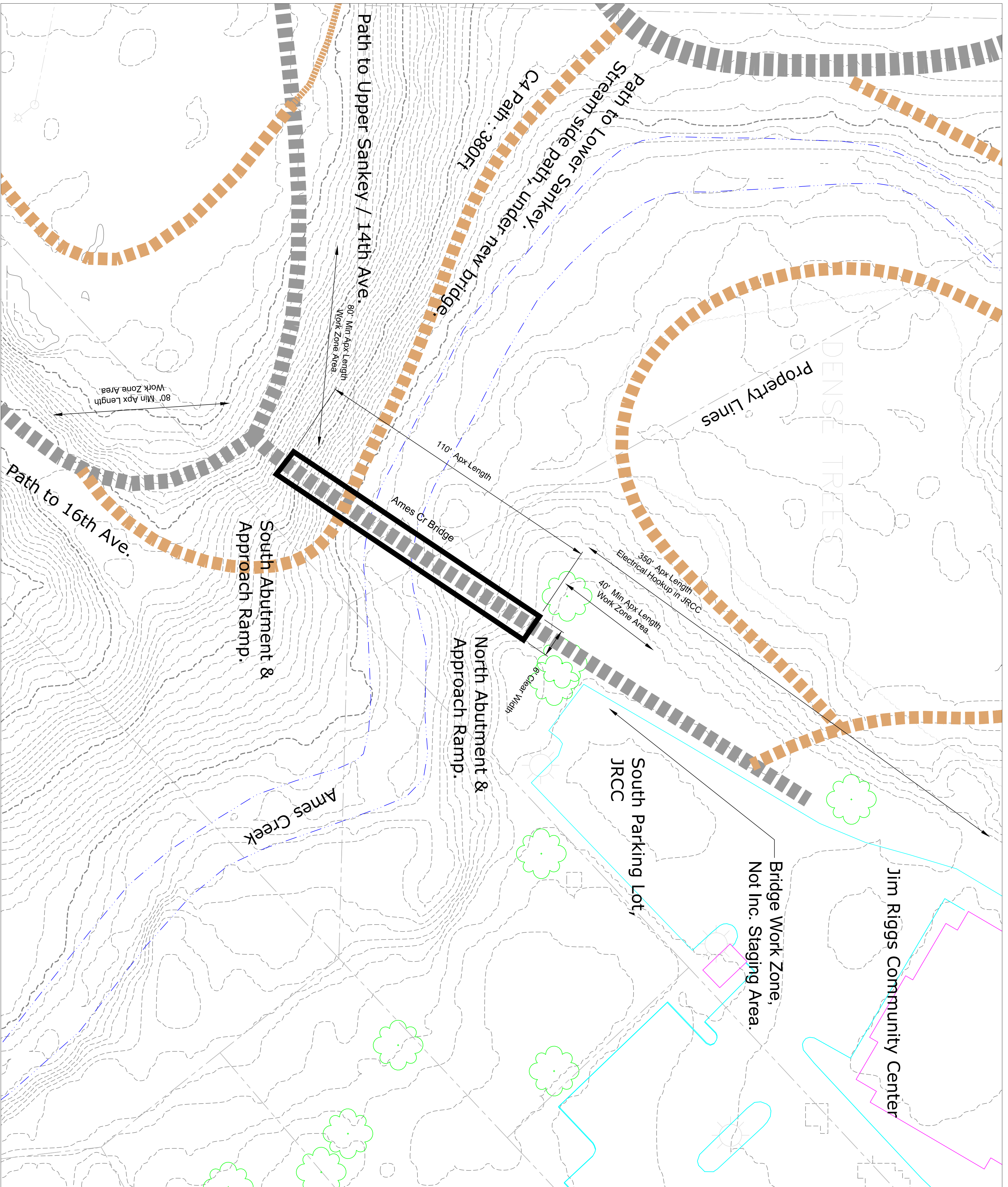
City of Sweet Home Planning Department Sankey Park Boundary Map

Date: 5/14/2018

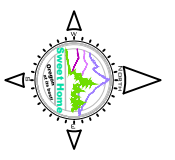



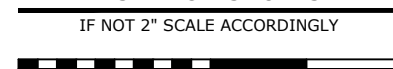
Scale: 1" = 50'

1 OF 1 SHEET	TITLE	ISSUE / REV.	CITY OF SWEET HOME, Public Works Department Engineering Division, 1140 12th Avenue, T:541-367-6977, F:541-367-6440	DRAFT	DWG No./Rev. g:\engr\xxxx\xxxx.dwg
	Sankey Park Concept Plan Improvements Draft - Tentative Layout Facilities & Paths - Draft	Contour Line Data Courtesy of Wayne Shilts. Aerial Data from 3DI West 2015 for City of SH.	LINE IS 2 INCHES FULL SIZE IF NOT 2" SCALE ACCORDINGLY		SCALE 1" = 50' 03-14-2018 SIZE FILE-DRW x-x SHPWxxxx D



Project Overview - Ames Creek Bridge
Horizontal Scale 1" = 50'



X of X	SHEET	Sankey Park Concept Plan Improvements: Ames Creek Bridge. Draft - Tentative Layout Ames Creek Bridge - Draft Proposal Work Scope, Bridge Span, Approach Ramps, Electrical.	ISSUE / REV. XXXX	CITY of SWEET HOME, Public Works Department Engineering Division, 1140 12th Avenue, T:541-367-6977, F:541-367-6440  LINE IS 2 INCHES FULL SIZE IF NOT 2" SCALE ACCORDINGLY 	XRefs: g:\engr\xxxx\xxxx.dwg	DWG No./Rev. g:\engr\xxxx\xxxx.dwg	SCALE 1" = 50'	03-14-2018	SIZE
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City of Sweet Home

Community Economic Development Department, Engineering Division

1140 12th Avenue

541.367.7993

2018 SANKEY PARK PROJECT EXECUTION PLAN

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Executive Summary; Sankey Park Plan

STRATEGIC HIGHLIGHTS

The Sankey Park Concept Plan laid out a schematic configuration of features and trails to improve the user experience at the Park. Concentrating primarily on the West side of Ames Creek, the Trail Network is divided into hard surface paved or concrete paths, and crushed rock or small chip natural paths. The Upper Sankey area is intended to have better access and activity zones in and around the BMX Track, with the Lower Sankey area showing the most changes with relocations or construction of some buildings, primarily new restrooms, gazebo, and playgrounds. Previous Master Plans mentioning common elements, and a recent well-scoped volunteer design for buildings, paths, and a bridge, all lead to the same conclusion; make improvements.

PROJECT FEATURES & PRIORITIES

The feature list in this Project Execution Plan (PEP) is ranked by recommendations in the Sankey Park Concept Plan generated from 2067 Public Outreach Meetings at the Park, and discussions with the Park and Tree Committee Capital Improvement Subcommittee. The plan priorities are flexible as conditions – physical and financial – warrant.

In the short term (1 – 4 months in the current FY), priorities are focused on getting immediate results in the entry area. Trimming and removing hazardous trees throughout the park, a replacement restroom building, and a modification of the Weddle Bridge Parking Lot. Sidewalk paths both large and small are proposed to provide circulation paths between these facilities, picnic areas, play grounds, and various entry points to the park.

The full project work is planned in the schedule to start in FY2017, continuing into FY2018 and FY2019. Particularly in that some elements such as path access to the area of the upstream crossing bridge is limited, engineering design and construction access planning will need to occur which will take some time. The plan is laid out in three development scenarios, with segments prioritized by funding or other reasons, with continuing review by the Parks & Tree Committee.

FINANCIAL CONSIDERATIONS

The costs estimates in this draft are from the various Master Plans and previous documents. For the actual construction features planned for the park, additional detail and quotes from contractors will be required.

The various projects envisioned are listed below, in order of interest and development potential to have the best result for funds available. Some city funds are available directly to construct the proposed plan. Some funds will be withheld may be used for possible grant match opportunities the next fiscal year, as the city attempts to leverage more funding from State Agencies to accomplish more work. The estimates listed in this plan are rough estimates; most construction will need quotes through the public bidding process.

These budget numbers do not reflect any in-kind or contributory funds. Some features may be wholly or partially funded as a promotion or recognition of contributions to the park facilities. One anticipated cost saving measure is the participation of community members in building portions of the park facilities. With community outreach there could be significant contributions, though assumptions made for commitment of materials, manpower, or equipment are subject to change. A variety of State Park Grants for funding are available, however sometimes the application cycle for large grants may delay the construction of large capital cost items. Small grants for specific items may be quicker.

One of the major risks is the long-term commitment by parties in a large project. Maintaining consistency of vision and process can be a challenge, even considering that “no plan stays the same”, change accommodation will need to be heeded.

Project Execution Plan

GENERAL PLAN & SCHEDULE

The 2016 Sankey Park Concept Plan lays out the work elements in 3 Phases. Previous plans did not appear to include phasing. In order to start in FY2017-2018, the work is planned to focus on a few short-term important improvements. The Concept Plan did not mention moving the Dahlenburg Bridge (since no one can get to it), though that should be done also. Also not mentioned were a couple of other major projects for Sankey Park noted below, these are listed in the 2013 and previous plans.

- Path construction from 14th Ave to 15th Ave or the school property on the north side of Ames Cr.
 - Fixing and improving the water irrigation system and coverage.
 - Dahlenburg Bridge paint, move, or provide access.
 - Maintenance tuning of the Weddle Bridge Howe Truss system.
 - Replace or repair the Weddle Bridge fire sprinkler system. (Should there be one on the Bandstand & Gazebo?)
 - Hut building maintenance.
- The table below indicates the 2016 Concept Plan work items and proposed phasing, as well as a tentative list of the non-plan items noted above phased into the workplan.

Phase 1	Phase 2	Phase 3
Remove rental home (Done!), Relocate cannon & pulley, Move Restrooms & Storage, Remove defunct infrastructure, Move gazebo, Renovate Playgrounds, Install paved loop trails, Develop Picnic area near Weddle Br. Install Path & Parking Lot lighting, Construct entry plaza area.	ADA waterfront trail, Unpaved paths, Add signage on trails, Close old trails & manage invasives. Add Upper Sankey picnic area Renovate BMX park, Renovate gazebo, Renovate bandstand.	Restore Riparian areas, Thin trees, Vegetate railroad corridor, Add Interpretive Signs, Register historic elements.

Phase 1	Phase 2	Phase 3
Weddle Bridge Howe Truss Tuning. Weddle Bridge Fire Sprinkler System.	Water Irrigation System Upgrade Dahlenburg Bridge Move/Paint. Bandstand/Gazebo Fire System.	North Path Construction. Hut Building Maintenance.

Replacing picnic tables and restoring the BMX track area were also listed in the previous plans, and in this 2016 Plan. Some of the later phased elements shown above will likely be moved up to work for summer of 2018. For example the Phase 3 “Thin Trees” should be done first along with the dangerous tree removal, prior to other major construction in the park. A new restroom and storage building is a high priority. Moving or renovation of the gazebo may be delayed, and maintenance performed on it in-place, with a new gazebo constructed. Sidewalk paths are a variety of hard and soft surfacing depending on the route. More detailed information is presented in the work summary and detail sections that follow. The City intends that all elements are completed by the end of FY2019.

NOTES

Path and parking lot lighting are very different fixtures, but should be all the same light style and type. Some may be solar with internal batteries, however, it would be recommended that AC power conduits connect the lighting grid for additional power outlets. Not all paths would be lit; it would be primarily the major paved pathways. Lighting format should conform to a recognizable city standard, such as the Median Planter fixtures on Main St. Or, they could be similar to the light fixture style at City Hall. Either way, we should consider this the standard for future installations at other parks and buildings.

Most areas of the park property are flat with a 25-30 ft elevation difference between Upper Sankey and Lower Sankey. The easternmost portion of Lower Sankey drops again by 5-6 feet alongside Ames Creek upstream of the Weddle Bridge, which can provide a quiet stream-side environment. The hillside between Upper and Lower presents the primary challenge to ADA access and path configurations, both within the park grounds, and along the 14th Ave perimeter. Stairs are proposed to be constructed on direct path alignments, with ramp switchbacks on a portion of the hill. On the street side of 14th Ave where conditions are very steep, ramps will also require a switchback configuration, as well as a short stair section. The lower streamside trail along the east portion of Ames Creek has significant erosion as noted in the Master Plan, and with the cross-slope against the bottom of the hill, makes construction of a major trail path there problematic.

The Dahlenburg Bridge needs to be reviewed for access, condition, repairs, and/or relocation. There may be another location upstream of the Weddle Bridge for crossing Ames Creek to the paths on the east side (C5 and C6). Upstream also there may be issues with construction in the flood plain. It may be more desirable to move the bridge offsite. A previously mentioned location may be the Oak Grove & Proposed Arboretum located alongside the New City Hall.

The listing below is an in-progress DRAFT of "Things To Do", and is in a DRAFT sequence order at this time. Listed items should be fully vetted in their expected timeline to prevent conflicts i.e. sidewalk locations vs lighting conduits.

PHASE 1 WORK

- Summary: Removal of hazardous trees and thinning.
Replace Lower Sankey restrooms, add Upper Sankey restroom.
Pathway A1 and A2 construction.
BMX Track area improvements.
Weddle Bridge parking lot modification.
Place tables & benches, remove stumps, boxes, planters, etc.
Lighting location and style.
- Thinning the park trees of dead, dying, leaning, or otherwise dangerous trees is the first thing to do. At this time 24 trees have been marked for removal. There are an additional 24 trees marked for thinning, to allow air, light, and water to the understory areas. There may be a few others subsequently noticed after the others are gone. Arrangements are proposed to exchange the marketable wood for use by other organizations, e.g. SHHS Forestry class, etc. Lumber grading of cut materials may be accomplished by a 3rd party contract service in order to use the wood for construction. Many of the remaining normally healthy Fir Trees that have the typical dead lower branches need to have those removed. Particularly in the areas of picnic tables and benches.
ACTION: Contract document for tree removal and thinning.
Provide space for branch and limb disposal by City forces.
Schedule first ahead of the other park work.

- The existing restrooms will be removed, the Concept Plan has them being replaced in a different location closer to the central Weddle Plaza entry area. Replacing the restrooms will require some extensions to the plumbing systems, sewer system, and electrical power systems installed to the previous manufactured home. A new location will need to be chosen for the building. The indicated version on the plan map is located just east of the previous residence structure. This would place the building adjacent to the A1 path and the new Play Area 1. A foundation pad will need to be poured, Building Permit for construction, utility connections and electrical to the structure, and sidewalk areas be connected around the building and to the path network. In addition, a single stall restroom would be installed in Upper Sankey adjacent to the upper parking lot. We will need to provide an ADA approved approach walk to this structure, it can connect to the parking lot. The restroom sewer drain will require a connection either down the hill to the Hut Building, or across 14th Ave to the end of the Grape St sewer main. The latter connection will require a lift station at the restroom to pump waste across 14th Ave and then up a slight grade on Grape St. There is a 6" water main in 14th Ave for service to the restroom building. A power pole is nearby on 14th Ave for the power drop to the building and lift station.

ACTION: Choose specific location & orientation.
 Choose specific type of building style; pre-fab concrete or assembled kit.
 Choose 3 or 4 stall restroom, and Storage Room sizing.
 Extend utilities and construct foundation & perimeter walkway to Lower Sankey Restroom.
 Extend utilities to Upper Sankey Restroom.
 Contract documents for building manufacturer and foundation/utilities/walkways.

- Pathway A1 and possibly A2 need to be constructed to provide access to the restroom and future gazebo locations. Both of these are proposed as 6 foot wide pathways. The A1 path is part of the Sankey Park Path Loop, and also doubles as the North-South frontage sidewalk for 14th Ave pedestrian travel.

ACTION: Choose specific path location.
 Lighting layout for conduit pre-installation.
 Public advertisement, bidding, contract for path & lighting conduit construction.
 Contract for electrical lighting work.

- Additional fill material and grading or sloping can occur at the BMX Track area. Trail number B1 would be laid out and routed around the Upper Sankey Area. This loop is approximately 1060 feet in length, making a 5x loop trek a mile in length. A 6 foot wide trail at 4" deep for 1060 linear feet would be 79 Cu. Yds.

ACTION: Confirm location and width for loop trail.
 Purchase material and place.

- The main parking lot at the Weddle Bridge would be reduced in length, but increased in width to provide additional parking on both sides of the driveway. The extension of pavement to its current location would stay as a turnaround area. The edge of existing asphalt would transition into a plaza area of paver blocks or concrete. With no further extension of paved parking the proposed Play area would be moved closer to the Weddle Bridge Plaza. The path A1 would extend along the west side of the plaza near the restrooms. The east side of the plaza would be a thicker durable surface to provide access to the maintenance driveway, A5, linking around the park to the 14th Ave parking lot. Lighting and power conduit runs would need to be confirmed prior to construction. It might be nice to have a Compass Rose placed in the middle of the plaza as a decorative feature (funded with a grant for the Arts, or perhaps with SD55 student participation?).

ACTION: Layout south side parking area plan, space marking, and bollards at the pavement edge.
 Confirm path A1 and A5 locations.
 Choose Weddle Br Plaza paving material, concrete, asphalt, or paver blocks etc.
 Public advertisement, bidding, contract for plaza & lighting conduit construction.

- Some of the simpler items in the 1st Phase list are to decide on where to relocate the cannon and pulley, and to install a plaque for information about those items. Placement of additional Picnic Tables and Benches, particularly just downstream of the Weddle Bridge near the C1 Loop has been requested. A few upstream in the area around the C3 Loop is requested also. Need to map the Memorial Trees, there are at least 4 in the park. We should have informational plaques also for the WPA 1930s Gazebo and Bandstand structures. Removing unused and unknown planters, boxes, tree stumps, and other miscellaneous “defunct infrastructure” definitely needs to be done. Adjustment and tightening of the bridge need to be performed this year.

ACTION: Maintenance tuning of the Weddle Bridge Howe Truss system.
 We need to move the pulley and cannon? Move at least the pulley over by Weddle Br.
 Find info on cannon, pulley, and building plaques. Purchase and place.
 Purchase tables and benches and place.
 Map the memorial trees, verify how many there are. Record in the planning office.

PHASE 2 WORK

- Summary: Repair existing gazebo, build new gazebo.
 Create Playground Area 1, move existing play structures.
 Construct remainder paths and trails except link to 16th Ave.
 Optional parking off 14th Ave near existing lot.
 Additional table, benches and trail management improvements.
 Lighting location and style.
 - Moving the existing Gazebo may be a costly endeavor, and it may not be structurally sound enough to do. This could entail a structural review and documentation of the existing building and connections. A new foundation design, structural connections, and roof configuration will all need engineering design for the building to be secured based on current code standards. Engineering design will be necessary with any new construction, the same as with moving the existing structure. The condition of the old structure does warrant some modifications and repairs in place. Since it is a historical structure to the City, it may be advisable to live the original gazebo in place, repair it, and create a new gazebo near the parking lot. At this point, contact has been made with an engineering firm in Lebanon, OR, who recently did the design for their new Gazebo at the North end of town near the Library and Senior Center complex. An email and photo exchange indicated that the structure may not be able to handle being moved. A cursory look at the building appears that straightening columns, repairing the roof, removing gutters and some if not all lower wall panels, add light colored painting, improving lighting and power, and replacing the concrete floor would be necessary. Creating a new gazebo allows a newer modern more open style of construction, more visible, and structurally resilient. New sidewalk routing would loop around the gazebo, and there will be newly built parking adjacent.
- ACTION: Review options for gazebo, renovate or add new.
 Contract with engineering review of original gazebo.
 Contract with engineering design of new gazebo (if option accepted).
 Contract for foundation, flooring, walkways construction (if option accepted).
 Contract for electrical fixtures, lighting, security, conduit & controls (if option accepted).
- New Playground Area 1 and play structures initially in Phase 1 could be done in Phase 2, and would be added in the new area immediately south of the Weddle Plaza area. The area would need the Soft Fall material throughout the area between paths A1 and A5, and structure foundations built to the manufactures standards.

The foundation work for the structures would be installed by a contractor or city forces, with the design plans provided by the play structure manufacturer. A basketball half-court is proposed at the south end.

ACTION: Determine which play structures and budget
Excavation of existing parking lot and foundation construction. City or contract forces.
Installation of Soft Fall material.

- The southern existing play structure is popular, but has some older elements, and is near the hill side within short distance from seating and table locations. Moving the existing structures requires all new foundation piers, connections, and area wide excavations for the soft-fall material. Infill will be necessary for the removal locations to fill in the voids. Replacing the older items (swings, etc) at one of the new play areas next to the entrance could easily be done.

ACTION: Remove and reinstall playground equipment in Play Area 1 or 2.
Evaluate conditions of equipment (swings) and consider purchase of new.

- The remaining concrete main paths and chip or gravel trails would be built, except for the link to 16th Ave at Fir St.

ACTION: Public advertisement, bidding, contract for path construction of remaining trails.
Lighting power conduits and fixtures.

- The original parking lot on 14th Ave can be expanded northward to add at least six more spaces. An existing fire hydrant and power pole is located just north of the existing lot in a small sidewalk section. The hydrant would be easy to move, however the power pole is in-line with the overhead, and would be expensive to relocate, if it could be. Only one additional space would be added, so it is doubtful it would be worthwhile. The new parking area would similar to the other lot.

ACTION: Evaluate Cost-Benefit of this potential 6-space area.
Layout parking area plan, space marking, and path connections to the A1 Path.

- Picnic tables and benches would be located near the two new play areas. Picnic tables on the bank upstream of the Weddle Bridge and tables on the hillside would be linked with the new chip or crushed rock trail material.

ACTION: Other tables and benches around the park. .

- Trail and vegetation signage, additional paved looped trails and pathways are located to provide access for city maintenance and vehicles, and pedestrian access to all locations. Two widths of concrete – or AC pavement – are for hard surface trail locations, two widths of chip or crushed rock trails are for harder to access areas next to Ames Cr., and on the hillside. On the concept plan, some of the trails located will need to be somewhat different, both in location and scope. Trail and vegetation management on the hill side as well as the shore trail C4 would be done at this time. Some embankment protection and releveling of the pathway will need to be done in the summer months. The switch-back trail on the hillside would be reversed, as it is indicted on the east side in steeper terrain, while the western side behind the bandstand is shallower sloped. Trails near Ames Creek that would be chip or crushed rock, may have an optional border edge to prevent erosion and grass/weed intrusion.

ACTION: Designate trail locations, and segments to repair. .
Public advertisement, bidding, contract for pathway & lighting conduit construction.

PHASE 3 WORK

- **Summary:**
 - Pedestrian Bridge to the Jim Riggs Community Center.
 - Path connection to 16th Ave & Fir St.
 - Construct Play Ground Area 2.
 - Sidewalk connections on 14th Ave from Elm St and/or Kalmia St.
 - Register Bandstand and Gazebo on Historic Register.
 - Park trails & benches on hill facing Bandstand.
- The Bridge connection to the Jim Riggs Community Center would be built during this time, or in phase 2. Foundation piers will be needed to be designed and built above the flood plain. There is a flat plateau on the south side of Ames Creek that would have a nearly 100 foot span to the parking lot at the south end of the JRCC. Contacts with bridge manufactures indicate a 8'x80' bridge would cost in the \$70-75K range for design, footings, supply and delivery. A local GC will be needed for construction, staging would be from the Community Center side.
ACTION:
 - Design style decision.
 - Contract for design and construction of abutments and bridge.
 - Path layout on both sides of Ames Creek.
 - Staging area on north side of Ames Creek.
- Path network connections to 16th Ave and Fir St would be made during this phase. An ADA ramp assembly would be needed at the 16th Ave end to connect to street grade.
ACTION:
 - Contract to Construct ADA ramp connection to 16th Ave and Fir St., and BMX area.
 - Contract to construct path north down RR grade to bridge crossing area.
- New playground assemblies could be placed in the new Play Area 2, adjacent to Play Area 1, south of path A1. The foundation work for any structures would be installed by a contractor or city forces, with the design plans provided by the play structure manufacturer.
ACTION:
 - Decision of play structures and type and size.
- Path connections along 14th Ave from Elm St to Kalmia St could be built, with the higher priority sections to the portions fronting Upper Sankey connecting to Lower Sankey, and the crossing of the Ames Creek Bridge from the park entrance north to the edge of the park.
ACTION:
 - Contract to construct sidewalk portions of 14th Ave leading to the park.
 - Design ADA Switchback and stair section on 14th Ave hillside portion.
- The noted item for restoring vegetation in the railroad corridor is in this phase. Although that pathway is a good direct link from 16th Ave to the bridge crossing to the Community Center, and the westward Primary Path A3 across the upper part of the hill side to 14th Ave and the ramp slope sections to Lower Sankey. It is recommended that we use the RR grade as path connection. The westward path of A3 ties into a number of small trail side paths linking picnic tables and benches on the hill side overlooking Sankey Park.
ACTION:
 - Layout exact location for sidewalk section on hillside grade.
- Historic information has been gathered regarding the construction of the Bandstand and Gazebo, and compiled, but not yet formally recorded. In the historic information about the Bandstand is a comment about the hill

side behind it being setup for an amphitheater format. However a bowl shape format would require significant excavation. The current bulge shape would allow tables and benches to view different directions from the hill.

ACTION: Register the Bandstand and Gazebo on Historic Register.

Decision on bowl or bulge hillside seating and tables overlooking Bandstand Stage and park.

Park trails in this area are intended to be 3' wide and chip or gravel trails oriented east-west.

Place additional tables.

CONSTRUCTION ESTIMATES

The following spreadsheet shows a detailed listing of each pathway segment, size, cost and type. The Path Name (eg. "A1") also indicates the priority of each segment and are listed on the Project Map. These draft cost estimate of the Sankey Concept Plan will vary as specific details come available.

This is "In-Progress", costs and bidding format is being evaluated. Often concrete work is best costed as Sq Yard, or Cu Yard, or Sq Foot, depending on the scope and volume of work. Please note the differing costs based on bid format. Secondary paths and trails with crushed rock or chip material are nearly always bid as Cu Yard.

											Concept			
											Total Cost	Total Cost	Total Cost	
											SqFt	SqYd	CuYd	
Paths		Phase	Length	Width	Depth	SqFt	SqYd	CuYd	Unit	Unit Cost	\$	\$	\$	
											6	50	200	
Primary R	A1	Concrete	1	700	6	0.33	4200	467	52	SqYd	\$ 42	\$ 25,200	\$ 19,600	\$ 10,391
	A2	Concrete	1	150	6	0.33	900	100	11	SqYd	\$ 42	\$ 5,400	\$ 4,200	\$ 2,227
	A3	Concrete	2	710	6	0.33	4260	473	53	SqYd	\$ 42	\$ 25,560	\$ 19,880	\$ 10,540
	A4	Concrete	2	440	6	0.33	2640	293	33	SqYd	\$ 42	\$ 15,840	\$ 12,320	\$ 6,532
	A5	Concrete	3	250	6	0.33	1500	167	19	SqYd	\$ 42	\$ 9,000	\$ 7,000	\$ 3,711
	A6	Concrete	3	920	9	0.67	8280	920	205	SqYd	\$ 42	\$ 49,680	\$ 38,640	\$ 40,971
				3170			21780					\$ 130,680	\$ 101,640	\$ 74,371
Upper BM	B1	Cr Rock	1	1020	5	0.33	5100	567	63	CuYd	\$ 26	\$ 10,200		\$ 14,733
Chip Opt.	B2	Cr Rock	2	80	5	0.33	400	44	5	CuYd	\$ 26	\$ 800		\$ 1,156
	B3	Cr Rock	2	110	5	0.33	550	61	7	CuYd	\$ 26	\$ 1,100		\$ 1,589
	B4	Cr Rock	2	120	5	0.33	600	67	7	CuYd	\$ 26	\$ 1,200		\$ 1,733
				1330			6650					\$ 13,300		\$ 19,211
Creek Side	C1	Cr Rock	1	520	5	0.33	2600	289	32	CuYd	\$ 26	\$ 5,200		\$ 7,511
	C2	Cr Rock	1	210	5	0.33	1050	117	13	CuYd	\$ 26	\$ 2,100		\$ 3,033
	C3	Cr Rock	1	440	5	0.33	2200	244	27	CuYd	\$ 26	\$ 4,400		\$ 6,356
	C4	Cr Rock	2	380	5	0.33	1900	211	24	CuYd	\$ 26	\$ 3,800		\$ 5,489
	C5	Cr Rock	2	330	5	0.33	1650	183	20	CuYd	\$ 26	\$ 3,300		\$ 4,767
	C6	Cr Rock	2	810	5	0.33	4050	450	50	CuYd	\$ 26	\$ 8,100		\$ 11,700
	C7	Cr Rock	2	290	5	0.33	1450	161	18	CuYd	\$ 26	\$ 2,900		\$ 4,189
				2980			14900					\$ 29,800		\$ 43,044
Hillside	T1	Chip	2	150	3	0.33	450	50	6	CuYd	\$ 26	\$ 900		\$ 145
	T2	Chip	2	140	3	0.33	420	47	5	CuYd	\$ 26	\$ 840		\$ 135
	T3	Chip	2	180	3	0.33	540	60	7	CuYd	\$ 26	\$ 1,080		\$ 174
				470			1410					\$ 2,820		\$ 453
14th Ave	S1	Concrete	2	430	5	0.33	2150	239	27	LnFt	\$ 45		\$ 19,350	
14th Ave	S2	Concrete	2	200	5	0.33	1000	111	12	LnFt	\$ 45		\$ 9,000	
14th Ave	S3	Concrete	3	400	5	0.33	2000	222	25	LnFt	\$ 45		\$ 18,000	
14th Ave	S4	Concrete	3	500	5	0.33	2500	278	31	LnFt	\$ 45		\$ 22,500	
14th Ave	S5	Concrete	3	70	5	0.67	350	39	9	LnFt	\$ 45		\$ 3,150	
				970			4850						\$ 72,000	

Additional spreadsheet chart with building construction costs below. – In progress – .

Working Summary Section.

- Summary P1: Removal of hazardous trees and thinning.
Replace Lower Sankey restrooms, add Upper Sankey restroom.
Pathway A1 and A2 construction.
BMX Track area improvements.
Weddle Bridge parking lot modification.
Lighting Style and Type.
Place tables & benches, remove stumps, boxes, planters, etc.
Tuning of the bridge truss system.
- Summary P2: Repair existing gazebo, build new gazebo.
Create Playground Area 1, move existing play structures.
Construct remainder paths and trails except link to 16th Ave.
Optional parking off 14th Ave near existing lot.
Dahlenburg Bridge location.
Additional table, benches and trail management improvements.
- Summary P3: Pedestrian Bridge to the Jim Riggs Community Center.
Path connection to 16th Ave & Fir St.
Construct Play Ground Area 2.
Sidewalk connections on 14th Ave from Elm St and/or Kalmia St.
Register Bandstand and Gazebo on Historic Register.
Park trails & benches on hill facing Bandstand.

Jerry Sorte

From: Joe Graybill
Sent: Monday, June 11, 2018 3:03 PM
To: Jerry Sorte
Subject: Sankey Park Conditional Use

Regarding the Sankey Park CU application for 2018, the following is a short list of utilities and other considerations for the park project.

The perimeter of the park is fully served by City utilities of water and sewer. On the East side at 16th Ave and Fir, the city has a 4" water line and an 8" sewer line. On the West side at 14th Ave, the city has a 6" water line and a 8" sewer line.

Storm drainage is available along 14th Ave. Direct outlet flows to Ames Creek is discouraged by city and state regulations.

The street width on 16th Ave is a 32' curb-to-curb width in a 50' Right-of-Way. 14th Ave is a 22' edge-to-edge pavement width with gravel shoulders in a 50' Right-of-Way at Upper Sankey and 53' Right-of-Way at Lower Sankey.

Parking in Sankey is available in 3 parking lots. All parking lots are currently unmarked, which decreases the available density, probably to around 25 or so. The Upper Sankey lot will have 11 marked spaces. Lower Sankey will have 14 marked with an optional 6 spaces in the Hawthorne St lot. The Ames Cr lot will have 13 spaces in the reconfigured Sankey Plaza area. The improvements planned will provide 38 (up to 44) marked spaces. Parking at the 16th Ave entrance has only curbside spaces.

Joe

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Cel: 541-936-2312



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received
Oblon LLC

6/6/18

To: Community and Economic Development Department and the
Sweet Home Planning Commission Attn: Jerry Sorte
Re: File Number CU18-06 (Sankey Park development)
From: Mary Jane Hildreth, 920 14th Ave, Sweet Home, OR 97386
landline: 541-367-8648 cell: 541-654-7780
Date: June 6, 2018

As a resident and homeowner near Sankey Park for over 6 years, I wish to comment on your development plans for the park.

If the proposed projects for Sankey Park are meant to improve the area as the site for the Oregon Jamboree, I think the money would be better spent ~~renovating~~ renovating a site for the Jamboree that is not in a residential neighborhood.

Full-time residents of the Sankey Park area are forced to radically disrupt their lives during the annual Jamboree. Every year, the disruption gets longer--now essentially Wednesday through Monday. We put up with loud noise throughout the day and night, making sleep impossible. We put up with some (not all) rude, belligerent and often intoxicated visitors who can pose a threat to our property and occasionally ourselves. Getting to and from work (or medical appointments) involves major obstacles as we risk accidents on overcrowded residential ~~public~~ streets and must avoid striking people walking in the street, jostling each other and not paying attention.

Any improvements to Sankey Park should be to enhance the family friendliness of this neighborhood park, rather than to further turn it into a major entertainment venue.

Please keep in mind it is the residents of the Sankey Park area who pay the property taxes and water bills, not the Jamboree visitors.

Sincerely, Mary Jane Hildreth

Jerry Sorte

From: Kris Latimer <kris@bgcgratersantiam.org>
Sent: Tuesday, June 5, 2018 11:32 AM
To: Jerry Sorte; Raymond Towry
Subject: Development of Sanky Park

received
6/5/18 JZ

Follow Up Flag: Follow up
Flag Status: Completed

Hi guys,

I just received the notice yesterday regarding the public hearing and plans for improvement at Sanky Park. I wanted to let you know that I reviewed the information, as well as the more extensive info that Ken Bronson kindly forwarded to me this morning in follow up to an extensive conversation.

My thoughts:

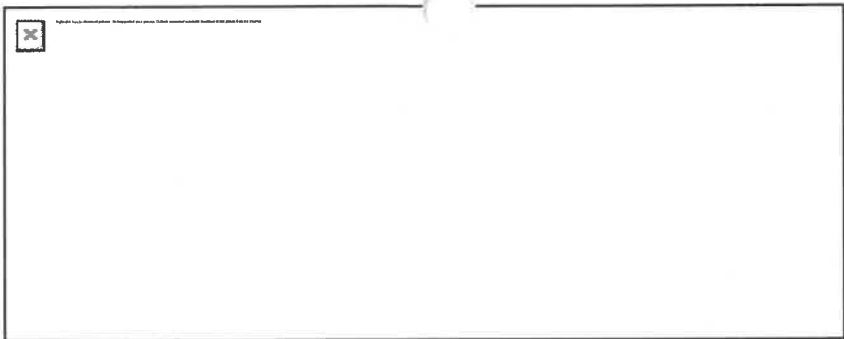
I applaud the city for seeing a diamond in the ruff and taking steps to make improvements. The on-going development of the parks in Lebanon have certainly helped in attracting and keeping young families. I've been thinking for the last several years that Sanky has a lot of possibility.

I have concerns about a foot bridge linking the park directly to the JRCC. As you know we have very vulnerable populations in that building - including three and four year old children who attend our free preschool. The populations that traditionally frequent the park are not exactly the populations that I want to have mixing with our kiddos. I also have concerns about the shelter the bridge will create that could add to homeless camp issues in the area.

That all being said - I see the opportunities that the connection to the park will create for the BGCs specifically so long as proper safe guards are in place to keep the park clear of the questionable populations that currently hang out in the area including evenings/nights. At this time the BGC does not have adequate outdoor play areas for children who attend the afterschool or summer programs. An open soccer field is not exactly the same as a play area. The footbridge to the park will give staff the ability to easily move children from JRCC to the park and back without having to walk across the soccer fields, etc.

So - to wrap up - I wanted you to know that I reviewed the information and I do have concerns and do see benefits. I'm assuming you'll go after grant funding for this - if there are ways I can support you, including letters, etc. please let me know.

“Never doubt that a small group of thoughtful, committed people can change the world. Indeed, it is the only thing that ever has.” — Margaret Mead



Kris Latimer

Executive Director

Boys & Girls Clubs of the Greater Santiam

kris@bgcgratersantiam.org | ph: (541) 258-7105 | fax: (541) 451-2694

Jerry Sorte

From: Private Person <fcrrdbest@yahoo.com>
Sent: Thursday, May 31, 2018 4:20 PM
To: Jerry Sorte
Subject: Sankey Park Development Comment



To Whom It May Concern; As a resident the first thing I thought when I received the proposed plan for new development to Sankey Park was, how much is this going to cost me?. The second thing I thought is this mainly benefits the Jamboree and I if passed the Jamboree should bear the brunt of the cost. Let me explain, I have lived near the park for 6 years. I drive by it all the time going to the store. It's mostly a few homeless people and sketchy people dealing drugs that are there. The park is empty, no one there, many many times when I drive by. So the lack of use in my mind doesn't justify the development other to benefit the Jamboree. Some will use the excuse that it benefits all the people of Sweet Home but that is not true. It that was true the park would be full of people using it, but it's not is it? Even the BMX park is not used 95% of the time. Now let's discuss the pedestrian bridge. I say really?, just how many pedestrians are going to use this bridge? This just makes no sense, there is not enough foot traffic to justify a bridge, just a waste of money. And I for one don't need a tax bond or property tax increase to pay for this ridiculous plan. I am a disabled vet on a fixed income and I don't use the park at all. FIX THE ROADS INSTEAD!!!!

Angela Clegg

From: BROWN Lauren <Lauren.BROWN@state.or.us>
Sent: Monday, June 04, 2018 10:25 AM
To: Angela Clegg; Andrea R Wagner (andrea.r.wagner@usace.army.mil)
Subject: RE: CU18-06 Notice of Public Hearing and Request for Comment

Good morning Angela-

The site plan was difficult to read but appears that a new bridge is proposed to cross Ames Creek (there is an existing one too). The playground structures appear to be in an area dominated by Doug fir trees and not identified on the local wetland inventory. The only way to know for sure if wetlands or waters are present is to have a wetland professional onsite. DSL has a 50 cubic yard exemption, so if more than 50 cubic yards of material is being removed and or filled within wetlands or below the ordinary high water line of Ames Creek, a state removal-fill permit would be required.

Let me know if you have any other questions.

Lauren Brown, Wetland Ecologist
Jurisdiction Coordinator
Oregon Department of State Lands
503.986.5218 Desk
503.302.3290 Cell

From: Angela Clegg [<mailto:aclegg@ci.sweet-home.or.us>]
Sent: Friday, June 1, 2018 10:16 AM
To: BROWN Lauren <lauren.brown@dsl.state.or.us>; Andrea R Wagner (andrea.r.wagner@usace.army.mil) <andrea.r.wagner@usace.army.mil>
Subject: CU18-06 Notice of Public Hearing and Request for Comment

Please review the attached Notice of Public Hearing and Request for Comment.

Angela Clegg

Project Assistant
City of Sweet Home
(541) 367-8113
aclegg@ci.sweet-home.or.us
www.ci.sweet-home.or.us



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Angela Clegg

From: Molly Laycock
Sent: Monday, June 04, 2018 11:48 AM
To: Angela Clegg
Subject: RE: CU 18-06 Notice of Public Hearing and Request for Comment

The Building Program has no issues with this Conditional Use request. This project will require numerous permits (demolition, structural, plumbing, electrical, etc.), all of which will require inspections. The bridge crossing Ames Creek will be an engineered structure.

Molly Laycock, CPT
City of Sweet Home - Building Program
1140 12th Avenue
Sweet Home, OR 97386
Ph: 541-367-7993; Fax: 541-367-6440
mLAYCOCK@ci.sweet-home.or.us

From: Angela Clegg
Sent: Monday, June 04, 2018 10:05 AM
To: Joe Graybill; Trish (Patricia) Rice; Molly Laycock
Subject: CU 18-06 Notice of Public Hearing and Request for Comment

My apologies. I just was made aware that you guys weren't on my mailing list for this Notice. As you can see on the notice the comments are due by the 7th. Again my apologies!

Angela Clegg

Project Assistant
City of Sweet Home
(541) 367-8113
aclegg@ci.sweet-home.or.us
www.ci.sweet-home.or.us



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SANKEY PARK conceptual redesign

October 2016



CSC | Community
Service
Center

O | UNIVERSITY OF
OREGON

ACKNOWLEDGEMENTS

This plan was developed by the University of Oregon's Community Service Center for the City of Sweet Home, Oregon. CSC wishes to thank Sweet Home Mayor Jim Gourley, Public Works Director Mike Adams, Planning Assistant Katie Wilcox, members of the Sweet Home Parks and Recreation Board, and Sweet Home City Council for their assistance with this project, as well as the public who participated in community events and interviews.

The Community Service Center (CSC) is an interdisciplinary organization that assists Oregon communities by providing planning and technical assistance to help solve local issues and improve the quality of life for Oregon residents. The role of the CSC is to link the skills, expertise, and innovation of higher education with the economic development and environmental needs of communities and regions in the State of Oregon, thereby providing service to Oregon and learning opportunities to the students involved.

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1209 University of Oregon Eugene, OR 97403

Phone: 541-346-3615

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I. INTRODUCTION

THE PARK:

Founded in 1935, Sankey Park has been an iconic public space for generations of Sweet Home residents. The park's central location makes it readily accessible to members of the Sweet Home community and visitors of all demographics. In addition to typical city park amenities such as play equipment and restrooms, Sankey provides access to serene natural areas and wooded trails. The site plays host to many events each year from community movie nights to the annual Oregon Jamboree music festival.



FIGURE 1.1: Sankey Park is centrally located near downtown Sweet Home, Oregon

At nearly 17 acres, Sankey Park is the largest developed park within the City of Sweet Home. In contrast to smaller neighborhood parks, Sankey provides activities and amenities to a citywide audience, designating it a “community park” by national standards. It is the only such park serving Sweet Home’s approximately 9,000 residents.

There are two major areas in Sankey Park, commonly referred to as “upper Sankey” and “lower Sankey,” seen in **Figure 1.2**. Lower Sankey, which is located on the northern side of the park includes the majority of amenities; Upper Sankey is located to the south and is largely undeveloped with the exception of a BMX track and parking area.

THE PROJECT:

Sankey Park is both a treasure and a concern to the local community. While the park provides opportunities for recreation and access to green space in the heart of downtown, this comes with serious concerns of inappropriate park use

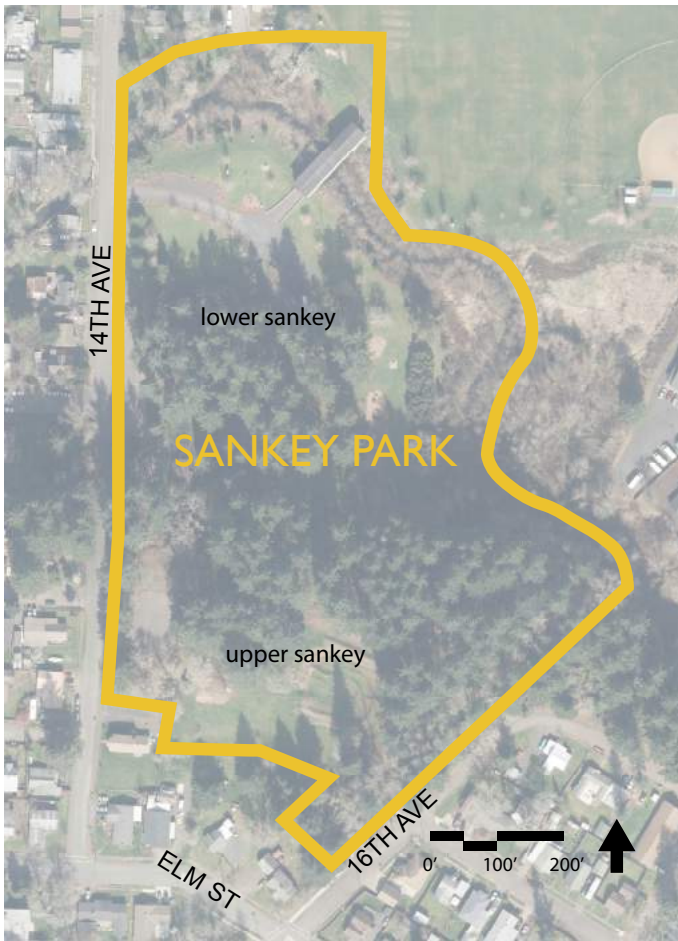


FIGURE 1.2: Sankey Park layout

and poor stewardship by park visitors. Long time residents share fond memories of the site while simultaneously noting concerns about the disrepair of current facilities. Issues of loitering and illegal behavior have caused safety concerns for residents who are apprehensive about bringing children, family members, and visitors to the space.

The current plan re-envisioned Sankey as a vibrant community space for all Sweet Home residents and visitors. Drawing insights from the community itself, it honors the site's past while looking forward and providing for the future.

DESIGN PROCESS:

The Community Service Center approached the redesign for Sankey Park as a community driven project. The needs, wants and requirements of the community, gathered from community events and interviews, were primary inspirations for the design.

The concept plan for Sankey Park is intended to be inspirational yet attainable. CSC envisions a future Sankey Park that is an asset to the City of Sweet Home and a point of pride for community members. Balancing sound design principles with community desires and the existing context of the site, the following plan proposes strategies for achieving this vision.



BE A PART OF YOUR COMMUNITY AND SHARE YOUR IDEAS!

WHEN?
August 8
6-7:30 PM
drop in any time!

WHERE?
The bandstand at Sankey Park
877 14th Ave.

QUESTIONS?
Contact Mike Adams at
(541) 367-6243 or
madams@ci.sweet-home.or.us

REFRESHMENTS PROVIDED!

SANKEY PARK

COMMUNITY WORKSHOP

What is important to you about Sankey Park?
 What would you like to see here in the future?
 We want to hear what matters to you!
 Join us as we share ideas about the future of this community space!




FIGURE 1.3: Input for the design was gathered at community workshops

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II. CURRENT CONDITIONS

INFRASTRUCTURE

The existing infrastructure within the park is an accumulation of years of park development. While many newer elements are in good repair and experience regular use, defunct infrastructural elements remain on site as well. Major site elements can be seen in **Figure 2.1** and are outlined in more detail below.

1. Dahlenburg Bridge and weir:

The now obsolete concrete weir crosses the historic channel of Ames Creek. The Dahlenburg footbridge, constructed in 1989 as part of a high school trade class, is now closed.

2. Weddle Bridge:

This historic covered bridge was moved from its original site and reconstructed in Sankey Park in 1990. Due to loitering and vandalism, the bridge is closed to the public during the week. The fire suppression system on the bridge is in need of repair.

3. Rental home and outbuilding:

Previously a dwelling for city park employee, the residence is now rented by the city to

private citizens. Fences and plantings screen the home from the park. Structures appear to be in relatively good condition.

4. Public restrooms:

Restrooms are plumbed and feature separate multi-stall male and female facilities. Restrooms are in fair condition but suffer from issues of vandalism.

5. Park storage:

A storage building for maintenance equipment is located adjacent to the public restrooms. This structure is not accessible to park visitors.

6. Cannon:

A small cannon is located near 14th Avenue. It is in acceptable condition but is placed without regard to other site elements.

7. Historic gazebo:

This WPA structure is centrally located in lower Sankey. It is currently in poor condition, suffering from structural issues, vandalism, and potentially serving as a campsite. There is no functional lighting in the structure and no seating. The concrete floor is seriously compromised. The heavy timber construction

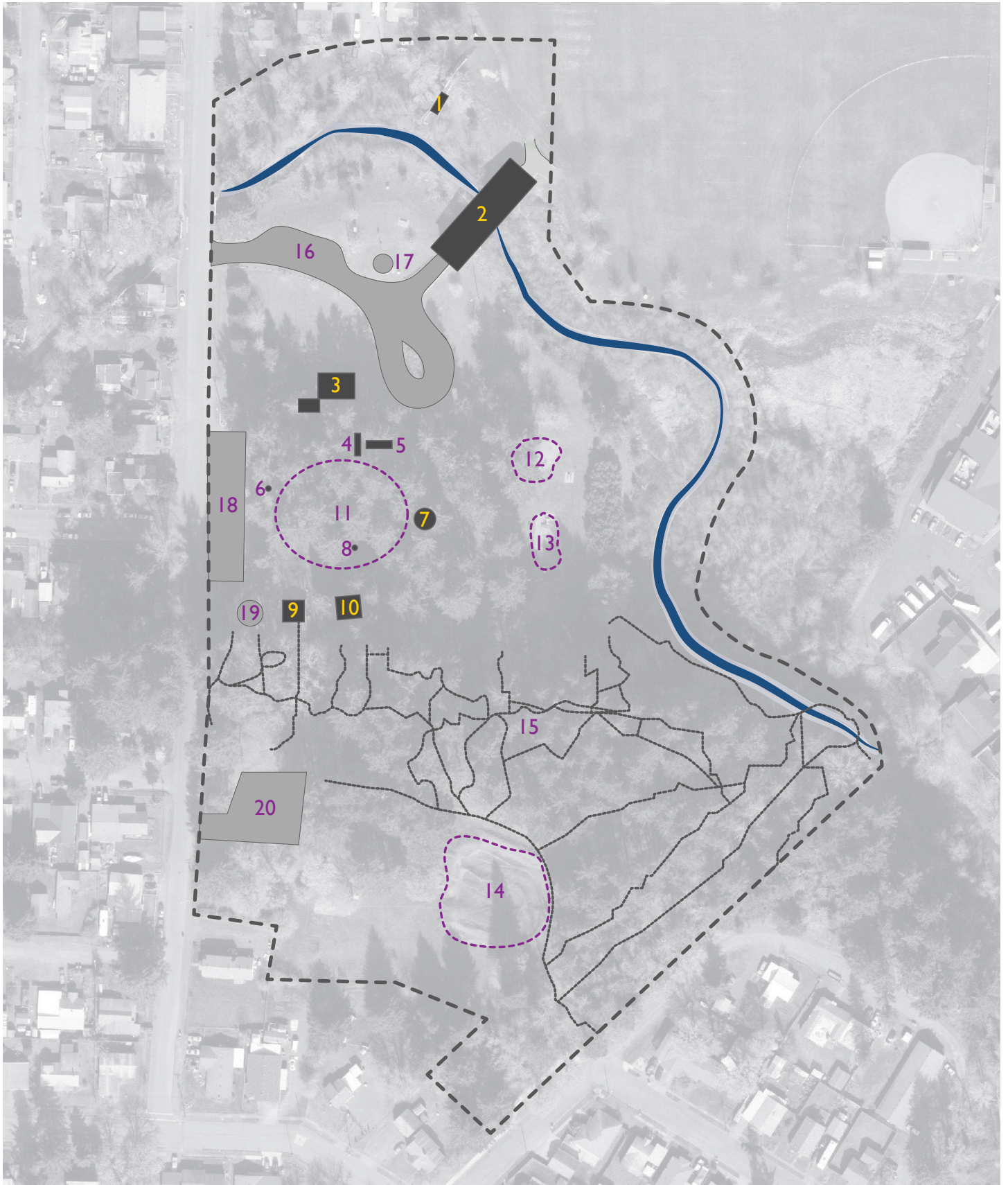


FIGURE 2.1: Existing park infrastructure



1. Dahlenburg Bridge



9. Girl Scout house



11. Picnic infrastructure



12. Concrete box near playground

obscures views into and out of the structure.

8. Pulley:

A pulley is located in central lower Sankey. It is in acceptable condition but is placed without regard to other site elements.

9. Girl Scout house:

This small structure is available for rentals and is used by a local Girl Scout troop. It has both water and electricity and includes a restroom, partial kitchen, and storage area in addition to a large meeting space.

10. Historic bandstand:

This WPA structure features unique wood architectural detailing. It is in usable but poor condition. Used as a stage and event space, there have been complaints of loitering in the structure as well as reports of camping beneath the elevated floor.

11. Picnic infrastructure area:

The central area of lower Sankey includes multiple picnic tables, barbeques, and trash cans. This infrastructure appears to be of varying ages and its condition varies. There are also two covered kiosk-like structures with electrical outlets that are currently used as charging stations; these are in acceptable condition. The remains of additional picnic infrastructure can be found on the slope between upper and lower Sankey, however these elements are in incredibly poor condition and are no longer usable.

12. North ("new") playground area:

New metal playground equipment is located near the gravel drive area. It features play elements suitable largely to elementary school aged children. This equipment appears to be in good condition. This area also includes a nearby horseshoe pit in fair to poor condition and a large poured concrete box of undetermined purpose in poor condition.

13. South playground area:

This metal/plastic play structure and swing set are in relatively good condition. The ground treatment around these structures is severely degraded. These structures are suitable to elementary school aged children. The location of these structures is far from other site elements and is particularly hard to access from current parking areas.

14. BMX track:

The BMX track is located in Upper Sankey. It is in generally fair condition. It shows signs of light use but also is experiencing issues of erosion and weedy vegetation overgrowth.

15. Trail network:

The trails throughout the wooded sections of the park are extensive. Despite the relatively small area they cover, over a mile of trails exist on site. In many cases these trails appear to be the result of unregulated/informal use rather than formal trail construction. These trails range from poor to fair condition.

16. Gravel drive and parking:

Located to the south of Weddle Bridge this gravel drive is the only vehicular entrance into the site. It is in good condition but appears to experience only irregular use.

17. Flag pole and brick terrace:

A flag pole is located to the west of Weddle Bridge set within a brick circle. While this area is in good condition, there is no associated seating and the purpose of the brick-paved area is unclear.

18. Lower paved parking:

This centrally located parking area is the one most frequently used by visitors. It is in fair condition and seems to accommodate the necessary number of vehicles. It includes a gateway arch that may have previously included a sign but that is currently in poor condition.

19. Ornamental concrete planter:

The concrete circle to the west of the Girl Scout house was originally a small wading pool/water feature and now features ornamental plantings. The concrete includes the handprints of children from the community and is in fair condition. A bench is located nearby.

20. Upper paved parking:

The large parking area in upper Sankey is in good condition. It appears significantly underutilized for its size.

OTHER ELEMENTS**Paths and circulation:**

There are no paved pathways on the site. Unpaved trails are limited to the wooded hillside between upper and lower Sankey, and to the wooded southeastern section of the park; there are no unpaved trails between site elements in either upper or lower Sankey. There is no public sidewalk along 14th Avenue, which borders the park to the west.

Lighting:

No cohesive lighting exists within the park. Current lighting is limited to lights on existing structures. There is no pathway, parking, or area lighting within the park. There is electrical power in both the restrooms and the Girl Scout house, as well as to covered charging stations and the rental home.

Signage:

There is no sign identifying the park or providing general park rules or information. Wayfinding/trail system signage is also absent on site. Some interpretive signs related to Ames Creek are present on site but are not cohesive.



13. South playground area



14. BMX track



15. Trail network



19. Ornamental concrete planter

INFRASTRUCTURE SUMMARY

Challenges:

- Many existing site elements are in poor condition and require maintenance or replacement;
- The site lacks a unified layout and has no defined pathways through open space;
- Trail system is disorganized and many informal trails are redundant and poorly defined; and
- Vandalism and litter are prevalent.

Opportunities:

- Existing playground equipment is in relatively good condition, though poorly located;
- Parking is abundant; and
- Water and electricity are already present on site.

HISTORICAL FEATURES

Established in 1935, Sankey Park has been a part of the lives of multiple generations of Sweet Home residents. Structures on site remain from the earliest days of the park, speaking to the site's long history within the community. Despite the historic significance of these elements, their current conditions are generally poor and they are not protected through legal designation. The locations of these historic features are shown in **Figure 2.2**.

1. Weddle Bridge:

This historic covered bridge was originally constructed in 1937 near Scio, Oregon. It was deconstructed in 1989 and reconstructed in its current location across Ames Creek the following year. Prior to the move it was listed on the National Register of Historic Places but lost this designation with its relocation. Although it is eligible for re-listing it has not been registered.

2. WPA gazebo:

The gazebo (historically called the "roundhouse") is a Works Progress Administration project that dates from 1938-1939. The structure is eligible for listing on the National Register of Historic Places. Documentation exists from the 1970's of an initial inquiry for listing which was never completed (See **Appendix B**). The structure is currently in poor condition and its heavy structural elements make visibility in and around the structure poor, creating a potential safety hazard.

3. WPA bandstand:

The bandstand was also constructed by the Works Progress Administration in 1938-1939. It is particularly notable for its unique architectural detailing. Many of the more intricate details are missing or in poor condition. The structure is currently not ADA



FIGURE 2.2: Historical features on site

accessible. As with the gazebo, it is eligible for listing but has never been registered.

4. Cannon:

The small cannon located near 14th avenue is of unknown cultural/historic significance.

5. Pulley:

The pulley located in central lower Sankey of unknown cultural/historic significance.

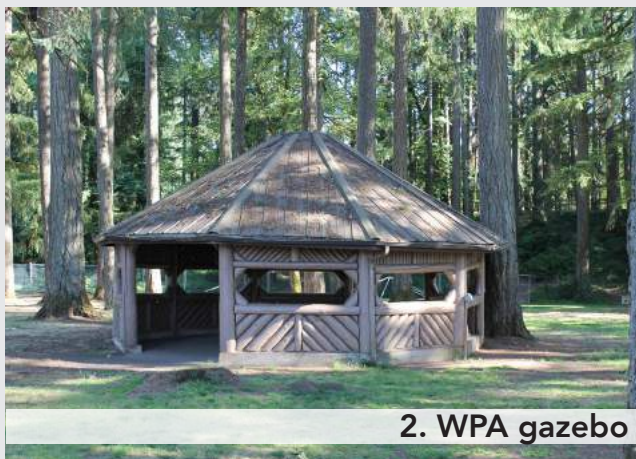
HISTORICAL FEATURES SUMMARY

Challenges

- Historic bandstand and gazebo are in poor condition and invite undesirable



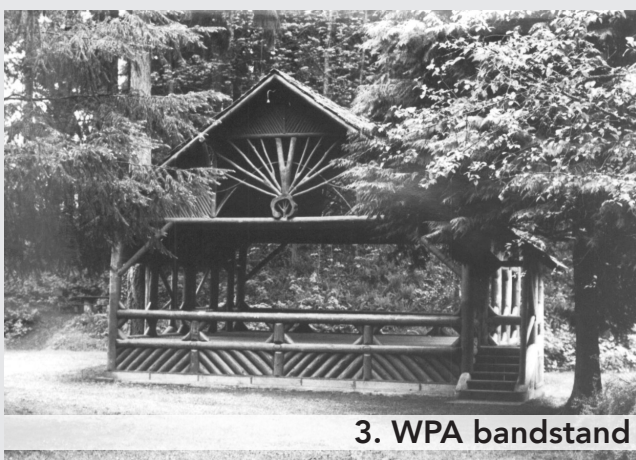
1. Weddle Bridge



2. WPA gazebo



3. WPA bandstand



3. WPA bandstand

activity;

- Cannon and pulley are of potential historic or cultural importance but are poorly placed and information on their significance is not readily available;
- Presence of historic structures on site may restrict kinds of renovations; and
- Weddle Bridge lost NRHP listing when moved from its original site.

Opportunities

- Bandstand and gazebo could offer needed shelter for programming if renovated;
- Gazebo and bandstand are WPA structures of historic significance with potential for official listing and protection;
- Weddle Bridge is also potentially eligible for re-listing; and
- Weddle Bridge provides an iconic event space and a potential for rental income.

ECOLOGICAL FEATURES

Despite Sankey's small size and urban setting the park contains a surprising array of native Oregon habitats and species. Mature Douglas firs shade the central picnic area in lower Sankey while Oregon white oak specimens can be found around the edges of the sunnier upper Sankey. The wooded central and eastern sections of the park include a mix of native hardwoods and conifers. Perhaps most notably, the site is bordered to the north and east Ames Creek, and much of this area is designated wetland. Notable ecological features on site may be seen in **Figures 2.3 and 2.4**.

1. Ames Creek:

Ames creek is part of the lower South Santiam Watershed. Historically, these waterways have been home to spring chinook and winter steelhead salmon, though populations have been decimated by habitat modifications and hatchery practices. The section of Ames Creek found in Sweet Home is described by the South Santiam Watershed Assessment as "in poor condition, characterized by narrow buffers dominated by grass/shrub or urban riparian vegetation (weeds, brush, occasional trees, and hardened banks)" (South Santiam Watershed Assessment, 2000). Nevertheless, fish sampling conducted by OSU has shown the presence of numerous fish species in urban sections of the creek, including in Sankey Park.

2. Designated Wetland:

This portion of the site is designated a wetland in the National Wetlands Inventory. It is a non-tidal wetland classified as part of the "palustrine system," which is characterized by low vegetation such as shrubs and small trees. It is a seasonally flooded wetland, in which surface water is present for extended periods though the water table is highly variable.

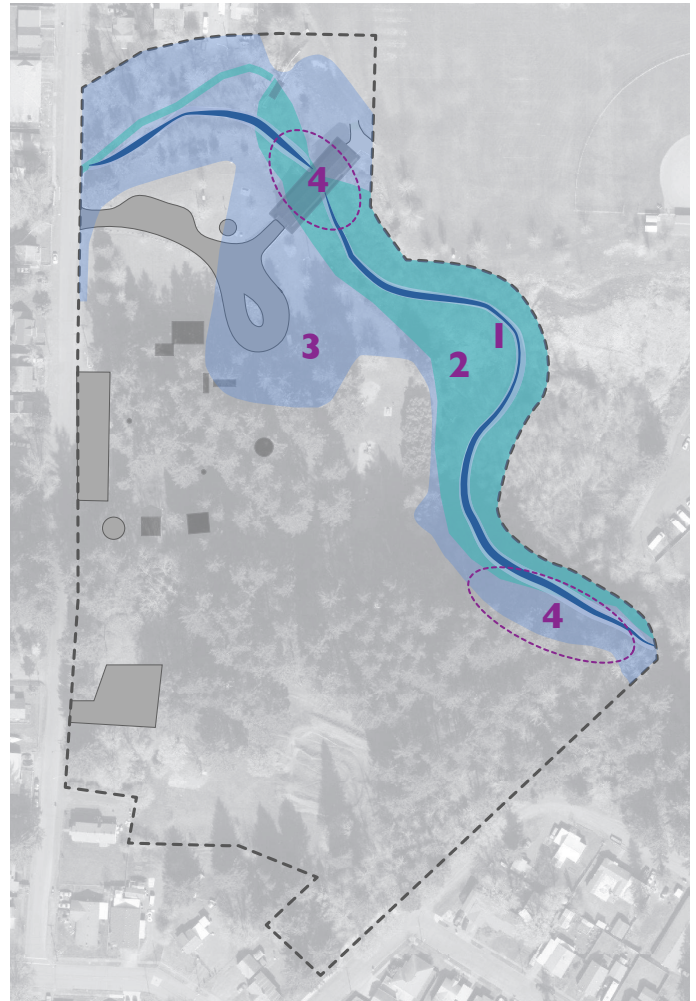


FIGURE 2.3: Ecological features: water

3. FEMA 100 year floodplain:

The Federal Emergency Management Agency designates floodplains based on the probability of flooding in a given year. This area of the park is within the 100 year floodplain, meaning it has a 1% chance of flooding in any given year. This is the storm level on which most regulations are based.

4. Significant bank erosion:

Several sections of Ames Creek are experiencing significant problems with bank erosion. While erosion is a natural process, it is likely that a mix of unprogrammed human access, devegetation of the banks, and increased/uneven flows from surrounding development are exacerbating the process.



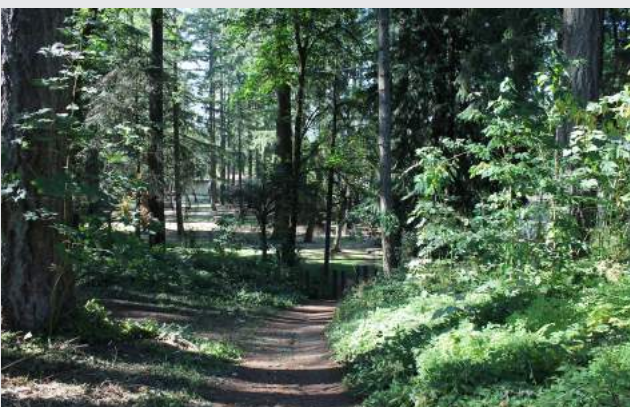
1. Ames Creek



4. Significant bank erosion



6. Scattered white oak specimens



7. Mixed mid/late-successional forest

5. Mature Douglas fir:

The central lower Sankey area is shaded by a grove of mature Douglas fir (*Pseudotsuga menziesii*). Despite the established canopy structure, this area is highly developed with no native understory present.

6. Scattered white oak specimens:

Oregon white oak (*Quercus garryana*) specimens are found around the edges of the central open space in upper Sankey. Best adapted to low-density growing conditions, Oregon white oaks are a keystone species of the Willamette Valley. The specimens in upper Sankey are experiencing some crowding from other species but some still exhibit healthy "open-grown" structure.



FIGURE 2.4: Ecological features: vegetation

7. Mixed mid/late-successional forest:

The wooded central and eastern sections of the park are largely dominated by mature Douglas fir but includes a robust deciduous understory of bigleaf maple. Close to the creek, riparian species such as willow and alder are also present. Diverse native forbs and groundcovers are present, though significant invasion by English ivy (*Hedera helix*) and blackberry (*Rubus armeniacus*) is present.

Opportunities

- Despite presence of invasive plant species, a diversity of native plants exist on site;
- Past studies indicate significant potential for Ames Creek as freshwater habitat; and
- Upper Sankey contains nice oak specimens and potentially high quality oak habitat.

PREVIOUS RESTORATION

Past actions have been taken to restore and protect Ames Creek, most notably in 2002-03. Efforts at bank stabilization and re-vegetation have met with limited success, due largely to lack of maintenance and problems with vandalism. Thus, despite extensive plantings of native riparian vegetation, blackberry continues to dominate the area. Recent concerns about camping and illicit activity have prompted the removal of all vegetation near the creek edge in the wetland area. In addition to being of poor ecological quality, these this is merely a temporary solution unless ongoing maintenance is performed.

ECOLOGICAL FEATURES SUMMARY

Challenges

- English ivy and other invasives are prevalent;
- Erosion and unprogrammed use threaten creek integrity;
- Significant litter is present in creek and woods area; and
- A potential conflict exists between healthy vegetative structure, including native shrubs, and park user safety and visibility.

CONTEXT + CONNECTIONS

Sankey Park is surrounded by a wide variety of neighboring uses. Residential neighborhoods border the park on the west and south. To the northeast, the Boys and Girls Club and a senior center, both on 18th Avenue, are within easy walking distance of the park. The northern side of the park is adjacent to Sweet Home High School and downtown lies just beyond. Sankey Park's central location within the community makes it easily accessible to community members of all demographics. Important connections are shown in **Figure 2.5**.

1. Weddle Bridge entrance:

Weddle Bridge serves as an access point to the park from the high school. Due to issues of loitering and high school truancy, this access point is typically closed during weekdays. The connection is poorly developed on the high school side of the bridge.

2. Ames Creek footbridge:

A small footbridge across Ames Creek provides entry to the park from the northeast. This access point is close to both the Sweet Home Boys and Girls Club and a senior center on 18th Avenue. The current access point is poorly defined and the existing bridge is of a temporary construction without permanent footings.

3. Neighborhood trailhead:

A newly constructed sidewalk on 16th Avenue includes an entry point to the southeastern section of the park. This entry is not well developed or signed and has no lighting. Although the park and sidewalk are at similar elevations, they are separated by the historic railroad easement which sits several feet below and must be crossed to reach upper Sankey.

4. Weddle Bridge loop drive

The paved drive and gravel loop near Weddle

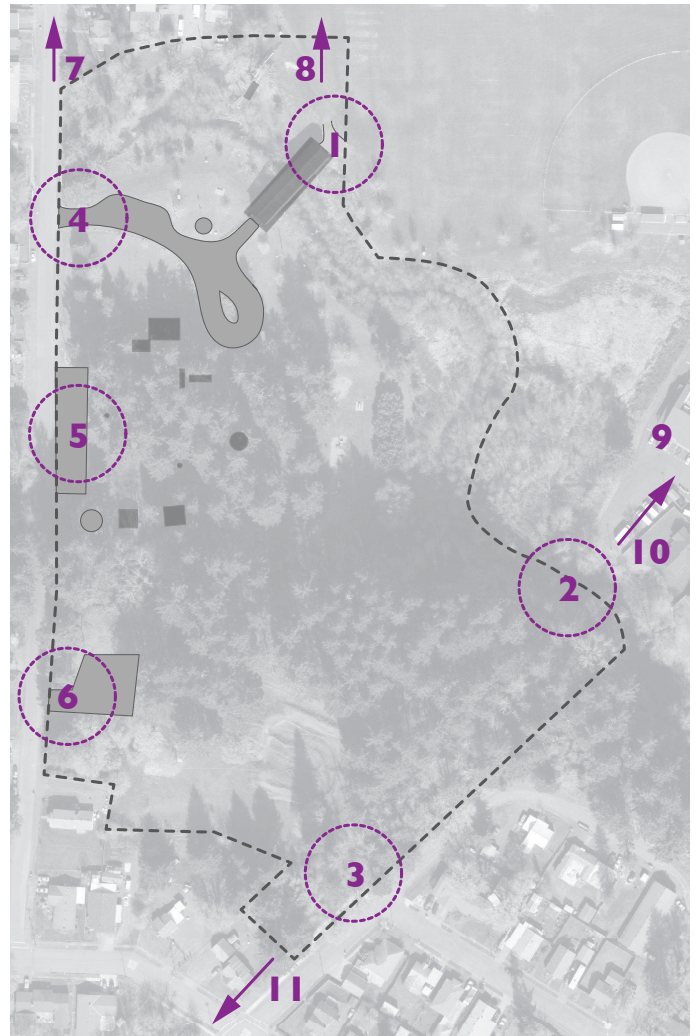


FIGURE 2.5: Site context and connections

Bridge include extensive parking. These parking areas are not used to capacity.

5. Lower Sankey 14th Avenue parking:

This area serves as the typical main entrance to the park, even for pedestrians. The majority of vehicles on site use this lot though parking appears sufficient for current volumes.

6. Upper Sankey 14th Avenue parking:

The upper Sankey lot is large and features ample off-street parking space; it is largely unutilized.

7. To downtown

Main Street lies less than half a mile to the north of Sankey Park.

8. To high school

Sweet Home High School borders the park to the North.

9. To community centers

The Boys and Girls Club of Sweet Home and the Jim Riggs Senior Center are located to the east of the park on 18th Avenue. Though connections are poorly developed currently, these facilities are within walking distance of the park.

10. To South Hills Trail

Connections to the South Hills Trail can be found to the south of the park.

COMMUNITY PARTNERSHIPS

Many community groups are already invested in Sankey Park. These include Sweet Home Trails, Sweet Home High School, and the South Santiam Watershed Council. The park is also the meeting place of a local Girl Scout troop and hosts diverse community events. The BMX park in upper Sankey was built and maintained largely through community support. Notably, the park is home to the Oregon Jamboree, a country music festival with nearly 20,000 attendees, each year.

CONTEXT + CONNECTIONS SUMMARY

Challenges:

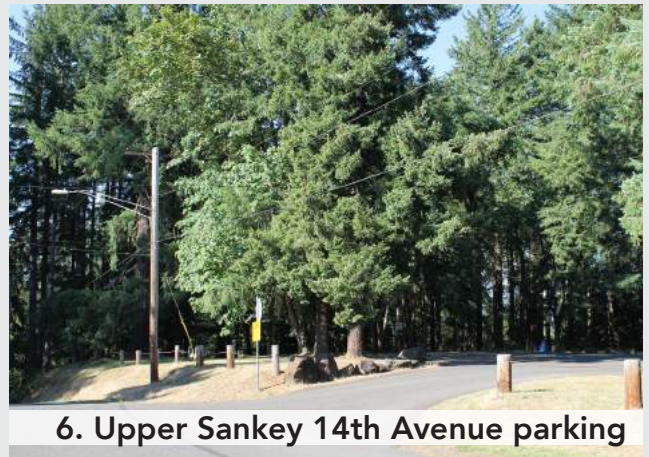
- Most access occurs from the west; other access points are poorly developed;
- Connection to high school has been



2. Ames Creek footbridge



5. Lower Sankey 14th Avenue parking



6. Upper Sankey 14th Avenue parking



10. To South Hills Trail

closed due to undesirable activity on Weddle Bridge;

- Little signage in park to direct users to extended trail system;
- No sidewalk connection to downtown; and
- No “sense of arrival” or “face” of the park.

Opportunities:

- Proximity to downtown makes park easily accessible to Sweet Home residents;
- As Sweet Home’s largest park and only park designated as a community park, the space is well-known within the community;
- Park connects to extensive local trail system, including the South Hills Trail; and
- Neighboring uses could provide partnerships for educational and recreational programming.

COMMUNITY INVOLVEMENT

Throughout the design process, ample opportunities were provided to Sweet Home residents for sharing their opinions and desires for the park. Community Service Center staff conducted extended phone interviews with invested community members. A community workshop was held in the park where residents could engage with the design process through mapping, imagery, and writing activities. Surveys were conducted in the park during a “Movies in the Park” event. Visits to the local skate park and an afternoon event at Sankey were targeted at youth.

Overwhelmingly, community members spoke of the park as both a beloved local treasure and a problematic safety concern. Many residents fondly recalled memories of the park from years ago and voiced sadness about the degradation of the park in recent years. Community members consistently spoke of the importance and value of the park to the Sweet Home community and many voiced a desire to see a space they could be proud of representing their community. While specific amenities such as water play and basketball courts came up repeatedly, the most frequent wishes for the park centered around cleanliness and safety rather than programming.

Community members were given several open-ended prompts to help express their opinions, including:

- “What do you love most about Sankey Park?”
- “What do you see as the biggest challenges at Sankey Park?”
- “What would your ideal Sankey Park be like?”

Visitors could also vote on specific amenities by placing dots on an image board.



Community Meeting



Health Fair



Health Fair

BY THE NUMBERS

- 7 Extended phone interviews (15-30 minutes each)
- Community meeting (10-15 participants)
- Youth surveys (15-20 kids)
- Movies at the Park (30-40 participants)
- Health fair (21 surveys + an additional 30-40 visitors)

COMMUNITY FEEDBACK

Most loved parts of Sankey:

- The natural landscape
- Trees
- Location

Biggest challenges:

- Loitering and illicit behavior
- Perceived lack of safety for families
- Disrepair, dirtiness, and vandalism of facilities

An ideal Sankey Park would be...

- "Clean"
- "Safe for kids and families"

Most desired amenities:

1. Water play
2. Basketball court
3. Dog park
4. Access to creek
5. Improved playground

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III. RECOMMENDATIONS

VISION + GOALS

Based on information gathered through site analysis and community feedback, a new vision for Sankey Park was developed. This vision was based on the physical challenges and opportunities of the site, community context, uses, and programming, visitor perceptions and desires, and financial and logistical restrictions.

“The new vision for Sankey Park is to revitalize the site into a safe, functional, and active community space while retaining the essential character and historic nature of the park, minimizing cost, and building upon the goals of the Sweet Home Park System Master Plan.”

Seven goals were developed to support and build toward this final vision. As with the vision, these goals came directly from the results of site analysis and community feedback.

- **GOAL 1:** Address safety concerns and improve overall perception of park
- **GOAL 2:** Improve recreation and

- programming opportunities on site
- **GOAL 3:** Improve connections to the Sweet Home community and park neighbors
- **GOAL 4:** Improve circulation on site and create a cohesive relationship between site elements
- **GOAL 5:** Activate Upper Sankey
- **GOAL 6:** Protect and foster Sankey Park’s natural habitats
- **GOAL 7:** Honor site history and culture

FINAL DESIGN

Final design recommendations for the site are intended to address the goals outlined above. Many of the goals are addressed through multiple design moves and, similarly, most design moves serve more than one goal. The final conceptual plan for the site is shown in **Figure 3.1**. A detailed description of the major design moves is outlined below and illustrated in **Figures 3.2 through 3.5**.



FIGURE 3.1: Final concept plan

VISION:

To revitalize Sankey Park into a safe, functional, and active community space while retaining the essential character and historic nature of the park, minimizing cost, and building upon the goals of the Sweet Home Park System Master Plan.

GOALS:

GOAL 1: Address safety concerns and improve overall perception of park



GOAL 2: Improve recreation and programming opportunities on site



GOAL 3: Improve connections to the Sweet Home community and park neighbors



GOAL 4: Improve circulation on site and create a cohesive relationship between site elements



GOAL 5: Activate Upper Sankey



GOAL 6: Protect and foster Sankey Park's natural habitats



GOAL 7: Honor site history and culture

MAJOR DESIGN MOVES**Define new main entry:**

The entry plaza provides a vibrant, welcoming new face to Sankey Park. In addition to providing convenient parking close to the expanded playground and relocated restrooms, the entry hub includes a kiosk with park information and maps as well as access to paved and unpaved trails. It also includes a seating area in convenient view of the playground for parents and families.

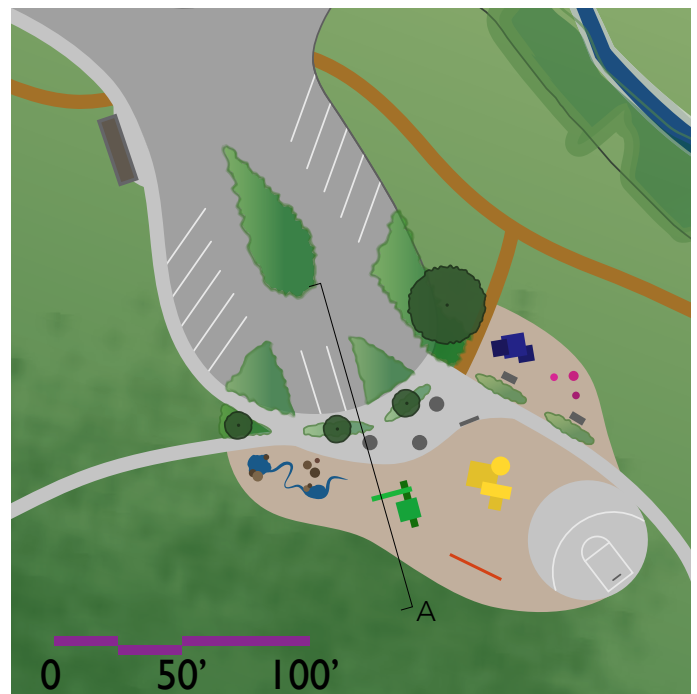


FIGURE 3.2: Main entry plaza, playground and parking area concept



FIGURE 3.3: Section “A” through main entry hub; the plaza and playground are easily accessed from the parking area but are visually screened with ornamental plantings

Add new active recreational amenities and refurbish old:

Existing playground equipment is consolidated near the main entrance. In response to community feedback, water play features, a basketball court, and play equipment for pre-school aged children is added to the existing equipment. In upper Sankey, the existing BMX park is renovated with support from local community groups. Improved areas for passive recreation are facilitated in the creation of two picnic areas and the addition of unpaved trails for jogging and walking.



Simplify and define trail system:

Trails throughout the wooded sections of the park are consolidated and improved. Redundant and poorly maintained trails are closed off and native understory vegetation is re-established in these areas. Wayfinding

signage is added throughout the system. Access is limited to the low-lying railroad easement on the eastern side of the park; trails in this area are closed and the area is densely vegetated.



Open up sightlines in lower Sankey:

The central area of lower Sankey is re-envisioned as an open event space underneath the canopy of towering Douglas firs. Removal of the rental home and relocation of the gazebo, restrooms and storage open up views across the site and improve visitor comfort and safety.



Provide connections between major site elements:

Trails are created in upper and lower Sankey, directing circulation on site. A paved central loop connects major elements in lower Sankey and unpaved trails circumnavigate both upper and lower Sankey and provide additional connections.



Renovate gazebo and bandstand and relocate gazebo:

The gazebo and bandstand are renovated and both structures are lit. To the extent possible while keeping historic integrity, sightlines into the structures are improved. The bandstand is reinforced to prevent access underneath and trails are directed behind it to improve

sightlines and visibility, addressing safety concerns. The gazebo is relocated to a sunnier location where it can be used as an interpretive center and outdoor classroom.



Restore Ames creek east of Weddle Bridge:

The protection of Ames Creek as habitat is balanced with the needs of park users for safety and recreation. Banks are stabilized under Weddle Bridge and in the eastern corner of the park. Canopy vegetation is restored east of Weddle Bridge and understory vegetation is planted in limited areas where sightlines are not an issue (See **Figure 3.6** for more details).



FIGURE 3.4: The new picnic area provides a sunny open space for families along the banks of Ames Creek by the historic Weddle Bridge.



FIGURE 3.5: Trails throughout the park provide new opportunities for recreation such as jogging and dog walking.

INFRASTRUCTURAL RECOMMENDATIONS

In addition to the spatially explicit design recommendations shown in the concept plan, there are several additional recommended infrastructural improvements:

Lighting:

Lighting is considered an important component for addressing safety concerns in the park. Added lighting is intended to make the park less hospitable for illegal and unsafe activity after hours and to improve the safety of visitors enjoying the park at dawn and dusk. While added lighting could encourage additional after-hours visitation, legal and safe after-hours use is considered preferable to leaving the area unlit and susceptible to illegal uses. Overhead lighting is recommended along

paved trails and in all parking areas. Lighting is also recommended at the bridge access from 16th Avenue. Additionally, lighting should be installed within and around significant structures including the restrooms, the gazebo, and the bandstand. Light fixtures should have concrete footings and posts should be at least 15 feet tall to minimize vandalism. Lighting is not recommended along unpaved trails or in wooded areas of the park to help maintain a natural aesthetic, prevent light pollution, and discourage after-hours park use.



Accessibility:

Making Sankey Park accessible to community members with varying physical capabilities is a priority of the design recommendations.

Site elements such as restrooms, picnic areas, and the playground are all located within close proximity to parking areas. Additionally, paved trails connect site elements, allowing visitors with strollers and wheelchairs to more easily navigate the site. Compliance with ADA standards will be required for many features throughout the park and should be adhered to for all elements possible.



FEMA floodplain:

A portion of the site is located within the FEMA designated 100 year floodplain. While parts of this area are programmed in the current design, restrooms and historic structures should not be sited within this area. Additional development within the park should take this into consideration.



Irrigation:

At the time of design development, the irrigation system has been recently repaired and is functioning. As long as the existing system is working effectively and efficiently, existing irrigation can be retained. Should additional repairs or replacement be necessary, it is recommended that irrigation be concentrated in select areas. In particular, the two picnic areas, the unprogrammed open space near the playground, and the area surrounding the relocated gazebo would benefit most,. The central loop area in lower Sankey will benefit little from irrigation since lawn is unlikely to grow in the dense shade found in this area.



MANAGEMENT AND MAINTENANCE RECOMMENDATIONS

Maintenance:

Regular maintenance of the site is crucial to assure a positive perception of the park. In addition to regular maintenance issues such as repairing broken elements, stocking restrooms, replacing lights, and emptying trash, it is important to budget and plan for larger maintenance issues such a hazard tree removal, erosion prevention, and invasive species removal. Especially if large projects such as creek restoration are to succeed, it is important to plan for continued maintenance. It is recommended that infrastructural improvements be largely funded through grants and donations, reserving a major portion of the parks budget for maintenance and labor.



Tree management:

Tree thinning has been proposed in the past as a means for improving visibility and lighting in lower Sankey. The current design considers building relocation and path lighting to be sufficient for improving visibility and lighting, however limited tree thinning might still be considered for several other reasons. First, the removal of a small number of select trees in front of the bandstand could dramatically improve views to the stage and thus expand the potential uses of this event venue. While not strictly necessary, this could open up additional programming opportunities on site and improve user experience. Some additional tree removal may also be necessary during the construction of the new playground area. Finally, because the majority of the trees in lower Sankey are of a mature size, they should regularly be assessed for any signs of disease or structural concerns. In the event that trees are removed, it is recommended that trees

be used on site if possible. Alternatively, it is possible that the expense could be partially offset by selling the lumber.



Creek restoration:

While specific restoration actions are important, budgeting and planning for ongoing maintenance in this area to be crucial to any restoration plan that is adopted. Restoring the area without planning for continued care and maintenance will allow the site to revert back to its current degraded condition. Ultimately, a restoration of a more modest scope coupled with an ongoing plan of management will be more effective when compared to a comprehensive restoration that lacks a management budget.

Any restoration plan should make sure to address the following issues:

- The presence of invasive blackberry and other non-native species;
- A lack of canopy vegetation in many areas, increasing water temperatures;
- Impacts of human access;
- Visitor safety concerns associated with a dense shrub layer; and
- Erosion around Weddle Bridge and on the eastern edge of the park; this will be particularly important with the added trail access from the 18th Avenue area. Siting and installation of this trail should be coupled with bank stabilization and erosion prevention measures. Constructing portions of this trail as an elevated boardwalk may be necessary or desirable and should be considered. While such construction methods are significantly more expensive than traditional paths, these costs may be offset by a reduction in need for associated erosion controls. Such a path also has the benefit of limiting the ability of

visitors to depart from the designated trail.

Figure 3.6 demonstrates three distinct management strategies for the creek, to be used in different areas throughout the park. West of Weddle Bridge, an open understory is maintained near the picnic area, giving visitors the opportunity to get close to the water (A). While access to the creek is not encouraged, it is likely to occur; by providing a well-lit, safe, and less ecologically sensitive area where access is easy, human impacts may be concentrated in this smaller area rather than dispersed throughout the site. In the wetland area, groundcovers and wetland grasses are restored along with canopy trees, discouraging access and helping to combat invasives without impeding sightlines; a trail on higher ground allows visual access but keeps visitors out of the wetland (B). Finally, in the eastern section of the park, the waterfront trail parallels the creek (C). With handrailings and a potentially elevated deck, visitors are kept away from the water. This allows the restoration of native shrubs along the creek banks, where human access and sight is less important.

Ultimately, plans for restoration should ideally be developed by an environmental consultant or design firm. This is especially necessary for erosion prevention measures, as improper techniques and siting could exacerbate problems elsewhere in the creek. To minimize cost, plantings could be done in-house or with volunteers from the community. This restoration project may be particularly suitable for grant funding and the pursuit of such grants is strongly encouraged. Partnering with and drawing on the expertise of the South Santiam Watershed Council may be particularly valuable.



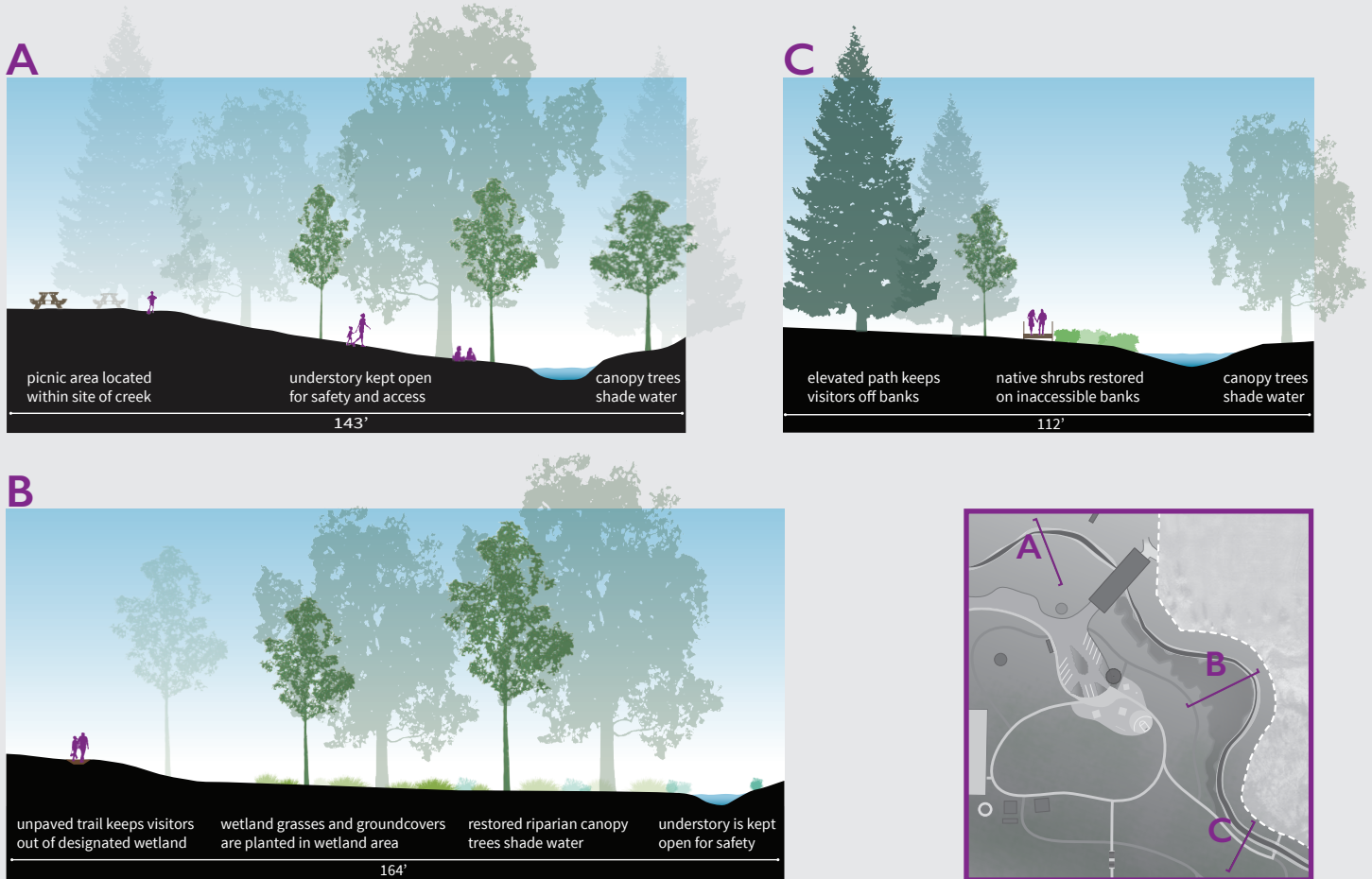


FIGURE 3.6: Creek management and restoration strategies differ throughout the park based on programming and site features; Sections A, B, and C provide simplified conditions for three major areas, east of Weddle Bridge, west of Weddle Bridge, and at the waterfront trail, respectively.

Oak release and invasives:

Oregon white oaks grow best in open conditions. Historically, the Willamette Valley was dominated by open savanna with large “open-grown” oaks with wide spreading canopies and branches. Present day management of the land has allowed other species to crowd the oaks, preventing them from growing wide horizontal branching structures indicative of healthy specimens. “Oak release” is the term used to describe removing other trees from around oaks, allowing them to grow to their full size. While cutting down trees to protect other trees may

seem counterintuitive, the dramatic losses in Oregon white oak habitat since the 1800’s makes it a sensitive species in need of special protection. Upper Sankey has several nice oak specimens that could benefit from the removal of neighboring trees. In addition to providing habitat for many animals that depend on Oregon white oak trees, the wide-spreading branches of healthy oak trees provide a pleasant, shady space for park visitors.

The wooded areas of Sankey Park, similar to the riparian areas, are experiencing significant issues of invasion in the understory. The

dominant invasive in this area is English Ivy (*Hedera helix*), a groundcover vine that is banned in many cities due to its invasive nature. Again, consistent maintenance will be necessary to limit the growth and spread of such invasives. Such work is relatively straightforward and provides a good opportunity for volunteer and community involvement in park management. Invasive plants tend to prefer edge conditions and disturbance, so the closure of many of the trails will help minimize additional invasion. Despite the presence of invasives, a robust and diverse community of native understory plants is also present. If ivy and other invasives can be limited, native species may be able to recolonize these areas, though additional plantings, especially where trails are closed, may lead to greater success.



Outreach to HP department:

The gazebo and bandstand are both eligible for listing with the National Register of Historic Places, as is Weddle Bridge. Such registration requires research and documentation of the structures. The University of Oregon Historic Preservation department might be able to provide additional guidance in this area. Hiring a student intern to document the structures and complete the registration process could be a low cost option for protecting the structures.

While listing of the structures does not need to happen in the first phase of the project, it is important to understand the ramifications for historic integrity of any planned renovations. Before any restoration is undertaken, therefore, it is important to consult experts in this area to assure that the structures' eligibility for listing is not compromised.



BMX maintenance and options for upper Sankey:

The BMX track in upper Sankey is retained in the current plan with the understanding that maintenance needs to be improved. Because poor track conditions are a direct safety hazard to users rather than just an aesthetic concern, the maintenance of this track is imperative if it going to continue to be a part of the park. Additional community support, either through donations, volunteer labor, fundraising, or other means, should be the primary strategy for maintaining the track, as opposed to the use of city funds. One potential user group to explore is RC enthusiasts, who might be interested in helping maintain the track for use with radio controlled vehicles. Ultimately, if the community support is not present to maintain the BMX track to an appropriate level of safety, we recommend removing it and using the fill dirt elsewhere on site, potentially for bank stabilization in later phases of the project. Many community members voiced desires for a dog park and the site of the current BMX track would be a suitable site for this feature if the track is removed.



COST ESTIMATES

Cost estimates are intended to give a general sense of the financial costs of project components. These estimates may be helpful for planning purposes but it should be noted that they are not actual quotes. Prices for services such as restoration and the relocation of structures may vary significantly based on contractor quotes.

In addition to the use of city funds, there are opportunities to secure funding from other

Item	Units	Quantity	Price Per	Total Amt.
Renovations and Site Preparation				
Removal of defunct picnic infrastructure, concrete pads,	LS		TBD	TBD
Tree removal	EA	1-5	TBD	TBD
Renovations to historic structures	LS		TBD	TBD
Relocation of restrooms, storage, gazebo, and modular home	LS		TBD	TBD
BMX track renovation	LS		TBD	TBD
Creek restoration	ACRE	1.5	\$5,000 - 8,000	7,500-\$12,000
TOTAL:				TBD
Landscaping and Infrastructure				
Lighting				
pathway lighting (paved trails and entries)	EA	23	\$4,000	\$92,000
parking lot lighting	EA	5	\$5,500	\$27,500
Seating				
picnic tables	EA	10	\$1,500	\$15,000
benches	EA	10	\$1,000	\$10,000
Signage				
trail signs	EA	10	\$150	\$1,500
main kiosk	EA	1	\$5,000	\$5,000
interpretive signs	EA	4	\$500	\$2,000
Trails				
paved (assume 6' wide)	SF	10,632	\$4.28	\$45,505
soft surface (assume 5' wide)	SF	17,337	\$0.78	\$13,523
trail bridges	LF	45	\$375	\$16,875
concrete stairs	SF	540	\$7.50	\$4,050
Railings for ADA path and stairs	LF	200	\$50.00	\$10,000
Entryway plantings				
topsoil (12")	CY	111	\$25	\$2,775
soil preparation	SF	3000	\$0.25	\$750
plants (shrubs)	EA	180	\$30	\$5,400
perennial plants - 4" pots (installed)	EA	200	\$2.50	\$500
trees	EA	4	\$250.00	\$1,000
Paving				
parking area (asphalt)	SF	8500	\$3.00	\$25,500
entry plaza (concrete)	SF	800	\$7.50	\$6,000
Miscellaneous Infrastructure				
bike racks	EA	2	\$200	\$400
water fountain	EA	1	\$2,000	\$2,000
trash cans	EA	10	\$500	\$5,000
TOTAL:				\$292,278
Playground Improvements				
Relocation of existing equipment	LS	1	TBD	TBD
Resurfacing for existing equipment	SF	10,000	\$0.78	\$7,800
New play structure (ages 2-5)	EA	1	\$35,000	\$35,000
Splash pad/water play area	EA	1	\$65,000.00	\$65,000
Basketball hoop area	EA	1	\$4,000	\$4,000
TOTAL:				\$111,800
TOTAL COST:				~ \$420,000

sources. Grant funding may be especially applicable for restoration of the historic structures as well as for creek restoration and oak release. Private donations from community groups may also be a possibility. Because grants and donations are typically harder to secure for operations and maintenance, it is recommended that city funds be used largely for such aspects and grants and donations be sought for capital improvements.

Costs may be reduced not only through the acquisition of additional financial resources but through volunteer labor and donated materials. Building partnerships with local businesses and community groups may help to the cost of labor and supplies for many of the smaller projects such as signage and ornamental plantings.

immediate experience and are thus less time-sensitive.

It should be noted that while phasing is a useful guideline, the practicalities of funding and labor may necessitate deviating from the phasing plan. Additionally, some elements that are chiefly reserved for later phases may require consideration earlier, even if they are not fully implemented until later. Notably, while creek restoration is reserved for a later phase, the construction of the waterfront trail will almost certainly necessitate bank stabilization and some consideration of how restoration will proceed in that area. Similarly, while registration of historic structures is slated for the final phase, it would be important to understand enough about their value to preserve their historic integrity during renovations.

PHASING

The phasing plan is a concept for prioritizing and ordering the various elements of the park redesign. Phasing is based around the concept that actions that directly affect park users are more likely to garner community support and excitement. By putting such actions at the beginning of the project, we hope to sustain excitement for later phases as visitors see and experience the tangible results of Phase 1. With this in mind, actions that are crucial to visitor comfort and safety are found in Phase 1, along with moves that strongly affect visitor perception. Actions that enhance user experience and expand programming are slated for Phase 2. Efforts to enhance the long term character of the park through restoration, preservation, and signage are reserved for Phase 3 of the project. While important for the overall success of the redesign, these actions have less bearing on the general public's

PHASE 1: CREATING A NEW IMAGE FOR SANKEY PARK

Community support is critical for a successful redesign, and altering the community's perception of Sankey is as crucial as altering the physical structures on site. Phase 1 is focused on creating a new image for the park through the creation of a new entry area, as well as on improving the experience and safety of park visitors through basic renovations and maintenance.

Enhancing overall appearance and safety of lower Sankey:

- Remove rental home
- Relocate cannon and pulley
- Move restrooms and storage
- Remove defunct infrastructure
- Move gazebo

Developing main park entry area:

- Renovate and improve playground
- Install paved central loop trail
- Develop picnic area by Weddle Bridge
- Install pathway and parking lot lighting
- Pave new parking area
- Construct entry plaza area



FIGURE 3.7: Phase 1 improvements

PHASE 2: EXPANDING ON SUCCESS AND CREATING CONNECTIONS

After developing a strong central hub of activity in Phase 1, Phase 2 expands this vibrant community space into the rest of the park through trails and additional infrastructure. Of note in this phase is the connection of site elements through a cohesive network of trails that link and connect various elements on site.

Develop circulation throughout site:

- Install ADA waterfront trail
- Install unpaved trails
- Install signage on trails
- Close off old trails and manage invasives

Develop Upper Sankey:

- Add upper Sankey picnic area
- Renovate BMX park

Improve historic structures:

- Renovate gazebo
- Renovate bandstand

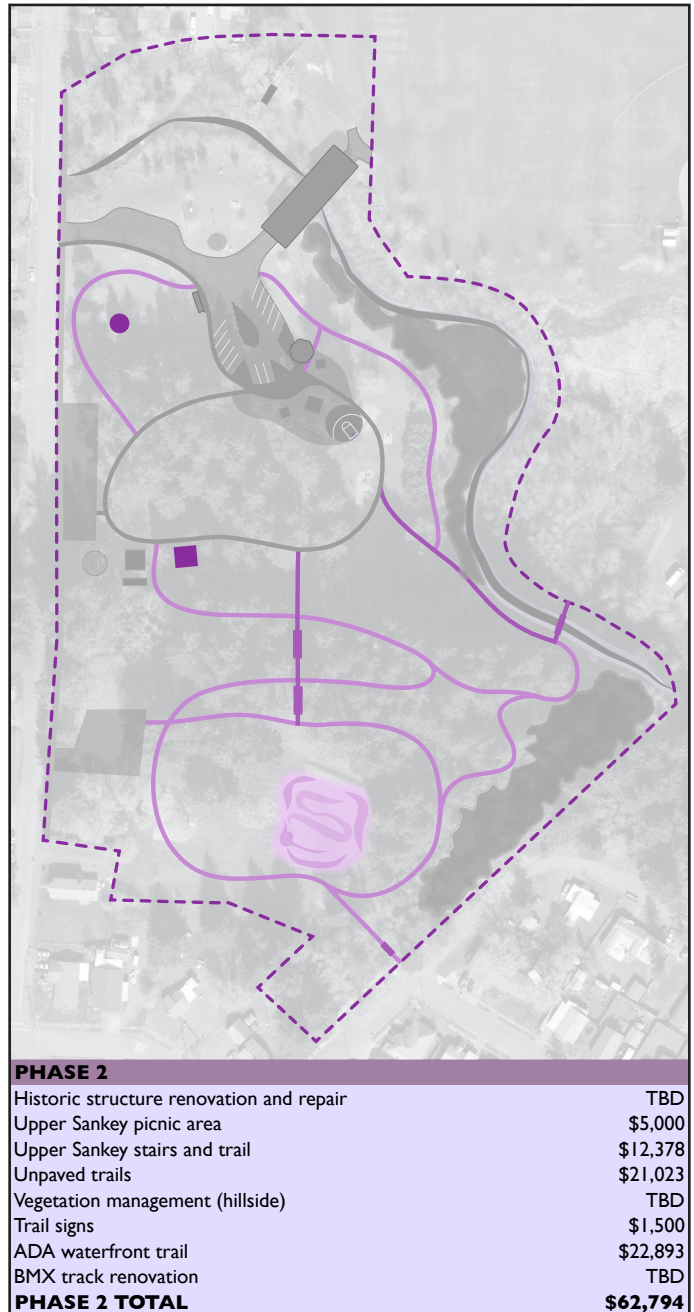


FIGURE 3.8: Phase 2 improvements

PHASE 3: STRENGTHENING A SENSE OF PLACE AND IDENTITY

Phase 3 enhances the facilities and amenities created in the first two phases, creating a special, unique space that is ecologically and culturally situated.

Manage and restore vegetation:

- Restore riparian areas
- Thin trees
- Vegetate railroad corridor

Enhance site culture and interpretation:

- Add interpretive signage
- Register historic elements on site

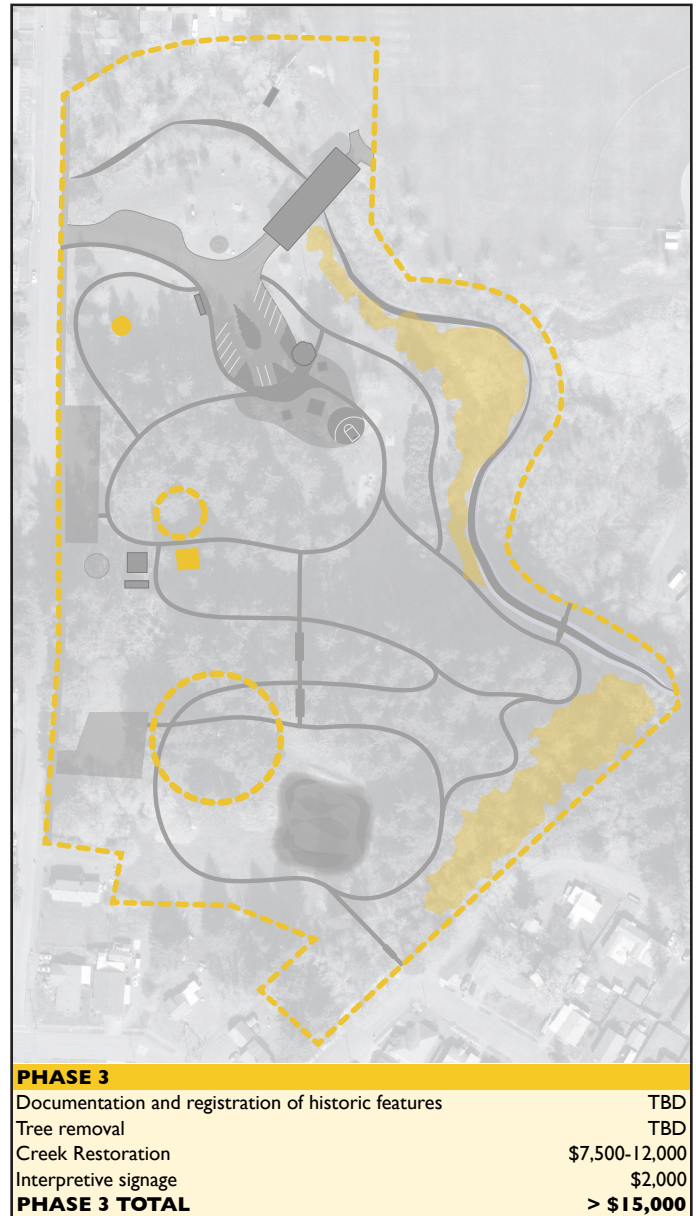


FIGURE 3.9: Phase 3 improvements

APPENDIX A funding resources

The potential funding sources listed below are compiled from a variety of sources; additional information about many of these resources can be found in the 2014 Sweet Home Park System Master Plan. These resources along with the partnerships outlined in this document are not comprehensive but will provide a useful starting point for securing needed park funding. For a more comprehensive overview of funding options, including partnerships and local tax options, please refer to the Sweet Home Park System Master Plan.

FEDERAL/STATE PROGRAMS:

County Opportunity Grant Program

<https://www.oregon.gov/oprd/GRANTS/pages/county.aspx>

Department of State Lands (DSL), Wetland Grant Program

<http://statelands.dsl.state.or.us>

Land and Water Conservation Fund

<https://www.nps.gov/subjects/lwcf/stateside.htm>

National Fish and Wildlife Foundation

<http://www.nfwf.org/whatwedo/grants/pages/home.aspx>

National Oceanic and Atmospheric Administration (NOAA) Restoration Center

<http://www.habitat.noaa.gov/restoration/>

Oregon Bicycle and Pedestrian Program

<https://www.oregon.gov/ODOT/HWY/>

[BIKEPED/Pages/grants1.aspx](http://www.oregon.gov/BIKEPED/Pages/grants1.aspx)

Oregon Community Foundation Grants

Website: http://www.ocf1.org/grant_programs/grant_programs.html

Oregon Department of Forestry

<http://egov.oregon.gov/ODF/>

Oregon Department of Transportation (ODOT)

http://www.oblpct.state.or.us/Gov/ERT/about_us.shtml

Oregon Parks and Recreation Department (OPRD)

<http://www.prd.state.or.us>

Oregon Watershed Enhancement Board

https://www.oregon.gov/OWEB/GRANTS/pages/grant_faq.aspx

Oregon Youth Conservation Corps (OYCC)

<http://www.oregon.gov/CCWD/OYCC/>

Recreation Trails Program

<https://www.oregon.gov/oprd/GRANTS/pages/trails.aspx>

U.S. Department of Transportation

<http://www.fhwa.dot.gov/tea21/index.htm>

ORGANIZATIONS/FOUNDATIONS:

Ben B. Cheney Foundation

<http://www.benbcheneyfoundation.org/>

Bill and Melinda Gates Foundation

<http://www.gatesfoundation.org/How-We-Work/General-Information/Grant-Opportunities>

The Brainerd Foundation

<http://brainerd.org/funding/default.php>

The Bullitt Foundation

<http://www.bullitt.org/grants/grantmaking-process/>

The Conservation Fund American Greenways Program

<http://www.conservationfund.org/>

The Collins Foundation

<http://www.collinsfoundation.org/submission-guidelines>

Flintridge Foundation

<http://www.flintridge.org/>

Fohs Foundation

<https://www.tgci.com/funding-sources/fohs-foundation>

Ford Family Foundation

<http://www.tfff.org/how-we-work/grants>

Forest Legacy Program

<http://www.fs.fed.us/cooperativeforestry/programs/loa/flp.shtml>

Kodak American Greenways Awards Program

Website: <http://www.conservationfund.org/conservation>

Meyer Memorial Trust

<http://mmt.org/>

The Nature Conservancy

<http://www.nature.org/ourinitiatives/regions/northamerica/unitedstates/oregon/>

The Oregon Community Foundation

<http://www.oregoncf.org/grants-scholarships/grants>

Oregon Recreation and Park Association (ORPA)

<http://www.orpa.org/>

The Trust For Public Land

<https://www.tpl.org/>

Woodard Family Foundation

<http://www.woodardff.com/>

Willamette Restoration Initiative

<http://willametteinitiative.org/>

LOCAL PARTNERSHIPS

Local partnerships may provide additional financial or volunteer support to the City for park related projects. A list of potential partners

- Cascade Timber Consultants
- Sweet Home Trails Group
- Sweet Home Tree Commission
- Sweet Home Economic Development Group (SHEDG)
- Sweet Home Active Revitalization Effort (SHARE)
- Sweet Home Fire
- Sweet Home Chamber of Commerce
- Army Corp of Engineers
- Linn County Parks
- Sweet Home School District #55
- Religious organizations
- Community associations
- Boy Scouts of America
- Girl Scouts
- Knights of Columbus
- American Legion
- South Santiam Watershed Council

APPENDIX B other resources

The following resources may provide useful information on technical issues, regulations, or the local context of Sankey Park.

ADA Guide for Small Towns

<https://www.ada.gov/smtown.htm>

Engineering with Nature: Alternative Techniques to Riprap Bank Stabilization.

https://www.fema.gov/pdf/about/regions/regionx/Engineering_With_Nature_Web.pdf

Guide for Using Willamette Valley Native Plants Along Your Stream

<http://www.linnsxcd.oacd.org/NativePlantGuide05.pdf>

National Wetlands Inventory

<https://www.fws.gov/wetlands/index.html>

Protecting Streambanks from Erosion

http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_043438.pdf

South Santiam Watershed Assessment

<http://www.sswc.org/wp-content/uploads/2008/12/South-Santiam-Watershed-Assessment-January-2000.pdf>

Sweet Home Park System Master Plan

<http://www.sweet-home.or.us/DocumentCenter/View/2474>

In addition to the preceding resources, the following pages contain the archived information on the historic structures on site. This information may be useful in documenting and registering these historic features.



Department of Transportation
STATE HISTORIC PRESERVATION OFFICE

Parks and Recreation Branch

525 TRADE STREET S.E., SALEM, OREGON 97310

14th Ave.
 Sweet Home
 Linn County

July 3, 1978

Mr. Randy Westrick
 City of Sweet Home
 1140 12th Avenue
 Sweet Home, OR 97386

Dear Mr. Westrick:

Thank you for your recent inquiry concerning the pealed log bandstand and "round house" in Sankey Park in Sweet Home. These structures are of real interest as examples of 1930s park architecture in the Rustic Mode. The bandstand, with its patterned diagonals of log half-rounds and bent twig tympanae, is particularly interesting, for there do not appear to be many like it--if any--still standing in Oregon.

In the event that the City of Sweet Home wishes to pursue nomination of these structures and an appropriate portion of Sankey Park to the National Register of Historic Places, we are enclosing materials which explain the ramifications of registration and the necessary forms.

As for the technical problems of preserving the structures, it may be that some replacement of portions of the timbers, skirting, etc. is in order. As a guideline for the degree of replacement which is acceptable without jeopardizing the integrity of the structures, we recommend the enclosed Guidelines promulgated by the Secretary of the Interior.

You may find it helpful to contact the Oregon State University Department of Forestry, where Prof. Robert Graham and his colleagues have developed techniques for arresting decay and prolonging the effective life of structural timbers. Prof. Graham may be reached at 753-9166.

If questions arise in the course of your work on this matter, please be in touch. I can be reached at 378-5001.

Sincerely,

ELISABETH WALTON POTTER
 Elisabeth Walton Potter
 Historic Preservation Specialist

EWP:ko
 Enc.



City of Sweet Home

1140 12TH AVENUE
SWEET HOME, OREGON 97386
503-367-5128
June 14, 1978

Oregon State Parks
State Historical Preservation Office
Salem, Oregon 97310
Attn: Elizabeth Potter

Dear Ms. Potter:

In a recent conversation with Dave Powers concerning renovation of two buildings in Sweet Home's Sankey Park, I was referred to you regarding placement of one or both of these structures on the National Register of Historic Places. Although these structures do not meet the requirement of being fifty years or more old, Mr. Powers felt, after my description of the buildings, that the uniqueness of their architectural style might qualify them for consideration on the National Register of Historic Places. The shelters were built in the 1930's by CCC possibly in cooperation with some local civic groups. I am currently researching the origins of the park and the structures within it.

The "Roundhouse" structure is actually a ten sided building constructed almost entirely of log materials. A hole exists at the peak of the roof indicating that the original design called for a fireplace in the center building.

The most interesting structure in the park, and quite possibly in the City, is the "Bandstand" which was probably built coincidentally with the roundhouse. This building was also built almost entirely of log materials. As the enclosed photographs show, the craftsmen who erected these structures went to great detail to develop geometrical patterns with the logs used for building materials. On the bandstand, driftwood was used for ornamental work.

Although the buildings are not old by many communities' standards, they are two of the oldest public buildings in Sweet Home. The people in the community have emotional ties to Sankey Park and the Roundhouse and Bandstand. For forty years this park has been the site of church picnics, company picnics, weddings, family reunions, and many other local events.

The problem we are facing now is that many of the timbers in the buildings are rotting. This rotting is ruining the structural soundness and much of the ornamental qualities possessed by both structures.

The City of Sweet Home welcomes any assistance your agency can provide us concerning rehabilitation of these buildings. For further information please call 367-5128.

Sincerely

Randy Westrick

Randy Westrick, City of Sweet Home





Pavilion #1 North Elevation

LINN COUNTY INVENTORY OF HISTORIC RESOURCES

Historic name Sankey Park Pavilions

Inventory number 532B

Address Sankey Park, Fourteenth Avenue

City Sweet Home

Township 13S Range 1E Section 31DA

Theme Architecture/Art/Government

Present use Park Pavilions

Present owner City of Sweet Home

Recorded by Elaine C. Smith

Date May 8, 1984

Date of Construction: 1938-39

Style: Oregon Rustic

Condition: Excellent to Fair Deteriorated

Description: Pavilion #1--Rectangular, open sided, log structure; shingle gable roof supported by pole rafters and brackets with purlins; decorative carved twigs between brackets and purlins; decorative log work set in "stickwork" fashion in gable ends and foundation skirting; carved twig sculpture panel in each gable end; concrete foundation.

Pavilion #2--10 sided log structure; 10 section roof with wood shingles is supported by pole rafters; logs placed in diagonal "stickwork" fashion form stub wall on 8 sides; 2 sides left open for entrances; concrete foundation.

Historic Significance: Land for the park was purchased from John Wodtli, a member of the Swiss emigrant community that first settled in the Sweet Home area in the 1880s. Construction of the pavilions was a Works Project Administration project. The pavilions were designed by Riley Thompson and the project was supervised by him. Pavilion #1 was built to serve as a bandstand. A proposed natural hillside amphitheater located south of this structure was never completed.

Remarks: Pavilion #1 is notable for its decorative sculpture elements and is the only example of the Oregon Rustic style.

PAVILION #1 713

PAVILION #2 714

Sankey Park Pavilions
Page 2

Sources:

- Albany Democrat-Herald, "Crowds Attracted to Unique Park", p. 10, June 20, 1959.
 Carey, Margaret Standish and Hainline, Patricia Hoy. Sweet Home: In the Oregon Cascades.
 Brownsville: Calapooia Publications, 1979.
 Steinbacker, Martha. In the Beginning..., Tell & Sell/Sweet Home Printing, Sweet Home,
 OR, 1979.
1905 Oregon State Census of Linn County, transcribed by Harley and Helen Haskin, Harry
 and Elsie Youngberg, 1981, p. 370.



South Elevation

713

Pavilion #2



714

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APPENDIX C design process work

Before generating a final design, three preliminary design concepts were developed from community input and presented to the community for feedback at two events, Movies in the Park and The Sweet Home Health Fair.

Each of these concepts had a distinct theme based on a vision and a set of supporting goals. The final design blends elements from each of the three preliminary designs, based on the feedback provided by community members. The three preliminary designs are included on the following pages for reference.

CONCEPT 1: PRESERVATION

Vision

Creating the greatest improvement in park experience, function, and aesthetics while retaining existing features and character and minimizing cost

Goals

- Make better use of existing site features in programming
- Restore and improve historic structures
- Restore and protect creek habitat
- Create cohesive relationship between site elements
- Activate upper Sankey area
- Address safety concerns

CONCEPT 2: EDUCATION

Vision

Fostering community connections with park

neighbors to promote on-site educational and interpretive opportunities in ecology, history, and recreation

Goals

- Improve connections to surrounding neighbors
- Balance restoration and educational access to creek
- Reprogram existing structures for educational uses
- Provide interpretive elements on site
- Create cohesive relationship between site elements
- Activate upper Sankey area
- Address safety concerns

CONCEPT 3: RECREATION

Vision

Re-envisioning Sankey Park as a community hub for recreation and physical activity through significant reprogramming of site elements

Goals

- Provide desired recreation facilities not accessible elsewhere in Sweet Home
- Prioritize creek access with minimal harm to habitat
- Construct or renovate existing structures to better meet user needs
- Create cohesive relationships between site elements
- Activate Upper Sankey area
- Address safety concerns

CONCEPT 1: PRESERVATION



A water play area is integrated into the playground for flexible use



Existing playground equipment is clustered near parking and augmented with new elements



A dedicated play area for smaller children is located close to the main playground



Stairs create a stronger connection between the Lower and Upper Sankey areas



A paved terrace overlooking the BMX park provides seating for riders and parents



A refurbished BMX track activates the Upper Sankey area

CONCEPT 2: EDUCATION



The relocated gazebo functions as an info hub connecting to the park's interpretive trail system



The education hub features teaching and learning spaces for classes and group events



A seating area connects Upper and Lower Sankey and activates the bandstand area



An integrated nature and water play space for kids is paired with a team-building course for adults and teens in Upper Sankey



Weddle Bridge serves as an active gateway for groups to educational elements on site



The consolidated playground integrates features for kids of all ages including a basketball court



Access to the creek is allowed for classes and community education events



Berms made from dirt from the removed BMX track provide privacy for park neighbors

CONCEPT 3: RECREATION



The adventure play area combines water play and nature play along the banks of the creek



The relocated and consolidated playground includes a separated space for younger kids



A new multi-use pavilion serves as the park's central gathering space



A sand volleyball court provides an active space for visitors of all ages near the central pavilion



Open space along the banks of the creek allow visitors to interact with the water



A full size basketball court provides recreation opportunities for teens



Berms made from dirt from the removed BMX track provide privacy for park neighbors



An enclosed 1-acre area provides a recreation space for visitors' four-legged friends