

Warrenton Parks Capital Improvement Plan

FINAL DRAFT PLAN
September 2010



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I. Introduction

The Capital Improvement Plan (CIP) is a component of the *Warrenton Parks Master Plan*. The master plan is intended to guide development of the parks system for the 20-year period between 2010 and 2030. The master plan will enable the City of Warrenton to continue improving the level and quality of its parks. The CIP is intended to be used as an internal planning tool for the City to prioritize future development of the parks system for the 20-year period between 2010 and 2030. Each project in the CIP aligns with the goals and objectives identified in the Parks Master Plan.

More specifically, the CIP outlines project costs associated with park improvements, system-wide improvements, and land acquisition and development. Included in the CIP is a description of each project, estimated costs, and a timeline for completion. For park improvements, the CIP identifies specific projects for each of Warrenton's 12 parks. In addition, the CIP includes costs associated with the acquisition and development of an additional 10 acres of parkland. The acquisition and development of new parkland will be necessary to maintain the approved level of service (LOS) of 5 acres per 1,000 residents through 2030.

The CIP reflects the input from four sources: (1) an inventory and condition assessment of existing park facilities; (2) recommendations from Warrenton Public Works staff; (3) stakeholder interviews, Parks Advisory Board members, and community leaders; and (4) input from two community workshops. As park and recreation needs change over time, the CIP should be updated to reflect new priorities.

In order to meet the vision and goals outlined in the 2010 *Warrenton Parks Master Plan*, projects have been prioritized according to need and cost, and the Parks Advisory Boards self selected priorities. Three prioritization categories were created to guide the development of the parks system:

- » **Priority I:** These are trail connections and minor projects that will improve the safety and use of existing parks. These projects also provide additional amenities to existing parks. Priority I projects should be completed in 1-5 years.
- » **Priority II:** These projects include land acquisition, and larger improvements to the overall parks system. Priority II projects should be completed in 5-10 years as funds become available
- » **Priority III:** These projects are not of immediate concern. They include enhancements to existing parks, landscape conservation and new parkland development. Priority III projects should be completed as funding becomes available.

2. Capital Improvements

The capital improvement projects are organized by park classification, land acquisition and development, and trail development. Table CIP-1 provides a summary of all of the costs for the capital projects recommended in this plan. Park improvement projects total approximately \$4,847,090 and land acquisition projects total approximately \$2,000,000.

Table CIP-1. Summary of Capital Improvements

| CAPITAL PROJECT | TOTAL COST |
|----------------------------|---------------------|
| Park Improvements | |
| Community Park Projects | \$ 2,238,920 |
| Neighborhood Park Projects | \$ 827,900 |
| Mini Park Projects | \$ 9,000 |
| Special Use Park Projects | \$ 227,030 |
| Linear Park Projects | \$ 44,240 |
| Land Acquisition | \$ 2,000,000 |
| Parkland Development | \$ 1,500,000 |
| TOTAL | \$ 6,847,090 |

Source: CPW/CMGS, 2010.

Table CIP-2 identifies cost estimates by priority assignment. Priority I and Priority II projects total \$2,994,590. Priority III projects, which include parkland development, total \$3,852,500 and should be pursued as funding becomes available.

Table CIP-2. Total Costs by Priority Assignment

| PRIORITY LEVEL | TOTAL COST |
|-----------------------|---------------------|
| Priority I Projects | \$ 642,640 |
| Priority II Projects | \$ 2,351,950 |
| Priority III Projects | \$ 3,852,500 |
| TOTAL | \$ 6,847,090 |

Source: CPW/CMGS, 2010.

3. Park Specific Capital Projects

Capital improvement projects identified for each of Warrenton's 12 parks reflect specific needs aimed at enhancing the overall visitor experience. Included below is a summary for each park with recommended projects, cost estimates, and project completion schedules.

QUINCY & BESSIE ROBINSON COMMUNITY PARK

Quincy & Bessie Robinson Community Park, on SW 3rd & Alder Avenue, is named for the park’s benefactors who created a private trust to fund park projects in the City of Warrenton. Centrally located, and highly used, the park offers a range of structured activities, from basketball to baseball, as well as community use facilities such as community gardens and the community center. To the west and south lies undeveloped forest area, some of which is City property, wetlands, or both. The park has access to the Warrenton Grade School Trail.

Acreage: 9.8

Classification: Community Park

Major Amenities: Signage, Parking, Irrigation System, Basketball Courts, Baseball/Softball Fields, Tennis Courts, Play Structures, Swing Set, Tire Swing, Community Center, Shelter, Restrooms, Community Gardens, Batting Cage, Picnic Tables

The following capital improvements are intended to enhance Quincy & Bessie Robinson Community Park:

Table CIP-3. Quincy & Bessie Robinson Community Park Capital Improvements

| Quincy & Bessie Robinson Community Park | | | | | |
|--|------------|--------------|------------------|---------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Soil Storage Area (20x20) | 1 | ea | \$ 1,500.00 | \$ 1,500 | Priority I |
| Repair Pavilion | 1 | ea | \$ 2,000.00 | \$ 2,000 | Priority I |
| Signage | 1 | ea | \$ 1,000.00 | \$ 1,000 | Priority I |
| Maintenance/Community Garden Shed (12x20) | 1 | ea | \$ 5,000.00 | \$ 5,000 | Priority I |
| Park Host Site | 1 | ea | \$ 5,000.00 | \$ 5,000 | Priority I |
| Dog Waste Disposal Station | 4 | ea | \$ 390.00 | \$ 1,560 | Priority I |
| Park Concept Plan | 1 | ea | \$ 20,000.00 | \$ 20,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 36,060 | |
| Park Development | 1 | ea | \$ 1,000,000.00 | \$ 1,000,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 1,000,000 | |
| TOTAL | | | | \$ 1,036,060 | |

Source: CPW/CMGS, 2010.

SEAFARER’S PARK

Seafarers Park at the Hammond Marina is a visitor’s destination dedicated to the men of the Mermaid and Triumph who lost their lives in a devastating 1961 storm. The land is owned by the Army Corps of Engineers and leased by the City. The City owns and operates all marina improvements. Currently only partially developed, the park is well used, especially in the summertime when there are weddings at the gazebo and families picnic and splash on the beach. Residents and visitors alike enjoy the natural beautiful setting and Waterfront Trail access.

Acreage: 5.6

Classification: Community Park

Major Amenities: Parking, Gazebo, Marina, Benches, Memorial, Waterfront Trail Access

The following capital improvements are intended to enhance Seafarer’s Park:

Table CIP-4. Seafarers Park Capital Improvements

| Seafarer's Park | | | | | |
|----------------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Viewpoints | 3 | ea | \$ 1,000.00 | \$ 3,000 | Priority II |
| Interpretive Elements | 3 | ea | \$ 500.00 | \$ 1,500 | Priority II |
| Trail Connection to Fort Stevens | 5,280 | lf | \$ 30.00 | \$ 158,400 | Priority II |
| Picnic Tables | 4 | ea | \$ 700.00 | \$ 2,800 | Priority II |
| Dog Waste Disposal Stations | 4 | ea | \$ 390.00 | \$ 1,560 | Priority II |
| Park Concept Plan | 1 | ea | \$ 20,000.00 | \$ 20,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 187,260 | |
| Park Development | 1 | ea | \$ 750,000.00 | \$ 750,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 750,000 | |
| TOTAL | | | | \$ 937,260 | |

Source: CPW/CMGS, 2010.

EBEN H. CARRUTHERS PARK

Eben H. Carruthers Park is located off of Warrenton Drive (Fort Stevens Highway 104). The park is bordered by a lumber mill to the east, the Columbia River to the north, and wooded undeveloped area to the west that is slated for residential development. A path has been newly paved and widened leading to the historical Lewis & Clark informational viewpoint off of the Columbia River. The new dog park gets heavily used by the community who walks or drives to get there.

Acreage: 5.5

Classification: Community Park

Major Amenities: Signage, Parking, Irrigation, Waterfront Trail Access, Swing Set, Viewing Deck, Shelter, Restrooms, Memorial, Benches, Dog Park, Lighting, Picnic Table

The following capital improvements are intended to enhance Eben H. Carruthers Park:

Table CIP 5. Eben H. Carruthers Park Capital Improvements

| Carruther's Park | | | | | |
|---------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Repair River Viewing Area | 1 | ea | \$ 4,000.00 | \$ 4,000 | Priority I |
| Signage | 1 | ea | \$ 1,000.00 | \$ 1,000 | Priority I |
| Park Host Site | 1 | ea | \$ 5,000.00 | \$ 5,000 | Priority I |
| Raised Beds (8x4) | 10 | ea | \$ 200.00 | \$ 2,000 | Priority I |
| Community Garden | 1 | ea | \$ 2,000.00 | \$ 2,000 | Priority I |
| Interior Walking Paths | 2,000 | lf | \$ 18.00 | \$ 36,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 50,000 | |
| Playground Equipment | 1 | ea | \$ 25,000.00 | \$ 25,000 | Priority II |
| Adult Exercise Stations | 6 | ea | \$ 1,200.00 | \$ 7,200 | Priority II |
| PRIORITY II TOTAL | | | | \$ 32,200 | |
| TOTAL | | | | \$ 82,200 | |

Source: CPW/CMGS, 2010.

FORT STEVENS PARADE GROUNDS

The Fort Stevens Parade grounds hold historical significance as military parade grounds from the Civil War until WWII. The grounds are a large, city-owned open grass space with just a few large oak trees, a shelter, and some play equipment. The park is surrounded by colonial-style homes and a bed and breakfast.

Acreage: 2.3

Classification: Neighborhood Park

Major Amenities: Signage, Merry-go-round, Swing Set, Slide, Shelter

The following capital improvements are intended to enhance Fort Stevens Parade Grounds:

Table CIP-6. Fort Stevens Parade Grounds Capital Improvements

| Fort Stevens Parade Grounds | | | | | |
|------------------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Park Concept Plan | 1 | ea | \$ 15,000.00 | \$ 15,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 15,000 | |
| Park Development | 1 | ea | \$ 250,000.00 | \$ 250,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 250,000 | |
| TOTAL | | | | \$ 265,000 | |

Source: CPW/CMGS, 2010.

SKIPANON RIVER PARK

The Skipanon River Park & SE 2nd Street Kayak Dock is located near downtown along the Skipanon River. A linear park with a paved trail and grassy dyke links a paved parking lot at 3rd Street to the 2nd Street Kayak Dock. The paved parking lot area is the head of the Warrenton Waterfront Trail, linking to miles of connecting trails in the city system. The kayak dock has room for just a couple of additional vehicles to park in an unpaved area off of an unimproved access road on 2nd Street. The parking area is connected to the trail and dock by a meandering pedestrian ramp. The park gets heavy use during the months of May through September and is attractive to tourism visitors.

Acreage: 1.4

Classification: Neighborhood Park

Major Amenities: Signage, Parking, Kayak Dock, Waterfront Trailhead, Pedestrian Ramp, Bench, Picnic Tables, Paved Trail

The following capital improvements are intended to enhance Skipanon River Park:

Table CIP-7. Skipanon River Park Capital Improvements

| Skipanon & SE 2nd Street Kayak Dock | | | | | |
|--|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Youth/Child Play Area | 1 | ea | \$ 60,000 | \$ 60,000 | Priority I |
| Trash Receptacles | 4 | ea | \$ 450.00 | \$ 1,800 | Priority I |
| Interpretive Signage | 4 | ea | \$ 500.00 | \$ 2,000 | Priority I |
| Improve Kayak Dock ADA Accessibility Route | 1 | ea | \$ 5,000.00 | \$ 5,000 | Priority I |
| Trail Connection (east Harbor Bridge) | 1,320 | lf | \$ 30.00 | \$ 39,600 | Priority I |
| PRIORITY I TOTAL | | | | \$ 108,400 | |
| Parking Improvements | 8,600 | sq | \$ 7.50 | \$ 64,500 | Priority II |
| Restrooms | 1 | ea | \$ 75,000.00 | \$ 75,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 139,500 | |
| Landscape Restoration | 70,000 | sq | \$ 4.50 | \$ 315,000 | Priority III |
| PRIORITY III TOTAL | | | | \$ 315,000 | |
| TOTAL | | | | \$ 562,900 | |

Source: CPW/CMGS, 2010.

LIBRARY PARK

The Hammond Library Park at 681 Pacific Drive, consists of a play structure that is in good condition, storage shed, bench, and two planter pots. It has a few trees, flowers, and shrubs on the perimeter. Although the library is a community facility, the park is so small that the best classification for it (using National Recreation & Parks Association criteria) is a mini park. It may also be said that it has special use in the regard that it is likely used specifically by families during their visit to the library. There are newly paved parking spaces in front of the library. Pacific Drive Park is across the street, separating the Hammond Library Park from 6th Avenue.

Acreage: 0.7

Classification: Mini Park

Major Amenities: Library, Parking, Play Structure, Shed, Bench, Planter Pots, Waterfront Trail Access

The following capital improvements are intended to enhance Library Park:

Table CIP-8. Community Library Park Capital Improvements

| Library Park | | | | | |
|---|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| ADA Accessibility Improvements (Rubber Chips) | 1,200 | sq | \$ 7.50 | \$ 9,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 9,000 | |
| TOTAL | | | | \$ 9,000 | |

Source: CPW/CMGS, 2010.

PACIFIC DRIVE PARK

Pacific Drive Park is a long, narrow grass median separating Pacific Drive and 6th Street. It contains a line of trees through its length. Near either end of the park is an artful tile and concrete planter. In the center is a bell as a historical art piece. The park has no curbs or sidewalks.

Acreage: 1

Classification: Linear Park

Major Amenities: Planters, Bell

The following capital improvements are intended to enhance Pacific Drive Park:

Table CIP-9. Pacific Drive Park Capital Improvements

| Pacific Drive Park | | | | | |
|---------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Bollards | 4 | ea | \$ 410.00 | \$ 1,640 | Priority I |
| Add Stormwater Bioswale | 1 | ea | \$ 3,000.00 | \$ 3,000 | Priority I |
| Trail Connections/Access | 1,320 | lf | \$ 30.00 | \$ 39,600 | Priority I |
| PRIORITY I TOTAL | | | | \$ 44,240 | |
| TOTAL | | | | \$ 44,240 | |

Source: CPW/CMGS, 2010.

WARRENTON LCYSA SOCCER FIELDS

The City of Warrenton owns the property occupying two of the three soccer fields of this park, while Clatsop County owns one. The City and County owned properties are divided by Ridge Road though it operates as one park and is maintained by the Lower Columbia Youth Soccer Association (LCYSA). As a reformed former landfill site, the City makes flammable gas readings every month and a geologist takes readings from the wells to ensure proper safety. Volunteers take very good care of the property, as exemplified by the service of Harold Henry Snow (1908-2008) for whom a memorial is dedicated for Field 2. The park has access to the Shag Lake Trail as well as parking. This is not a park that the community generally accesses without a vehicle as there are no sidewalks and it is beyond average walking distance for most homes and schools.

Acreage: 12.8

Classification: Community Park

Major Amenities: Signage, Parking, Soccer Fields, Play Structure, Concession Stand, Scoreboard, Moveable Goals, Dugouts, Memorial, Lighting, Maintenance Shed, Trail Connection

The following capital improvements are intended to enhance Warrenton LCYSA Soccer Fields:

Table CIP-10. Warrenton LCYSA Soccer Field Capital Improvements

| Warrenton LCYSA Soccer Fields | | | | | |
|--|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Trail Connections/Access | 5,280 | lf | \$ 30.00 | \$ 158,400 | Priority I |
| Park Master Plan | 1 | ea | \$ 25,000.00 | \$ 25,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 183,400 | |
| (Reserved for future Park Development) | | | \$ - | - | Priority II |
| PRIORITY II TOTAL | | | | \$ - | |
| TOTAL | | | | \$ 183,400 | |

Source: CPW/CMGS, 2010.

HAMMOND COMMUNITY GARDEN

The Hammond Community Garden is privately owned by the neighboring residential property and leased to the City of Warrenton to maintain.

Acreage: 0.01

Classification: Special Use Park

Major Amenities:

The following capital improvements are intended to enhance Hammond Community Garden:

Table CIP-11. Hammond Community Garden Capital Improvements

| Hammond Community Garden | | | | | |
|---------------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Install Raised Beds (8x4) | 20 | ea | \$ 200.00 | \$ 4,000 | Priority I |
| Add Storage Shed | 1 | ea | \$ 5,000.00 | \$ 5,000 | Priority I |
| PRIORITY I TOTAL | | | | \$ 9,000 | |
| TOTAL | | | | \$ 9,000 | |

Source: CPW/CMGS, 2010.

POST OFFICE (FLAG) PARK

The Post Office (Flag) Park is owned by the City of Warrenton and maintained by the Veterans of Foreign Wars (VFW). In the heart of downtown at 99 S. Main Avenue, this small-developed park is meant for viewing and honoring the VFW. A small area with picnic tables is owned by the City and used mainly by folks eating at the Dairy Maid.

Acreage: 0.3

Classification: Special Use Park

Major Amenities: Flags, Parking, Memorials, Picnic Tables, Trail Access

There are no recommended capital improvements at this park.

TRIANGLE PARK

Triangle Park is a triangle shaped open lawn wayside with a statue in it. The statue was donated to the City of Warrenton in 2003 by Martin Nygaard of Warrenton Fiber and Nygaard Logging. It was a gift to Mr. Nygaard by David Lum, his neighbor in Warrenton, who bought it from an artisan in Washington’s San Juan area. Carved from wood, stained, and painted, the statue features a tree, eagle, bear, fish, and lumberjack. It represents the timber industry’s respect for northwest wildlife.

Acreage: 0.02

Classification: Special Use Park

Major Amenities: Statue

The following capital improvements are intended to enhance Triangle Park:

Table CIP-12. Triangle Park Capital Improvements

| Triangle Park | | | | | |
|---------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Signage | 1 | ea | \$ 1,000.00 | \$ 1,000 | Priority I |
| Raised Beds (8x4) | 10 | ea | \$ 200.00 | \$ 2,000 | Priority I |
| Variable Message Board | 1 | ea | \$ 1,000.00 | \$ 1,000 | Priority I |
| Benches | 2 | ea | \$ 650.00 | \$ 1,300 | Priority I |
| PRIORITY I TOTAL | | | | \$ 5,300 | |
| PRIORITY II TOTAL | | | | \$ - | |
| Landscape Enhancements | 15,000 | sq | \$ 2.50 | \$ 37,500 | Priority III |
| PRIORITY III TOTAL | | | | \$ 37,500 | |
| TOTAL | | | | \$ 42,800 | |

Source: CPW/CMGS, 2010.

TANSY POINT

Tansy point was a native village for Clatsop tribes before the days of Lewis & Clark and is known for the historical Anson-Dart Treaties of 1851. Today, it has an access road leading to a round-about where visitors can drive-by and glimpse a view of the Columbia River and shores of Washington. The landscape is made up of grass, wetlands, and sparse trees. Visitors can access the Waterfront Trail through the trail head at 13th Street. The park sees the most activity from May through September and the City responds by placing out picnic tables for those months.

Acreage: 1

Classification: Special Use Park

Major Amenities: Bench, Round-About, Waterfront Trail Access

The following capital improvements are intended to enhance Tansy Point:

Table CIP-13. Tansy Point Capital Improvements

| Tansy Point | | | | | |
|--------------------------|------------|--------------|------------------|-------------------|-----------------|
| PROJECT | QTY | UNITS | UNIT COST | TOTAL COST | SCHEDULE |
| Interpretive Signage | 4 | ea | \$ 500.00 | \$ 2,000 | Priority I |
| Earthwork to Remove Berm | 185 | cy | \$ 8.00 | \$ 1,480 | Priority I |
| PRIORITY I TOTAL | | | | \$ 3,480 | |
| Parking Improvements | 5,500 | sq | \$ 7.50 | \$ 41,250 | Priority II |
| Art/Statue/Fountain | 1 | ea | \$ 20,000.00 | \$ 20,000 | Priority II |
| Restrooms | 1 | ea | \$ 110,000.00 | \$ 110,000 | Priority II |
| PRIORITY II TOTAL | | | | \$ 171,250 | |
| TOTAL | | | | \$ 174,730 | |

Source: CPW/CMGS, 2010.