



CIP

DRAFT

Capital Improvements Plan

City of Hermiston Parks, Recreation and Open Space (PROS) Master Plan Update

To: Larry Fetter, Parks and Recreation Director
City of Hermiston

From: Colin McArthur, AICP
Liz Auvil
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Date: July 29, 2020

Subject: **DRAFT** 2021-2040 Capital Improvement Plan

1.0. PURPOSE

Based on the assessments conducted in Scope of Work Tasks 3, 4, and 5, this document comprises the 20-year Capital Improvement Plan for fiscal years (FY) 2021 through 2040 that includes projected recreational needs of the City; projected sports facility needs of the School District; joint development opportunities; and funding sources targeted for facility development.

The Capital Improvements Program (CIP) is a schedule for capital projects that for the twenty-year period beginning Fiscal Year (FY) 2021 and ending in FY 2040. Upon adoption, the CIP serves as a guide to planning and budgeting for future capital projects and expenditures. The CIP is intended to be the basis for capital improvements included the Hermiston annual budget.

2.0. BACKGROUND

2.1. Project Selection

Proposed projects included in the CIP were identified and selected based on information from:

- Quantitative results from the *2020 PROS Plan Needs Assessment*;
- Qualitative findings from community input;
- City Council Goal setting;
- Parks and Recreation Committee input;
- City staff input;
- Geospatial analysis;
- *2008-2022 Park Master Plan Report*;

- other relevant plans and policies.

Proposed project funding responds to an ongoing assessment of capital assets, as well as assessments of current and future service delivery needs.

2.2. Prioritization

Projects included in the CIP were evaluated based on consideration of the following information sources to determine a prioritization schedule:

- *Planning documents and tools.* The City uses a variety of planning documents and tools to determine service level needs for the development of parks, trails, and recreational facilities. These documents include, but are not limited to the *Parks, Recreation and Open Spaces Plan (PROS Plan)*; the City of Hermiston's Comprehensive Plan, Transportation System Plan, and Urban Growth Boundary expansion planning; and various population and demographic forecasting resources.
- *Level of Service (LOS).* The PROS Plan defines level of service targets for parks and trails that meet current and future community needs. These targets help the City determine how well existing facilities are meeting current park and recreation needs, and what investments are needed in the future to reach or maintain LOS as the population grows.
- *Geographic Distribution.* The PROS Plan and CIP consider the appropriate location for specific parks based on the facility type and their overall geographic distribution throughout the City, as well as the recommended distance of certain types of parks and facilities to residents.
- *Parks and Recreation Committee prioritization.* In 2019, the Committee conducted a prioritization exercise that set a priority for different categories of projects, for example, trails, neighborhood parks, acquisition, etc.
- *Maintaining existing facilities.* The PROS Plan Needs Assessment results place a high priority on maintaining and improving existing facilities prior to developing new facilities.
- *SDC fees.* The City's System Development Charge (SDC) fees are a primary CIP funding source. These funds are collected based on a methodology adopted by City Ordinance. The methodology determines the SDC rate that is assessed on new residential development in order to sustain the park and recreation service levels as the population grows.
- *Grants.* Grants provide an opportunity to seek alternative funding sources for a project. If the project matches the grant requirements and meets the needs of the City, the project may be moved up in priority to take advantage of the funding opportunity, or to match the grant funding cycle.

Each project is prioritized based on a High, Medium, and Low prioritization schedule.

- **High** priority projects are planned for the first 7-year planning period, through 2037;
- **Medium** priority projects are planned for the second 7-year planning period, through 2034;
- **Low** priority projects are planned for the third 6-year planning period, which begins in 2035 and extends to 2040.

3.0. FUNDING

3.1. Financial Information

The 20-year CIP is flexible and is intended to be revised and translated into a five-year CIP as part of annual budget adoption, Parks and Recreation Committee direction, funding availability, market conditions, and changes that were unforeseen during the development of the PROS plan.

Capital improvement project costs are estimated based on considerations including timing and design, construction, and land acquisition. Improvement costs vary widely based on local conditions, economic factors, environmental constraints, and application of specific funding sources. The following land acquisition and development parameters are used for estimating costs and are based on current market conditions in the City, past projects, and other local information.

- Land acquisition costs are based on a conservative estimate of \$100,000 per acre for undeveloped land within the UGB and \$20,000 per acre for undeveloped land outside the UGB;
- Development costs for new parkland are estimated at \$250,000 per acre for neighborhood parks, \$150,000 per acre for special use parks, and \$50,000 per acre for open space areas;
- Development costs for trails are estimated at \$175 per linear foot of 10-foot wide paved trail, \$500,000 for site development of each trailhead, and \$150,000 for each bridge structure.
- Operational and maintenance costs account for the additional future costs of operating and maintaining each capital project upon its completion.

3.2. Funding Sources

There are four primary funding sources the City uses for capital improvements:

- *General Fund.* Property tax revenues from the City's General Fund are the major funding source for the Park and Recreation departments annual operating costs for reserves for future operations. CIP projects not eligible for other funding sources can be funded from this source.
- *General Obligation Bonds.* This type of bond is a tax assessment on real and personal property. The City can levy a general obligation bond with majority voter approval during a general election held on an even year. The fund can supplement SDC revenues and is more equitable than the assessment of SDC's. The PROS plan recommends that the City consider the feasibility of a bond measure with a defined development plan as outlined in this plan. The City does not have any current bond obligations.
- *System Development Charges.* This CIP and the PROS Plan provide the foundation for review and update of the SDC rate methodology in order to raise funds for park improvements, system-wide improvement, land acquisition, and development associated with implementing the goals and recommendations in the PROS Plan. The SDC program charges a fee for residential development within the City limits. SDC funds are used to maintain the current level of park and recreation service and to expand and develop the PROS system to meet future recreational needs and demands as the population increases. Pursuant to state law, the SDC revenues can only be used for acquisition and improvements that add capacity to the PROS system (i.e., capital improvement projects that have been identified in the PROS Plan). SDC revenues cannot be used for rehabilitation or replacement of existing facilities.
- *Alternative Funding.*
 - *Grants* are funds from federal or state governmental agencies or non-profit organizations that support a portion of the capital costs.
 - *Donations* include of monies or real property from individuals and/or non-profit organizations.
 - *Partnerships* include financial agreements with non-profit organizations and/or user groups to share in the cost of building facilities.
 - *Other* includes proceeds from the sale of surplus properties and user fees and charges for facilities.

4.0. PLANNED PROJECTS

Table CIP-1 is a list of the priority projects included in the 2021-2040 CIP. Information in the table includes a facility identification number, project title and description, size (expressed in acres for parks, recreation facilities, and open space areas; and miles for trails), and overall cost. Following the table, each project is detailed on a project description sheet.

Each project description sheet contains consistent categories of information to help communicate the pertinent data for each project. The categories include:

- *Project Identification (Project ID)*. This category is an alphanumeric identifier that corresponds to the summary table and maps included in the PROS Plan.
- *Project Title*. This is name of the project.
- *Project Type*. This category identifies whether the project is a park, recreation facility, open space area, or trail.
- *Estimating Stage*. This category identifies whether the estimated costs are order of magnitude or are based on refined design information (master plan, conceptual design, etc.).
- *Size Size/Length*. The overall size of the site or length of corridor, for trail projects.
- *Size/Length*. The actual size of the are to be improved or development or length for trail projects.
- *Location*. This category provides the project address or general location if available.
- *Description*. This section includes the purpose of the specific project and why it is high enough in priority to be in the CIP.
- *Scope*. This section includes the scope of the project and explains the specific improvements to be developed as part of the project.
- *Considerations*. This section includes various types of information, depending upon the specific project, and may reference partnerships, project history, land use or environmental requirements.
- *Costs*. The section is the total estimated cost for the project, including planning, design, construction, permitting, and administration.

Table CIP-1. Planned Projects

FACILITY ID	PROJECT TITLE & DESCRIPTION	SIZE	COST
R1	Health, Wellness, and Aquatic Center Develop an indoor aquatic, health, and wellness center.	55 - 65,000 square feet 3-5 acres	\$35,000,000
R2	Hermiston Family Aquatic Center Conduct facility assessment to identify long-term modernization and maintenance needs and associated costs.	N/A	\$40,000
R3	Arc Building Renovation Renovate the Arc Building including New kitchen, restrooms, exterior, rear covered porch.	N/A	\$800,000
P1	Funland Playground Replace existing Funland playground damaged by fire with a new themed playground and install new restrooms/concessions building.	0.61 acres	\$1,500,000
P2	Teen Adventure Park Develop a teen adventure park, including skate and BMX elements, a BMX pump track, restrooms, rock climbing wall, basketball, zip-line, parkour fitness, and passive use areas within an undeveloped site at W Orchard Avenue and S First Street.	0.50 acres	\$1,088,000
P3	Highland Park Install improvements to the park including a picnic shelter, restrooms, and walks.	3.00 acres	\$285,000
P4	Regional Sports Complex Develop a regional sports complex on the existing disc golf course site and adjacent city and hospital property including eight soccer/lacrosse multi-purpose fields, children's playground, parking, restrooms, trails, and field lighting.	66.23 acres	\$11,131,000

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P5	Butte Park Construct improvements to the park including a new dog park, trailhead, formalized trail system, shelter, and renovated fields. Rebuild the spray Park. Rebuild Funland and construct a new restrooms.	41.50 acres	\$1,437,700
P6	Riverfront Park Construct improvements to the park to repair flood damage including a new children's playground, parking area, picnic shelter and restrooms.	14.10 acres	\$1,076,800
P7	Steelhead Park Develop a passive linear park south of Riverfront Park including an extension of the Riverfront Trail, non-motorized boat launch, parking, trails, and riparian area enhancement along the Umatilla River.	6.10 acres	\$739,500
P8	Gettman Park Develop a neighborhood park south of Armand Larive Middle School including a multi-sport court, children's playground, restrooms, off-street parking, and walking trail.	3.80 acres	\$1,129,700
P9	Field of Dreams Park Develop a special use park adjacent to the Field of Dreams complex including three lacrosse fields, formalized parking, children's playground, and trail.	13.78 acres	\$2,443,600
P10	Victory Square Park Construct a new full-court basketball court.	5.16 acres	\$89,000

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P11	Dorran Park Develop a linear park trailhead including ~10 space off-street parking lot, park entrance sign, kiosk, site furnishings, and landscape plantings.	2.07 acres	\$135,800
O1	Baker's Pond Natural Area Develop a natural area park at the Baker's Pond site including parking, restrooms, picnic shelter, a trailhead, trails, boardwalk, habitat enhancement, and wetland enhancement.	47.45 acres	\$1,154,600
A1	Future NE Neighborhood Park Acquire and develop a ~5.0 acre neighborhood park to serve the northeast area of the city adjacent or near the new elementary school.	5-15 acres	\$1,750,000
A2	Future E Neighborhood Park Acquire and develop a ~5.0 acre neighborhood park to serve the east area of the city.	5-15 acres	\$1,750,000
A3	Future SW Neighborhood Park Acquire and develop a ~5.0 acre neighborhood park to serve the southwest area of the city.	5-15 acres	\$1,750,000
A4	Future Cimarron Park Acquire 7.09 acres through land dedication and develop a new neighborhood park to serve surrounding residential development.	7.09 acres	\$1,250,000
A5	Future Monte Vista Park Acquire ~1.00 acres through land dedication and develop a new neighborhood park to serve surrounding residential development	1.00 acres	\$300,000
T1	Belt Trail Develop a 0.8 mile trail extending from Belt Park to Harrison Park and connecting to the Riverfront Trail.	0.8 miles	\$739,200

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T2	Hermiston Loop Trail Develop a 10.5 mile looped trail along Hensel Road to the north, W 11 th Street to the west, Gettman Road to the south, and E 10 th Street to the east. The trail includes a spur extending from E 10 th Street along E Highland Avenue to S Townsend Road and north to the Field of Dreams Complex.	10.5 miles	\$500,000
T3	Maxwell Canal Trail (Sandstone Crossing Trail) Develop a 1.3 mile trail from planned Gettman Park and Gettman Road, to the west, along an irrigation canal, to SE 4 th Street and north along the street to Highland Avenue.	1.3 miles	\$1,201,200
T4	Baker's Pond Trail Develop a 1.5 trail from the planned Baker's Pond trailhead to the east to Theater Sports Park to the west.	1.5 miles	\$1,386,000

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Table CIP-2. Project Prioritization

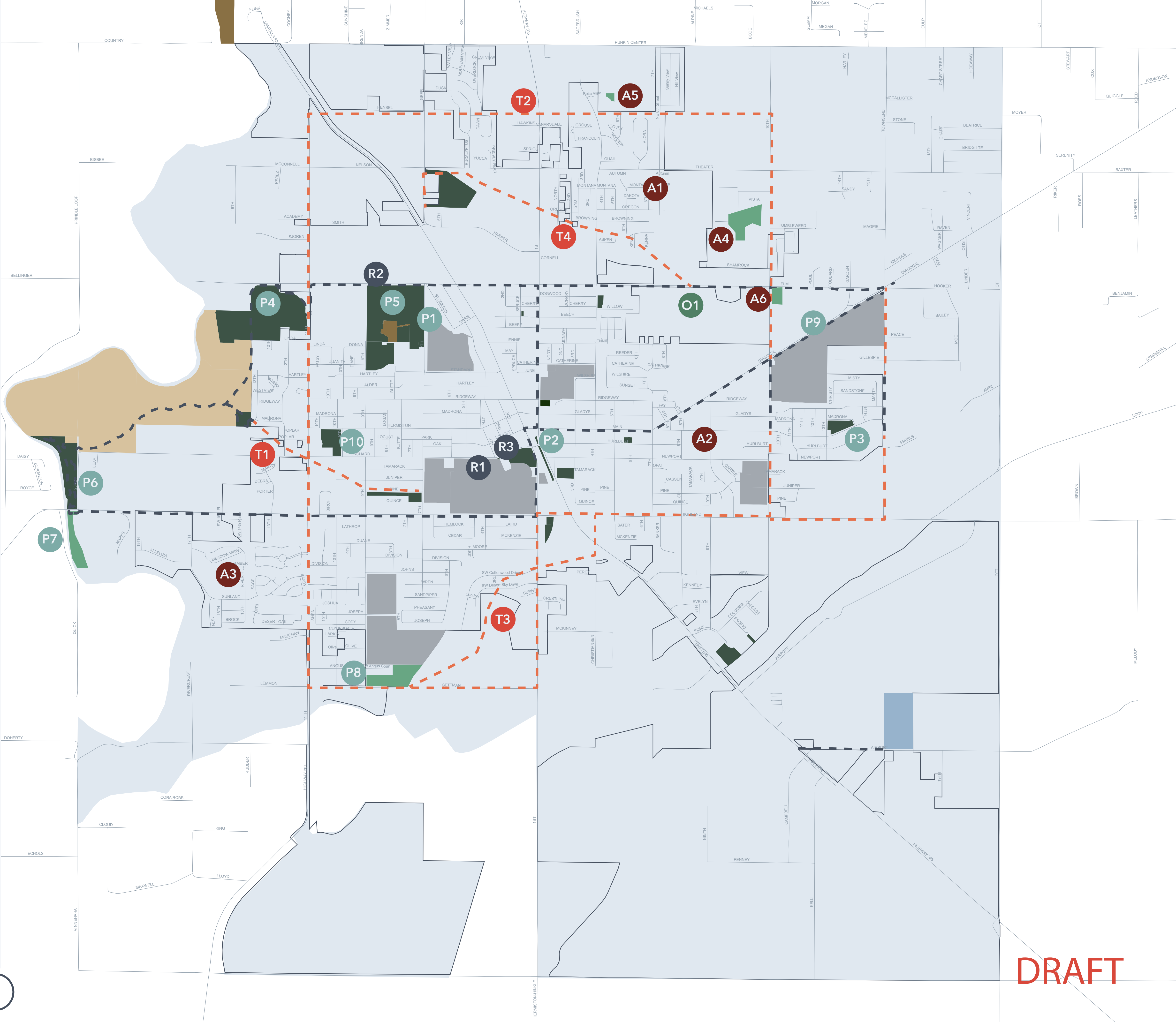
FACILITY ID	PROJECT TITLE	HIGH FY 2021-2027	MEDIUM FY 2028-2034	LOW FY 2035-2040
R1	Health, Wellness, and Aquatic Center	\$ 35,000,000	\$ -	\$ -
R2	Hermiston Family Aquatic Center	\$ 40,000	\$ -	\$ -
R3	Arc Building Renovation	\$ 800,000	\$ -	\$ -
P1	Funland Playground	\$ 1,500,000	\$ -	\$ -
P2	Teen Adventure Park	\$ 1,088,000	\$ -	\$ -
P3	Highland Park	\$ -	\$ -	\$ 285,000
P4	Regional Sports Complex	\$ 5,083,800	\$ 3,877,300	\$ 2,170,000
P5	Butte Park	\$ 982,200	\$ 455,500	\$ -
P6	Riverfront Park	\$ 1,076,800	\$ -	\$ -
P7	Steelhead Park	\$ -	\$ 739,500	\$ -
P8	Gettman Park	\$ -	\$ -	\$ 1,129,700
P9	Field of Dreams Park	\$ -	\$ -	\$ 2,443,600
P10	Victory Square Park	\$ 89,000	\$ -	\$ -
P11	Dorran Park	\$ -	\$ 135,800	\$ -
O1	Baker's Pond Natural Area	\$ -	\$ 1,154,600	\$ -
A1	Future NE Neighborhood Park	\$ 500,000	\$ 750,000	\$ 500,000
A2	Future E Neighborhood Park	\$ 500,000	\$ 750,000	\$ 500,000
A3	Future SW Neighborhood Park	\$ 500,000	\$ 750,000	\$ 500,000
A4	Future Cimarron Park	\$ -	\$ 750,000	\$ 500,000
A5	Future Monte Vista Park	\$ 300,000	\$ -	\$ -
T1	Belt Trail	\$ -	\$ 739,200	\$ -
T2	Hermiston Loop Trail	\$ -	\$ -	\$ 500,000
T3	Maxwell Canal Trail	\$ -	\$ 1,201,200	\$ -
T4	Baker's Pond Trail	\$ -	\$ -	\$ 1,386,000
TOTAL		\$ 47,459,800	\$ 11,303,100	\$ 9,914,300

Capital Improvement Projects

Legend

- RX** Recreation Facility Project
- PX** Park Project
- OX** Open Space/Natural Area Project
- AX** Land Acquisition and Development Project
- TX** Trail Project

- R1** Health, Wellness and Aquatic Center
- R2** Hermiston Family Aquatic Center
- R3** Arc Building Renovation
- P1** Funland Playground
- P2** Teen Adventure Park
- P3** Highland Park
- P4** Regional Sports Complex
- P5** Butte Park
- P6** Riverfront Park
- P7** Steelhead Park
- P8** Gettman Park
- P9** Field of Dreams Park
- P10** Victory Square Park
- O1** Baker's Pond Natural Area
- A1** Future NE Neighborhood Park
- A2** Future E Neighborhood Park
- A3** Future SW Neighborhood Park
- A4** Future Cimarron Park
- A5** Future Monte Vista Park
- A6** Future Dorran Park
- T1** Belt Trail
- T2** Hermiston Loop Trail
- T3** Maxwell Canal Trail
- T4** Baker's Pond Trail
- T5**




0 0.3 0.6 0.9 1.2 Miles



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HEALTH, WELLNESS, AND AQUATIC CENTER

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	R1			
Project Title:	Recreation and Aquatic Center			
Project Type:	Recreation Facility			
Estimating Stage:	Order of Magnitude			
Site size/length:	3-5 acres			
Project size/length:	60,000 square feet			
Location:	Hermiston High School campus			
Purpose:	In 2018, the City commissioned a pre-design report for a proposed new Health, Recreation, and Aquatic Center. The report evaluated a 66,798 square foot center that included an indoor aquatic center, wellness venues, youth/community areas, locker rooms, administration, lobby/entry spaces, other support spaces, and outdoor recreation. The report established an initial \$28M budget for the proposed project. Needs Assessment findings indicate support for the project, with 60% of respondents selecting “indoor aquatics/swimming as the top improvement priority. PRC prioritization of future projects identified “indoor pool including fitness and conditioning” as the top priority.			
Scope:	Site selection, planning, design, and construction.			
Considerations:	The preferred site is the Hermiston HS campus; an alternate site is within the proposed Regional Sports Complex (P1). Outdoor recreation amenities constructed with the facility will be dependent on site.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	\$28,000,000	-	-	
Total	\$28 - 35,000,000	-		


HERMISTON FAMILY AQUATIC CENTER

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	R2			
Project Title:	Hermiston Family Aquatic Center			
Project Type:	Recreation Facility			
Estimating Stage:	Order of Magnitude			
Site size/length:	41.50 acres			
Project size/length:	N/A			
Location:	879 W Elm Avenue			
Purpose:	Conduct facility assessment to identify long-term modernization and maintenance needs and associated costs.			
Scope:	Planning, Facility Assessment			
Considerations:	None.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	\$40,000	-	-	
Total	\$40,000	-	-	


ARC BUILDING RENOVATION

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	R3			
Project Title:	Arc Building Renovation			
Project Type:	Administration and Community Center Facility			
Estimating Stage:	Order of Magnitude			
Site size/length:	N/A			
Project size/length:	N/A			
Location:	215 W Orchard Avenue, west of McKenzie Park and south of the High School campus			
Purpose:	Renovate a city-owned building currently used by the Arc of Umatilla County to serve as temporary administrative offices for the park and recreation department and a community center, including new kitchen, restrooms, exterior improvements, and rear porch.			
Scope:	Design, permitting, and construction			
Considerations:	Consider future use of building as art center or community center following renovation if park and recreation department offices are relocated into R1 at a later date.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	\$800,000	-	-	
SDC	-	-	-	
Alternative	-	-	-	
Total	\$800,000	-	-	

FUNLAND PLAYGROUND

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P1		
Project Title:	Funland Playground		
Project Type:	Community Park		
Estimating Stage:	Construction Documents		
Site size/length:	41.50 acres		
Project size/length:	0.61 acres		
Location:	W Elm Avenue and NW 7 th Street, within Butte Park		
Purpose:	Construction of a new themed playground to replace the Funland playground that was damaged by fire including the installation of a new concessions and restrooms building.		
Scope:	Construction		
Considerations:	None.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	-	-
Alternative	\$1,500,000	-	-
Total	\$1,500,000	-	-

TEEN ADVENTURE PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P2		
Project Title:	Teen Adventure Park		
Project Type:	Special Use Park		
Estimating Stage:	Construction Documents		
Site size/length:	0.50 acres		
Project size/length:	0.50 acres		
Location:	W Orchard Avenue and S 1 st Street		
Purpose:	The teen adventure park site is one tax lot (4N2811CC02300) and is approximately .50 acres. The site is currently an undeveloped gravel lot. The skate and BMX elements include 18,000sf of street, bowl and transitional elements approved by local skateboard enthusiasts. The skateboard area will include a large shade structure for year-round use. Also planned are a BMX pump-track, restroom, rock climbing wall, basketball, zip-line, parkour fitness and passive areas. Special attention will be given to accessibility, security lighting, wifi, electrical outlets, music, and other enhancements. The covered portions will be ideal for year-round use.		
Scope:	Design, Construction		
Considerations:	The project is the subject of a 2020 OPRD grant application.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	\$544,000	-	-
Alternative	\$544,000	-	-
Total	\$1,088,000	-	-


HIGHLAND PARK IMPROVEMENTS

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P3		
Project Title:	Highland Park Improvements		
Project Type:	Neighborhood Park		
Estimating Stage:	Conceptual Design		
Site size/length:	3.00 acres		
Project size/length:	1.25 acres		
Location:	South of Highland Road/County 1200 Road and Riverfront Park, along the Umatilla River		
Purpose:	Install Phase 2 improvements to the park including a large picnic shelter, three small picnic shelters, restrooms, and additional walks. The existing park is on the east side and is within an area shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.		
Scope:	Planning, design, permitting, and construction		
Considerations:	Ensure that proposed improvements are compatible with existing facilities and the surrounding neighborhood.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	-	\$285,000
Alternative	-	-	-
Total	-	-	\$285,000


REGIONAL SPORTS PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P4			
Project Title:	Regional Sports Park			
Project Type:	Regional Park			
Estimating Stage:	Conceptual Design			
Site size/length:	66.23 acres			
Project size/length:	28.26 acres			
Location:	County 1240 Road/W Elm Avenue and NW 11 th Street			
Purpose:	Development of a regional sports park including eight multi-purpose soccer/lacrosse fields, bike skills course, picnic shelters, children’s playground, off-street parking, restrooms, and looped walking trails. The Facility and Needs Assessments identified a need for additional sports fields in the community, specifically for soccer. The City does not have a regional park facility or a sports complex capable of hosting tournaments and large community events.			
Scope:	Planning, design, phased construction			
Considerations:	Existing Oxbow Trail improvements to remain. The western portion of the site, adjacent to 11th Street is owned by Good Samaritan Health Services. The site has frontage along the Umatilla River as associated riparian assets.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	\$5,083,800	\$3,877,300	\$2,170,000	
Alternative	-	-	-	
Total	\$5,083,800	\$3,877,300	\$2,170,000	


BUTTE PARK IMPROVEMENTS

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P5		
Project Title:	Butte Park Improvements		
Project Type:	Community Park		
Estimating Stage:	Conceptual Design		
Site size/length:	41.50 acres		
Project size/length:	6.87 acres		
Location:	W Elm Avenue and NW 7 th Street		
Purpose:	Construct improvements to the park including a new trailhead extending from Butte Street; formalizing the trail system leading to the top of the butte, connecting to the park and surrounding residential areas; add a dog park; renovate soccer fields; expand off-site parking; add a picnic shelter; and, enhance pedestrian access across 7th Street.		
Scope:	Planning, design, construction, public improvements.		
Considerations:	The park is bisected from the butte by an irrigation canal, which will necessitate a bridge crossing to connect to the proposed trailhead. The themed play area known as Funland planned to be updated and replaced in summer 2020.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	\$982,200	-	-
SDC	-	\$455,500	-
Alternative	-	-	-
Total	\$982,200	\$455,500	-


RIVERFRONT PARK IMPROVEMENTS

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P6		
Project Title:	Riverfront Park Improvements		
Project Type:	Community Park		
Estimating Stage:	Conceptual Design		
Site size/length:	16.40 acres		
Project size/length:	14.10 acres		
Location:	W highland Avenue & SW 23 rd Street, along the Umatilla River		
Purpose:	Construct improvements to the park to repair flood damage including a new children’s playground, parking area, and restroom. According to Needs Assessment findings, Riverfront Park is one of the most popular facilities in the PROS system with 86% of survey respondents indicating satisfaction. Riverfront Park is also the only developed City facility with access to the Umatilla River.		
Scope:	Design and construction		
Considerations:	The majority of the park is within the floodplain and should be engineered to withstand flood events.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	-	-
Alternative	\$1,076,800	-	-
Total	\$1,076,800	-	-

STEELHEAD PARK


CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P7		
Project Title:	Steelhead Park		
Project Type:	Special Use Park		
Estimating Stage:	Conceptual Design		
Site size/length:	6.10 acres		
Project size/length:	6.10 acres		
Location:	South of Highland Road/County 1200 Road and Riverfront Park, along the Umatilla River		
Purpose:	Development of a linear park south of Riverfront Park including an extension of the Riverfront Trail, a non-motorized boat launch, automobile and trailer parking, trails, and riparian area enhancement. The undeveloped property was recently acquired by the City and is planned as an extension of Riverfront Park and Riverfront Trail and a water access opportunity.		
Scope:	Planning, design, permitting, and construction		
Considerations:	The site is within the floodplain/floodway of the Umatilla River. Proposed improvements for the boat launch will require in-water work.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	\$739,500	-
SDC	-	-	-
Alternative	-	-	-
Total	-	\$739,500	-

GETTMAN PARK

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Facility ID:	P8		
Project Title:	Gettman Park		
Project Type:	Neighborhood Park		
Estimating Stage:	Conceptual Design		
Site size/length:	3.80 acres		
Project size/length:	3.80 acres		
Location:	W 9 th Street and Gettman Road		
Purpose:	Development of a neighborhood park south of Armand Larive Middle School including a multi-sport court, children’s playground, restrooms, off-street parking, and walking trail. The site is within an area shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.		
Scope:	Planning, design, permitting, and construction		
Considerations:	The site is owned by the School District and the project will require a development and management agreement.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	-	\$1,129,700
Alternative	-	-	-
Total	-	-	\$1,129,700

FIELD OF DREAMS PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

City of Hermiston
Parks, Recreation and Open Space (PROS) Master Plan Update
DRAFT 2021-2040 Capital Improvements Plan July 29, 2020

Facility ID:	P9			
Project Title:	Field of Dreams Park			
Project Type:	Special Use Park			
Estimating Stage:	Conceptual Design			
Site size/length:	13.78 acres			
Project size/length:	13.78 acres			
Location:	Diagonal Road and N 10 th Street			
Purpose:	Development of a special use park adjacent to the Field of Dreams complex owned by the School District including three lacrosse fields, formalized parking for both the park and the baseball complex, children’s playground, and walking trail along a drainage channel. The site is within an area shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.			
Scope:	Planning, design, permitting, and construction			
Considerations:	The site is owned by the School District and the project will require a development and management agreement.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	\$2,443,600	
Alternative	-	-	-	
Total	-	-	\$2,443,600	

VICTORY SQUARE PARK


CAPITAL IMPROVEMENT PROJECT DESCRIPTION

City of Hermiston
Parks, Recreation and Open Space (PROS) Master Plan Update
DRAFT 2021-2040 Capital Improvements Plan July 29, 2020

Facility ID:	P10		
Project Title:	Victory Square Park		
Project Type:	Neighborhood Park		
Estimating Stage:	Oregon of Magnitude		
Site size/length:	5.16 acres		
Project size/length:	13.78 acres		
Location:	W Hermiston Avenue and W Orchard Street, west of SW 10 th Street		
Purpose:	Construct new basketball court (full) to serve the surrounding residential neighborhoods.		
Scope:	Design, permitting, and construction.		
Considerations:	None.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	-	-
Alternative	\$89,000	-	-
Total	\$89,000	-	-


DORRAN PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	P11		
Project Title:	Dorran Park		
Project Type:	Linear Park		
Estimating Stage:	Conceptual Design		
Site size/length:	2.07 acres		
Project size/length:	2.07 acres		
Location:	NE 10 th Street between Diagonal Road and Elm Street		
Purpose:	Develop a linear park trailhead including ~10 space off-street parking lot, park entrance sign, kiosk, site furnishings, and landscape plantings.		
Scope:	Design, permitting, and construction		
Considerations:	The site is planned is a trailhead for a segment of the planned Hermiston Loop Trail located on the west side of NE 10 th Street.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	\$135,800	-
Alternative	-	-	-
Total	-	\$135,800	-

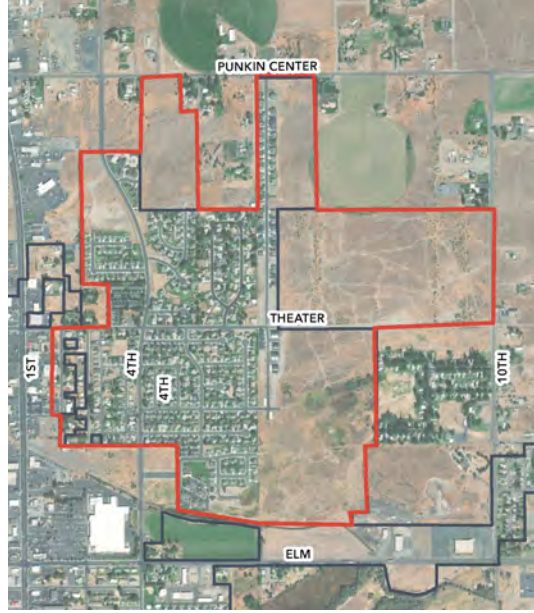
BAKER'S POND NATURAL AREA

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	O1		
Project Title:	Baker's Pond Natural Area		
Project Type:	Neighborhood Park		
Estimating Stage:	Conceptual Design		
Site size/length:	47.45 acres		
Project size/length:	47.45 acres		
Location:	E Elm Avenue and NE 10 th Street/County 1219 Road		
Purpose:	Develop a natural area park at the Baker's Pond site including a trailhead, trails, boardwalk, habitat enhancement, and wetland enhancement. The City is currently working to acquire the site. The Needs Assessment findings indicated a support for walking and hiking trails and natural areas. The PROS system does not currently contain any natural area park facilities.		
Scope:	Planning, design, permitting, and construction		
Considerations:	Consider removal of material in ponds in order to create open water and emergent habitat.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	\$1,154,600	-
Alternative	-	-	-
Total	-	\$1,154,600	-

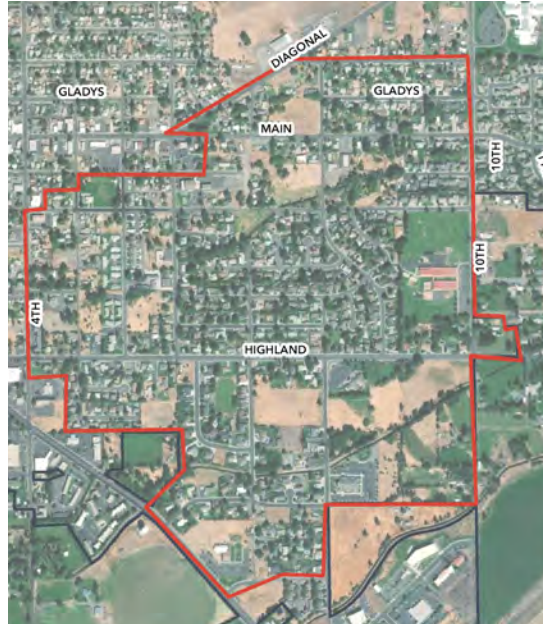
FUTURE NE NEIGHBORHOOD PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	A1			
Project Title:	Future NE Neighborhood Park			
Project Type:	Neighborhood Park			
Estimating Stage:	Order of Magnitude			
Site size/length:	5-15 acres			
Project size/length:	5-15 acres			
Location:	Northeast			
Purpose:	Acquire land and develop a ~5 acre neighborhood park to serve the northeast area of the city. The northeast is an area of the city shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.			
Scope:	Land acquisition, planning, design, permitting, and construction			
Considerations:	Consider acquisition and development opportunities in conjunction with or adjacent to the planned development of a new elementary school at a site owned by the School District on Theater Lane.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	\$500,000	\$750,000	\$500,000	
Alternative	-	-	-	
Total	\$500,000	\$750,000	\$500,000	

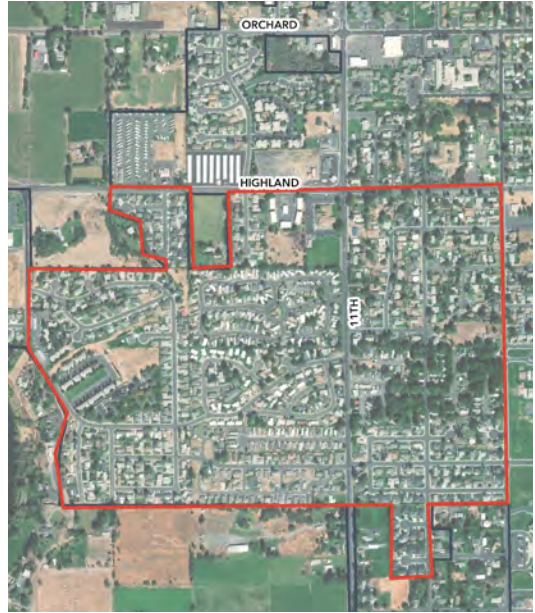
FUTURE E NEIGHBORHOOD PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	A2			
Project Title:	Future E Neighborhood Park			
Project Type:	Neighborhood Park			
Estimating Stage:	Order of Magnitude			
Site size/length:	5-15 acres			
Project size/length:	5-15 acres			
Location:	East			
Purpose:	Acquire land and develop a ~5 acre neighborhood park to serve the east area of the city. The east is an area of the city shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.			
Scope:	Land acquisition, planning, design, permitting, and construction.			
Considerations:	None.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	\$500,000	\$750,000	\$500,000	
Alternative	-	-	-	
Total	\$500,000	\$750,000	\$500,000	

FUTURE SW NEIGHBORHOOD PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	A3		
Project Title:	Future SW Neighborhood Park		
Project Type:	Neighborhood Park		
Estimating Stage:	Order of Magnitude		
Site size/length:	5-15 acres		
Project size/length:	5-15 acres		
Location:	Northeast		
Purpose:	Acquire land and develop a ~5 acre neighborhood park to serve the southwest area of the city. The southwest is an area of the city shown by the Needs Assessment and level of service analysis (Map 2.2. Level of Service) to be park land deficient.		
Scope:	Land acquisition, planning, design, permitting, and construction		
Considerations:	Much of the land in the southwest portion of the city is outside of city limits and will require annexation prior to residential development.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	\$500,000	\$750,000	\$500,000
Alternative	-	-	-
Total	\$500,000	\$750,000	\$500,000

FUTURE CIMARRON PARK


CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	A4		
Project Title:	Future Cimarron Park		
Project Type:	Neighborhood Park		
Estimating Stage:	Order of Magnitude		
Site size/length:	7.09 acres		
Project size/length:	7.09 acres		
Location:	Cimarron Terrace		
Purpose:	Acquire land through dedication and develop a neighborhood park to serve the Cimarron Terrace neighborhood and adjacent residential neighborhoods.		
Scope:	Land acquisition, planning, design, permitting, and construction.		
Considerations:	Land dedication is expected to occur within 2-5 years.		
Costs:			
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040
Property Tax	-	-	-
SDC	-	\$750,000	\$500,000
Alternative	-	-	-
Total	-	\$750,000	\$500,000




FUTURE MONTE VISTA PARK

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	A5			
Project Title:	Future Monte Vista Park			
Project Type:	Neighborhood Park			
Estimating Stage:	Order of Magnitude			
Site size/length:	1.00 acres			
Project size/length:	1.00 acres			
Location:	NE 4 th Street and E Punkin Center Road			
Purpose:	Acquire land through dedication and develop a neighborhood park to serve the surrounding residential neighborhoods.			
Scope:	Land acquisition, planning, design, permitting, and construction.			
Considerations:	None.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	\$300,000	-	-	
Alternative	-	-	-	
Total	\$300,000	-	-	


BELT TRAIL

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	T1			
Project Title:	Belt Trail			
Project Type:	Trail			
Estimating Stage:	Order of Magnitude			
Site size/length:	0.8 miles			
Project size/length:	0.8 miles			
Location:	Belt Park to Harrison Park, along an unnamed waterway extending to the Umatilla River			
Purpose:	Acquire and develop an 0.8 mile trail extending from Belt Park to Harrison Park and connecting to the Riverfront Trail.			
Scope:	Acquisition (land or easements), planning, design, permitting, construction			
Considerations:	The waterway undergrounds between W Juniper Avenue and SW 11 th Street and for a short portion north of W Orchard Avenue/County 1238 Road. Consider alternate routes and daylighting where feasible.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	-	\$739,000	-	
Total	-	\$739,000	-	


HERMISTON LOOP TRAIL

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	T2			
Project Title:	Hermiston Loop Trail			
Project Type:	Trail			
Estimating Stage:	Order of Magnitude			
Site size/length:	10.5 miles			
Project size/length:	10.5 miles			
Location:	Hensel Road, W 11 th Street, Gettman Road, and E 10 th Street			
Purpose:	Develop a 10.5 mile looped trail along Hensel Road to the north, W 11 th Street to the west, Gettman Road to the south, and E 10 th Street to the east. The project includes a spur extending from E 10 th Street along E Highland Avenue to S Townsend Road and north to the Field of Dreams Complex.			
Scope:	Acquisition (right-of-way or easements), planning, design, permitting, construction.			
Considerations:	Plan and construct separated, shared-use path, where feasible.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	-	-	\$500,000	
Total	-	-	\$500,000	


MAXWELL CANAL TRAIL

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	T3			
Project Title:	Maxwell Canal Trail			
Project Type:	Trail			
Estimating Stage:	Order of Magnitude			
Site size/length:	1.3 miles			
Project size/length:	1.3 miles			
Location:	Gettman Road to SE 4 th Street to Highland Avenue			
Purpose:	Develop a 1.3 mile trail from planned Gettman Park and Gettman Road, to the west along the Maxwell Canal to SE 4 th Street, and north to Highland Avenue.			
Scope:	Acquisition (right-of-way or easements), planning, design, permitting, construction			
Considerations:	Plan and construct separated, shared-use path, where feasible.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	-	\$1,201,200	-	
Total	-	\$1,201,200	-	

BAKER'S POND TRAIL

CAPITAL IMPROVEMENT PROJECT DESCRIPTION

Facility ID:	T4			
Project Title:	Baker's Pond Trail			
Project Type:	Trail			
Estimating Stage:	Order of Magnitude			
Site size/length:	1.5 miles			
Project size/length:	1.5 miles			
Location:	E Elm Avenue to NW 6 th Street			
Purpose:	Develop a 1.5 mile trail from the planned Baker's Pond trailhead to the east to Theater Sports Park to the west. The planned route extends along the south side of the Hermiston Ditch waterway			
Scope:	Acquisition (right-of-way or easements), planning, design, permitting, construction			
Considerations:	Plan and construct separated, shared-use path, where feasible.			
Costs:				
Project Cost by Priority & Source	High FY 2021-2027	Medium FY 2028-2034	Low FY 2035-2040	
Property Tax	-	-	-	
SDC	-	-	-	
Alternative	-	-	\$1,386,000	
Total	-	-	\$1,386,000	