

CITY OF MT. ANGEL PARKS SYSTEM

**CAPITAL IMPROVEMENTS PLAN
2009-2024**

Introduction

The Capital Improvement Plan (CIP) is a component of the *Mt. Angel Parks Master Plan*. The master plan is intended to guide development of the parks system for the 15-year period between 2009 and 2024. The master plan will enable the City of Mt. Angel to continue improving the 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. 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. Included in the CIP is a description of each project, estimated costs, and a timeline for completion.

The CIP reflects the input from four sources: (1) an inventory and condition assessment of existing park facilities; (2) recommendations from Mt. Angel Public Works staff; (3) stakeholder interviews with elected officials, Parks Committee 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 2009 *Mt. Angel Parks Master Plan*, projects have been prioritized according to need and cost. Three prioritization categories were created to guide the development of the parks system:

Priority I: These are 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 projects that will improve access and use of existing parks. Priority II projects should be completed in 5-10 years.

Priority III: These projects, which include upgrades to existing facilities, are not of immediate concern. Priority III projects should be completed in 10-15 years or as funding becomes available.

Capital Improvements

The capital improvement projects are organized by park classification. Table CIP-1 provides a summary of all of the costs for the capital projects recommended in this plan. Park improvement projects total approximately \$1,697,150.

Table CIP-1. Summary of Capital Improvements

PARK IMPROVEMENTS	
PARK	TOTAL COST
Ebner Park	\$1,026,750
Humpert Park	\$293,550
Fisher Park	\$185,770
Berchtold Memorial Park	\$191,080
SUBTOTAL	\$1,697,150

Source: CPW, 2009.

Table CIP-2 identifies cost estimates by priority assignment. Priority I and Priority II projects total \$1,300,450. Priority III projects, which include upgrades to existing facilities, total \$396,700 and should be pursued as funding becomes available.

Table CIP-2. Total Costs by Priority Assignment

PRIORITY LEVEL	TOTAL COST
Priority I Projects	\$576,450
Priority II Projects	\$724,000
Priority III Projects	\$396,700
SUBTOTAL	\$1,697,150

Source: CPW, 2009.

Park Specific Capital Projects

Capital improvement projects identified for each of Mt. Angel’s four 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.

Ebner Park

Ebner Park is the largest of Mt. Angel’s parks. The park provides space for active and passive recreation, as well as community gatherings. Park priorities reflect the community’s desire for an aesthetically pleasing park with more amenities that target a broader audience. Increased use of the park can be achieved with new recreation equipment and amenities, physical upgrades, landscaping, ADA access, and lighting.

Acreage: 8.39

Classification: Community Park

Major Amenities: Playground, picnic shelter, basketball court, restroom, two baseball fields

The following capital improvements are intended to enhance Ebner Park’s overall appeal:

Table CIP-3. Proposed Improvement Projects, Ebner Park

EBNER PARK					
PROJECT	QTD	UNITS	UNIT COST	TOTAL COST	SCHEDULE
New Playground	1	EA	\$60,000	\$60,000	Priority I
New Soccer Field	1	LS	\$6,500	\$6,500	Priority I
New Basket Ball Court	1	EA	\$30,000	\$30,000	Priority I
Overhead Lighting (Ball field)	5	EA	\$25,000	\$125,000	Priority I
New Perimeter Trail (Soft Surface)	13,000	SF	\$2.50	\$32,500	Priority I
New Internal Walkways (Hard Surface)	6,400	SF	\$5.00	\$32,000	Priority I
New Benches	4	EA	\$650	\$2,600	Priority I
New Trees	35	EA	\$250	\$8,750	Priority I
Enhance Landscaping (Park Entrances)	3,500	SF	\$3.50	\$12,250	Priority I
Pet Area	1	LS	\$13,300	\$13,300	Priority I
Pet Waste Station	1	EA	\$250	\$250	Priority I
New Park Signage	2	EA	\$300	\$600	Priority I
TOTAL				\$323,750	
New Splash Play Area	1	EA	\$100,000	\$100,000	Priority II
New Amphitheater	1	EA	\$300,000	\$300,000	Priority II
New Restrooms (Picnic Area and Amphitheater)	2	EA	\$80,000	\$160,000	Priority II
New Bleachers (Galvanized Steel, 100 Seats)	1	EA	\$9,900	\$9,900	Priority II
New ADA Accessible Drinking Fountain	1	EA	\$3,000	\$3,000	Priority II
New Barbeque Grills (Pedestal)	3	EA	\$300	\$900	Priority II
New Bike Racks	3	EA	\$1,200	\$3,600	Priority II
TOTAL				\$577,400	
Upgrade Picnic Shelter (1,200 SF)	1	EA	\$50,000	\$50,000	Priority III
Upgrade Picnic Tables (6' Recycled Plastic)	6	EA	\$800	\$4,800	Priority III
Improve Off-Street Parking	23,600	SF	\$3.00	\$70,800	Priority III
TOTAL				\$125,600	
GRAND TOTAL				\$1,026,750	

Source: CPW, 2009.

Humpert Park

Humpert Park is the only park serving eastern Mt. Angel. The park provides space for active and passive recreation, as well as community gatherings. Park priorities reflect the community's desire for an aesthetically pleasing park with more amenities that target a broader audience. Increased use of the park can be achieved with physical upgrades, new play equipment, landscaping, and ADA access.

Acreage: 1.72

Classification: Neighborhood Park

Major Amenities: Playground, picnic shelter, half basketball court, T-Ball field

The following capital improvements are intended to enhance Humpert Park's overall appeal:

Table CIP-4. Proposed Improvement Projects, Humpert Park

HUMPERT PARK					
PROJECT	QTD	UNITS	UNIT COST	TOTAL COST	SCHEDULE
New Playground	1	EA	\$60,000	\$60,000	Priority I
Upgrade/Relocate T-Ball Backstop	1	EA	\$5,000	\$5,000	Priority I
New Benches (6' Recycled Plastic)	2	EA	\$650	\$1,300	Priority I
New Bike Racks	1	EA	\$1,200	\$1,200	Priority I
Pet Waste Station	1	EA	\$250	\$250	Priority I
New Park Signage	1	EA	\$300	\$300	Priority I
TOTAL				\$68,050	
Relocate/Upgrade Basketball Court	1	LS	\$30,000	\$30,000	Priority II
Landscaping (Park Entrance)	2,500	SF	\$3.50	\$8,750	Priority II
Add Trees	16	EA	\$250	\$4,000	Priority II
New Internal Walkways (Hard Surface)	7,000	SF	\$5	\$35,000	Priority II
New Perimeter Trails (Soft Surface)	4,620	SF	\$2.50	\$11,550	Priority II
New ADA Drinking Fountain	1	EA	\$3,000	\$3,000	Priority II
TOTAL				\$92,300	
Upgrade Picnic Shelter (1,200 SF)	1	EA	\$50,000	\$50,000	Priority III
Upgrade Picnic Tables (6' Recycled Plastic)	4	EA	\$800	\$3,200	Priority III
Restroom (2-Stall)	1	EA	\$80,000	\$80,000	Priority III
TOTAL				\$133,200	
GRAND TOTAL				\$293,550	

Source: CPW, 2009.

Fisher Park

Fisher Park is the only park serving southwestern Mt. Angel. The park provides space for active and passive recreation, as well as community gatherings. Park priorities reflect the community's desire for an aesthetically pleasing park with more amenities that target a broader audience. Increased use of the park can be achieved with physical upgrades, landscaping, and ADA access.

Acreage: 1.12

Classification: Neighborhood Park

Major Amenities: Playground, picnic shelter, half basketball court

The following capital improvements are intended to enhance Fisher Park's overall appeal:

Table CIP-5. Proposed Improvement Projects, Fisher Park

FISHER PARK					
PROJECT	QTD	UNITS	UNIT COST	TOTAL COST	SCHEDULE
New Benches (6' Recycled Plastic)	3	EA	\$650	\$1,950	Priority I
Internal Walkways (Hard Surface)	650	LF	\$5	\$3,250	Priority I
New Bike Racks	1	EA	\$1,200	\$1,200	Priority I
Pet Waste Station	1	EA	\$250	\$250	Priority I
New ADA Accessible Drinking Fountain	1	EA	\$3,000	\$3,000	Priority I
TOTAL				\$9,650	
Install BBQ Grills (Pedestal)	2	EA	\$960	\$1,920	Priority II
New Park Signage (Rear Entrance)	1	EA	\$300	\$300	Priority II
New Basketball Court (Full Court)	1	LS	\$30,000	\$30,000	Priority II
Upgrade Play Equipment (2-Bay Swing Set)	1	EA	\$3,600	\$3,600	Priority II
Upgrade Picnic Tables (6' Recycled Plastic)	3	EA	\$800	\$2,400	Priority II
TOTAL				\$38,220	
Enhance Rear Entrance (Landscaping)	2000	SF	\$3.50	\$7,000	Priority III
Upgrade Picnic Shelter	1	EA	\$50,000	\$50,000	Priority III
Upgrade Trash Containers	2	EA	\$450	\$900	Priority III
Restroom (2-Stall)	1	EA	\$80,000	\$80,000	Priority III
TOTAL				\$137,900	
GRAND TOTAL				\$185,770	

Source: CPW, 2009.

Berchtold Park

Berchtold Park is located in downtown Mt. Angel. The park provides space for community gatherings. Park priorities reflect the community's desire for an aesthetically pleasing park. Increased use of the park can be achieved with physical upgrades to the existing facilities.

Acreage: 0.08

Classification: Neighborhood Park

Major Amenities: Restroom and gazebo

The following capital improvements are intended to enhance Berchtold Park's overall appeal:

Table CIP-6. Proposed Improvement Projects, Berchtold Park

BERCHTOLD MEMORIAL PARK					
PROJECT	QTD	UNITS	UNIT COST	TOTAL COST	SCHEDULE
Upgrade Restroom	1	EA	\$175,000	\$175,000	Priority I
TOTAL				\$175,000	
New Benches (4' Recycled Plastic)	4	EA	\$270	\$1,080	Priority II
Upgrade Gazebo	1	EA	\$15,000	\$15,000	Priority II
TOTAL				\$16,080	
GRAND TOTAL				\$191,080	

Source: CPW, 2009