

## **SECTION 3**

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### **IMPLEMENTATION**



## IMPLEMENTATION

This section describes an implementation strategy for the Timber Linn Park Master Plan, including a summary of project phasing, estimated costs, and a proposed timeline for park improvements. Detailed cost estimates are presented by task for each phase of the park’s redevelopment.

### 3.1 PROJECT PHASING AND ESTIMATED COSTS

The new facilities and improvements noted in the Master Plan model (presented in Section 2) will be implemented in three phases. Table 3.1 summarizes the focus of each phase and the associated costs.

Several factors affected the proposed phasing of improvements at Timber Linn Park. After considering potential revenue sources, Phase 1 projects were limited in the City’s financing plan to approximately \$1 million in costs, because of their relationship to other park improvements citywide. Parking, the NE playground and picnic shelter, and the fenced dog park are significant features in Phase 1. Although sport field development is a high priority within the City, the construction of the sports field complex at Timber Linn must wait until the soccer fields are relocated to a new community park, which should be accomplished in the next 1-5 years. Therefore, sports field development became the thrust of Phase 2, and this phase has significantly higher estimated costs than the other two phases combined. Phase 3 includes the remaining significant projects, such as the amphitheater renovations. The total costs for redeveloping the park are estimated to be less than \$10.7 million.



**Table 3.1**  
Project Phasing and Cost Summary  
Timber Linn Master Plan

Phase	Summary of Projects	Total Estimated Costs
1	Parking, NE playground, north gateway pavilion, dog park, landscaping	\$1,023,516
2	New softball complex, maintenance facility, parking, site furnishings, landscaping, irrigation, drainage, utility services	\$5,609,721
3	Amphitheater renovation, boardwalk, dock, bridge, Veterans Memorial enhancement, picnic shelter, playground, trails, parking	\$4,033,497
	<b>TOTAL</b>	<b>\$10,666,734</b>

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### 3.2 PROPOSED TIMELINE

The implementation of the Timber Linn Master Plan was evaluated as part of a Capital Improvement Plan (CIP) for parks and recreation facilities citywide. All projects were assigned priorities based on their timeline for completion. Priority I projects will be implemented in the next 1-5 years. Priority II projects are targeted for implementation in 6-10 years. Projects identified as Priority 3 were considered the lowest priority and will be implemented when additional funding becomes available. Table 3.2 indicates the timeline for each phase of Timber Linn Park redevelopment. According to these assigned priorities, most Timber Linn improvements will be made in the 6-10 year timeframe, and redevelopment of the entire park will take more than 11 years.

**Table 3.2**  
Proposed Timeline for Implementation  
Timber Linn Master Plan

Phase	Priority	Timeline
1	I	1-5 years
2	II	6-10 years
3	III	11+ years (or as funding becomes available)

It is recommended that the City reconsider annually the priority and timeline for the implementation of various projects at Timber Linn as part of the development of the annual parks and recreation capital improvement budget. In addition, the City should reconsider the priority of Timber Linn Park projects when it updates its long-range park and recreation capital improvement plan every five years. Factors such as the construction of a new community center may also require that the City re-prioritize individual projects to support this construction.

### 3.3 PROJECT TASKS

Detailed cost estimates for each task within the three phases are presented on the following pages.

**Insert Cost Estimates for Phases 1, 2, and 3 (12 pages)**