

# **APPENDIX A**

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## **EXISTING SITE CONDITIONS**



## EXISTING SITE CONDITIONS

This section summarizes the existing conditions of Timber Linn Park, as identified in the site assessment conducted in Summer 2005. It contains a description of the site, its location, park classification, site characteristics, and general use zones. Also, opportunities and constraints for site development are noted. Additional details of the entire site assessment are provided in the *Timber Linn Site Assessment and Vision* report, which is available from the Albany Parks and Recreation Department.

### A.1 SITE DESCRIPTION

Timber Linn Park is one of Albany's major recreational centers. Located on the eastern edge of the city, this 100-acre park supports a variety of recreational facilities, including athletic fields, picnic facilities, an amphitheater, playground, tennis courts, natural area, and trails. Special events, such as the Northwest Art and Air Festival, draw park users from around the region. The site also receives daily use from both community and neighborhood visitors.



Figure A-1 illustrates the existing conditions at Timber Linn Park, including its current amenities and facilities, wetland, and open space areas.

### A.2 LOCATION

Timber Linn Park is located just east of the I-5 freeway with access off of both Highway 20 and Knox Butte Road exits (Figure A-2). Gold Fish Farm Road and private residential properties border the eastern edge of the site. The north and west side of the park are bordered by Dogwood Street and Price Road. Blue Ox Drive creates the southern border of the site and provides access to a small residential area southeast of the park.

The Albany Municipal Airport and Linn County Fairgrounds and Expo Center are adjacent to the park on the west and north sides. These nearby uses, along with the park's size and proximity to I-5, position it well to serve the entire mid-Willamette valley region.

The site's location also makes it a significant resource for local and community park needs. Currently, this park is the only City park on the eastern side of the Interstate. Northeast Albany has been identified by the City's Community Development Department as the fastest residential growing area in the City in the next 10 years. Although Timber Linn is classified as a citywide park, the site is recognized for its capacity to meet neighborhood park needs in this area.

## A.3 PARK CLASSIFICATION



Timber Linn Park is classified as a citywide park, which is designed to meet the following definition:

Citywide parks offer the most diverse and/or unique recreation opportunities in the Albany park system. These parks are designed to serve the entire jurisdiction with features that are also intended to attract visitors to the city, generating substantial economic benefit. Citywide parks may include multi-sports or tournament-level single sport complexes, outdoor amphitheatres, large community/recreation centers, and large-capacity outdoor festival grounds. Citywide parks also typically are supported by nearby food services, lodging and other services necessary to accommodate extended use of the park by out-of-town guests. Because of the diverse and unique offerings, citywide parks often contain more open space and support facilities such as paved parking lots, restroom buildings, and in-park food and beverage services.

## A.4 SITE CHARACTERISTICS

Timber Linn Park is a relatively level site, crossed by Cox Creek and other drainage channels and associated wetlands. Timber Linn Lake is a significant natural resource in this park. The current park boundary meanders through remnant farmland as well as residential and commercial property. There are both natural and ornamental groupings of plant material throughout the site. The site has poor drainage primarily because of the soil and hydraulic conditions.

The soils within the park consist of loams with varying degrees of clay and gravel (Figure A-3). There are five distinct soil types found at the site: Clackamas gravelly silt loam, Coburg silty clay loam, Conser silty clay loam, Malabon silty clay loam, and Whiteson silt loam. All these soils are moderately fertile, and all require summer irrigation to sustain crops and most ornamental and recreational vegetation. Only the Malabon silty clay loam is considered well drained. However, this soil and each of the others are considered poorly drained during the rainiest times of the year. All the soils at Timber Linn Park require additional devices--such as drain tiles--to improve drainage around foundations and other structures. Of the five soil types, the Whiteson silt loam appears to be the least permeable and most subject to flooding.

**Insert Figure A-1: Existing Conditions**

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**Insert Figure A-2: Location**

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**Insert Figure A-3: Soils**

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## A.5 GENERAL USE ZONES

The Timber Linn site is currently divided into the following general use zones:

- **Organized sport fields** are located in the south end of the park. This zone includes softball fields, soccer fields, batting cages, concessions, and a restroom.
- **Non-organized recreation** and passive recreation opportunities are provided in the west central area. This zone includes a picnic area with a shelter, a Veterans Memorial, play equipment, horseshoe pit, volleyball court, multi-purpose backstop, basketball court, tennis courts, disc golf course, and a restroom.
- **Special uses** (theatrical and musical productions) are accommodated in the northwest section of the park at the amphitheater. This zone also includes a maintenance facility and fishing area.
- **Non-programmed open space** is provided in the north central and northeast section of the park.
- A **rural/riparian natural area** is located in the east central area. This zone is made up of wetlands, creeks, and abandoned farmland. Small sections of this zone are forested.



Recreational land use at the park site is illustrated in Figure A-4.

## A.6 OPPORTUNITIES AND CONSTRAINTS

There are opportunities in each of the five general use zones to provide additional or improved recreation for the community. However, each site also includes constraints that limit prospects for development. Figure A-5 illustrates these opportunities and constraints. The following bullets summarize the opportunities and constraints provided within each use area based on an analysis of the existing conditions:

- **Organized sport fields:** Opportunities for improvements are identified for the parking lot, batting cage, storage building, ball fields, restroom/concession building, and access.
- **Non-organized recreation:** Opportunities for improvements include relocating a number of the amenities, such as the basketball court, tennis courts, Veterans Memorial, artillery piece, play area, backstop, and active elements. The restroom, shelters, and barbecue area are in good condition and could become the focus of this zone as a large-group picnic and play area.

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- **Special use zone:** Opportunities for improvements are identified for the amphitheater, parking, bridge (abutments), maintenance facility, and fishing area.
- **Non-programmed open space:** The open space in the northeast section of the park provides opportunities to develop an entry/gateway area, parking, community center, and neighborhood park with playground and picnic facilities.
- **Rural/riparian natural area:** Constraints in this zone include existing drainage corridors, wetlands, and soil conditions that limit the development of highly active recreation. Opportunities include improving access to the natural area by developing a pathway system that loops around the entire park with shorter loops, bridges, and educational/interpretive signage.

**Insert Figure A-4: Land Use**

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**Insert Figure A-5: Opportunities and Constraints**

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