

2024
HINES PARK MASTER PLAN

Prepared for:

City of Hines, Oregon



EXPIRES: DEC. 31, 2025

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1.0 EXECUTIVE SUMMARY

In 2023, the City received a grant from The Oregon Parks and Recreation Department to create a Parks Master Plan. Parks help improve a community's quality of life by providing areas for recreation, social gatherings, or a quiet place to get away and enjoy the outdoors. Providing quality park facilities is a challenge for many communities. Lack of resources, both for staff and funding, limits local ability to develop and maintain quality park systems. Identifying system priorities and matching them with available resources requires careful planning. The Hines Park Master Plan identifies strategies and actions for the operation and development of the Hines Park systems, as well as outlining funding opportunities. Utilizing this plan, the City intends to continue improving the quality of its parks to meet the needs of current and future residents. More specifically the Master Plan:

- Provides an inventory of existing Park facilities and features.
- Identifies current and future park needs using input from the community.
- Outlines Park specific improvements and estimated costs.
- Identifies potential funding opportunities and sources.

Parks Inventory

Assessing the Parks inventory and facility conditions is an important part of creating a long-lasting beneficial master plan. The City of Hines, Oregon, currently operates one park (Hines Park) with four distinct areas (Skate Park Quadrant, Fire Hall Quadrant, Pavilion Quadrant, and Main Quadrant). The City plans to add three new parks: Barnes Park, Overlook Park, and Settlers Park. Hines Park covers about 9.6 acres with a diverse array of recreational opportunities. Some of the amenities included in the existing park are a skate park, playground equipment, covered picnic areas, a restroom, the big red slide, and city buildings (Fire Department Hall and City Hall). Additionally, the park is partially wooded with a multitude of mature trees, interspersed with open grassy areas that offer shaded spaces for visitors to explore and savor the outdoors.

Proposed New Parks

Barnes Park Complex

The Barnes Park Complex currently contains the existing 18-hole Golf Course. The golf course is included in the proposed plans for Barnes Park, which spans approximately 88.4 acres, and will also feature a Nature Walk Park, ice skating rink, and bicycle pump track.

Settlers Park Complex

The proposed Settlers Park land is to be used as a Dog Park and Disc Golf course. This is an open area of approximately 13.4-acres of City property that currently lacks any site amenities apart from its grassy terrain.

Overlook Park

The proposed Overlook Park encompasses about 8.1 acres, predominantly featuring open natural grassy spaces and one of the City's water towers. The Park's elevated natural point offers a scenic overlook for panoramic views of the city.

Other Parks

The City has also expressed interest in purchasing smaller plots of land in other areas to create pocket parks in underserved areas.

Community Needs

The Hines Park Master Plan includes an analysis and assessment of community needs based on a dialogue with the City of Hines staff, community involvement at a public meeting, and tours of the Park facility. These include the need for:

- Comfort Stations in each area of Hines Park.
- Replacing the existing playground structure with an interactive learning playset targeted on engaging and educating the younger audience.
- Adding ADA compliant pedestrian paths to park amenities and to connect park areas.
- A designated area where pets can roam off-leash.
- Improving Park power services to accommodate gatherings and events featuring invited merchants or food trucks such as Obsidian Days.
- Upgrading or altering existing playground equipment for enhanced safety.
- Adding pickleball courts, basketball courts, a disc golf course, a bike pump track, and a seasonal ice ribbon to offer a wider range of outdoor activity options.
- Enhancing the baseball field to accommodate baseball season and tournaments.
- Adding signage and native plant materials to highlight the city's history and natural beauty.
- Adding fencing on park areas adjacent to the highway to improve pedestrian safety.
- Adding an RV dump station to accommodate campers entering and leaving the city.
- Adding an amphitheater to an area that showcases the city's best scenic views

Improvements and Probable Costs

The proposed system improvements are intended to address local needs within the City's budget capacity. These include large improvements such as adding comfort stations, adding a walking path, installing power services, and adding outdoor activity options. A breakdown of the probable costs associated with Hines Park improvements and a list of funding options is included in the body of this report. Table 1 summarizes the probable costs for Hines Park major improvements. A comprehensive list of Park improvements and probable costs is included in Section 6.0. This estimate is preliminary, and costs may vary depending on final design features and procurement and implementation strategies.

| Table 1 – Major Improvement Probable Costs Summary | |
|---|------------------------------|
| Improvement | Probable Cost |
| Play Area Equipment | \$250,000 |
| Pathway | \$175,000 |
| Gazebo | \$85,000 |
| Splash Pad | \$25,000 - \$75,000 |
| Skating Area | \$26,000 - \$50,000 |
| Restrooms | \$50,000 - \$190,000 |
| Total | \$611,000 - \$825,000 |

Summary

This plan should serve as a guide to ensure appropriate, cost effective, and systematic development of Hines Park according to the needs of the community. It should be reviewed and updated regularly as improvements are completed and to address changing needs and park use. Used effectively, the Hines Park Master Plan will prove a valuable asset in achieving each of the goals outlined herein.

2.0 INTRODUCTION



Hines Park
Google Earth

The main Hines Park is a 9.6-acre park located in the heart of the city. The park is located at the intersection of Barnes Ave and Highway 20 and is bordered by Circle Dr. The Park is surrounded by well-established neighborhoods, most of which feature homes built during the 1950s and 60s. The City of Hines maintains four separate quadrants (Pavilion Quadrant, Main Quadrant, Fire Hall Quadrant, and Skate Park Quadrant), each with its own set of amenities, making it more convenient for city residents to access a nearby park.

The Park currently has many amenities including playground equipment, a skate park, a covered gazebo, and a comfort station. This park is the centerpiece for Hines' annual Christmas celebration and Obsidian Days Rock & Gem Show. The quadrants of Hines Park each provide unique amenities and experiences, so they will be considered individual parks in this Master Plan. Each quadrant of Hines Park will feature a 4-ft tall privacy fence, creating a distinct separation between the park and the adjoining highway. This addition aims to enhance both the visual appeal of the park and the safety and privacy of its recreational spaces.



Pavilion Quadrant
Google Earth

Pavilion Quadrant

Pavilion Quadrant is a 2.4-acre park located at the southeast corner of the four parks in the center of Hines and is bordered by E. Barnes Ave. (north), SE Circle Dr. (east and south), and Highway 20 (west). In the northern-half of the quadrant sits City Hall. In the middle of the western side of the quadrant is the Edward Hines Company Derrick with the city's electronic information sign. At the southern corner of the quadrant is the "Welcome to Hines" sign, two wooden carvings, a covered patio, and a public restroom. This portion of the park is used as a smaller soccer field for younger children, special events and general gathering place with the new pavilion and restroom.



Main Quadrant
Google Earth

Main Quadrant

Main Quadrant is a 2.4-acre park located at the southwest corner of the four quadrants in the center of Hines and is bordered by W. Barnes Ave. (north), SW Circle Dr. (west and south), and Highway 20 (east). Along the south and west portion of the quadrant is a large parking area. A covered picnic table, an information sign, and a public restroom are located center-west. The northern half of the quadrant contains children’s play equipment, including the landmark of Hines, The Big Red Slide.

Skate Quadrant

Skate Quadrant is a 2.4-acre park located at the northwest corner of the four quadrants in the center of Hines and is bordered by Circle Dr. N (north and west), Highway 20 (east), and W. Barnes Ave. (south). The southern 2/3rd of the quadrant is open space, while the northern-third contains the skate park. There are two more pieces of children’s play equipment along the west side of the park.



Skate Quadrant
Google Earth



Fire Hall Quadrant
Google Earth

Fire Hall Quadrant

Fire Hall Quadrant is a 2.4-acre park located at the northeast corner of the four quadrants in the center of Hines and is bordered by Circle Dr. N (north and east), Highway 20 (west), and E. Barnes Ave. (south). The northern 2/3rd of the park is open space, and the southern-third is home to the City of Hines Fire Department. There is a called-out section of Fire Hall Quadrant allowing for a stormwater basin to minimize flooding. This part of the park is used by the local soccer and lacrosse teams as a practice and game field.

Unused Land Plots

For the purpose of clarity, temporary titles will be provided for the unused plots of land which will be discussed throughout this document. They will remain until the parks receive formal designation. They will reside as sections of Overlook Park, Barnes Park, and Settlers Park. The five lots will be called: Overlook Lot, Golf Course Lot, Nature Walk Lot, Dog Lot, and Disc Golf Lot.

Overlook Park

Overlook Lot

The Overlook Lot is an 8.1-acre plot located on the west side of Hines and is bordered by N Section Ave (east) and open land (north, south, and west). It is open land and features a water tower on the east side.



Overlook Lot
Google Earth

Barnes Park

Golf Course Lot

The Golf Course Lot is a 4.9-acre plot of open land bordered by Highway 20 (west), Valley Golf Club (east), N. Newport Ave. (south), and private property (north).



Golf Course Lot
Google Earth

Nature Walk Lot

Nature Walk Park is a 20.1-acre plot of open land bordered by Valley Golf Club (north), N Peter French Ave. (west), private property (south), and open land (east).



Nature Walk Lot
Google Earth

Settlers Park

Dog Activity Lot

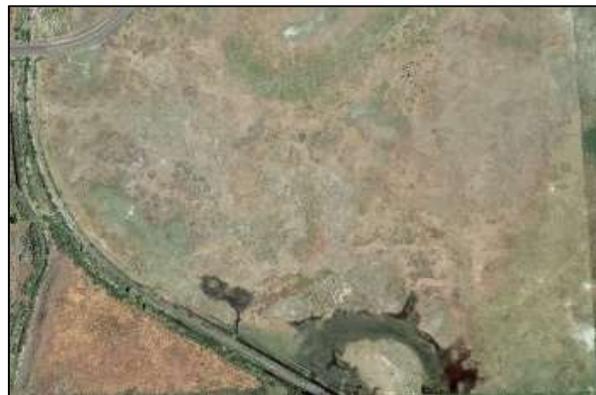
Dog Park is an 8.3-acre plot of open land bordered by Hotchkiss Ln Exd. (east and south), open land (north), and an industrial park (west).



Dog Activity Lot
Google Earth

Disc Golf Lot

Disc Golf Park is a 185.4-acre plot of land bordered by Hotchkiss Ln Exd. (west and north), and open land (south and east). It features a large lagoon designed for the treatment of sewage or wastewater in the northern part of the plot. There will be a buffer area of land between this lagoon and the park.



Disc Golf Lot
Google Earth

3.0 PURPOSE AND NEED

The purpose of this Master Plan is to develop a coordinated plan of action for rehabilitating and improving the City's parks. The improvements that this master plan addresses in detail will provide parks that will continue to serve a wide range of ages and interests moving into the future. This plan will help the City of Hines provide parks that accommodate the residents' needs for active and passive recreation for multiple age groups ranging from early childhood through seniors.

This plan will identify steps, materials, and costs to meet the needs of the community. This plan presents proposed park improvements based on community input gathered with involvement from the City of Hines.

The intent of the improvements is to:

- Maintain the open feeling of the parks.
- Create safe, fun environments for public enjoyment.
- Provide locations for residents to participate in many different activities for various levels of fitness.
- Provide locations for residents to practice various sports/activities.
- Recognize the city's native history, natural beauty, and the enhancement of natural areas.
- Create a framework for the implementation and funding of the City's vision for Hines Park.
- Allow the City to apply for grants and solicit funding partnerships to complete the improvements listed.

Figure 3-1 summarizes the proposed major improvements to Hines Park.



Hines Park Big Slide



Gazebo & Picnic Tables



Wood Sculpture Art Piece



Figure 3-1 – Hines Park Summary

4.0 GOALS

4.1 General Notes

This section identifies the goals of the Master Plan and summarizes the City's involvement and planning process leading to the recommended plan.

The goal of this Master Plan is to develop a comprehensive vision for Hines Park and provide a framework for future Park improvements. Each park caters to different sections of the city and requires renovations and enhancements. These improvements are essential to make the parks more appealing and welcoming to city residents. Park improvements will be completed in multiple phases until all recommended improvements have been implemented or until circumstances change enough to require a master plan revision.

This plan presents concepts for the Parks gathered with involvement from the City of Hines, with the goal of:

- Maintaining the openness of the Park.
- Providing a place for residents to practice various sports/activities.
- Creating a safe, fun environment for the enjoyment of the people of Hines.
- Recognizing the high value of preservation and enhancement of natural areas.
- Creating a framework for the city to use in the pursuit of funding to implement park plans.

4.2 Process

The following is an outline of the steps followed in developing the Master Plan:

1. Identify Issues

- a. The purpose of this phase was to assess the range of ideas, opinions, and visions the community has for the development of the Park. The process began with a walk-through and meeting with the Hines staff.

2. Assess Existing Conditions

- a. Photos of Hines Park were taken on separate occasions to properly assess conditions over various seasons. Most of the photos in this report are from those visits.

3. Define Objective and Principles

- a. A development list was sent to the City of Hines staff for their review and input before moving forward with a conceptual layout.

4. Develop Alternatives, Evaluate and Refine

- a. A conceptual layout of Hines Parks was prepared to allow the city a chance to review and modify Park development ideas.

5. Seek Public Opinion

- a. Public meetings were held in order to gain public opinion on the proposed changes, and to make sure that the plan aligns with the needs voiced by the community.

6. Develop Recommendations and Priorities

- a. Staff prioritized the improvements and renovations to be made to the park and presented those for City Council review.

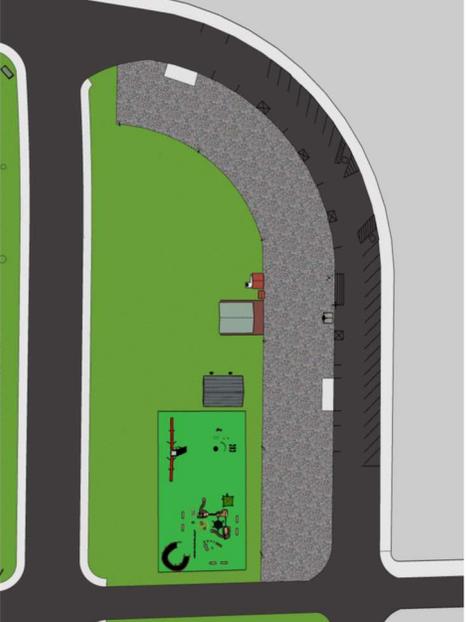
7. Final Report

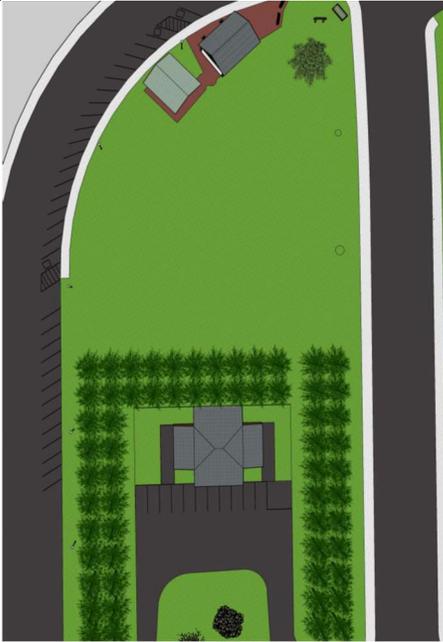
- a. Prepare a final Hines Park Master Plan for the City of Hines.

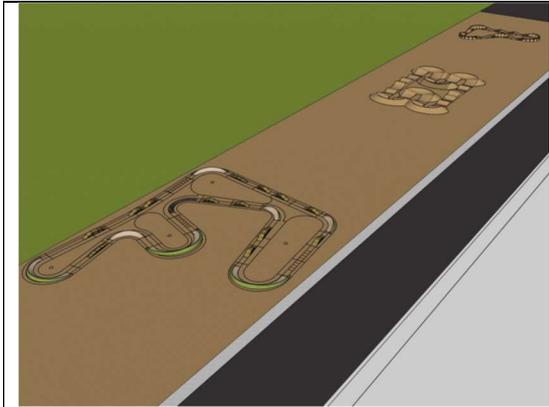
4.3 Specific Goals

Based on input from the public and from city staff, the city parks in Hines need the following:

- Comfort stations in each quadrant of Hines Park.
- Rehabilitated baseball field.
- Dedicated open space for disc golf, frisbee, playing catch, etc.
- Picnic/gathering areas.
- RV dump station.
- Designated dog park with dog waste cleanup stations.
- ADA accessible walking paths.
- Power services and designated parking area for food trucks in Hines Park.
- Fencing along Highway 20.
- Designated area for active sports such as basketball, pickle ball, biking, and skateboarding.
- Signage designed to guide visitors to their intended destinations, commemorate the City's history, and showcase native plants and flowers.
- Rehabilitation/replacement of playground equipment.
- Designated area for ice ribbon during winter season which operates as a roller-skating ribbon in the warmer months.

| Location: | Improvements priority list per location: |
|---|--|
|  <p data-bbox="370 919 570 953">Skate Quadrant</p> | <ol style="list-style-type: none"> 1. Improve raised lips to be flush with skate park concrete to prevent tripping hazard and increase area to 140 feet by 115 feet. 2. Existing hazardous play equipment to be removed, includes monkey bars set and climbing dome. 3. Remove existing concrete picnic table and replace with new picnic table. 4. Install a 2-inch water meter. 5. Install walking path 8 feet wide made of asphalt. 6. New skate park features to be added. 7. Newly constructed restroom 8. Two new pickle ball courts fenced include lighting. 9. New basketball court to be installed with lighting. 10. Outdoor training area with exercise equipment. 11. Soccer field 12. Lighting system to be installed with timer controls. 13. Drinking fountain to be installed suggested Elkay FR4420. 14. 4-ft tall fence along Highway 20 |
|  <p data-bbox="370 1612 570 1646">Main Quadrant</p> | <ol style="list-style-type: none"> 1. Remove existing pole and exposed concrete. 2. Remove and replace existing swing set. 3. Remove blue slide and exposed concrete. 4. Remove existing monkey bars and wood play area. 5. The new playground will be installed with rubberized surfacing. The playground will feature a new swing set and play equipment added that is designed for all ages. Exact models and configurations to be determined by the city existing large red slide to be kept. 6. The existing restroom needs to be renovated and a structural inspection to be performed. 7. New pavilion with BBQ to be installed. 8. Install a 2-inch water meter. 9. 4-ft tall fence along Highway 20 |

| | |
|--|---|
|  <p style="text-align: center;">Pavilion Quadrant</p> | <ol style="list-style-type: none"> 1. New location for town Christmas tree to be installed. 2. Preserve existing wood carvings. 3. Install a 2-inch water meter. 4. Renovate existing flower bed. 5. Install outlets along tree line for vendors. 6. 4-ft tall fence along Highway 20 |
|  <p style="text-align: center;">Fire Hall Quadrant</p> | <ol style="list-style-type: none"> 1. Soccer field 2. New restroom. 3. Install lighting system on timers. 4. Install large swale to mitigate street flooding. 5. Install a 2-inch water meter. 6. Relocated monkey bars and climbing dome. 7. 4-ft tall fence along Highway 20 |



Pump tracks

1. Pump tracks shown will have varying levels of difficulty and show how many different tracks can be placed on the property.
2. Beginner, intermediate, and expert.



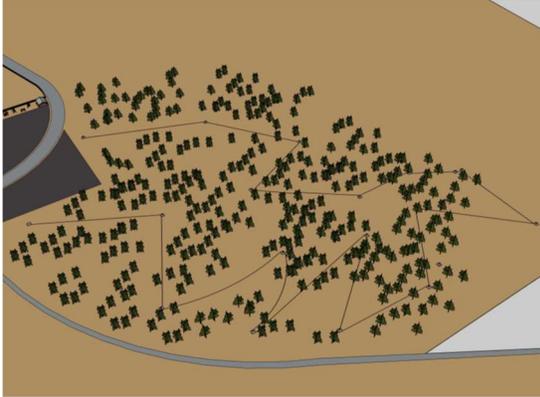
Hines Ice Ribbon

1. Construct ticket office.
2. Install fencing around the ribbon.
3. Install picnic tables.
4. Skate rental office and concession stand.
5. The lighting system set on timer.
6. Walls on Ice ribbon can come down for roller skating on concrete in summer.
7. Parking lot.
8. Install a 2-inch water meter.



Walking path

1. Gravel Parking lot.
2. Dirt walking path.
3. Park benches.

| | |
|---|--|
|  | <ol style="list-style-type: none"> 1. Install a 2-inch water meter. 2. New restroom. 3. Simple pavilion with picnic table 4. Play area with rubberized surface. 5. Fenced off area for small dogs. 6. Active dog area with training equipment and obstacle course. 7. Install a 10-foot walking path around large dog park. |
| <p>Hines Dog Park</p> | |
|  | <ol style="list-style-type: none"> 1. Install all disc golf nets. 2. Plant trees for course obstacles. 3. Parking for course. |
| <p>Disc Golf Course</p> | |
|  | <ol style="list-style-type: none"> 1. Install Park benches. 2. Install an 8-foot asphalt walking path. 3. Plant trees for shading. 4. Pavilion with a picnic table. 5. Paved parking area. 6. New amphitheater. 7. Drinking fountain to be installed. 8. Install a 2-inch water meter. |
| <p>Hines Amphitheater</p> | |

4.4 Land Acquisition for Pocket Parks

In the ongoing efforts to enrich community life, Hines is actively seeking new parcels of land to create pocket parks throughout the city. Recognizing the intrinsic value of green spaces in elevating the overall quality of life for residents, the city is proactively exploring opportunities to acquire additional properties. This forward-thinking initiative aims to establish accessible parks within various neighborhoods, providing residents with convenient and inviting spaces for recreation, outdoor fitness, relaxation, and community engagement. By strategically purchasing land, the city seeks to ensure that anyone wishing to enjoy a park can easily do so. These pocket parks are intended to significantly contribute to the overall well-being and vitality of the residents.

5.0 INVENTORY AND NEEDS

5.1 Character and Ambiance

This plan recognizes that people who use the existing city park, and those that will use future city parks in Hines, enjoy them for their scenic value as well as the activities for the youth. Each of the parks will have their own different amenities that appeal to the different neighborhoods that the parks are in. It is hoped that by improving the parks, the residents of the city will utilize the parks more and spend time with family and friends. The city strives to accommodate changes to the parks system to enrich the qualities and characteristics of the parks.

The integration of wood sculpture art pieces and planned nighttime lighting within the parks of the City of Hines contributes to the character and ambiance of the community. These art installations, placed throughout the parks, serve as landmarks that not only enhance the visual appeal of the public spaces, but also contribute to the city's unique identity. The planned installation of nighttime lighting on these sculptures represents a desire to turn the parks into welcoming spaces during evening hours. By being mindful of the impact on nearby residents, the city plans for the lighting design to seamlessly integrate with the surrounding residential areas. The inclusion of art pieces and nighttime lighting stands as a testament to the city's commitment to creating vibrant, inclusive, and memorable public spaces that enrich the lives of its residents.



5.2 Exiting Conditions

The existing Hines Park consists of four quadrants or sections with various activities in each quadrant. The Park is relatively flat, and the grass is in moderate/good condition. However, most of the playground equipment maintains a degree of hazard. An On-Site Hazard Assessment and Safety Inspection was performed by Citycounty Insurance Services (CIS) in April of 2021 to assess the equipment for damage and safety concerns. The results of the safety report are what prompted the City of Hines to work towards improving their Parks. A summary of the results is shown below.

| Identifier Photo: | Location/Findings: | Recommendation(s): | Degree of Hazard: |
|---|---|--|--|
|  | <p>There is no soft fill under the climbing structure (as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook) to reduce potential for injury if a child falls from the structure to the ground.</p> | <p>Ensure appropriate depth of fill is installed under this climbing structure per CPSC guidance.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>There is no soft fill under the climbing structure (as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook) to reduce potential for injury if a child falls from the structure to the ground.</p> | <p>Ensure appropriate depth of fill is installed under this climbing structure per CPSC guidance.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>There is no soft fill under the climbing structure (as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook) to reduce potential for injury if a child falls from the structure to the ground.</p> | <p>Ensure appropriate depth of fill is installed under this climbing structure per CPSC guidance.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>Double sided slide, extremely high platform.</p> <p>I have some very serious concerns about this structure particularly the extreme height of the platform and slide, insufficient side rails on the slide, and lack of appropriate fill underneath of the slide.</p> | <p>It is my recommendation to remove this piece of equipment.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input type="checkbox"/> HIGH <input checked="" type="checkbox"/> EXTREME</p> |
|  | <p>Merry-go-round made of industrial grade metal without appropriate fill under the structure as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook.</p> <p>The picnic table is in desperate need of repair and the seats are broken causing potential splinter and other exposures.</p> | <p>It is my recommendation to remove this piece of equipment.</p> <p>It is not recommended for merry-go-rounds to be made out of heavy grade metal, as it can become a hazard rotating at high speeds. Additionally the metal handlebar structures are too high and would allow a smaller child to slip underneath the moving equipment. It is recommended that the wood be replaced on the picnic table.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input type="checkbox"/> HIGH <input checked="" type="checkbox"/> EXTREME</p> |

| Identifier Photo: | Location/Findings: | Recommendation(s): | Degree of Hazard: |
|---|--|---|--|
|  | <p>There is no soft fill under the climbing structure (as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook) to reduce potential for injury if a child falls from the structure to the ground.</p> | <p>Ensure appropriate depth of fill is installed under this climbing structure per CPSC guidance.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>The toddler swing seats are in very poor condition and are cracking, as well as have chunks gouged out of them and missing coating that encases the sharp metal that forms the seat.</p> | <p>I strongly recommend replacing these toddler swing seats.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>There is no soft fill under the climbing structure (as recommended by the Consumer Product Safety Commission Public Playground Safety Handbook) to reduce potential for injury if a child falls from the structure to the ground. The railing system at the top of the platform is not sufficient to keep a child from falling off the platform.</p> <p>The walking surfaces are extremely uneven around the slide.</p> | <p>Install an appropriate railing system on the slide platform.</p> <p>Even out the ground below the slide and install appropriate depths of fill underneath per CPSC guidelines.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>Where the bench support meets the table support is cracked the majority of the way through and will eventually break loose.</p> | <p>I recommend that this table be replaced.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |
|  | <p>Bench on the concrete picnic table is broken and jagged posing a potential cutting exposure.</p> | <p>I recommend that this table be replaced.</p> | <p><input type="checkbox"/> LOW <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> EXTREME</p> |

As evident from the assessment, some of the park and playground equipment pose safety concerns and require replacement. The grassy areas within Hines Park are currently in excellent condition, and their irrigation is supplied by the city's potable water source. An irrigation ditch is also accessible for reducing potable water usage in the park.

In contrast, the other park locations exhibit issues with overgrown weeds and vegetation on their land. Hines Park offers multiple parking options, including angled parking on S W Circle Dr and S E Circle Dr. It's worth noting that park users often utilize the parking lots of the Hines Fire Department and Hines City Hall for their convenience. Additional photos of Hines Park features and existing conditions are included in Appendix A.

5.3 Major Features

Trees, Bushes, and Landscaping

Caring for the landscape of the Parks is a priority for the community and the City of Hines. The following improvements are recommended:



- Remove dead or diseased trees and replace where appropriate.
- Connect irrigation system to irrigation ditch to reduce potable water usage and provide irrigation supply redundancy.
- Protect open space for visitor use.
- Create plan for removal and replacement of trees, and shrubs.
- Install doggie bag dispenser and replace refuse receptacles to help maintain cleanliness of landscape.
- Clear swales and piped culverts to enhance their efficiency and reduce stormwater plugging.
- New sod at all parks besides Hines Park and nature walking path.



5.4 Access and Circulation

Access and circulation are important considerations for city parks. The following improvements are recommended:

- Expand the play area allowing for more active users.
- Construct a walking path around the sports courts and training areas at Hines Park.
- Construct a walking path to the site features at the Pavilion Park.
- Make the playground area safer and more accessible with ADA approved rubber matting.
- Construct a walking path at the Nature Walking Path Park.
- Construct a walking path connecting the restroom and seating areas to the Amphitheatre at Overlook Park.
- In general, new internal walking paths should connect to the perimeter walking paths to allow for circulation of each park.
- Improve areas where concrete or asphalt is raised/lowered resulting in uneven surfaces to allow for improved and safer access.

5.5 Uses and Activities

Picnic Areas

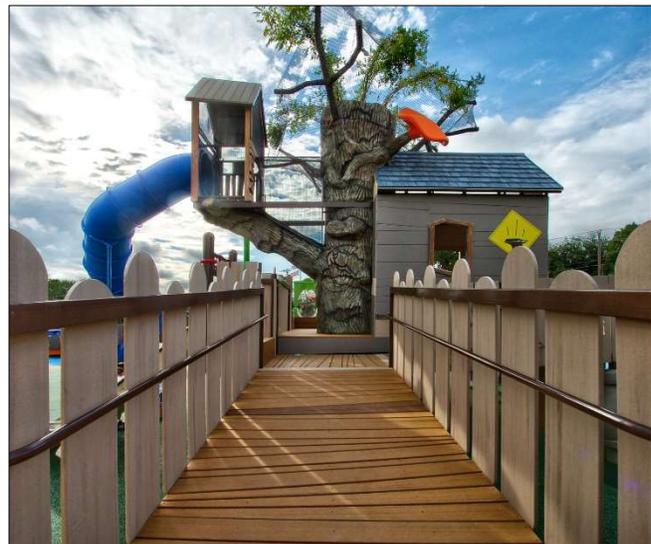
Currently, in the Hines Skate Park, a single picnic/checkerboard table stands as a well-used focal point for visitors seeking a recreational respite. Additionally, a covered gazebo houses picnic tables in the City Hall Quadrant, providing some outdoor gathering options for park users. However, to enhance the overall experience and accommodate the diverse needs of the community, it is imperative to expand and improve upon the amenities within these parks.

The introduction of more covered picnic areas serves to address the increasing demand for outdoor gathering spaces. This addition not only caters to the growing need for communal spaces, but also extends the usability of these areas throughout all seasons. By providing shelter options, the parks become versatile venues for outdoor gatherings, ensuring that visitors can partake in social activities comfortably, regardless of weather conditions. These new areas would offer park users more options to engage in social activities, fostering a sense of community and connection. Prioritizing the enhancement and diversification of recreation facilities will undoubtedly enrich the overall experience for residents and visitors alike. By strategically placing covered picnic areas and ensuring the upkeep of popular features like the Big Red Slide and the checkerboard table, the parks can evolve into vibrant and inclusive spaces that cater to the varied interests and needs of the community.



Playground Equipment

Several pieces of play equipment have been proposed by the City of Hines for installation in the renovated Pavilion Quadrant. Increasing the size of the play area will allow for more child-friendly activities. Feedback from both City staff and the community expressed a desire for a playground that fostered fun, adventure, and provided a connection with the history of the city. Improving safety was also expressed as a high priority, so a state-of-the-art cushioned playing surface will be installed under the new equipment and will extend under the Big Red Slide. Adding a splash pad will supply some relief from the heat and will draw more people to the park in the summer months. Removing the fitness equipment from the Skate Quadrant and installing it in various parks along the future walking path will increase its appeal to the public.



Customized and modular playgrounds
Cre8Play

Splash Pad

Splash pads have become a popular place where children can go to seek relief from the heat and play in the water. They are a great alternative to city pools because they don't require supervision, need minimal maintenance, and use little water because the water is recycled through filtration.

The proposed location for a splash pad is in Main Quadrant. Many different pre-packaged design options are available, and motion/touch activated sensors can turn water on, while built-in timer turns it off after brief usage. If users are not yet finished playing, they can simply turn it back on.



Walker Park
Rain Drop Products



Ripples Aquatic Center
Rain Drop Products

The addition of a splash pad in Main Quadrant by the new playground will serve to add fun and excitement for the youth of Hines for many years to come.

Bike Pump Track

We will be adding Bike Pump Tracks with dirt surfaces at beginner and intermediate levels to the plot of land situated between the golf course and Highway 20. They will be made from dirt, so maintenance and upkeep will be limited to periodic reshaping or smoothing of the tracks. These can also be used by offroad skateboarders.



Pump Tracks
<https://www.surfertoday.com/skateboarding/how-to-ride-a-pump-track-on-a-skateboard>

Skate Park

Site visits and staff discussions indicated the skate park is used primarily by bicyclists. City staff indicated that much of the existing skate equipment is too advanced for typical riders. Expanding the skate park area and adding more bike-friendly, and less advanced equipment will increase the use of this part of the park. Installing a bike rack will help alleviate the problem of bicycles laying on the ground as tripping hazards. Additionally, this park feature could be relocated by the pump tracks to consolidate activities and make use of the concrete surface for pickleball and/or basketball courts.



Current Skate Park Equipment

Walking Path and Privacy Fence

Creating a walking path is a great way to promote activity and connect various new amenities throughout the park system. Adding new picnic structures and increasing the size of the skate area could possibly add disruptive noise to the homeowners bordering the Park. Installing a privacy fence would help separate the Park from the residential homes on its borders.



Existing Fence Fire Hall Quadrant

Pickleball and Basketball Courts

Pickleball has been a popular sport dating back to the mid-1960's. In recent years, it has begun to see a resurgence in popularity. A common desire has been voiced by the community and City staff to include at least one, and preferably two, pickleball courts in the updated Parks Master Plan, as well as a basketball court. Hines Skate Quadrant enjoys plentiful open space to become the home for these installations. Modern LED lighting placed on timers that can be activated at the courts will maximize the lifespan of the lighting while minimizing energy usage and can be bright yet localized to the court.



Pickleball Courts

<https://apexcourtbuilders.com/pickleball-courts>



Outdoor basketball court rendering

<https://www.renderhub.com/pbr-cool/pbr-modular-outdoor-basketball-court-a>

Lighting/Security

One of the major concerns that the city has is vandalism prevention and safety in the parks. To address these concerns, the parks will have security cameras and lighting in key areas of the parks system. In addition to cameras along the walking paths, there will be cameras at all major installments/improvements in the parks.



Park Lighting

<https://www.eye.co.jp/projects/examples/detail/id/par-k35/cid/4/sid/10/>



Restrooms

Restrooms in all city parks, except for Pavilion Quadrant, are deficient or nonexistent. All the parks, including new parks, will have access to new public restrooms which meet current ADA standards. The recently constructed public restroom in Pavilion Quadrant should be the model for all additional restroom facilities.

Amphitheater

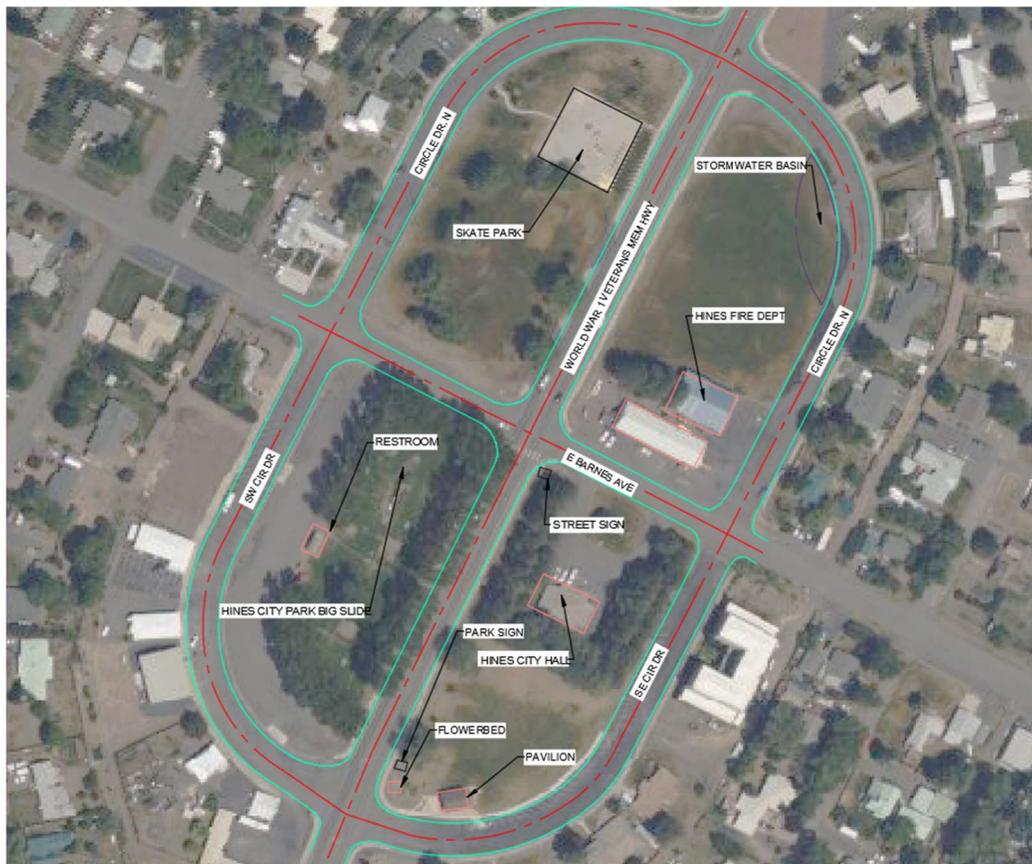
The amphitheater will be an ideal addition to Overlook Park, where the view of the city is unmatched. This amphitheater can be used in the summer for concerts, plays, or other events in the park, and is a great way to bring the community together.



5.6 Needs Summary

Important needs derived from community input include:

- Keep the Big Red Slide & make it safer.
- Renovate play equipment with new equipment or improved safety measures.
- More restrooms.
- More sports courts and outdoor activities (pickle ball court, basketball court, skate park features, and fitness equipment)
- Trails and walking paths that connect to amenities within the Park.
- Recreational viewing areas with covered seating areas.



Hines Park Existing Layout

6.0 IMPROVEMENT ALTERNATIVES AND COSTS

6.1 Improvement Alternatives

A detailed Conceptual Layout has been created to illustrate Hines Park improvements. Proposed Hines Park improvements are shown in Appendix B.

6.2 Probable Costs

Probable construction costs have been developed for the proposed City Parks improvements. The probable construction cost estimate is itemized by improvement project element. This will allow the city to pick and choose which project elements they want to complete and when, based on available funding. A preliminary probable cost estimate for each item is included as a guide for future funding efforts. When funds for the projects have been identified, it is anticipated there will be an additional process for design development and preparation of construction documents. The conceptual improvements and probable costs listed below will be refined through the design development process. Table 2 summarizes the probable costs for renovating the City of Hines Parks.

| Table 2 – Hines City Parks Probable Costs Table | |
|---|-----------|
| Skate Quadrant Probable Cost | |
| Improvement | Cost |
| Asphalt Path | \$140,000 |
| Restroom | \$100,000 |
| (2) Pickleball Courts | \$50,000 |
| Basketball Court | \$67,500 |
| Training Area | \$14,000 |
| Soccer Field | \$4,500 |
| Drinking Fountains | \$3,500 |
| Picnic Table | \$1,000 |
| Half Pipe w/ attached quarter ramp | \$3,000 |
| Wooden bowl w/ attached quarter ramp | \$15,000 |
| Quarter ramp | \$1,500 |
| Long quarter pipe w/ attached ramp | \$5,000 |

City of Hines

| | |
|------------------------|---------------------|
| Transition Ramp | \$1,000 |
| Skateboard Boxes | \$500 |
| Transition Rail | \$1,000 |
| Half pyramid w/ stairs | \$4,000 |
| Water Meter | \$2,000 |
| 4-ft perimeter fence | \$26,000 |
| TOTAL COST | \$439,500.00 |

| Main Quadrant Probable Cost | |
|-----------------------------|---------------------|
| Improvement | Cost |
| RV Dump Station | \$20,000 |
| Pavilion | \$24,000 |
| BBQ Grill (3) | \$1,500 |
| Picnic Table | \$1,000 |
| Splash Pad | \$75,000 |
| Drinking Fountain Station | \$13,000 |
| Repaint Big Red Slide | \$1,000 |
| Netting Play Structure | \$20,000 |
| Play Structure | \$250,000 |
| Swing Set | \$5,000 |
| Water Meter | \$2,000 |
| 4-ft perimeter fence | \$22,500 |
| TOTAL COST | \$435,000.00 |

| Pavilion Quadrant Probable Cost | |
|---------------------------------|--------------------|
| Improvement | Cost |
| Water Meter | \$2,000 |
| 4-ft perimeter fence | \$24,000 |
| Outlets along tree line | \$100,000 |
| Other | |
| TOTAL COST | \$26,000.00 |

City of Hines

| Fire Hall Quadrant Probable Cost | |
|----------------------------------|---------------------|
| Improvement | Cost |
| Restroom | \$100,000 |
| Soccer Field | \$4,500 |
| Water Meter | \$2,000 |
| 4-ft perimeter fence | \$21,000 |
| TOTAL COST | \$127,500.00 |

| Pump Tracks Probable Cost | |
|---------------------------|---------------------|
| Improvement | Cost |
| Beginner Pump Track | \$56,500 |
| Intermediate Pump Track | \$65,000 |
| Expert Pump Track | \$75,000 |
| TOTAL COST | \$196,500.00 |

| Hines Ice Ribbon Probable Cost | |
|--------------------------------|---------------------|
| Improvement | Cost |
| Ticket Office/Concession Stand | \$45,000 |
| Perimeter Fencing | \$132,000 |
| Picnic Tables (15) | \$15,000 |
| Skate Rental/Concession Stand | \$100,000 |
| Water Meter | \$2,000 |
| Lighting System | \$64,000 |
| TOTAL COST | \$358,000.00 |

| Walking Path Probable Cost | |
|----------------------------|---------------------|
| Improvement | Cost |
| Gravel Parking Lot | \$5,000 |
| Dirt Walking Path | \$132,000 |
| Park Benches (8) | \$5,000 |
| Other | |
| TOTAL COST | \$142,000.00 |

City of Hines

| Hines Dog Park Probable Cost | |
|------------------------------|---------------------|
| Improvement | Cost |
| Restroom | \$100,000 |
| Pavilion | \$24,000 |
| Picnic Table | \$1,000 |
| Play Area | \$48,000 |
| Dog Area/Obstacle Course | \$6,000 |
| Walking Path | \$125,000 |
| Water Meter | \$2,000 |
| TOTAL COST | \$192,000.00 |

| Disc Golf Park Probable Cost | |
|------------------------------|-------------------|
| Improvement | Cost |
| 18-hole Disc Golf Course | \$8,000 |
| Parking Area | \$43,000 |
| Trees/Landscaping | \$36,000 |
| TOTAL COST | \$8,000.00 |

| Hines Amphitheatre Probable Cost | |
|----------------------------------|---------------------|
| Improvement | Cost |
| Park Benches (5) | \$3,500 |
| Asphalt Path | \$42,000 |
| Amphitheatre | \$350,000 |
| Pavilion | \$24,000 |
| Picnic Table | \$1,000 |
| Drinking Fountain | \$3,500 |
| Water Meter | \$2,000 |
| Trees/Landscaping | \$24,000 |
| Parking Area | \$43,000 |
| TOTAL COST | \$426,000.00 |

7.0 FUNDING AND IMPLEMENTATION

7.1 Project Funding

Hines Park is funded utilizing the General Fund, Property Taxes, and a portion of the State Revenue Sharing. The City also has an advertising revenue sharing agreement with the company that supplies wi-fi to the Park. There are several possible funding sources for programs, non-capital projects, parks and facilities acquisition, development, and maintenance. Most sources are limited in scope and can only be used to fund specific types of projects but will not fund operations or maintenance. Because of these limitations, the City of Hines should carefully consider all funding options to determine the best strategy for implementing system improvements.

Oregon Department of Parks and Recreation Recreational Grants

The Oregon Department of Parks and Recreation's Recreational Grant Program administers several state and federally funded grants, including, but not limited, to Waterways Improvement Fund, Recreational Trails Program, Land and Water Conservation Fund, and All-Terrain Vehicle trails. Grants are awarded on an annual basis. The Oregon Resource Conservation and Development Association can assist in securing grant funds for projects. Hines belongs to the Natural Resource Conservation Service, and should explore working with this association for help with applying for state and federal grant opportunities.

USDA-Rural Development Community Facilities Direct Loan and Grant Program

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings. Rural areas including cities, villages, townships and towns including Federally Recognized Tribal Lands with no more than 20,000 residents according to the latest U.S. Census Data are eligible for this program. Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses. This program would be useful for restroom, street, parking or sidewalk upgrades.

Foundation Partnerships

Most foundations will not provide funding to public agencies, but interested citizens could explore forming a non-profit that could partner with federal, state, and local foundations, such as St. Luke's Health Systems, or the J.A. and Kathryn Albertson Foundation. These partnerships are an effective way of securing funding for parks and trails projects because the foundations are often looking for ways to give back to the communities they serve.

Housing and Urban Development Block Grants

Grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. Most are distributed to a community's lower income areas and low-income communities. Grants can cover up to 100 percent of project costs, although a lower percentage is more typical. The City of Hines could work with a grant writer to explore opportunities for these grants and determine if the community and selected projects are eligible for this funding source.

Park Impact Fees

Park impact fees are collected from developers for the impact their new development has on that city's infrastructure. Park impact fees could be used for land acquisition and/or park development. Hines does not currently use this funding mechanism, but should explore this to determine if it is a viable option as Hines continues to grow and develop.

Donations and Volunteerism

Labor, land, and cash donations from service agencies, clubs, private groups, or individuals are a popular way to raise small amounts of money for specific projects. Hines could work with local service groups or clubs to fund small projects, or participate in volunteer activities, such as playground maintenance, trail maintenance, or tree planting. Giving citizens and community groups the opportunity to sponsor various park amenities, such as benches, tree memorials, or picnic shelters, is another potential funding source.

Recently, the City utilized approximately \$14,000 from a community recycling fund to partially finance the construction of the new bathroom structure in the park. This approach demonstrates the City's commitment to sustainable practices through community recycling, but also showcases

an allocation of funds that leverages community resources to enhance park infrastructure, while fostering a sense of pride and shared responsibility among residents.

Bonds/Levies

Voter-approved bonds or levies generate funds that could be used for capital improvements. Typically, property tax is levied for a specific period to generate the funds. The advantage of this is that the bond/levy must be approved by voters, giving the community members a stake in the future of Hines's parks and trails.

APPENDIX A

PHOTO LOG

City of Hines Sign



Hines Park



Skate Park Sign

One of the many statues in
Hines Park





Community Bulletin Board



Picnic bench area

City of Hines



The "Big Red Slide"



City of Hines



Slide Conditions

Swingset





Checkerboard Table near Skate Park

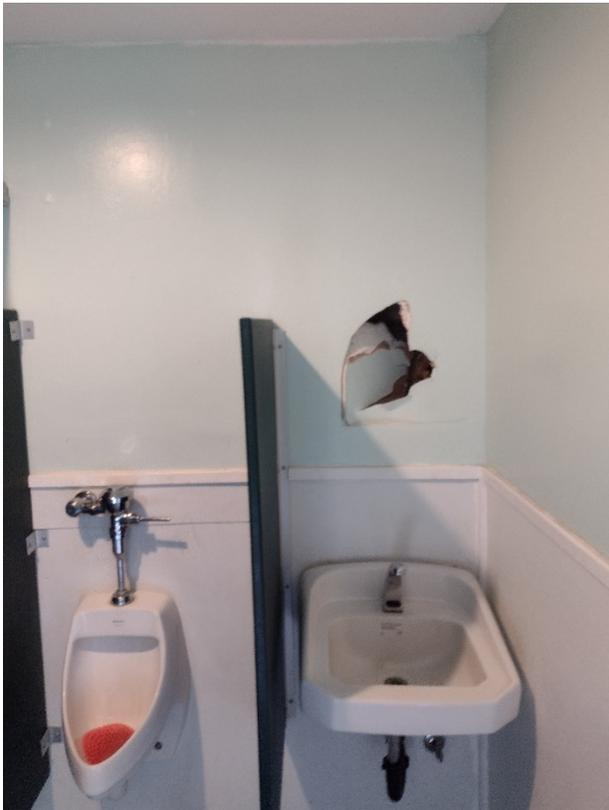


Bike Rack



Skate Park





Bathrooms in various states of disrepair





Drinking fountain



Water vault



Irrigation valve boxes

City of Hines



Park fence

Condition of the park boundaries



City of Hines



Restroom, picnic tables
and parking area



City of Hines



Walking trails



Parking lot

APPENDIX B

Proposed Improvements



DESIGNED BY:
L. DENNY

DRAWN BY:
L. DENNY

DESIGN QC:
J. CHRISTENSEN

DRAWING QC:
J. CHRISTENSEN

PRELIMINARY SITE LAYOUT
HINES PARK MASTER PLAN
HINES, OR

DATE:
Mar. 24

Project No.:
HI23-0357

Sheet:
01 OF 14



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HINES PARK MASTER PLAN

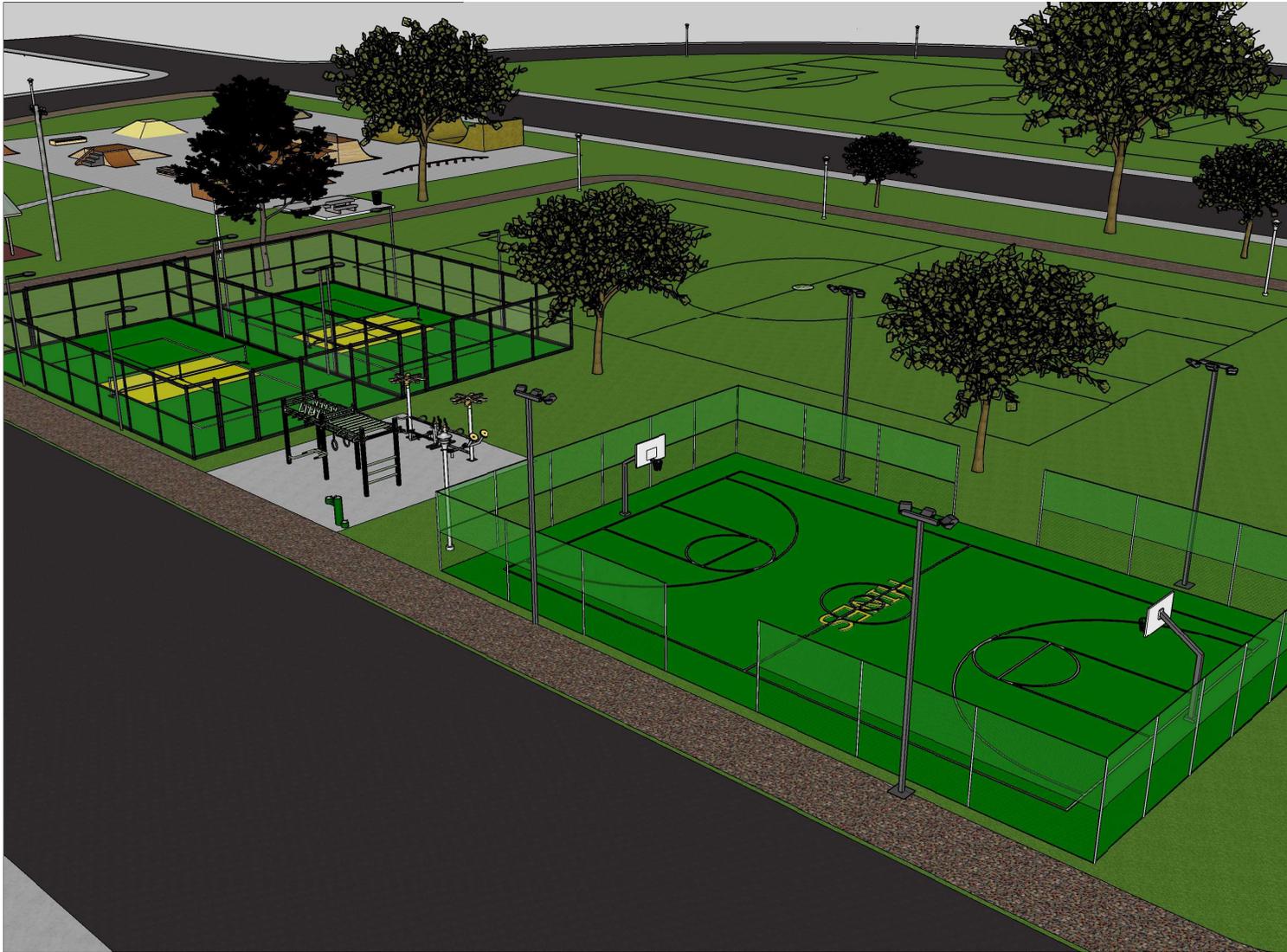
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- SHEET NOTES:**
1. IMPROVE RAISED LIP TO MATCH COCNETRE SKATEPARK SURFACE. INCREASE SKATEPARK AREA TO 140' BY 115'.
 2. EXISTING PLAY EQUIPMENT TO BE REMOVED AND RELOCATED EQUIPMENT INCLUDES MONKEY BAR SET AND CLIMBING DOME.
 3. REMOVE EXISTING CONCRETE TABLE AND REPLACE WITH NEW PICNIC TABLE.
 4. INSTALL 2" WATER METER.
 5. INSTALL 8' WIDE ASPHALT WALKING PATH.
 6. NEW 25' BY 21' RESTROOM.
 7. TWO NEW 22' BY 44' PICKLEBALL COURTS.
 8. NEW 84' BY 50' BASKETBALL COURT, FENCED IN AREA WITH LIGHTING TO BE INSTALLED. LIGHT SYTEM WILL BE ON TIMER.
 9. INSTALL 32' BY 28' OUTDOOR TRAINING AREA, INCLUDES BODY WEIGHT EXCIRSE EQUIPMENT.
 10. NEW 220' BY 150' KIDS SOCCER FIELD.
 11. INSTALL LIGHTING SYSTEM WITH TIMERS.
 12. DRINKING FOUNTIANS TO BE INSTALLED. SUGGESTED MODEL FR4420.
 13. IMPROVED CURB AND GUTTER WITH SWALE FOR FLOOD PREVENTION.

| | | | | | | | |
|--|--|---------------------------|--|--|---------|------------------|--|
| DESIGNED BY: L. DENNY DRAWN BY: L. DENNY DESIGN QC: J. CHRISTENSEN DRAWING QC: J. CHRISTENSEN | PRELIMINARY SITE LAYOUT SKATE PARK HINES, OR | DATE: Mar. 24 |  | <small>THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF HECO ENGINEERS. UNAUTHORIZED DISCLOSURE OR COPIES ARE PROHIBITED BY COPYRIGHT LAW. ORIGINAL DOCUMENTS STORED AT HECO ENGINEERS CORPORATE OFFICE IN THE STATE OF WASH.</small> | | REVISIONS | |
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HINES PARK MASTER PLAN



SHEET NOTES:

1. SKATE PARK
2. PICKLE BALL COURTS
3. SOCCER FIELD
4. OUTDOOR TRAINING AREA

DESIGNED BY:
L. DENNY

DRAWN BY:
L. DENNY

DESIGN QC:
J. CHRISTENSEN

DRAWING QC:
J. CHRISTENSEN

PRELIMINARY SITE LAYOUT

BASKETBALL COURT, OUTDOOR GYM,
PICKLEBALL COURT, SOCCER FIELD

HINES, OR

DATE:
Mar. 24

Project No.:
HI23-0357

Sheet:
03 OF 14



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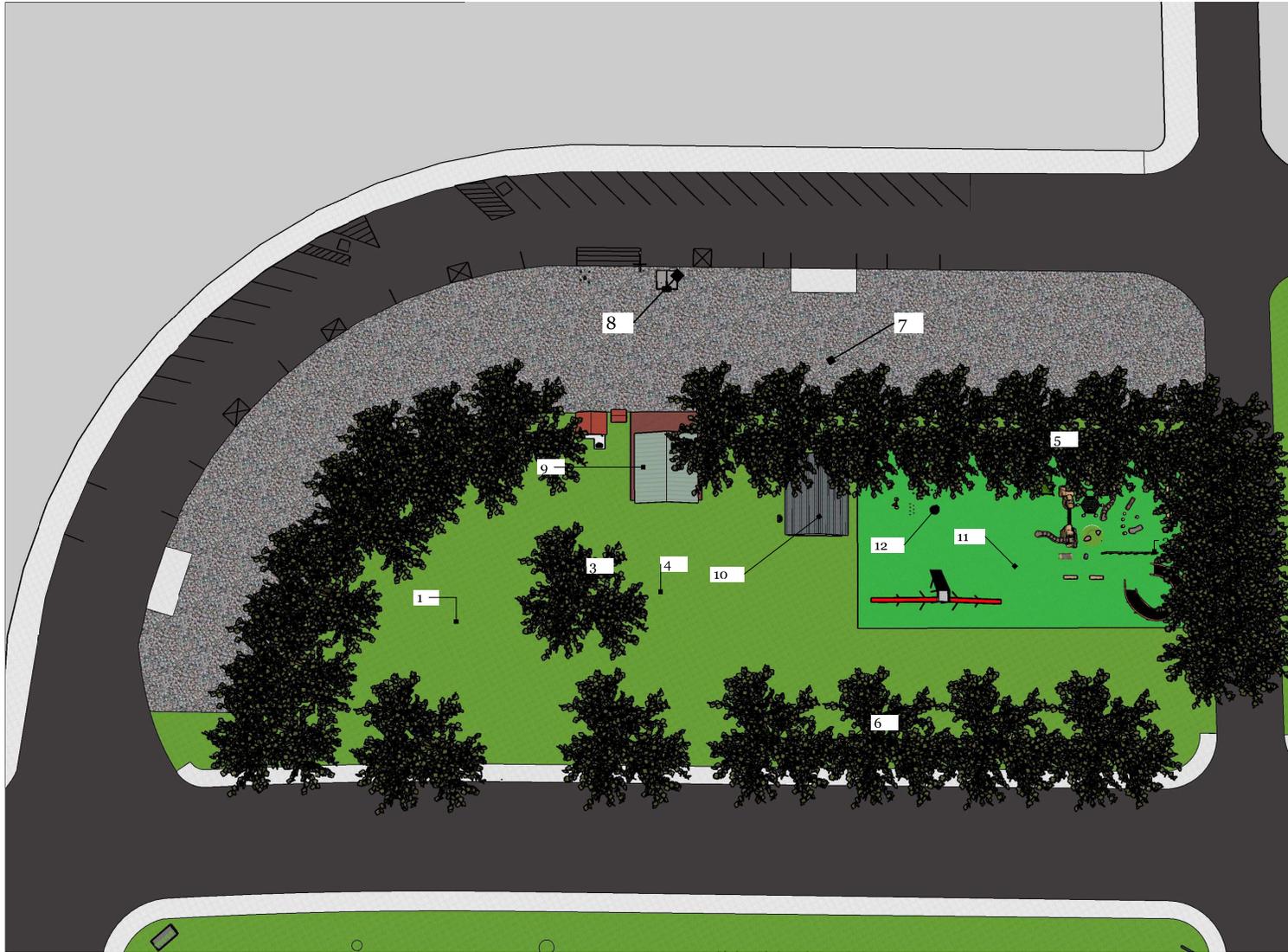
HINES PARK MASTER PLAN

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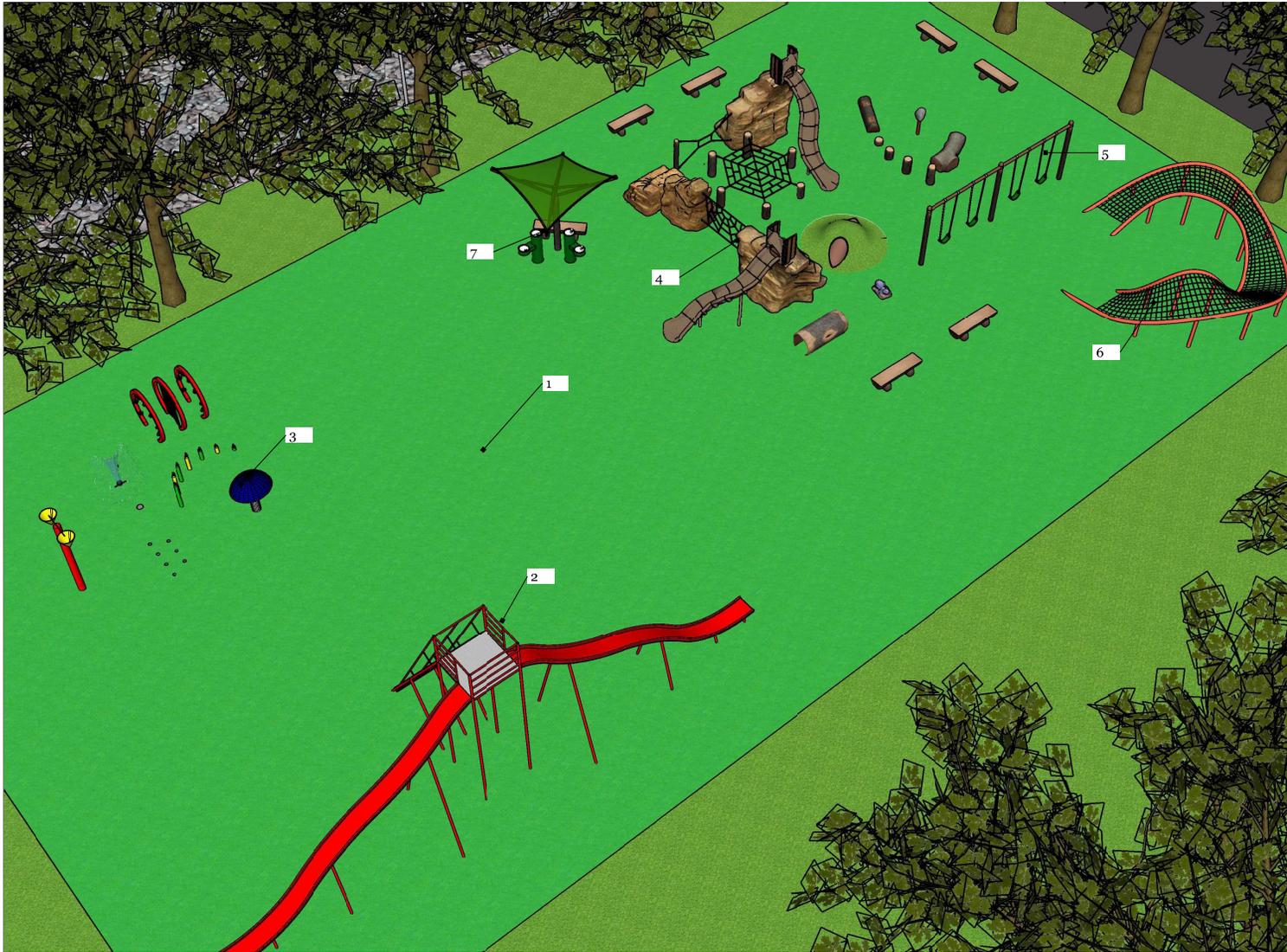
- SHEET NOTES:**
1. RELOCATE EXISTING PYRAMID, FIX RAISED LIP TO BE FLUSH WITH CONCRETE SURFACE.
 2. REMOVE AND REPLACE EXISTING PICNIC TABLE.
 3. 6" HALF PIPE WITH QUARTER RAMP ATTACHED.
 4. WOODEN BOWL WITH QUATER RAMP ATTCHED ALONG WITH STEPS TO BOWL ENTERANCE.
 5. QUATER RAMP.
 6. 40' LONG QUARTER PIPE WITH RAMP ATTACHED ON BACK.
 7. 2' TALL TRANSITION RAMP.
 8. EXISTING 12' LONG RAIL RELOCATED.
 9. SKATE BOARD BOXES.
 10. 5' TRANSITION RAIL.
 11. HALF PYRAMID WITH STAIRS.

| DESIGNED BY: L. DENNY DRAWN BY: L. DENNY DESIGN QC: J. CHRISTENSEN DRAWING QC: J. CHRISTENSEN | PRELIMINARY SITE LAYOUT SKATE PARK DETAIL HINES, OR | DATE: Mar. 24 Project No.: HI23-0357 Sheet: 04 OF 14 |  <small>THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF HECO ENGINEERS. UNAUTHORIZED DISCLOSURE OR CONSTRUCTION ARE PROHIBITED BY COPYRIGHT LAW. OTHER DOCUMENTS REFERRED TO ARE THE PROPERTY OF HECO ENGINEERS.</small> | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 15%;">MM/DD/YY</th> <th style="width: 80%;">REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>___/___/___</td> <td>...</td> </tr> <tr> <td>2</td> <td>___/___/___</td> <td>...</td> </tr> <tr> <td>3</td> <td>___/___/___</td> <td>...</td> </tr> <tr> <td>4</td> <td>___/___/___</td> <td>...</td> </tr> <tr> <td>5</td> <td>___/___/___</td> <td>...</td> </tr> </tbody> </table> | | MM/DD/YY | REMARKS | 1 | ___/___/___ | ... | 2 | ___/___/___ | ... | 3 | ___/___/___ | ... | 4 | ___/___/___ | ... | 5 | ___/___/___ | ... |
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| HINES PARK MASTER PLAN | | | | | | | | | | | | | | | | | | | | | | |



- SHEET NOTES:**
1. REMOVE EXISTING POLE AND EXPOSED CONCRETE.
 2. REMOVE AND REPLACE EXISTING SWING SET.
 3. REMOVE EXISTING BLUE SLIDE AND EXPOSED CONCRETE.
 4. REMOVE EXISTING MONKEY BARS.
 5. REMOVE EXISTING WOOD PLAY AREA.
 6. INSTALL 2" WATER METER.
 7. GRAVEL PARKING LOT.
 8. RV DUMP STATION.
 9. EXISTING RESTROOM TO BE RENOVATED AND A STRUCTURAL INSPECTION TO BE PREFORMED.
 10. NEW 26' BY 15' PAVILLION WITH BBQ INSTALLED WITH PICNIC TABLES.
 11. RENOVATED PLAY AREA WITH INSTALLED RUBBERIZED SURFACE.
 12. INSTALL SPLASH PAD AREA.
- * TREES TURNED OFF FOR VISUAL AID, SEE TREES NEXT PAGE

| DESIGNED BY: L. DENNY DRAWN BY: L. DENNY DESIGN QC: J. CHRISTENSEN DRAWING QC: J. CHRISTENSEN | PRELIMINARY SITE LAYOUT PAVILLION PARK HINES, OR | DATE: Mar. 24 Project No.: HI23-0357 Sheet: 05 OF 14 |  HINES PARK MASTER PLAN | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="width: 50%; text-align: center;">MM/DD/YY</th> <th style="text-align: center;">REMARKS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">--/--/--</td> </tr> </tbody> </table> | REVISIONS | | MM/DD/YY | REMARKS | 1 | --/--/-- | 2 | --/--/-- | 3 | --/--/-- | 4 | --/--/-- | 5 | --/--/-- |
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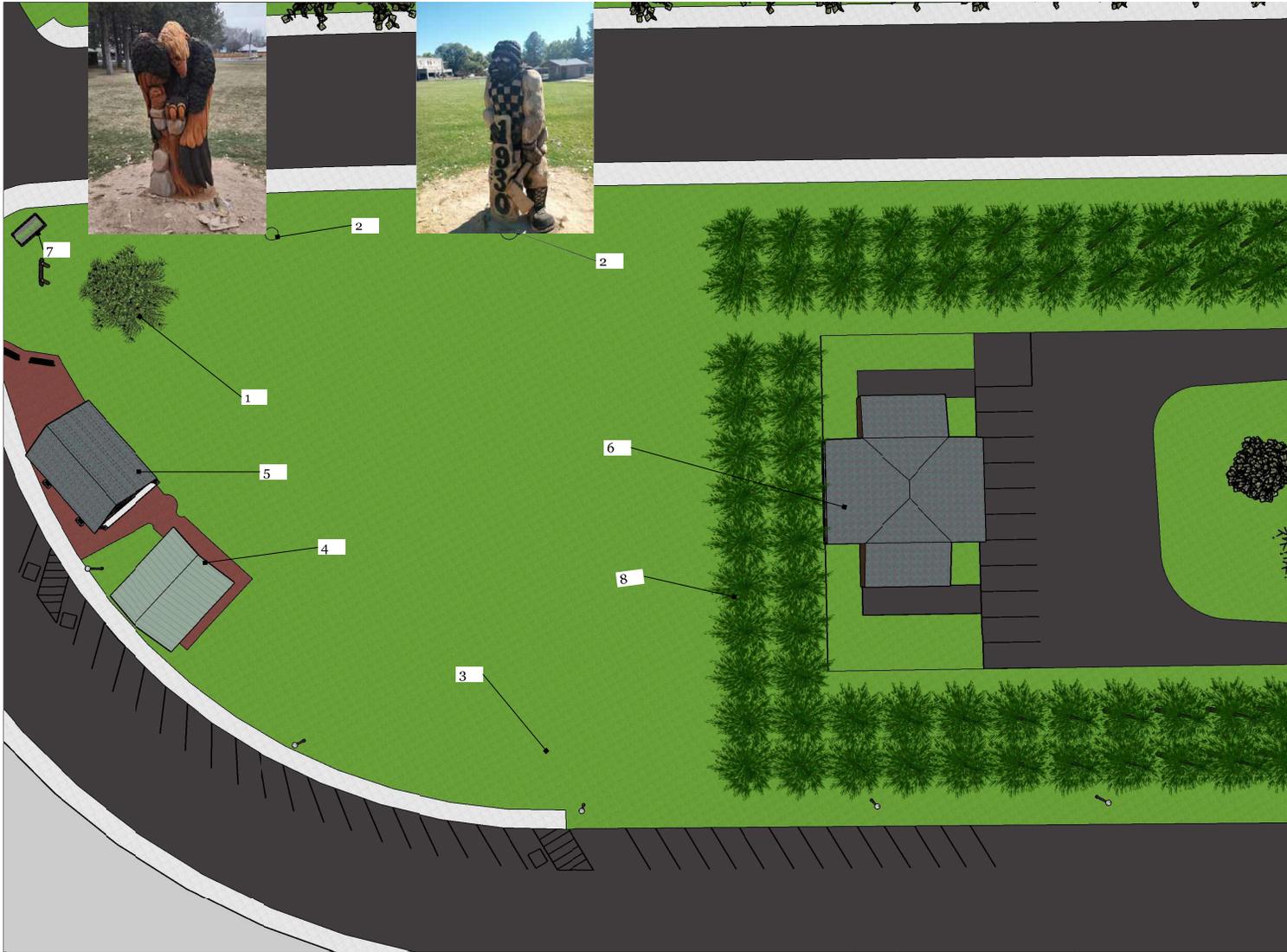


SHEET NOTES:

1. EXISTING SWING SET TO BE REMOVED. NEW PLAYGROUND WILL BE INSTALLED WITH RUBBERIZED SURFACING. PLAYGROUND WILL FEATURE A NEW SWING SET AND PLAY EQUIPMENT ADDED THAT IS DESIGNED FOR ALL AGES. EXACT MODELS AND CONFIGURATIONS TO BE DETERMINED BY CITY. EXISTING LARGE RED SLIDE TO BE KEPT.
2. BIG RED SLIDE REPAINTED.
3. SPLASH PAD WITH WATER OBSTACLES
4. FAKE ROCK PLAY AREA WITH SLIDES, SPIDER NETTING WITH RUBBER LOG HILL, AND RUBBER LOG BENCHES.
5. NEW SWING SET REPLACING OLD SWING SET
6. NEW NETTING PLAY STRUCTURE.
7. COVERED DRINKING FOUNTAIN STATION.

| DESIGNED BY: L. DENNY DRAWN BY: L. DENNY DESIGN QC: J. CHRISTENSEN DRAWING QC: J. CHRISTENSEN | PRELIMINARY SITE LAYOUT PAVILLION PARK PLAYGROUND HINES, OR | DATE: Mar. 24 Project No.: HI23-0357 Sheet: 06 OF 14 | HINES PARK MASTER PLAN | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="width: 10%;"></th> <th style="text-align: center;">REMARKS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">MM/DD/YY</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">--/--/--</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">--/--/--</td> </tr> </tbody> </table> | REVISIONS | | | REMARKS | 1 | MM/DD/YY | 2 | --/--/-- | 3 | --/--/-- | 4 | --/--/-- | 5 | --/--/-- |
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- SHEET NOTES:**
1. NEW TOWN CHRISTMAS TREE TO BE INSTALLED.
 2. EXISTING WOOD CARVING TO BE PRESERVED.
 3. INSTALL 2" WATER METER.
 4. NEW RESTROOM
 5. EXISTING PAVILLION TO BE RENOVATED AND A STRUCTURAL INSPECTION IS TO BE DONE. INSTALL BBQ UNDER EXISTING PAVILLION.
 6. EXISTING CITY HALL.
 7. EXISTING FLOWER BED TO BE RENOVATED.
 8. INSTALL OUTLETS ALONG TREE LINE.

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L. DENNY

DRAWN BY:
L. DENNY

DESIGN QC:
J. CHRISTENSEN

DRAWING QC:
J. CHRISTENSEN

PRELIMINARY SITE LAYOUT

CITY HALL PARK

HINES, OR

DATE:
Mar. 24

Project No.:
HI23-0357

Sheet:
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HINES PARK MASTER PLAN

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SHEET NOTES:

1. SOCCER FEILD 330' BY 210'
2. NEW RESTROOM
3. INSTALL LIGHTING SYSTEM TO BE SET ON TIMERS.
4. INSTALL SWALE TO PREVENT STREET FLOODING.
5. INSTALL 2" WATER METER
6. RELOCATED MONKEY BARS AND CLIMBING DOME FROM SKATEPARK LOCATION.

DESIGNED BY:
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DRAWING QC:
J. CHRISTENSEN

PRELIMINARY SITE LAYOUT
FIRE HALL PARK
HINES, OR

DATE:
Mar. 24

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HI23-0357

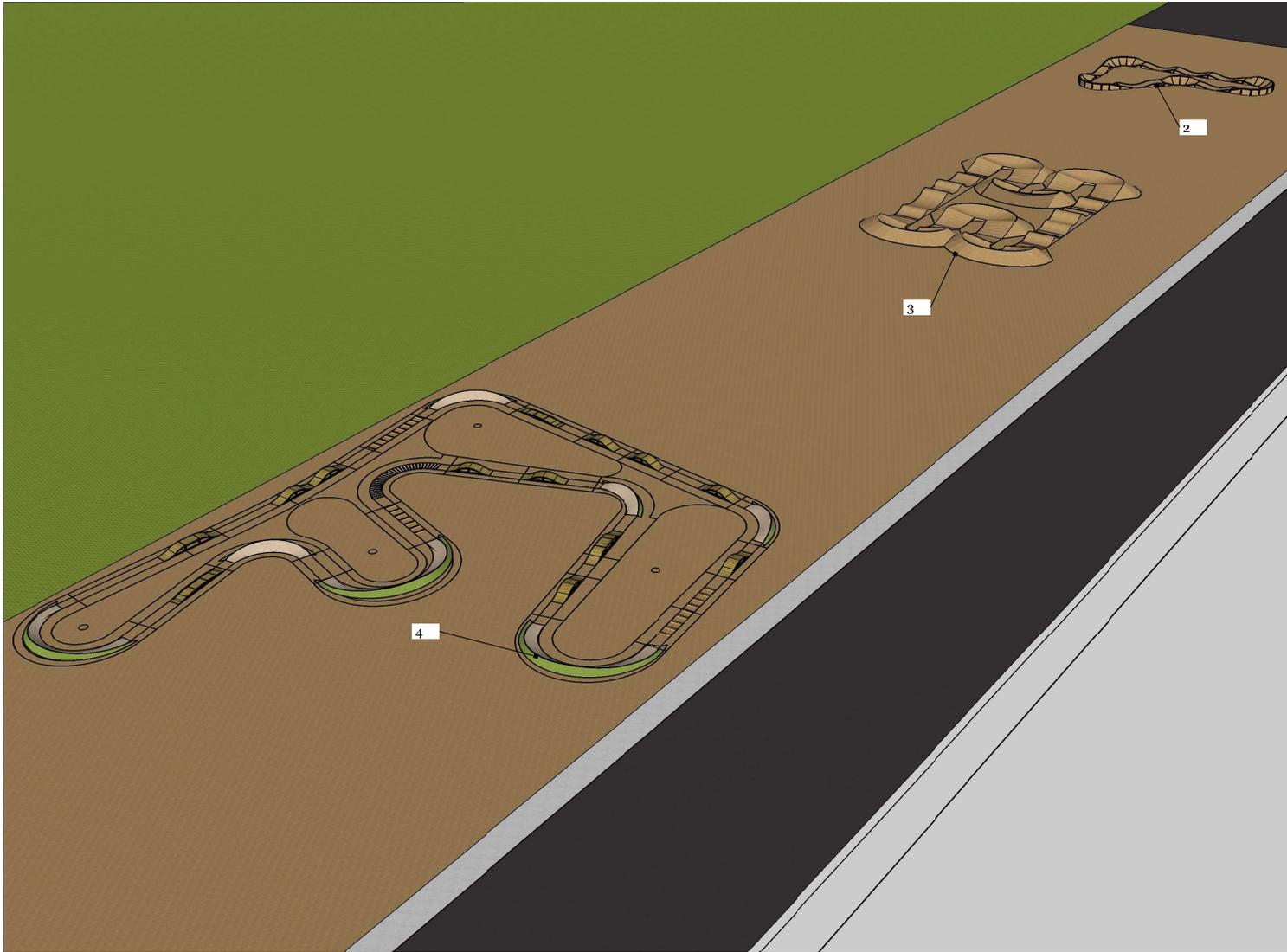
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HINES PARK MASTER PLAN

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SHEET NOTES:

1. PUMP TRACKS SHOWN HAVE VARYING LEVELS OF DIFFICULTY AND SHOW HOW MANY DIFFERENT TRACKS CAN BE PLACED ON THE PROPERTY.
2. BEGINNER PUMP TRACK
3. INTERMEDIATE PUMP TRACK
4. EXPERT PUMP TRACK

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J. CHRISTENSEN

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PRELIMINARY SITE LAYOUT

PUMP TRACKS

HINES, OR

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HINES PARK MASTER PLAN

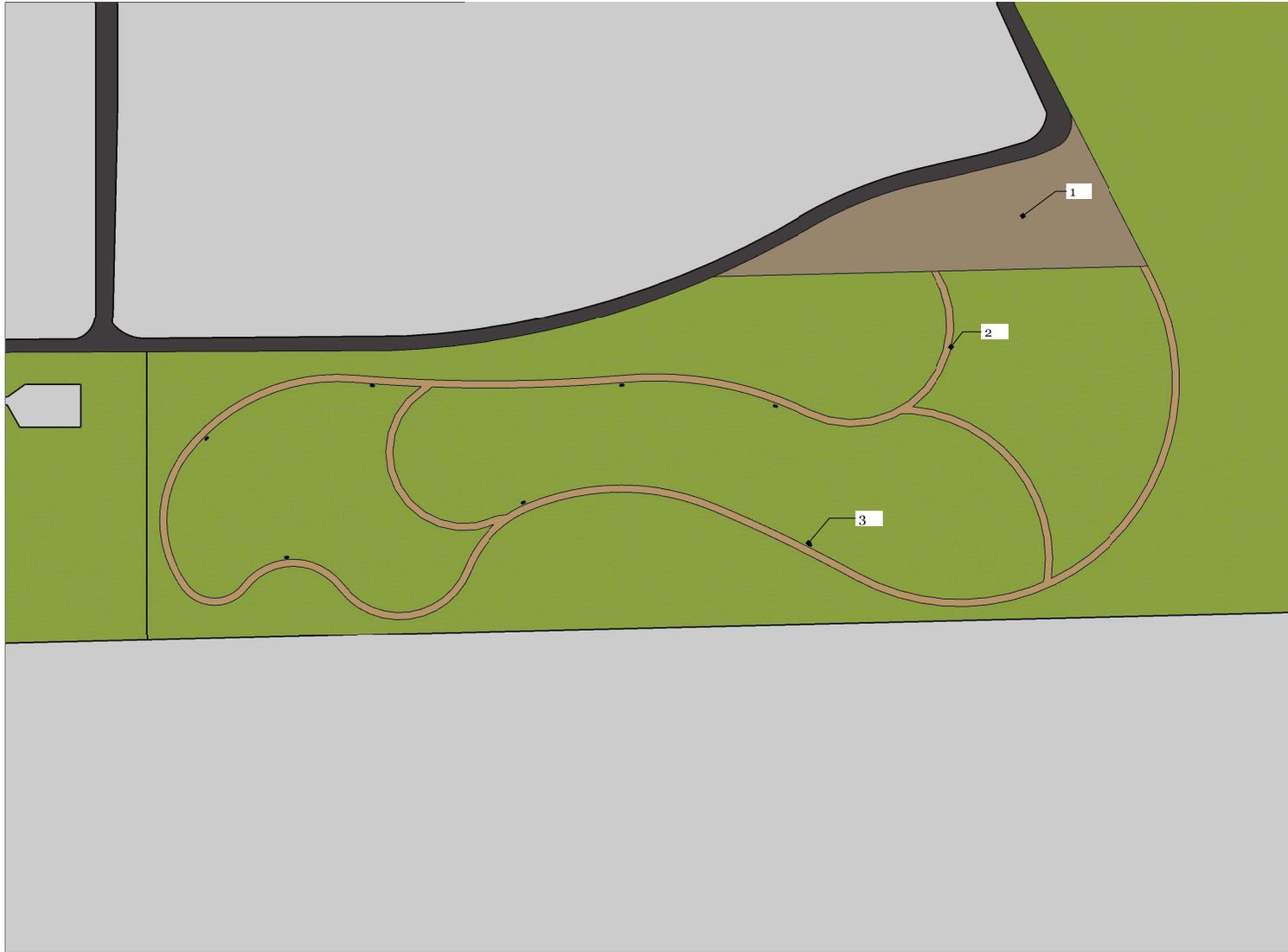
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SHEET NOTES:

1. CONSTRUCT TICKET OFFICE
2. INTALL FENCING AROUNF RINK
3. INSTALL PICNIC TABLES
4. SKATE RENTAL OFFICE
5. CONCESSION STAND
6. LIGHTING SYSTEM SET ON TIMER
7. WALLS OF ICE RIBBON CAN BE REMOVED FOR ROLLER SAKTING ON CONCRETE IN SUMMER.
8. PARKING.

| DESIGNED BY: L. DENNY DRAWN BY: L. DENNY DESIGN QC: J. CHRISTENSEN DRAWING QC: J. CHRISTENSEN | PRELIMINARY SITE LAYOUT HINES PARK MASTER PLAN HINES, OR | DATE: Mar. 24 Project No.: HI23-0357 Sheet: 10 OF 14 |  <small>THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF HECO ENGINEERS. UNAUTHORIZED DISCLOSURE OR CONSTRUCTION ARE PROHIBITED BY COPYRIGHT LAW. OTHER DOCUMENTS REFERRED TO ARE THE PROPERTY OF HECO ENGINEERS.</small> | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 15%;">MM/DD/YY</th> <th style="width: 80%;">REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>---</td> <td>---</td> </tr> <tr> <td>2</td> <td>---</td> <td>---</td> </tr> <tr> <td>3</td> <td>---</td> <td>---</td> </tr> <tr> <td>4</td> <td>---</td> <td>---</td> </tr> <tr> <td>5</td> <td>---</td> <td>---</td> </tr> </tbody> </table> | | MM/DD/YY | REMARKS | 1 | --- | --- | 2 | --- | --- | 3 | --- | --- | 4 | --- | --- | 5 | --- | --- |
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| HINES PARK MASTER PLAN | | | | | | | | | | | | | | | | | | | | | | |



| SHEET NOTES: | |
|--------------|-------------------------------------|
| 1. | GRAVEL PARKING LOT FOR WALKING PATH |
| 2. | DIRT WALKING PATH |
| 3. | PARK BENCHES |

DESIGNED BY:
L. DENNY

DRAWN BY:
L. DENNY

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J. CHRISTENSEN

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J. CHRISTENSEN

PRELIMINARY SITE LAYOUT
HINES PARK MASTER PLAN
HINES, OR

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HINES PARK MASTER PLAN

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SHEET NOTES:

1. INSTALL 2" WATER METER
2. NEW RESTROOM
3. SIMPLE PAVILLION WITH PICNIC TABLE
4. PLAY AREA WITH RUBBERZIED SURFACE
5. SMALL DOG AREA FENCED OFF
6. ACTIVE DOG AREA WITH OBSTACLE COURSE FOR TRAINING
7. INSTALL 10' WALKING PATH.
8. INSTALL POND WITH DOCK.

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PRELIMINARY SITE LAYOUT

HINES PARK MASTER PLAN

HINES, OR

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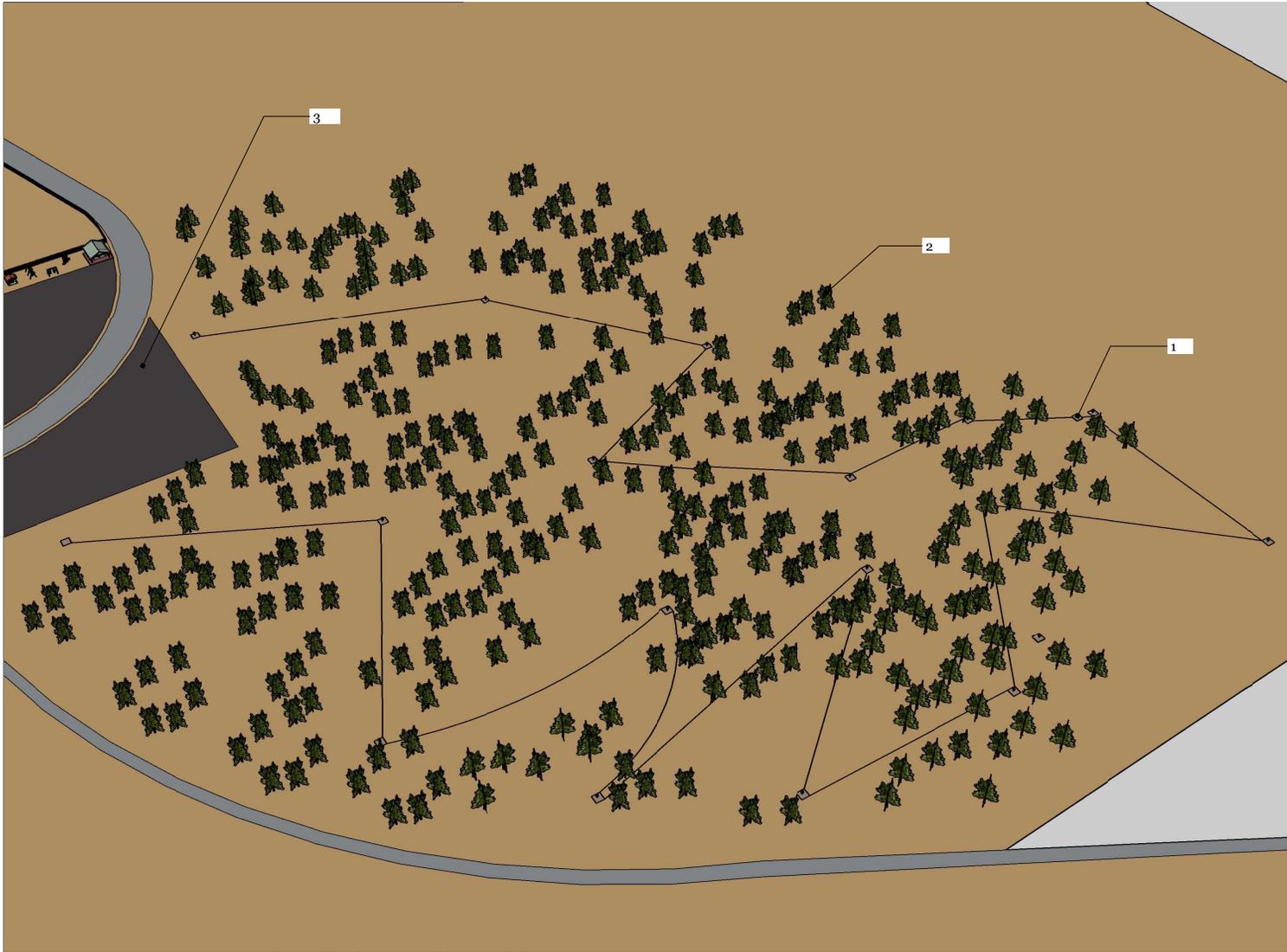
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SHEET NOTES:

1. INSTALL DISC GOLF NETS
2. PLANT TREES TO ADD TO DIS GOLF COURSE.
3. PUBLIC PARKING AREA.

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PRELIMINARY SITE LAYOUT

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| SHEET NOTES: | |
|--------------|--|
| 1. | INSTALL PARK BENCHES |
| 2. | INSTALL 8' WALKING PATH ASPHALT |
| 3. | PLANT TREES FOR SHADE. |
| 4. | PAVILLION WITH PICNIC TABLE |
| 5. | PAVED PARKING AREA |
| 6. | NEW AMPHITHEATRE |
| 7. | DRINKING FOUNTAIN TO BE INSTALLED. SUGGESTED MODEL FR4420. |
| 8. | INSTALL 2" WATER METER. |

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HINES PARK MASTER PLAN

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