

**White Salmon  
Park System Plan**

**To:** Jan Brending, Clerk Treasurer, City of White Salmon

**From:** Colin McArthur, Liz Auvil, (Cameron McCarthy)

**Date:** August 5, 2021

**Subject:** **Capital Improvements Plan DRAFT**

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## **1.0 PURPOSE**

Based on the inventory, outreach, and assessments completed in the Park System Plan Scope of Work Tasks 2, 3, and 4, this document contains the 20-year Capital Improvement Plan for fiscal years (FY) 2023 through 2043 and includes the projected recreational needs of the City; joint development opportunities; and funding sources targeted for facility development.

The Capital Improvements Program (CIP) is a schedule for capital projects for the twenty-year period beginning Fiscal Year (FY) 2023 and ending in FY 2043. 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 in the annual budget of White Salmon.

## **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 *2022 Park System Plan Needs Assessment*;
- Qualitative findings from community input;
- City staff input;
- Geospatial analysis;
- Census data
- *City of White Salmon Comprehensive Plan*
- *White Salmon Urbanization Study*
- *Washington State Recreation and Conservation Plan 2018-2022*
- 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 System Plan; the City of White Salmon’s Comprehensive Plan, the Urbanization Study; and various population and demographic forecasting resources.
- Level of Service (LOS). The Park System 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 Park System 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.
- Maintaining existing facilities. The Park System Plan Needs Assessment results place a high priority on maintaining and improving existing facilities prior to developing new facilities.
- 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 2030;
- **Medium** priority projects are planned for the second 7-year planning period, through 2037;
- **Low** priority projects are planned for the third 6-year planning period, which begins in 2037 and extends to 2043.

## 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, funding availability, market conditions, and changes that were unforeseen during the development of the Park System 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 the 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 \$120,000 per acre for undeveloped land within the UGB and \$30,000 per acre for undeveloped land outside the UGB;
- Development costs for new parkland are estimated at \$300,000 per acre for neighborhood parks, \$180,000 per acre for special use parks, and \$60,000 per acre for open space areas;
- Development costs for trails are estimated at \$200 per linear foot of 10-foot wide paved trail, \$580,000 for site development of each trailhead, and \$175,000 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 three primary funding sources the City may utilize for capital improvements:

- *Municipal Capital Improvement Fund.* Property tax revenues from the City’s Municipal Capital Improvements Fund are the major funding source for park and recreation annual operating costs and 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 that can supplement other revenue streams. The City may issue a general obligation bond at an election after providing legally required notice but not more than twice a calendar year. A minimum voter participation of forty percent of all voters who voted in the previous state election and a three-fifths majority approval are required to approve a bond. These funds may be used for capital purposes but not for the replacement of equipment. The City does not have any current bond obligations.
- *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 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 2023-2043 CIP. Information in the table includes a facility identification number, project title and description, size (expressed in acres for parks and miles for trails), and overall cost. Table CIP-2 identifies the project costs by priority level and planning period. Following the tables, 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 Park System Plan.
- *Project Title*. This is the 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.).
- *Site Size/Length*. The overall size of the site or length of the corridor, for trail projects.
- *Project Size/Length*. The actual size of the area to be improved or developed 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

Project ID	Project Title	Description	Size	Cost
R1	Community Center <sup>1</sup>	Conduct a feasibility study and master plan for a community center.	0.8 acres (Site)	ND
R2	Basketball court (unsited)	Identify a site and construct 1 full-size basketball court.	5000 square feet	\$ 226,300
P1	Pioneer Park	Construct a walking loop, install benches, and upgrade trash receptacles.	0.4 acres	\$ 39,500
P2	Fireman's Park	Construct a sidewalk and a stormwater facility with educational signage along E Jewett Blvd.	0.2 acres	\$ 74,100
P3	Rheingarten Park	Evaluate irrigation system coverage and watering schedule and repair/update as needed. Construct replacement playground, construct splash pad, resurface and restripe tennis courts and update equipment and add pickleball striping. Replace restrooms to include gender-neutral restrooms and a family restroom. Update bike racks, sidewalks, and landscape.	4.1 acres	\$ 1,068,200
P4	Gaddis Park	Acquire additional park property and construct facilities, circulation, parking and landscape in 2001 master plan design. Restore riparian vegetation, maintain and expand trail system. Specific projects and amenities identified in the 2001 plan may be modified, adjusted, reduced or deleted based on current conditions and changes that have occurred since 2001.	6.7 acres	\$ 20,650,000
P5	Jewett Sports Complex	Develop shared-use agreement, contribute to facility maintenance, and improve pedestrian circulation with accessible sidewalks.	4.0 acres	\$ 607,500
P6	Spokes Bike Park	Install portable restroom enclosure, signage and trash receptacles.	7.6 acres	\$ 275,900
A1	Future North Neighborhood Park	Acquire and develop ~5 acres for a neighborhood park to serve the northern residential area of White Salmon	5-15 acres	\$ 3,255,000
A2	Future North Mini Park	Acquire and develop 2,500 SF to 1 acre for a mini park to serve the northern residential area of White Salmon	2,500 SF to 1 acre	\$ 651,000

<sup>1</sup> Funding dependent on completion of feasibility study.

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A3	Future West Neighborhood Park	Acquire and develop ~5 acres for a neighborhood park to serve the western residential area of White Salmon	5-15 acres	\$ 3,255,000
A4	Future Riverfront Park	Acquire and develop 13-acre riverfront parcel from Klickitat County to provide a natural area park with water access.	13 acres	\$ 1,674,000
T1	Loop Trail	Improve the 11.5-mile pathway for multimodal transportation. Provide directional signage, visual separation between vehicles, and bicycles and pedestrians. Improvements are intended to be on WSDOT right of way and property easements.	11.5 miles	\$ 2,554,700
T2	Riverfront Park Trail Bridge <sup>2</sup>	Conduct a feasibility study for the design and construction of a pedestrian and bicycle bridge over the railroad tracks to connect the future Riverfront Park to the area's upland and downtown. The connection location is to be determined and will be influenced by the future Hood River bridge replacement project.	ND	ND
T3	Gaddis Park-Spokes Bike Park Trail	Design and construct a trail that connects Gaddis Park and Spokes Bike Park. Obtain easements from adjacent property owners between the two city parks.	0.25 to 1 mile	\$ 343,200
T4	Rheingarten-Pioneer-Jewett Sports Complex Trail	Design and construct bicycle and pedestrian facilities that connect Rheingarten Park, Pioneer Park, Jewett Sports Complex and Spokes Bike Park. Route follows NW Lincoln Street, 1 <sup>st</sup> Street, Hood, Wauna, and Tohomish Street.	1 mile	\$ 161,900

ND – Not Determined

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<sup>2</sup> Funding dependent on completion of project feasibility study and a future Hood River bridge replacement project.

Table CIP-2. Project Prioritization

Project ID	Project Title	High	Medium	Low
		FY 2023-2330	FY 2031-2037	FY 2038-2043
R1	Community Center <sup>3</sup>	ND	ND	ND
R2	Basketball court (unsited)	\$ -	\$ 226,300	\$ -
P1	Pioneer Park	\$ -	\$ 39,500	\$ -
P2	Fireman’s Park	\$ -	\$ 74,100	\$ -
P3	Rheingarten Park	\$ 589,500	\$ 478,700	\$ -
P4	Gaddis Park	\$ 1,636,900	\$ 1,363,600	\$ 17,649,600
P5	Jewett Sports Complex	\$ 108,500	\$ 406,000	\$ 93,000
P6	Spokes Bike Park	\$ 43,400	\$ 232,500	\$ -
A1	Future North Neighborhood Park	\$ 1,860,000	\$ 1,395,000	\$ -
A2	Future North Mini Park	\$ 186,000	\$ 465,000	\$ -
A3	Future West Neighborhood Park	\$ 930,000	\$ 2,325,000	\$ -
A4	Future Riverfront Park	\$ -	\$ 1,395,000	\$ 279,000
T1	Loop Trail	\$ 2,554,700	\$ -	\$ -
T2	Riverfront Park Trail Bridge <sup>4</sup>	-	ND	ND
T3	Gaddis Park-Spokes Bike Park Trail	\$ 155,000	\$ 188,200	\$ -
T4	Rheingarten-Pioneer-Jewett Sports Complex Trail	\$ -	\$ 161,900	\$ -
	TOTAL	\$ 8,064,000	\$ 8,750,800	\$ 18,021,600

ND – Not Determined

<sup>3</sup> Funding dependent on completion of feasibility study.

<sup>4</sup> Funding dependent on completion of project feasibility study and a future Hood River bridge replacement project.

5.0 PROJECT DESCRIPTIONS

COMMUNITY CENTER

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	R1		
<b>Project Title:</b>	Community Center		
<b>Project Type:</b>	Community Center Facility		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	0.8 acres		
<b>Project size/length:</b>	-		
<b>Location:</b>	495 NE Church Ave		
<b>Description:</b>	Conduct a feasibility study and master plan.		
<b>Scope:</b>	Planning.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	ND	ND	ND
Total <sup>5</sup>	<b>ND</b>	<b>ND</b>	<b>ND</b>

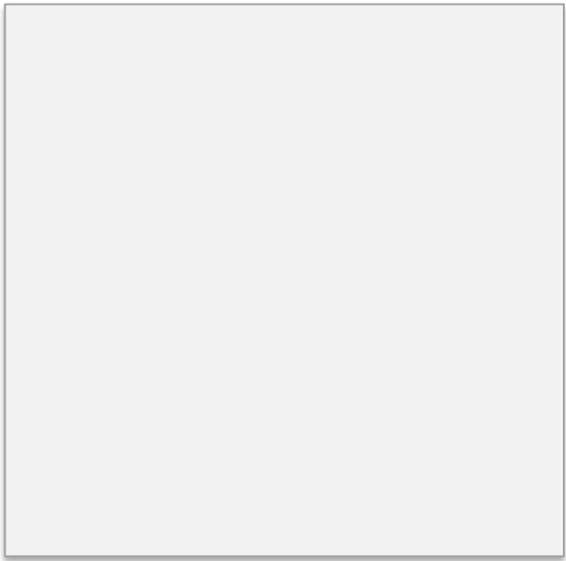


ND – Not Determined

<sup>5</sup> Funding dependent on completion of feasibility study.

**BASKETBALL COURT (UNSITED)**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	R2			
<b>Project Title:</b>	Basketball court (unsited)			
<b>Project Type:</b>	Recreation Facility			
<b>Estimating Stage:</b>	Order of Magnitude			
<b>Site size/length:</b>	5000 square feet			
<b>Project size/length:</b>	5000 square feet			
<b>Location:</b>	Unsited			
<b>Description:</b>	Construct one basketball court (full size) to serve the community.			
<b>Scope:</b>	Site selection, planning, design, permitting, and construction.			
<b>Considerations:</b>	Consider site in residential neighborhood.			
<b>Costs:</b>				
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>	
Municipal Capital Improvement Fund	-	\$226,300	-	
<b>Total</b>	-	<b>\$226,300</b>	-	

**PIONEER PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	P1		
<b>Project Title:</b>	Pioneer Park Improvements		
<b>Project Type:</b>	Mini Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	0.4 acres		
<b>Project size/length:</b>	0.2 acres		
<b>Location:</b>	NE Tohomish St and NE Pioneer Pl		
<b>Description:</b>	Construct a walking loop, install benches, and upgrade trash receptacles.		
<b>Scope:</b>	Planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	-	\$39,500	-
<b>Total</b>	-	<b>\$39,500</b>	-



**FIREMAN’S PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	P2		
<b>Project Title:</b>	Fireman’s Park Improvements		
<b>Project Type:</b>	Mini Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	0.2 acres		
<b>Project size/length:</b>	2,300 square feet		
<b>Location:</b>	NE Grandview Blvd and E Jewett Blvd		
<b>Description:</b>	Construct a sidewalk and a stormwater facility with educational signage along E Jewett Blvd.		
<b>Scope:</b>	Planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	-	\$74,100	-
<b>Total</b>	-	<b>\$74,100</b>	-



**RHEINGARTEN PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

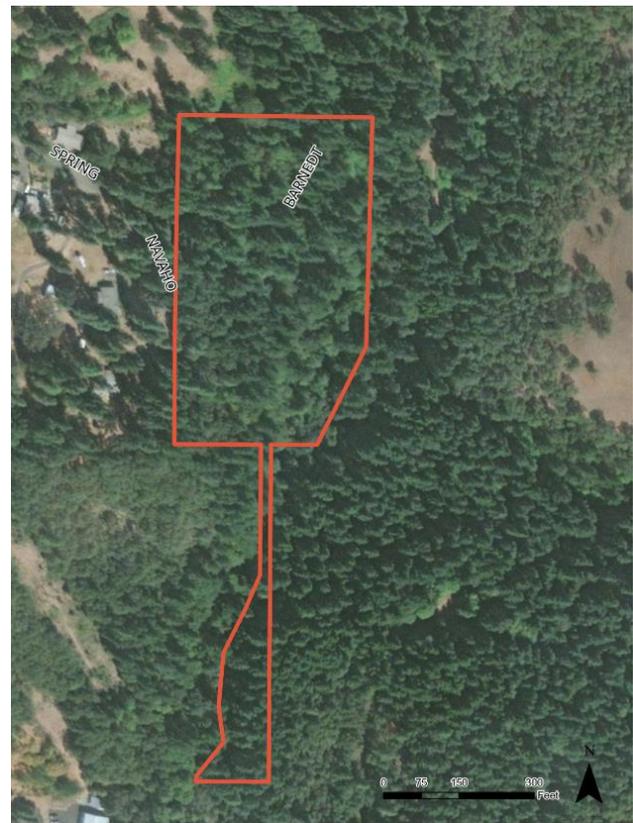
<b>Project ID:</b>	<b>P3</b>		
<b>Project Title:</b>	Rheingarten Park Improvements		
<b>Project Type:</b>	Community Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	4.1 acres		
<b>Project size/length:</b>	4.1 acres		
<b>Location:</b>	NW Lincoln Street and N Main Ave		
<b>Description:</b>	Evaluate irrigation system coverage and watering schedule and repair/update as needed. Construct replacement playground, construct splash pad, resurface and restripe tennis courts and update equipment and add pickleball striping. Replace restrooms to include gender-neutral restrooms and a family restroom. Update bike racks, sidewalks, and landscape.		
<b>Scope:</b>	Design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$589,500	\$478,700	-
<b>Total</b>	<b>\$589,500</b>	<b>\$478,700</b>	<b>-</b>



**GADDIS PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	P4		
<b>Project Title:</b>	Gaddis Park Improvements		
<b>Project Type:</b>	Natural Area Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	6.7 acres		
<b>Project size/length:</b>	6.7 acres		
<b>Location:</b>	NE Spring Street		
<b>Description:</b>	Acquire additional park property and construct facilities, circulation, parking and landscape in 2001 master plan design. Restore riparian vegetation, maintain and expand trail system. Specific projects and amenities identified the 2001 plan may be modified, adjusted, reduced, or deleted based on current conditions and changes that have occurred since 2001.		
<b>Scope:</b>	Design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$1,636,900	\$1,363,600	\$17,649,600
<b>Total</b>	<b>\$1,636,900</b>	<b>\$1,363,600</b>	<b>\$17,649,600</b>



**JEWETT SPORTS COMPLEX**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	P5		
<b>Project Title:</b>	Jewett Sports Complex		
<b>Project Type:</b>	Special Use Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	4.0 acres		
<b>Project size/length:</b>	4.0 acres		
<b>Location:</b>	NE Center Street and NE O Keefe Avenue		
<b>Description:</b>	Develop shared-use agreement, contribute to facility maintenance, and improve pedestrian circulation with accessible sidewalks.		
<b>Scope:</b>	Design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$108,500	\$406,000	\$93,000
<b>Total</b>	<b>\$108,500</b>	<b>\$406,000</b>	<b>\$93,000</b>



**SPOKES BIKE PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	P6		
<b>Project Title:</b>	Spokes Bike Park Improvements		
<b>Project Type:</b>	Special Use Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	7.6 acres		
<b>Project size/length:</b>	7.6 acres		
<b>Location:</b>	NE Tohomish Street		
<b>Description:</b>	Install portable restroom enclosure, signage, and trash receptacles.		
<b>Scope:</b>	Design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$43,400	\$232,500	-
<b>Total</b>	<b>\$43,400</b>	<b>\$232,500</b>	<b>-</b>



**FUTURE NORTH NEIGHBORHOOD PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	A2		
<b>Project Title:</b>	Future North Neighborhood Park		
<b>Project Type:</b>	Neighborhood Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	5-15 acres		
<b>Project size/length:</b>	5-15 acres		
<b>Location:</b>	North		
<b>Description:</b>	Acquire and develop ~5 acres for a neighborhood park to serve the northern residential area of White Salmon.		
<b>Scope:</b>	Land acquisition, planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$1,860,000	\$1,395,000	-
<b>Total</b>	<b>\$1,860,000</b>	<b>\$1,395,000</b>	<b>-</b>



**FUTURE NORTH MINI PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	A2		
<b>Project Title:</b>	Future North Mini Park		
<b>Project Type:</b>	Mini Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	2,500 SF to 1 acre		
<b>Project size/length:</b>	2,500 SF to 1 acre		
<b>Location:</b>	North		
<b>Description:</b>	Acquire and develop 2,500 SF to 1 acre for a mini park to serve the northern residential area of White Salmon.		
<b>Scope:</b>	Land acquisition, planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$186,000	\$465,000	-
<b>Total</b>	<b>\$186,000</b>	<b>\$465,000</b>	<b>-</b>



**FUTURE WEST NEIGHBORHOOD PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	A3		
<b>Project Title:</b>	Future West Neighborhood Park		
<b>Project Type:</b>	Neighborhood Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	5-15 acres		
<b>Project size/length:</b>	5-15 acres		
<b>Location:</b>	West		
<b>Description:</b>	Acquire and develop ~5 acres for a neighborhood park to serve the western residential area of White Salmon.		
<b>Scope:</b>	Land acquisition, planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$930,000	\$2,325,000	-
<b>Total</b>	<b>\$930,000</b>	<b>\$2,325,000</b>	<b>-</b>



**FUTURE RIVERFRONT PARK**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

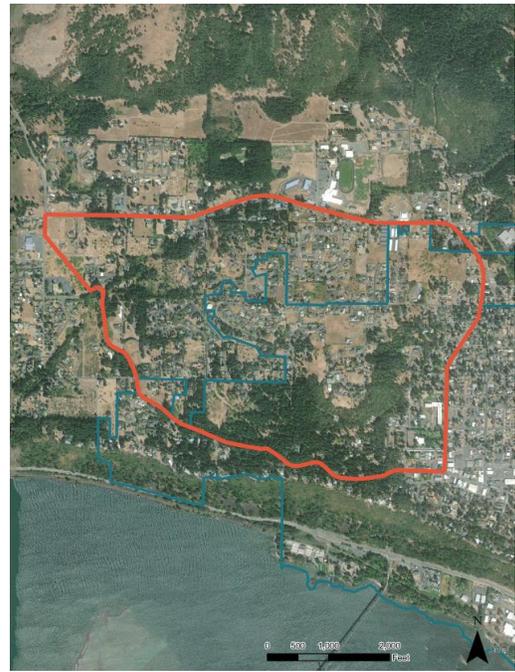
<b>Project ID:</b>	A4		
<b>Project Title:</b>	Riverfront Park Natural Area		
<b>Project Type:</b>	Natural Area		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	13 acres		
<b>Project size/length:</b>	13 acres		
<b>Location:</b>	Along the Columbia River, south of Lewis and Clark Highway and immediately east and west of the Hood River Bridge.		
<b>Description:</b>	Acquire and develop 13-acre riverfront parcel from Klickitat County to provide a natural area park with water access.		
<b>Scope:</b>	Land acquisition, planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	-	\$1,395,000	\$279,000
<b>Total</b>	-	<b>\$1,395,000</b>	<b>\$279,000</b>



**LOOP TRAIL**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

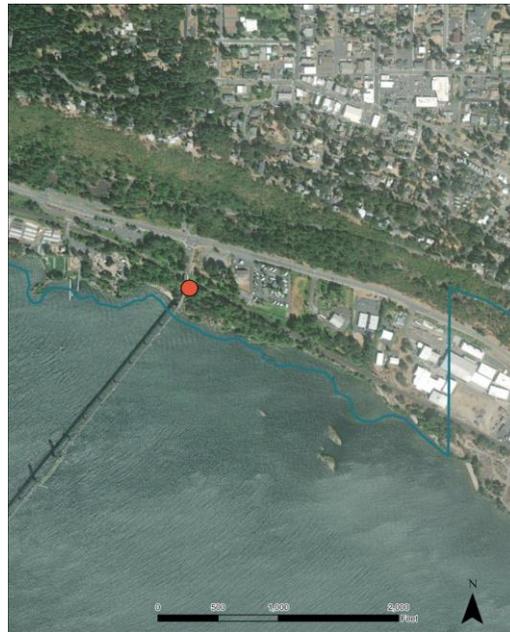
<b>Project ID:</b>	T1		
<b>Project Title:</b>	Loop Trail		
<b>Project Type:</b>	Trail		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	11.5 miles		
<b>Project size/length:</b>	11.5 miles		
<b>Location:</b>	Exact alignment to be determined		
<b>Description:</b>	Improve the 11.5-mile pathway for multimodal transportation. Provide directional signage, and visual separation between vehicles, and bicycles and pedestrians. Improvements are intended to be on WSDOT right of way and property easements.		
<b>Scope:</b>	Acquisition (land or easements), planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$2,554,700	-	-
<b>Total</b>	<b>\$2,554,700</b>	-	-



**RIVERFRONT PARK TRAIL BRIDGE**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	T2		
<b>Project Title:</b>	Riverfront Park Trail Bridge		
<b>Project Type:</b>	Trail		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	13 acres		
<b>Project size/length:</b>	ND		
<b>Location:</b>	Along the Columbia River, south of Lewis and Clark Highway, and immediately east and west of the Hood River Bridge.		
<b>Description:</b>	Conduct a feasibility study for the design and construction of a pedestrian and bicycle connection over the railroad tracks to access the future Riverfront Park from the area’s upland and downtown. The connection location is to be determined and will be influenced by the future Hood River bridge replacement project.		
<b>Scope:</b>	Acquisition (land or easements), feasibility study, planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	-	ND	ND
<b>Total<sup>6</sup></b>	<b>-</b>	<b>ND</b>	<b>ND</b>



ND – Not Determined

<sup>6</sup> Funding dependent on completion of project feasibility study and the future Hood River bridge replacement project.

**GADDIS PARK-SPOKES BIKE PARK TRAIL**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	T3		
<b>Project Title:</b>	Trail		
<b>Project Type:</b>	Gaddis Park-Spokes Bike Park Trail		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	0.25 to 1 mile		
<b>Project size/length:</b>	0.25 to 1 mile		
<b>Location:</b>	Unsitd		
<b>Description:</b>	Design and construct a trail that connects Gaddis Park and Spokes Bike Park. Obtain easements from adjacent property owners between the two city parks.		
<b>Scope:</b>	Acquisition (land or easements), planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	\$155,000	\$188,200	-
<b>Total</b>	<b>\$155,000</b>	<b>\$188,200</b>	<b>-</b>



**RHEINGARTEN-PIONEER-JEWETT SPORTS COMPLEX TRAIL**

CAPITAL IMPROVEMENTS PROJECT DESCRIPTION

<b>Project ID:</b>	T4		
<b>Project Title:</b>	Rheingarten-Pioneer-Jewett Sports Complex Trail		
<b>Project Type:</b>	Trail		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Site size/length:</b>	1 mile		
<b>Project size/length:</b>	1 mile		
<b>Location:</b>	NW Lincoln Street, 1st Street, Hood, Wauna, and Tohomish Street.		
<b>Description:</b>	Design and construct bicycle and pedestrian facilities that connect Rheingarten Park, Pioneer Park, Jewett Sports Complex and Spokes Bike Park. Route follows NW Lincoln Street, 1st Street, Hood, Wauna, and Tohomish Street.		
<b>Scope:</b>	Acquisition (land or easements), planning, design, permitting, and construction.		
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2021-2027</b>	<b>Medium FY 2028-2034</b>	<b>Low FY 2035-2040</b>
Municipal Capital Improvement Fund	-	\$161,900	-
<b>Total</b>	-	<b>\$161,900</b>	-

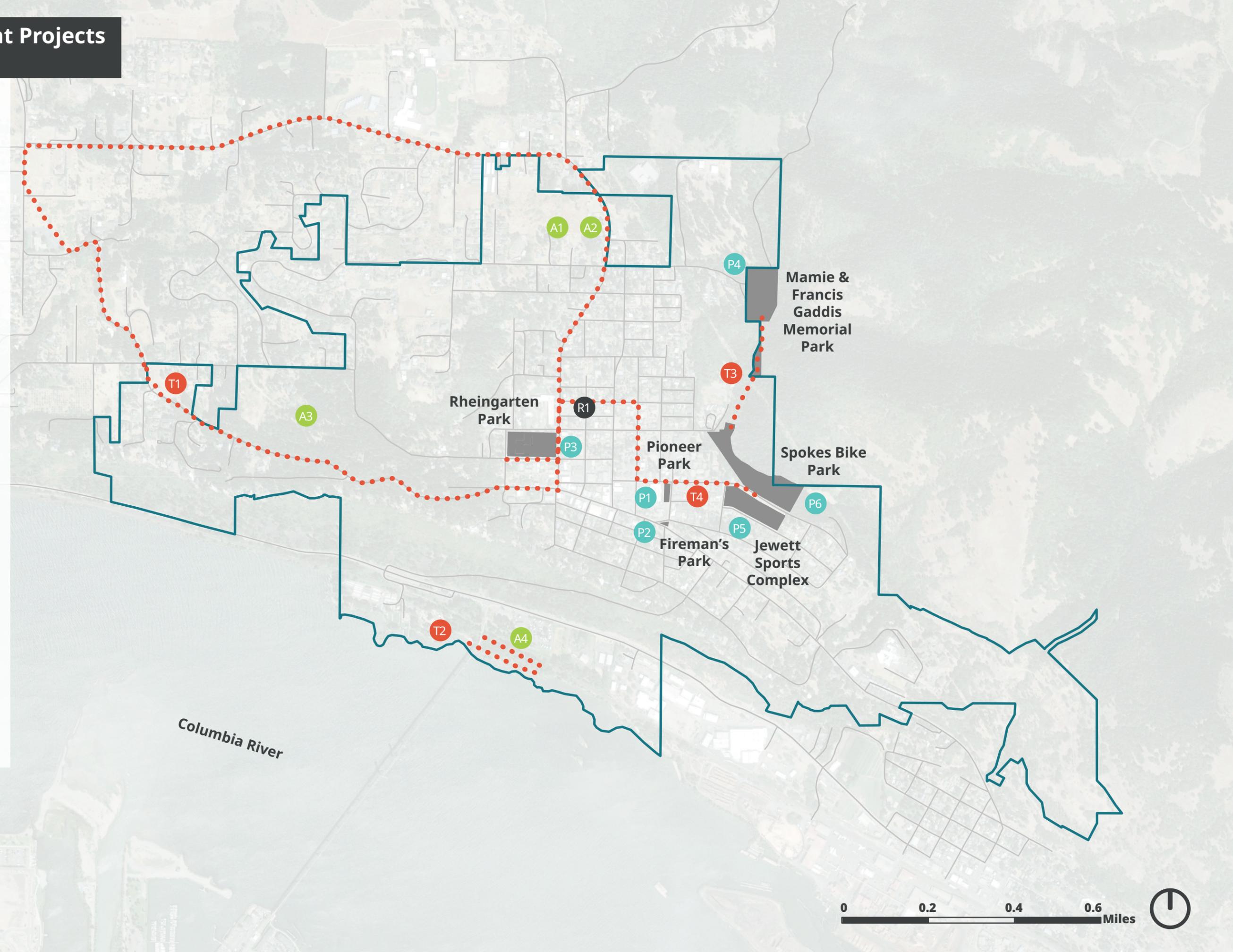


# Capital Improvement Projects

White Salmon Park System Plan

- LEGEND**
- RX Recreation Facility Project
  - PX Park Project
  - AX Land Acquisition and Development Project
  - TX Trail Project

- R1 Community Center
- R2 Unsited Basketball Court
- P1 Pioneer Park
- P2 Fireman's Park
- P3 Rheingarten Park
- P4 Gaddis Park
- P5 Jewett Sports Complex
- P6 Spokes Bike Park
- A1 Future North Neighborhood Park
- A2 Future North Mini Park
- A3 Future West Neighborhood Park
- A4 Future Riverfront Park
- T1 Loop Trail
- T2 Riverfront Park Trail Bridge
- T3 Gaddis Park - Spokes Bike Park Trail
- T4 Rheingarten-Pioneer-Jewett Sports Complex Trail



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