



East Main Property

# East Main Park: Open House

August 14, 2025





# Welcome!

**We were here last in 2022 when the department last held an open house to discuss East Main Park**

**We are holding this meeting to gather input on Phase 1 deliverables.**



# Open House Agenda

- Update on the project since 2022
- Review the cost estimate increase
- Review options & gather input
- Review Next Steps



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## East Main Street Park Open House

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Project – 2022

Land Use Planning

Construction Drawings

Cost Estimate

Phasing

Phase I Deliverables

Grant



## East Main Street Park Open House

### Project – 2022

Land Use Planning

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Project – 2022

## Land Use Planning

Construction Drawings

Cost Estimate

Phasing

Phase I Deliverables

Grant

- **Project Design**
  - Completed to 30% prior to land use application
- **Annexation**
  - Planning Commission
  - City Council



Project – 2022

Land Use Planning

**Construction Drawings**

Cost Estimate

Phasing

Phase I Deliverables

Grant

- **60%, 90%, 100% milestones**
  - Specifications
  - Civil Engineering
  - Construction drawing (bid package)



## Project – 2022

Land Use Planning

Construction Drawings

### **Cost Estimate**

Phasing

Phase I Deliverables

Grant

- **At 90% design, cost estimate completed**
  - Identified over \$5 million for complete project
  - Only had \$2.5 million construction budget





## Project – 2022

Land Use Planning

Construction Drawings

Cost Estimate

## Phasing

Phase I Deliverables

Grant

- **Due to budget, developed phases**
  - Phase I designed to \$2.5 million construction budget
  - Proposed (2) additional phases (pending future funding)
    - Community Garden
    - Playground
    - Sport Court
    - Additional amenities to all areas



Project – 2022

Land Use Planning

Construction Drawings

Cost Estimate

Phasing

**Phase I Deliverables**

Grant

- **Phase I**
  - Street Improvements
  - Utilities
  - Parking lot
  - Dog Park
  - Pump Track
  - Restroom
  - Trail



## Project – 2022

Land Use Planning

Construction Drawings

Cost Estimate

Phasing

Phase I Deliverables

### Grant

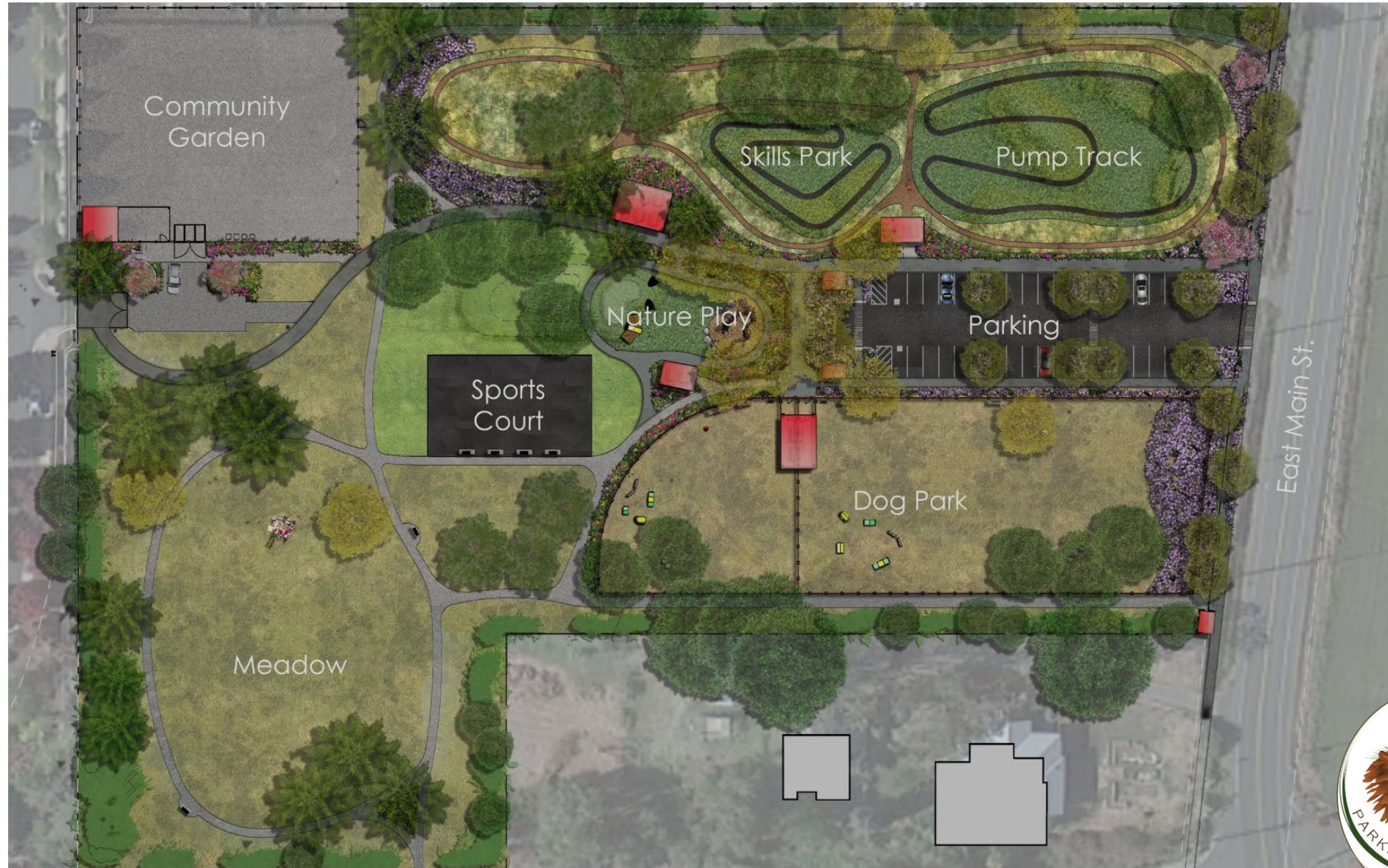
- **Grant**

- \$1 million in grant funds; \$1.33 million in match funds
- Requires the following elements be completed:
  - Pump Track (55% of grant budget)
  - Parking lot (10% of grant budget)
  - Restroom (15% of grant budget)
  - Site amenities (fencing, landscaping, furnishing, etc.) (7% of grant budget)
  - Earthwork/Excavation (13% of grant budget)





## East Main Street Park Open House





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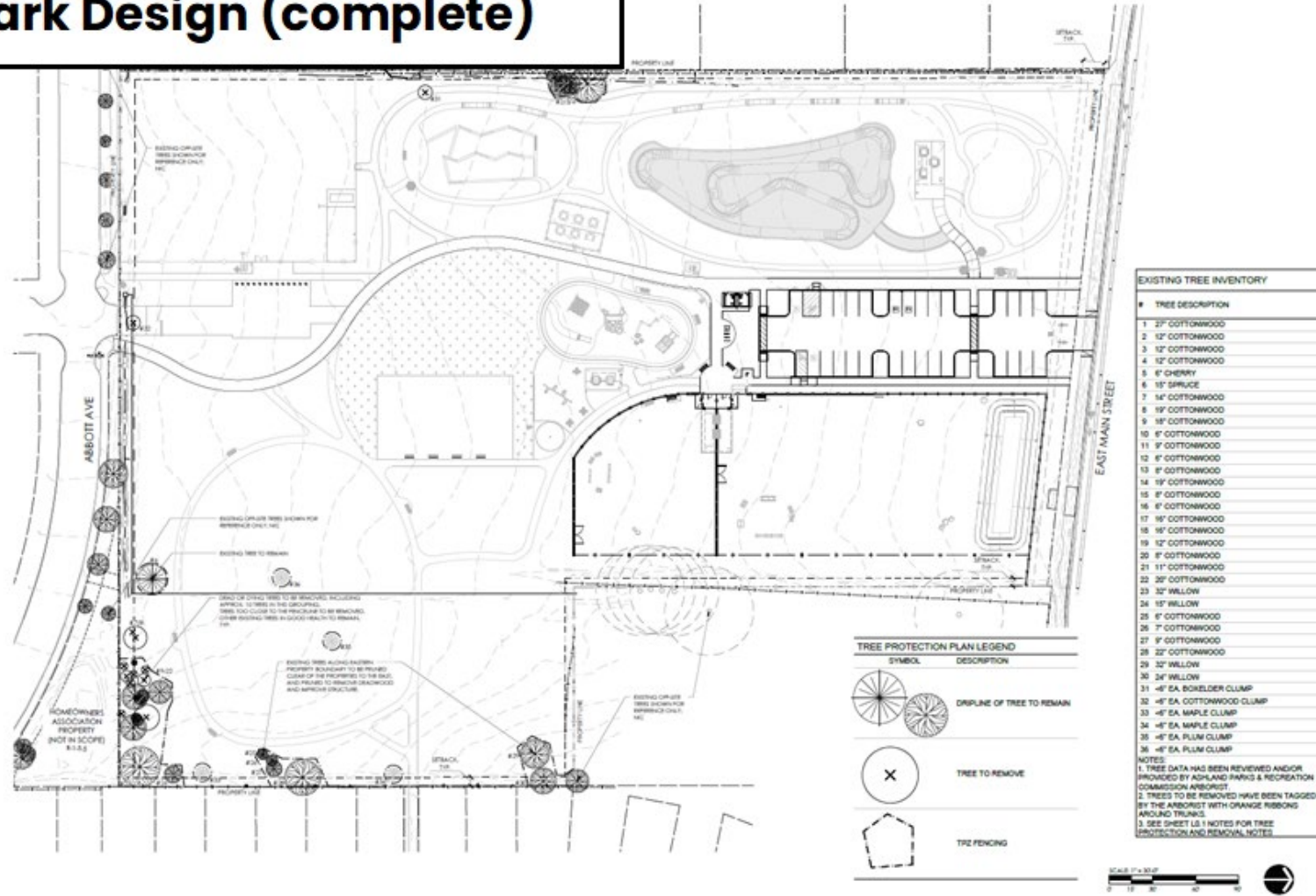
## East Main Street Park Open House





# East Main Street Park Open House

## Park Design (complete)



**TERRAIN**  
210 Main Street, Suite 2  
Ashland, Oregon 97520  
503.261.1111

**EAST MAIN STREET PARK: PHASE ONE**  
2228 EAST MAIN STREET  
ASHLAND, OREGON 97520

**REVISED**  
# DATE DESCRIPTION

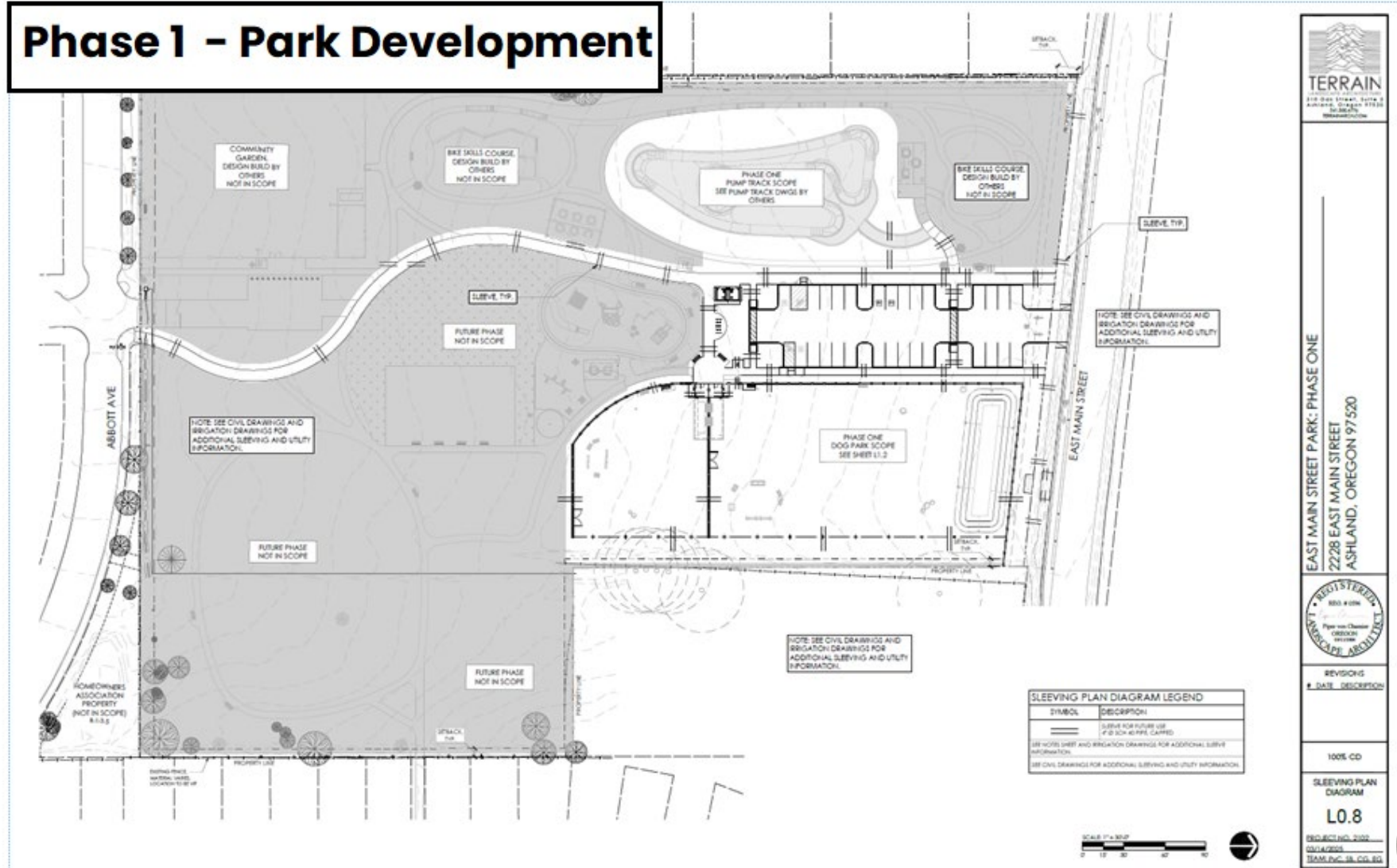
**100% CD**

**TREE DISPOSITION & PROTECTION PLAN**  
**L0.6**

PROJECT NO. 2102  
DRAWN BY: [Name]  
TEAM: PJC, SB, CG, EG



## Phase 1 - Park Development





## Situation

Phase I cost estimate has risen to **\$3 million** for construction. (Budget \$2.5 million)

We need to revise the project deliverables to keep within our capital budget **while** completing the requirements of the grant.







## Option #1 – Revise Project

- Annexed into City limits, with conditions to improve road to City requirements
  - \$750,000 to \$1 million for road improvements
  - Use any savings to add playground elements
- This option will require City Council to amend annexation conditions.

## Option #2 – Reduce Scope of Project

Eliminate \$500,000 of Phase I

- Difficult due to grant requirements
  - If we remove an element, we lose grant funding for that element.





## Option #2.a – Restroom Modification

Replace port-a-potty for restroom

- Reduces Phase I by about \$200,000 – \$350,000

Constraint(s):

- Annexation requirement
- Require approval by Planning Commission & City Council
- Impacts on grant funding



## Option #2.b – Parking lot Modification

### Eliminate Parking lot

- Reduces Phase I by about \$200,000 – \$350,000

### Constraint(s):

- Annexation requirement
- Require approval by Planning Commission & City Council
- Impacts on grant funding





## Option #3 – Increase Funding for Project

Use reserve capital funds or secure additional grant funding

### Constraint(s):

- Removes capacity to do future capital projects
- Potential insufficient funding to complete Phase I
- Limited grants available

# Thoughts?

# Suggestions?

# Comments?





# Next Steps

## 1. Gather Information

1. City Council (August 18, 2025)
2. Comments close August 21, 2025

## 2. Decide on Direction (Park Commission)

1. If Option #1 – revise plans
2. If Option #2 – revise bid
3. If Option #3 – budget amendment
4. Other...



# Thank You!

**Comments:  
[parksinfo@ashlandoregon.gov](mailto:parksinfo@ashlandoregon.gov)**

