



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

09/04/2012

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Lafayette Plan Amendment
DLCD File Number 001-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, September 18, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jim Jacks, City of Lafayette
Gordon Howard, DLCD Urban Planning Specialist

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

AUG 28 2012

LAND CONSERVATION AND DEVELOPMENT

HAND DELIVERED

DATE STAMP

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Lafayette**

Local file number: **LA 2012-01**

Date of Adoption: **8/23/2012**

Date Mailed: **8/28/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **2/9/2012**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The amendment updates the 2004 Lafayette Parks Development Plan which was not adopted by the City Council in 2004 to be an element of the city's comprehensive plan. The adoption includes adopting Goals and Policies into the city's comp plan for parks and recreation. The adoption includes an updated population projection out to 2032 which will be revised when the Yamhill County coordinated projection is adopted later this year.

Does the Adoption differ from proposal? Please select one

No.

Plan Map Changed from: **NA**

to: **NA**

Zone Map Changed from: **NA**

to: **NA**

Location: **NA**

Acres Involved: **0**

Specify Density: Previous: **NA**

New: **NA**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Jim Jacks**

Phone: (503) 540-1619 Extension: 0

Address: **100 High St. NE, Suite 200**

Fax Number: 503-588-6094

City: **Salem, OR**

Zip: 97303-

E-mail Address: jjacks@mwvcog.org

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

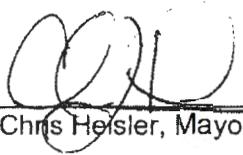
**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ADOPTED by the Council on the 23rd day of August, 2012.

VOTE: Ayes: 4 Nays: -0- Abstentions: -0- Absent: 2 Vacancies: -0-

APPROVED:



Chris Heisler, Mayor

ATTEST:



Melanie Maben, Assistant to City Admin.



Lafayette City Council

TO: LAFAYETTE CITY COUNCIL

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: LEGISLATIVE AMENDMENT 2012-01 TO THE LAFAYETTE
COMPREHENSIVE PLAN TO ADOPT A PARK DEVELOPMENT PLAN

DATE: MAY 10, 2012

BACKGROUND

Planning Commission

On January 20, 2011 the Planning Commission met to discuss goals and work tasks of the Commission.

The Commission focused their goal discussion in three areas including future park facilities, improvements to the downtown commercial corridor, and recruitment and expansion of businesses.

The Commission determined its primary interest should be on updating the January 2004 Lafayette Parks Development Plan.

The Commission acknowledged that several considerations would need to be explored and extensive community input should be encouraged. An initial inventory would provide basic information about the city's parks and their improvements. Issues such as accessibility to the parks and connectivity among the parks would be addressed.

City Council

On February 10, 2011, the City Council received a staff report from the City Manager recommending the 2004 Parks Development Plan be updated. The Council passed Resolution 2011-07 authorizing the Planning Commission to engage the community and update the 2004 Lafayette Parks Development Plan.

The City Council recognized an updated Plan would be an essential guide which could lead the Council to create a Parks Commission to help improve the quality of life in the community.

2004 PARKS DEVELOPMENT PLAN

The 2004 Parks Development Plan was an excellent Plan and was created because the city's park resources had not been inventoried or reviewed in their entirety since the mid-1990s. If the city was to move forward with adopting a park system development charge (PSDC) and with park and recreation facilities and programs, a plan would be needed. The primary goal of the effort was to adopt a PSDC to assist in the future funding for purchasing park equipment and acquiring park land.

A PSDC was adopted based on the Plan, but the Plan was not adopted and incorporated into the Lafayette Comprehensive Plan. The 2004 Plan has been used by the City Council since 2004, generally, to provide ideas and direction for park upgrades.

2012 PARKS DEVELOPMENT PLAN

Since 2004 the city has acquired additional park land. Two "mini-parks" were acquired in the northern portion of the city as subdivisions were developed. They are Community Pride Park at the southeast corner of N. Grant and E. 15th Streets (0.23 acres or 10,020 sq. ft.) and Plantation Park at the northwest corner of N. Cramner and W. 14th Streets (0.21 acres or 9,130 sq. ft.). These small areas have been developed with landscaping and small play equipment sets, benches, and other items, but they are too small for a basketball court, skate park, or other similar active facilities.

In 2010 the city purchased Veterans Park (0.64 acres or 27,935 sq. ft.) between N. Washington and N. Bridge Streets at E. 12th Street. It has been leveled and planted to field grass. It is larger than Community Pride and Plantation Parks, but it too is not large enough for many user groups, baseball or other similar activities. It may be able to accommodate a tennis court, basketball court or very young child soccer area, but single family properties abut to the north and south, thus active recreation uses with their attendant noise may not be the most appropriate activities for this park. There is no on-site parking, and if such parking were provided, the park area would be significantly reduced. A park Master Plan should be created before significant funds are spent on Veterans Park.

In 2009, 2010 and 2011 the city specifically committed employee time to maintaining the parks and the result was noticeable and appreciated by park users.

An updated Parks Development Plan will be essential to the future quality of life in Lafayette. The city must have a good plan derived from extensive community input if eligibility for scarce grant funding is to be achieved to pay for, or assist in paying for park land acquisitions, park construction and park equipment.

The city needs a large park. It has several parks, but no park is large with useable space. The city's flagship park, Joel Perkins Park, is a city block, but it is only 1.1 acres and is restrained from expanding by public streets on all four sides. Similarly, Commons Park is a city block, but it too is only 1.1 acres and is restrained from expanding by public streets on three sides and an active railroad track on the fourth side.

Terry Park, the city's largest at 5.5 acres, is at the south edge of the city and much of it is characterized by steep slopes. There is very little flat terrain for typical park uses. It has its assets such as the Yamhill River at its south edge, but despite its 5.5 acres, it does not have a large flat open area suitable for soccer, baseball or large outdoor gatherings where a flat surface is needed.

PARKS COMMITTEE

Once the Parks Development Plan is adopted into the Lafayette Comprehensive Plan, the City Council may determine that a Parks Committee should be formed as an advisory committee specifically focused on park and recreation issues. The 2012 Parks Development Plan has been prepared with the concept in mind that such a Committee could be formed in the future.

UPDATING THE 2004 PARKS DEVELOPMENT PLAN

Overall, the 2004 Plan was a good plan and the Commission's approach was to retain the organization of the 2004 Plan, rather than start over from scratch. The following lists each chapter in the 2012 Plan and generally discusses the updates to each chapter. The specific changes are shown in Chapters 1-7. It should be noted that not until the City Council has passed an oral motion to adopt the proposed plan will a final version with appropriate cover, table of contents and other features be prepared.

Chapter 1, Introduction

Because Chapter 1 is the introduction, there are no significant issues to discuss. Minor updates are proposed.

Chapter 2, Community Profile

The community profile includes information regarding demographics, age, race and ethnicity, school enrollment, housing trends, building permits, and income.

The population projection uses the 2011 Yamhill County coordinated population projection which provides for a 3% per year compounded population growth rate. It yields a population projection of 7,167 residents in 2032. The 2011 Yamhill County coordinated population projection was created, primarily, because the City of Newberg is in an urban growth boundary expansion planning effort and a countywide coordinated projection program was needed. That projection for the county and all the cities in the county was the subject of an appeal to the

Land Use Board of Appeals and was remanded back to the county for further work. The county applied for and was granted a Technical Assistance Grant by the Oregon Department of Land Conservation and Development to prepare a revised projection and that process is underway and may conclude before the end of 2012. It is not clear if the 3% per year compounded growth rate for Lafayette that was in the 2011 projection will be adopted in the 2012 projection process. The 3% per year figure is used in this park plan update until another projection is made available.

Overall, the city has been growing faster, on a percentage basis, than Yamhill County or Oregon. Its population has a greater percentage in the “less than 5 years,” “5 – 19” and “20 – 44” age groups than Yamhill County or Oregon. Its population has a lesser percentage in the “45 – 64” and “65+” age groups. The city’s young population could benefit from park lands and recreation facilities.

Chapter 3, Goals and Policies

The Goals and Policies from the 2004 Plan are not proposed to be changed significantly. Notable changes are in the Findings where data is provided to support the amount of acres needed for the 20 year planning period to 2032.

The Findings Section is enhanced with data to support the adoption of the proposed Policies F, G and H under Goal 1. Much of the data in the Findings Section is repeated in Chapter 7, Park Acquisition Plan.

Under Goal 1, Policies F, G and H are new and propose that the city adopt the National Recreation and Park Association recommended acreages for mini-parks, neighborhood parks and community parks. If adopted, the policies call for the city to acquire a significant amount of new park land. To fund such acquisitions and construct the parks, the PSDC could be increased by the City Council.

Under Goal 2, Policy D proposes a commitment by the city to “Provide historical markers on public property to enhance community appreciation of local culture and attract visitors.” This policy is directly related to the city’s current efforts to work with the State to obtain a historical marker for Abigail Scott Duniway who was a Lafayette resident and is known Statewide and nationally for her activities in the women’s suffrage movement. It is anticipated a marker will be erected in Perkins Park in the summer of 2012.

Under Goal 4, Policy C proposes a commitment by the city to acquire park land in the north portion of the city and for the city to be aware of potential park lands in areas that may be added to the urban growth boundary or in areas outside the urban growth boundary.

Chapter 4, Park Facility Inventory and Classification

Chapter 4 provides an inventory of each city owned park property, Wascher Elementary School and Yamhill County’s Locks Park just downstream from Lafayette. The inventory information provides a snapshot of each park and its facilities when the properties were

inventoried in 2011. The information includes a list of good Features and Key Deficiencies for each site, and for some issues there is a discussion of the issue.

Chapter 5, Proposed Park Improvements

Chapter 5 lists each park and the proposed improvements. The improvements are partially based on the August 2011 Community Park Survey and Planning Commission discussions.

The lists for each park include a discussion and analysis of the proposed improvements. The improvements made in recent years, especially in 2010, are noted. Those parks that are already developed such as Perkins, Commons, Community Pride and Plantation were reviewed in terms of the current improvements and only Commons Park is proposed to have a significant amount of new improvements.

Wascher Elementary School, the Community Path map and the need for additional park land in the north portion of the city are discussed, including proposed improvements.

Veterans Park is the most recently acquired park and has no improvements, except for some grading and field grass. All of the other parks have some level of improvements that provided a starting point for the proposed improvements. The proposed improvements to Veterans Park recognize that a Master Plan for the park must be completed before the city expends funds for improvements. Until a Master Plan is completed, the number and types of improvements will not be known. The Master Plan process will determine if small child soccer facilities, basketball court, tennis court, skate park, picnic tables, gazebo, etc., are appropriate at that location.

The list of improvements is carried forward into Chapter 6, Capital Improvement Program.

Chapter 6, Capital Improvement Program.

Chapter 6 lists each improvement and includes an estimated cost for the improvement. The costs include a range and are intentionally general. Once an improvement is seriously considered for inclusion in the city's fiscal year budget, additional information can be gathered if it appears the estimate is inaccurate. Finally, once an improvement is budgeted and a specific piece of equipment is to be purchased or a specific activity such as surveying or fencing is to take place, another review of the estimate can occur that would result in a specific dollar figure, or a significantly refined range.

Each improvement includes a priority based on time, for example, a high priority means the improvement should be done in the next 1 or 2 years (High Priority). A medium priority means 2, 3 or 4 years. A low priority means 4 or 5 years. In actuality some improvements or activities will be beyond the 5 year timeframe in Chapter 6.

The recommendations and the priorities result in many items with a "high" priority. The costs for the "high" priority items are significant and cannot be supported in just one fiscal year or even two. Therefore, overall, the recommendation for priorities is to expend funds on items that will provide immediate recreational opportunities to areas of the city that are now less served

than other areas of the community. Commons Park would receive several improvements, compared to the other parks. Permanent bathrooms are proposed for Perkins and Commons Parks based on bathrooms being rated # 2 in the community wide survey.

Chapter 7, Park Acquisition Plan

Chapter 7 addresses the issue of a very low level of park land in the northern portion of the city where the majority of new residential development has occurred during the last 20 years. The conclusion is the city should acquire additional park land in the northern portion of the city and that it should be a larger park rather than a smaller park.

Chapter 7 also addresses the issue of how many acres of parks would be needed to accommodate a projected population of 7,167 in 2032. One measure would be to continue to provide the current ratio of 4.01 acres of parkland for each 1,000 residents which would mean acquiring 13.74 acres to give a total in 2032 of 28.75 acres. The city now owns 15.01 acres.

An alternative measure would be to adopt the National Recreation and Park Association's (NRPA) recommended levels for mini-parks, neighborhood parks and community parks. The proposed new Policies in Chapter 3 call for the NRPA's recommended levels which necessitates the acquisition of a significant amount of new park land. This would mean acquiring a minimum of 29.80 acres to give a total in 2032 of 44.81 acres (15.01 existing acres + 29.80 additional acres). The NRPA recommendation includes a range, for example, 0.25 to 0.50 acres per 1,000 residents for mini-parks; 1.0 to 2.0 for neighborhood parks; and 5.0 to 8.0 acres for community parks. The above figure of 29.80 additional acres is based on the low number of acres, for example, 0.25, 1.0 and 5.0 per 1,000 residents. If the high number is used, the figure of 29.80 increases to 59.70 acres, for example, 0.50, 2.0 and 8.0 per 1,000 residents.

COMMUNITY WIDE SURVEY IN AUGUST 2011

A community wide questionnaire was included in the August 2011 water billings and over 140 were returned. The return rate of about 10% was greater than expected and is a high rate compared to typical return rates for municipal questionnaires.

Appendix B contains a memo providing the results of the questions, except for Question 9. Another memo includes the results of Question 9. A third memo includes all the handwritten comments that respondents included on the questionnaire sheets that they returned.

PLANNING COMMISSION RECOMMENDATION

At their March 15, 2012 public hearing and deliberation, the Planning Commission unanimously passed a motion recommending the City Council adopt the proposed Lafayette Parks Development Plan.

FINDINGS

1. Section 3.101.04 of the Lafayette Zoning and Development Ordinance (LZDO) states that an amendment to the Comprehensive Plan is subject to the procedures for Type IV actions. Section 3.207.02 requires hearings to be held before both the Planning Commission and City Council, with the Commission having an advisory role and the final decision rendered by the Council.
2. The proposal will adopt for the first time a Lafayette Parks Development Plan. The 2004 Lafayette Parks Development Plan was not adopted and amended into the comprehensive plan by the City Council. This update of the 2004 Plan is proposed to be adopted by the City Council. It would amend the goals and policies in the Community Resources Chapter, Recreation Section, of the Comprehensive Plan (p. 27). It would include an updated population projection out to the year 2032.
3. The Statewide Land Use Goals establish the basis for land use planning within the State. All city and county comprehensive land use plans are required to be consistent with the Statewide Goals. Compliance with the Statewide Goals is as follows.

Goal 1, Citizen Involvement: The Planning Commission held work sessions on the proposed amendments on May 19, June 16, October 20, November 17, 2011 and January 19, 2012. The public was afforded the opportunity to comment at the work sessions. A community wide questionnaire was included in the August 2011 water billings and over 140 were returned. Public hearings on the proposed amendments were held before the Planning Commission on March 15, 2012. The City Council hearing is May 10, 2012 at which time public comment will be received. Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are based on inventory information in the Plan and are consistent with the acknowledged LZDO which sets forth the process for amending the comprehensive plan. Goal 2 is met.

Goal 3, Agricultural Lands and Goal 4, Forest lands: Not applicable because the proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Not applicable because the proposal does not affect inventoried Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: Not applicable because the proposal does not address air, water and land resource quality.

Goal 7, Natural Hazards: Not applicable because the proposal does not address natural hazards.

Goal 8, Recreational Needs: The proposal updates the un-adopted 2004 Lafayette Parks Development Plan. The proposal calls for the 2012 Lafayette Parks and Development Plan to

be adopted by the City Council and become part of the Lafayette Planning Atlas and Comprehensive Plan. The proposal calls for the Recreation Goals and Policies in the Comprehensive Plan to be amended. The proposal provides an updated inventory of parks and will adopt an updated population projection that is used to project the number of park acres needed out to the year 2032. Goal 8 is met.

Goal 9, Economic Development: Not applicable because the proposal does not address economic development.

Goal 10, Housing: Not applicable because the proposal does not address housing.

Goal 11, Public Facilities and Services: Not applicable because the proposal does not address public facilities and services.

Goal 12, Transportation: Not applicable because the proposal does not address transportation.

Goal 13, Energy Conservation: Not applicable because the proposal does not address energy conservation.

Goal 14, Urbanization: Not applicable because the proposal does not propose changing the urban growth boundary.

Goal compliance conclusion: The Statewide Planning Goals have been carefully considered and those that are applicable have been met.

CITY COUNCIL ACTION

Once the public hearing is closed and the City Council is in deliberations, the City Council's options are to:

1. Make a motion directing staff to prepare an ordinance to amend the Lafayette Comprehensive Plan to include the Lafayette Parks Development Plan, amend the Goals and Policies in the Community Resources Chapter, Recreation Section, as shown in Chapter 3 of the Parks Development Plan, adopt a population projection of 7,167 for the year 2032; and adopt the findings as set forth in this memo; OR
2. Make a motion directing staff to prepare an ordinance to amend the Lafayette Comprehensive Plan as changed by the City Council and indicate what those changes are; or
3. Make a motion directing staff to prepare a resolution denying the proposed amendments and provide reasons for the denial.



Lafayette City Council

TO: LAFAYETTE CITY COUNCIL

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: LEGISLATIVE AMENDMENT 2012-01 TO THE LAFAYETTE
COMPREHENSIVE PLAN TO ADOPT A PARK DEVELOPMENT PLAN

DATE: JULY 26, 2012

BACKGROUND

Please bring the materials from the May 24, 2012 public hearing to the July 26 hearing. Even though the packet for the July 26 continued hearing includes Chapters 1-7, it does not include the appendices from the proposed Plan or the findings from the May 24, 2012 staff report.

On May 24, 2012 the City Council opened the public hearing for Legislative Amendment 2012-01 to amend the Lafayette Comprehensive Plan to include the 2012 Parks Development Plan and to adopt an updated population projection out to the year 2032. The 2012 Parks Development Plan updates the 2004 Parks Development Plan.

On May 24, 2012 the City Council opened the public hearing and received testimony from staff in the form of a staff report. No members of the audience testified. The Council discussed the proposed Park Plan and continued the public hearing to July 26, 2012 for further testimony.

The staff report for the May 24 hearing was a "mark-up copy." Because the 2004 Plan was a good plan and included good information and direction, its basic format was retained. The 2012 Plan uses the 2004 Plan as a base and showed deleted language with a ~~strikeout~~ and added language with ***bold italics***. The mark-up copy can be difficult to read and the Council asked that a "clean copy" be provided for the July 26 continued hearing. A "clean copy" is included in the Council's packet materials.

Note that the July 26 clean copy includes some changes. For example, the May 24 version includes language such as "The Planning Commission recommends..." That language was used to make it clear that the Plan was a recommendation from the Planning Commission and the City Council could make changes as desired.

To change the May 24 version to the July 26 version many housekeeping changes were needed. All the language is deleted that refers to the "Planning Commission recommends" one thing or another. For example, in Chapter 6 (Capital Improvement Program), the word "recommended" was used many times, but the July 26 version deletes "recommended." Headings that used the word "recommended" have been changed to delete "recommended." Other housekeeping changes were also made to improve accuracy and readability.

ISSUES RAISED AT THE MAY 24 PUBLIC HEARING

Issues raised at the May 24 hearing are addressed below.

1. The type of open space and recreation area that would be provided by the developer through dedication when development applications are approved.

Staff responded that the 2012 Park Development Plan does not address this issue because an amendment to the Lafayette Development Code in 2009 addressed the issue and now the Code requires Planned Unit Developments (PUD) to provide 20% of the site as open space and useable recreation area. At least one-half of the 20% must be useable recreation area. For a PUD it is expected that a homeowners association would own the open space and recreation area and control it for the benefit of the PUD residents. As an option, the developer could dedicate land to the city, if the city wanted to accept it.

2. Did the Planning Commission consider changing items from one park to another?

Staff responded that the Commission did not consider changing items from one park to another. The Commission accepted that the facilities existing at one park are needed at that park and would stay at that park. If a facility is needed at a park, the facility would be constructed at that park and would not be taken away from another park.

If the City Council desires, it can revise the proposed 2012 Parks Development Plan to call for such changes.

3. Did the Planning Commission consider swapping one park for other land or selling existing park land and using the funds to buy land at another location?

Staff responded that the Commission did not consider selling one park and buying land for a new park. The Commission accepted that the existing parks are needed. At the Council hearing Terry Park was mentioned as a park that could be considered for selling. Staff responded that Terry Park includes useable land and has the unique characteristic of being the city's only park along the Yamhill River with the inherent capability of providing public access to the river.

If the City Council desires, it can revise the proposed 2012 Plan to call for selling one or more of the existing parks.

4. Are the priorities required? Citizens are expecting what the Plan calls for and do not understand when a facility is not constructed.

Staff responded that the projects called for in the Plan are not required, but a City Council can decide to follow the Plan completely. The Plan provides flexibility to the City Council and the Budget Committee. For example, if the Plan calls for a medium size play structure to be built at Park "X" at a specific location, but one is not constructed because upon further investigation it was determined there isn't sufficient room for it, then the equipment need not be purchased and the facility need not be erected. Another scenario may be that a Budget Committee or City Council public discussion about erecting a particular facility at a particular location at a park is discussed, it may generate significant citizen opposition which may cause the facility to not be constructed.

If the City Council desires, it can revise the priorities in Table 6-2 (pages 6-6 and 6-7) before it is adopted by ordinance.

Year to year, funding levels may change or the opinion/perception of the Budget Committee and City Council may change to reflect community needs that heretofore were not obvious.

Overall, the purpose of the Plan is to set forth what is to be done in the future, and it is expected that decision makers will follow the Plan. But in the case of a Parks Development Plan, there is nothing that requires the Budget Committee to approve a budget that includes funding for park facilities and there is nothing that requires the City Council to adopt a budget that includes funding for park facilities.

The facilities that are called for in the Plan are prioritized in Chapter 6. For example, at the bottom of page 6-1 the heading is "Priority Facilities" and it includes statements and itemized facilities. It also says, "...overall, funds should be expended on items that will provide immediate recreational opportunities to areas of the city that are now less served than other areas of the community" and then lists four improvements at Commons Park (including permanent bathrooms) and a facility at Perkins Park (permanent bathroom). Given that direction to focus first on Commons Park, if the City Council desires, it can revise the proposed 2012 Plan to set forth other priorities. If the Council determines that a Master Plan for Veterans Park (a Low priority in Table 6-2) should be funded first, there is no violation of a law or statute, but it would be a violation of the public's expectations and trust.

If the Council does not agree that focusing first on Commons Park with the listed improvements is appropriate, it should give staff direction as to its desires to change the Plan. Or, if focusing first on Commons Park is acceptable, but additional flexibility in the Plan is desired, it should give staff direction as to the increased flexibility.

Item 2 on page 6-2 provides built-in flexibility by stating that concurrent with the other projects, when small amounts of funds are available small projects at other parks can be done, for example, benches at Community Pride Park and Lafayette Plantation Park.

5. Population projection is overstated.

Staff did not respond in detail. The proposed population projection is from the 2011 Yamhill County coordinated population projection that was done in response to the City of Newberg's need for a coordinated projection for its urban growth boundary expansion effort. The projection for Lafayette of 3% population growth per year (compounding year after year like money in a savings account) reflected Lafayette's history which has been a 100% increase in population from 1990 to 2000 (7.2% per year for 10 years – doubled in 10 years) and a 48% increase from 2000 to 2010.

The projection was used because it was the latest available projection. It was used knowing that it was appealed to the Land Use Board of Appeals which returned it for additional work to correct several deficiencies. Since the appeal, the Oregon Department of Land Conservation and Development granted Yamhill County funding to redo the coordinated projection and the Oregon Population Research Center has been awarded a contract by Yamhill County to do the work. It is expected to be completed by late 2012.

City staff determined it would be appropriate to use the 2011 projection and then amend the 2012 Parks Development Plan once the new projection was available and had gone through any appeal. It is likely the 2012 projection will be less than 3% per year for 20 years out to 2032. Staff would recommend the 2012 Parks Development Plan be adopted with the 2011 projection to ensure the Plan becomes effective, and then amend the Plan once the 2012 projection is available and is through the appeals process.

CITY COUNCIL ACTION

Once the public hearing is closed and the City Council is in deliberations, the City Council's options are to:

1. Make a motion directing staff to prepare an ordinance to amend the Lafayette Comprehensive Plan to include the Lafayette Parks Development Plan, amend the Goals and Policies in the Community Resources Chapter, Recreation Section, as shown in Chapter 3 of the Parks Development Plan, adopt a population projection of 7,167 for the year 2032; and adopt the findings as set forth in the May 24, 2012 memo; OR
2. Make a motion directing staff to prepare an ordinance to amend the Lafayette Comprehensive Plan as changed by the City Council and indicate what those changes are; or
3. Make a motion directing staff to prepare a resolution denying the proposed amendments and provide reasons for the denial.

Lafayette Parks Development Plan

[space for picture – to be selected]

August 23, 2012

Prepared for the City of Lafayette.

Prepared by the Mid-Willamette Valley Council of Governments.

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Prepared for:

City of Lafayette, Oregon
Chris Heisler, Mayor
Chris Pagella, Council President
Leah Harper, Councilor
Marie Sproul, Councilor
Matt Smith, Councilor
Mark Joy, Councilor
Doug Cook, Councilor

Prepared by:

Jim Jacks, AICP
Mid-Willamette Valley Council of Governments
Salem, Oregon

Lafayette Planning Commission:

Ron Kerr, Chair
Doug Cook
Marion Chasse
Todd Holt
Jesse Huffman
Sam Dunn
Mike Karl
Beth Cooke, former member and Chair

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Chapter 1

Introduction

Since 1990 Lafayette has been one of the fastest growing cities within Yamhill County on a percentage basis. The city's population grew from 1,292 in 1990 to 2,586 in 2000 (a 100 percent increase) and to 3,742 in 2010 (a 45 percent increase). More than 35 percent of Lafayette's 2000 population was 19 years of age or younger. In 2010 34.4 percent was 19 years of age or younger compared to 28.5 percent in Yamhill County. Using the 2010 population of 3,742 as the base, the forecasted population for Lafayette is 7,167 in 2032, representing an average annual growth rate of 3.0 percent.

With the increase in residential development in the city, it is important to plan for future development of parks and recreation facilities. Such facilities contribute greatly to the quality of life in small communities. The development of the 2004 Lafayette Parks Development Plan served as the basis for calculating the city's first Systems Development Charges (SDCs) for parks. The park SDC has been an important mechanism for funding development of new recreational facilities to meet the needs of a growing population, but because it was adopted after much of the residential growth occurred, the amount of funds collected has not been high.

The 2012 update of the 2004 Lafayette Parks Development Plan was developed under guidance from the Lafayette Planning Commission. The Planning Commission assisted in identifying facilities and programs, identifying and refining necessary system improvements, and prioritizing those improvements.

The Parks Planning Process

Park facilities are key services that help to meet the demand for recreational experiences and enhance a community's quality of life. Providing adequate park facilities is a challenge for many growing communities.

Lack of resources, both staff and money, limits many communities' ability to develop and maintain adequate parks systems. Identifying system priorities and matching them with available resources requires careful planning. Many communities develop and adopt park system master plans to guide development of their parks system.

Parks provide a variety of resources and opportunities for communities. These include passive and active recreation opportunities, preservation of open space and wildlife habitat that may include environmentally sensitive land such as wetlands or riparian areas, and preservation of historic, cultural, and natural resources. In addition, parks may serve as informal meeting places in a community drawing residents together and creating a sense of cohesiveness and community.

Local governments may prepare and adopt local parks master plans pursuant to Statewide Planning Goal 8: Recreational Needs, and OAR 660-034-0040. These plans may be integrated with local comprehensive land use plans. Parks master plans help to give a

community direction in developing future parks and making improvements to existing parks to meet residents' needs.

Purpose of this plan

The purpose of the 2012 Parks Development Plan is to identify park and recreation amenities that will meet the needs of the community. The Plan will serve as an action plan to guide future development of parks within the community.

More specifically, the purpose of this plan is to:

1. Identify current and future park and recreation needs.
2. Identify park and recreation goals and policies for the community.
3. Develop a list of proposed parks and recreation facilities improvements designed to meet current and future needs.
4. Identify general areas where new parks facilities could be developed.
5. Update cost estimates for a list of proposed parks and recreation facilities improvements.
6. Identify reimbursement and improvement SDC requirements.
7. Identify funding strategies and sources for proposed parks and recreation facilities improvements.

Tasks

Several tasks were completed to create the 2012 Plan.

1. Background research on the demographics and park resources of Lafayette.
2. An inventory of the condition and amenities of each of Lafayette's existing parks, school facilities, and County parks in the area.
3. Research on park standards and classifications to be a basis for developing standards and classifications specific to Lafayette.
4. Meeting with the Lafayette Planning Commission to develop and prioritize a list of needed improvements and amenities. Obtain the opinion of the community through a questionnaire mailed to all sewer/water billing addresses.
5. Site planning and analysis to identify the nature and location of specific improvements.
6. Research on costs for capital improvement projects.
7. Research on possible funding options for the capital improvement plan.

Organization of this Plan

This plan is organized into seven chapters, and three appendices. The chapters include the following:

Chapter 1: Introduction addresses the recent population increases, planning for parks in small communities, identifies the purposes of this Plan, lists the tasks accomplished in the preparation of the updated 2012 Plan, and summarizes the chapters in the 2012 Plan.

Chapter 2: Community Profile examines trends in population, housing, age composition, school enrollment, racial composition, income levels, poverty rates, and employment as they relate to parks planning.

Chapter 3: Goals and Policies sets forth the City's parks and recreation policy framework.

Chapter 4: Park Inventory provides an inventory of parks in Lafayette. The inventory includes facilities owned and maintained by the McMinnville School District and Yamhill County. The inventory provides information on the condition, amenities, and classification of each facility, and includes a baseline level of service analysis for existing facilities.

Chapter 5: Proposed Parks Improvements provides a description of proposed improvements within the existing park system. Possible improvements to Wascher School and a citywide path system are also described.

Chapter 6: Capital Improvement Program presents the goals and actions set forth by the Lafayette Planning Commission and a 5-year capital improvement program (CIP).

Chapter 7: Parkland Acquisition Plan calculates the amount of parkland needed in 2032 to keep pace with growth in Lafayette. This chapter also includes preliminary cost estimates to acquire needed parkland and discusses acquisition strategies.

The plan also includes appendices:

Appendix A: August, 2011, Parks Community Survey results.

Appendix B: Inventory of city owned parks and open spaces.

Appendix C: Funding Options lists names, phone numbers, and website contacts for various funding options.

Chapter 2

Community Profile

Lafayette’s location and characteristics present opportunities and constraints for the community’s park system. This chapter describes socioeconomic data for Lafayette. Demographic trends provide an understanding of present and future park needs. Development trends provide information on the rate, type, and location of growth. All of these factors should be considered when siting future park facilities and in prioritizing capital improvements. The community profile information can also be used in grant proposals to fund specific parks and recreation improvements.

Demographic Characteristics

Population

Table 2-1 shows population trends from 1970 to 2010 for Lafayette, Yamhill County, and Oregon. Lafayette grew at an average annual growth rate (AAGR) of 7.2 percent between 1990 and 2000 and 3.75 percent between 2000 and 2010. The growth rate between 2000 and 2010 was much higher than the 1.55 percent AAGR of Yamhill County and the 1.15 percent of Oregon.

Table 2-1. Population Trends in Lafayette, Yamhill County, and Oregon 1970 - 2010

Year	Lafayette	AAGR	Yamhill County	AAGR	Oregon	AAGR
1970	786		40,213		2,091,385	
1980	1,215	4.5%	55,332	3.25%	2,633,105	2.3%
1990	1,292	0.2%	65,551	1.7%	2,842,321	0.8%
2000	2,586	7.2%	84,992	2.6%	3,421,399	1.85%
2010	3,740	3.75%	99,193	1.55%	3,831,074	1.15%

Source: U.S. Census Bureau, Census 1970, 1980, 1990, 2000, 2010 and MWVCOG.

State law requires incorporated cities to develop population forecasts that are coordinated with county-level forecasts (ORS 195.025 to 195.036). For the 2004 Plan Yamhill County and the City of Lafayette developed a coordinated forecast of 5,257 for the city’s population through 2025 (See Figure 2-1) which was a rate of 3 percent per year. In 2011 the County developed a coordinated population forecast for the County and all the cities in the County out to the year 2031. It forecasted Lafayette’s population at 6,958 in 2031, and that figure, extended out one year to 2032 is used in this 2012 Plan to estimate future parkland needs for Lafayette. The city’s actual population in 2008 was 649 more than the forecast (3,925 versus 3,276, or about 19 percent higher), but the economy has slowed markedly and it is expected to continue at a slow pace for several years. It appears that slow population growth in the period 2009 to 2015 could result in the actual population approximating the 2004 Plan’s forecast of 4,029 in 2015.

The 2011 County coordinated projection indicated the Lafayette Comprehensive Plan, as amended in 2001, forecasted a 2024 UGB population of 5,257 which was a rate of 3 percent AAGR (Attachment G of the County’s 2011 study). The city’s actual growth rate was 3.76% AAGR from 2000-2010 which was 0.76% per year higher than the 2001 Comprehensive Plan

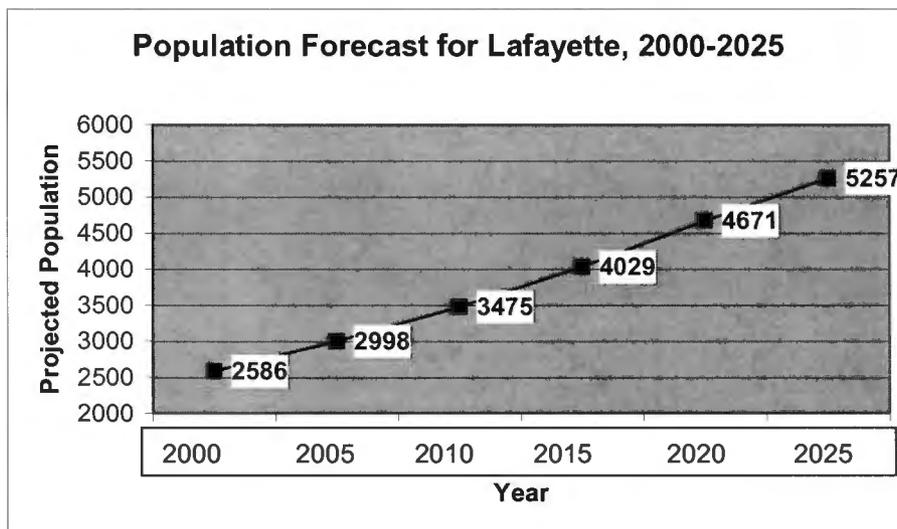
amendment forecasted. The County’s 2011 study indicated that because Lafayette is centrally located between many other cities in Yamhill County, it is reasonable to assume future growth rates will be closer to the growth rates of those other cities, which are all 3% or less. Thus, the County’s 2011 projection of 3.00% AAGR was found to be reliable. The County’s 2011 coordinated forecast used the 2010 UGB population of 3,740 as a base, and applying the comprehensive plan’s 3.00% AAGR yielded a 2031 projection of 6,958. This 2012 Plan extends the 2031 projection one year to 2032 using a 3.00% AAGR to yield a projected population of 7,167 in 2032.

Yamhill County is reviewing the 2011 population projections and during the period 2012 to 2013 may conclude that some of the 2011 projections need revision. The City of Lafayette will participate in that process. Based on the results of Yamhill County’s review, the 7,167 population projection for 2032 used in this Plan may be revised.

The future need for additional parkland presented in Chapter 7, Parkland Acquisition Plan, uses the 2011 County coordinated forecast extended one year to 2032.

Future population growth will create increased demand for all types of infrastructure, including parks. By 2032, the existing parks system will be servicing a larger population. The City will need to acquire new parkland if it desires to achieve the National Recreation and Park Association’s recommended national level of service.

Figure 2-1. Population Forecast for Lafayette, 2000-2025



Source: 2000 Population from U.S. Census, 2005 through 2025 forecasts from the Lafayette Planning Atlas, 2001

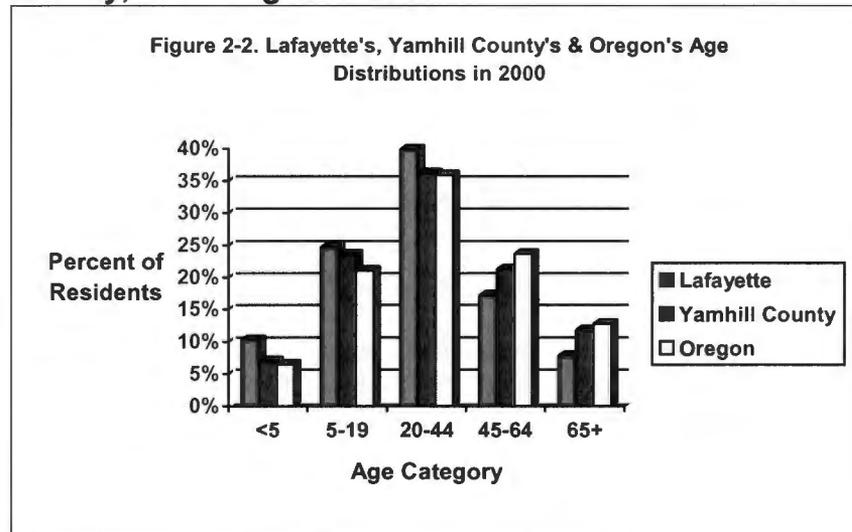
Age Characteristics

Age is an important factor in parks planning. Each age group has different needs and desires. Current and future age distribution of a community should influence the facilities and amenities offered in parks.

The 2000 U.S. Census showed the median age in Lafayette was 30.7 years which was younger than the median age for Yamhill County, 34.1 years, and Oregon, 36.3 years. The 2010 Census showed the median age in Lafayette is 33.2 which is 2.1 years older than in the 2000 Census. It is younger than the 2010 Census median age for Yamhill County, 36.8 years, and Oregon, 38.4 years.

The 2000 age composition of Lafayette, Yamhill County, and Oregon is shown in Figure 2-2.

Figure 2-2. Age Distributions in Lafayette, Yamhill County, and Oregon in 2000



Source: U.S. Census Bureau, Census 2000

Figure 2-2 shows that Lafayette included higher percentages in the younger age groups and lower percentages in the older age groups than Yamhill County or the State of Oregon.

The following matrix shows the percentage age distribution in 2010.

	< 5 years	5 – 19	20 – 44	45 - 64	65+
Lafayette	8.5%	26.1%	34.8%	22.6%	8.0%
Yamhill Co.	6.5	22.0	32.0	25.9	13.3
Oregon	6.2	19.2	33.4	27.4	13.8

Source: U.S. Census Bureau, Census 2010

The matrix shows that, as in 2000, Lafayette includes higher percentages in the younger age groups and lower percentages in the older age groups than Yamhill County or the State of Oregon.

Race and Ethnicity

The 2010 U.S. Census data for race and ethnicity for Lafayette, Yamhill County and Oregon showed Lafayette is significantly more diverse than Yamhill County or Oregon. The data shows 10.6 percent of Oregon's population was of Hispanic or Latino origin, Yamhill County was 13.6 percent and Lafayette was 27.7 percent. The 1990 to 2000 period showed Lafayette's population became more diverse in ethnic and racial composition. That trend continued during

the period 2000 to 2010. Table 2-2 summarizes the trends and shows the Hispanic population in Lafayette increased from 20.2 percent to 27.7 percent of the city's total population from 2000 to 2010.

Table 2-2. Race and Ethnic Composition in Lafayette, Yamhill County, and Oregon, 2000 and 2010¹

Race/Ethnicity	Lafayette		Yamhill County		Oregon	
	2000	2010	2000	2010	2000	2010
White	85.9%	81.9%	89.0%	86.4%	86.6%	86.2%
Black	0.4%	0.0%	0.8%	0.7%	1.6%	1.7%
American Indian and Alaska Native	1.6%	0.7%	1.5%	1.5%	1.3%	1.6%
Asian or Pacific Islander	0.8%	0.0%	1.2%	1.2%	3.2%	3.8%
Other Race	8.4%	13.0%	5.1%	6.9%	4.2%	3.3%
Two or More Races	2.9%	4.5%	2.4%	2.4%	3.1%	3.3%
Hispanic or Latino Origin (of any race)	20.2%	27.7%	10.6%	13.6%	8.0%	10.6%

Source: U.S. Census Bureau, Census 2000 and 2010

¹ Percentages may add to more than 100 percent because individuals may report more than one race.

School Enrollment

The 2010 U.S. Census shows the median age in Lafayette (33.2 years) is significantly younger than for Yamhill County (36.8 years) or Oregon (38.4 years). According to the 2010 Census, 34.4 percent of the population in Lafayette was 19 years of age or younger compared to 28.5 percent in Yamhill County and 25.4 percent in Oregon.

The 2000 Census showed 51.3 percent of the Lafayette residents enrolled in school were children attending elementary school (grades 1-8). As shown in Table 2-3, 50.4 percent of the school age children in Lafayette in 2010 were children attending elementary school (grades 1-8).

Table 2-3. School Enrollment in Lafayette in 2000 and 2010

School Enrollment	Lafayette 2000	Lafayette 2010
Nursery School, Preschool	7.5%	4.1%
Kindergarten	10.5%	6.2%
Elementary school (grades 1-8)	51.3%	50.4%
High school (grades 9-12)	19.8%	31.7%
College or graduate school	10.8%	7.5%

Source: U.S. Census Bureau, Census 2000 and 2010

Housing Trends

Housing Tenure

Housing characteristics provide information that can be useful for parks planning. The rate, type, and location of housing development are important variables that provide information on where future parks should be located. Moreover, this data is useful for parks planning because it gives insight into the potential funding base (e.g., property taxes and systems development fees).

According to the 2000 U.S. Census, 77.5 percent of the occupied housing units in Lafayette were owner-occupied which was higher than for either Yamhill County or Oregon, as indicated in Table 2-4. The 2010 Census shows 78.9 percent of the occupied housing units in Lafayette were owner occupied which was significantly higher than for Oregon (62.2 percent).

Table 2-4. Housing Tenure and Average Household Size by Housing Tenure in Lafayette, Yamhill County, and Oregon, 2000

Housing Tenure	Lafayette	Yamhill County	Oregon
Owner-occupied	77.5%	69.6%	64.3%
Renter-occupied	22.5%	30.4%	35.7%
Average household size of owner-occupied units	2.98	2.81	2.59
Average household size of renter-occupied units	3.41	2.73	2.36

Source: U.S. Census Bureau, Census 2000

Building Permits

Lafayette has experienced significant residential growth in since 2000. Census data showed 406 new residences were constructed between 1990 and March 2000 which represented about 46 percent of all the residential units identified in the 2000 Census.

Table 2-5. Residential Stick Built Building Permits Issued in Lafayette, 2001- 2011

Year	Residential Building Permits
2001	46
2002	70
2003	46
2004	21
2005	130
2006	94
2007	59
2008	9
2009	4
2010	3
2011	11
Total	493

Source: City of Lafayette, 2012.

Since 2000, the City issued 493 building permits for new “stick-built” residences as shown in Table 2-5.

From 2003 through 2010 an additional 31 manufactured home set-up permits were issued. The Park System Development Charge (SDC) was not adopted and effective until 2004, but the above data gives an indication of how housing starts contributed to the Park SDC fund. The Park SDC program collects funds from new residential development, places them in a dedicated fund to buy parkland, construct new parks and purchase park and recreation equipment and facilities.

Building permit activity for the year 2011 showed eleven permits for “stick built” housing. The non-profit group Community Home Builders (formerly Yamhill Community Development Corporation) started about 10 new homes in the Green Heights Subdivision and plans to start another, approximately, 30 dwellings over the next four years.

Economy

The economy of Yamhill County is shifting from a dependence on the forest products industry to an economy with expanding technology, service, and tourism sectors. Agriculture still plays a dominant role in the county economy and the expanding local wine industry brings together the agricultural and tourism sectors. With its small-town character, location between McMinnville and Newberg, and within commuting distance to the Portland Metro Area, Lafayette serves as a “bedroom community” and provides quality of life attributes that are important for families. The City’s park system can serve an important role in maintaining and improving the quality of life that Lafayette residents enjoy.

Income and Poverty

As shown in Table 2-6 in 1990 and 2000 the median household income for Lafayette residents was lower than the median household income for Yamhill County and Oregon. By 2009 the income increased for the City, County and State, but Lafayette’s increase was significantly higher than the County or the State and Lafayette’s median household income is now higher than Yamhill County and the State.

Table 2-6. Median Household Income in Lafayette, Yamhill County, and Oregon, 1990 , 2000 and 2009

Location	1990 ¹	2000 ¹	2009 ²
Lafayette	\$29,631	\$38,611	\$51,857
Yamhill County	\$37,905	\$44,111	\$51,191
Oregon	\$36,494	\$40,916	\$49,033

Source: ¹U.S. Census Bureau, Census 1990 and 2000
 1990 figures have been adjusted for inflation using the Consumer Price Index Calculator at www.olmis.org.
²2005-2009 American Community Survey 5-Year Estimate.

Table 2-7 shows the percentage of persons below the poverty level in Lafayette declined significantly between 1990 and 2000, although the percentage was still higher than for Yamhill County and Oregon. By 2009, however, Lafayette’s poverty level was lower than Yamhill County and Oregon.

Table 2-7. Percentage of Persons below Poverty Line in Lafayette, Yamhill County, and Oregon, 1990, 2000 and 2009

Location	1990 ¹	2000 ¹	2009 ²
Lafayette	24.4%	13.0%	12.1%
Yamhill County	13.3%	9.2%	12.9%
Oregon	12.4%	11.5%	13.6%

Source: ¹U.S. Census Bureau, Census 1990 and 2000 .
² 2005-2009 American Community Survey 5-Year Estimate.

Summary

1. Lafayette is a growing community. As such, population demands on parks and recreation facilities need to be addressed.
2. Lafayette has a younger population that needs to be considered.
3. As Lafayette's residential land develops the Park SDC will be collected and provide funds to acquire new park land, develop parks and fund the purchase of equipment and facilities.
4. Although the median income has been increasing, Lafayette's poverty rate remains relatively high and the continuing recession is not conducive to a reduction in poverty in the immediate future. Poverty and income need to be considered in the parks planning process, as they can affect the public's willingness to pay for new facilities.
5. Demographic trends should be periodically reviewed to ensure parks planning keeps pace with community needs.

Chapter 3

Goals and Policies

LAFAYETTE COMPREHENSIVE PLAN COMMUNITY RESOURCES – RECREATION

For a healthy, well-balanced environment it is necessary to provide adequate space and facilities for the recreational needs of the citizens. Lafayette residents enjoy the available space; however, there is a need for additional parkland and facilities. The City provides parks and a community center that is rented for events. It is the intent of the City to maintain a level of recreational areas and facilities to meet the community's needs.

Findings.

1a. The 2012 total for developed parks and open space is 15.01 acres which provides 4.01 acres of parkland per 1,000 population ($3,742/1,000 = 3.74$ divided into 15.01 ac. = 4.01 acres per 1,000 population). The 15.01 total acres includes the approximately 6.23 acres of steep slope and bottom land in the E. Millican Creek riparian area.

To maintain the same ratio out to 2032 when the projected population is 7,167, a total of 28.75 acres is needed, or 13.74 additional acres ($7,167/1,000 = 7.17 \times 4.01$ acres per 1,000 population = 28.75 acres – 15.01 existing acres = 13.74 additional acres needed). Policies F, G and H, below, do not maintain the same ratio, but instead adopt the National Recreation and Park Association's recommended standards which would necessitate acquiring significantly more parkland compared to maintaining the same ratio as in the past.

1b. To achieve the ratios called for in Policies F, G and H, below, when the projected population is 7,167 in 2032, an additional 29.80 to 59.70 acres need to be acquired (0.71 to 1.93 acres of mini-parks, plus 4.97 to 12.14 acres of neighborhood parks, plus 24.12 to 45.63 acres of community parks).

1c. For mini-parks at 0.25 to 0.50 acres per 1,000 population, a total of 1.79 ($7,167/1,000 = 7.17 \times 0.25$ acres = 1.79 acres) to 3.58 acres ($7,167/1,000 = 7.17 \times 0.50$ acres = 3.58 acres) are needed. The 2012 existing mini-park total is 1.08 acres (Community Pride Park: 0.23 acres, Plantation Park: 0.21 acres, and Veterans' Park: 0.64 acres). Thus, 0.71 (1.79 needed acres – 1.08 existing acres = 0.71 additional acres) to 1.93 (3.58 needed acres – 1.08 existing acres = 1.93 additional acres) additional acres of mini-parks are needed.

1d. For neighborhood parks at 1.0 to 2.0 acres per 1,000 population, a total of 7.17 ($7.17 \times 1.0/1,000 = 7.17$ acres) to 14.34 acres ($7.17 \times 2.0/1,000 = 14.34$ acres) are

needed. The 2012 existing neighborhood park total is 2.20 acres (Perkins Park: 1.1 acres, and Commons Park: 1.1 acres). Thus, 4.97 (7.17 needed acres – 2.2 existing acres = 4.97 additional acres) to 12.14 (14.34 needed acres – 2.2 existing acres = 12.14 additional acres) additional acres of neighborhood parks are needed.

1e. For community parks at 5.0 to 8.0 acres per 1,000 population, a total of 35.85 (7.17 x 5.0/1,000 = 35.85 acres) to 57.36 acres (7.17 x 8.0/1,000 = 57.36 acres) are needed. The 2012 existing community park total is 11.73 acres. Terry Park is 5.5 acres and the riparian area of East Millican Creek is 6.23 acres. Thus, 24.12 (35.85 needed acres – 11.73 existing acres = 24.12 additional acres) to 45.63 (57.36 needed acres – 11.73 = 45.63 additional acres) additional acres of community parks are needed.

2. There is a community center at Commons Park for limited indoor activities.

3. The 2012 Lafayette Parks Development Plan indicates a need for an additional 3 29.8 to 59.7 acres of park land to the year 2032 to meet the National Recreation and Parks Association minimum standard per 1,000 population (Table 7-1).

Goal

Goal 1: To provide Lafayette residents with increased and improved park and recreation facilities and opportunities.

Policies:

- A. Provide park and recreation facilities that adequately serve all residential areas of the city.
- B. Provide a full range of recreational activities to serve Lafayette residents on a year-round basis.
- C. Improve existing park and recreational facilities to meet the community's needs.
- D. Develop new recreational facilities consistent with the City's Park Development Plan.
- E. Adequately maintain City parks, open space and recreational facilities.
- F. Consistent with the National Recreation and Parks Association guidelines, provide mini-parks at 0.25 to 0.50 acres per 1,000 population.
- G. Consistent with the National Recreation and Parks Association guidelines, provide neighborhood parks at 1.0 to 2.0 acres per 1,000 population.
- H. Consistent with the National Recreation and Parks Association guidelines, provide community parks at 5.0 to 8.0 acres per 1,000 population.

Goal 2: To provide a variety of parks and recreation facilities and services to benefit a broad range of age, social, economic and special group interests and abilities.

Policies:

- A. Provide adequate and accessible recreation facilities for all age groups. Design both active and passive recreational facilities that can be used by elderly and handicapped citizens.
- B. Encourage the development of bicycle and pedestrian pathways as potential recreational resources for members of the community.
- C. When possible, require land divisions and planned unit developments to provide for pedestrian access to parks and potential park sites.
- D. Provide historical markers on public property to enhance community appreciation of local culture and attract visitors.

Goal 3: To encourage cooperation with the McMinnville School District in providing and utilizing appropriate Wascher School facilities for park and recreational needs.

Policies:

- A. Encourage community/school cooperation in developing and utilizing additional outdoor recreational facilities at Wascher School.

Goal 4: To encourage the continued provision of park and recreational facilities throughout the community. Reasonable efforts should be made to acquire park and open space areas to meet current and future long-range park and recreation needs, including conditions of approval for development applications.

Policies:

- A. Parkland, open space, recreation areas and related easements shall be acquired through dedication, purchase, eminent domain, or donation in developing areas and new subdivisions and planned unit developments.
- B. The city will actively pursue all opportunities for financial assistance for park development, including, but not limited to Land and Water Conservation Fund, Local Government Grant Program, Recreational Trails Program (RTP), and other funding sources.
- C. The city will work toward acquiring a community park in the north portion of the city, including any area that may be added to the urban growth boundary in the north portion of the city.

Chapter 4

Park Facility Inventory and Classification

An important element when planning a city's future park system is to conduct an inventory and condition assessment of existing facilities and amenities. This chapter provides information on the parks and facilities owned and operated by the City of Lafayette, Yamhill County and the McMinnville School District. A condition assessment, including a list of key deficiencies, is provided for the city-owned facilities.

The inventory information for parks located within Lafayette was, originally, from *A Vision For Parks*, which was prepared for the City in 1996. The assessment of deficiencies was updated with information provided by the Lafayette Parks Committee and placed in the 2004 Parks Plan. The 2012 Parks Plan includes an updated inventory of city parks, their facilities and City owned open spaces in Appendix B.

Park Facilities in the Lafayette Area

City Parks

The City of Lafayette owns and maintains approximately 8.78 acres of parkland and 6.23 acres of open space for a total of 15.01 acres. The parkland is classified as mini-parks, neighborhood parks, and community parks. It includes six sites: Community Pride Park, Lafayette Plantation Park, Veterans Park, Joel Perkins Park, Commons Park and Terry Park. The open space area is composed of steep forested slopes and creek bottom land along East Millican Creek that was conveyed to the City as part of the Lafayette Estates and Lafayette Plantation Subdivisions. City parks offer a range of opportunities and provide amenities for a variety of user groups. The city's parks and open spaces are important to the character of the city and contribute to the overall sense of place for residents.

Figure 1 shows the location of existing city parks in Lafayette. The following descriptions start with Community Pride Park in the northeast portion of the City, then Plantation Park in the northwest portion, then Veterans Park and Joel Perkins Park in the central portion, and finally Commons Park and Terry Park in the south portion of the City.

Community Pride Park

Community Pride Park is a 0.23 acre (10,058 square foot) mini-park at the southeast corner of N. Grant and E. 15th Streets. It is composed of two subdivision lots (Tract A) from the Green Highlands Subdivision. It provides a small shelter, young child play equipment and a bench. A chain link fence encloses the park. Single family detached dwellings abut it to the east and south in the Medium Density Residential District (R-2).

Features:

- Small shelter with table, seating, trash container and dog waste sack dispenser.

- Young child play equipment.
- Bench.
- Easy access to the park via sidewalks from neighborhood.
- Only park in the northeast portion of the city.

Key Deficiencies:

- The size allows only one small structure and small set of play equipment.
- Abuts single family dwellings to the east and south.
- Small size increases the per acre cost of maintenance.



Lafayette Plantation Park

Lafayette Plantation Park is a 0.21 acre (9,128 square foot) mini-park at the northwest corner of N. Cramner and W. 14th Streets. It is composed of Tract F of the Lafayette Plantation Subdivision. It provides a young child play equipment facility, a dog waste bag dispenser, trash container and it is fenced with white plastic fencing and chain link fencing. It allows for a view down into the northern panhandle of the city owned approximately 6.2 acre East Millican Creek riparian area, but the fence and steep slope do not allow access into the riparian area. Single family detached dwellings abut it to the east and west in the Low Density Residential District (R-1).

Features:

- Young child play equipment.
- A view down into the East Millican Creek drainage.
- Abuts the panhandle of a 6 acre riparian open space along East Millican Creek.

- Easy access to the park via sidewalks from neighborhood.
- Only park in the northwest portion of the city.

Key Deficiencies:

- The size allows only a small play structure and amenities.
- Abuts single family dwellings to the east and west.
- No trail or stairs down to the 6 acre riparian open space.
- Small size increases the per acre cost of maintenance.



Veterans Park

Veterans Park is a 0.64 acre (27,935 square foot) undeveloped future park site at the southwest corner of N. Bridge and E. 12th Streets. It is composed of a 0.55 acre (23,958 square foot) parcel purchased by the City in 2010 and a 0.09 acre (3,977 square foot) Tract B of the Lafayette Estates Subdivision. A concrete sidewalk is along the N. Washington Street frontage of the park including the Tract B frontage. The center portion of Tract B is paved with asphaltic concrete. The park fronts on N. Washington Street (to the west) and N. Bridge Street (to the east) which provide direct access to the park from the west and the east. The surface is mowed field grass. Two single family detached dwellings on large lots abut it to the south in the Medium Density Residential District (R-2). Five lots abut it to the north in the R-2 District which are part of Bridge Street Estates, a 2005 manufactured home subdivision with small lots for manufactured homes. Only one of the five abutting lots is occupied by a manufactured home which provides the possibility of future park expansion. To the east, across N. Bridge Street, is a multi-family

development in the R-2 District which makes Veterans Park the only park with nearby apartments.

Features:

- Rectangular shape.
- Extends between Washington and Bridge Streets, two major roads.
- Tract B offers an opportunity for a “special element” to the park.

Key Deficiencies:

- Size insufficient for some active uses.
- Narrow shape insufficient for some active uses.
- “Hard edges” to north and south where single family dwellings abut the site.
- Bridge Street does not have a sidewalk along the frontage of the park.

Joel Perkins Park

Joel Perkins Park is a 1.1 acre (48,000 square foot) traditional neighborhood park in the block surrounded by N. Jefferson, E. 7th, N. Market and E. 8th Streets. It is easily accessible in all directions from the many blocks of surrounding residences. Wascher Elementary School is four blocks to the east along E. 7th Street.

It is the oldest of the six parks in the City, created as part of the original 1847 town plat. It was rebuilt in 2010 with new facilities and the lower south portion of the park at E. 7th Street was raised with two stair-stepped retaining walls. It provides a large new shelter which replaced a shelter of the same size, two sets of young child play equipment, a dog waste bag dispenser and portable restrooms. Two picnic tables are permanently set in the floor of the shelter. A chain link fence encloses the park with mid-block openings on the north, east and south frontages. On-street gravel parking is provided on the north and south sides (7th and 8th Streets). The surrounding blocks are developed with detached single family dwellings in the Low Density Residential District (R-1) and in the Medium Density Residential District (R-2). There is adequate space to add an historical marker commemorating Abigail Scott Duniway and Joel Perkins. Abigail Scott Duniway lived in the city and was known throughout the State and nation as the “Mother of Equal Suffrage.”

Perkins Park provides high quality vistas of the Yamhill River Valley to the south. It is in the core of the City’s traditional residential area which makes it an ideal location for community gatherings such as Heritage Days, pancake feeds, and Easter egg hunts. The park is also near prominent community activity centers, including the commercial core on 3rd Street, the Yamhill County Historical Society’s Miller Museum and the Poling Memorial Church (on the National Register of Historic Places) one block south of the park and Wascher Elementary School.



Features:

- Picnic shelter built in 2010.
- An old well and well house (the “Park well”).
- Elevated site sloping down to the south with views over the city to the river.
- Two large firs and other trees providing summer shade.
- Deciduous trees line the eastern edge.
- Four foot high chain link fence with mid-block entrances on the north, east and south.
- On-street gravel parking.
- Open space.
- Picnic tables set in the floor of the pavilion.
- Outdoor lighting attached to power poles on the east and south.
- Two sets of young child play equipment.

- Dog waste bag dispenser.

Key Deficiencies:

- Mid-block entry points are potentially dangerous for children – encourages them to cross the street at mid-block.
- No permanent bathroom facilities.
- No paved parking on-site or off-site
- Insufficient parking for large groups.
- No sidewalks on the west (Jefferson) and north (8th), and no sidewalk on the north half of the east side (Market).
- No picnic tables outside the pavilion.

Commons Park

Commons Park, located near the original town site of Lafayette, is a 1.1 acre (48,000 square foot) neighborhood park located one block south of Highway 99W, a State highway, and the City's commercial district. It is in the block surrounded by N. Adams, railroad tracks, N. Bridge and E. 2nd Streets. It combines history with contemporary recreational activities. A plaque set in an upright columnar basalt rock at the northeast corner of the park states:

At this site, known as the commons, the first court sessions in Yamhill County were held in 1846 under an oak tree called the Council Oak. The first federal court session was held here in 1849. Lafayette was the county seat. Erected August 29, 1959 by Lafayette Centennial Committee.

The Council Oak no longer exists. It was also referred to as the hanging tree.

The site's existing little league/softball field and community center reflect the park's focus on organized athletic and community activities. The park's flat topography provides an ideal location for recreational uses such as basketball, skate park, baseball, soccer and softball. In 2010 the concrete basketball facility was removed and the little league/softball facility was rebuilt with a large backstop, team benches, spectator seating and trash containers. The areas immediately west and north of the community center could be the site of new basketball and skate park facilities.

The park is about 200 feet north of the Yamhill River, but the railroad track blocks access to the river and private property is immediately south of the tracks. A pedestrian underpass and property acquisition are possible and would allow park users to reach the river.



Features:

- Little league/softball field rebuilt in 2010.
- Outfield area can be used for small soccer field.
- One outdoor light on a pole just beyond 3rd base.
- Historic monument.
- Flagpole next to historic monument.
- Conifer trees line 2nd Street providing shade, retarding rain runoff and providing bird habitat year around.
- Original town site of Lafayette and the site of the “Historic Hanging Tree.”
- Community Center building.

Key Deficiencies:

- A portion of the Community Center building is unfinished and entry lacks definition.
- Landscaping needed.
- The basketball court was removed in 2010.
- No on-site parking. Gravel parking on-street.

Terry Park

Terry Park is a 5.5 acre park located at the south end of the City on the north bank of the Yamhill River. It is immediately west of the Lafayette-Hopewell Highway (Madison Street) at the southern entrance to the city. It is a pleasant park with high ground on the north end providing sweeping views of the farm fields south of the river. The south boundary of the park is the Yamhill River and the south portion of the park is in the 100-year floodplain. The park's sparse improvements, gentle slope, central open space and treed perimeter create a simple natural setting for passive recreation. It includes two picnic tables, three light poles with lights and trash containers.

Due to its location on the city's perimeter south of the railroad track and the lack of sidewalks serving it, the park can be perceived as isolated and it is not well used.

An on-site gravel drive circles the park near its boundaries. A sign at the park entrance off of Madison Street indicates the gravel drive is "Park Street," but the Yamhill County Assessor's Map (T4S, R4W, Sec. 12) does not show it as a public right-of-way. The driveway for 502 Park Street, a single family dwelling on the north side of "Park Street," accesses "Park Street." The west end of "Park Street" goes over a small city owned triangular parcel of about 2,800 square feet (T4S, R3W, Sec. 07BB, Tax Lot 5400) which allows access to the gravel surfaced Market Street right-of-way. Market Street runs north up the hill through two blocks of single family dwellings south of the railroad track. It does not cross the track. It is not clear if Tax Lot 5400 was acquired by the city to be part of Terry Park, but the acreage (about 0.06 acres) is not included in the acreage figure for Terry Park.

Terry Park's location on the southern city limits provides a smooth transition from the City to rural Yamhill County. Lafayette Locks Park, a Yamhill County Park, is located on the banks of the Yamhill River less than one mile downstream from Terry Park. It provides an excellent opportunity for a future regional greenway.



Features:

- River frontage and potential access to the river.
- Highway access to Madison Street (Lafayette-Hopewell Highway).
- Peaceful setting.
- Picnic tables (2).
- Outdoor lighting.

Key Deficiencies:

- No play equipment.
- River access is unimproved.

- Insufficient number of picnic tables and other amenities.
- The ditches along the gravel road that convey the storm drainage from Market Street need repair.

School District Facilities

McMinnville School District facilities offer the potential for a partnership between the district and the city to share recreation amenities. This is an efficient and cost-effective way to expand recreational opportunities for residents, as they may serve many of the same functions as neighborhood parks.

The McMinnville School District owns approximately 10 acres at Wascher Elementary School with about 5 acres that could potentially serve as parkland during non-school hours. Partnering with the School District may offer Lafayette the opportunity to expand recreational, social and educational opportunities in an efficient and cost effective manner.

The school site includes two outdoor basketball courts (one covered and one uncovered). The outdoor facilities, include a basketball court, children's play equipment, small soccer field and a rudimentary little league/softball field. A pedestrian-bicycle connection at the north end of the site via the cul-de-sac at the south end of N. Wilson Street allows residents north of the school to access the school site without having to travel out-of-direction to the east or west and then south to E. 7th Street and then to the school's main entrance. The neighborhood area to the east cannot directly access the site due to an intermittent creek and wetland area on the east side of the site. The neighborhood area to the west cannot directly access the site due to a fence along the west property line.

A 1.86 acre storm drainage and wetland facility abuts the school site on the east. It is Tract A of the Green Heights Subdivision and is owned by the subdivision developer. It gives the perception of more openness to the school site, but prevents direct access to the school site from the neighborhood to the east.



Yamhill County Facilities

Lafayette Locks Park is an 8.8 acre facility, located approximately one-half mile east of Lafayette and south of Highway 99W. This is primarily an historic park, consisting of basic infrastructure, mixed forest, and meadow overlooking a remnant navigation lock and dam on the Yamhill River. The lock and dam system allowed sternwheelers to navigate the river to McMinnville. The dam and the lock door were removed in the 1960's because they were not being used, and to benefit fish runs. The site also has cultural significance, as early Native Americans used natural stepping-stones for a river crossing at this location. Although the lock is not considered rebuildable, historic interpretation is a major opportunity. The Yamhill County Parks Master Plan indicates the management emphasis at the park will be: (1) the historic interpretation of the lock and dam system and early Native Americans presence on the site, (2) providing basic park amenities and infrastructure support, and (3) actively managing the mixed forest and wetland on the site.



Park Classifications

Park classifications serve as guidelines to evaluate the current park system and future needs. The classifications were developed by the National Recreation and Parks Association (NRPA). In using these guidelines, function was considered a more important factor than size. Park properties owned by Yamhill County and the McMinnville School District are included within the classification system, representing the full range of recreation opportunities in and around Lafayette.

Table 4-1 shows park facilities in the Lafayette area by classification, area, and ownership.

Table 4-1. Lafayette Park Classification System

Type of Facility	Definition	Benefits & Function	Size Criteria	Service Area	Design Criteria	Existing Parks of This Type	
						Name	Acreege
Mini-Parks	Mini-parks offer open space within neighborhoods, providing passive or limited active recreational opportunities. Mini-parks may simply be open lots within neighborhoods or may be more developed with a limited number of amenities. These should be accessible by sidewalks, trails, or low-traffic residential streets.	Mini-parks provide a balance between open space and residential development. They offer opportunities for passive recreation and/or limited active recreation for neighboring residents. Mini-parks add activity and character to neighborhoods and may be an appropriate space for neighborhood gatherings.	0 - .75 acres	¼ mile or less	Mini-parks may offer low-intensity facilities such as benches, picnic tables, multi-purpose paved trails, landscaping, and public art. If the mini-park also offers active recreation, it may include children’s play areas, community gardens, and a limited number of sports courts.	Lafayette Plantation Park.	0.21
						Veterans Park.	0.23
							0.64
Neighborhood Parks	Developed neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should be accessible by sidewalks, trails, or low-traffic residential streets. Neighborhood parks accommodate the needs of a wide variety of age and user groups.	Neighborhood parks provide access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity and a sense of place.	.75 – 5 acres	¼ - ½ mile	Neighborhood parks should also include passive recreation opportunities, such as children’s play areas, sports courts and fields, picnic facilities, public art, open turf areas, swimming pools, sitting areas, landscaping, community gardens, restrooms, and pathways. Security lighting and off-street parking may be provided if necessary.	Perkins Park.	1.10
					Commons Park.	1.10	
Community Parks	Community Parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group activities as well as facilities for individual	Community parks provide a variety of accessible recreation opportunities for all age groups. They also provide educational opportunities, serve recreational needs of families, preserve open spaces and landscapes, and provide opportunities for community social activities	5 - 50 acres	½ - 5 miles	In addition to amenities offered at neighborhood parks, community parks may also offer sports facilities for large groups, amphitheaters, group picnic areas, botanical gardens, event space, interpretive facilities, and community centers. Higher quality children’s play areas may be provided to create a family play	Terry Park.	5.5

	and family activities. Community parks also preserve open spaces and unique landscapes.	and events. These can serve as a community focal point.			destination.		
School Parks	School Parks may be established through a relationship with the school district which allows neighboring residents to use school grounds during non-school hours. These can serve many of the same functions as Neighborhood Parks.	School Parks offer an opportunity to expand recreational, social, and educational opportunities in an efficient and cost effective manner.	Varies	Determined by location of school district property	School Parks offer varying amenities such as children's play areas, open turf, sport courts and fields, running tracks, benches, picnic tables, landscaping, and multi-purpose trails.	Wascher School	6.00 (approx.)
Beach or River Parks	Beach and/or River Parks offer residents of the whole community access to these natural resource areas. These parks may or may not be located in close proximity to residential areas. These parks should be accessible by sidewalks, trails, and streets.	Beach and/or River Parks offer unique opportunities to connect residents to the natural features of the area. These contribute to community character and create a sense of place.	Varies	Determined by location of natural areas	Beach and/or River Parks should offer passive recreation opportunities such as sitting areas, picnic tables, wildlife viewing, trails, and landscaping if appropriate. These parks should also offer access to the beach and/or river's edge to provide opportunities for activities such as fishing, swimming, and boating.	Lafayette Locks Park	8.80
Trails and Connectors	A public access route for commuting and trail-oriented recreational activities, includes sidewalks, bikeways, multi-use trails and paths. These emphasize safe travel for pedestrians to and from parks and around the community.	Provides opportunities for connections between park facilities and neighborhoods, trail-oriented activities, and reduces auto-dependency.	Width of trail and right-of-way depends on intended use and location	Determined by location of trails and park facilities	A variety of pathway types are needed to accommodate activities such as walking, running, biking, dog walking, rollerblading, skateboarding, and horseback riding. Trails may be located within parks or be designed as part of the citywide transportation system. Each type of trail should be designed to safely accommodate users, and meet recognized design standards.	Proposed (see Chapter 5)	N/A

Chapter 5

Proposed Park Improvements

This chapter describes proposed improvements to the existing city park system and a recommendation for a neighborhood or community park in the north portion of the city. The improvements were identified by the Lafayette Parks Committee for the 2004 Plan to meet community needs. In the 2004 Plan the Parks Committee expressed a need to provide amenities that appealed to a variety of user groups and helped provide a greater sense of community within Lafayette.

The 2012 Plan anticipates a Park Committee will be created in the future and one of their primary functions will be to review the prioritized list of projects from the 2011 Parks Community Survey (see below and Appendix A) and recommend projects to the City Council as part of the annual fiscal year budgeting process. It is anticipated the new Parks Committee and the City Council will evaluate the projects as to cost, need, benefit-for-the-buck, time to install and other factors. Whereas the 2004 Plan included site plan designs showing specific improvements and their locations at each park, the 2012 Plan does not include such specific plans. It is anticipated the new Park Committee will review the plans from the 2004 Plan and revise them as necessary. As the master plans for each park are prepared, the Committee may make recommendations annually to the Budget Committee for projects in each fiscal year. All the recommended projects may be focused on one park or there may be projects for several parks. Many of the desired improvements identified in the 2011 Parks Community Survey could be located at several of the existing parks or at new park sites.

The update process in 2011 included a park survey that was in the August utility billing. About 140 responses were received. Question 9 listed 24 possible park improvements and asked the respondent to prioritize them. A rating of 1 is the highest priority and a rating of 8 is the lowest priority. The following is the result. The numbers to the right of each item represent the average rating for that item.

1. Young child play equipment (2.61).	13. Community swimming pool (4.25).
2. Bathrooms at Perkins and/or Commons Parks (2.98).	14. Master Plan--Veterans Park (4.40)
3. Shady areas (3.06).	15. Trails/interpretive stations-natural areas (4.66).
4. Dog waste sack dispensers at all the parks (3.07).	16. Soccer field (4.77). Tie.
5. Youth sports or recreation programs (3.23).	16. Skate park (4.77). Tie.
6. Drinking fountains (3.33).	18. Open field for drop-in activities (4.80).
7. Little league/softball field (3.41).	19. Horseshoe pits (4.84).
8. Improve lighting at existing parks (3.45).	20. Dog park--off leash (4.97).
9. Picnic shelter/tables (3.64).	21. Paved parking Perkins / Commons (4.98).
10. Splash pool (4.02).	22. Frisbee golf course (4.99).
11. Community Center at Commons Park (4.04).	23. Acquire land for park in north area (5.12).
12. Basketball court (4.20).	24. Tennis courts (5.72).

The City Council makes the following general findings and statements of support.

1. The City Council finds a significant amount of the new residential development since 2000 was in the north portion of the city, but the area has only two small mini-parks (Community Pride Park and Lafayette Plantation Park). The concept of individual subdivisions dedicating one or two lots to the city for a park is not meeting the city's needs. The per-acre cost of maintenance is high for small parks, and few activities can occur in a small park. The recently acquired Veterans Park is also small and should not be significantly improved until it is known if it will be the site of a new fire station and a Park Master Plan is developed with citizen involvement.

2. The City Council finds a neighborhood or community park of 5 to 10, or up to 20 acres, is needed in the north portion of the city capable of accommodating large groups for annual family picnics and other large scale activities and community events. The City Council supports the city acquiring a neighborhood or community park in the north portion of the city. Because the city has grown out to the urban growth boundary in the north portion of the city, the city should be aware of land outside the current city limits and urban growth boundary and understand that if land is added to the urban growth boundary in the future, such land may contain an area suitable for a neighborhood or community park.

3. The City Council supports constructing a basketball court and skate park at Commons Park.

4. The City Council supports the city initiating a master plan process for Veterans Park, but only after it is known if the park will be extended to the north and if the site will be used for a fire station.

The proposed improvements are listed below for each park. Because dog waste sack dispensers have been installed at many or all of the parks, and because their cost is relatively low, they are not specifically included. The proposed improvements in the 2012 Plan provide the framework for the 2012 Capital Improvement Program described in Chapter 6.

Proposed Improvement Projects by Park

Community Pride Park

1. Two additional benches which would provide a total of three. The current single bench outside the shelter and the seating in the shelter are not sufficient at all times for all those who wish to sit. The benches are not costly and would provide an immediate benefit to the community.

Lafayette Plantation Park

1. An interpretive station regarding streams, riparian habitat and wildlife along the fence on the north side of the park facing the East Millican Creek drainage. The drafting of the interpretive language and graphics could take several months, but once approved the manufacture of the sign and its placement could be accomplished in less than one fiscal year.

2. Two benches and a larger young children's play equipment set to replace the existing smaller set. The benches and play set are not costly and would provide an immediate benefit to the community.

Veterans Park

Veterans Park is a new small (0.64 acres or 27,936 sq. ft.) undeveloped park that was purchased in 2010. It has been leveled and planted to field grass. The site is a possible location for a new fire station which would occur only if the city and the Carlton Fire District decide the city should become part of the Carlton Fire District and if funding for a new station is available.

1. Until it is known if the site is to remain a park, complete a property line survey, including the setting of pins at the property corners. Once the property lines are established, install fencing on the north and south property lines to limit park users from entering those properties.

2a. During the preparation of the 2012 Plan the city staff contacted the owner of the partially occupied 21-lot Bridge Street Estates Subdivision abutting the park on the north to determine the availability of the five lots abutting the park, and the likelihood of the manufactured home on Lot 11(1157 N. Bridge Street) being relocated to another lot in the subdivision. The additional lots (Lots 11-15) are about 0.47 acres each (20,675 square feet) and could accommodate park activities or parking. It was determined the cost of the lots was not conducive to further inquiry. If the situation changes in the future, the city should consider whether enlarging the park would be worthwhile because, even if Lots 11 – 15 were acquired, it would still be a small park with single family residences abutting to the south. Such an expansion would not meet the city's need for a neighborhood or community park, however, an expanded site would provide for more types of activities or parking.

2b. The City Council notes the approximately 0.09 acre (3,927 square foot) portion referred to as Tract B at the northwest corner of the Park. It includes an asphaltic concrete surface with landscaping separating it from the sidewalk on Washington Street. Currently, it is isolated from the rest of the park, but if the row of lots abutting the park to the north is acquired, Tract B would no longer be isolated.

3. If it is determined that Veterans Park will continue to be a park and not a fire station, the City Council supports the preparation of a Master Plan, and that the process include significant outreach to the abutting property owners and potential users in the neighborhood and from throughout the city. Because the site may remain vacant for a period of time, the city may be approached by individuals or groups suggesting specific recreational facilities be placed on the site before the Master Plan process occurs. The city may want to allow a facility such as tennis courts to be constructed before a Master Plan is adopted. Any such facility should not have a high potential for negatively affecting the abutting residential uses. Additionally, the city should recognize that any facility constructed prior to the Master Plan process will likely never be removed and, therefore, will dictate, to a greater or lesser degree, the character and layout of the park. An unlighted tennis court with high fences to ensure balls do not go into the abutting residential properties may be appropriate provided citizen involvement and support is garnered. When a master plan process is initiated the key deficiencies listed in Chapter 4 should be reviewed to ensure inappropriate facilities are not incorporated into the master plan.

Perkins Park

The updated list of proposed improvements to Perkins Park is significantly less than the proposed improvements in the 2004 Parks Plan because many improvements were constructed in 2010. The improvements were limited by the available funding. For the 2004 Plan, the Parks Committee indicated that amenities should appeal to families with younger children and their recommended improvements accommodated that user group. A recommended 24 to 28 foot diameter splash fountain to be located in the south-central area of the park was not installed during the 2010 improvements. A splash pool was rated No. 10 out of 24 possible improvements citywide in the 2011 Community Parks Survey, but the

annual cost to maintain such a facility must be considered before a decision is made to construct such a facility due to the high maintenance costs experienced by other cities. A children's mural area on the existing pump house was not included in the 2010 improvements, but a mural could be created with little cost during any fiscal year.

One of the important improvements to Perkins Park in the 2004 Plan was the rehabilitation of the picnic structure. The 2010 improvements included demolition of the old structure and the construction of a new structure, however, it does not include all of the recommended changes in the 2004 Plan due to limited funding. The 2004 Plan proposed improvements to allow for separation of the structure with the eastern portion available for users with reservations, but no separation was included. It called for a center island for food preparation and storage that would be accessible from the east side of the structure, but no island was constructed. The 2004 Plan called for the west side of the structure to remain open for other users, but the improvements included two permanently fixed tables in the middle which do not divide the structure into eastern and western sections.

The 2004 Plan included other significant improvements including new fencing and redefined entries at the corners of the park and a large walking garden near the southeast corner. One mid-block entry would remain on Market Street (to the east). The 2010 improvements included a new green chain link perimeter fence with mid-block openings on the north, east and south sides. No access points at the corners were provided, nor was the garden at the southeast corner. Various elements within the park were to be connected with a series of walking paths which were constructed connecting the picnic structure and the two sets of play equipment. New street sidewalks on the west, north and east were not constructed, but a sidewalk on the south side was constructed on 7th Street and the sidewalk on Market Street extending from 7th Street one-half block to the north with a mid-block access to the park was retained.

The 2004 Plan included:

- Additional lighting. (Not constructed in 2010.)
 - Replacement of the existing lawn with an eco-lawn material that is drought tolerant, low growing, and provides color. (Not replaced in 2010.)
 - Renovated parking area. (On-street gravel parking provided on 7th Street in 2010.)
 - A restroom facility. (Not constructed in 2010.)
 - New fencing. (Constructed in 2010.)
 - Additional trees and a flower border along the southern park boundary. (Some trees were planted in 2010.)
 - Drinking fountain. (Not constructed in 2010.)
1. Permanent ADA restrooms to replace the current porta-potty because bathrooms at "Perkins Park and/or Commons Park" were rated No. 2 in the 2011 Community Park Survey. It is understood this project would be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
 2. A drinking fountain as a stand-alone item or as part of the restroom building. It could include a dog watering basin.
 3. A historical marker for Abigail Scott Duniway who lived in Lafayette and was Oregon's "Mother of Equal Suffrage."

Commons Park

The 2004 Plan's Figure 7 showed the proposed improvements to Commons Park. They included landscaping improvements and in the area north of the Community Center it called for several large planter boxes, benches, sensory path, drinking fountain, and a small play area.

Several designs for improvements to the Community Center were shown in Figure 8. The improvements were intended to enhance the entry area and provide improved access to the basement areas at the rear of the building. A deck would be installed at the south end of the building with storage available underneath. Figure 8 also showed the Bridge Street right-of-way becoming part of the park and the private property west of Bridge Street being used as a skate park or mountain bike course.

The 2004 Plan also included several recreational amenities. A modular skate park was shown on the then existing concrete pad adjacent to the basketball court. The asphalt basketball court and adjacent pad were removed in 2010. The 2011 Community Park Survey rated a skate park No. 16 and a basketball court No. 12 out of 24 items. Lighted horseshoe pits were proposed to be located next to the skate park and the northwest portion of the park was to serve a multi-purpose function with a 60-foot base-to-base infield and a 35-yard by 50-yard age 9 soccer area. The northeast portion of the park was to serve as left field for baseball and also provide an 84- foot by 105- foot multi-use field area.

Other improvements in the 2004 Plan included:

- Replacement of the existing backstop. (Constructed in 2010.)
- Irrigation of the play field. (Not constructed in 2010.)
- New fencing and benches adjacent to the play field. (Constructed in 2010.)
- Additional lighting. (Not constructed in 2010.)
- A restroom facility. (Not constructed in 2010.)
- Community signage kiosk, if stand alone, or signage area on wall of restrooms. (Not constructed in 2010.)
- New park sign. (Constructed in 2010.)
- Improved and better-defined parking area along Adams Street. (Not constructed in 2010.)

Improvements to the park in 2010 were a little league/softball field , including a new backstop, team benches, spectator bleachers, and trash containers. The basketball court was removed as part of upgrading the little league/softball field.

A respondent's comment from the 2011 Community Park Survey stated there are no young child play sets on the south side of 99W.

The City Council notes that Commons Park could be enlarged by vacating a portion of the Bridge Street and Adams Street rights-of-way.

The City Council notes the vacant land across Bridge Street to the west (the south half of the block), but does not consider the area suitable for park expansion because it is small and is isolated behind the houses on the north half of the block. However, the small area and its isolation could be overcome if the land were available at a low cost. If the small area was combined with the south end of the Bridge Street right-of-way, the combined area may be adequate for selected park facilities.

The City Council supports the following improvements (not in prioritized order). Those items from the 2004 Plan that are not listed here can be future considerations.

1. Basketball court and skate park.
2. Community Center improvements.
3. Permanent ADA restrooms because bathrooms at “Perkins Park and/or Commons Park” were rated No. 2 in the 2011 Community Park Survey. It is understood this project could be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
4. Medium size play structure.
5. Irrigation system for the baseball field/multi-use field area.
6. Improved lighting.
7. Benches (2 at play structure and 2 at basketball court and 2 at skate park).
8. Drinking fountains (1 at play structure, 1 at basketball court, 1 at baseball field). One of the fountains can be part of the restroom building. They could include a dog watering basin.
9. Trash receptacles (1 at basketball court, 1 at skate park, 1 at play structure).
10. Bike rack at the basketball court.
11. Consistent with the 2004 Plan’s Figure 8, connect Commons Park to the river, which is only about 200 feet to the south. A pedestrian/bicycle and maintenance vehicle undercrossing of the railroad tracks similar to the undercrossing at Multnomah Falls which connects a large parking lot to the falls and the undercrossing in the City of Keizer which connects the Keizer Station shopping area to the neighborhoods to the west. The connection could be via the Bridge Street right-of-way or from the park itself. An optional RR crossing could be an at-grade pedestrian-only crossing as shown in the 2004 Plan’s Figure 8. The property to the south of the park and the tracks is about 3.4 acres (Tax Map T4S, R4W, Section 12AA, Tax Lot 3700. It includes about 900 feet of frontage along the Yamhill River. With the purchase of two more lots, or their southern portions, to the east, a connection to Terry Park would be achieved and the City Path System would be closer to reality.

Terry Park

The 2004 Plan’s Figure 9 showed the proposed improvements to Terry Park. They were intended to improve river access from the park. Proposed improvements included developing trails to the Yamhill River. Trail development would include some clearing of vegetation, particularly Himalayan blackberries. A significant amount of blackberry and other non-native vegetation has been removed on the east edge of the park adjacent to Lafayette Highway. With improved river access, a floating dock could be installed. The purpose of the dock in the 2004 Plan was not clear, for example, a canoe put-in/take-out, or for fishing, birdwatching and nature appreciation. Given the river’s depth, low flow during much of the year and the riverbank’s steep topography, a dock for canoe put-in/take-out may or may not be appropriate. A dock for fishing, bird watching, nature appreciation and quiet contemplation would be appropriate.

Other improvements from the 2004 Plan included additional landscaping along the north edge of the park and expansion/definition of parking areas. The landscaping would have provided needed separation between the park and the adjacent residential uses, and created a buffer between the access road and the

main park area. Additional landscaping improvements included over seeding the existing lawn with an eco-lawn type product for low-growing, durable and drought-tolerant color, and re-establishing some low-growing hardy vegetation along the southern edge of the access road. The improvements called for in the 2004 Plan have not yet been provided.

The 2004 Parks Plan indicated additional parking may be needed along the east side, but that it was a long-term improvement that would be based on increased user demand at the park.

Other improvements in the 2004 Plan included:

- A restroom facility (Figure 9 showed several potential locations).
- A picnic area at the top of the river slope.
- Additional parking areas located at the southwest corner of the access drive.
- Play equipment area located in the southwest corner of the lawn area.

Terry Park's topography is low on the south side and high on the north side which forms a natural amphitheater. As a long range concept, the park may have potential for hosting outdoor entertainment events with a "clamshell" stage and backdrop. The concept is only preliminary and it is not known if sufficient area exists for the amphitheater and parking. The topography and the potential for an entertainment venue, however, should not be ignored. Because this potential is a long range item, it is not included in the capital improvement project list in Chapter 6.

1. Three or more new picnic tables and a trash container for each table at the top of the bank. Remove non-native vegetation to open-up views of the river for each table. Their use would be intended for the dry season and pull-over parking on the grass off of the existing road could be allowed as an experiment to determine if it would suffice or if gravel or paved parking would be needed near the tables.
2. Repair the storm drain system from Market Street into the park and the ditches along the gravel park road that conveys the Market Street run-off down to the river.
3. Investigate whether non-motorized boats can navigate the Yamhill River downstream or upstream from Terry Park. The remnants of the old dam at the Yamhill County Locks Park prevents, apparently, paddling downstream to the confluence of the Yamhill and Willamette Rivers, but movement upstream from Terry Park may be possible. If navigation is possible, investigate funding, including the Oregon State Marine Board, for a put-in / take-out dock for non-powered boats, including constructing a path down to the dock. If a dock for non-motorized boats is not appropriate, consider a dock for fishing, nature appreciation and quiet contemplation, including constructing a path down to the dock.
4. Contract with a professional land surveyor to determine the location of the 100-year flood plain boundary in the park and mark it with permanent markers.
5. Frisbee golf course if sufficient space exists (No. 22 of 24 possible improvements in the 2011 Community Park Survey). Although it was ranked No. 22, due to the low cost of construction, it could provide an immediate benefit to the community for a small cost.
6. Acquire property to connect Terry Park to Commons Park. The connection could be via the purchase of two lots, or their southern portions, to the west, and a third 3.4 acre property immediately south of Commons Park. With the purchase of the three lots, or portions thereof, and the construction of an underpass of the tracks as described above for Commons Park, a connection to Commons Park would be achieved and the City Path System would be closer to reality.

Wascher School

The 2004 Plan indicated the city had expressed interest in developing one or more baseball fields on the approximately 6-acre play area located behind Wascher Elementary School. Three different options for development of play fields on this site were shown on Figures 10 through 12. They included both baseball fields and a soccer field. Option 1 showed a configuration with a single baseball field in the northeast corner and a soccer field located along the west side of the field. Option 2 showed an arrangement with baseball fields located in the northwest and southeast corners, with a soccer field located between the two. Option 3 showed a configuration with a larger baseball field in the northwest corner and a soccer field extending from west to east.

The options also included a walking fitness course/path around the play fields designed to accommodate fitness stations at various points.

The McMinnville School District owns and maintains Wascher Elementary School. Initial discussions between the City and the School District regarding development of a baseball facility in 2004 were positive. Development of such a facility would require additional steps. These steps would include:

- Agreement on the field configuration design for the facility and amenities, such as irrigation, bleachers, etc;
- Solicitation and procurement of design services;
- Site planning and engineering;
- Development of costs estimates;
- Development of intergovernmental agreements regarding construction and maintenance costs and responsibilities;
- Construction contracting; and
- Ongoing maintenance.

The 2004 Plan's Capital Improvements Program in Chapter 6 included \$40,000 for construction of a baseball facility at Wascher School.

A baseball field backstop exists at Wascher Elementary School, but there is no discernable infield and the outfield appears to be rough grass that does not meet expectations for a baseball field. Soccer goals and an area for a soccer field exists at Wascher Elementary School, but it is vegetated with the same rough grass as the baseball outfield. The soccer field is partially in the outfield area.

1. Contact the McMinnville School District when it is appropriate to initiate discussions to address the bullet points above.

Lafayette Community Path

In the 2004 Plan the Parks Committee identified a city path system as a long-term improvement within the city. The Committee expressed interest in developing a path system that would connect the various parks within the city. Figure 13 showed one possible configuration for a path system. The path would link the parks that existed in 2004 and potential development areas. The path would also connect with the proposed fitness/walking path at Wascher School. Over time, the path could be expanded to make connections to other features outside the city limits.

This project would require additional work by the City to identify a more specific location for the path, particularly in the areas along East Millican Creek and Henry Creek, and consideration of Community Pride Park, Lafayette Plantation Park and Veterans Park. In addition to any construction costs, additional costs include engineering, particularly along East Millican Creek and Henry Creek, vegetation removal, and the purchase of property or easements over private property. The Capital Improvements Program in Chapter 6 includes an initial \$20,000 for preliminary engineering and site analysis. A figure of \$25,400 has been included in the 2012 Plan in Chapter 6.

Several aspects of the 2004 path system were very conceptual and remain so in 2012. The path system included on-street and off-street segments. It is a long term concept, although some segments, especially the on-street sections could be signed now such as the Perkins Park to Wascher Elementary School route on 7th Street. The 2004 version showing the path along Market Street and crossing the railroad tracks would necessitate new and costly safety crossing equipment be installed where Market Street intersects the tracks. The 2004 path crossed 99W in three locations and each would need more investigation, especially in the Millican Creek area in the west and the Henry Creek area in the east.

1. Continue to consider the Community Path System as a long range project. If any action is to be taken regarding the path, focus on signing the routes between recreational activity areas where sidewalks exist and any preliminary engineering and site analysis be a secondary priority.

Additional Park in the North Area

In the period from 2000 to 2012 many new subdivision lots were created in the north portion of the city. The only city parklands in that area are Community Pride Park (0.23 acres - 10,058 square feet - about the size of two 5,000 square foot lots) and Lafayette Plantation Park (0.21 acres – 9,128 square feet – smaller than two 5,000 square foot lots).

Several acres to the north and east of Community Pride Park in the area of E. 15th and E. 18th Streets and Lincoln, Grant and Wilson Streets have received subdivision approval and the public and private infrastructure has been installed (streets, gutters, curbs, sewer, water, storm drainage, power, gas, communications). The final plat for an initial phase was recorded and the final plats of future phases will be recorded over time consistent with the subdivision approval which remains in effect. Because some areas remain unplatted, potentially, they could be acquired for a park, but their size and shape may not be optimal for a 5 to 10, or up to a 20 acre park. Creating an optimally sized and shaped area would necessitate careful consideration of the underground and above ground public and private infrastructure. At this time it is not known if the owner/developer would be receptive to selling the unplatted property.

An area of about 20 acres in the northwest corner of the city limits is undeveloped. It was the subject of an approved planned unit development in 2007 (Lafayette View Estates), but the approval lapsed and the property remains undeveloped. Access to the property would be problematic because no public right-of-way abuts the property, and the west, south and east sides are characterized by steep slopes. An access over East Millican Creek would necessitate a bridge which would be a significant span at significant expense. Haylen Drive is the nearest public street, but it does not extend westerly to abut the property and if it were extended, it would place all the trips to the park on a local residential street through a local residential area.

1. Acquire a suitably sized parcel for a community park in the north portion of the city. Such consideration should include the possibility of land that is now outside the urban growth boundary (UGB) which could be added to the UGB in the future. The Capital Improvements Program in Chapter 6 includes \$1,117,500 for property acquisition at \$37,500 per acre.

Chapter 6

Capital Improvement Program

An important component of a parks master plan is the capital improvement program (CIP). The CIP gives the costs of projects that should be implemented to work towards the goals and actions developed through the planning process. This chapter provides a framework for implementing improvements and additions to the park system for a specified time frame—usually five years. A capital improvement program details what specific park improvements will cost and prioritizes projects. The intent is to provide the City with a capital-budgeting tool that identifies costs, potential funding sources, and priorities.

The CIP reflects community priorities and resources. The Lafayette Planning Commission developed the list of potential projects and improvements to existing parks. The Commission then refined the list of potential improvements and prioritized the projects. The CIP rates projects as high, medium, or low priority. High priority projects should be addressed in years 1 and 2, medium projects addressed in years 2 to 4, and low priority projects addressed in years 4 to 5.

Capital Improvement Projects by Park

Table 6-1 displays the proposed capital improvement projects for each City-owned park in Lafayette. The projects are intended to meet community needs. Each project is ranked as high, medium, or low priority, and a cost estimate is given with the source of the estimate.

The capital improvement program includes estimated costs for the improvements presented in Chapter 5. Many of the estimated costs were determined by using a 3% per year inflation increase of the costs set forth in the 2004 Parks Plan. The 3% per year figure was applied to the eight years from 2005 to 2012. The 3% per year increase for eight years yields an overall 26.68% increase, rounded to 27%. Some estimates are based on recent purchases by Lafayette or other cities.

Total costs for each park in Tables 6-1 and 6-2 represent an estimated range of costs for the capital improvement projects for the next five years. Because there is a great deal of variation in prices, and prices were unavailable for some projects, it is recommended that the City of Lafayette consult with local contractors before beginning these projects. Total costs for system-wide projects and new parks and amenities were not calculated because the details, quantity, size, and location of amenities has not yet been determined. Price ranges are listed for these projects to give the City a general estimate when deciding what capital improvement projects to undertake.

Priority Facilities

The priorities listed in Table 6-2 result in many items with a “high” priority (years 1 and 2). The costs for the “high” priority items are significant and cannot be supported in just one fiscal year or even two. Therefore, overall, funds should be expended on items that will provide immediate recreational opportunities to areas of the city that are now less served than other areas of the community.

The high priority items in order are:

- 1A. At Commons Park in the area north of the Community Center, one medium size child play equipment (Community Survey #1), one drinking fountain (Community Survey #6) and two benches (not included in Community Survey).
- 1B. At Commons Park in the area southwest of the Community Center, one basketball court (Community Survey #12), a skate park (Community Survey #16), one drinking fountain (Community Survey #6), six benches (not included in Community Survey), and a bike rack (not included in Community Survey).
2. Concurrent with Items 1A and 1B or with Items 3 and 4, when small fund amounts are available, the additional two benches (not included in Community Survey) at Community Pride Park and one bench (not included in Community Survey) at Lafayette Plantation Park.
3. Permanent restroom (Community Survey #2) at Perkins Park due to its high use.
4. Permanent restroom at Commons Park (Community Survey #2) due to the baseball facility, and the new basketball, skate park and play equipment facilities.

A summary of the recommended improvements from Chapter 5 for each park follows.

Community Pride Park

1. Two benches.

Lafayette Plantation Park

1. An interpretive station regarding streams, riparian habitat and wildlife.
2. One bench.
3. A larger young children's play equipment set to replace the existing smaller set.

Veterans Park

1. Property line survey, including the setting of pins at the property corners.
2. Fencing the north and south property lines.
3. If it is determined the Veterans Park site will continue to be a park and not be a fire station, prepare a Park Master Plan, including significant outreach to the abutting property owners, potential users in the neighborhood and from throughout the city.

Perkins Park

1. Historical marker for Abigail Scott Duniway.

2. Permanent restrooms, including connections to the sewer and water systems.
3. Drinking fountain (stand alone or at the restrooms). Could include a dog watering basin.

Commons Park

1. Irrigation system for the baseball field/multi-use field area.
2. Basketball court and skate park.
3. Improve the lighting.
4. Benches (2 at play structure, 2 at basketball court and 2 at skate park).
5. Drinking fountains (1 at play structure, 1 at basketball court, 1 at baseball field). One of the fountains can be part of the restroom building. They could include a dog watering basin.
6. Trash receptacles (1 at basketball court, 1 at skate park, 1 at play structure).
7. Bike rack at the basketball court.
8. Community Center improvements.
9. Medium size child play structure.
10. Permanent ADA restrooms because bathrooms at “Perkins Park and/or Commons Park” were rated No. 2 in the 2011 Community Park Survey. It is understood this project could be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
11. Consistent with the 2004 Plan’s Figure 8, consider connecting Commons Park to the river.

Terry Park

1. Three picnic tables and a trash container for each table at the top of the bank with “pull-over” parking.
2. Remove non-native vegetation on the slope of the river bank to open-up views of the river for each table.
3. Reconstruct the storm drain system in the west portion of the park to convey the storm drainage from Market Street via a ditch or pipe to the river.
4. Determine whether non-motorized boats can navigate the Yamhill River downstream or upstream from Terry Park. If navigation is possible, investigate funding, including the Oregon State Marine Board, for a put-in / take-out dock for non-powered boats, including constructing a path down to the dock. If a dock for non-motorized boats is not appropriate, investigate funding a dock for fishing, nature appreciation and quiet contemplation, including constructing a path down to the dock.

5. Hire a surveyor to determine the location of the 100-year flood plain boundary in the park and mark it with permanent markers.
6. Determine if sufficient area exists for a disk/Frisbee golf course. If sufficient area exists, construct a disk/Frisbee golf course.
7. Include as a concept an amphitheater that would take advantage of the topography, including a clamshell type stage area.

Table 6-1 summarizes the low and high cost estimates for the recommended improvements to each park.

**Table 6-1. Five-Year Cost Estimates for
Capital Improvement Projects for Parks and
Recreation Facilities in Lafayette**

Park	Low	High
Community Pride Park	\$800	\$1,200
Plantation Park	\$13,300	\$26,600
Veterans' Park	\$30,300	\$42,300
Commons Park	\$215,500	\$285,100
Perkins Park	\$97,900	\$109,900
Terry Park	\$39,600	\$56,900
Total for all Parks	\$367,100	\$522,000
Wascher School	\$40,000	\$40,000
Lafayette City Path	\$25,400	\$25,400
Grand Total:	\$432,500	\$587,400
Community Pk. Acquisition	\$1,117,500	\$1,117,500
OVERALL TOTAL:	\$1,550,000	\$1,704,900

Table 6-2 shows the low and high cost estimates for each of the recommended improvements to each park.

Table 6-2. Capital Improvement Projects. Costs, Priorities, and Funding Options by Park (High Priority = pursue in 1-2 years, Medium Priority = pursue in 2-4 years, Low Priority = pursue in 3-5 years)

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Funding Options
Community Pride	Benches (2)	High	\$400- \$600	Recent purchase.	Parks budget, Donations, General fund budget
Total Cost:			\$800-\$1,200		
Plantation Park	Bench (1)	High	\$400-\$600	Recent purchase.	Parks budget, Donations, General fund budget
	Interpretive Station	Medium	\$4,000-\$7,000	Estimate for planning, producing and constructing	Parks budget, Grant, Donations, General fund budget
	Replace small play structure with medium structure	Medium	\$8,900-\$19,000	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, Donations, General fund budget
Total Cost:			\$13,300-\$26,600		
Veterans' Park	Tennis Court(s) with high fencing near court(s)	Low	\$12,000-\$15,000	Staff estimate	Parks budget, General fund budget
	Property line survey, set corner pins, record survey	High	\$2,000-\$5,000	Staff estimate	Parks budget, General fund budget
	Low fence east & west sides	Medium	\$1,300-\$2,300	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Prepare Park Master Plan (200-260 hours)	Low	\$15,000-\$20,000	Staff estimate	Parks budget, Grant
Total Cost:			\$30,300-\$42,300		
Commons Park					
	Install irrigation	Medium	\$50,000-\$70,100	High figure is 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Basketball court (concrete, uncovered)	High	\$12,000-\$15,000	Staff estimate using Viesko Concrete Company information	Parks budget, Partnerships, Grants, Donations
	Skate park	Medium	\$30,000 - \$50,000	Staff estimate based on the cost at Hubbard in the early 2000's (\$28,000)	Parks budget, Partnerships, Grants, Donations
	Lighting (4)	Low	\$11,000-\$11,000	Figure is 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Benches (2 at play structure, 2 at basketball court)	High	\$1,200 - \$3,600	Figures are 27% increase over 2004 cost at Commons Park	Parks Budget, Donations, General fund budget

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Funding Options
	Drinking fountains (1 at baseball field, 1 at basketball court, 1 at play structure)(depending on the location of the restrooms, a fountain at the restrooms could replace one or possible two of these fountains)	High	\$2,700 - \$4,500	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Trash Receptacles (1 at basketball court, 1 at play structure)	High	\$600 - \$2,300	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Bike rack (1 at basketball court)	High	\$600-\$600	Figure is 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Community Center Improvements	High	\$5,000-\$8,000	Recent scoping and estimate by city staff	General fund budget, Community Center Fund
	New play structure (medium size)	High	\$8,900 - \$19,000	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Restrooms, including sewer and water hook-ups	High	\$90,000 - \$100,000	Recent facility at City of Dayton was \$93,000	Parks budget, General fund budget
	Investigate connection to south (5-10 hours)	Low	\$500-\$1,000	Staff estimate	Parks budget, General fund budget
Total Cost:			\$215,500 - \$285,100		
Perkins Park	Abigail Scott Duniway historic marker	High	\$7,000 –\$9,000	State contract estimate	Parks budget, Donations
	Drinking fountain (could be part of the restrooms)	High	\$900 - \$900	Figure is 27% increase over 2004 cost at Perkins Park	Parks budget, Donations
	Restrooms, including sewer and water hook-ups	High	\$90,000 - \$100,000	Recent facility at City of Dayton was \$93,000	Parks budget, General fund budget
Total Cost:			\$97,900 - \$109,900		
Terry Park	Picnic tables (3)	Medium	\$1,500 - \$3,000	Various suppliers	Parks budget
	Trash Receptacles (1 at each of the 3 picnic tables)	Medium	\$600 - \$900	Figures are 27% increase over 2004 cost at Perkins Park	Parks Budget, Donations
	Improve access to river (brush clearing and trail construction)	Low	\$8,900-\$8,900	Figures are 27% increase over 2004 cost at Terry Park	Parks budget, Partnerships, Grants, Donations
	Reconstruct storm drain and conveyance system	Low	\$2,000-\$4,000	Staff estimate	Parks budget, Storm drain fund budget, General fund budget
	Determine non-motorized navigability (5-10 staff hours)	Low	\$500-\$1,000	Staff estimate	Parks budget, General fund budget
	Survey 100-year floodplain boundary,	Low	\$2,000-\$5,000	Staff estimate	Parks budget, General fund

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Funding Options
	set permanent markers, record survey				budget
	Determine if sufficient area exists for 9-hole disk/Frisbee golf and construct golf course if appropriate	High	\$4,100-\$4,100 Determination: \$500 Construction: \$1,800 at \$200/hole. Hardware: \$1,800 at \$200/hole	Staff estimate	Parks budget, General fund budget
	Amphitheater and clamshell stage		\$20,000-\$30,000	Staff estimate	Parks budget, General fund budget
Total Cost:			\$39,600 - \$56,900		
TOTAL FOR ALL PARKS:			\$367,100-\$522,000		
Wascher School	Soccer field and baseball field. Joint use agreement. City prepare soccer and baseball fields and purchase balls and goals/nets. School District maintains facilities.	Medium	\$40,000	Same as 2004 estimate	Parks budget, Partnerships, Grants, Donations
Total Cost, Wascher School:			\$40,000		
Community Path	Engineering & site analysis	Medium	\$25,400	Figure is 27% increase over 2004 cost	Parks budget, Partnerships, Grants, Donations
Total Cost, Path System:			\$25,400		
GRAND TOTAL:			\$432,500-\$587,400		

Chapter 7

Parkland Acquisition Plan

The City of Lafayette is currently not adequately served by parks. In reviewing the current park system, the Planning Commission was very satisfied with the significant amount of improvements in 2010 to several of the existing parks, especially Perkins Park and Commons Park. However, they expressed concern that the north portion of the city has only three very small parks and the city has no large park capable of accommodating large gatherings and events.

This chapter describes parkland needs for Lafayette based on the city's coordinated population projection for 2032. It then discusses land cost estimates and strategies for both short-term and long-term land acquisition.

Additional Park in the North Area

In the period from 2000 to 2011 many new subdivision lots were created in the north portion of the city. The only parks acquired since 2004 in the area of the new lots are Community Pride Park (0.23 acres - 10,058 square feet - about the size of two 5,000 square foot lots) and Lafayette Plantation Park (0.21 acres - 9,128 square feet - smaller than two 5,000 square foot lots). A third small park, Veterans Park, located at the south edge of the new subdivision area at the southwest corner of N. Bridge Street and E. 12th Street was purchased in 2010, and although it is larger than the two "mini-parks" above, it is only 0.64 acres (27,935 square feet) and is also a mini-park.

Several acres to the north and east of Community Pride Park in the area of E. 15th and E. 18th Streets and Lincoln, Grant and Wilson have received subdivision approval and the public and private infrastructure has been installed (streets, gutters, curbs, sewer, water, storm drainage, power, gas, communications). The final plat for an initial phase was recorded and the final plats of future phases will be recorded over time consistent with the subdivision approval which remains in effect. Because some areas remain unplatted, potentially, they could be acquired for a park, but their size and shape may not be optimal for a 5 to 10, or a 20 acre park. Creating an optimally sized and shaped area would necessitate careful consideration of the underground and above ground public and private infrastructure. At this time it is not known if the owner/developer would be receptive to selling any of the property where a final plat has not yet been recorded.

An area of about 20 acres in the northwest corner of the city limits is undeveloped. It was the subject of an approved planned unit development in 2007 (Lafayette View Estates), but the approval lapsed and the property remains undeveloped. Access to the property would be problematic because no public right-of-way abuts the property and the west, south and east sides are characterized by steep slopes associated with East Millican Creek. An access over East Millican Creek would necessitate a bridge which would be a significant span at significant expense. Haylen Drive is the nearest public street, but it does not extend westerly to abut the property and if it were extended, it would place all the trips to the park on a local residential street, Haylen Drive, through a local residential area.

Current and Future Park Service

The July 1, 2010, population estimate for Lafayette is 3,740 (Center for Population Research, P.S.U.). Currently, there are approximately 4.01 acres of parkland per 1,000 residents in Lafayette (15.01 total acres/3.74 thousands = 4.01 acres per 1,000 population). In 2003 there were 2.68 acres per 1,000 population. To maintain the 4.01 acre per 1,000 population level of service over the next 20 years to 2032 (projected population of 7,167), Lafayette will need to acquire 13.74 acres of new parkland for a total of 28.75 acres. The 2012 Parks Development Plan Policies in Chapter 3, however, establishes the National Recreation and Parks Association recommendations be used which will necessitate acquiring more than 13.74 acres.

Table 7-1 shows the National Recreation and Parks Association's (NRPA) recommendations for parkland by park type and Lafayette's current and future levels of service. In 2010 the city's 0.29 acres per 1,000 population slightly exceeded the NRPA minimum of 0.25 acres of mini-park per 1,000 population, or a total of 1.08 acres of mini-parks which was comprised of Community Pride Park (0.23 acres), Lafayette Plantation Park (0.21 acres), and Veterans' Park (0.64 acres). The total of 1.08 acres is divided by 3.74 thousands to yield 0.29 acres per 1,000 residents. At the NRPA minimum rate of 0.25 acres per 1,000 residents, 1.79 acres would be needed in 2032 for 7,167 residents. The city now has 1.08 acres, thus an additional 0.71 acres ($1.79 - 1.08 = 0.71$) would need to be acquired during the period 2012 to 2032.

For neighborhood parks, in 2010 the city's 0.59 acres per 1,000 population did not meet the NRPA minimum of 1.0 acre per 1,000 residents, or a total of 3.74 acres of neighborhood parks. The 2010 existing neighborhood park total was 2.20 acres which was comprised of Perkins Park (1.1 acres) and Commons Park (1.1 acres). The total of 2.20 acres is divided by 3.74 thousands to yield 0.59 acres per 1,000 population. At the NRPA minimum rate of 1.00 acres per 1,000 residents, 7.17 acre would be needed in 2032 for 7,167 residents. The city now has 2.20 acres, thus an additional 4.97 acres ($7.17 - 2.20 = 4.97$) would need to be acquired during the period 2012 to 2032.

For community parks, in 2010 the city's rate of 3.13 acres per 1,000 residents did not meet the NRPA minimum of 5.0 acres per 1,000 residents, or a total of 18.7 acres for community parks. The 2012 existing community park total was 11.73 acres which is comprised of Terry Park (5.5 acres) and the riparian area of East Millican Creek (6.23 acres). The total of 11.73 acres is divided by 3.74 to yield 3.13 acres per 1,000 population. At the NRPA minimum rate of 5.00 acres per 1,000 residents, 35.85 acres would be needed in 2032 for 7,167 residents ($7,167/1,000 = 7.17$ thousands $\times 5.0$ acres/1,000 = 35.85 acres). The city now has 11.73 acres, thus an additional 24.12 acres ($35.85 - 11.73 = 24.12$) would need to be acquired during the period 2012 to 2032.

The table shows a total of at least 29.80 additional acres of parkland would be needed to achieve the NRPA minimum level of service for total park acreage. The majority of need is in the neighborhood and community park classifications.

To achieve the range of ratios called for in Policies F, G and H, for the projected population of 7,167 in 2032, for mini-parks an additional 0.71 to 1.93 acres are needed (0.25 to 0.50 acres per 1,000 residents). For neighborhood parks an additional 4.97 to 12.14 acres are needed (1.0 to 2.0 acres per 1,000 residents). For community parks an additional 24.12 to 45.63 acres are needed (5.0 to 8.0 acres per 1,000 residents). The grand total of needed additional acres is 29.80

to 59.70 acres (Low range: $0.71 + 4.97 + 24.12 = 29.80$) (High range: $1.93 + 12.14 + 45.63 = 59.70$).

If Lafayette reaches its population forecast of 7,167 in 2032, it would need a total of 28.75 acres ($7.17 \text{ thousands} \times 4.01 = 28.75$) of parkland, or 13.74 new acres ($28.75 - 15.01 \text{ existing acres} = 13.74$), to maintain its current level of service standard of 4.01 acres per 1,000 residents. But the 2012 Parks Development Plan's Policies call for adopting the National Recreation and Parks Association recommendations which require 44.81 total acres to meet the minimum standard, or an additional 29.80 acres ($15.01 \text{ existing acres} + 29.80 \text{ additional acres} = 44.81 \text{ acres}$).

Table 7-1. Comparison of Recommended Park Standards and Level of Service in 2010 and 2030

Park Classification	NRPA	2010 Acreage	2010 LOS Acres/1000 Population	2032 LOS Acres/1,000 Population	Additional Acres Needed in 2032 to Meet NRPA MINIMUM
	Recommended Standard – Per 1,000 Population				
Mini Park (3)	0.25 – 0.50 acres (0.94 - 1.87 for 3,742 pop.)	1.08 acres	0.29 acres	0.15 acres	0.71
Neighborhood Park (2)	1.0 – 2.0 acres (3.74 – 7.48 for 3,742 pop.)	2.20 acres	0.59	0.31	4.97
Community Park (2)	5.0 – 8.0 acres (18.7 – 29.9 for 3,742 pop.)	11.73 acres	3.13	1.63	24.12
Total		15.01 acres	4.01	2.09	29.80

Source: NRPA Standards and Guidelines, and 2010 Population Research Center, Portland State University.

Approximate Cost to Maintain Standard

This section presents an estimate of how much it will cost to acquire 29.80 additional acres of parkland. The estimate is based on a 25% reduction in real market value for land compared to the figure used in the 2004 Parks Plan.

Using this data, the estimated cost to acquire the necessary parkland to maintain the 2010 level of service is \$512,250 to acquire 13.74 acres at \$37,500 per acre.

The estimated cost to acquire the necessary parkland to achieve the NRPA minimum level of service set forth in Goal 1, Policies F, G, and H (Chapter 3) is \$1,117,500 to acquire 29.80 acres at \$37,500 per acre.

The \$1,117,500 figure is included in the City's Capital Improvements Program for Parks and Recreation Facilities. This figure represents a significant investment for the city and the

implication of this estimate is that the City should consider long-range and strategic acquisition factors.

Currently, Lafayette does not require the dedication of parkland in lieu of their systems development charge (SDC). At a minimum, the City should explore modification of its development ordinances to allow dedication of land in lieu of SDCs. In the short-term, Lafayette can acquire land through purchase, partnerships, and donations.

The following provides guidance for determining the suitability of potential parkland, when using both short and long-term strategies. The City may use the following criteria when deciding to accept land through dedication:

[Note: Number 6 is revised from the May 24, 2012 staff report. The May 24 report referred to an outdated standard and it should refer to the proposed new standard in Recreation Goal 2, Policies F, G and H which reflect the National Recreation and Park Association's standards.]

1. The topography, geology, access, parcel size, and location of land in the development available for dedication;
2. Potential adverse/beneficial effects on environmentally sensitive areas;
3. Compatibility with the Parks Development Plan in effect at the time of the dedication;
4. Vehicular and pedestrian access to the site;
5. Availability of previously acquired property; and
6. Parkland need based on Recreation Goal 2, Policies F, G and H.

Other land may become part of the Lafayette park system through purchase or donation. The following criteria may be considered to determine land suitable for parks, recreation, or open space. The questions are used to rate potential parkland sites for environmental attributes and compatibility with the goals of the Parks Development Plan. Parcels that receive a yes to "meets criteria" on three or more of these criteria should be further considered for acquisition.

1. Is the property located within an area identified as strategic or a priority – such as north of Highway 99W?
2. Are the topography, geology, access, parcel size, and location of land in the development good for parks?
3. Is the action compatible with the Parks Development Plan, Public Facilities element of the Comprehensive Plan, and the City of Lafayette Parks Acquisition Plan in effect at the time of dedication?
4. Is the site accessible by multiple transportation modes or can be accessed by multiple transportation modes

5. Are there potential adverse/beneficial effects on environmentally sensitive areas?
6. Does it protect natural and historical features, scenic vistas, watersheds, timber and wildlife for parks?

City Action

1. Acquire a suitable sized parcel for a community park in the north portion of the city. Consideration should include the possibility of land that is now outside the urban growth boundary (UGB) which could be added to the UGB in the future. The Capital Improvement Program in Chapter 6 includes an initial \$1,117,500 at \$37,500 per acre to acquire 29.80 acres.

Appendix A

Community Survey Results

The following three memorandums address the city-wide parks community survey that was included with the water/sewer billing in August 2011.

TO: LAFAYETTE PLANNING COMMISSION
FROM: JIM JACKS, CITY PLANNER
SUBJ: RESULTS OF THE PARK SURVEY QUESTIONS
DATE: OCTOBER 20, 2011

This is the same as the memo for the September 15 PC meeting that was cancelled due to lack of a quorum.

First, a big thank-you to everyone at City Hall who helped to create and get the questionnaire out to the residents. It was sent out with the water bills at the beginning of August and 139 were returned as of August 31 when no more were accepted to be tallied. The return rate is very high and is more than expected.

The responses are summarized below. There is a brief comment on the results of each question. Others may have other comments based on the results. A separate memo contains the responses for the open ended questions (Numbers 5, 9, 13 and 14) and it also includes any comments for those questions that didn't have a separate space for comments.

A separate memo contains the responses for Question 9 which prioritizes 24 possible items.

Note that not all respondents answered every question, thus the total responses will not always total up to 139.

QUESTION 1: AREA OF CITY.

NE:	53	(38%)
NW:	43	(31%)
SW:	21	(15%)
SE:	18	(13%)
Unknown:	4	(3%)
	139	

The questionnaire divided the city into 4 areas. The size of each area and the number of residences were not evenly divided, thus there shouldn't be too much significance placed on the number of responses from the four areas. The street that divided the city into west and east was Market Street and the street that divided the city into north and south was 7th Street/7th Street Extension.

QUESTION 2: HOW IMPORTANT ARE CITY PARKS?

1 (very important):	37	(27%)
2:	26	(19%)
3:	35	(25%)
4:	24	(17%)
5 (not important):	16	(12%)
	138	

The distribution is fairly even, although "5" (not important) was, clearly, the least selected response and "4" was the second least selected response. The most frequently selected response was "1" (very important), although a close second was "3" (average). From the perspective of supporting parks, it would have been better if more respondents had selected "1" or "2," but the respondents clearly believe the city's parks are important.

QUESTION 3: HOW IMPORTANT ARE EACH OF THE FOLLOWING (3 SUBJECTS WERE LISTED)?

Overall, the average rating for each of the 3 subjects was between 2 and 3 (on the “important” side of average).

A. Protecting the environment and wildlife habitat:

1 (very important):	52	(39%)	
2:	29	(21%)	
3:	31	(23%)	
4:	11	(8%)	
5 (not important):	12	(9%)	
	135		Average rating 2.3.

Of the 3 subjects, this garnered the highest number of “very important” ratings and the least number of “not important” ratings. One could conclude that protecting the environment and wildlife habitat is important to the respondents.

B. Developed parks:

1 (very important):	31	(23%)	
2:	38	(28%)	
3:	33	(24%)	
4:	18	(13%)	
5 (not important):	15	(11%)	
	135		Average rating 2.6.

Of the 3 subjects, this garnered the 2nd highest number of “very important” ratings and the 2nd lowest number of “not important” ratings. Looking forward, the results of Question 10 (the number of persons 18 years or younger in the household) show the greatest number of respondents said there were no persons 18 years or younger in their household. One could conclude that developed parks may be more important to those households with kids and less important to those without kids. Some hand written comments asked for more picnic tables and benches to sit on which could be related to older residents with no children at home. An alternative explanation could be that parents tending to small children at the play equipment want more benches/tables to sit on.

C. Quiet, low activity parks:

1 (very important):	22	(16%)	
2:	34	(25%)	
3:	39	(28%)	
4:	23	(17%)	
5 (not important):	20	(14%)	
	138		Average rating 2.9.

Of the 3 subjects, this was the most evenly distributed, i.e., it had the lowest number of “very important” ratings and the highest number of “not important” ratings. The 3 middle categories show strong numbers for the middle ratings.

QUESTION 4: HOW OFTEN DO YOU USE THE PARKS?

4. How often do you use the parks within Lafayette? MARK A BOX FOR EACH PARK

PARK NAME	Rarely 1-5 times/year	Occasionally 6-12 times/year	Often 13-52 times/year	Don't know/ Never use.	Used 1 to 52 times/year.
Community Pride-Grant/15th	42	12	9	62	63
Plantation-Cramner/14 th	39	13	8	72	60
Veterans' -Bridge/12 th	35	5	5	80	45
Perkins-Jefferson/Market/7 th /8th	44	34	27	33	105
Commons-Bridge/Adams/1 st /2nd	55	7	10	52	72
Terry-south end/N of River	43	7	4	10	54
Total of each column	258 (36%)	83 (12%)	63 (9%)	309 (43%)	

The matrix shows the most often marked category was “Don’t know/Never use” any of the parks with 309 responses (43%). The next most often marked category was “Rarely 1-5 Times /Year” with 258 respondents. The next most often marked category was “Occasionally 6-12 times/year” with 83 respondents. The least marked category was “Often 13-52 times/year” with 63 responses. Thus, many people don’t know of, or use ,the parks, and of those who use them, they rarely use them. Because Question 12 (the age of the respondent) shows that only 1 person under the age of 25 filled out a questionnaire, one could speculate that the results might be different if the majority of the respondents were 18 or younger. Given the matrix, there shouldn’t be a strong demand for parks and facilities, but about 3 years ago there was a strong voice in the community for more park land and more park facilities. The city responded by improving its parks, improving their maintenance and purchasing Veterans’ Park.

The matrix also shows the most often used park is Perkins (27 said they use it 13-52 times/year). Perkins was followed by Commons (72 said they used it 1-52 times/year), Community Pride (63 said they used it 1-52 times/year), Plantation (60 said they used it 1-52 times/year) and Terry (54 said they used it 1-52 times/year). Only 45 said they used Veterans’ Park, but that could be considered good usage because it is a new park with no facilities. The larger and most developed parks have the most usage. The largest, Terry Park, has the second to least usage and the newest park, Veterans’ Park, has the least usage. The two pocket parks (Community Pride and Plantation) have the 2nd and 3rd most usage.

QUESTION 5: WHAT ARE THE **TWO** MAIN REASONS YOU DON'T USE THE PARKS?

The #1 reason for not using parks is, clearly, “not enough time.” The second and third reasons are very close and indicate more facilities and better advertising of the parks could increase usage.

- Not enough time: 54
- Lack of recreation facilities: 36
- Not aware of the parks: 35
- Too far away from my home: 20
- Poorly maintained: 13
- Feel unsafe: 9
- Not accessible for disabled: 2

The primary reason for not using the parks is the respondents don't have enough time. The second reason is lack of recreation facilities. Question 9 may provide some insight in to what recreation facilities are lacking. It is not clear if the respondents know that significant improvements were made in the summer of 2010 to some of the parks. If they are aware of the improvements, then it is troubling that lack of facilities is #2. Alternatively, if they are not aware of the improvements, then presumably lack of facilities would be lower on the list once people become aware of the significant improvements in 2010. It should be noted that facilities such as permanent bathrooms do not exist at any of the parks and no play equipment exists south of 99W.

“Poorly maintained” and “feel unsafe” are at the bottom of the list. Please see the additional memo dated September 15 in your packet which lists all the written comments. Question 5 had a space for comments.

QUESTION 6: HOW SATISFIED ARE YOU, OVERALL, WITH THE CITY’S PARKS?

1 (very satisfied):	5 (4%)
2:	41 (31%)
3:	60 (46%)
4:	18 (14%)
5 (very dissatisfied):	7 (5%)
	131

The respondents selected the highest (#1) and lowest (#5) ratings sparingly. The clear majority were in the middle (2’s, 3’s and 4’s). The majority selected #3 which is in the middle. Over ¾’s of the respondents are somewhat satisfied (#2) or satisfied (#3) which is good, but leaves room for improvement. Some respondents may not be aware of the significant amount of park improvements during the summer of 2010.

QUESTION 7: SHOULD A NEW BASKETBALL COURT BE CONSTRUCTED TO REPLACE THE ONE REMOVED FROM COMMONS PARK?

Yes:	99
No:	27
	126

The respondents clearly favor constructing a basketball court.

QUESTION 8: IF A BASKETBALL COURT IS TO BE CONSTRUCTED, WHERE?

Commons Park:	26 (26%)
Veterans:	24 (24%)
Perkins:	21 (21%)
New Park:	15 (15%)
Terry:	13 (13%)
	99

The results do not provide clear guidance as to where a new basketball court should be located. The court at Commons Park was removed in 2010 which enabled the baseball field to be improved. It removed the only court on the south side of 99W. Currently, there are courts at Wascher Elementary School which require users from the south side of 99W to cross the city’s busiest road. A court on the south side of 99W would reduce the likelihood of pedestrians or bicyclists being involved in a crash on 99W. Even though there is no connection between a court and play equipment, it is worth noting that, in addition to no court on the south side of 99W, there is no play equipment either. Of the two parks south of 99W, 26% preferred Commons Park and only 13% preferred Terry Park as a location for a court. Commons Park could be a

good location for a court, but it is not clear if space is available. Terry Park could be a good location too, but it is located at the south edge of the city and it does not have as many eyes on it to monitor activity.

Veterans Park is a new acquisition and is large enough for a basketball court, but it has two single family dwellings abutting to the south and one abutting to the north. The residents may be disturbed by the sound of the bouncing ball and voices of the players. It can be anticipated that in the summer, users would play until about 10 p.m. when it becomes dark. To ameliorate the sounds masonry walls could be constructed on the north and south property lines. A court at Veterans' Park would require users from the south side of 99W to cross 99W to get to the park.

Perkins Park is a possible location, but it is close to the courts at Wascher Elementary School and users from the south side of 99W would have to cross 99W to get to Perkins Park. It is not clear where at Perkins Park a court could be constructed, but the east side and southwest areas are possibilities.

Fifteen percent preferred acquiring a new park for a court. If the use were only for basketball, then a relatively small property could be acquired by the city. If it were on the south side of 99W, it would solve the problem of users from the south side of 99W crossing 99W.

The Planning Commission can make a specific recommendation to construct a new court, or not, and for its location in the updated Parks Plan. An option is for the Planning Commission to not make a recommendation as to a specific location, but instead leave the foregoing analysis to be considered by the City Council or by a new permanent Parks Committee.

QUESTION 9: PRIORITIZE THE FOLLOWING FROM 1 TO 8 WITH 25 POSSIBILITIES LISTED.

- | | |
|--|--|
| _____ Young child play equipment. | _____ Improve lighting at existing parks. |
| _____ Dog waste sack dispensers at all the parks. | _____ Picnic shelter/tables. |
| _____ Basketball court. | _____ Drinking fountains. |
| _____ Paved parking at Perkins and/or Commons Parks. | _____ Soccer field. |
| _____ Master Plan for Veterans' Park (Bridge & 12 th). | _____ Community swimming pool. |
| _____ Little league/softball field. | _____ Open field for drop-in activities. |
| _____ Acquire land for a park in north area of city. | _____ Skate park. |
| _____ Trails/interpretive stations in City owned natural areas. | _____ Tennis courts. |
| _____ Frisbee golf course. | _____ Bathrooms at Perkins and/or Commons Parks. |
| _____ Horseshoes pits. | _____ Youth sports or recreation programs. |
| _____ Shady areas. | _____ Community Center at Commons Park. |
| _____ Dog park (off-leash dog park). | _____ Splash pool. |
| _____ Other, please specify _____. | |

Question 9 is multifaceted and is, therefore, addressed in a separate memo dated September 15. This question was misunderstood as to how to respond. The Question says to place a number at each item, but several did not do so. Also, it appears the design of the numbering system to rate each item (rate each item from 1 to 8) has resulted in a difficult tally and analysis method. The separate memo prioritizes them.

QUESTION 10: HOW MANY CHILDREN 18 OR YOUNGER ARE IN YOUR HOUSEHOLD NOW?.

None:	65 (50%)
One:	19 (15%)
Two:	26 (20%)
Three:	14 (11%)
Four:	5 (4%)
Five:	1 (<1%)

Clearly, the majority of respondents do not have children 18 or younger in the household. The “none” category had as many households as all the other categories combined (65 and 65). Such is not necessarily unusual however, because the census data shows that many households do not have children.

QUESTION 11: HOW LONG HAVE YOU LIVED IN LAFAYETTE?

Less than 1 year:	5	(4%)
1-5 years:	45	(34%)
6-10 years:	38	(29%)
11-15 years:	22	(16%)
More than 15 years:	<u>23</u>	(17%)
	133	

Two-thirds (67%) of the respondents have lived in Lafayette 10 years or less. This is not surprising because 69% of the respondents were in the NW and NE portions of the city where the majority of new housing is located.

QUESTION 12: PLEASE INDICATE YOUR AGE?

5-12:	1	(1%)
13-18:	0	(0%)
19-24:	0	(0%)
25-44:	45	(34%)
45-64:	59	(45%)
65+:	<u>27</u>	(20%)
	132	

Only one questionnaire was completed by a person under 25 years of age! It is not clear what the differences would be if a greater percentage of the questionnaires had been completed by persons 5-12 or 13-18. On the other hand, the adult responders may have asked the opinions of their children. Note that Question 10 indicated half of the respondents said there were no people under 18 in the household. The results appear to reflect the opinions of adults 25 years old and older.

One could surmise that the respondents to Question 2 who have at least one person 18 years or younger in the household would rate parks as a 1 (very important) or 2 (important). Such cross-tabulation has not been performed, and even if it had, it wouldn't change the fact that for Question 2, 46% rated the importance of parks as a #1 or a #2.

QUESTION 13: WHAT TYPE OF PARK AND OPEN SPACE FACILITIES ARE MOST NEEDED BY TEENAGERS?

The is an open-ended question wherein the respondent can write-in any comment. The responses are in a separate memo dated September 15. Overall, an unscientific summary is that the following were mentioned often: skate park, basketball, soccer, organized youth activities.

QUESTION 14: WHAT IS THE MOST IMPORTANT PARK OR OPEN SPACE NEED IN LAFAYETTE?

The is an open-ended question wherein the respondent can write-in any comment. The responses are in a separate memo dated September 15. This question is very general and not as focused as Question 13 on teenagers' needs, thus the responses were very diverse. At this time no summary is provided other than to indicate they ranged from specific items such as frisbee golf to general comments such as “you can't afford this.”

End.

TO: LAFAYETTE PLANNING COMMISSION
 FROM: JIM JACKS, CITY PLANNER
 SUBJ: QUESTION 9 RESULTS – PARKS QUESTIONNAIRE
 DATE: OCTOBER 20, 2011

Question 9 is important because it prioritizes 24 items. It is an indication of what is important to the respondents, and by extension, to the community. Granted, not every possibility was listed, but there is an “other” category with space for the respondent to indicate any item that is not on the list. The hand written comments for Question 9 are in a separate memo that is in your packet for the October 20 Planning Commission meeting.

The Planning Commission need not include all 24 items in its Parks Plan update recommendation to the City Council, but enough items should be included to give the Council an understanding of the range of items rated highly by the respondents. If the Planning Commission prefers, all 24 items can be included in the recommendation to the Council.

Question 9 asked the respondents to prioritize 24 items from 1 to 8 with 1 being the most important to the respondent and 8 being the least important. The instructions said to “place a number at each item,” but about 40 respondents placed a number in only 8 of the 24 items, others placed a number in 5 or 10 or 15, etc., of the 24 items. Several respondents left this question blank. Nonetheless, the tally below uses the information from each respondent. If there was a number in all 24 items, they were tallied. If there was a number in only 8 items, they were tallied.

The following is how the question looked on the questionnaire.

9. Prioritize the following from 1 to 8 with 1 being the most important and 8 being the least important based on how important each one is to you. PLACE A NUMBER AT EACH ITEM.

- | | |
|---|---|
| <input type="checkbox"/> Young child play equipment. | <input type="checkbox"/> Improve lighting at existing parks. |
| <input type="checkbox"/> Dog waste sack dispensers at all the parks. | <input type="checkbox"/> Picnic shelter/tables. |
| <input type="checkbox"/> Basketball court. | <input type="checkbox"/> Drinking fountains. |
| <input type="checkbox"/> Paved parking at Perkins and/or Commons Parks. | <input type="checkbox"/> Soccer field. |
| <input type="checkbox"/> Master Plan for Veterans’ Park (Bridge & 12 th). | <input type="checkbox"/> Community swimming pool. |
| <input type="checkbox"/> Little league/softball field. | <input type="checkbox"/> Open field for drop-in activities. |
| <input type="checkbox"/> Acquire land for a park in north area of city. | <input type="checkbox"/> Skate park. |
| <input type="checkbox"/> Trails/interpretive stations in City owned natural areas. | <input type="checkbox"/> Tennis courts. |
| <input type="checkbox"/> Frisbee golf course. | <input type="checkbox"/> Bathrooms at Perkins and/or Commons Parks. |
| <input type="checkbox"/> Horseshoes pits. | <input type="checkbox"/> Youth sports or recreation programs. |
| <input type="checkbox"/> Shady areas. | <input type="checkbox"/> Community Center at Commons Park. |
| <input type="checkbox"/> Dog park (off-leash dog park). | <input type="checkbox"/> Splash pool. |
| <input type="checkbox"/> Other, please specify _____. | |

The responses were tallied as follows. To show the distribution of the ratings the following table indicates how many respondents rated the item 1, or 2 or 3, up to 8. For example, 50 respondents rated “young child play equipment” as a 1 and 12 rated it as a 2. In a few cases, the respondent included a rating of 9 or 10, and in those cases the 9 or 10 was tallied as an 8. The average rating is shown in the right hand column, e.g., “young child play equipment” received a lot of 1’s and not very many 8’s, thus it has a fairly high importance of 2.61 (1 being the most important and 8 being the least important).

	#1	#2	#3	#4	#5	#6	#7	#8	Average Rating
Young child play equipment	50	12	8	11	6	4	1	7	2.61 (259/99)
Dog waste sack dispenser-all parks	48	12	2	5	3	4	8	12	3.07 (289/94)
Basketball court	15	15	17	11	9	8	5	18	4.20 (412/98)
Paved parking-Perkins &/or Commons	7	8	10	10	13	4	8	20	4.98 (398/80)
Master Plan-Veterans' Park	11	7	12	16	10	2	4	16	4.40 (343/78)
Little league/softball field	23	14	15	12	6	5	3	9	3.41 (297/87)
Acquire land for park in north area	13	5	6	13	5	4	10	26	5.12 (420/82)
Trail/interp. stations in natural areas	15	15	13	5	8	5	10	26	4.66 (452/97)
Frisbee golf course	9	9	15	8	10	6	14	22	4.99 (464/93)
Horseshoe pits	11	7	6	17	6	13	8	17	4.84 (411/85)
Shady areas	34	23	16	10	3	5	4	10	3.06 (321/105)
Dog park	21	7	6	5	7	8	9	31	4.97 (467/94)
Improve lighting at existing parks	27	16	10	17	9	6	4	9	3.45 (338/98)
Picnic shelter/tables	27	16	15	20	25	4	4	10	3.64 (441/121)
Drinking fountains	28	19	14	19	7	5	3	10	3.33 (350/105)
Soccer field	6	15	8	13	7	6	8	19	4.77 (391/82)
Community swimming pool	24	9	6	8	5	6	8	19	4.25 (361/85)
Open field for drop-in activities	9	6	10	17	13	6	7	18	4.80 (413/86)
Skate park	14	10	10	10	7	16	6	22	4.77 (453/95)
Tennis courts	4	7	5	11	10	12	10	30	5.72 (509/89)
Bathrooms at Perkins &/or Commons	47	16	12	8	9	7	4	9	2.98 (334/112)
Youth sports or recreation programs	31	21	15	10	3	5	5	11	3.23 (326/101)
Community center at Commons Pk	22	17	8	11	9	1	10	16	4.04 (380/94)
Splash pool	15	17	11	15	6	2	6	16	4.02 (354/88)
Total	511	303	250	282	196	144	159	403	

In the right hand column, above, if the "Average Rating" is prioritized, the order is (a low number is a high rating):

1. Young child play equipment (2.61).	13. Community swimming pool (4.25).
2. Bathrooms at Perkins and/or Commons Parks (2.98).	14. Master Plan-Veterans' Park (4.40)
3. Shady areas (3.06).	15. Trails/interpretive stations-natural areas (4.66).
4. Dog waste sack dispensers at all the parks (3.07).	16. Soccer field (4.77). Tie.
5. Youth sports or recreation programs (3.23).	16. Skate park (4.77). Tie.
6. Drinking fountains (3.33).	18. Open field for drop-in activities (4.80).
7. Little league/softball field (3.41).	19. Horseshoe pits (4.84).
8. Improve lighting at existing parks (3.45).	20. Dog park-off leash (4.97).
9. Picnic shelter/tables (3.64).	21. Paved parking Perkins / Commons (4.98).
10. Splash pool (4.02).	22. Frisbee golf course (4.99).
11. Community Center at Commons Park (4.04).	23. Acquire land for park in north area (5.12).
12. Basketball court (4.20).	24. Tennis courts (5.72).

Another way to prioritize the first table is to combine the #1 and #2 ratings which would give equal weight to the #2 ratings and acknowledges those items which received a lot of #2 ratings. When the #1's and #2's are combined and prioritized, the order is, as expected, very similar to the "Average Rating" order, but a few changes occur. For example, the top four items are shuffled with bathrooms and young child play equipment switching at the top, and dog sacks and shady areas switching in the 3 and 4 positions. The next two items remain at 5th and 6th. The next item, little league, drops from 7th position to 10th because it had only 14 #2 ratings. The new #7 and #8 items are a tie between improved lighting

and picnic shelters/tables. Then, the new #10 item is little league. The prior #10 item, splash pool, drops to #12. For the items prioritized lower than #10, there was more movement up and down, but tennis courts remained at position 24. Such movements are not discussed here because the following table reflects those changes and it is unlikely the city will budget funds to implement them. The city's limited funds will likely be used to address only to top few items.

In the following table the rating from the above table is in parentheses. The combined number of 1's and 2's are in brackets.

1.(2) Bathrooms at Perkins &/or Commons Park [63].	13.(12) Basketball court [30]. Tie.
2.(1) Young child play equipment [62].	14.(15) Trails/interpretive stations - natural areas [30].
3.(4) Dog waste sack dispensers at all the parks [60].	15.(20) Dog park-off leash [28].
4.(3) Shady areas [57].	16.(16) Skate park [24].
5.(5) Youth sports or recreation programs [52].	17.(16) Soccer field [21].
6.(6) Drinking fountains [47].	18.(14) Master Plan Veterans' Park [18]. Tie.
7.(8) Improve lighting at existing parks [43]. Tie.	18.(19) Horseshoe pits [18]. Tie.
7.(9) Picnic shelter/tables [43]. Tie.	18.(22) Frisbee golf course [18]. Tie.
9.(11) Community Center at Commons Park [39].	18.(23) Acquire land for park in north area [18]. Tie.
10.(7) Little league/softball field [37].	22.(18) Open field for drop-in activities [15]. Tie
11.(13) Community swimming pool [33].	23.(21) Paved parking Perkins &/or Commons [15].
12.(10) Splash pool [32].	24.(24) Tennis courts [11].

One could go farther and combine the #1's, #2's and the #3's, but the order would be very similar to the "Average Rating" order. Theoretically, as more #'s are combined the sample tends to be more like the first method which included all the ratings.

It is worth noting the respondents tended to rate the items with better ratings (the lower numbers such as 1, 2, 3 and 4) rather than with the worst ratings (the higher numbers such as 7 and 8). However, when the respondents didn't like an item, they tended to give it the lowest rating (an 8). Thus, an item with many #7's and #8's should be noted.

The following list shows a rating of #1 was used 511 times and a rating of #8 was used 403 times. The ratings of #6 and #7 were used sparingly.

- #1. 511 times.
- #2. 303 times.
- #3. 250 times.
- #4. 282 times.
- #5. 196times.
- #6. 144 times.
- #7. 159times.
- #8. 403 times.

Not surprisingly, those items that received a lot of #1 and #2 ratings are supported and those with a lot of #8 ratings are not supported. For example, young child play equipment received 50 #1 ratings and is the highest prioritized item. Dog park received 31 #8's and is prioritized 20th, and tennis courts received 30 #8's and is prioritized 24th.

TO: LAFAYETTE PLANNING COMMISSION
FROM: JIM JACKS, CITY PLANNER
SUBJ: HAND WRITTEN COMMENTS FOR EACH QUESTION – PARKS QUESTIONNAIRE
DATE: OCTOBER 20, 2011

This is the same as the memo in the packet for the September 15 meeting that was cancelled due to a lack of a quorum.

The following is a list of all the hand written comments for each of the questions. Only Questions 5, 9, 13, and 14 have a space for comments, but a respondent may have written something down for any of the questions.

QUESTION 1: AREA OF CITY.

No space for comments, but 3 respondents commented about their location.

1. On Market
2. Pioneer Park
3. Pioneer Park

QUESTION 2: HOW IMPORTANT ARE CITY PARKS?

No space for comments.

1. Provide a place for kids to meet and play
2. [note re: "very important" rating] NOT
3. Don't use
4. Just not Lafayette Parks – we go into McMinnville

QUESTION 3: HOW IMPORTANT ARE EACH OF THE FOLLOWING (3 SUBJECTS WERE LISTED)?

No space for comments.

QUESTION 4: HOW OFTEN DO YOU USE THE PARKS?

No space for comments.

1. [notation next to Veterans and Terry: "nothing there!"]
2. None

QUESTION 5: WHAT ARE THE TWO MAIN REASONS YOU DON'T USE THE PARKS?

1. Not very safe for a person out alone.
2. We would like a play structure at Commons Park. There are no play structures south of 3rd Street.
3. Other recreation
4. Would rather be at home

5. Don't have a need to go
6. No kids – use own yard
7. From information online, it appears that there may be an expedafile that lives across from the park
8. Even the Perkins Park wasted a lot of money in its new design. Who plans or approves the redesigns? I am a long time resident with kids and think the redesign with kids interests wastes a large part of the area.
9. Some with no drinking fountain or toilet!
10. Equipment is too advanced for young children 1-4 years
11. No interest
12. No reason – no kids to take to park
13. [unable to read comment]
14. I only use when my grandchildren are with me.
15. None
16. Lots of other interests
17. Because of where I live I have to drive thru the nasty part of Lafayette. Why don't you people clean up the City before you waste money on flippen Parks!
18. Punk teens/adults harrassing
19. I use the park – when my 9 kids visit – but not by myself – but I want them – for all the kids – who live here
20. No children
21. More/better lighting – especially in the winter when it gets dark at 4pm.
 - [note re: option 1] and some parks are in a terrible (houses and yards NOT maintained) area of town; an eyesore
22. Terry South. I like to walk my dog here.
23. No reason to use them now. Kids are grown
24. Acceptable restroom facilities
25. Business
26. Need a skate park
27. With 2 little kids, find strange items that DO NOT belong in park
28. Feel unsafe – Terry Park
29. Restrooms, unsupervised children making trouble
30. We have no children or pets
31. I have no children
32. Go to low traffic ones
33. No desire to go to parks. Would rather go golfing
34. No kids
35. I see side walks as taking priority over parks.
36. Too many unsupervised kids
37. Just us – do not have family – small ones or dogs
38. My kids are getting older...not much interest.
39. No permanent bathroom facilities
40. Not a park user – would rather have a gathering at home.
41. I believe the parks are for the kids to keep them off the streets
42. Only 1 bench in park and it's in the sun. not everyone can sit on ground. We have handicapped, seniors, parents with small babies and many other citizens in town.
43. No reason – need kids.
44. Terry Park is scary
45. No reason
46. Retired, we would like walk or bikeways – we enjoy watching kids practice at Washer School
47. Back problems and unable to walk much so we don't go to the parks
48. Bad part of town for kids on a few parks
49. Basket ball, baseball uses
50. They seem to be targeted toward younger folks.
51. Boring – too small – waste of money
52. We need to spend the money on street repair (pot holes)
53. Need a disc golf course ☺

54. I just moved to Lafayette May 1, 2011
55. Older single man/language of young people
56. I just don't find a need to use when I have a perfectly good place at home to use.
57. Our kids are grown. However, we do have one young grandson who visits sometimes.
58. Lack of restroom facilities – homeless hangout, drugs/deal and use, not patrolled – no phone nearby either, poor lighting
59. Ugly
60. We're old. Only use for grandkids, Easter egg hunt, family use.
61. Not much of a park person
62. No restrooms. Porta pottys don't count. Example – our grandkids 10 and younger were down. We drove to a park in Mac. Where there would be a restroom. Perkins is a beautiful park but worthless without a rest room.
63. At age 80 I think they are great to have for children and young people, but I seldom use any of them.
64. Don't have kids to take to parks

QUESTION 6: HOW SATISFIED ARE YOU, OVERALL, WITH THE CITY'S PARKS?

No space for comments.

1. Nice upkeep with mowing ♥ need play equipment.
2. Joel Perkins looks GREAT! KEEP IT UP!
3. I have seen the parks as I drive by. They They look fine, but I don't go to them.
4. [note re: "very unsatisfied" response] Only because we don't use them

QUESTION 7: SHOULD A NEW BASKETBALL COURT BE CONSTRUCTED TO REPLACE THE ONE REMOVED FROM COMMONS PARK?

No space for comments.

1. Why not – just one more activity for our young people to have that is healthy and keeps active guys out of trouble.
2. [Yes circled and surrounded with arrows] YES YES YES !!!
3. No opinion
4. Unable to answer
5. Don't know
6. Hell [no]
7. No opinion

QUESTION 8: IF A BASKETBALL COURT IS TO BE CONSTRUCTED, WHERE?

No space for comments.

1. All parks
2. The money could be better spent.
3. I am not familiar enough with these parks to answer.
4. Where the highest kid population is!
5. Bridge street lot
6. Not next to a home
7. Portland!
8. [note re: Veterans' Park] haven't seen that park
9. No basketball court
10. No opinion
11. Not familiar with parks
12. [crossed out option 3.] No

13. I'm not sure where these are.
14. No idea because we don't use the parks
15. Not sure
16. In another town
17. Don't need one
18. No opinion

QUESTION 9: PRIORITIZE THE FOLLOWING FROM 1 TO 8 WITH 25 POSSIBILITIES LISTED.

1. It would be nice to have a place to go as nice as Mac has but be able to stay in Lafayette.
2. Pave roads, add sidewalks and gutters on all streets – put a lean on property owners to pay for it.
3. Elderly park activities
4. Dog park at Terry Park
5. [Asterisk next to improve lighting and bathrooms]
6. Older kids Lafayette Plantation have no [unreadable] play team sports.
7. Library next to park
8. Have resident's clean their damm yards up. And fix all the old streets.
9. Amphitheatre at Terry Park, fishing dock at Terry Park (see bottom)
 - [note re: community center at Commons Park] name it "Council Oak Community Center" since it stands where a famous oak tree once stood – the tree where some of first court sessions in the state were held.
 - [note re: splash pool] ? what's that?
10. Boat ramp or kyak access at Terry Park [note re: young child play equipment] MORE
11. Concert venu at Terry Park
12. Keep weeded and maintained – like Joel Perkins has started. [note re: little league/softball field] Commons was set up for this.
13. No opinion
14. Side walks through out city
15. No lighting needed as parks are closed at night.
 - [note re: picnic shelter/tables] – only at Terry and Perkins
16. Water play fountains like at Discovery Park in McMinnville
17. A track (or trail) for walking, jogging, riding [note re: bathrooms] safety issue?
18. Docking area for your canoe at the park near river
19. Work with County to get some long walk/bikeways or even wider paved road shoulders. [note re: Bathrooms] all parks
20. [note re: skate park] life flight pad
21. [note re: swimming pool] This would be a 2 if pool was quality and year round – interested in lap swim
22. Most can be found at The Locks – maintained by State. Why do we want to pay for things already here in town
 - [note re: basket ball court] inviting gangs
 - [note re: swimming pool] asking for a law suit
 - note re: bathrooms] asking for child predators
23. [note re: bathrooms] if maintained
24. I think most items are important – just not for me

QUESTION 10: HOW MANY CHILDREN 18 OR YOUNGER ARE IN YOUR HOUSEHOLD NOW?.

No space for comments.

QUESTION 11: HOW LONG HAVE YOU LIVED IN LAFAYETTE?

No space for comments.

QUESTION 12: PLEASE INDICATE YOUR AGE?

No space for comments.

QUESTION 13: WHAT TYPE OF PARK AND OPEN SPACE FACILITIES ARE MOST NEEDED BY TEENAGERS?

1. Something supervised, safe, no drugs, etc.
2. Different levels for seating (varied seating), shaded areas, splash pool, basketball court, grassy and shaded areas.
3. Youth sports and recreation programs
4. Basketball court, trails for walking/biking, skatepark
5. Basketball court, skate park
6. Basketball, tennis courts
7. Skate park/water park/basketball/soccer field
8. Skate
9. With recreation equipment
10. Bike paths
11. Something with a skate park, safe places for them to hang out
12. Basketball court and soccer field
13. Community center with pool
14. Skate park or community center
15. Sports facilities
16. Something to keep them occupied
17. Sports of any kind, pool, community center
18. Basketball, Frisbee, softball field
19. Skate park, youth center, pool
20. Skate park, basketball court, softball field
21. Benches and shade for sitting and talking. Up hold previous path plan from Park Master Plan. The clearly marked path in the master plan might encourage walking for residents.
22. Skate board, basketball
23. Basketball courts
24. Skate – bicycle
25. Skate park? Pool?
26. Youth sports, basketball, activities
27. Sports related – drug and alcohol free!
28. Football and baseball
29. Skate park
30. Basketball court. skate park
31. Baseball or other field. Day and night games
32. Soccer, basketball and tennis
33. Swimming pool
34. Community center pool
35. Perkins Park
36. Skate park/swimming pool
37. Basketball, baseball
38. Locked ones
39. Pool – comm. Center
40. Skate park and soccer field, pool
41. Skate [post-it covering text] golf, pool
42. ?
43. With junior HS and high schools in McMinnville and their sports programs I'm not sure we need to focus on these areas in Lafayette.
44. Basketball or skate

45. Ball parks
46. Basketball court
47. Wishing the community center was more available to our local teenagers. I feel terrible for them as there is nowhere to go and very little to do.
48. Skate
49. None
50. Skate park, basketball courts facilities for young kids
51. Skate park – what I have talked to teens that’s what they want
52. Manned basketball, soccer
53. Skate park
54. Skate board park
55. Youth sports and recreation programs
56. Skate park
57. Trails for walking
58. Skate park – basketball court
59. Skate park, basketball
60. Water, pickniking
61. Basketball, open/exposed structures/pool
62. There are a lot of skaters in town, so I think a skate park.
63. Skate park, possibly bmx track
64. Skate park
65. Don’t know?
66. Skate park
67. Sports access, tennis, basketball, etc.
68. Skate park – build it at Terry Park
69. Outdoor sports/teams
70. Skate parks
71. Basketball/soccer/little league originized activities
72. Why are we worried about that when they have to walk on the street to get there.
73. Pool, skate park, basket ball court
74. Skate park at Terry
75. Basketball court
76. Drop in with daily programs
77. Water items to cool off or basketball or skate parks
78. Basketball courts, maybe community pool
79. Skate park
80. Skate board
81. Skate park, pool, basket ball, Frisbee golf
82. Sports, clubs, hobbies groups, something CONSTRUCTIVE for them to do
83. ?
84. Skate park
85. I don’t think teenagers use parks much, mainly children. Maybe to use a bike?
86. Basketball court
87. Soccer field, restrooms, water fountains, seating.
88. Skate park/fast food franchises to hang out at.
89. Community center with pool and other sports and recreation programs
90. I’m more interested in organized sports for kids (soccer, T ball, etc.)
91. Sports, exercise
92. Skate park
93. Basketball (covered), soccer
94. Don’t know
95. None – don’t need more mud holes – fix the roads ***
96. Safe, well lit park, with young child play equipment and skate park
97. Soccer, baseball, not skate (brings in bad kids viewed at Joe Dancer)

98. Baseball, basketball, Frisbee golf
99. Whatever will keep them off the streets.
100. You already have the community center
101. Disc golf course/skate park/gym/swimming pool
102. N/A
103. Not sure at this time my kids are young
104. Basketball, soccer field, skate board
105. Community center
106. ?
107. Basketball courts, skate parks
108. Soccer
109. Sports
110. Basketball/skatepark
111. Good grassy field
112. Basketball, open areas
113. Supervised game areas
114. Skate, basketball, baseball
115. Basketball, skate parks

QUESTION 14: WHAT IS THE MOST IMPORTANT PARK OR OPEN SPACE NEED IN LAFAYETTE?

1. A water feature to cool off would be great.
2. A place for teens.
3. Dog park!
4. Play structure at Commons Park; amphitheatre at Terry Park
5. Picnic tables, bathrooms, shaded areas
6. Positive area for youth to hang out and exercise and have fun
7. Kids play area/trails/soccer field
8. Tennis courts
9. Unknown
10. Biking/walking trail
11. Multi-use space for sports/activities – maybe we can hold town events there?
12. See above. [basketball court and soccer field]
13. Lighting
14. Splash park would be great in summer to keep families here.
15. Same as above. [sports facilities]
16. Dog park
17. Safety whether that means better lighting or patrolling by the Sheriff. Activities to stimulate our children, to allow the broken homed child to have a place to go for release and safety.
18. No new parks just
19. The town needs to look cleaner, nicer more modern! Lafayette looks very trashy when driving 99W as do most streets right near that area!
20. Swimming pool
21. Form and execute a plan for Veterans Park – Plan should include removal of above ground water so the park can be used!!
22. Pool or place for recreation programs
23. Something to bring in tourist to our town – car shows – BBQs, crafts shows, wine tasting – etc. Most towns in surrounding areas have events that draw many people/revinew for their local community
24. Recreational
25. Youth activities
26. Clean, safe, hoodlum free and sports related
27. Picnic area
28. Dog waste sack dispenser

29. Bathrooms and lighting
30. City limits and Bridge Street area
31. Perkins Park on 7th – Market – 8th is perfect and maintained well. My grandchildren love spending time there.
32. Swimming pool
33. Pool
34. None. We have enough parks.
35. The current plan has never been followed. A new plan won't either unless the council likes the idea – doesn't matter what the citizens want. Take care of what we have. whatever happened to the idea of the statue at Veteran's Park? Chris P. did nothing. Or the grant for a Tony Hawk Skate Park? Or the community garden park? All ideas never followed through.
36. Perkins Park
37. Frisbee golf/dog park
38. Possible areas for organized sports: soccer, baseball/softball or basketball.
39. Bathrooms, water and security
40. Ask the kids
41. Community swimming pool
42. [post-it covering text] shortfall – [post-it] budget?
43. ?
44. I think we need to develop the parks we have with what monies we have; and worry about expanding other areas once those are being used to their full capacity.
45. Hiking paths
46. Basketball court
47. Community Center and Commons Park is important to restore/keep open on a regular basis for people in the community to use.
48. Dog park, off leash
49. Swimming pool
50. Each park should be noted for something different
51. That it be patrolled or manned
52. Wildlife habitat
53. Unknown
54. Youth sports and recreation programs
55. Perkins – Jefferson is the park that is closer to me there for the most important.
56. Open field for drop-in activities
57. Skate park
58. Running/walking trails, off leash dog park
59. Locks
60. 1 well maintained safe park, splash pool/playstructure
61. Some developed areas that bring out town's parks up to the 21st Century. At Terry Park, I'd love to see an octagon-like shaped deck on the river, so "locals" can enjoy and make use of the river with fishing or just enjoying the pretty view down there. If a deck isn't possible on a river, then a "dock" or even a developed little "beach" area or something.
62. Restrooms with running water
63. Fishing dock at Terry Park
64. Perkins lot of space and play equipment
65. Basketball courts
66. Places for safe and casual family gatherings and childrens safe play
67. Dog park – off leash, fenced in
68. Soft ball, soccer, skate park
69. Don't know
70. Dog park community garden
71. Picnic shelters
72. Skate park
73. More development in Terry Park. Terry has the least impact on nearby residents.
74. Golf course driving range

75. Drinking fountains/restrooms
76. Anything that gets kids off video games!
77. Play equipment
78. Don't know
79. A quiet, safe place for taking walks, jogging, biking, dog walking
80. ?
81. Splash pool
82. Space for car shows, farmers market, flea market
83. Don't know
84. Complete Veterans Park
85. Benches in parks, shade, organized activities for kids.
86. Skate park
87. Sports field
88. Trails/nature areas to compliment existing parks with play structures
89. Don't know since we don't use any of the parks
90. None – they are all mud holes most of the year.
91. Same as above #13 [safe, well lit park, with young child play equipment and skate park]
92. Play areas similar to grade school. Sports areas to bring in youth sports. Comments: Pride Park needs maint to playground (climbing area)
93. Activities for kids
94. Don't know, don't care
95. You can not afford this – unless you plan to have the home owners pay for this.
96. Disc golf/gym ☺
97. Improve Terry Park
98. Not sure
99. Park for older adults
100. Places to sit/picnic tables at all parks
101. More diversification
102. Safety, clean/maintained
103. Fix Terry Park by the river – It could be a tourist attraction with shade trees (like Mac's park downtown). Years ago our kids used the Perkins Park. When we use a park here we go to Locks Park it has the river and shade. Out river park is a shame. There is nothing beautiful about it.
104. ?
105. Picnic
106. Perkins
107. Bathroom, basketball area
108. Don't know
109. Something to keep kids busy and out of trouble
110. Same as above, open field for soccer or kids to run and throw Frisbees, etc. [basketball, skate parks]

End.

Appendix B

Inventory of Parks and Open Spaces

The following spreadsheet provides information on the park and open space areas owned by the City of Lafayette.

2012 INVENTORY: CITY OF LAFAYETTE PARKS AND OPEN SPACE												
(the names of the City's primary developed parks are in bold)												
NAME	LOCATION	INTERSECTION	PARK SIZE Ac	PARK SIZE - Sq. Ft.	OPEN SPACE SIZE - Ac	OPEN SPACE SIZE - Sq. Ft.	FACILITIES	ASSESS. MAP	TAX LOT	REST- ROOMS	ON-SITE PARKING	COMMENTS
Community Pride Park	1400 Block N Grant	N Grant - N 15th	0.23	10,058			Shelter, Play Equip, Fenced	4, 3, 06CA	20900	N	No	Green Highlands Sub. Tract A
Plantation Sub. Landscaped Area Tract A	100 Block E 14th	N Bridge - E 14th			0.23	9,990	Landscaped. 14th St. Entrance to Plantation Sub.	4, 4, 01DA	100			Lafayette Plantation Sub. Tract A
Plantation Park	1400 Block W 14th	W Cramner - W 14th	0.21	9,128			Play Equip, Dog Station, Fenced	4, 4, 01DA	155	N	No	Lafayette Plantation Sub. Tract F
Plantation Park North Open Space	1100 - 1500 Block, W Cramner	W of N Cramner			3.90	168,604	Open Space in Millican Ck Drainage	4, 4, 01DA	140			Lafayette Plantation Sub. Tract B
Plantation Park South Open Space	1000 - 1100 Block, W Cramner	W of N Cramner			2.10	91,195	Open Space in Millican Ck Drainage	4, 4, 01DA	700			Lafayette Estates Sub. Tract A
Veterans Park	1055 N Bridge	N Bridge - E 12th	0.55	23,958			Undeveloped Park, Field Grass	4, 4, 01DA	300		No	Undeveloped
Veterans Park Tract B	1201 N Washington	N Washington	0.09	3,977			Landscaped, partially.	4, 4, 01DA	745			Lafayette Estates Sub. Tract B
Joel Perkins Park	700 Block N Jefferson	N Jefferson - E 7th - N Market - E 8th	1.10	48,000			Shelter, 2 Sets of Play Equip, Dog Station, Fenced	4, 3, 06CC	1990	Portable Restroom	No	On-street Parking
Commons Park	133 N Adams	N Adams - E 2nd - N Bridge - E 1st	1.10	48,000			Community Center, Little League and Softball Field, Fenced, Historical Plaque	4, 4, 12AA	3100	Portable Restroom	Yes	On-street Parking
Terry Park	200 Block S Madison	S Madison - E Park	5.50	239,580			Picnic Tables, 3 Lights, Access to River	4, 4, 12 & Index	700	N	Yes	Large Park With River Frontage
Park and Open Space Area Totals:			8.78	382,701	6.23	269,789						
Park and Open Space Grand Total in Acres:					15.01							

Appendix C

Funding Information

The following list provides contacts for possible funding sources for parks and recreation facilities and improvements.

Partnerships

Federal

Bureau of Land Management

Contact:

Oregon State Office
Bureau of Land Management
333 SW 1st Ave., Portland, Oregon 97204
P.O. Box 2965, Portland, Oregon 97208
Phone: (503) 808-6002
Fax: (503) 808-6308
Website: <http://www.or.blm.gov/>.

State

Oregon Department of State Lands

Contact:

Department of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503) 986-5200
Website: http://oregonstatelands.us/DSL/contact_us.shtml.

Oregon Department of Fish and Wildlife

Contact:

Department of Fish and Wildlife
3406 Cherry Ave. NE
Salem, Oregon 97303-4924
Phone: (503) 947-6000
Website: <http://www.dfw.state.or.us/>.

Oregon Youth Conservation Corps

Contact:

Oregon Youth Conservation Corps
255 Capitol Street NE, 3rd Floor
Salem, Oregon 97310
Phone: (503) 378-3441
Website: <https://youthgo.gov/partner/oregon-youth-conservation-corps>.

Not-for-Profit Organizations

American Farmland Trust

(For agricultural lands only)

Contact:

American Farmland Trust
1200 18th Street NW, Suite 800
Washington, DC 20036
Phone: (800) 886-5170
Website: <http://www.farmland.org/>.

The Nature Conservancy

Contact:

The Nature Conservancy of Oregon
821 S.E. 14th Avenue
Portland, Oregon 97214
Phone: (503) 802-8100
Website: <http://nature.org/>.

Grants

Private Grant-Making Organizations

National Grants

Kodak American Greenways Awards

Contact:

The Conservation Fund
1800 N. Kent Street, Suite 1120
Arlington, Virginia 22209-2156
Phone: (703) 525-6300
Fax: (703) 525-4610
Website: <http://www.conservationfund.org/>.

State Grants

Oregon Community Foundation Grants

Contact:

Oregon Community Foundation
1221 SW Yamhill, Suite 100
Portland, Oregon 97205
Phone: (503) 227-6846
Website: <http://www.oregoncf.org/>.

The Collins Foundation

Contact:

The Collins Foundation
1618 SW First Avenue, Suite 505

Portland, Oregon 97201
Phone: (503) 227-7171
Website: <http://www.collinsfoundation.org/>.

Regional Grants

Paul G. Allen Forest Protection Fund

Contact:

Grants Administrator
PGA Foundations
505 5th Ave. S, Suite 900
Seattle, Washington 98104
Phone: (206) 342-2030
Email: info@pgafoundations.com
Website: <http://www.pgafoundations.com>.

Bonneville Environmental Foundation

Contact:

Bonneville Environmental Foundation
240 SW 1st Avenue
Portland, Oregon 97204
Phone: (503) 248-1905
Website: <http://www.b-e-f.org/>.

Ben B. Cheney Foundation

Contact:

Ben B. Cheney Foundation
1201 Pacific Avenue, Suite 1600
Tacoma, Washington 98402-4379
Phone: (253) 572-2442
Email: info@benbcheneyfoundation.org
Website: www.benbcheneyfoundation.org.

Public Grantmaking Organizations

Federal

National Park Service

Urban Park and Recreation Recovery Program (UPARR)

UPARR has not been funded since 2002.

Contact:

National Park Service, Pacific West Region (AK, ID, OR, WA)
Columbia Cascade Support Office
909 First Avenue
Seattle, Washington 98104-1060
Phone: (206) 220-4126
Website: <http://www.nps.gov/uparr/>.

Land and Water Conservation Fund

Contacts:

Oregon Parks and Recreation Department
725 Summer Street NE
Salem, Oregon 97301
Phone: (503) 986-0705
Website: <http://www.oregon.gov/OPRD/GRANTS/lwcf.shtml>.

U.S. Department of Transportation

Contact:

U.S. Department of Transportation
400 7th Street, S.W.
Washington, D.C. 20590
Phone: (202) 366-4000
Website: <http://www.fhwa.dot.gov/tea21/index.htm> and
<http://www.fhwa.dot.gov/tea21/sumenvir.htm#btapw>.

State

Oregon Department of Transportation (ODOT)

State Pedestrian and Bicycle Grants

ODOT provides grants to cities and counties for pedestrian or bicycle improvements on state highways or local streets.

Contact:

Sheila Lyons
ODOT Pedestrian & Bicycle Program
355 Capitol Street NE, Rm. 222
Salem, OR 97301-3871
Phone: (503) 986-3555
Website: http://www.oregon.gov/ODOT/subject_index.shtml.

Transportation Enhancement Program

Funds are available from ODOT for projects that enhance the cultural, aesthetic and environmental value of the state's transportation system.

Contact:

<http://www.oregon.gov/ODOT/HWY/LGS/enhancement.shtml>.

Transportation Safety Grants

This ODOT program promotes transportation safety such as programs in impaired driving, occupant protection, youth, pedestrian, speed, enforcement, bicycle, and motorcycle safety.

Contact:

Sandi Bertolani
Phone: (503) 986-4193
Email: sandra.a.bertolani@state.or.us

Oregon Business Development Department

Oregon Tourism Commission

Contact:

Oregon Tourism Commission
Phone: (800) 547-7842 or (503) 986-0007
Website: <http://traveloregon.com/>.

Oregon Department of Environmental Quality

Water Quality Nonpoint Source Grants (319 Grants)

Contact:

DEQ
811 SW 6th Ave.
Portland, Oregon 97204
Phone: (503) 229-5088
Website: www.oregon.gov/DEQ.

Oregon Department of State Lands

Easements

The Oregon Department of State Lands grants easements for the use of state-owned land managed by the agency for trails.

Contact:

DSL Property Manager for Properties in Yamhill County.
Phone: (503) 378-3805 Ext. 262
Website: http://oregonstatelands.us/DSL/contact_us.shtml.

Wetlands Program

Contact:

Wetland mitigation specialist
Division of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503) 378-3805, Ext. 285
Website: http://oregonstatelands.us/DSL/contact_us.shtml.

Oregon Parks and Recreation Department

The Oregon Parks and Recreation Department administers grant programs, including the Federal Land and Water Conservation Fund, Local Government, and Recreation Trails grants.

Contact:

Oregon Parks and Recreation Department
725 Summer Street NE
Salem, Oregon 97301
Phone: (503) 986-0705
Website: <http://www.prd.state.or.us/grants.php>.

Local Government Grants

Local government grants are provided for the acquisition, development and rehabilitation of park and recreation areas and facilities. Eligible agencies include city and county park and recreation departments, park and recreation districts, and port districts. The Local Government Grant program provides up to 50 percent funding assistance.

Recreation Trail Grants

The Oregon Parks and Recreation Department accepts applications for Recreational Trail Program (RTP) grants.

Types of projects funded include:

- Maintenance and restoration of existing trails
- Development and rehabilitation of trailhead facilities
- Construction of new recreation trails
- Acquisition of easements and fee simple titles to property

Oregon Watershed Enhancement Board

The Oregon Watershed Enhancement Board (OWEB) administers a grant program to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds such as land and/or water acquisition, vegetation management, watershed education, and stream habitat enhancement.

Contacts:

Oregon Watershed Enhancement Board
775 Summer Street NE, Suite 360
Salem, Oregon 97301-1290
Phone: (503) 986-0203
Website: <http://www.oweb.state.or.us/>.

Oregon State Marine Board **Facility Grant Program**

The Oregon State Marine Board provides facility grants.

Contact:

Grants/Contracts Coordinator
Phone: (503) 373-1405 Ext. 251
Web: <http://www.boatoregon.com/Facilities>.

Oregon Department of Fish and Wildlife

Sport Fish and Restoration Program Funds

Cities, counties, park and recreation districts, port districts, and state agencies may receive funding from the ODF & W. Eligible projects include acquisition and construction of public recreational motorized boating facilities, such as boat ramps, boarding floats, restrooms, access roads, parking areas and signs.

Contact:

Realty Manager
Oregon Department of Fish and Wildlife

P.O. Box 59
Portland, Oregon 97207
Phone: (503) 872-5310 Ext. 5385
Website: <http://www.boatoregon.com/Facilities/FundSource.html>.

Park and Recreation District

A park and recreation district is financed through property taxes or fees for services, or some combination thereof.

Contact:

Special Districts Association of Oregon
727 Center Street NE, Suite 208
PO Box 12613
Salem, Oregon 97309-0613
Phone: (503) 371-8667; Toll-free: 1-800-285-5461
Website: www.sdao.com.

Land Trusts

There are local and national land trusts that may be interested in helping to protect land in the Lafayette area.

The Wetlands Conservancy

The Wetlands Conservancy (TWC) is a non-profit land trust.

Contact:

Esther Lev, Executive Director
The Wetlands Conservancy
PO Box 1195
Tualatin, Oregon 97062
Phone: (503) 691-1394
Website: www.wetlandsconservancy.org.

Land Trust Alliance

Contact:

Land Trust Alliance
Northwest Program
3517 NE 45th St
Seattle, Washington 98105-5640
Phone: (206) 522-3134
Website: www.lta.org.

Trust for Public Land

Contact:

Oregon Field Office
Trust for Public Land
806 SW Broadway, Suite 300
Portland, Oregon 97205

Phone: (503) 228-6620

Website: www.tpl.org.

Northwest Land Conservation Trust

Contact:

Northwest Land Conservation Trust

P O Box 18302

Salem, Oregon 97305-8302

Email: nwlct@open.org

Website: <http://www.open.org/~nwlct/>.