

City of
WILSONVILLE
in OREGON



Draft Parks and Recreation Master Plan



M I G

JULY 2006

ACKNOWLEDGMENTS

The City of Wilsonville appreciates the efforts of the numerous Wilsonville residents who participated in the development of this plan. Their creativity, energy, and commitment to the future of Wilsonville were the driving force behind this planning effort.

In addition, the following citizens and city staff members contributed regularly to the development of the plan.



Advisory Committee on Master Planning

Michelle Labrie-Ripple – Chair
Phyllis Straight-Millan – Vice Chair
Graciella Alvarado*
Tommy Egger*
Dan Hoyt*
Lourdes Islas-Ramirez*
Al Levit
Claudia Ramirez*
Martin Rockwell
Dresden Skees-Gregory*
Steven Van Wechel
Vern Wise
Randy Wortman

Benny Holt, Wilsonville City Council Representative
Sue Guyton, Wilsonville Planning Commission Representative
Robert Meyer, Wilsonville Parks Board Representative
Mel Huie, Metro Ex-Officio
Tim Woodley, WLWV School District Ex-Officio
Vicki Yates, Wilsonville Chamber of Commerce Liaison

* former ACMP member

City Council

Charlotte Lehan, Mayor
Benny Holt
Alan Kirk
Tim Knapp
Michelle Labrie-Ripple
Sandra Scott-Tabb*

* former Council member

Parks and Recreation Advisory Board

Lisa Martin -- Chair
Marilyn Lippincott – Vice Chair
Roger DeVille
Cathie Gleeson
Steve Hurst
Ann Maier
Robert Meyer

Planning Commission


Debra Iguchi - Chair
Mary Hinds - Vice Chair
Craig Faiman
Richard Goddard
Susan Guyton
Heidi Juza
Joe Maybee*

* former Planning Commission member

City Staff

Arlene Loble, City Manager
Peggy Watters, Community Services Director
Kerry Rappold, Natural Resources Program Manager
C. J. Sylvester, Redevelopment Director
Sandi Young, Planning Director
Chris Neamtzu, Long Range Planning Manager
Linda Straessle, Administrative Assistant
Floyd Peoples, Public Works Operations Manager
Gary Wallis, Finance Director
Eldon Johanson, Community Development Director
John Michael, Engineering Technician

Consultant Team

MIG, Inc. 

In association with:
ECO Northwest
Mayer/Reed

Additional thanks to:

ALTA Planning & Design, Bicycle and Pedestrian Master Plan
SMART Transit, Christine Heycke, Transit Master Plan

TABLE OF CONTENTS

Acknowledgments

Chapter 1: Introduction	1
1.1 Three Master Plans, One Vision	1
1.2 Vision for Wilsonville’s Park System.....	1
1.3 Planning Process	2
1.4 Citizen Involvement	4
1.5 Plan Organization	6
Chapter 2: Park and Recreation Needs.....	9
2.1 Benefits of Parks and Recreation.....	9
2.2 Plan Concept.....	11
2.3 Existing Resources.....	11
2.4 Community Needs	15
2.5 Key Challenges and Opportunities.....	19
Chapter 3: Recommended Park System	27
3.1 System Overview	27
Neighborhood-based Park System	
School Parks	
Indoor Recreation/Aquatic Center	
3.2 Park System Improvements.....	34
Park Reference Table	
P1: Boones Ferry Park	
P2: Willamette River Water Treatment Plant Park	
P3: River Fox Park	
P4: Graham Oaks Natural Area	
P5: Park at Merryfield	
P6: Tranquil Park	
P7: Montebello Park	
P8: Neighborhood Park	
P9: Villebois Park System	
P10: Coffee Lake Natural Area	
P11: School Community Park	
P12: Industrial Area Waysides	
P13: Industrial Area Waysides	
P14: Canyon Creek Park	
P15: Community Park	
P16: Neighborhood Park	
P17: Neighborhood Park	
P18: School Community Park	

	P19: Willow Creek/Landover Park	
	P20: Boeckman Creek	
	P21: Courtside Park	
	P22: Hathaway Park	
	P23: Town Center Park	
	P24: Wilsonville Community Center	
	P25: Memorial Park	
3.3	Natural Areas	63
3.4	The Willamette River	66
	Regulatory Overview	
3.5	Athletic Facilities.....	72
	Athletic Programs Roles and Responsibilities	
	Sports Fields Strategies	
	Gymnasium Strategies	
	Other Sport Strategies	
Chapter 4: Provision of Recreation Services		77
4.1	Finance	77
4.2	Planning.....	79
	General	
	Park Planning	
	Park Design	
4.3	Maintenance and Operations	82
4.4	Recreation Programs and Services	84
Chapter 5: Plan Implementation		89
5.1	Capital Projects	89
5.2	Overview of Financing Sources	100
	Current Revenue Sources	
	Potential Revenue Sources	
	Evaluation Criteria for Wilsonville	
5.3	Implementation Strategy.....	112
Bibliography		117
Glossary		119

Appendices

Appendix A: Existing Wilsonville Parks	A-1
Appendix B: Design and Development Guidelines.....	B-1
Appendix C: Baseline Financial Analysis	C-1
Appendix D: Community Needs Assessment Summary.....	D-1
Appendix E: Neighborhoods—Park and Recreation Analysis.....	E-1

Figures / Maps

Figure 1: Plan Development	3
Figure 2: Existing Park and Recreation Resources Map	13
Figure 3: Neighborhood Areas Map	31
Figure 4: Park System Map.....	37
Figure 5: Villebois Recreational Experiences Plan	49
Figure 6: Potential Wayside Locations	53
Figure 7: Natural Areas Opportunities Map.....	67

Tables

Table 1: Neighborhood Analysis by Area	29
Table 2: Park Reference Table.....	36
Table 3: Villebois Park and Facility Matrix.....	47
Table 4: Project Evaluation Criteria	90
Table 5: Capital Projects.....	91
Table 6: Bicycle and Pedestrian Master Off-Street Projects	95
Table 7: Current Revenue Sources, Parks Capital Budget.....	99
Table 8: GO Bond Scenarios	111
Table 9: 5-Year Implementation Strategy.....	112



WILSONVILLE PARKS AND RECREATION MASTER PLAN UPDATE

Chapter 1:

Introduction

- 1.1 Three Master Plans, One Vision
- 1.2 Vision for Wilsonville's Park System
- 1.3 Planning Process
- 1.4 Citizen Involvement
- 1.5 Plan Organization



INTRODUCTION

1.1 THREE MASTER PLANS, ONE VISION

The City of Wilsonville recognizes that parks and recreation enhance the quality of life for all residents and employees, as well as visitors to the City. In the summer of 2004, the City began updating its plan to address the park, recreation, and service needs of residents over the next 20 years. The Parks and Recreation Master Plan was developed in concert with the Bicycle and Pedestrian Master Plan and the Transit Master Plan, as Wilsonville recognizes the unique benefits of linking these three plans. Wilsonville's parks and recreation areas provide wonderful destinations and innovative park facilities. Improved transit, pedestrian, and bicycle connections would benefit the entire city of Wilsonville.

Together, the three Master Plans set forth the community's long-term vision of what the City of Wilsonville should look like, how it should function, and how resources should be focused for many years to come. The three plans reflect one goal: to enhance the quality of life for people who live and/or work in Wilsonville. From the three plans will follow one vision of an integrated, connected bike, pedestrian, park, and transit system for Wilsonville that will move the City forward on a path toward a more livable community.



This document describes a comprehensive and coordinated approach for providing recreation opportunities to all Wilsonville residents.

1.2 VISION FOR WILSONVILLE'S PARK SYSTEM

The ideal park system is more than a collection of neighborhood and community parks. It is more than an assemblage of natural open space, sports fields, playgrounds, or trails. The ideal park system is a comprehensive and coordinated approach to providing a variety of recreation opportunities and services to City residents of all ages, all abilities, all incomes, and all cultural backgrounds throughout the community to encourage recreation participation from as many residents as possible and by citizens of all levels of need, interests, and abilities. The ideal park system will provide an array of park sites with amenities and facilities appropriate to the unique culture of their surroundings. The result of this Master Plan is a park system that is uniquely Wilsonville's, one that provides the kind of parks and recreation experiences that the community desires.



The first task in developing the Park and Recreation Master Plan was to gather community input. Through extensive public outreach, the following vision emerged:

The City envisions a *comprehensive and interrelated system of parks, recreation, and natural areas, that:*

- Offers a range of experiences, including active and passive recreation, for all ages and abilities;
- Contributes to a healthy and livable community;
- Conserves and educates about the natural environment; and
- Promotes community connectivity by linking parks, recreation facilities, schools, and other key community centers by trails, pathways, and public transit.

This vision provides the foundation for all policies, recommendations, and guidelines within this Plan.

1.3 PLANNING PROCESS

The entire process to update the Parks and Recreation Plan drew from the community's vision of parks and recreation, which was identified through widespread community involvement. Figure 1, on the next page, illustrates the master planning process.

A technical analysis of park resources and finances, when combined with this vision, helped identify park and recreation needs for all of Wilsonville. The Community Needs Assessment formed a critical piece in updating the Parks and Recreation Master Plan, since it was used as a basis for identifying needs and formulating policy directions. The next step in the planning process was the development of policies and recommendations for improving parks, facilities, and programs city-wide. Priority recommendations were incorporated into a capital improvement plan, and a financial plan identified funding sources to implement these improvements. Together, these pieces support the final Parks and Recreation Master Plan. The Advisory Committee on Master Planning (ACMP) weighed in throughout the planning process to guide the plan and ensure that community priorities were being addressed.

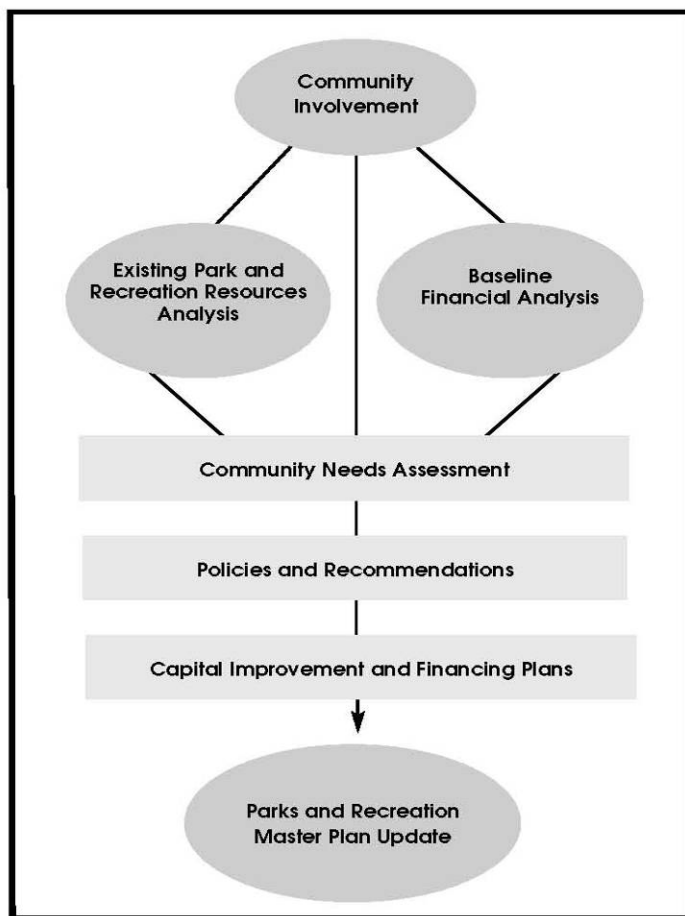


Figure 1: Plan Development

The draft Park and Recreation Master Plan will be reviewed by the public. The plan will continue to be refined through the adoption process as the Parks and Recreation Advisory Board, Planning Commission, and City Council review the plan.

1.4 CITIZEN INVOLVEMENT



An extensive public outreach effort provided feedback from a broad spectrum of City residents regarding their vision, needs, and preferences for parks and recreation services. Public events were planned to ensure the participation of a diverse cross-section of the community. A detailed summary of public involvement results is available under separate cover from the Wilsonville Community Development Department.

The public involvement process included the following:

- **Three Master Plans—One Vision:** A Community Visioning Workshop was held on September 14, 2004, at the Wilsonville Community Center. Comments reflected the diverse views of approximately 70 participants from a cross-section of neighborhoods and interest groups in Wilsonville.

An 8-page newsletter was created to update the community about the three master plans, including a description of key directions for each plan. This newsletter was sent to every household in Wilsonville in summer 2005, and distributed at a series of summer events. The newsletter included a comment form, and all comments received were recorded by the City and circulated for incorporation into the plans.

- **Advisory Committee on Master Planning (ACMP):** On August 30, 2004, the Wilsonville City Council appointed a citizen committee to assist the City in the master planning updates. ACMP members are liaisons to the community and represent broad community interests. They represent many segments of Wilsonville's population including seniors, youth, businesses, development, as well as cultural and minority interests. Throughout the planning process, the ACMP met monthly to provide insight and guidance into community priorities and needs.
- **Organized Sports Questionnaire:** Representatives from local sports organizations responded to questionnaires or were interviewed by phone to provide information on the number of sports teams in Wilsonville and their facility needs.

- **Community Recreation Survey:** A statistically valid survey designed to elicit information about recreation interests, behavior, attitudes, and participation was conducted in Wilsonville between November 2004 and January 2005. A total of 408 questionnaires were completed by City residents, which was statistically sufficient to represent all City residents with a + or - 5% variation in results.
- **Charbonneau Stakeholders Meeting:** On January 6, 2005, a meeting was held to incorporate the views of key stakeholders from the Charbonneau area. Participants completed a questionnaire regarding their recreation participation, desired program and facility improvements, along with priorities and key issues relating to parks, transportation, and bicycle and pedestrian access.
- **Senior Stakeholders Meeting:** On January 14, 2005, a meeting of seniors in Wilsonville was held to identify their preferences and needs regarding parks and recreation. Participants responded to eight questions regarding recreation participation, desired program and facility improvements, and bicycle and pedestrian issues.
- **School Outreach:** A charrette was conducted at Wood Middle School in February 2005 to obtain feedback from youth about preferences and priorities for parks, transit, and bicycle and pedestrian facilities. An exercise with students at Boeckman Creek Primary School was conducted to get input on favorite activities in parks and ideal park elements, as well as input on transit, biking, and walking preferences.
- **Public Open House:** An open house and barbecue were held on May 30, 2006, to provide citizens an opportunity to review and comment on all three draft Master Plans. Over 160 community members attended this event.
- **Public Hearing and Review Process:** The draft Park and Recreation Master Plan was presented to the City Council and Park Board for review. Comments were incorporated into the final Plan prior to adoption.

1.5 PLAN ORGANIZATION

The Park and Recreation Master Plan is organized into five chapters:



- **Chapter 1: Introduction** defines the vision for Wilsonville’s park system, provides an overview of the planning process and public involvement efforts, and notes the organization of the plan.
- **Chapter 2: Park and Recreation Needs** describes the benefits provided by the park and recreation system in Wilsonville. The chapter also presents a new park classification system, key findings from the community needs assessment, and challenges and opportunities for the City’s park system.
- **Chapter 3: Recommended Park System** contains an overview of the ideal park system for Wilsonville, which includes City park land, school parks, natural areas, athletic facilities, and a recreation center.
- **Chapter 4: Provision of Recreation Services** describes the City’s approach in providing recreation opportunities community-wide, including strategies for financing, planning, expanding recreation programs and services, and maintaining and operating parks and facilities.
- **Chapter 5: Plan Implementation** identifies project priorities for park improvements and new park and facility development, provides an overview of financing sources, and recommends a financing strategy for a five-year implementation plan.

Five appendices contain the following additional information:

- Appendix A: Existing Wilsonville Parks
- Appendix B: Design and Development Guidelines
- Appendix C: Baseline Financial Analysis
- Appendix D: Community Needs Assessment Summary
- Appendix E: Neighborhoods—Park and Recreation Analysis

During the course of the Master Plan update, several reports were prepared to document critical components of the planning process. These reports included:

- *Existing Park and Recreation Resources*, February 2005
- *Community Recreation Survey*, February 2005
- *Community Needs Assessment*, April 2005

Key findings from each of these reports have been incorporated in the Master Plan. Due to their extensive technical content, these reports are available under separate cover from the Wilsonville Community Services Department.

Chapter 2:

Park and Recreation Needs

- 2.1 Benefits of Parks and Recreation
- 2.2 Plan Concept
- 2.3 Existing Resources
- 2.4 Community Needs
- 2.5 Key Challenges and Opportunities



PARK AND RECREATION NEEDS

A community's specific, unique needs for parks and recreation facilities provide the foundation for all great park systems. This chapter provides an overview of the types of recreation opportunities that are needed in Wilsonville, within the context of the many benefits offered by parks, natural areas, open space, and recreation facilities. It also describes the types of parks that will create a unique park system and presents key findings from the Community Needs Assessment.

2.1 BENEFITS OF PARKS AND RECREATION

By implementing the Parks and Recreation Master Plan, Wilsonville residents will experience personal, community, environmental, and economic benefits:

- *The recreation opportunities offered in Wilsonville support life-long human development.* By participating in children's programs, competing in sports, and playing on playgrounds, children will develop physically, socially, and intellectually. Teens will become more productive members of the community by participating in special events, volunteer activities, and employment opportunities. Adults can participate in life-long learning that will enrich their lives and relieve stress. Seniors can participate in a wide variety of social, physical and educational activities offered at the Wilsonville Community Center.
- *Recreation participation is widely known to improve health and wellness.* According to the Center for Disease Control, obesity has grown dramatically in the U.S. since 1991. Convenient, close-to-home recreation opportunities, including trails and pedestrian connections to recreation resources, will make it easier for residents to lead active, healthy lifestyles.
- *Recreation opportunities help to build strong families.* Whether participating in art classes at the Community Center, having a picnic at a local park, or attending one of the many community events in town, recreating together promotes communication and shared memories that help to build stronger families.
- *Recreation involvement reduces social service and police/justice costs.* Studies have shown that recreation programs can reduce



The benefits offered by Wilsonville parks and recreation include:

- *Life-long human development;*
- *Improved health and wellness;*
- *Strong families;*
- *Reduced social costs;*
- *Natural resource preservation;*
- *Community pride; and*
- *Economic success.*



social costs associated with various age groups. Youth who are engaged in recreation and social programs are less likely to participate in undesirable behavior. Social and support groups help older adults remain connected to resources that help them live independently.

- *Parks and natural areas help to preserve Wilsonville's natural resources.* Habitat and biodiversity are essential to our ecological survival and help define Wilsonville's community character. By preserving natural areas of all sizes, from small riparian areas in neighborhood parks to regional resources such as the Willamette River and Metro's Graham Oaks Natural Area, Wilsonville is protecting and restoring areas that may otherwise have been developed. Such diligent preservation enhances the community's livability and creates a legacy for future generations.
- *Parks and recreation serves to build community pride.* Parks and recreation activities help community members understand their neighbors, their history, and their environment. Wilsonville's community celebrations, volunteer opportunities, special parks, public art, and historical sites create community pride in Wilsonville and help develop a sense of place.
- *Parks, recreation opportunities and natural areas contribute to attracting business and residents, who determine the future of Wilsonville's economic success.* A community that is an attractive place to live and work appeals to both employers and employees. The continued investment in its parks, natural areas and recreation opportunities will contribute to Wilsonville's continued economic success.

2.2 PLAN CONCEPT

The Parks and Recreation Master Plan is based on the concept that parks and recreation are catalysts for community development by:

- Engaging the community of all ages in meaningful participation;
- Creating unique, context-sensitive spaces and places that enrich the human experience;
- Promoting healthy living for all ages and abilities; and
- Connecting people to people and people to place.

2.3 EXISTING RESOURCES

The park system in Wilsonville consists of a variety of parks, natural areas, and recreation facilities owned by both public and private providers.

- Within this system, the City owns and maintains nearly 200 acres of park land, including Memorial Park, which is the largest and most heavily used park in the city.
- Two significant natural areas (Graham Oaks and Coffee Lake) are owned and managed by Metro, with partnership contributions from Wilsonville.
- Other publicly owned park land adjacent to Wilsonville boundaries includes Willamette Meridian Landing, an undeveloped site owned by the Oregon State Parks and Recreation Department; and Boones Ferry Public Boat Ramp, owned by Clackamas County.
- Schools also function as important community resources for parks and recreation, as do a variety of privately owned parks and recreation facilities in Wilsonville. For example, Charbonneau and Langdon Farms Golf Courses are privately owned but open to the public. Homeowners associations provide a number of private parks and natural areas to serve their immediate residents. Finally, several major employers in the City, such as Mentor Graphics and Xerox, provide campus environments with park features that are available to employees.



Figure 2 illustrates Wilsonville’s existing park system.

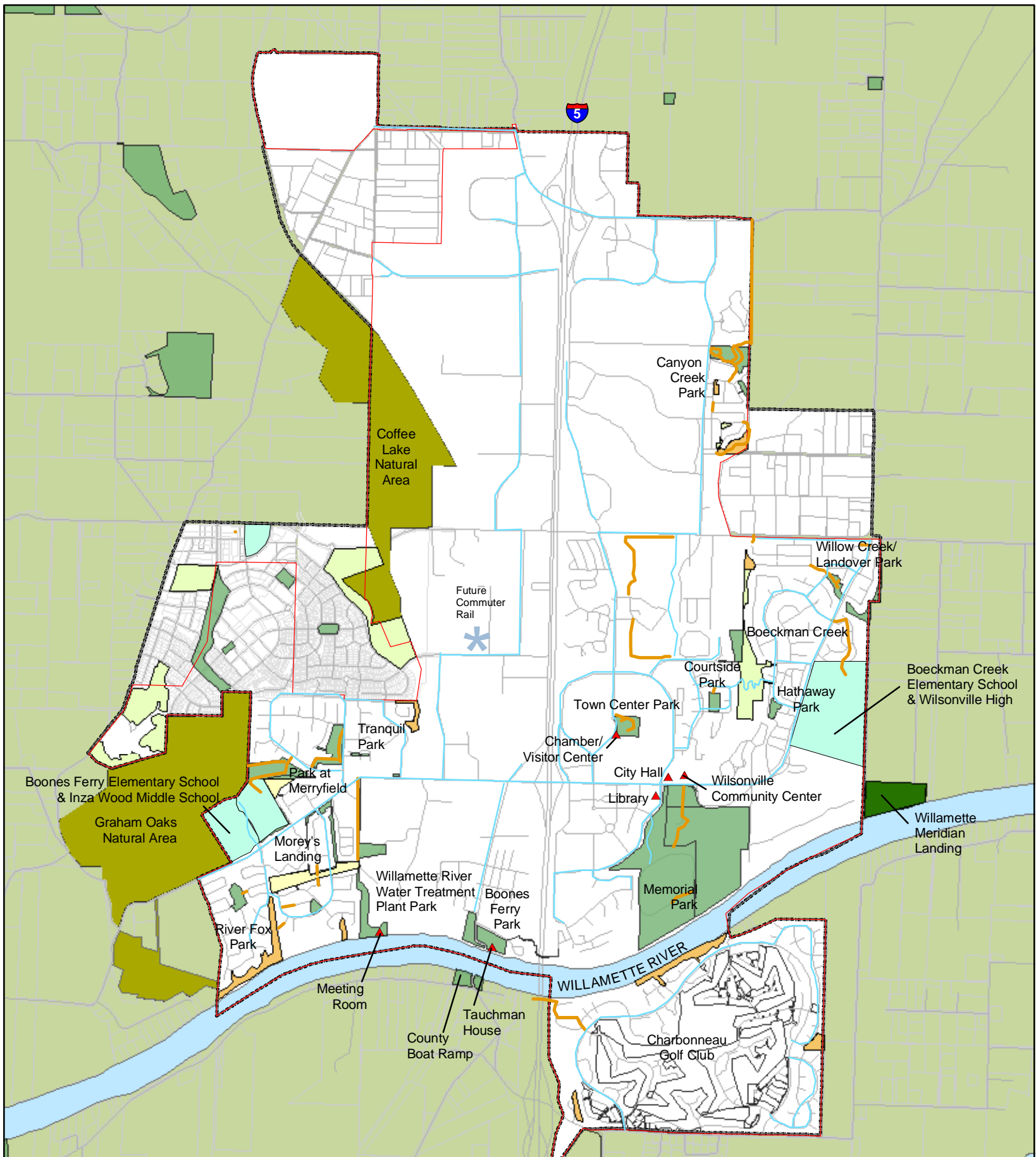
Park Classifications and Definitions

The most effective park system to develop and manage is composed of different types of parks, natural areas, and recreational venues, each designed to provide a specific type of recreation experience and opportunity. A good park classification system helps assess what facilities are available for current use and what types of parks will be needed to serve the community in the future. In order to evaluate the park system in Wilsonville and to address specific park land needs, parks have been classified into the following categories:



- **Neighborhood Parks:** Generally small in size, neighborhood parks are a combination of playground and park designed primarily for spontaneous, non-organized recreation activities.
- **Community Parks:** Community parks are larger parks that support organized activities and often have sport fields or other special facilities as their central focus. These parks can accommodate large numbers of people and provide restrooms and parking.
- **Regional Parks:** At more than 50 acres, regional parks provide a wide variety of specialized facilities, such as sports fields, indoor recreation facilities, or large picnic areas, to serve the entire community and beyond. Natural areas or unique recreation opportunities are usually a component of regional parks.
- **Urban Parks:** Urban parks are located in busy, higher density, commercial areas or mixed-use centers. Examples of urban parks include public squares, promenades, and urban plazas.
- **Special Use Areas:** Special use areas are single purpose sites or areas occupied by specialized facilities, such as stand-alone recreation centers, skate parks, swimming pools, or community gardens.
- **Natural Areas:** Natural areas are lands managed in a natural state. Recreation in natural areas usually involves passive, low-impact activities, such as walking, biking, and watching wildlife.
- **Greenways/Greenbelts:** Greenways or greenbelts are linear parks that link together points-of-interest within a community or provide green buffers between neighborhoods. These parks are nature-oriented, and recreation is typically related to trail use.

A more detailed summary of each park type and an inventory of park sites in Wilsonville can be found in Appendix A. Appendix B provides guidelines regarding the design and development of parks within each classification. As new areas within Wilsonville are developed and as new areas are brought into the city, these guidelines can be applied to the development of new park sites.



Legend

Parks	Existing Local Access Trails
Private Parks	Existing Community Connector
Natural Areas & Greenways	City Facilities
Private Natural Areas	UGB Boundary
Metro Greenspaces	City Limits
State Parks	
Schools	

City of Wilsonville
Parks and Recreation Master Plan Update

Figure 2:
Existing Park and Recreation Resources
Wilsonville, Oregon



July 2006

Two additional classifications are important to Wilsonville’s system:

- **Private Parks:** These privately owned and maintained sites include parks owned by subdivision homeowners associations (HOAs), park amenities provided on corporate campuses, private golf courses, and privately owned sports field complexes.
- **Beautification Areas:** These maintained, landscaped areas primarily provide a visual amenity typically with no recreational use. Sites may include landscaped rights of way, gateways, seating areas, or street medians and islands.

Land within these final two categories is noteworthy and was taken into account during the assessment of community needs.

2.4 COMMUNITY NEEDS

Conducted in Spring 2005, the Community Needs Assessment analyzed the need for parks and facilities in Wilsonville, based on parks and recreation industry standards (NRPA 2002), community input, and land use and participation patterns in Wilsonville. These needs are based on the vision set forth by the community and the demand for recreation opportunities measured in various public involvement venues. The complete Community Needs Assessment report is available from the Community Services Department. Appendix D contains a detailed summary of needs assessment findings.

Key Findings

Key findings from the community needs assessment include:

- **Neighborhood and Community Parks:** In addition to the planned Villebois parks, the City will need additional public neighborhood and community parks to meet the future needs of the build-out population.
 - Opportunity areas for providing neighborhood parks include the Montebello neighborhood and areas of planned residential development.



- The northwest industrial area is underserved and in need of park and recreation services. Although traditional neighborhood parks do not meet the needs of employees, waysides that accompany routes planned in the Bike and Pedestrian Plan would provide pleasant outdoor experiences for employees during workday breaks.
- A number of private parks in Wilsonville serve their surrounding neighborhoods. The growth patterns of the City and the potential for redevelopment of private parks create opportunities for negotiation of land for public use in new neighborhoods or reassigned public use of old private parks.
- Additional community parks are needed to serve areas currently underserved, including planned residential areas.
- **Natural Areas:** Wilsonville is well-served by the existing network of natural areas in the community, which are provided in existing parks, through land use protection, and by other agencies. Although no additional City-owned natural areas are needed at this time, the City should take advantage of any unique opportunities that may arise in the future, particularly if property along the Willamette River becomes available for acquisition. In addition, the City has taken and will continue to take a pro-active role in increasing habitat value and function through restoration projects in City-owned parks and natural areas.
- **Other Park Land:** No specific need for additional regional parks, urban parks, or special use areas is noted at this time. Specialized facilities should be accommodated within existing and planned parks, unless the facility's feasibility analysis recommends a stand-alone site. Needs for greenways should be based on the need for land to accommodate the recommended off-street trail routes in the Bicycle and Pedestrian Master Plan.
- **Recreation Facilities:** There is a significant need for gymnasiums, soccer fields, and program space to meet the needs of the build-out population. There is currently a demand for an indoor aquatic facility with at least 3,300 sq. ft. of water area. A lesser need is identified for baseball fields, football fields, and softball fields. However, open fields for both active team sports and passive recreational use are needed in Wilsonville.

Other Park and Recreation Needs

Additional parks and recreation needs include the following:

- **Indoor Recreation/Aquatic Facility:** In Wilsonville, a multi-purpose, indoor recreation center would expand recreation opportunities considerably and meet community needs for an indoor gymnasium and pool space (3,300 sq. ft. of water area, as noted previously).

Desired amenities for the recreation center include:

- Indoor pool or waterpark;
 - Court space for basketball, volleyball, racquetball, and indoor soccer;
 - Space for large group gatherings and performing arts productions;
 - Multi-purpose classrooms and meeting space; and
 - Specialized activity areas.
- **Water Access Facilities:** According to public involvement findings, there is strong community demand for increased creek and river access for active use, passive use, and transportation. The following specialized facilities would help meet this demand:
 - Dock for non-motorized water craft, such as canoes and kayaks;
 - Fishing pier/platform; and
 - Observation deck/blinds for wildlife watching.
 - **Recreation Programs:** Programming demand should be considered in the following areas:
 - *Demographics:* Several groups need more or better recreation programs, according to participants at the Visioning Meeting. These include: high-school youth, middle-school youth, and adults ages 26-54.
 - *Program time preferences:* Program times can be adjusted to serve the greatest number of people. According to survey respondents, weekend afternoons and weekday evenings are



the most convenient program times. Drop-in formats are also desired, particularly for the 65+ age group.

- *Program preferences:* If facilities and programs were available, survey respondents would like to spend more time participating in the following activities:
 - Swimming indoors;
 - Attending cultural events;
 - Creating crafts;
 - Attending drama performances; and
 - Walking for pleasure, walking for exercise, bicycling for pleasure, and participating in nature walks and/or hiking/backpacking programs.
- *Cultural arts programming:* Survey respondents noted that concerts in the park, performing arts programs, and community art festivals/special events were the top choices for additional cultural arts programs in Wilsonville.
- *Senior programming:* Survey respondents ages 55+ indicated that the top reasons for participating in senior programs are to exercise and learn something new. Many cities in Oregon and nationwide are restructuring senior programs to create greater appeal for today's more active seniors and older adults.
- *Areas for expansion:* Public involvement findings suggest the following directions for expansion of city offerings and/or support of local organizations to provide:
 - Concerts in the park;
 - Special events/festivals;
 - Cultural events and performing arts;
 - Arts (drawing, photography, etc.);
 - Outdoor education, fitness and nature programs;
 - Fitness programs and specialty classes for seniors;
 - Evening activities for teens and adults; and
 - Drop-in activities.



2.5 KEY CHALLENGES AND OPPORTUNITIES

During the planning process, key issues emerged that provide challenges to and opportunities for achieving the community vision for Wilsonville. These opportunities and challenges include:

- Serving underserved areas;
- Adding indoor recreation/aquatic facilities;
- Creating school parks;
- Embracing the river;
- Expanding on natural area opportunities; and
- Creating a more interconnected system.



These six issues were identified through feedback obtained in the public involvement process and also through a technical analysis of existing park and recreation resources and community needs. The issues identified here, along with the park and recreation needs in the community, provided a foundation for developing the policies and recommendations contained in this plan.

Serving Underserved Areas

While Wilsonville's park system has a diverse range of park types located throughout the city, there are some neighborhoods and communities that are underserved. Often, developed areas are difficult to retrofit for parks, which make providing recreation opportunities in these areas challenging.

The analysis of park and recreation resources and assessment of community needs indicated that the following areas are underserved:

- **Montebello:** The higher density of housing and higher percentage of lower income residents in the Montebello neighborhood create a strong need for usable green space and recreation opportunities in this area. However, quality park space is limited here and connections to existing parks are difficult, making this neighborhood the area of greatest need in the entire city. A tiny, City-owned beautification area, called Montebello Park, is located at the entry to this neighborhood. But at 0.21 acres, the site is too small to provide the recreation facilities needed to serve the neighborhood. The challenge is to find another suitable park site near or adjacent to this

beautification area and to provide opportunities to link to other parks in the community.

- **Northwest Industrial Area:** Parks are just as significant in commercial and industrial areas as in residential areas. However, the recreation and leisure needs of workers are different from residential needs, and they are often overlooked. The City of Wilsonville can be a leader in this regard by providing parks designed to serve the city's workforce. For example, the Bike and Pedestrian Plan recommends a regional trail and community trail through the Northwest industrial area, offering opportunities to incorporate recreation amenities to serve nearby employees as well as trail users. Benches, picnic areas, and similar facilities may provide healthy opportunities to relax and socialize during lunch and work breaks, which contribute to the health and well being of employees. As these industrial areas are developed, the City can encourage employers to offer additional recreation opportunities and healthy-living amenities.

Adding Indoor Recreation/Aquatic Facilities



The residents of the City of Wilsonville want a large-scale, multi-purpose recreation facility. Through public meetings and the recreation survey, the public expressed a high level of interest in building an indoor swimming pool and a recreation center with a gymnasium. The community needs assessment also identified demand for a swimming pool and gymnasium space. In the inventory of existing City resources, it was noted that there are no public pools in Wilsonville. Although there are several private outdoor pools, these facilities are typically small, not suited for competition, and often not adequate for instruction or exercise. Despite these limitations, city residents have a high level of participation in swimming and water-related activities and in activities that take place in a recreation center. Residents indicated that they would like to spend more time swimming (indoors and outdoors) than they currently do.

Wilsonville has undertaken several studies on the feasibility of building a new pool. A Council-appointed Aquatics Task Force submitted a report in 2001 indicating that the greatest challenge in providing new large-scale recreation facilities is the capital cost of building the facility and the ongoing cost of operations. Preliminary findings from a more recent aquatics study, presented to the Aquatics Task Force in January 2006, indicate that a new aquatic center could not be operated in

Wilsonville without subsidies, although the financing gap is lessened by including amenities such as a gymnasium, aerobics/dance floor, day care and meeting rooms at the site. The City would need a population of about 25,000 residents with a higher percentage of children to support a community center without subsidies.

While a recreation/aquatic center will represent a cost to the City, it also will be an investment in community livability. City residents have indicated that they are willing to support a facility that will improve community livability, increase personal fitness and wellness, and provide opportunities to socialize, thus drawing the community together. The existence of an indoor pool would likely increase participation in swimming instruction and water safety classes, improving water safety—particularly for children and youth—in this community along the river. However, a larger population base may be necessary to generate the revenue necessary to manage the costs associated with facility maintenance and operations. The Aquatics Task Force will be revived when the time comes to revisit the feasibility of the Aquatic/Recreation Center.

Creating School Parks

As a fast-growing community, Wilsonville has experienced a significant amount of growth and new development in the past ten years, particularly in the form of planned communities. As a result, there are very few large, undeveloped parcels within the City's urban growth boundary. The parcels that remain are very costly to acquire. This situation presents a challenge in finding land for new parks.

The West Linn-Wilsonville School District is also seeking land for new schools to accommodate a growing student population. There is an opportunity to continue to partner with the school district in providing recreation opportunities at new school sites, meeting community needs for educational facilities as well as community parks. This arrangement would foster efficient land use and provide exemplary stewardship of public financial resources.

In the past, Wilsonville has made financial contributions to recreation facilities at school sites that have included \$2 million toward the initial development of Wilsonville High School (WHS), \$350,000 contributed in 2005 for the development of a softball facility at WHS, and nearly \$135,000 for a field at the Boones Ferry Primary School in 2003.



Creating school parks means designing sites to facilitate community use and interaction, while creating a more enriching school environment. Elements of a community-oriented design may include gyms with an outdoor entry, freestanding restrooms or restrooms with access to the outdoors, community park features such as picnic shelters (doubling as outdoor classroom space) and natural areas, as well as more traditional school ground elements such as sport fields and playground space. This approach is more than simply allowing public access to a standard school ground. It means rethinking how school grounds can serve the park and recreation needs of the community as well as the educational and social needs of the school. It means providing both active and passive activity areas, and incorporating trees and natural areas into school grounds. It also means considering community access, by providing paths and orienting community use areas toward the surrounding neighborhood. Finally, public access areas should be designed into the site where the community has access to some park amenities during daytime hours, and to features such as restrooms during evenings and weekends.

Embracing the River



Throughout the public involvement opportunities, Wilsonville residents overwhelmingly have asked for greater access to and an increased focus on the Willamette River. While the presence of the river in Wilsonville represents a great opportunity, embracing the river will also be a challenge. Currently, much of the river frontage in Wilsonville is privately held, and river access is very limited. The City does have public river frontage at Memorial Park, the Willamette River Water Treatment Plant, and Boones Ferry Park. Within these parks, there are many opportunities to improve visibility and access of the river, which is often difficult to see from most vantage points due to dense vegetation and limited waterfront trails or facilities. Oregon State Parks Willamette Meridian Landing and the Metro-owned property along Corral Creek provide other opportunities to re-engage the river. The Willamette River Greenway protects the riverfront. Opportunities exist to provide off-street trails along the river, improve access at publicly owned sites, increase awareness among the community, and provide contingencies to take advantage of riverfront opportunities that may arise in the future. This plan also supports the recommendations of the Bicycle and

Pedestrian Master Plan to add river overlooks and develop a water “trail” of connected boat launches.

Expanding on Natural Area Opportunities

Wilsonville is known for its environmental awareness, preservation of natural areas, and natural resource planning. The City has been successful at preserving natural areas within existing city parks and in working with other public agencies such as Metro and private owners to preserve sensitive natural areas. Wilsonville has also taken a pro-active role in increasing habitat value and function through restoration projects on natural areas owned by the City.

The reason for all these efforts is simple: City residents are increasingly recognizing the connections between people and the environment. Residents need opportunities to be outdoors. People like walking and biking in natural areas, observing wildlife, and being part of the serenity found there—in contrast to their busy, noisy, urban and suburban lives. Residents now recognize that urban green spaces are important to the long-term health of any community and neighborhood, and these areas enhance community livability and support personal well-being. People not only want these resources protected, but they also want more opportunities to be part of natural environments. The challenge lies in finding a balance between natural resource preservation and recreation.

According to the results of the public involvement process, the primary reason individuals and families use parks in Wilsonville is to enjoy the outdoors or nature. Nearly all survey respondents felt that some type of public use of natural open space areas was appropriate. Access to and preservation of natural areas is a high priority for Wilsonville. Citizens value the city’s setting within a pastoral landscape, its location on the Willamette River, the forested uplands, the creeks, and wetlands within the city, along with the wildlife that inhabits these places.

As stated in the draft Natural Areas Acquisition/Management Policy (City of Wilsonville, October 2004), “The City of Wilsonville has implemented plans and ordinances that provide for the designation and protection of natural areas. The Natural Resources Plan adopted by the City identified significant natural resources within the city’s Urban Growth Boundary (UGB) and the former urban reserve areas. The goal of this policy is to ensure the successful protection and management of these resource areas.”



This Plan builds upon the natural resource preservation efforts already underway in the City, including the Natural Resources Plan. Beyond protecting and enhancing natural areas in Wilsonville's parks, this plan highlights five additional opportunity areas for planning:

- Wildlife habitat;
- Natural resource restoration;
- Outdoor recreation;
- Environmental education; and
- Natural area access.

The City may have opportunities to partner with private landholders to protect natural resources on corporate campuses, such as Xerox and Mentor Graphics. In the past, significant partnerships with Metro have contributed toward successful projects within the Graham Oaks and Coffee Lake Natural Areas. There are a number of additional opportunities to capitalize on partnerships with other public organizations and private landholders, such as Willamette Riverkeepers and Friends of Trees, to protect and enhance wildlife habitat, to preserve natural resources and water quality, and to provide public access for low-environmental impact walking or bicycling.

Creating a More Interconnected System



One of the common goals of the Parks and Recreation Master Plan, the Transit Plan, and the Bike and Pedestrian Plan is to improve connections among land uses and areas of interest (e.g., parks, schools, shopping areas, natural areas) throughout Wilsonville. All three plans address system linkages, including bicycle, pedestrian, and transit routes. For parks and recreation, park access is one of the key factors supporting high levels of recreation participation and facility use. Park access can be improved by providing multiple ways to access parks (sidewalks, bicycle lanes, off-street trails, transit routes) and by improving connections to surrounding neighborhoods. These improvements will help balance the community's active and passive use of parkland in the development of an interconnected and accessible park system. However, several challenges have been noted:

- **Reducing barriers:** Crossing the Willamette River, I-5, and other major arterials, such as Wilsonville Road, can be very challenging.

If these barriers are not addressed, they could become long-term obstacles to park access. Because of these barriers, opportunities are introduced for improvements, such as building new bicycle/pedestrian crossings, improving sidewalks, bikeways and off-street pathways along busy roadways, providing facilities such as bus shelters, benches and bike racks at recreation facilities, and coordinating the development of new parks and recreation facilities with existing and proposed pedestrian, bike, and transit routes.

- **Providing public safety:** An expanded trail network will increase the City’s right-of-way monitoring and maintenance. By creating a strong network, this challenge can be overcome by increased users providing “eyes on the street” and an active “adopt-a-trail” program.
- **Increasing connections:** Walking and bicycling are healthy, efficient, low cost modes of travel, available to nearly everyone. Hard-surfaced pathways connecting parks, schools, grocery stores, libraries, and other key destinations make these places more accessible for people living throughout the City. The challenge lies in finding ways to increase opportunities for pathway development, particularly in highly developed areas of Wilsonville.
- **Increasing trail-related recreation:** The results of the Community Recreation Survey indicate that trail-related activities—including walking for pleasure and exercise, bicycling for pleasure, hiking, and nature walks—are extremely popular. In fact, if more trails, pathways, and trail-related facilities were available, respondents indicated that they would like to spend more time participating in these activities than they currently do. Great opportunities exist for making stronger connections between the park system and trail system to increase recreation participation. For example, trails to community parks with sports fields may encourage families to bike to the next baseball game, rather than driving.
- **Providing stronger linkages to transit:** Park access also can be improved by taking advantage of opportunities to strengthen linkages to transit. These opportunities include providing bus connection information (handouts or signage) at parks and recreation facilities, working with SMART to increase coordination between transit service and recreation programs and activities, and considering existing transit routes when evaluating potential sites for new parks.



Chapter 3:

Recommended Park System

- 3.1 System Overview
- 3.2 Park System Improvements
- 3.3 Natural Areas
- 3.4 The Willamette River
- 3.5 Athletic Facilities



RECOMMENDED PARK SYSTEM

This chapter contains an overview of Wilsonville’s recommended park system, which is based on providing recreation opportunities on a neighborhood scale, community scale, and city-wide. In addition, this chapter describes the park and facility improvements needed within the system at all existing and proposed sites. School parks, natural areas, athletic facilities, and recreation centers are given special attention because of their significance within the park system.

3.1 SYSTEM OVERVIEW

The ideal park system for Wilsonville is one made up of a hierarchy of various park types, each offering certain types of recreation and/or open space opportunities. Separately, each park type may serve a primary function, but collectively these parks will meet the needs of the entire community. In this manner, the park system serves Wilsonville residents on several levels. It also provides the facilities needed to support a variety of programs and a balance of both active and passive recreation opportunities.

Neighborhood-based Park System

The basic concept of the recommended system is to assure that every neighborhood in Wilsonville is served by either a neighborhood park or a community park. Park facilities will be situated for easy access by bicycle or foot without crossing any major barriers, such as arterial streets or collectors.

Neighborhood and community parks will be supplemented by other recreational resources, such as regional parks, special use areas, natural areas, and greenways/greenbelts. These park types serve the entire community and, therefore, will be geographically located and linked to other parks so that they are accessible to most residents. The benefit of a neighborhood-based system is the variety of convenient recreation opportunities that it provides for residents and employees.

To analyze the sufficiency of existing neighborhood parks in meeting the City of Wilsonville code requirements for parks and outdoor recreational space, the City completed a sufficiency analysis in summer 2005. The City identified 16 neighborhoods as areas generally sized to allow pedestrian access to parks without crossing collector or arterial



Great parks:

- *Reflect community needs;*
- *Are designed with community involvement;*
- *Project community image and values;*
- *Integrate the community’s social and cultural fabric;*
- *Improve environmental conditions;*
- *Reference local history;*
- *Include art; and*
- *Are unique to their settings.*

streets. Neighborhoods were further defined by development patterns, geography, and intervening land uses.

Within each neighborhood, the number of single-family lots and multi-family units was counted. The total number of lots and units was compared to the Wilsonville Planning and Land Development Ordinance, where park land requirements are identified in sections 4.113(.01) and (.02), along with 4.125(.05)(E).

Park needs, as indicated by this analysis, are presented in Table 1. The table includes an overview of the existing park and recreation resources, the total single-family lots and multiple-family units, and the amount of neighborhood park acreage required by code.

Figure 3 illustrates the location of the neighborhood areas.

School Parks



The City needs both new schools and new community parks to accommodate Wilsonville’s growing population. However, land is scarce and expensive, and building new parks and facilities is very costly. This Parks and Recreation Plan recommends developing school parks in some cases as a strategy to meet community park needs, maximize tax dollars, and add value to school facilities. Building on a history of positive school/city partnerships, these innovative facilities could provide more efficient facilities that function both as public parks and enhanced environments for learning.

Since the School District has earmarked two sites for future schools in areas where the City also needs community parks (Frog Pond neighborhood/Advance Road and Villebois neighborhood), the timing is right to pursue demonstration projects that position Wilsonville and WLWSD as innovators in joint use.

Currently, the School District is planning a new middle school on a 40-acre site and a new elementary school on a 10-acre site in the Frog Pond neighborhood off of Advance Road. Each school provides different opportunities for joint use, and each site will have its own design character. Specific recommendations for each site are detailed in Section 3.2.

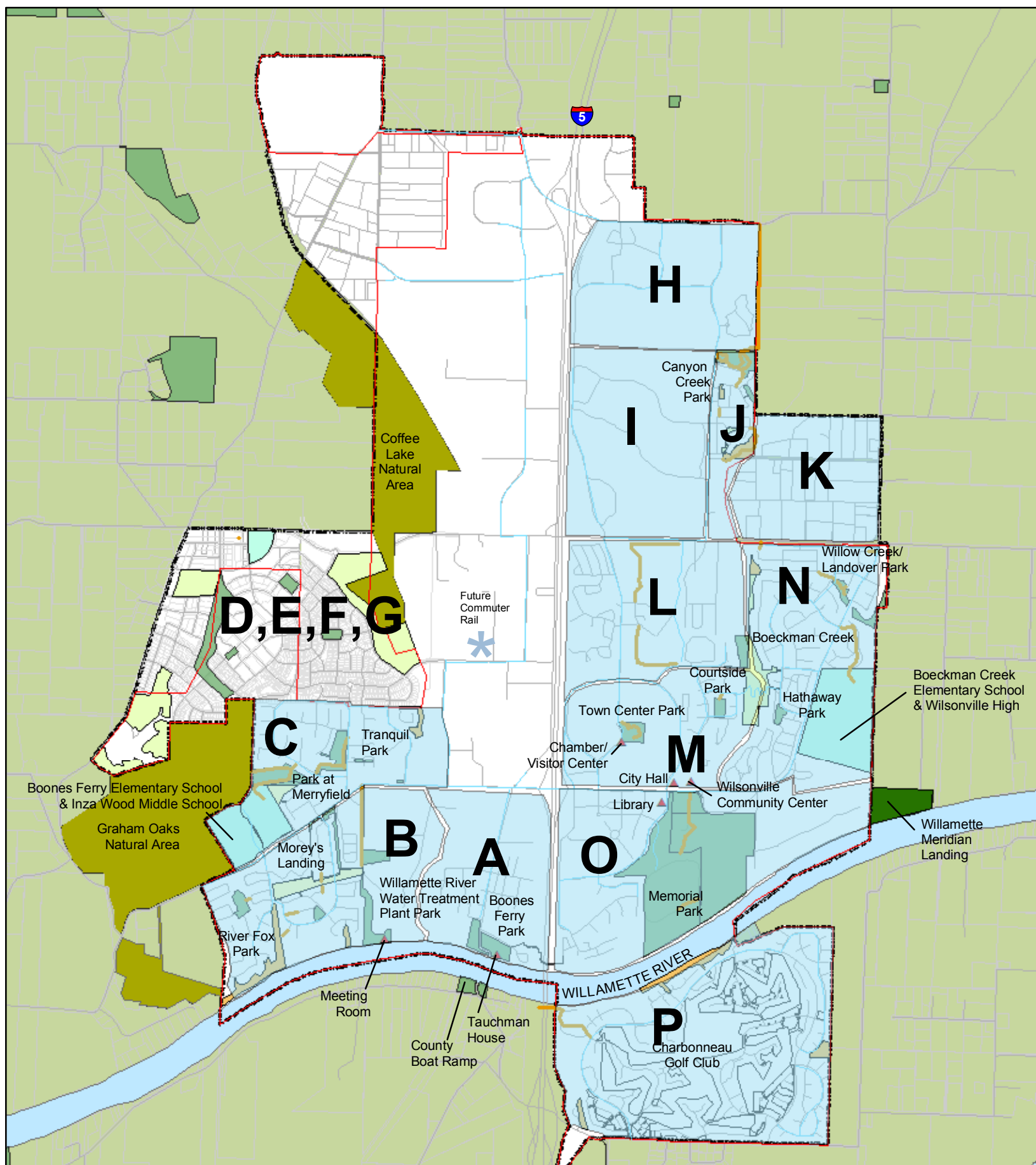
Table 1: Neighborhood Park Needs by Area

Area	Reference Name	Parks and Recreation Amenities		Single Family Lots	Multiple Units	Total NP Acres Provided	Additional NP Acres Needed	Sufficiency Analysis Conclusions and Recommendations
		Public	Private	Number	Number	Acres	Acres	
A	Old Town	Boones Ferry Park (C) Willamette River (NA)	Boones Ferry Village (basketball court)	101	119	0.00	1.32	1. Additional neighborhood park land needed: 1.32 acres 2. Provide major improvements to increase capacity at Boones Ferry Park. 3. Provide minor improvements at Water Treatment Plant Park.
B	Rivergreen, Fox Chase, and Morey's Landing	River Fox Park (N) WTP Park (S) Willamette River (NA)	Morey's Landing (N)	469	311	11.86	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at River Fox Park. 3. Provide major improvements to increase capacity at Boones Ferry Park. 4. Provide minor improvements at Water Treatment Park.
C	Merryfield, Silver Creek, Montebello	Graham Oaks (NA) Tranquil Park (NA) Park at Merryfield (N) Montebello Park (B)	Hazelwood (N) Silver Creek (N) Wiedeman Park (community room, garden)	446	207	5.87	0.00	1. No additional neighborhood park land is needed. 2. Replace Montebello Park with a new neighborhood park from 1.00 to 1.43 acres in size. 3. Provide minor improvements at Merryfield Park and Tranquil Park. 4. Coordinate to implement school site improvements. 5. Develop facilities at Graham Oaks Natural Area to provide opportunities for passive recreation.
D	Villebois - SAP East	Coffee Creek Lake Preserve (NA) Triangle Park (N) Council Park (N) Fir Park (N) Eastside Park (N or C)		655	0	1.75	1.53	1. Additional neighborhood park land needed: 1.53 acres 2. Develop parks according to the approved Villebois Master Plan.
E	Villebois - SAP South	Oak Park (GN) Cedar Park (GN) Point Park (N) West Park (N) Villebois Greenway (G) SROZ forest area (NA)		486	0	2.98	0.00	1. No additional neighborhood park land is needed. 2. Develop parks according to the approved Villebois Master Plan.
F	Villebois - SAP Central	Hilltop Park (N) Promenade (U) Central Plaza (U or C)	Private Complexes	0	1010	2.90	None noted	1. No additional needs for neighborhood park land noted. 2. Develop parks according to the approved Villebois Master Plan.
G	Villebois - SAP North	School playing fields Villebois Greenway (G) Forest Preserve (NA)		239	0	0.00	1.20	1. Additional neighborhood park land needed: 1.20 acres 2. Develop parks according to the approved Villebois Master Plan.
H	Elligsen Road East	None	Canyon Creek Apartments (clubhouse, fitness center, pool, playground, hot tub, basketball) Wilsonville Summit (clubhouse, fitness center, pool, spa)	0	698	0.00	4.81	1. Additional neighborhood park land needed: 4.81 acres 2. Provide minor improvements at Canyon Creek Park. 3. Provide a 3-acre community school park.
I	Mentor, Xerox	None	Walking paths, soccer, baseball, large lawn area	0	0	0.00	0.00	
J	Canyon Creek North	Canyon Creek Park (C)	Canyon Creek Meadows (N) Canyon Creek Estates (N) Carriage Oaks	197	0	1.29	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at Landover/Willow Creek and Canyon Creek Parks. 3. Provide minor improvements at Canyon Creek Park.
K	Frog Pond - Advance Road	School playing fields	SROZ	600	600	0.00	7.13	1. Additional neighborhood park land needed: 7.13 acres 2. Provide one additional community park.
L	Renaissance, Ash Meadows, Thunderbird Mobile Club	Boeckman Creek (NA)	Mentor Graphics (trail) Renaissance (pool, playground) Oak View (pool, recreation building) Thunderbird Mobile Club (pool, activity room, fitness center)	169	250	0.00	2.57	1. Additional neighborhood park land needed: 2.57 acres 2. Coordinate to implement school site improvements.
M	Town Center, Courtside, Vlahos	Town Center Park (U) Courtside Park (N) Boeckman Creek (NA) Community Center (S)	Theater Bowling Alley Family Fun Center Sundial (pool, clubhouse, fitness center) Town Center (pool, clubhouse, fitness center, playground) Boeckman Creek (pool, recreation room)	244	230	6.91	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at Courtside Park. 3. Coordinate to implement school site improvements.
N	Wilsonville Meadows, Boulder Creek, Landover, Cedarpointe	Landover Park (N) Hathaway Park (N) Boeckman Creek (NA) Meridian Creek (NA)	Arbor Crossing (N) Boulder Creek (pool, clubhouse, fitness center, picnic area) Berkshire Court (pool, clubhouse, fitness center, playground, spa) Hathaway Village (pool, clubhouse, fitness center, playground, hot tub) Bridge Creek (pool, clubhouse, fitness center, playground, hot tub)	432	1177	3.10	7.17	1. Additional neighborhood park land needed: 7.17 acres 2. Provide minor improvements at Landover/Willow Creek. 3. Coordinate to implement school site improvements.
O	Village at Main/Daydream	Memorial Park (C) Willamette River (NA) Library (S)	Village at Main (clubhouse, playground, pool, spa) Ballys	196	232	3.00	0.00	1. No additional neighborhood park land is needed. 2. Complete construction of upper Memorial Park.
P	Charbonneau	None	Various private facilities (golf, tennis, pools, spa, fitness center, trails)	979	276	Not available	0.00	1. Park land needs are met through private facilities. No additional park land is needed.

Note: Net needs are determined by code requirements for park and outdoor recreational space as required by the Wilsonville Planning and Land Development Ordinance, Sections 4.113 (.01 and .02) and 4.125 (.05)(E), minus existing neighborhood park or neighborhood park equivalent acreage.

Park Codes:

N Neighborhood
C Community
R Regional
U Urban Park
S Special Use Area
NA Natural Area



Legend

Parks	Existing Local Access Trails
Private Parks	Existing Community Connector
Natural Areas & Greenways	City Facilities
Private Natural Areas	UGB Boundary
Metro Greenspaces	City Limits
State Parks	Neighborhood Reference Number and Boundary
Schools	

0 0.3 0.6 Miles

N
W E
S

City of Wilsonville
Parks and Recreation Master Plan Update
Figure 3:
Neighborhood Areas Map
Wilsonville, Oregon



July 2006

The benefits of school parks to the City include:

- Community parks will be located where they are needed;
- There are no land acquisition costs;
- More facilities will be available to the community at a lower cost; and
- Gymnasiums and indoor space will be provided at each site, which is usually cost-prohibitive at a traditional community park.

Benefits to the School District include:

- Cost-sharing with the City makes the cost to the School District about the same as for a traditional school;
- The site will have lower operating costs than a traditional school due to cost sharing for joint use areas;
- Better play environments, athletic fields, and more interesting outdoor spaces can be provided at a school park than at a traditional school site due to cost sharing; and
- School parks offer a more enriching learning environment for students.



Indoor Recreation/Aquatic Center

The development of a multi-purpose community recreation/aquatic center is an investment in the quality of life for residents throughout Wilsonville. While public demand for such a facility is high, Wilsonville's current population is insufficient to generate the usage and fees necessary to support the facility in a financially sustainable way. According to the preliminary results of a study presented to the Aquatics Task Force in January 2006, a City population of approximately 25,000 (with a high percentage of children) will be needed before an indoor recreation/aquatics facility can operate without subsidies. This plan recommends that the City revisit the opportunity to provide a new multi-purpose recreation and aquatic center that serves all age groups and meets the community's need for aquatic facilities and indoor recreation space, while meeting financial goals.



In the past, multiple smaller recreation centers were favored as a means of providing indoor space locally. However, current regional and national trends favor larger, multi-purpose community centers that serve

all age groups and meet a variety of community needs. These recreation centers tend to be large facilities (40,000-80,000 square feet) capable of incorporating revenue-generating activities. A single large center can serve 20,000 or more people, and a broader range of facilities can be provided in one larger facility than at dispersed sites. Because of cost efficiency of centralization, operations costs for a larger center can be lower than for multiple, dispersed sites providing the same square footage, even though more amenities can be provided at the larger facility.

When designed and developed, Wilsonville's multi-purpose recreation center should be a highly visible, state-of-the-art facility that acts as a magnet for community activities. The center should include:

- A gymnasium/indoor court;
- Aquatic facilities and support facilities;
- Places for large group gatherings;
- Multi-purpose classrooms and meeting space;
- Specialized activity areas, such as dance studios, stage for performing arts, or a youth/teen room; and
- Social gathering space, such as a lounge, coffee kiosk, etc.

The specific mix of facilities will be the arrangement that best meets the City's financial performance goals for the center, as determined through a feasibility study.

The design of the center should also be flexible enough to accommodate changing trends in activities, such as surges in the popularity of fitness activities. In addition, adequate storage space should be provided to facilitate programming.

3.2 PARK SYSTEM IMPROVEMENTS

One of the major goals of this plan is to create a park system that links great parks to key destinations and cultural centers throughout Wilsonville, thus integrating the social, cultural, and environmental fabric of the city.

Great parks:

- Reflect community needs;



- Are designed with community involvement;
- Project community image and values;
- Integrate the community's social and cultural fabric;
- Improve environmental conditions;
- Reference local history;
- Include art; and
- Are unique to their setting.

Great parks also have aesthetic qualities, innovative designs and superior building materials, rich use of landscape features, and careful attention to maintenance and management.

It is within the context of the great park system that the following recommendations were developed.

Park Reference Table

Figure 4 is a graphic representation of the proposed park system, based on the recommendations found in this Plan. It illustrates the conceptual location and routing of proposed park sites and trails, along with the location of existing facilities. Some important notes about the system map include:

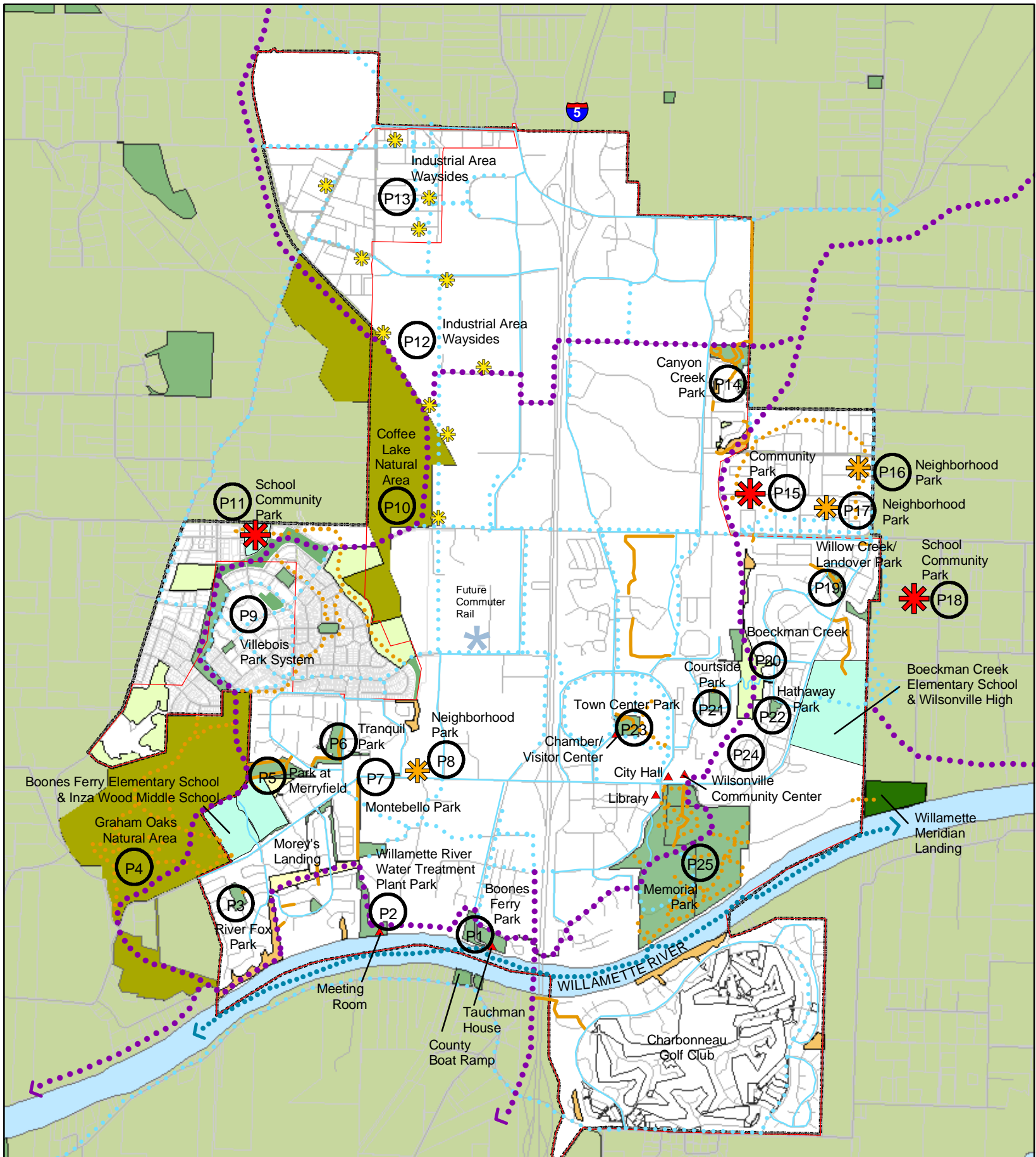
- Each park site is coded with a letter and number (such as P12). The code is for site identification only. These references are included on the system map and with recommendations for each site.
- Colored asterisks indicate proposed neighborhood parks and community parks. The symbols show a general location for each proposed park. The final location of park sites will be determined later in the development of City plans and will be influenced by land availability, acquisition costs, and property ownership. When possible, the proposed location matches existing City plans.
- The planned Villebois park system is represented by a single reference number. See Figure 5 for a map of proposed park sites and facilities in this neighborhood.

Recommendations for park land are listed by order of distribution within the neighborhood areas, as noted on the system map. For easy

reference, Table 2 lists the parks alphabetically along with the page number where recommendations for a specific park are noted.

Table 2
Park Reference Table

Code	Park Name	Page Number
P20	Boeckman Creek	58
P1	Boones Ferry Park	39
P14	Canyon Creek Park	52
P10	Coffee Lake Natural Area	45
P15	Community Park	55
P21	Courtside Park	58
P4	Graham Oaks Natural Area	42
P22	Hathaway Park	59
P12	Industrial Area Waysides	51
P13	Industrial Area Waysides	51
P25	Memorial Park	61
P7	Montebello Park	44
P8	Neighborhood Park	44
P16	Neighborhood Park	55
P17	Neighborhood Park	55
P5	Park at Merryfield	43
P3	River Fox Park	41
P11	School Community Park	46
P18	School Community Park	56
P23	Town Center Park	59
P6	Tranquil Park	43
P9	Villebois Park System	45
P2	Willamette River Water Treatment Plant Park	40
P19	Willow Creek/Landover Park	57
P24	Wilsonville Community Center	60



Legend

Parks	Water Trail
Private Parks	Existing Local Access Trails
Natural Areas & Greenways	Existing Community Connector
Private Natural Areas	Proposed Local Access Trails
Metro Greenspaces	Proposed Community Connector
State Parks	Regional & MetroTrails
Schools	City Facilities
Proposed Community Park	UGB Boundary
Proposed Neighborhood Park	City Limits
Potential Waysides	

City of Wilsonville
Parks and Recreation Master Plan Update

Figure 4:
Park System Map

Wilsonville, Oregon



July 2006

P1 Boones Ferry Park

Boones Ferry Park is a community park with the potential to become a signature element of Wilsonville's park system. The historic features of this site, its location on the river, and its connection to Old Town offer tremendous opportunities for providing more unique recreation experiences. In addition, the site encompasses potential areas for expansion, such as the undeveloped City-owned parcel located across Boones Ferry Road (the west parcel), as well as a potential for river access (via the Boones Ferry Road right-of-way). Within this vision, the Tauchman House will become a focal point for the park and a community center for Wilsonville's historic and cultural resources.



The following recommendations will help achieve this vision for Boones Ferry Park:

1. Develop a master plan for the entire site, including the west parcel, that considers the following elements:
 - a. Provide waterfront access for kayaks, canoes, and other non-motorized watercraft, possibly via the Boones Ferry Road right-of-way. This could simply be a path to the water, or it could be more elaborate and include elements such as a floating dock, boat house, or bike racks.
 - b. Improve the gazebo to support larger picnic groups, including electricity and a larger, covered picnic area.
 - c. Evaluate the potential future uses for the Tauchman House as an integral part of the park with unique historic qualities.
 - d. Incorporate more historic and environmental interpretation into the park, especially the history of the Boones Ferry and the market road to Portland.
 - e. Increase visibility of the Willamette River by providing viewpoints, trail development, and other site features that focus on the river.
 - f. Incorporate the regional trail into the design of the park, increasing connectivity and building an important part of Wilsonville's pedestrian and bike network. Consider a pedestrian/bicycle bridge over the Willamette River at this site.
 - g. Address elements of implementing a 'river trail' stopover at this site. This may include signage, mapping, stopover limits, etc.

the City's need for athletic fields. By the time the water treatment plant is expanded, additional athletic fields will be available at school sites and other locations and the interim fields can be removed.

Recommendations include:

1. Develop a regional trail through the site, improving linkages to the trail network and providing wayfinding signage. No other improvements are recommended for the developed area of Willamette River Water Treatment Plant Park.
2. Prepare detailed concept and construction documents for developing soccer fields on the treatment plant expansion area. A large turf area is recommended, since it can be used as a full-sized soccer field or as 2-3 smaller fields for younger age groups. The use of artificial turf should be considered at this location. Although it is costly, it could be used immediately after installation, and potentially reused elsewhere if the timeline for treatment plant expansion was shortened. In addition, operations costs would be reduced since mowing would not be required. This project includes:
 - a. Site preparation, including grubbing and vegetation removal;
 - b. Grading;
 - c. Irrigation (if natural turf) and drainage;
 - d. Seeding and turf establishment or artificial turf installation;
 - e. Development of a gravel parking area adjacent to the field;
 - f. Placement of portable restrooms. No permanent restrooms are recommended for the interim soccer field. Full service restrooms are available at the treatment plant building; and
 - g. No lighting is recommended for an interim field. However, if artificial turf is pursued, this should be revisited.





P3 River Fox Park

River Fox Park is a well-used neighborhood park that serves two residential subdivisions, River View and Fox Chase. This park includes playground equipment, benches, a water fountain, a looped path, and an open turf area that is unofficially used for Pee Wee soccer. Located on a cul-de-sac, limited marked parking is available adjacent to the park. Access to the park is limited to one neighborhood street entry at Champoeg Drive into the cul-de-sac and one cut-through from the Fox Chase development.

At its full potential, River Fox Park is envisioned as a neighborhood hub, where neighbors will meet their day-to-day recreation needs. Investments in River Fox Park in recent years have advanced this vision. The following improvements are recommended to make River Fox Park an even better neighborhood park:

1. Expand the looped pathway within the park and increase visibility of the cut-through path to provide more pedestrian and bike connections to the surrounding neighborhood.
2. Improve signage to direct people to the park from Willamette Way East or West.
3. Add more site furnishings and amenities. Additional amenities specifically targeted to neighborhood needs would increase park use. Consider a shelter structure that would expand the seasonal use of this park.

P4 Graham Oaks Natural Area

Graham Oaks is a 230-acre regional natural area owned by the Metropolitan Services District (Metro). Located at the western edge of Wilsonville, Graham Oaks provides a major natural area for Wilsonville residents in an easily accessible location, which will be connected to other sites and the region by the Tonquin Trail. This extensive park includes a variety of habitat types and significant natural resources.

Wilsonville and Metro partnered on developing a master plan for the site. The plan proposes developing CREST as the public gateway to Graham Oaks, including parking, restrooms, and a looped trail system that allows people to enjoy the woodlands, wetlands and meadows without fragmenting habitat or impacting natural resources. The trail

systems will include connections to Wilsonville neighborhoods, with two connections to Villebois and a connection through Park at Merryfield.

1. Continue to partner with Metro on the implementation of the Graham Oaks Master Plan.

P5 Park at Merryfield

Park at Merryfield is a neighborhood park that is linear in nature, providing protection for the significant wetlands that comprise almost seven acres of the site. An important local access trail passes through the park, connecting the neighborhood to Inza Wood Middle School, Boones Ferry Primary School, and Graham Oaks Natural Area.

Park at Merryfield contributes to the identity of the surrounding neighborhood because it provides basic recreation amenities near residents, preserves wetlands, and includes an important segment of Wilsonville’s bike and pedestrian network. The following recommendation expands on these features:



1. Improve wayfinding and interpretation at the park, building on the recommended citywide wayfinding and signage program. Include the following:
 - a. Improved entry signage;
 - b. Additional wayfinding signage providing information about the overall city bike and pedestrian network;
 - c. Additional interpretive signage; and
 - d. Wider multi-use path with possible bollard lighting. This should include straightening out the pathway’s right angle.



P6 Tranquil Park

Tranquil Park is a neighborhood greenway with a local access trail.

Tranquil Park provides a place for neighbors to walk for both pleasure and exercise, which are popular recreation activities in Wilsonville. It also serves as a visual green contrast to the built environment, contributing to the character of the surrounding neighborhood. The following recommendation expands on Tranquil Park's place within the larger citywide network:

1. Provide trail system signage, showing Tranquil Park's connection to Wilsonville's pedestrian and bike network. This signage should be consistent with the recommended citywide wayfinding and signage program.
2. Add some low impact amenities such as bench seating.
3. Manage invasive vegetation and the trail surface regularly. Improve trail surface as needed.

P7 Montebello Park

Montebello Park is classified as a beautification area. At 0.21 acres, this site does not qualify as a neighborhood park, and due to surrounding development, there appear to be limited opportunities for expansion in the adjacent area. In the long term, a new park (P8) is recommended for this neighborhood. In the short term, the City should involve surrounding neighbors in determining how this site can meet immediate neighborhood needs.

The City should consider the following recommendations:

1. Involve neighbors in developing an interim plan for this site. Interim park improvements may include the provision of a small play structure and other passive recreation opportunities.
2. Consult City grounds keepers for ways to streamline routine maintenance demands on this small parcel.



P8 Neighborhood Park

Site P8 is proposed as a neighborhood park to serve the currently underserved Montebello area. The existing Montebello Park is a small beautification area that is not suitable to meet the recreation needs of the surrounding neighborhood. To provide access to basic recreation opportunities and to enhance neighborhood identity, a new neighborhood park is needed. Recommendations for the new site include:

1. Target acquisition of a suitable site that meets the City's design and development guidelines for neighborhood parks. A site approximately 1 acre in size is recommended.
2. Create a site master plan. Once a site is acquired, the design process for the new park should involve nearby neighbors who will be served by the park.
3. Develop the neighborhood park.

P9 Villebois Park System

Villebois is a 480-acre master planned community located on the site of the former Dammasch State Hospital. At build out, Villebois will contain approximately 2,500 housing units of a variety of housing types. Since the adoption of the Villebois Master Plan in 2003, the Villebois development team has continued to refine the park system for the community. Table 3 presents a matrix of parks and facilities planned for development in Villebois. The proposed location of these parks and facilities is illustrated in Figure 5. Recommendations for the park network include:

1. Develop/preserve approximately 160 acres of parks and open space according to the goals, policies, and recommendations in the Villebois Master Plan, which includes:
 - a. Seven neighborhood parks, ranging from 0.52 to 2.90 acres in size;
 - b. 15 pocket parks, ranging from 0.13 to 0.68 acres in size;
 - c. Linear greens totaling 5.39 acres that serve as trail corridors providing connectivity between parks;



- d. A community park, developed in association with the planned elementary school;
 - e. The Villebois Greenway Regional Park, including eight contiguous parcels, ranging from 0.59 to 9.20 acres; and
 - f. Six open space areas, totaling approximately 101 acres, of nature preserves, including wetlands, forests, and grasslands.
2. Provide approximately 0.71 miles of nature trails, 1.2 miles of minor pathways, and 2.9 miles of major pathways, including the Tonquin Trail, the Villebois Loop Trail, and Coffee Lake-Wood Trail as depicted in the Villebois Master Plan. Provide sidewalks and bike lanes as indicated in the Master Plan.

P10 Coffee Lake Natural Area

Coffee Lake is a regional natural area also owned by Metro. This natural area contains approximately 487 acres, within and outside the city limits, and is the largest wetland complex in the Wilsonville area. Coffee Lake provides a corridor to the Tonquin Geologic Area. The planned regional Tonquin Trail will pass through the site.

1. Continue to partner with Metro on development of the Coffee Creek and Tonquin Trails through Coffee Lake. Consider inclusion of waysides to offer benches for rest and wildlife viewing.

P11 School Community Park

The vision for the community park proposed north of the Villebois neighborhood is to develop an innovative school and community park in partnership with the West Linn/Wilsonville School District. Current plans suggest that the site will include a primary school. The city's Urban Renewal District for the area has committed to funding a portion of the land costs. Recommendations include:

1. Select a design process that involves appropriate stakeholders to develop a detailed site concept and building program for a shared use facility. The type of school planned and built at this location will determine appropriate amenities and facilities to be developed at the site. The following recreation program elements should be incorporated:



Table 3: Villebois Park and Facility Matrix

5/31/2006	NP 1 - Oak Park	NP 2 - Cedar Park	NP 3 - Sofia Park	NP 4 - Collina Park	NP 5 - Fir Park	NP 6 - East Neighborhood Park	NP 7 - Piazza Villebois	PP 1	PP 3	PP 6	PP 8	PP 10	PP 13	PP - Various (2, 4, 5, 7, 9, 11, 12, 14, 15)	LG 5 A,B,C - The Promenade	LG - Various	CP 1 - School Community Park ***	RP 1 - Villebois Greenway	RP 2 - Palermo Park	RP 3 - Villebois Greenway	RP 4 - Villebois Greenway	RP 5 - Villebois Greenway	RP 6 - Villebois Greenway	RP 7 - Villebois Greenway	RP 8 - Villebois Greenway	OS 1 - Forested Wetland Preserve	OS 2 - Upland Forest Preserve	OS 3 - Future Study Area SROZ	OS 4, 5, 6 - Coffee Lake Natural Area	TOTAL AMENITIES (dots represent presence, not quantities)	Units			
Park Area (acres)	1.53	1.00	1.80	2.90	1.00	1.60	0.52	0.51	0.51	0.43	0.32	0.68	0.42	2.70	0.69	4.81	3.00	0.59	2.33	4.01	6.14	2.24	5.93	3.01	9.20	5.07	10.60	23.20	62.59	159.33	Acres			
Amphitheater				•																											1			
Barbeque			•	•		•															•	•									5			
Child Play:																																		
structure			•	•		•			•	•	•	•	•	•			•		•		•	•			•						19			
creative	•	•				•	•							•				•	•	•				•	•						10			
Community Garden						•																									34	Plots		
Drinking Fountain			•	•	•	•	•								•	•		•	•	•	•	•			•						15			
Lawn Play, general	•	•	•	•	•	•		•	•	•	•	•	•	•	•			•	•	•	•			•	•						10.85	Acres		
Lawn Play, sport field:																																		
little league baseball & youth/adult softball																	•														1	Fields		
soccer																	•								•						3-5	Fields		
Lawn Play, dog park																															1			
Mailboxes **																																		
Neighborhood Commons			•			•																	•									3		
Overlook				•		•											•						•		•							12		
Seating: benches	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
Tables, seating	•	•	•	•	•	•	•	•	•		•	•					•	•	•	•	•	•	•	•	•	•	•	•						
Tables, game													•																		2	Tables		
Parking: On-street	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
Private recreation:																																		
swimming pool (outdoor)																																1		
weight room																																1		
meeting room																																1		
Restrooms			•	•		•																	•			•						5		
School Gym																	•															1		
Shelter			•	•		•	•															•	•		•	•						12		
Sport Court:																																		
half court basketball						•																										4	Courts	
full court basketball																																0	Court	
tennis courts																																2	Courts	
volleyball court																																1	Courts	
bocce ball																																1	Court	
horseshoe pit						•																										2	Pits	
multipurpose court*						•	•										•															4	Courts	
skate plaza																																1		
putting green				•																														
Transit Stop			•			•	•																										4	
Water experiences:																																		
storm / rainwater elements	•		•	•		•	•	•	•			•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•						
minor water feature				•		•																												
major water feature			•			•																												

Legend:
 CP = Community Park,
 LG = Linear Green
 NP = Neighborhood Park
 OS = Open Space
 PP = Pocket Park
 RP = Regional Park

* Multipurpose court consists of wall ball, four square, tether ball, other similar facilities able to function within approximately 1,000 sf area.
 ** Location and grouping of mailboxes to be determined.
 *** Amenities to be determined pending discussions with School District.

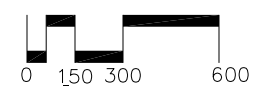
Figure 5

Legend

- Stormwater/Rainwater Feature: Pond, Swale
- Minor Water Feature
- Major Water Feature
- Shelter
- Restrooms
- Overlook
- Private Recreation: Pool, Weight Room, Meeting Room
- School Gym: Meeting Room
- Drinking Fountain
- Bench
- Picnic Table
- Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Bocce Ball, Horseshoe Pits, Skate Plaza, Putting Green
- Child Play: Creative Play, Play Structures
- Lawn Play: Lawn Areas, Dog Park
- Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
- Neighborhood Commons: Transit Stop, Plaza/Gathering
- Existing Trees
- Parks & Open Space
- SROZ

Circulation

- Major Path
- Minor Path
- Nature Trail
- Major Pedestrian Connections
- Minor Pedestrian Connections
- Sidewalks
- On Street Bike Lane



- a. Multi-use fields to support organized sports play by younger age groups (T-ball, U8 soccer, etc.);
 - b. A gymnasium designed to support community use, including an entrance directly to the grounds and restrooms accessible from outdoors and from the gymnasium;
 - c. A creative play environment that incorporates a shelter and is suitable for use as an outdoor classroom, as well as a neighborhood gathering space; and
 - d. A connection to the local access trail (as designated in the Bicycle and Pedestrian Master Plan).
2. Establish a joint use agreement with the School District that spells out daytime public access areas, public use hours of school facilities, and responsibilities for financing, operations, maintenance, and staffing.

P12 Industrial Area Waysides

The northwest industrial area within area G is currently unserved by parks or recreation facilities. This developed area does not include corporate campuses, like Xerox and Mentor Graphics (part of the eastside industrial area), so there are limited opportunities to provide parks that meet the social and recreational needs of employees.

The vision for the proposed Industrial Area Waysides includes small pocket parks located along the regional and community trails in this area. The waysides will serve the recreation needs of employees and provide amenities for other trail users. Figure 6 presents potential wayside locations. Recommendations for the waysides include:

1. As two regional trails and one community trail are developed, design the waysides. Securing easements or land for each of the waysides will be needed as part of the trail implementation. Site P10 also offers potential for waysides.
2. Each wayside should include a small picnic shelter to increase year round usability, site furnishings, and a paved plaza area. Involve nearby employees (the future users) in determining other appropriate elements for each wayside.

P13 Industrial Area Waysides

Wilsonville is currently planning for industrial uses in the Coffee Creek I area, just south of the prison. There is a great opportunity to design pocket parks that serve social and recreational needs of employees into the overall plan for the area. The vision for this area is to provide pocket parks along the community trails that are easily accessible to employees. Recommendations for the waysides include:

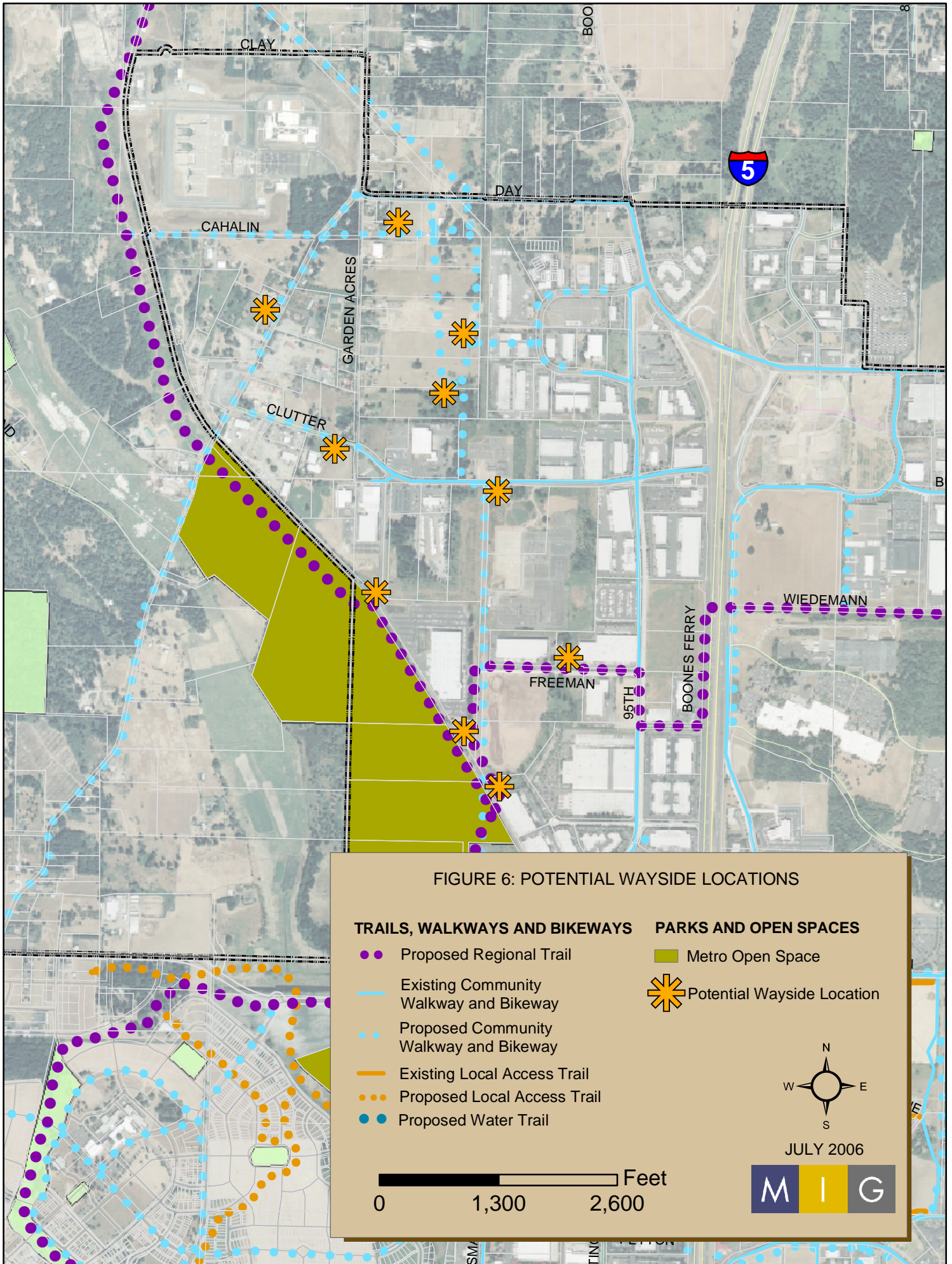
1. In this area, waysides should be provided within about ¼ mile of employees.
2. As development occurs in this area, locate and design the waysides. Securing easements or land for each of the waysides should occur as part of the development review and approval process.
3. Each wayside should include a small picnic shelter to increase year round usability, site furnishings, and a paved plaza area.
4. Besides the benches and shelters, the addition of interpretive signage can enhance the experience of viewing the wetlands and natural areas for their history and wildlife.
5. Consider the installation of periodic exercise stations at the waysides to provide active exercise incentives to trail participants.

P14 Canyon Creek Park

Canyon Creek Park is a community park in northeast Wilsonville originally intended in the 1994 Parks and Recreation Master Plan to be the site of a community center. The park has become a picnic area with an attractive pergola, turf area, trails, parking, and restrooms. A powerline easement passes through the site, which is located near the Boeckman Creek headwaters. The park serves as a recreation destination for eastside employees and residents.

The vision for Canyon Creek Park is to make this site a major trailhead for Wilsonville. Located along a planned regional trail, with convenient access to two additional regional trails and one community trail, Canyon Creek Park is well-suited to provide access to the community and regional trail network. Since the site is already developed with parking, restrooms, and picnic facilities, few additional improvements are needed. Recommendations for Canyon Creek Park include:





1. Provide additional wayfinding and trail signage at Canyon Creek Park as regional and community trail segments are built. The signage should provide information about the community and regional trail network and be consistent with the citywide signage and wayfinding program.
2. Evaluate the possibility of trail extension along the powerline right-of-way to connect with the regional trail that is proposed to cross at this location.

P15 Community Park

P15 is a proposed community park that will serve the Frog Pond area and future development areas to the north. The City should prepare for the opportunity to acquire useable land that can provide adequate park space in this future development. This park should connect to the planned regional trail in this area, providing convenient access to recreation opportunities and an enhancement to neighborhood identity. Recommendations for this site include:

1. Target acquisition or dedication of a site of approximately 10 acres in size when this future residential area is planned. A site adjacent to the planned regional trail is preferred.
2. Design and build the park when development in the area is underway.



P16 Neighborhood Park **P17 Neighborhood Park**

P16 and P17 are two proposed neighborhood parks that will serve the Frog Pond neighborhood, providing convenient access to recreation opportunities and an enhancement to neighborhood identity.

Recommendations for these two sites include:

1. Target acquisition or dedication of two suitable sites that meet the City's design and development guidelines for neighborhood parks. Sites approximately 2 acres in size are recommended.
2. Act as advocates for future residents in the planning and design of these sites as neighborhood parks. As with the planned Villebois parks, the Frog Pond parks will likely be designed and built before

residents are living in the neighborhood. City staff and review bodies will need to ensure that appropriate amenities and facilities are included to meet neighborhood needs.

3. Pursue opportunities for having the residential developers build the neighborhood parks and seek agreements with the new Homeowners Association for maintenance funding.

P18 School Community Park



The vision for the proposed Frog Pond community school park (P18) is to develop an innovative combination school and community park as a partnership between the City of Wilsonville and the West Linn/Wilsonville School District. The school planned at Advance Road is a middle school. For this reason, the school park at this site will have a very different character from the primary school park recommended in the northern part of Villebois.

The vision for the site at the new middle school is for a park that combines major active recreation elements, a naturalized area which serves as a community resource and an outdoor classroom, community picnic facilities, and community gardens. The following process is recommended in the design and development of a signature school community park:

1. Select a design process that involves appropriate stakeholders to develop a detailed site concept and building program for a shared use facility. Because the site is large and planned as a middle school, the park will be well-suited for more active recreation. The following elements should be incorporated:
 - a. Dedicated athletic fields, possibly including lighting;
 - b. Paved courts, including some that are covered for year-round use;
 - c. A natural area, or naturalized area if no resources are present, that provides an opportunity for environmental education;
 - d. At least one picnic shelter (for 30+ people) that serves as a community gathering place and can be used as an outdoor classroom;

- e. Multi-use fields to support organized sports played by younger age groups (T-ball, U8 soccer, etc.);
 - f. At least one gymnasium designed to support community use, including an entrance directly to the grounds and restrooms accessible from the gymnasium. A staffing desk and office should be provided to facilitate after school and evening hours programming;
 - g. A creative play environment that may incorporate a second shelter;
 - h. A connection to Local Access Trail 10 (as designated in the Bicycle and Pedestrian Master Plan);
 - i. Restrooms available for public use;
 - j. Bouldering or other active play features suitable for older age groups; and
 - k. Community gardens available for community use and use by the school.
2. Establish a joint use agreement with the School District that spells out daytime public use areas, public use hours of school facilities, and responsibilities for financing, operations, maintenance, and staffing.
3. Contribute the City's share (as determined in the joint use agreement) of design, construction, and other costs to finance the project.

P19 Willow Creek/Landover Park

Willow Creek/ Landover Park was created when two residential neighborhoods joined their open space parcels to create the park. Like the Park at Merryfield, Willow Creek/Landover Park is linear in nature. This park contains a fairly new playground, gazebo, 1/2 court basketball, shelter, and a pathway through the site.

Willow Creek/Landover Park is envisioned as a gathering space for neighbors and provides nearby recreation opportunities for families.

The following minor improvements are recommended to expand on the park's role in the neighborhood:

1. Improve trail signage to provide more information about Willow Creek/Landover Park's relationship to the citywide bicycle and pedestrian network.
2. Add more site furnishings and amenities. While some are present, the addition of more amenities specifically targeted to neighborhood needs would contribute to neighborhood identity. By working with the Homeowners Associations, the City should seek input from neighbors as to the specific amenities they would like to see.

P20 Boeckman Creek



The Boeckman Creek corridor is a community natural area for which a regional trail is planned. This corridor contains significant natural resources. The City-owned segment of the Boeckman Creek greenway connects to privately-owned but protected parcels.

The vision for Boeckman Creek is to become a major trail corridor that connects to Memorial Park and Canyon Creek Park, as well as to the regional trail system. The Boeckman Creek corridor will provide a place for community residents to bike, walk, and jog; view nature and wildlife; and pursue other passive-oriented recreation activities that are so popular with Wilsonville residents. The following improvement is recommended:

1. Develop the regional trail as noted in the Bicycle and Pedestrian Master Plan, including appropriate signage consistent with the recommended citywide wayfinding and signage program.

P21 Courtside Park



Courtside Park is a neighborhood park that was developed over time during the past ten years, with the playground equipment added in 2001. This park is located within a residential neighborhood and near two senior citizen housing developments. Courtside Park includes playground equipment, benches and picnic tables, a looped path, and an open grass area.

The development of Courtside Park has created a focal point and gathering place for the neighborhood. The following improvements are recommended for the park:

1. Add more site furnishings and amenities. Additional amenities specifically targeting neighborhood needs would increase park use. Input from neighboring residents as well as the staff, family members and residents of the senior living facilities should be sought regarding the specific amenities they want in the park.
2. Provide a shelter structure to expand the utility of Courtside Park during the rainy season, and to provide shade on hot days.

P22 Hathaway Park

Hathaway Park is Wilsonville’s smallest neighborhood park. Located adjacent to higher density housing, the park is well developed and popular among neighbors. A neighboring apartment complex maintains the park, which overall, is in very good condition. No additional improvements or facilities are recommended at this time.



P23 Town Center Park

Town Center Park is an urban park located in the heart of Wilsonville’s commercial area. The final phase of the park was completed in Spring 2005, adding a major interactive water feature to the park, along with other amenities. The park is a hub of activity that supports a variety of uses, from special events to picnics in the park. The water feature—the first in Wilsonville—is a signature element of this park and the City’s park system.

The park has been fully developed according to the vision presented in the master plan. In addition to the water feature, Town Center Park includes playground equipment, a stage area, a picnic shelter, basketball half court, the Oregon Korean War Veteran’s Memorial, and the Clackamas County Visitor Center and Chamber of Commerce. While no major improvements are recommended, the following amenities would enhance community use:

1. Explore options for movable seating, tables, and shade structures in the plaza and grassy area surrounding the water feature. More seating would be a great amenity at this site, which attracts numerous visitors on hot summer days. Shade structures or



umbrellas would enhance public use until the tree canopy matures and provides additional shade.

2. Develop a maintenance plan that addresses the impacts of the site's high use. Consider the daily impact on the public restrooms in the foyer of the Visitors Center. Review the public event application for improved agreements with event organizers to keep the park and fountain safe and sanitary.
3. Provide additional bike racks to accommodate the heavy summer usage and improve signage to indicate safe routes for bicycle riders to access this park.
4. Install a shelter over the stage to provide protection to entertainment for public events and to extend individual use during mild inclement weather. Determine design through the project specifications of the park's plan.

P24 Wilsonville Community Center



The Wilsonville Community Center is a stand-alone, special use facility with parking. It is currently used for the City's well-established senior citizen program, general recreation activities, and community rentals for public and private events. Although the multi-purpose room has served as the location for City Council meetings and Municipal Court, this use will be discontinued once Wilsonville's new City Hall is open in fall of 2006.

Built in 1984 and expanded in 1999, the Community Center has served Wilsonville well. However, the office space is inadequate for the needs of the Community Services Department, and storage space is limited. The rear deck is in disrepair and has rarely been used since its installation in 1999, providing an opportunity to examine how to better use this extension of the facility. An architectural concept to expand the center has been completed that explores expansion of the center by enclosing the rear deck.

The following improvements are recommended for the center:

1. Implement the planned enclosure/replacement of the rear deck according to an evaluation of the best use of this space: storage, staff, activity space, etc.

2. Evaluate office space needs.
3. Develop a maintenance plan for the facility that tracks short and long range maintenance issues to keep the facility functioning at its best. This plan will include the kitchen equipment repair and replacement schedule acquired in 2006 budget year.
4. Continue to track program and activity trends to determine best practices in use of the Center when additional activity facilities are implemented in the City.

P25 Memorial Park

Memorial Park is Wilsonville's regional park. It is the City's oldest and largest park, acquired in 1969, one year after the City was incorporated. The park has been developed over the past 35 years, and it is overall in very good condition.

Memorial Park contains both active and passive use areas, and includes significant natural areas with an extensive trail system. The site contains all of the formal athletic fields owned by the City, which are heavily used by local leagues. Other active recreation facilities at the park include the City's only skate facility, basketball courts, tennis courts, and a sand volleyball court. Memorial Park is also home to two very popular features: the City's only off-leash dog area and its community garden. The site's two reservable group picnic areas are extremely well used and often are fully-booked throughout the spring and summer seasons for events such as corporate picnics and private parties. A centrally located, unreservable picnic shelter is also very popular for ball game gatherings, smaller birthday parties, family events, and other activities. A trails plan for the park was completed in 2004.

The park contains many significant natural resources, such as Boeckman Creek, which bisects the park. Memorial Park has ½ mile of Willamette River frontage, although the banks are quite steep in the vicinity of the park. The site includes a boat dock on the Willamette. The east half of the park has restoration sites that have been planted through volunteer efforts organized by the City. In addition, the City has aggressively planted trees in the park for the past 9 years as part of its Arbor Day celebration.

In Summer 2005, construction commenced on upper Memorial Park (Murase Plaza), which will provide a transition between the densely



Chapter 3



developed urban areas near Wilsonville Road to the wooded character of lower Memorial Park. Located near Wilsonville's library, this section of the park includes a combination of features that will be a local focal point and possibly a regional draw, including an amphitheater and interactive water feature. In addition to these activity features, the park has the parking, pathway and restroom infrastructure to support major events, and a trail system connecting to the rest of Memorial Park. Dedication of this area of the park occurred on August 2, 2006.

Memorial Park is truly the centerpiece of Wilsonville's park system. The following recommendations will help maintain this park as a community jewel:

1. Update the Master Plan for Memorial Park, incorporating the Trails Plan and adjusting for the new amenities that have been inserted into the park with the development of the upper area of the park.
2. To address future site use of these multiple activity areas, the master plan for Memorial Park/Murase Plaza should:
 - a. Develop a strategy for parking, including formalizing where special event parking should occur and how much parking is needed to support build-out of the park special features. Use low impact development when considering parking lot construction.
 - b. Develop a signage and wayfinding program for Memorial Park that is consistent with the recommended citywide signage and wayfinding program.
 - c. Add a shelter and other low impact amenities to the dog park.
 - d. Identify a specific timeline for improvements to allow phasing in over time.
3. Evaluate an expansion of the community garden and the development of a management strategy to meet community demand. Address whether improved parking and pathways with ADA compliant features should be provided.
4. Improve the skateboard park by providing more space between features and incorporating more "street skating" features such as rails for grinding.
5. Continue restoration and native plant revegetation efforts on the east side of Memorial Park.



6. Implement the Memorial Park Trails Plan.
7. In the long term, move toward dedicated softball/baseball fields and one dedicated soccer field as part of the City's overall field strategy. See the Athletic Facilities discussion for additional recommendations.
8. Invest in the park infrastructure, including replacement of the Kolbe Lane culvert, improvements to the roadway system, and upgrades to the irrigation and other utility systems. These upgrades should be phased in conjunction with other park improvements specified in the new master plan.

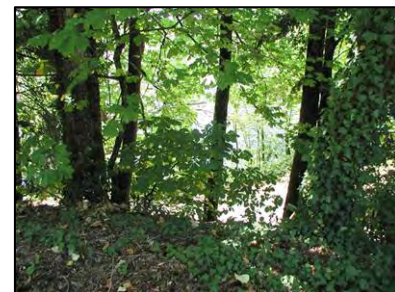
3.3 NATURAL AREAS

Natural area preservation and access are high priorities for Wilsonville residents. The City already has demonstrated significant commitment to the preservation of natural resources in existing parks such as Memorial Park and Park at Merryfield, by its Development Code, and through partnerships with Metro and other organizations. Wilsonville's residents strongly support natural areas, especially those with trails, as indicated by comments obtained during the public involvement process.

Currently, several natural areas are provided in Wilsonville through a combination of public and private ownership. Key natural areas include Metro's Coffee Lake Natural Area (487 acres) and Graham Oaks Natural Area (230 acres), located just outside the west boundary of the City; and the Boeckman Creek greenway, which provides a green corridor through eastern Wilsonville. Smaller natural areas are located in some parks and at other sites throughout the City. This combination of public and private ownership has been successful in preserving green space in the City.

The following recommendations suggest a coordinated approach toward managing and maintaining natural areas in Wilsonville for natural resource protection and passive recreation:

- **Delineate natural areas within existing parks.** The City should define natural areas and restoration opportunities at Memorial Park, Boones Ferry Park, Canyon Creek Park, Park at Merryfield and other City owned property. Once natural areas are delineated, their management and maintenance should be guided by the Natural Area Management Plan recommended in Chapter 4. This effort will



build upon the existing management and restoration of natural areas in Wilsonville. Park maintenance and management procedures should be tailored to the resource needs in these areas.

- **Increase natural area education opportunities** by providing more interpretive signage and features in City parks and along trail corridors. Incorporate interpretive elements at every suitable site. When capital improvements are proposed at a site, opportunities for interpretation should be evaluated as well. If suitable, interpretive elements should be incorporated into the design.
- **Maintain project lists for restoration and native plant revegetation.** The City's Natural Resources Program Manager should continue to maintain and update lists of restoration and native plant revegetation projects that can be completed by volunteers. By maintaining a list of "shovel-ready" projects, the City will be able to take advantage of volunteers at any time. A list of Eagle Scout projects is available to offer to youth.
- **Continue to provide annual funding for restoration and revegetation projects.** Annual funding should continue to be dedicated for natural area restoration projects. These funds can be used to purchase plants and supplies for volunteers or community service workers. Dedicated funds demonstrate the City's commitment to natural areas, provide support for volunteer groups, and improve Wilsonville's natural resources.
- **Continue coordinating natural area activities through the City of Wilsonville's Natural Resources Program Manager.** The City's Natural Resources Program Manager is responsible for providing public education programs and coordinating restoration and enhancement projects. All activities involving natural areas including maintenance, trail development, and management should continue to be coordinated through the Natural Resources Program Manager.
- **Continue to partner with public and private organizations** to preserve significant resource areas. Wilsonville's partnerships with Metro, Friends of Trees, and other organizations have led to benefits for City residents at relatively low costs. The master plan for Graham Oaks Natural Area is a great example of how partnerships can benefit all parties. The City also has worked successfully with developers to protect and preserve resources, such as in the case of the Villebois Village Master Plan. By building on these successes,



the City can expand its partnership network to protect and preserve additional resources.

- **Pursue opportunities that arise in the future.** While no specific natural area acquisitions are recommended at this time, the City should evaluate any opportunities that arise in the future.
- **Provide conveniently accessible natural resource opportunities throughout the community.** Figure 7 depicts natural resource opportunities in Wilsonville. These opportunities are well dispersed throughout the City and serve most City residents. Five categories of natural area opportunities were identified during the planning process and are depicted on the Natural Area Opportunities map. The Plan recommends improvements in these areas:
 - Restoration;
 - Recreation;
 - Education; and
 - Access.
- **Increase access to recreation opportunities in natural areas** by developing the regional, community, and local trail network recommended in the Bicycle and Pedestrian Master Plan.
- **Increase natural resource programming and support environmental education.** Wilsonville already provides nature walks and other natural resource activities, but according to community input, there is demand for additional natural area activities. The City should explore new programming ideas and coordinate with local resources, such as CREST, to expand its natural resource programming.
- **Explore opportunities to partner with local corporations,** such as Mentor Graphics, Infocus and Xerox, to enhance access to privately owned natural areas on their campuses.

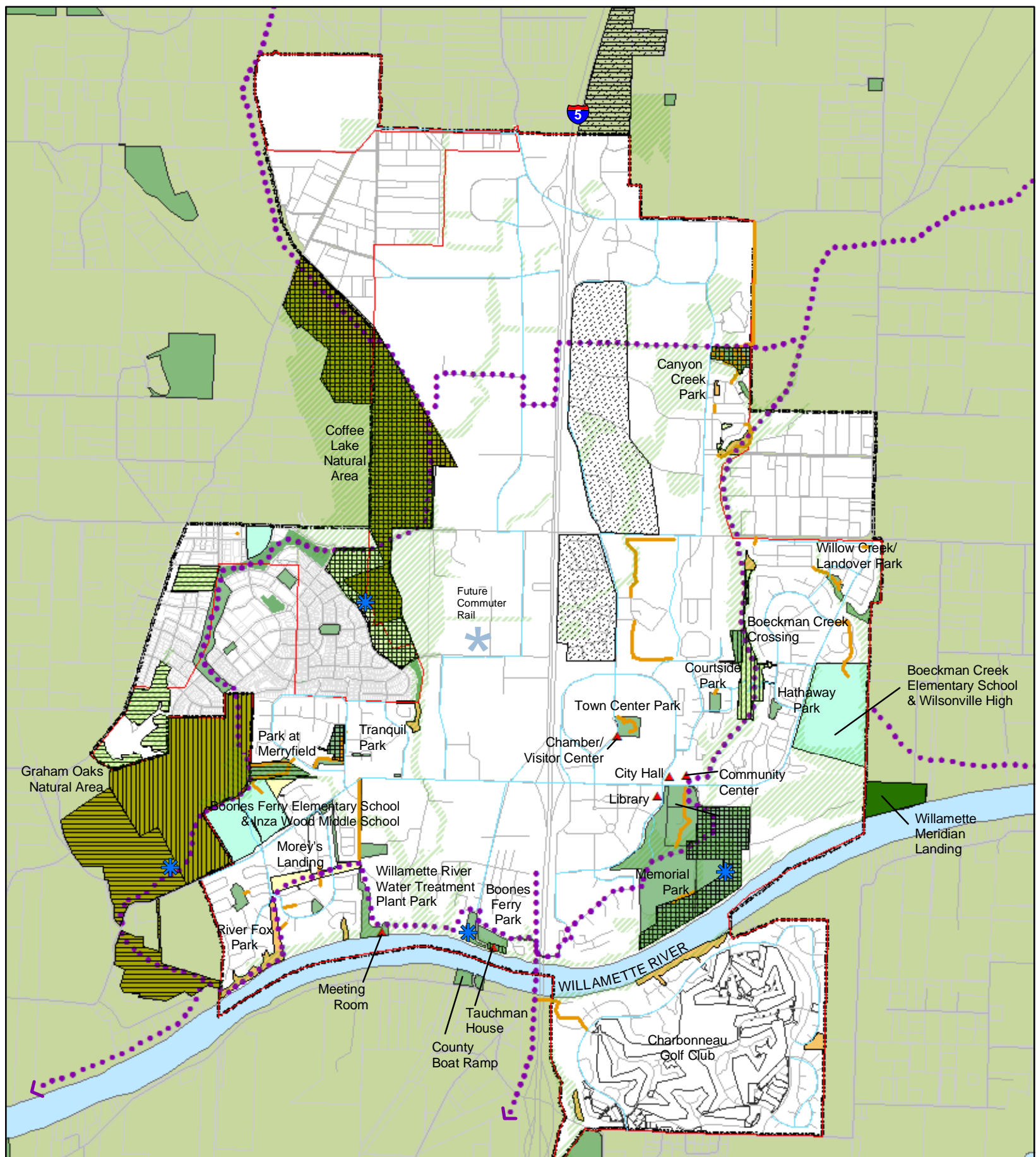


3.4 THE WILLAMETTE RIVER

The master planning process revealed that Wilsonville residents have a high level of interest in increased river access. The City has public river frontage at Memorial Park, the Willamette River Water Treatment Plant, and Boones Ferry Park. However, due to topography, the river is often difficult to see from most vantage points within parks due to dense vegetation and lack of trails or other waterfront development.

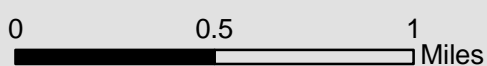
The following draft recommendations are proposed to increase river access and awareness of the Willamette by Wilsonville residents:

- **Increase recreation access to the Willamette River by:**
 - Developing the riverfront trail proposed in the Bicycle and Pedestrian Master Plan and providing periodic viewpoints along the trail.
 - Developing the Willamette River crossing proposed in the Bicycle and Pedestrian Master Plan. This crossing should include interpretive signage about the river and its role in Wilsonville history.
 - Developing the Memorial Park Trails Plan, including increased pedestrian access to the boat dock.
 - Providing access to the water at Boones Ferry Park as recommended in the master plan.
 - **Establish an opportunity fund for purchasing riverfront land.** The City should establish an opportunity fund so that the City can move quickly if land or easements becomes available in the future.
 - **Proactively seek willing sellers** of larger riverfront parcels, and pursue opportunities for acquisition, should these arise.
 - **Support the development of a water trail** as proposed in the Bicycle and Pedestrian Master Plan. Seek access points along the Willamette River, according to the ideas set forth in the Willamette River Greenway Concept.
 - **Explore acquisition of Willamette Meridian Landing.** This undeveloped site on the Willamette River to the east of the Wilsonville boundary is owned by Oregon State Parks.



Legend

Parks	Existing Local Access Trails
Private Parks	Existing Community Connector
Natural Areas & Greenways	Regional & Metro Trails
Private Natural Areas	City Facilities
Metro Greenspaces	UGB Boundary
State Parks	City Limits
Schools	Education Opportunities
Habitat Opportunities	
Restoration Opportunities	
Recreational Opportunities	
Significant Resource Overlay Zones (SROZ)	



City of Wilsonville
Parks and Recreation Master Plan Update
Figure 7:
Natural Areas Opportunities Map
Wilsonville, Oregon



July 2006

Regulatory Overview

Projects that are proposed within the Willamette River corridor are subject to a variety of regulations and agency reviews. Timelines vary significantly by agency, and the type of review depends on the project proposed. In general, projects that impact the floodplain or require in-water work will require a more thorough and lengthy review. Most projects within the Willamette River buffer or floodplain require additional technical analysis, such as hydrologic analysis, a geotechnical study, a biological assessment, or tree survey. However, in most cases the regulatory burden is minimal, and the review is simply part of the construction process.

This section provides a brief overview of the applicable regulations required by local, state, and federal agencies. An understanding of these regulations and their affect on the project will help improve project planning and increase awareness of timelines and review processes.

Information specific to trail development along the Willamette River is available in Appendix B of the Bicycle and Pedestrian Master Plan.

Local Agencies

- **City of Wilsonville** requires a development review, conducted by the Planning Division, for all projects within the city limits. In addition to standard development requirements, the area along the Willamette River may be subject to:
 - Willamette River Greenway Overlay requirements, which implement Statewide Planning Goal 15; and
 - Significant Resource Overlay Zone requirements, which implement Statewide Planning Goal 5.
- **City of Wilsonville** also handles erosion control and flood plain development permits for projects within the city limits. These permits are required prior to construction activities.
- **Clackamas County** requires a review for Willamette River projects outside the city limits but within the county.

State Agencies

- **Oregon Department of State Lands (DSL)** issues permits for projects affecting waters of the State, such as wetlands, rivers, streams, ponds, and essential salmoned habitat. Any city project along the river would likely affect the waters of the State. Designated essential salmoned habitat areas in Wilsonville include Boeckman Creek and Corral Creek in the vicinity of their confluence with the Willamette. Consequently, a portion of the eastern half of Memorial Park is affected where Boeckman Creek flows into the Willamette River. DSL also establishes in-water work windows to maintain water quality.

DSL and the U.S. Army Corps of Engineers have developed a streamlined review process that will take effect on January 1, 2006. Under the streamlined procedure, DSL will be able to issue a single cut/fill permit for projects up to 0.5 acres and that limit placement or removal of fill materials to 1,000 cubic yards. Projects eligible for the single permit include projects involving streambank stabilization; water control structures; utility lines; road construction, repair and improvements; site preparation for the construction or repair of buildings, parking areas, and driveways or walkways; stream and wetland restoration; minor fills; and piling installation and/or removal. The streamlined review process will expand the activities currently eligible for general authorizations by DSL.

- **Oregon State Marine Board** provides grants and engineering services to local governments to develop and maintain accessible boating facilities and protect water quality. While no permits are issued by this agency, any projects providing boating facilities will require coordination with the Marine Board.
- **Oregon Department of Environmental Quality** is responsible for issuing National Pollutant Discharge Elimination System (NPDES) permits. These permits are required for storm water discharges to surface waters from construction and industrial activities and municipalities. Construction projects that disturb one or more acres must have an erosion and sediment control plan approved by DEQ or a DEQ agent prior to any on-site activities. The City has been issued a general permit for construction activities related to CIP projects.
- **Oregon Department of Fish and Wildlife** maintains the list of endangered and threatened species. If endangered species are

present in the area of the project, ODFW will review the project for potential impacts.

- **The State Historic Preservation Office**, as part of the Oregon Parks and Recreation Department, is responsible for review of projects that may impact historic or archaeological resources. Along the Willamette River, coordination with SHPO will be needed for most projects to determine whether additional archaeological review is needed.

Federal Agencies

- **The U.S. Army Corps of Engineers** is responsible for wetlands protection. A “Section 404” permit is required for projects that result in wetlands impacts. Section 404 refers to a specific section of the Clean Water Act, contained in the Code of Federal Regulations at 33 CFR 320.
- **NOAA Fisheries Service** (formerly known as NMFS - National Marine Fisheries Service) is responsible for reviewing projects that may impact endangered species. An environmental assessment (EA) may be required for review.

3.5 ATHLETIC FACILITIES



Wilsonville is an active community, where sports and athletic activities are important recreational pursuits. Sport activities typically require specialized facilities.

The park system in Wilsonville has athletic facilities at several sites, with most located at Memorial Park. Memorial Park contains all of the city-owned official athletic fields, including four softball fields, one baseball field, and three soccer fields overlaid on the outfields of other ballfields. Memorial Park also contains two tennis courts, a skateboard facility, 1.5 basketball courts, and a sand volleyball court. In addition to the facilities at Memorial Park, basketball half-courts are provided at Hathaway Park, Willowcreek/Landover Park, Boones Ferry Park, and Town Center Park.

School sites contain the remainder of the athletic facilities in the city. Schools provide all available gymnasiums, as well as many sport fields. The City has funded athletic field improvements to benefit the entire community. Use of school fields is guided by the joint use agreement between the City and School District.

Besides the school sport programs, organized sports programs are available in Wilsonville through the following providers:

- Wilsonville Youth Sports Inc. (youth baseball, softball, football);
- Wilsonville Softball Association (adult softball);
- Willamette United Soccer Club (youth soccer);
- Wilsonville Basketball Association (basketball); and
- City of Wilsonville (youth basketball).

Athletic Program Roles and Responsibilities

Recommendations for the city's athletic program include:

- **Address organizational issues for the provision of sports city-wide.** Restructure the Parks and Recreation Advisory Board to address sports organization issues, and appoint an additional task force as needed to address special issues or changing sports trends.
- **Consolidate field and facility scheduling.** The City should develop a streamlined scheduling method for city-owned athletic fields and

facilities and continue to work with school district to maximize use of school fields and facilities for public activities.

- **Support private providers of competitive sports.** Wilsonville Youth Sports, Inc., and other private groups provide important recreation services for the community. The City should continue to rely on these groups as the primary providers of organized competitive sports. The City should continue to provide contact information for private groups within the recreation program guide and on the Community Services website.
- **Ensure that there are instructional and recreational sports programs.** Currently, the City provides an instructional minihoopers basketball league and summer instructional sports camps. Since independent leagues often focus on competitive sports, the City should ensure that opportunities for instructional and recreational sports—including a wider range of sports—are available year-round in Wilsonville. The City could provide instructional sports programs itself or with contractors, work with other providers, or encourage the formation of private clubs or groups.



Sports Fields Strategies

Policies and recommendations for the provision of sports fields include the following:

- **Continue to contribute financially to fields at new school sites.** As part of the school park concept previously described, the City should continue to financially support field development at new school sites. As part of the school park planning process, a use agreement should be created that addresses maintenance contributions and specifies a minimum amount of public use.
- **Evaluate the impact of field preparation on the parks maintenance workload.** Currently, City parks staff is responsible for the preparation of all city-owned sport fields, creating a difficult seasonal maintenance workload. To reduce this workload, the City could strengthen partnerships with sports leagues and develop a plan to share responsibilities for field preparation and maintenance.
- **Explore field maintenance efficiencies.** With the recommended direction of expanded joint use and facility development, the City and the school district should explore ways to maintain joint use sports fields and gymnasiums in the most efficient manner possible.

- **Provide additional fields.** Provide additional fields at the following locations:
 - *Interim use soccer fields at the Willamette River Water Treatment Plant expansion site.* While this land will eventually be needed for expansion of the Treatment Plant, it can serve in the near and medium term as a location for soccer fields.
 - *Multiple use fields at site P11.* These can be provided on an interim basis until the school site is needed, or the fields can be built in the location identified during the school park planning process. Fields at this site should be youth-sized baseball/softball field with overlays for soccer.
 - *Dedicated use fields at sites P11 and P18.* Working with the school district, additional fields should be provided at Sites P11 and P18. While new fields will be needed at these sites to provide for school programming needs, the soccer/ballfield field mix should be influenced by community needs. Artificial turf and lighting should be considered so that field use potential is maximized and maintenance requirements are minimized.
- **Manage Memorial Park fields to balance peak demand with field quality.** Heavy scheduling and the use of overlaid soccer fields during wet weather are affecting sport field quality at the park. Methods such as field rotation and rest, reductions in the number of games played, or other scheduling methods will improve field playability.
- **Integrate casual sports opportunities in neighborhood parks.** Neighborhood parks should have opportunities for casual sports, where neighbors can throw a football, kick a soccer ball, or play a pick-up game of baseball. While organized sports require formal fields, casual play can use informal open grass areas. Providing 0.5 acres of open/usable space in neighborhood parks will create close-to-home places for casual play. Neighborhood parks should have relatively level open turf areas, and where appropriate, multi-use backstops.
- **Consider future opportunities for a sports complex** to serve the community in 20+ years, manage tournament crowds, and reduce the impact on parks within the City. Opportunity areas for sport complexes may include sites north of Frog Pond or Villebois.

Gymnasium Strategies

Strategies for meeting community needs for gymnasiums include:

- **Seek greater access to existing school gymnasiums, including more stable time allocations and scheduling.** Make a priority of City government/school district relations to address the issue of gym/school space availability for public use.
- **Provide additional gymnasiums.** Provide additional gymnasiums at the following locations:
 - *Multi-Purpose Recreation and Aquatic Center.* At least one full-sized court, dividable into two smaller courts, should be provided at the proposed center when it is built. If feasible, more than one court should be provided.
 - *School Park Sites P11 and P18.* The City should work with the School District to include gymnasiums designed to support public use at sites P11 and P18. To support public use, the gymnasiums should have a separate public entry with restrooms available.
- **Expand gymnasium programming.** As more gymnasium time becomes available, more gym-based programs should be created, such as open gymnasium sessions, basketball leagues for adults, indoor soccer, volleyball, tumbling, and other gymnasium-based activities.

Other Sports Strategies

The following strategies address additional sports needs that were identified during the public involvement and planning process:

- **Provide a community-scale skateboard and bike facility.** The skateboard facility at Memorial Park could be improved by providing more street skating elements, incorporating transitional areas, and adding features to support bicycle usage. Another option is to provide a new facility at another location, maintaining the Memorial Park facility for local use.
- **Provide “skate spots” throughout the City.** “Skate spots” are small features that can be integrated into parks to provide localized skateboard opportunities. The City should develop a budget for skateboard improvements and continue to work with youth to



identify the most appropriate locations for implementation. At least four skate spots should be developed at dispersed sites throughout the City.

- **Provide outdoor courts for basketball and tennis.** Currently, there are no public tennis courts on the west side of Wilsonville, and public basketball courts are limited in the northern part of the city. In addition to the tennis and basketball courts proposed at Villebois, outdoor courts for basketball and tennis should be considered during master planning and design of sites P11 and P18 to expand recreation opportunities.
- **Consider the needs of non-traditional and emerging sports.** In addition to traditional sports, a variety of other sports are increasing in popularity. The City should continue to track local trends and participation to ensure that community needs for facilities are met.
 - *Lacrosse, Rugby, Ultimate Frisbee.* These field sports have been emerging in popularity, and all three use football or soccer fields. If these sports continue to increase in popularity, there will be increased demand for soccer fields.
 - *Disc Golf.* Disc golf is another sport that has increased in popularity regionally. Disc golf courses are relatively low in cost. These low-impact facilities can be sited in wooded or open areas. Several Wilsonville parks could accommodate a course, including Memorial Park.
 - *Other Sports Activities.* The City should keep abreast of local and national trends in other sports that require special facilities, such as bocce, croquet, and horseshoes, so that emerging needs can be accommodated.

Chapter 4:

Provision of Recreation Services

- 4.1 Finance
- 4.2 Planning
- 4.3 Maintenance and Operations
- 4.4 Recreation Programs and Services



PROVISION OF RECREATION SERVICES

To support the community-created vision for parks and recreation, this chapter highlights policies for the provision of recreation services. This chapter addresses system-wide recommendations in the following areas:

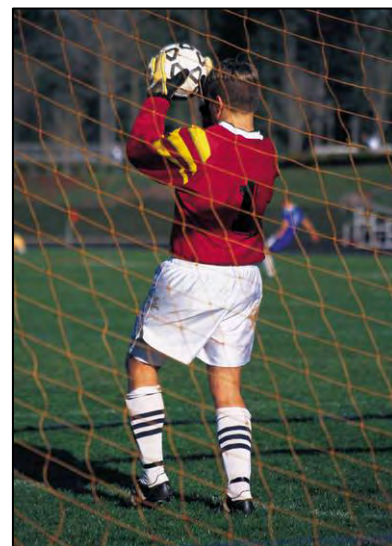
- Finance;
- Planning;
- Maintenance and operations; and
- Recreation programs and services.

4.1 FINANCE

Wilsonville has used a variety of financial tools and strategies to develop its park system. The policies and recommendations in this section will build upon the City's successful history. These include:

- **Add an index to periodically increase park and recreation fees.** The park and facility fee schedule does not have an index factor to increase fees automatically each year, as is the case for the planning and development fee schedule. An index should be added to increase fees periodically. This index should correspond to the index used for planning and development fees. An annual increase in fees that corresponds to increasing operational costs will keep programming more financially sustainable.
- **Update the System Development Charges (SDCs).** SDCs are an important source of funding for the acquisition and development of new parks and open space areas. Since SDCs are paid for by new development, the fees fund capacity enhancement projects in the areas where funds are collected. SDCs cannot be used for the preservation and maintenance of existing parks and facilities.

SDC rates reflect the cost of improvements necessitated by growth. The City of Wilsonville adjusts SDC rates annually, based on the increase of the Consumer Price Index (CPI) for the Seattle Metropolitan Region, and collects SDCs for both residential and commercial development. The City's SDC update process should ensure that the City's fees are adequate to pay for the cost of park





improvements to serve new development. Also, the City should monitor new or proposed legislation in regards to SDCs.

- **Improve cost tracking.** Establish a consistent system to track the full costs of services and activities, the revenues generated, and the subsidy rate for each major service area or activity. Cost tracking should be formalized for both recreation programs and services and parks maintenance and operations. See Sections 4.3 and 4.4 for additional recommendations.
- **Evaluate direct versus indirect costs.** Currently, Wilsonville's park and recreation fee structure is based only on the direct costs incurred by programming. However, more than class materials and an instructor are needed to provide recreation programs. After cost tracking recommendations are implemented and at least two years of data are collected, the City should evaluate the subsidy level for each program area. This should include a review of costs that are factored into the recreation fees and additional costs, including indirect costs and overhead, which should be considered. Indirect costs may include a portion of the Community Services Director and recreation staff time, charge-backs for City facility usage or utility costs, facility maintenance, volunteer coordination, marketing, etc.
- **Continue to establish operation and maintenance agreements** for neighborhood parks with Homeowners Associations and other private parties. These agreements place the cost of maintenance on those who benefit the most, and save General Fund revenues for use at sites that serve the entire community. Wilsonville has been very proactive in encouraging this type of agreement in the past. The City's lower than typical cost to maintain each acre of developed park is a testament to the success of this policy.
- **Continue to seek out partnerships** with the School District, businesses, community organizations, and neighborhood associations for park development, operations, and maintenance.

4.2 PLANNING

The following policies apply to all types of parks and recreation facilities in Wilsonville and will provide general guidance on their planning and design. See Appendix B for guidelines on the design and development of new park land within Wilsonville, as noted for each park type within the classification system.

General

- **Update the Comprehensive Plan policies** to be consistent with the updated Park and Recreation Master Plan.
- **Increase involvement of the Community Services Department in the urban renewal budgeting process.** Urban renewal funds have been a significant source of park and recreation improvements. The Community Services Department should be the advocate for Parks and Recreation Master Plan implementation.
- **Review the capital improvement plan annually.** The capital improvement plan should be reviewed annually and updated. At minimum, costs should be updated and project priorities should be reviewed and revised to reflect changes in the community.

Park Planning

- **Involve maintenance and recreation program staff** in all stages of the planning and design process. Using the Community Service team concept as a forum for these discussions, maintenance and program staff should be involved in the development review process, park site selection, and park design and improvement projects.
- **Involve appropriate stakeholders in park and facility planning.** Important stakeholders may include, but are not limited to, the Parks & Recreation Advisory Board, the School District, potential corporate partners, and community organizations.
- **Consider plan vision, goals and guidelines before acquiring new park sites.** Evaluate opportunities to acquire property by the vision, goals and guidelines identified in this Plan. Properties that offer a



unique function or feature should be considered for acquisition according to the needs of the community.

- **Ensure that private neighborhood parks meet the design and development guidelines** identified for neighborhood parks in this plan. This can be accomplished through the development review process.
- **Develop and implement an ADA transition plan** for parks and recreation facilities. The City has conducted reviews in the past, but does not have a formal ADA transition plan in place. A transition plan is important to help the City make parks and facilities accessible to people of all ages and abilities and to meet federal requirements, as well as to obtain state and federal funding. The disabled community should be involved in the development and/or review of the Transition Plan.
- **Create an opportunity fund for riverfront access.** This fund will enable the City to act on opportunities to purchase riverfront easements or acquire riverfront parcels when property becomes available. More riverfront access was a major finding of the public involvement process.
- **Develop a citywide signage and wayfinding program.** This program should be implemented throughout the park system and the bicycle and pedestrian network. It should establish guidelines for signage and wayfinding, building upon the City's existing signage.

Park Design



- **Incorporate public involvement in park design.** Wilsonville has a long history of active community involvement. In past park design efforts, the City has worked with neighbors and other members of the public. In the future, the City should continue to involve nearby neighbors, likely park users, and other community members in the park design process to ensure that community needs and issues are addressed.
- **Incorporate sustainable design and resource conservation principles** where feasible into all park and recreation facility designs. Wilsonville is known as a community with a commitment to natural resource preservation. This commitment should be demonstrated in the park system through the use of low impact development and

green building technologies, alternative power, low water use fixtures, and storm water treatment techniques. The City should also seek LEED certification for one of the planned major park and recreation projects.

- **Incorporate innovative play features into appropriate parks and facilities.** In community and regional parks, consider developing unique, innovative play environments, like the one in Murase Plaza/Memorial Park, to enhance specific parks and, if possible, to highlight Wilsonville’s environment and history.
- **Consider the layout of the surrounding neighborhood when placing park amenities.** Situate lighting and noise-producing amenities away from neighboring homes to minimize conflicts.
- **Consider visibility in locating park amenities.** Ensure that play areas and basketball courts are visible from adjoining streets to promote safety and encourage use.
- **Incorporate public art and historic and environmental interpretive elements** into parks to contribute to park identity and community character. Interpretive elements increase the community’s awareness of the environment and local history. Art elements in community-serving parks, including community parks, urban parks, and Memorial Park, provide discovery points and cultural touches that draw in the resident and the visitor.
- **Maximize multi-modal access to parks and recreation facilities.** Follow the recommendations of the Bicycle and Pedestrian Master Plan and the Transit Master Plan to provide multiple ways to access parks (sidewalks, bicycle lanes, off-street trails, transit routes) and to improve connections to surrounding neighborhoods and schools.
- **Incorporate ADA guidelines for accessible design** (*Americans with Disabilities Act Accessibility Guidelines* (ADAAG) updated July 2004) into all new parks to facilitate site access, circulation, and facility use for people of all ages and abilities.

4.3 MAINTENANCE AND OPERATIONS



The following improvements are recommended for the maintenance and operations of parks and facilities:

- **Formalize maintenance and operations cost tracking.**

Wilsonville's Operations Manager has developed estimates on the cost-per-acre to maintain the City's parks. This is a useful tool for budgeting. To improve the accuracy of this tool, the City should continue to implement more detailed cost tracking. Operations and maintenance costs for parks should be tracked separately from costs for building and grounds maintenance. Once cost tracking is implemented, the Operations Manager should calculate the average cost-per-acre based on the new data. This figure should be used to allocate the annual parks maintenance budget. The maintenance budget should be increased using this guideline when new parks are added to the City's system.

Initial cost tracking is being implemented in 2006. After a test period, refinements can be added, such as tracking costs for maintenance of natural areas and tracking staff time for specific maintenance tasks. In addition to refining the maintenance budget and evaluating the cost of providing service, this data can be used to develop a maintenance management plan. Refer to Public Works for more detail on how this is being implemented.

- **Review maintenance staffing needs.** With the recent and planned changes to the park system (including new features at Town Center Park, Murase Plaza, and the planned Villebois parks), Wilsonville should review maintenance workloads to determine whether additional permanent or seasonal staff are needed. Budget tracking improvements will help the City make a more accurate evaluation of staffing needs.
- **Continue use of community service workers.** Community service workers are currently used for brush removal, litter removal, and other unskilled labor. The City should continue to use community service workers as a means of maintaining cost efficiencies.
- **Expand use of volunteers for maintenance.** Wilsonville currently offers volunteer opportunities through WERK day and the Adopt-a-Park, Road and Stream programs. These successful programs should

be expanded to take advantage of the community interest in volunteering. Volunteer opportunities within natural areas or greenways and in support of organized sports activities should continue to be developed, with opportunities for on-going activities as well as one-time and drop-in commitments. The City should establish volunteer agreements with organized sports groups for field maintenance and preparation.

- **Develop a Natural Area Management Plan.** Wilsonville should develop a plan for managing natural resources within the park system. This plan will identify how natural resources of different types should be managed and restored, and provide direction for parks maintenance staff on day-to-day maintenance activities.
- **Develop an Integrated Pest Management Plan.** Wilsonville should develop an Integrated Pest Management Plan to manage the use of herbicides and pesticides within City parks. Integrated pest management is a process that uses a wide variety of strategies to control pests, and in doing so, minimizes negative impacts on the environment and on human health. A key aspect of IPM is “to know your pest.” Therefore, IPM involves informed decision-making based on knowledge of pests, pesticides, and environmental conditions and impacts. Although City staff is currently applying these methods, no formal IPM plan is in place. An IPM plan should be tied to the Natural Area Management Plan and would reflect the City’s commitment to environmental stewardship.
- **Develop a playground replacement schedule.** Wilsonville’s playgrounds are maintained in good condition according to Playground Safety Standards. Parks maintenance staff should track dates play structures were installed and develop a schedule for repair and replacement to keep equipment in excellent condition.



4.4 RECREATION PROGRAMS AND SERVICES



The following recommendations are proposed for recreation programs and services in Wilsonville:

- **Increase recreation programming.** The recreation needs assessment conducted as part of this plan indicated a need for additional recreational programming. Recreation programs can potentially provide more revenue than any other leisure service provided by the City. These revenues can reduce the net cost per capita of providing park and recreation services. By generating revenue from programs to offset other park and recreation costs, more services can be offered at less cost to the general taxpayer.

To increase recreation programming, consider the following:

- Target age groups with the greatest need for more programming opportunities, particularly middle and high school age youth and adults ages 26-54.
 - Provide more programming when it is most convenient for customers. According to the Community Recreation Survey, weekend afternoons and weekday evenings are the most convenient program times
 - Offer drop-in programming and other less traditional program types to meet user needs.
-
- Support sponsoring agencies or direct program expansion in following opportunity areas, as noted in public involvement process:
 - Concerts in the park;
 - Special events/festivals;
 - Cultural events and performing arts;
 - Arts (drawing, photography, etc.);
 - Outdoor education, combining fitness and nature programs; and
 - Fitness programs and specialty classes for seniors.



- **Increase programming for trail-related recreation.** Whether for exercise or pleasure, walking and biking are activities in which Wilsonville residents would like to participate more often, according to the results of the community survey. Given the rising popularity of trail-related recreation locally, statewide, and nationally, opportunities exist to increase participation in trail programming. Additional programming should supplement the City's current offerings, including nature hikes, walking groups, and the SMART walking/biking and City employee pedometer programs. Additional programming can take the form of community events, such as trail clean-up day; special events targeting a specific population, such as a children's scavenger hunt; an ongoing event, such as a First Saturday Park Walk; or a class, such as local plant and tree identification taught by a naturalist. These activities will encourage movement and exercise, and simultaneously increase public awareness and support of Wilsonville's growing bicycle and pedestrian network. Similar recommendations are noted in the Bike and Pedestrian Master Plan.
- **Improve cost tracking of recreation program areas and set goals for cost recovery.** As the City expands programming and provides additional major facilities, cost tracking in the various program areas will become more important. At minimum, costs that should be tracked for each program area or major facility include: direct costs (supplies, etc.), costs for program staffing (including instructors, directors, support staff for registration, etc.), fees for contractors who provide the programs, room rentals, and facility or field maintenance. To fully track the actual cost of providing recreation services, Community Services should consider assigning a share of the costs of administration, finance, and other general costs to each program area, depending on its size. Goals should be set each year for cost recovery for each major program area, and performance should be measured based on the cost recovery tracking.
- **Ensure program affordability for all of Wilsonville's residents.** The City of Wilsonville should ensure that program offerings are available to populations with high needs—including at-risk youth, people with low incomes, etc.—particularly if new policies regarding recreation fees and charges are instituted. An independent 501(c)3 organization, the Friends of Wilsonville (FOW) provides need-based financial aid funding for youth recreation participation. The Park and Recreation Department should continue



to work closely with the FOW to increase resources for financial aid for youth and families. The City should work with FOW to increase available funds to sustain this offering.



- **Offer youth employment opportunities.** Recreation programs frequently provide youth with their first employment opportunities as lifeguards, camp counselors, recreation leaders, and seasonal park maintenance workers. In addition to providing a cost effective service to the public, these recreation jobs help youth develop life skills, gain job experience, earn money, and participate in healthy activities. If recreation programming is expanded, the City should provide youth employment opportunities. Youth employees are often great assets to children’s recreation programs because they can serve as role models for safe and enthusiastic play, provide encouragement for participation, and communicate with and relate to children in ways that add to a participant’s sense of belonging.



- **Coordinate volunteers through the Community Services Department.** Volunteerism provides residents the opportunity to use their leisure time to improve the environment and contribute to the health and well-being of the community. Wilsonville has a strong volunteer program that is managed primarily through the Community Services Department, except for board and commission recruitment. Wilsonville’s annual WERK Day event provides significant volunteer labor for maintenance and restoration of natural areas. The City’s Adopt-A-Road, Adopt-A-Park, and Adopt-A-Stream Programs give businesses, families, service groups, and individuals a chance to take on and care for a specific area of town. Other City volunteer opportunities include being dance chaperones, program instructors, coaches, assistants for senior lunches or programs, etc. The City should continue to identify, develop, and formalize additional volunteer opportunities to attract potential volunteers.



Volunteerism can help the City provide more services on a limited budget. In addition to expanding staff capabilities, the use of volunteers promotes good public relations and increases individual support for City services. As programs, parks, trails and services expand, more staff time should be dedicated to improving the methods of volunteer recruitment and coordination.

Volunteerism provides people of all ages with opportunities to:

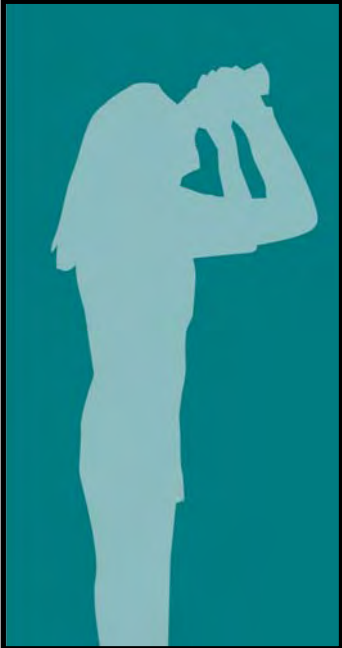
- Build neighborhood connections and pride;
 - Be physically active;
 - Support a social cause or interest;
 - Leave a legacy;
 - Learn something new;
 - Meet people; and
 - Make Wilsonville a safer place.
-
- **Continue to evaluate the City's organizational structure for recreation service delivery.** As the City facilities and program offerings become more numerous and complex, the Community Services Team approach to cross-department management should be examined for its effectiveness and efficiency. Other management models should be explored at such time as the current methodology becomes unproductive.
 - **Coordinate with SMART.** As programs, facilities and services increase, Community Services should work with SMART to expand transit service to and from recreation programs and activities for all ages.
 - **Implement on-line registration for recreation programs.** The City's current manual registration process for recreational programming needs an upgrade to serve people interested in registering on-line via the Internet. The City should examine the most cost effective method of providing an on-line registration option for those residents who would benefit from this service. An added benefit of on-line registration is that the registration data can be used to assist in program planning and marketing.



Chapter 5:

Plan Implementation

- 5.1 Capital Projects
- 5.2 Overview of Financing Sources
- 5.3 Implementation Strategy



PLAN IMPLEMENTATION

This chapter identifies an implementation strategy for funding the improvements recommended in this Plan. It includes a list of capital projects that details all the capital projects recommended in the Master Plan and a short-term 5-year Capital Improvement Plan (CIP) for implementation. This CIP will provide a detailed, realistic list of proposed capital improvements. An overview of sources for project financing is also provided.

5.1 CAPITAL PROJECTS

The capital projects list includes all projects identified in the Plan, along with their estimated costs and project priorities. This list was developed from the recommendations presented in Chapters 3 and 4.

Each of the projects was prioritized using specific evaluation criteria based on a set of objectives and a consideration of space, need, funding, etc. Table 4 presents the evaluation criteria, which were ranked by ACMP members. Since each project will likely meet several criteria, the ranking noted here is a recommendation only. Projects should be evaluated on a case-by-case basis and reviewed regularly to take advantage of changing circumstances. For example, if funding becomes available for a particular project, its priority would be higher.

Table 5 presents all capital projects divided into three categories:

- **New parks and facilities:** These projects, including new park development and new facilities at existing sites, are presented in order by reference number. (See Figure 4 for the location of these sites.)
- **Existing parks and facilities:** These are improvements to be made to existing City parks. Existing parks are listed in alphabetical order.
- **Other projects:** These system-wide projects involve planning or development of operations guidelines.

Estimated costs for capital projects were developed based on 2005 dollars. Land acquisition costs are projected at \$500,000 per acre, a figure developed in consultation with Planning Division staff based on the current real estate market.



Table 4
Project Evaluation Criteria

Criteria	Description	Recommended Ranking
<i>Multiple Benefits</i>	Project meets the objectives of multiple plans (e.g., bicycle, park, and transit objectives)	High Priority
<i>Project Type</i>	Project has high community value and demand (Natural area restoration projects, recreation trail projects, projects that increase river access, etc.)	Medium-high Priority
<i>Implementation of Existing Master Plans</i>	Project is noted in existing plans (e.g., Civic Park Master Plan, Graham Oaks Master Plan, or Memorial Park Trails Plan)	Medium-high Priority
<i>Availability of Similar Projects</i>	Project provides a recreation opportunity not currently available in the City or in a specific area	Medium-high Priority
<i>Ease of Acquisition or Development</i>	Project is easy to accomplish and popular (Permitting, negotiation, etc. are anticipated to be straightforward and no opposition exists.)	Medium-high Priority
<i>Connectivity/Underserved Areas</i>	Project fills a gap in the current system	Medium-high Priority
<i>Population Served</i>	Project serves higher percentages of the population	Medium Priority
<i>Operations/Maintenance Impacts</i>	Project has unusually high maintenance and operations costs	Medium Priority
<i>Community-wide Benefit</i>	Project provides community-wide benefits	Medium Priority
<i>Programming Needs</i>	Projects support recreation programming needs	Medium Priority
<i>Available Funding</i>	Project is eligible for funding	Medium Priority
<i>Project Cost</i>	Project cost is high or difficult to fund from existing revenue	Low Priority

Table 5: Capital Projects List

Ref #	Site	Project Name	Project Description	Priority	Project Cost
NEW PARKS AND FACILITIES					
P4	Graham Oaks Natural Area	Master Plan Implementation	Wilsonville's contribution of approximately 30% of the costs of GONA master plan implementation	H	\$1,100,000
					\$1,100,000
P8	Neighborhood Park	Site Acquisition	Acquisition of a 1-acre site in the Montebello neighborhood	H	\$500,000
		Design and Construction Documents	Design and construction documents for new neighborhood park in the Montebello neighborhood	M/H	\$100,000
		Construction	Construction of the proposed Montebello neighborhood park	M/H	\$1,000,000
					\$1,600,000
P9	Villebois Park System	Master Plan Implementation	Development of planned Villebois park and trail system (SDC only, does not include Villebois share of system)	H	\$5,950,000
					\$5,950,000
P11	School Community Park	Interim field improvements	Development of site with sport fields for interim use until school is needed. Project includes site grading and seeding, gravel parking, portable restrooms, irrigation.	M/H	\$500,000
		Design and Concept Development	Community design process to identify site plan and building program for a shared use facility	M/H	\$150,000
		Joint Use Agreement	Establishment of joint use agreement identifying responsibilities for each party	M/H	\$10,000
		Implementation	City share of the cost of construction documents and construction of School Community Park	M/H	\$1,750,000
					\$2,410,000
P12	Industrial Area Waysides	Waysides Design and Construction	Allowance for design and implementation of 3 pocket parks along two planned regional trails and community trail in this area. Allowance based on average cost of \$200,000 per wayside, not including trail construction	H	\$600,000
					\$600,000
P13	Industrial Area Waysides	Waysides Design and Construction	Allowance for future design and development of 3 pocket parks along community connector trails.	M	\$600,000
					\$600,000
P15	Community Park	Site Acquisition	Acquisition of a 10 acre site for a community park to serve Frog Pond and surrounding areas.	H	\$5,000,000
		Design and Construction Documents	Design and construction documents for new community park	M	\$600,000
		Construction	Construction of community park	L	\$5,000,000
					\$10,600,000
P16	Neighborhood Park	Site Acquisition	Acquisition of a 2-acre site to serve part of the future residential neighborhood in Frog Pond	M	\$1,000,000
		Design and Construction Documents	Design and construction documents for site, including a connection to community trail and local trail planned in this area	M	\$150,000
		Construction	Construction of new neighborhood park in the Frog Pond neighborhood	M	\$1,500,000
					\$2,650,000

Table 5: Capital Projects List

Ref #	Site	Project Name	Project Description	Priority	Project Cost
P17	Neighborhood Park	Site Acquisition	Acquisition of a 2-acre site to serve part of the future residential neighborhood in Frog Pond	M	\$1,000,000
		Design and Construction Documents	Design and construction documents for site, including a connection to planned community trail	M	\$150,000
		Construction	Construction of new neighborhood park in the Frog Pond neighborhood	M	\$1,500,000
					\$2,650,000
P18	School Community Park	Design and Concept Development	Community design process to identify site plan and building program for a shared use facility	M	\$150,000
		Joint Use Agreement	Establishment of joint use agreement identifying responsibilities for each party	M	\$10,000
		Implementation	City share of the cost of construction documents and construction of School Community Park	M	\$3,250,000
					\$3,410,000
—	Multi-purpose Rec/Aquatic Center	Recreation and Aquatic Center Feasibility Study Update	Updated feasibility study for a multi-purpose recreation and aquatic center that includes a gymnasium and pool. Feasibility study will identify a program for the center that meets the City's operating budget goals	M	\$75,000
		Indoor Center Design and Constuction	Design and construction of a multi-purpose recreation and aquatic center.	L	\$20,000,000
					\$20,075,000
Multiple Site Projects					
	Multiple Sites, Skate Facilities	Skate Spot Implementation	Addition of skate spots to 4 parks in the City.	M/H	\$40,000
	Community-scale Skate Park	Community-scale Skate Park	Improvement of the Memorial Park skate park or design/build of a new skate park. Does not include land acquisition for a new site	M	\$550,000
	School Fields	Field Improvements at school sites	Allowance for miscellaneous field improvements at existing school sites	M	\$3,000,000
	Multiple Sites, Natural Resource Restoration and Management	Natural Resource Restoration and Management	\$10,000 per year to fund native plant restoration at sites throughout Wilsonville to compliment volunteer efforts	M/H	\$200,000
	New Park Sites	Park and Trail Acquisitions and Easements	Budget allowance for "opportunity fund" for acquisition of park sites or trails or purchase of easements for trails	M	\$1,000,000
	Riverfront Sites	Riverfront Easements and Acquisitions	Budget allowance for "opportunity fund" for purchase of easements or outright acquisition of riverfront property if opportunities arise. Includes potential purchase of Willamette Meridian Park	M	\$1,000,000
					\$5,790,000
			<i>New Parks and Facilities Subtotal</i>		\$57,435,000

Table 5: Capital Projects List

Ref #	Site	Project Name	Project Description	Priority	Project Cost
EXISTING PARKS AND FACILITIES					
P1	Boones Ferry Park	Boones Ferry Park Master Plan	Development of a master plan for the entire site, including the parcel west of Boones Ferry Road and the planned regional trail and the proposed water trail. Includes a feasibility study on future uses for Tauchman House.	M/H	\$150,000
		Boones Ferry Park Improvements	Implementation of the master plan, including a dock for non-motorized watercraft	M	\$5,000,000
		Tauchman House Renovation	Renovation of the Tauchman House in accordance with Boones Ferry Park master plan	M	\$250,000
					\$5,400,000
P14	Canyon Creek Park	Canyon Creek Park Trailhead Improvements	Allowance for design and installation of trail system signage to support the planned regional and community trails	H	\$25,000
					\$25,000
P21	Courtside Park	Courtside Park Improvements	Design and implementation of minor improvements	M	\$100,000
					\$100,000
P25	Memorial Park	Memorial Park Master Plan Update	Update of the Memorial Park Master Plan, including a parking master plan and signage program. Project list for Memorial Park	M	\$250,000
		Memorial Park Athletic Field Improvements	Field improvements to the park's athletic fields	M	\$500,000
		Memorial Park Trails Plan Implementation	Implementation of the Memorial Park Trails Plan, including the planned regional trail and local access trails	M/H	\$1,220,000
		Memorial Park Site Amenities	Provision of additional site amenities, including picnic shelters, benches, bike racks, etc, throughout the park.	M	\$250,000
		Memorial Park Community Garden Expansion	Expansion of the community garden as addressed in the updated master plan	M	\$50,000
		Memorial Park Parking Improvements	Implementation of the parking master plan	M	\$500,000
		Memorial Park Signage Improvements	Implementation of the signage program	M	\$100,000
					\$2,870,000
P7	Montebello Park	Interim Montebello Improvements	Implementation of interim park improvements for Montebello neighborhood. Includes neighborhood meeting to determine	H	\$100,000
					\$100,000
P5	Park at Merryfield	Park at Merryfield Improvements	Widen and improve path throughout park, implementation of entrance improvements	M	\$100,000
					\$100,000
P3	River Fox Park	River Fox Park Improvements	Allowance for design and implementation of minor improvements	M	\$200,000
					\$200,000
P23	Town Center Park	Town Center Park Operations Improvements	Allowance for additional amenities and implementation or recommendations from Maintenance Plan	M	\$50,000
					\$50,000

Table 5: Capital Projects List

Ref #	Site	Project Name	Project Description	Priority	Project Cost
P6	Tranquil Park	Tranquil Park	Provision of trail system signage	M	\$15,000
					\$15,000
P2	Willamette River Water Treatment Plant Park	Water Treatment Plant Interim Soccer Fields	Design and implement interim soccer fields on the upper portion of the Water Treatment Plant property. Project includes grubbing, grading, seeding, irrigation, drainage, and gravel parking	H	\$1,000,000
					\$1,000,000
P19	Willow Creek/Landover Park	Willow Creek/Landover Park Improvements	Allowance for design and implementation of minor improvements	M	\$100,000
					\$100,000
P23	Wilsonville Community Center	Community Center Improvements	Design and implementation of expansion of Community Center to provide more activity areas and storage space	M/H	\$250,000
					\$250,000
			Existing Parks and Facilities Subtotal		\$10,210,000
OTHER PROJECTS					
—	Systemwide	Natural Area Management Plan	Develop a resource management plan for natural areas in Wilsonville's park system.	M/H	\$100,000
—	Systemwide	ADA Transition Plan	Develop an ADA Transition Plan for Wilsonville's parks and recreation facilities	M	\$50,000
—	Systemwide	Integrated Pest Management Plan	Develop and adopt an Integrated Pest Management Plan	M/H	\$100,000
—	Systemwide	Signage Program	Develop and implement a system-wide signage program (trail signs, park identification signs, etc)	H	\$100,000
—	Systemwide	On-line Registration Software	Implement on-line registration option for recreation programs	H	\$25,000
			Other Projects Subtotal		\$375,000
Total, All Projects					\$68,020,000

Table 6, beginning on the next page, presents costs associated with the development of certain off-street trails, walkways, and bikeways, as described in the Bicycle and Pedestrian Master Plan. These paths provide recreation opportunities, as well as linkages between parks and community facilities. These trails and pathways are presented with the Parks and Recreation Master Plan because they meet the high level of community demand for trail-related recreation such as walking and running.

Table 6
Bicycle and Pedestrian Master Off-Street Projects

Trail	Type	Description	Length (miles)	Cost Estimate (Excluding Acquisition/Easement)
REGIONAL TRAILS				
Tonquin Trail	Shared use path, on-street	Regional trail would connect Tualatin/ Sherwood with west Wilsonville, Coffee Lake Natural Area, Villebois and the Graham Oaks Natural Area.	4.0	\$2,500,000
Stafford Spur Trail	Shared use path	Regional trail would connect the neighborhoods and employers of east Wilsonville (Canyon Creek Park) with Lake Oswego and the planned regional Stafford Trail.	3	\$1,400,000
Boeckman Creek Trail	Shared use path, boardwalk	Regional trail would follow Boeckman Creek north from Memorial Park, connecting with the existing community pathway crossing Boeckman Creek and continuing north to Canyon Creek Park, providing an off-street north-south alternative.	2.4	\$1,600,000
Waterfront Trail	Shared use path, on-street	Regional Trail would connect the Metro Greenspace on the western edge of Wilsonville with the Waterfront Treatment Plant, Boones Ferry Park and Memorial Park while providing greater access and opportunities to view the Willamette River.	2.8	\$1,200,000
Boone Bridge/ Willamette River Trail	Shared use bridge	Connection from 5th St to NE Butteville Road. Regional trail would provide non-motorized users a safe and comfortable alternative to using I-5 when crossing the Willamette River. Must cross I-5.	0.9	\$6,300,000
Wiedeman Road Trail	Shared use path, on street	Regional trail would connect Coffee Lake Natural Area and the Tonquin Trail with Canyon Creek Park and the Boeckman Creek Trail and Stafford Spur Trail. Regional trail provides an east-west alternative to either Elligsen Road or Boeckman Road.	2.2	\$3,800,000
Wiedeman Road Trail - Phase 1	Shared use path	Portion of the regional trail that would provide an off-street connection from Parkway Ave near the Xerox campus to the Canyon Creek Park and the residential section Wilsonville	0.7	\$300,000
Wiedeman Road Trail - Phase 2	Shared Use path	Portion of the regional trail that would provide an off-street connection from Canyon Creek Rd through Canyon Creek Park and connect with the Boeckman Creek Trail and the Stafford Spur Trail	0.5	\$200,000

Table 6 (continued)

Trail	Type	Description	Length (miles)	Cost Estimate (Excluding Acquisition/Easement)
COMMUNITY WALKWAYS AND BIKEWAYS				
Brown Road	Off-Street Path / Bike lanes and sidewalks	Project type dependent upon extension of Brown Road. With no road extension, an off-street path recommended connecting Brown Road with Bailey St across the railroad tracks. With road extension, bike lanes and sidewalks. Provides east-west connection south of Wilsonville Road, increasing access to shops, neighborhoods, and the Water Treatment Plant.	0.68	\$285,000
Water Treatment Plant connection	Off-street path	Extends the existing off-street path leading from the Water Treatment Plant to the 'T' intersection of Kinsman and Wilsonville Road. Provides greater connectivity from homes and businesses north of Wilsonville Road to the Water Treatment Plant and the proposed regional Waterfront Trail.	0.49	\$206,000
Bailey Street	off-street path	An off-street path just north of Bailey Street connecting to the Boone Bridge / Willamette River Trail, providing greater connectivity and regional access to bicyclists and pedestrians.	0.32	\$131,000
Canyon Creek Trail	shared use path	This shared use path connects Canyon Creek Park with Boeckman Creek Trail and the neighborhoods to the south. The trail also provides greater connectivity to proposed parks in the Frog Pond Area	0.34	\$175,000
Frog Pond	shared use path	Providing an off-street alternative to Boeckman Road, this trail connects with the proposed community park, linking neighborhoods and schools with the parks in the Frog Pond area.	0.52	\$246,000
School Trail	shared use path	Providing an off-street alternative to Wilsonville Road, this trail connects Boeckman Creek Elementary school and the nearby neighborhoods with the planned school site, Boeckman Road, and the planned park sites	1.39	\$597,000
Town Center Park Trail	shared use path	This trail would utilize a portion of an easement owned by the city next to the post office to create a greater connection to the park, the post office, and other businesses around Town Center.	0.16	\$122,000
Memorial Park Central Loop Trail	shared use path	A shared use path in the heart of Memorial Park. See the Memorial Park Master Plan for further details.	0.75	\$285,000

Table 6 (continued)

Trail	Type	Description	Length (miles)	Cost Estimate (Excluding Acquisition/Easement)
French Prairie Drive	shared use path	French Prairie Drive has an existing shared use path that ends part of the way around the roadway. This project extends the path the entire length of the road, from Country View Lane to Miley Road, increasing connectivity for Charbonneau residents.	0.84	\$1,000,000
Parkway Center Connector	shared use path	As the remaining parcels become developed, the Parkway Center Connector provides a connection from the regional trail system to the nearby employment centers, as well as Argyle Square. The trail runs from Wiedeman Road Trail to Parkway Center Dr.	0.25	\$102,000
Area 42 Trail	shared use path	A shared use path in the northern industrial section of Wilsonville, from Ridder to Day Road. This was identified in the Preliminary Urban Reserve Plan Area 42 and the North Wilsonville Industrial Area Proposed Concept Plan.	0.42	\$185,000
BPA Powerline Trail	shared use path	A shared use path in the northern industrial section of Wilsonville, from Day Road to Tonquin Trail, that follows the BPA easement northwest past the Coffee Creek facility. This was identified in the Preliminary Urban Reserve Plan Area 42 and the North Wilsonville Industrial Area Proposed Concept Plan.	1	\$430,000
LOCAL TRAILS				
Center Loop Trail	natural trail	The trail circumnavigates the main open space of Graham Oaks Natural Area. The trail will pass through five different ecotypes and located adjacent to wetlands with viewing blinds for looking at wildlife in the tract.	1.25	\$358,000
Triangle Forest Trail	natural trail	This trail connects to the Center Loop Trail to the Tonquin Trail, taking users through the wooded portion of the site, allowing visitors to experience the remaining old growth trees and the forested riparian corridors.	0.6	\$175,000
Indian Plum Creek Trail	natural trail	Connecting Wilsonville Road with Tonquin Trail and the Center Loop Trail, this trail goes by two creeks, Indian Plum Creek and Legacy Creek.	0.55	\$166,000
Lone Oak Trail	natural trail	A trail leading to "The Lone Oak," a remnant Oregon white oak which stands in the middle of the agricultural field located in the central portion of the natural area.	0.1	\$18,000

Table 6 (continued)

Trail	Type	Description	Length (miles)	Cost Estimate (Excluding Acquisition/Easement)
River Trail	natural trail	The trail will connect to the boat dock in Memorial Park and feature several river overlooks with benches. The River Trail will connect with the Center Loop Trail and the Homestead Trail.	0.62	\$111,000
Kolbe Homestead Trail	natural trail	An interpretative route offering information and a tour of the historic Kolbe homestead In Memorial Park.	0.44	\$54,000
Klein Homestead Trail	natural trail	An interpretative route offering information and a tour of the historic Klein homestead in Memorial Park.	0.31	\$54,000
Villebois Loop Trail	city trail	Connecting the Villebois Greenway and the Tonquin Trail with the residential areas of Villebois as well as the Village center. <i>To be completed during construction of Villebois.</i>	0.84	\$150,000
Coffee Lake Trail	city trail	Connects the proposed school site with the Tonquin Trail, the Coffee Lake Natural Area and two primary routes into Villebois, Boeckman Road and Barber Street. <i>To be constructed during construction of Villebois.</i>	1.06	\$188,000
Frog Pond Loop	city trail	Connects three proposed parks with the neighborhoods and the proposed regional Boeckman Creek Trail.	1.18	\$245,000
Town Center Loop	city trail	Connects Clackamas Community College, the new Town Hall and open space	0.25	\$45,000



5.2 OVERVIEW OF FINANCING SOURCES

This section describes revenue opportunities for funding parks and recreation improvement projects in the City of Wilsonville. It provides an overview of current revenue sources and outlines potential revenue sources and their implications for Wilsonville’s Master Plan.

Current Revenue Sources

The City of Wilsonville uses a variety of revenue sources for parks capital improvement projects. Because Wilsonville has no dedicated source of funding for parks capital projects and because funding for parks capital is typically project-specific, it fluctuates significantly from one year to the next. This section focuses on the major existing revenue sources for parks improvement. Appendix C to the Master Plan provides additional details on current revenue sources for parks improvements projects.

Table 7 shows a five-year history of actual revenues used for parks improvements in Wilsonville.

Table 7
Current Revenue Sources, Parks Capital Budget
Fiscal Years 2000-01 to 2004-05

	2000-01 Actual	2001-02 Actual	2002-03 Actual	2003-04 Actual	2004-05 Actual
System Development Charges	387,856	542,385	112,989	376,329	729,472
Interest earnings	82,580	56,184	54,543	45,308	72,823
Grants	27,104	11,000	25,625	0	0
Contributions/Developers	13,773	871	3,969	1,503	2,025
Other	15,534	0	3,647	5,960	0
General Fund	0	63,287	0	0	0
Total Revenues	526,847	673,727	200,773	429,100	804,320

Source: Calculated by ECONorthwest from City of Wilsonville financial reports.

As shown in Table 7, the City has primarily relied on System Development Charges for funding improvements. SDC revenue has varied significantly from year to year.

In recent years, urban renewal funds have also been an important contributor to parks capital improvement projects. These are not reflected in the summary revenue table because they appear in a separate urban renewal budget, not in the parks capital budget. The City of Wilsonville has used urban renewal proceeds for a variety of parks projects, including improvements to Town Center Park and Civic Park. The following list summarizes the parks improvement projects funded by urban renewal in recent years:

- \$60,000 for Civic Center Park Pedestrian Crossing
- \$2.1 million for Town Center Park Phase II
- \$5.9 million for Civic Center Park
- \$1.5 million for Wilsonville High School public facilities

These urban renewal funded projects total more than \$9.5 million, significantly more than the \$2.3 million in projects funded by other sources over the past five years.

Many of the existing sources of revenue are tied to growth in population, property values, or new development (e.g., system development charges and urban renewal). With growth in population, however, comes an increased need for parks facilities. Although urban renewal has been a significant source of parks capital funding in the past, and the City has allocated urban renewal revenues for current projects, there is limited additional revenue anticipated from the urban renewal districts for projects included in the Master Plan. The following sections describe potential revenue sources and provide criteria to guide the selection of funding sources for the Wilsonville Master Plan.

Potential Revenue Sources

This section outlines anticipated revenue from existing and potential new revenue sources, including:

- System development charges
- Urban renewal
- Local improvement districts





- Bonds
- Grants
- Private giving and public/private partnerships

For each revenue source, this section describes how the source works, if and how it has been used in Wilsonville, and if it has potential to fund the proposed parks improvements.

This section also makes a distinction between funding sources and financing mechanisms. There is an important difference between funding (who, ultimately, will pay for the parks project) and financing (how the payments are spread out over time). A bond issuance, for example, is a financing mechanism. However, the bond requires payments to be made from a funding source.

Some financing sources include a funding element. For example, some loans from the State of Oregon are made at below-market rates of interest. The result is an implicit grant in the form of an interest rate reduction.

System Development Charges

Systems Development Charges (SDCs) are fees paid by land developers to compensate for the increased capital costs incurred by a municipality or utility as a result of development. The fee is charged for new development and paid at the time of an application for a building permit. The amount of the fee is based on the impact of the proposed development on the capital systems (e.g., number and type of housing units).

SDC revenue can only be used to fund capital improvements and purchases. The revenue collected under each specific type of SDC may only be used for that type of infrastructure. The City has established SDCs for infrastructure improvements to roads, storm drains, water, sewer, and parks. If new development within a community triggers expansion to the City's infrastructure, SDCs can allocate those costs to the development rather than to the existing residents of the city. In simplest terms, this is sometimes described as "growth pays for growth." SDC revenue must be used for expansions of facilities (new parks or enlarged parks or facilities) required by the growth. It cannot be used for deficiencies in the system or for "fixing up" existing facilities for existing resident use.

SDCs are calculated to reflect the cost of improvements necessitated by growth. In Wilsonville, the parks SDC rates for fiscal year 2005-2006 are \$2,394 per single family unit, \$1,820 per multi-family unit, and \$63 per employee for industrial and commercial development.

Outside of the urban renewal areas, parks SDCs have been the largest revenue source for parks improvements in Wilsonville. Because SDCs result from growth that is dependent on private developers' decisions, SDC revenues can be difficult to predict and can be inconsistent from year to year. Wilsonville should continue to use SDCs to fund parks improvements to serve new development and to further establish new revenue sources to help cover costs that are not eligible for SDC funds.

The City has been collecting \$325,000 on average annually in parks SDCs over the last five years. This Plan recommends that SDC rates be updated to include plan projects serving new development, and the City plans to adjust its SDCs to reflect the cost of those improvements included in the Master Plan that are required to serve new development. Wilsonville is projected to add about 6,500 new housing units by 2025, including 2,900 single-family units and 3,600 multi-family units. Assuming new park SDC levels of \$4,000 per single family and \$3,000 per multifamily unit, the City would collect revenue of about \$25 million through 2025, or about \$1.25 million annually (2005 dollars). The City will also collect additional SDC revenue from new commercial and industrial development. Based on the assumption that residential development will occur as forecasted, it would be reasonable to assume that the City will collect about \$1 million on an annual basis from this source.

Several projects included in the Master Plan may qualify as reimbursable costs under the City's parks SDC. The SDC methodology should take the costs for existing facilities into consideration in calculating the cost basis for reimbursement. To compute reimbursable facilities costs for the parks SDC, the original costs of parks facilities are adjusted to reflect the present value replacement cost for the facilities.

The SDC revenue projections presented here are based on the levels of SDCs in neighboring jurisdictions. Actual SDC rates will vary depending on the results of the SDC study. In addition, cities may provide credits to developers for infrastructure improvements and forego part or all of the SDCs that would otherwise result from a development. Wilsonville has used this option in the past, with the Villebois development a recent example of a project where the developers



provided improvements in lieu of some SDCs. When credits are used, the City does not collect as much in SDC revenue, but it does receive the same value in parks and facilities.

Urban Renewal



Urban Renewal Districts are formed to collect tax increment revenue. Tax increment is additional property tax revenue generated by increased property values in the Urban Renewal District. Tax increment revenue can be used to fund capital improvements projects or to back bond issuances that pay for projects. The City may only use urban renewal funds on projects located within the urban renewal area from which the funds are collected.

Wilsonville has two Urban Renewal Districts:

- **The West Wilsonville District** includes the Villebois development.
- **The East District** includes Town Center Park, Civic Park, and the Town Center commercial area. This is the older of the two districts and is at the end of its maximum indebtedness. Policymakers will be evaluating whether to extend the East District.

As discussed in the section on existing sources, the City has used a significant amount of revenue from the Urban Renewal Districts for parks and recreation improvements. Over the last four years, the City has used about \$2 million a year for parks-related capital improvements, out of a total of about \$4.5 million a year collected in tax increment revenue for the urban renewal areas.

The City has committed to using \$2 million in urban renewal revenue to fund parks improvements in the Villebois development. The City anticipates, however, that urban renewal funds will have a more limited role in paying for future parks improvements, because there is limited additional revenue anticipated from the urban renewal districts for the next five years.

Local Improvement Districts

Local Improvement Districts (LIDs) are formed for the purpose of assessing local property owners an amount sufficient to pay for a project deemed to be of local benefit. LIDs are a specific type of special assessment district, which more broadly includes any district that is

formed within an existing taxing district to assess specific property owners for some service that is not available throughout the larger district. The revenues from the LID assessments are used to pay the debt payments on special assessment bond or note payable issued for the capital improvements.

LID assessments increase costs for property owners. Under a LID, the improvements must increase the value of the taxed properties by more than the properties are taxed. For some parks improvement projects, this may be difficult to demonstrate. In addition, LIDs can be challenged by property owners.

Wilsonville has several LIDS in place to finance capital improvements including water, wastewater, stormwater, and street improvements, but the City has not used this financing mechanism for parks improvements.

LIDs are typically used to fund improvements that primarily benefit residents and property owners within the LID. While this could be a source for neighborhood parks improvements, which mainly have local benefit, it is not appropriate as a sole funding source for community parks and other facilities that attract users from throughout Wilsonville or the greater region. If a neighborhood desires improvements at its local park, the City should explore the possibility of an LID. However, LIDs are not anticipated to be a significant source of revenue for parks capital improvements.

Bonds

Bonds provide a financing mechanism for local governments to raise millions of dollars for parks and other capital projects. Bonds may be issued and backed with revenue from a variety of sources, including an LID, the Urban Renewal Districts, or property taxes citywide.

General obligation (GO) bonds issued by local governments are secured by a pledge of the issuer's power to levy real and personal property taxes. Property taxes necessary to repay GO bonds are not subject to the limitations imposed by recent property tax initiatives. However, Oregon law requires GO bonds to be authorized by popular vote.

The City must demonstrate a clear need for the GO bonds in order to gain voter approval. In the 1990s, a proposed GO bond measure for parks projects was rejected by Wilsonville voters. The City was able to complete the projects by paying for the share of the parks improvements



for existing development through the use of urban renewal funds. (But as mentioned, urban renewal revenue can only be used for improvements within the Urban Renewal Districts and will not be sufficient to fund all recommended parks improvements.)

As of July 1, 2005, the City had \$3.15 million in outstanding GO bonds with final maturity of that issuance due in 2016. Current annual debt service on the City's GO debt is about \$369,000.

Grants

Federal, State, and private foundation funding may be available to provide parks and recreation facilities. Of the funding sources described here, grants will be among the most politically popular to residents of Wilsonville, because grants bring in dollars that do not require local public subsidy, except when a match of City dollars is required.

While outside funding is popular, Federal, State, and private foundation funding for parks is limited. The City would have to compete for the available funds. If Wilsonville wishes to increase its revenue from grants, it will need to research and pursue appropriate grants on a project-by-project basis. Some potential grant programs from Federal, State and private sources include the following:



- **Federal:** The Land and Water Conservation Fund (LWCF) program provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States. The Oregon Parks and Recreation Department (OPRD), administers the program for the State of Oregon, with funding assistance awarded annually. The City of Wilsonville received a grant of \$25,625 from the LWCF in 2002 for Courtside Park.
- **Federal:** The Oregon Parks and Recreation Department (OPRD) administers the Recreational Trails Program (RTP) for Oregon, with funding assistance awarded annually. The RTP was authorized in the Transportation Equity Act for the 21st century (TEA-21) in 1998. The RTP is a Federal aid assistance program to help States provide and maintain recreational trails for both motorized and non-motorized trail use. The RTP replaced the original National

Recreational Trails Funding Program (also known as the SYMMS Act), which was authorized by the Inter-modal Surface Transportation Efficiency Act of 1991 (ISTEA) and amended by the National Highway System (NHS) Designation Act of 1995. The program provides funds for all kinds of recreational trail use, such as pedestrian use, which includes hiking, running and wheelchair use. Other trail uses include bicycling, in-line skating, equestrian use, cross country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving or other off-road motorized vehicle use.

- **Federal:** The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a community resource administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America.
- **State:** The Oregon Parks and Recreation Department administers the Local Government Grant Program. As a result of ballot measure 66, lottery funds are used to provide grants to local government agencies for acquisition, development and rehabilitation of public outdoor recreation areas and facilities. The maximum grant amount is \$500,000 and requires a 50% match for cities with a population over 5,000. Small grant requests for projects with a maximum of \$50,000 are also available. The City of Wilsonville received a grant of \$22,000 from OPRD for River Fox Park. Grants are awarded annually.
- **Private:** The City has received a few grants from private foundations over the last five years, but has not pursued grants from private foundations as a major source of revenue. Private sector foundations do provide funds to acquire and develop parks. Examples include:
 - The Meyer Memorial Trust provides general-purpose grants to government agencies and non-profit organizations in Oregon and Clark County, Washington.
 - The Oregon Community Foundation has previously made grants to local governments for parks projects.

Private Giving and Public/Private Partnerships



Private giving is another politically popular source of revenue. Sometimes private parties provide actual facilities or parks, which may or may not be available to the general public. Outside of facilities required by development codes, the private sector typically provides recreation facilities within residential developments when the marginal benefit exceeds the marginal cost. Simply put, developers provide outdoor areas within developments because such amenities increase the price or rent value for the development.

The City of Wilsonville has initiated a sponsorship program under which businesses or individuals may sponsor the provision of facilities or activities. For example, a business or individual may pay for part or all of the costs of an event, such as “Movies in the Parks,” or pay for new lighting for playing fields. In exchange, the sponsor receives publicity. This is expected to continue to be an important source of revenue, but more so for programming than for capital projects.

The private sector may also contribute to the provision of parks and recreation facilities by donating land or money. In some cases, the private sector may partner with the public sector in public/private partnerships to provide and maintain parks. The City has entered into such agreements in the past, where private development builds and sometimes maintains parks. However, maintenance agreements can be difficult to enforce leaving the City with unexpected maintenance costs. Such agreements are effective at providing new parks and recreation facilities for new developments, but not for providing facilities or parks to serve existing residents or the broader community.

The City of Wilsonville may provide incentives or require private developers to provide open space and recreational amenities in new developments beyond what they are required to provide by code. Potential incentives include reduced taxes or SDCs and density bonuses, which would allow developers to build beyond local maximum densities.

Successful acquisition of donations and partnerships requires greater staff time and skill. The establishment of a nonprofit group (e.g., Friends of Parks) provides an opportunity for contributions to be tax free.

Evaluation Criteria for Wilsonville

In choosing funding sources for parks improvement projects, the City must consider the appropriateness of the funding source. The following criteria provide a guide to evaluate potential funding sources:

- **Legal authority:** Most of the local funding sources described here are currently used in Oregon and are therefore legal. However, not all projects may be eligible.
- **Financial capacity:** Can the source pay for the improvements? Is the funding source adequate, stable, and predictable?
- **Flexibility of use:** Can the source be used for all parks projects or just, for example, capital projects?
- **Fairness (equity):** Who pays for the improvements? A basic principle of public finance is that the people who incur the costs or receive the benefits should pay for the project, unless they belong to a group that the community has determined deserves special treatment.
- **Administrative ease:** Collection and distribution of funds has a cost of its own. In addition to being more politically acceptable, the use of existing funding sources can cut down on administrative costs.
- **Political acceptability:** Is the source of funding politically acceptable to the citizens of Wilsonville? In theory, if a source is legal, fair, administratively efficient and raises required revenues, one would hope that it would be politically acceptable. In practice, funding does not always work that way. Who pays is a critical issue for political acceptability. Also, new taxes or fees are sometimes met with more resistance than the expansion of current funding mechanisms, regardless of other issues.

Availability of a variety of funding sources will provide choices for project support. Projects will have to be adjusted dependent upon funding.





Available Funding

As discussed in the previous sections, the revenue available from many potential sources depends on community growth and development. Some sources are tied to population growth (e.g., a utility fee); some sources are tied to property value growth resulting from improvements (e.g., LIDs and urban renewal); and some sources are tied to the amount of new development (e.g., SDCs).

The City can expect SDC revenues of about \$1 million annually. Urban renewal has contributed an average of \$2 million annually for parks improvements over the last several years. However, SDC revenues are restricted and cannot be used to fund facilities for existing residents and urban renewal revenue has geographic restrictions on where funds can be used. The City will need other revenue sources to fund all park improvement projects.

Unmet Needs

Since the City has park improvement needs for existing residents and outside of the Urban Renewal Districts, SDCs and urban renewal tax increment revenue cannot cover the total costs of the improvements. The City needs to fund the remaining portion of the park improvements costs that are not paid for by SDCs and urban renewal.

The City of Wilsonville has identified more than \$68 million in park improvement projects (2006 dollars). The Recreation Center accounts for \$20 million of that total. If all projects, including the Recreation Center, were completed over a 20-year period, improvements would cost approximately \$3.4 million each year. While the City's parks SDC revenue (estimated at \$1 million annually) could be subtracted from that amount, an estimated \$2.4 million annually would need to be funded by other sources, including urban renewal, grants, and bond proceeds.

Potential Bond Funding

The Parks Master Plan Update includes projects that will serve existing and new residents. While SDCs can pay for projects to serve new residents and development, the City must identify some other revenue source to pay for the remaining projects. The City lacks a dedicated funding source for parks, so GO bonds are the most likely source to generate enough capital to pay for the parks improvements. Because the City has not finalized the timeline for park improvements, it is not

possible to say how much bond financing will be needed or when the City should issue bonds.

The following analysis is based on a hypothetical bond measure for the year 2008.¹ Two different scenarios are used as variations in the bond amount that voters could approve. These examples do not necessarily reflect the amount the City would pursue in an actual bond measure. The following analysis is for exploratory purposes only. The actual interest rate, debt service, and property taxes will depend on the timing and the amount of the bond selected. In addition, the City may choose to use multiple bonds over the 20-year period.



The two scenarios both assume that the voters approve a 20-year GO bond in 2008, and the new bond tax rate is applied to property taxes. The two scenarios are:

- **Scenario 1:** \$8 million GO bond
- **Scenario 2:** \$15 million GO bond

Table 8 shows the projected annual debt service, bond tax rate, and the property taxes a property owner would pay for the debt service in 2009, under the two scenarios.

¹ GO bond measures require a “double majority,” where a majority of registered voters must vote in an election, and a majority of those who vote must approve the bond measure, unless the measure is voted on during a major election.

Table 8
GO Bond Scenarios

	GO Bond Amount	Projected Annual Debt Service	Estimated Bond Tax Rate	Annual Cost for an Average Homeowner ¹
Scenario 1	\$8,000,000	\$697,476	\$0.36	\$108
Scenario 2	\$15,000,000	\$1,307,768	\$0.67	\$202

1. This cost is based on a home with an assessed value of \$300,000.

Source: Calculated by ECONorthwest with City of Wilsonville total assessed value.

The annual debt service is based on an interest rate of 6%, which is the average of Federal Reserve General Obligation Bond interest rates over the last 20 years. The estimated bond tax rate is based on forecasts of Wilsonville’s total assessed value.

As shown in Table 8, a homeowner with property of an assessed value of \$300,000 would pay about \$108 per year in increased property taxes to support an \$8 million bond (Scenario 1). The same property owner would pay about \$202 in increased property taxes to support a \$15 million bond (Scenario 2).

Other Potential Sources

The City could also consider other funding options, including a park utility fee and stormwater fees.

- **Park Utility Fee:** Most city residents pay water and sewer utility fees. Park utility fees apply the same concepts to city parks. A fee is assessed to all businesses and households in the city for use of parks based on the amount of use typically generated by a particular use. Park utility fees differ from water and sewer fees because usage cannot be easily metered. Park user fees are typically used to pay for maintenance rather than for capital projects.

Park utility fees have a potential to be a significant and stable revenue stream for local jurisdictions. Park utility fee revenue will grow with population growth, and local jurisdictions can increase the fee to reflect increased costs of providing park facilities. For example, Medford has implemented a park utility fee of \$0.31 per unit per month, which is included in properties’ water bills and will be used for operations and maintenance costs.

- **Stormwater Fee:** The City of Wilsonville currently collects a stormwater fee of \$3.72 per 2,750 of impervious surface area, which is the single-family housing standard. In Wilsonville, stormwater fees can be used for a variety of uses including wetlands restoration and open space preservation. Some parks facilities are located with city stormwater facilities. The city stormwater utility fees can be used to operate the stormwater portion of the co-located facilities. If park improvements included in the Parks Master Plan are co-located with or located in stormwater detention facilities, stormwater fee revenues may be used for construction of the stormwater part of the facilities.

5.3 IMPLEMENTATION STRATEGY

Table 9 presents a 5-year implementation strategy, essentially a Capital Improvement Plan for the first phase of implementing the entire Master Plan. This 5-year plan represents projects that can be completed by primarily using existing streams of revenue, without a bond or other financing mechanism. The sources include:

- SDC revenue of \$5 million (based on an average of \$1 million per year);
- Bond and/or urban renewal funds of \$4 to 5 million (based on an average of \$800,000 to \$1 million per year);
- Grant funding of \$125,000 (based on an average of \$25,000 per year, a slightly more aggressive approach than currently); and
- Contributions of \$25,000 (based on an average of \$5,000 per year, representing about the same as current contributions).

All together, these sources represent \$9.1 to 10.1 million in revenue over the next five years for park improvements. Table 9 shows \$9.4 million in implementation projects. Depending on the pace and location of development, these priorities may shift.



Table 9
5-Year Implementation Strategy

Ref #	Site	Project Name	Project Description	Project Cost	Total Cost per Site
P1	Boones Ferry Park	Boones Ferry Park Master Plan	Development of a master plan for the entire site, including the parcel west of Boones Ferry Road and the planned regional trail and proposed water trail. Includes a feasibility study on future uses for Tauchman House.	\$150,000	\$150,000
P2	Water Treatment Plant Park	Water Treatment Plant Interim Soccer Fields	Design and implement interim soccer fields on the upper portion of the Water Treatment Plant property.	\$1,000,000	\$1,000,000
P4	Graham Oaks Natural Area	Master Plan Implementation	City contribution to Phase I master plan implementation	\$200,000	\$200,000
P7	Montebello Park	Interim Montebello Improvements	Implementation of interim park improvements for Montebello neighborhood. Includes neighborhood meeting to determine best improvements for the available budget	\$100,000	\$100,000
P8	Neighborhood Park	Site Acquisition	Acquisition of a 1-acre site in the Montebello neighborhood.	\$500,000	
		Design and Construction Documents	Design and construction documents for new neighborhood park in the Montebello neighborhood	\$100,000	\$600,000
P9	Villebois Park System	Master Plan Implementation	50% completion of planned Villebois park and trail system (SDC total of \$5,950,000)	\$2,975,000	\$2,975,000
P11	School Community Park	Design and Concept Development	Community design process to identify site plan and building program for a shared use facility	\$150,000	
		Joint Use Agreement	Establishment of joint use agreement identifying responsibilities for each party	\$10,000	\$160,000
P12	Industrial Area Waysides	Waysides Design and Construction	Allowance for design and implementation of 3 pocket parks along the planned regional and community trails in this area. Allowance based on average cost of \$200,000 per wayside, not including trail construction	\$600,000	\$600,000

Table 9 (cont.)
5-Year Implementation Strategy

Ref #	Site	Project Name	Project Description	Project Cost	Total Cost per Site
P14	Canyon Creek Park	Canyon Creek Park Trailhead Improvements	Allowance for design and installation of trail system signage and kiosk to support the planned regional and community trails	\$25,000	\$25,000
P16	Neighborhood Park	Site Acquisition	Acquisition of a 2-acre site to serve part of the future residential neighborhood in Frog Pond	\$1,000,000	
		Design and Construction Documents	Design and construction documents for site, including a connection to the planned community and local access trails	\$150,000	\$1,150,000
P18	School Community Park	Joint Use Agreement	Establishment of joint use agreement identifying responsibilities for each party	\$10,000	\$10,000
P21	Courtside Park	Courtside Park Improvements	Design and implementation of minor improvements	\$100,000	\$100,000
P23	Town Center Park	Town Center Park Operations Improvements	Allowance for additional amenities and implementation of recommendations from Maintenance Plan	\$50,000	\$50,000
P24	Wilsonville Community Center	Community Center Improvements	Design and implementation of expansion of Community Center to provide more activity areas and storage space	\$250,000	\$250,000
P25	Memorial Park	Memorial Park Master Plan Update	Update of the Memorial Park Master Plan, including a parking master plan and signage program. Project list for Memorial Park should be updated as part of the project	\$250,000	
		Memorial Park Trails Plan Implementation	Implementation of the Memorial Park Trails Plan, including a regional trail and three local access trails	\$1,220,000	
		Memorial Park Community Garden Expansion	Expansion of the community garden as addressed in the updated master plan	\$50,000	\$1,520,000

Table 9 (cont.)
5-Year Implementation Strategy

Ref #	Site	Project Name	Project Description	Project Cost	Total Cost per Site
--	Multi-purpose Recreation and Aquatic Center	Recreation and Aquatic Center Feasibility Study	Revisit a feasibility study for a multi-purpose recreation and aquatic center that includes a gymnasium and pool. Feasibility study will identify a program for the center that meets the City's operating budget goals.	\$75,000	\$75,000
--	Multiple Sites, Skate Facilities	Skate Spot Implementation at Existing Parks	Addition of skate spots to 2 parks in the City.	\$20,000	\$20,000
--	Multiple Sites, Natural Resource Restoration & Management	Natural Resource Restoration & Management at Multiple Sites	\$10,000 per year to fund restoration and management at sites throughout Wilsonville to compliment volunteer efforts	\$50,000	\$50,000
--	Systemwide	Natural Area Management Plan	Develop a resource management plan for natural areas in Wilsonville's park system.	\$100,000	
		ADA Transition Plan	Develop an ADA Transition Plan for Wilsonville's parks and recreation facilities	\$50,000	
		Integrated Pest Management Plan	Develop and adopt an Integrated Pest Management Plan	\$100,000	
		Signage Program	Develop and implement a system-wide signage program (trail signs, park identification signs, etc)	\$100,000	
		On-line Registration Software	Implement on-line registration option for recreation programs	\$25,000	\$375,000 (systemwide)
Total				\$9,410,000	\$9,410,000

BIBLIOGRAPHY

- Allen, Lawrence, Bonnie Stevens and Karen Hurtes. 1998. *Benefits-Based Programming of Recreation Services: Mentor Training Manual*. Ashburn, Virginia. The National Recreation and Park Association.
- Alpha Community Development. January 2006. *Draft Villebois Master Plan*. Wilsonville, OR: City of Wilsonville.
- CDA Consulting Group. May 2000. *City of Wilsonville Goal 5 ESEE Analysis and Report*. Wilsonville, OR: City of Wilsonville.
- City of Wilsonville. 2004. *City of Wilsonville Proposed Budget FY 2004-05*. Wilsonville, OR: City of Wilsonville.
- City of Wilsonville. September 2004. *Three Master Plans—One Vision*. Wilsonville, OR: City of Wilsonville.
- Costa Pacific Communities. June 2004. *Villebois Concept Plan*. Wilsonville, OR: City of Wilsonville.
- Costa Pacific Communities. August 2003. *Adopted Villebois Village Master Plan*. Wilsonville, OR: City of Wilsonville.
- Entranco. June 2000. *2003 Transportation Systems Plan*. Wilsonville, OR: City of Wilsonville.
- Fishman Environmental Services, LLC. May 2000. *City of Wilsonville Natural Resource Inventory and Goal 5/Title 3/Endangered Species Act Compliance and Protection Plan: Inventory Update, 1999-2000*. Wilsonville, OR: City of Wilsonville.
- Mayer/Reed. January 2004. *Wilsonville Tract: Master Plan & Natural Resources Management Plan*. Wilsonville, OR: City of Wilsonville.
- Mayer/Reed. September 2004. *Wilsonville Memorial Park: Trails Plan*. Wilsonville, OR: City of Wilsonville.
- McKeever/Morris, Inc. December 1994. *City of Wilsonville Park and Recreation Master Plan*. Wilsonville, OR: City of Wilsonville.
- McKeever/Morris, Inc. ND. *City of Wilsonville Bicycle and Pedestrian Master Plan, Volume I*. Wilsonville, OR: City of Wilsonville.

Bibliography

- MIG, Inc. February, 2005. *Community Recreation Survey*. Wilsonville, OR: City of Wilsonville.
- MIG, Inc. February, 2005. *Existing Park and Recreation Resources*. Wilsonville, OR: City of Wilsonville.
- MIG, Inc. April, 2005. *Community Needs Assessment*. Wilsonville, OR: City of Wilsonville.
- Oregon Parks and Recreation Department (OPRD). 2003. *Oregon Statewide Comprehensive Outdoor Recreation Plan 2003-2007*. Salem, Oregon. State of Oregon.
- National Recreation and Park Association. 1983. *Recreation, Park and Open Space Standards and Guidelines*. Alexandria, VA: NRPA.
- National Sporting Goods Association (NGSA). 2005. *Sports Participation*. Mt. Prospect, Illinois: National Sporting Goods Association. www.ngsa.org.
- Sports Management Group. January 19, 2006. *Presentation to the Aquatic Task Force*. Wilsonville, OR: City of Wilsonville.
- U.S. Architectural and Transportation Barriers Compliance Board (U.S. ATBCB). 1998. *ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)*. Access Board; Washington.
- U.S. Census Bureau. 2004. *United States Census 2000*. United States Department of Commerce. <http://factfinder.census.gov/home/saff/main.html/>
- Wilsonville Planning Commission. 2004. *Discussion Regarding Planning Commission's Role as the Committee For Citizen Involvement*. Wilsonville, OR: City of Wilsonville.
- Winterbrook Planning. February 2005. *Draft Housing Needs Assessment*. Wilsonville, OR: City of Wilsonville.

GLOSSARY

Active Recreation

A structured individual or team activity that requires the use of special facilities, courses, fields, or equipment. Examples of active recreational activities include organized sports such as baseball, football, and soccer; golf, tennis, and skateboarding (in skateparks).

ADA Transition Plan

The American with Disabilities Act (ADA) dictates that a public entity must evaluate its services, programs, policies, and accommodations to determine if they are in compliance with the non-discrimination regulations of the ADA. Problems or physical barriers that limit accessibility by the disabled must be identified and potential compliance solutions described. The public entity must prepare a transition plan to identify any structural or physical changes required to make programs and facilities accessible.

Beautification Areas

These maintained open-space areas primarily provide a visual amenity with no recreational use. Sites may include landscaped rights of way, gateways, or street medians and islands.

Community Parks

Community parks are larger parks (7-15 acres) that support organized activities and often have sport fields or other special facilities as their central focus. These parks can accommodate large numbers of people.

Greenways/Greenbelts

Greenways or greenbelts are linear parks that link together points-of-interest within a community or provide green buffers between neighborhoods. These parks are nature-oriented, and recreation is typically related to trail use.

Natural Areas

Natural areas are lands managed in a natural state. Their size and shape is determined by the natural resources contained in these sites. Recreation in natural areas usually involves passive, low-impact activities, such as walking, biking, and watching wildlife.

Neighborhood Parks

Generally 1-3 acres in size, neighborhood parks are a combination of playground and park designed primarily for spontaneous, non-organized recreation activities.

Multi-modal Access

Multiple ways to access parks and recreation facilities, such as sidewalks, bicycle lanes, off-street trails, transit routes, etc.

Passive Recreation

Recreational activities that do not require dedicated, specialized facilities such as sports fields or courts. Examples of passive recreational activities include wildlife viewing, picnicking, bird-watching, fishing, and trail-related activities such as walking, hiking, bicycling, running, fishing, or horseback riding.

Private Parks

These privately owned and maintained sites include parks owned by subdivision homeowners associations (HOAs), park amenities provided on corporate campuses, private golf courses, and privately owned sports field complexes.

Regional Parks

At more than 50 acres, regional parks provide a wide variety of specialized facilities, such as sports fields, indoor recreation facilities, or large picnic areas, to serve the entire community and beyond. Natural areas or unique recreation opportunities are usually a component of regional parks.

School Parks

An innovative approach to involving the joint design and development of parks at new school sites to accommodate the community's growing recreational and educational needs. These parks have their own design characters based on the different opportunities for joint use offered at the school sites.

Special Use Areas

Special use areas are single purpose sites or areas occupied by specialized facilities, such as stand-alone recreation centers, skate parks, swimming pools, or community gardens.

System Development Charges (SDCs)

SDCs are an important source of funding for the acquisition and development of new parks and open space areas. These charges are assessed at the time of increased usage of a capital improvement or when development permits or building permits are issued in connection to the capital improvement. Since SDCs are paid for by new development, the fees fund capacity enhancement projects in the areas

where funds are collected. SDCs cannot be used for the preservation and maintenance of existing parks and facilities.

Underserved Areas

Neighborhoods or areas with less park acreage or fewer facilities than are needed to meet the desired level of service and proposed standards in this plan.

Urban Parks

Urban parks are located in busy, higher density, commercial areas or mixed-use centers. Examples of urban parks include public squares, promenades, and urban plazas.

Appendix A:
Existing Wilsonville Parks

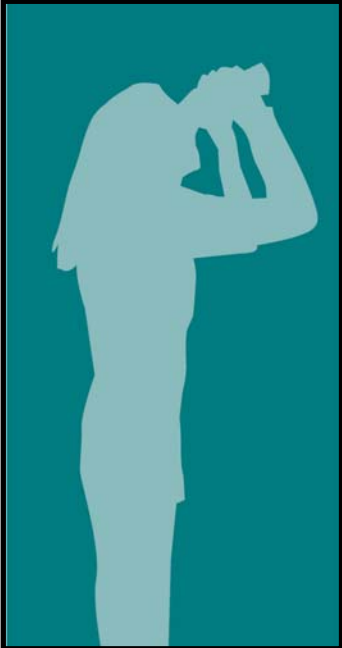


Table A1: Park and Facility Classifications and Definitions

Park Classification	Definition	Benefits	Size	Existing Public Parks
Neighborhood Park	<p>Neighborhood parks are a combination of playground and park designed primarily for non-supervised, non-organized recreation activities. These parks provide both active and passive recreation opportunities. However, active recreation is self-directed and spontaneous, rather than the organized active recreation that occurs in some other park types.</p> <p>Neighborhood parks are generally small in size (5 acres or less) and serve an area of approximately one-half mile radius. Typically, amenities provided in a neighborhood park include playground equipment, picnic areas, trails or pathways, open grass areas for passive use, outdoor basketball courts, and multi-use open grass areas not intended for scheduled play. Since most neighborhood parks are in close proximity to residents, off-street parking is not included.</p>	<p>Provides ACCESS to basic recreation opportunities for nearby residents of all ages</p> <p>Contributes to NEIGHBORHOOD IDENTITY</p>	<p>Current range: 1.15 to 9.0 acres</p> <p>Proposed MINIMUM size for new parks: 1 acre, with 2 acres preferred</p> <p>Proposed MAXIMUM size for new parks: 3 acres of developed park area</p>	<p>Courtside Park Hathaway Park Park at Merryfield River Fox Park Willow Creek/Landover Park</p>
Community Park	<p>While both active and passive recreation opportunities are provided, community parks are generally designed around organized active recreation. As a result, community parks often have sport fields or other special facilities as the central focus of the park. Community parks serve a 1 to 2 mile radius, are designed to accommodate large numbers of people, and offer more facilities than neighborhood parks. Therefore, community parks may require more support facilities, such as off-street parking, restrooms or group picnic facilities. Optimum size is between 20 to 50 acres.</p>	<p>Provides a variety of ACCESSIBLE RECREATION OPPORTUNITIES for all age groups</p> <p>Provides ENVIRONMENTAL EDUCATION opportunities</p> <p>Serves RECREATION NEEDS OF FAMILIES</p> <p>Provides opportunities for COMMUNITY SOCIAL ACTIVITIES and positive COMMUNITY IDENTITY</p>	<p>Current range: 8.28 to 9.88 acres</p> <p>Proposed MINIMUM size for new parks: 7 acres, with 10-15 acres preferable as a minimum size</p>	<p>Boones Ferry Park Canyon Creek Park</p>
Regional Park	<p>Regional parks, sometimes called metropolitan parks, are parks that are designed to serve the entire community and populations beyond. These parks provide both active and passive recreation opportunities. Generally, regional parks provide a wide variety of specialized facilities such as sports fields, indoor recreation facilities or large picnic areas. Natural areas are often a major component. Because of their size and facilities offered, these parks require more in terms of support facilities such as off-street parking, restrooms and play areas. Regional parks usually exceed 50 acres in size and should be designed to accommodate large numbers of people</p>	<p>Provides a variety of ACCESSIBLE RECREATION OPPORTUNITIES for all age groups</p> <p>Provides ENVIRONMENTAL EDUCATION opportunities</p> <p>Serves RECREATION NEEDS OF FAMILIES</p> <p>Provides opportunities for COMMUNITY SOCIAL ACTIVITIES and positive COMMUNITY IDENTITY</p>	<p>Current size: 126 acres</p> <p>Proposed size for new parks: Depends on intended use, but should be sufficient to accommodate the site's unique features or amenities.</p>	<p>Memorial Park</p>

Park Classification	Definition	Benefits	Size	Existing Public Parks
Urban Parks	Urban parks are designed to accommodate a high volume of use due to their location in higher density commercial or mixed-use centers. Their size varies depending on the proposed uses. Urban parks are generally more passive in nature, although active uses can be incorporated. Examples of urban parks include public squares, promenades, and urban plazas. Urban parks may also incorporate more traditional park elements, such as turf areas or playground equipment and may or may not include off-street parking.	Provides opportunities for PUBLIC GATHERING Contributes to COMMUNITY IDENTITY	Current range: 5 to 22.16 acres Proposed size for new parks: Depends on location and intended use	Civic Park Town Center Park
Special Use Area	Special use areas are single purpose sites or areas occupied by specialized facilities. Specialized facilities within parks of other types are not classified as special use areas. Some of the uses that fall into this classification include stand-alone recreation facilities, such as skate parks, swimming pools, community gardens, or single purpose sites occupied by buildings, such as a community center. Special use areas tend to be oriented to active recreation, although some special uses (such as a botanical garden) are more passive in nature. Size varies depending on the proposed use.	Provides a variety of ACCESSIBLE RECREATION OPPORTUNITIES for all age groups Provides ENVIRONMENTAL/ HISTORICAL EDUCATION opportunities Serves RECREATION NEEDS OF FAMILIES Provides opportunities for COMMUNITY SOCIAL ACTIVITIES	Current range: 1.15 to 9.9 acres Proposed size for new parks: Should be sufficient to accommodate intended use and support facilities	Wilsonville Community Center Water Treatment Plant Park
Natural Area Park	Natural areas are undeveloped lands primarily left in a natural state with passive recreation use as a secondary objective. Recreation use is generally trail-related, but interpretive facilities can be incorporated. This type of park land can include river and stream corridors, wetlands, steep hillsides, environmentally sensitive areas, wildlife habitat areas, or areas containing unique geology and/or endangered plant or animal species. Off-street parking and a restroom may be provided at trail heads.	Provides opportunities for EXPERIENCING NATURE close-to-home Protects valuable NATURAL RESOURCES and WILDLIFE Contributes to the ENVIRONMENTAL HEALTH of the community	Current size: 8.79 acres Proposed size for new parks: Based on natural resource needs; size should be sufficient to protect natural resource	Boeckman Creek Crossing Graham Oaks Natural Area Coffee Lake Natural Area
Greenways/Greenbelts	Greenways or greenbelts are generally used to link together larger features within a community or to provide green buffers between communities or neighborhoods. Recreation use is generally passive and trail-related. Although often smaller in size and more linear in form than natural areas, these parks may have high natural resource value, especially if located along streams or rivers, or if the site contains wetland. Greenways generally contain a variety of vegetation and are not intended for active use development. Off-street parking is not typically provided.	Provides opportunities for TRAIL-ORIENTED ACTIVITIES Reduces AUTO-DEPENDENCY Protects valuable NATURAL RESOURCES Connects COMMUNITY FACILITIES	Current size: 4.57 acres Proposed size for new parks: Based on the size of the corridor needed to provide the connection desired, whether for trails or for habitat	Tranquil Park Villebois Greenway (developing)

Courtside Park

Location: Wimbledon Circle and Courtside Drive

Size: 1.91 acres

Ownership: City of Wilsonville

Existing Facilities: Children’s play equipment, looped pedestrian path, picnic tables.

Comments: Courtside Park was originally planned to contain a private tennis center. Instead, the park was dedicated to the City. This park is fairly new – in 1994, the site was still completely unimproved. The play structure was installed in 2001. The Boeckman Creek crossing is nearby. Windfield Village and the Wilsonville/Hampton senior housing complex is located within a few blocks of this park.

One side of the park is open to the public street, and the back fences of neighboring houses abut this park on three sides. State grants and resident fundraising efforts funded the paths and play equipment.



Hathaway Park

Location: Meadows Loop/Wilsonville Road

Size: 1.15 acres

Ownership: City of Wilsonville

Existing Facilities: Small play area, ½ basketball court

Comments: This small neighborhood park is owned by the City, but maintained by the neighboring apartment complex. The facilities in the park are relatively new, and the park appears to be overall in very good condition.

Park at Merryfield

Location: Off Camelot Street

Size: 9 acres

Ownership: City of Wilsonville

Existing Facilities: Children’s play equipment, pedestrian path (Connects through park), interpretive signage regarding history and environment.

Comments: This park has a very narrow entrance from Camelot Street that is not readily apparent. It is linear in nature, and offers a connection to Wood Middle School and Boones Ferry Elementary School. Almost 7 acres of this park are contained within a significant wetland.

The site contains newer play equipment that was purchased with State grant funds.

Trail connections from this park lead to Metro’s Graham Oaks Natural Area.



River Fox Park

Location: Champoeg Drive and Paulina Drive

Size: 2.51 acres

Ownership: City of Wilsonville

Existing Facilities: Children's play equipment, looped pedestrian pathway, open turf area unofficially used for PeeWee soccer, water fountain, parking in cul-de-sac end.

Comments: River Fox Park is a neighborhood park located at the end of a cul-de-sac. It is not very visible, and is difficult to find. Like Courtside Park, the back fences of neighboring houses abut this park. However, there are easements in place that could provide access to the park from the surrounding neighborhood.

The play area and path are fairly new, and paid for with state grant funds. The open turf area is used unofficially for PeeWee soccer. Several parking spaces are marked in the cul-de-sac.



Willow Creek/Landover Park

Location: Landover Drive and Morgan Street

Size: 1.45 acres

Ownership: City of Wilsonville

Existing Facilities: Children's play equipment, pedestrian path (connects through park).

Comments: Two adjoining Homeowners Associations joined their open space pieces together, creating this park. The City owns the park, and the 2 HOAs (Landover and Willow Creek) are responsible for maintenance.

The park is linear, with a fairly new play area. Like the rest of Wilsonville's parks, it is very well-maintained. Although there isn't much street frontage, there are views into the site from the street. This park could become part of a linear park/trail system, because it links into existing creek corridors/natural areas.

A very narrow pedestrian connection links this park to a subdivision to the west.

Boones Ferry Park

Location: Boones Ferry Road at Tauchman Street

Size: 6 acres + 3.88 undeveloped acres west of Boones Ferry Road

Ownership: City of Wilsonville

Existing Facilities: Children's play equipment (2), Tauchman House, Basketball ½ court, gazebo with picnic tables, parking, restrooms.

Comments: Boones Ferry Park is located on the Willamette River, and includes the historic Tauchman House. Boones Ferry Road ends at the Willamette River adjacent to the park, and both the R.O.W. and the additional undeveloped park land may offer opportunities for river access.

The Tauchman House is a historic house, formerly the home to the operator of the historic Boones Ferry. The park has a pleasant wooded character. Although it is right on the river, views of the Willamette are limited due to the steep bank and heavy tree cover.



Canyon Creek Park

Location: Canyon Creek North Road

Size: 8.28 acres

Ownership: City of Wilsonville

Existing Facilities: Restroom, viewpoint/picnic shelter, parking, developed area is 1.41 acres, remaining 6.87 acres is natural area.

Comments: Canyon Creek Park was originally intended to be a community center. However, funds were unavailable for such a facility, and as a result, the developers built a restroom and other limited facilities.

A powerline easement passes through the site, which is on the eastern border of the City and has views out to natural areas. It is located within the Boeckman Creek headwaters.

Facilities at this site are quite limited, but it is used during lunchtime by employees from some of the nearby corporate campuses and residents of new neighborhoods in the area.





Memorial Park

Location: South of Wilsonville Road at Memorial Drive

Size: 126.00 acres

Ownership: City of Wilsonville

Existing Facilities: 4 softball fields, 1 baseball field, 3 soccer field overlays, 2 tennis courts, 1 aboveground skate park, 1.5 basketball courts, 1 outdoor volleyball court, 2 sheltered, reservable group picnic areas, 1 central non-reservable picnic shelter, amphitheater. *Other facilities:* Boat dock, restrooms, dog off-leash area, trail system, natural areas, restoration sites, Kolbe homestead site, 200 marked parking spaces, other informal gravel parking areas, multiple picnic tables, historic barn and nut drying hut.

Comments: Memorial Park is the City's oldest and largest park, acquired by the City in 1969, one year after incorporation. It has been developed over the past 35 years, and is in very good condition. The park contains both active and passive use areas, and includes significant natural areas with an extensive trail system. Boeckman Creek bisects the park. Memorial Park also has ½ mile of Willamette River frontage, although the banks are quite steep in the vicinity of the park.

Memorial Park contains all of the formal athletic fields owned by the City, and is heavily used by local leagues. The 2 group picnic areas are extremely popular, and are booked throughout the season for events such as corporate picnics and private parties. The City has aggressively planted trees in the park for the past 9 years as part of its celebration of Arbor Day and ongoing restoration efforts. There is a small barn near the skate park that is used by the Parks Maintenance crews. An access road connects to the maintenance shops and Civic Park, both located immediately to the north. A trails plan was completed in 2004 for the park, with implementation to begin in 2006.

In summer 2005, construction began on the upper section of Memorial Park, located south of Wilsonville Road, adjacent to the library. Based on a Master Plan completed by Murase & Associates, this site will become the City's main venue for civic events, most of which currently take place at Town Center Park. A large detention basin and the City Maintenance facility are located at the edge of the site.

Town Center Park

Location: Park Place and Town Center Loop West

Size: 5 acres

Ownership: City of Wilsonville

Existing Facilities: Children’s play equipment, picnic tables, picnic shelter, Korean War Veteran’s Memorial, stage platform, Sister City dedication trees, water play feature with a 0-depth entry pond and spray elements, ½ basketball court.

Comments: The City received this park in 1998 as a donation from the developer of the adjacent shopping center. It is the site for major city events, such as Fun in the Park, the summer concert series, the arts festival, and other civic events. Many of these civic events will likely move to the site of Civic Park once it is developed.

Town Center Park is well maintained, but is not very visible due to its location behind the shopping center. The opening of the water play feature in 2005 has increased the popularity of the park tremendously. All of the elements contained within the park are well designed and maintained.

Town Center Park includes an attractive Clackamas County Visitor Center on the west side of the park, which is operated by the Wilsonville Chamber of Commerce and Clackamas County. The Korean War Veteran’s Memorial is located on the east side of the park, and cherry trees commemorating Wilsonville’s sister city line the walkway leading to the memorial.



Tranquil Park

Location: Parkwood Lane

Size: 4.57 acres

Ownership: City of Wilsonville

Existing Facilities: Walking paths, forested; this area was not identified as significant as part of the City's Goal 5 review.

Comments: Tranquil Park is a wooded site containing a walking path. It does not contain any active uses.



Wilsonville Community Center

Location: Adjacent to City Hall

Size: 1.1 acres

Ownership: City of Wilsonville

Existing Facilities: Recreation building, parking lot

Comments: Wilsonville Community Center is the main indoor space for the City. In addition to a large multi-purpose room, the center contains a lobby area/lounge, classrooms, a computer classroom, and a sunroom that serves multiple uses. The Community Services offices are located within the Center.

There are no outside amenities.



Water Treatment Plant Park

Location: Adjacent to the Water Treatment Plant

Size: 9.9 acres

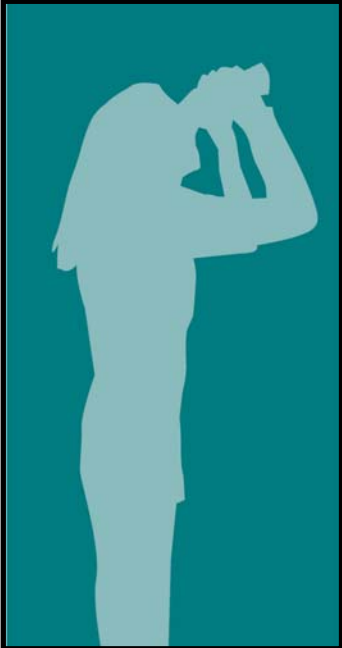
Ownership: City of Wilsonville

Existing Facilities: Looped pedestrian path with river overlooks, open turf area planted with low maintenance turf, water feature and landscaping adjacent to the plant, picnic table adjacent to building, under cover, interpretive signage provides educational information regarding the treatment plant and the meadow.

Comments: This park has amenities that were determined through a community design process. The turf area is native grasses that require minimal mowing but are not intended for heavy use. The water feature is beautiful and award-winning, but is not intended for water play. Paved pathways open into the adjacent neighborhood at two locations. There are no active recreation elements in this park. The adjacent neighborhood has a private neighborhood park (Morey's Landing).



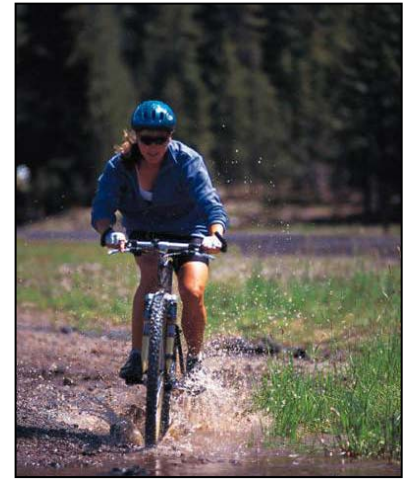
Appendix B:
Design and Development Guidelines



DESIGN AND DEVELOPMENT GUIDELINES

B.1 OVERVIEW

The strength of a successful park system is that it provides a variety of park types and recreation opportunities throughout the community to encourage recreation participation from as many residents as possible. The ideal park system will provide an array of park sites with amenities and facilities appropriate to the unique culture of their surroundings. Site selection, park design, and development should support the function and purpose of each park type to ensure that diverse recreation opportunities are provided and community recreation needs are met. These planning decisions also should be based on the results of input from the most likely users. While national standards and the level of service within comparable communities should be taken into account, these comparisons serve as points of reference from which to view a local application of frequency, design, and amenities. Local demand and values provide the most significant guidelines for park site acquisition and development.



Beyond the general policies that guide all park planning, this plan establishes guidelines specific to the design and development of new parks in Wilsonville, according to the following park types:

- Neighborhood parks;
- Community parks;
- Regional parks;
- Urban parks;
- Special use areas;
- Natural areas; and
- Greenways/greenbelts.

For each park type, these guidelines note a recommended park size, layout, amenities, and long-range development issues for new parks, as these facilities meet the growing needs of the Wilsonville community. Existing parks may not fit within these guidelines.

B.2 PARK DESIGN AND DEVELOPMENT GUIDELINES BY CLASSIFICATION



Design and development guidelines are provided for each park type in Wilsonville. These guidelines for new parks include:

- **Description:** A definition is presented to describe the park type. This section also describes the typical length of use and means of travel to these types of parks.
- **Benefits:** The key benefits offered by this park type are noted.
- **Site selection considerations:** Criteria to consider in the acquisition and development of new parks include location, site size, and site access guidelines. Existing parks may be smaller or larger than the recommended maximum and minimum park size.
- **Amenities to provide:** These amenities should be provided in every new park in this category.
- **Amenities to consider:** These elements are appropriate to include in new parks of this classification and should be considered during the master planning and design process. These amenities may also be considered in the redevelopment of existing parks.
- **Amenities to avoid:** These elements are not compatible with the park classification.

Neighborhood Parks

Description

- Neighborhood parks are a combination of PLAYGROUND and PARK designed primarily for non-supervised, non-organized recreation activities. These parks provide both active and passive recreation opportunities. Active recreation tends to be self-directed and spontaneous, rather than organized activities.
- The typical neighborhood park user:
 - Comes from within ½ mile of the park.
 - Arrives on foot or bicycle.
 - Visits the park for one hour or less.



Benefits

- Provides ACCESS to basic recreation opportunities for nearby residents of all ages.
- Contributes to NEIGHBORHOOD IDENTITY.



Site Selection Considerations

- MINIMUM SIZE: 1 acre, with 2 acres preferred.
- MAXIMUM SIZE: 3 acres of developed park area.
- FRONTAGE: Site should front a public street with at least 200 feet of frontage.
- ACCESS: Where possible, access to the site should be provided via a local street with sidewalks, not an arterial.
- If residential uses abut the park site, additional access points from the adjoining neighborhood should be provided. These should be at least 25 feet wide.
- The site should be reasonably central to the neighborhood it is intended to serve.
- Walking or bicycling distance should not exceed one-half mile for the area the park is intended to serve. Access routes should minimize physical barriers, such as steep slopes, and the crossing of major arterials.
- At least 50% of site should be relatively level and usable.





Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- Open turf area for unstructured play
- General landscape improvements (including tree planting)
- Playground equipment or comparable creative play environment
- Accessible pathway connecting park elements

Additional Amenities to Consider

- Small picnic shelter and barbecues
- Basketball court (full or half court)
- Interpretive signage
- Natural area protection and restoration opportunities (if present)
- Portable restrooms if requested by users
- Community gardens
- Skate features
- Multi-purpose sports fields
- Other neighborhood compatible sports facilities
- Public art

Amenities to Avoid

- Off-street parking, except in unique circumstances
- Permanent restrooms

Park Examples

- Courtside Park (1.91 ac)
- Hathaway Park (1.15 ac)
- Park at Merryfield (9.00 ac)
- River Fox Park (2.51 ac)
- Willow Creek/Landover Park (1.45 ac)

Community Parks

Description

- Community parks are larger parks that **SERVE ALL CITY RESIDENTS** and provide more **ACTIVE AND PASSIVE RECREATION** opportunities than neighborhood parks. These parks typically are designed for organized recreation activities. Community parks often include sport fields or other specialized facilities, which require more support facilities, such as parking and restrooms.
- Typical community park users:
 - Come from within 1 to 2 miles of the park.
 - Arrive by auto, bus, bicycle or foot.
 - Visit the park for one hour to three hours.



Benefits

- Provides a variety of **ACCESSIBLE RECREATION OPPORTUNITIES** for all age groups
- Provides **ENVIRONMENTAL EDUCATION** opportunities
- Serves **RECREATION NEEDS OF FAMILIES**
- Provides opportunities for **COMMUNITY SOCIAL AND CULTURAL ACTIVITIES** and positive **COMMUNITY IDENTITY**



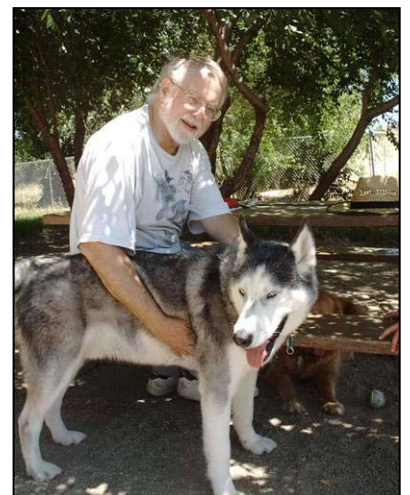
Site Selection Considerations

- **MINIMUM SIZE:** 7 acres, with at least 10 to 15 acres preferable.
- **FRONTAGE:** Site should front a public street.
- **ACCESS:** Should be provided via a collector or arterial street with sidewalks and bicycle lanes. Transit stop should be nearby.
- Walking or bicycling distance should not exceed 1 to 1.5 miles for the area the park is intended to serve.



Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- Tot and youth playground equipment or unique, innovative play environment selected to enhance the particular park and, if possible, highlight a piece of Wilsonville's environment and history
- Open turf area for unstructured play



Appendix B

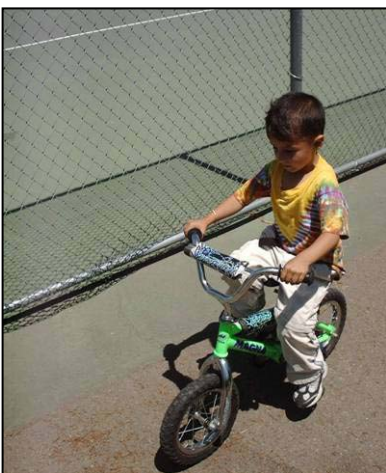


- Active recreation facilities appropriate for the size, scale, and topography of the park. Options are listed below, under “Additional Amenities to Consider”
- General landscape improvements (including tree planting)
- Looped pathway system connecting park elements
- Picnic shelters, including one for groups of 25 to 30 people
- Permanent restrooms
- On or off-street parking, at about 5 spaces per developed park acre



Additional Amenities to Consider

- Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits
- Volleyball courts
- Tennis courts
- Basketball courts
- Horseshoe pits
- Other sports facilities (disc golf, bocce, etc.)
- Field lighting
- Skate park
- Water playground
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area protection and restoration opportunities (if present)
- Indoor recreation center or facility
- Public art
- Storage or maintenance buildings: If visible, these should be architecturally compatible with other park elements. Any exterior work areas should be screened from view
- Off-street parking: If scheduled fields are included, provide 50 spaces per field as a guideline



Amenities to Avoid

- Regional-scale facilities

Park Examples

- Boones Ferry Park (9.88 ac)
- Canyon Creek Park (8.28 ac)

Regional Parks

Description

- Regional parks, sometimes called metropolitan parks, are parks that are designed to **SERVE THE ENTIRE COMMUNITY AND BEYOND**. These parks accommodate large numbers of people and provide both active and passive recreation opportunities, along with facilities and features that attract users from Wilsonville and surrounding communities. Generally, regional parks provide a wide variety of specialized facilities, such as sports fields, indoor recreation facilities, or large picnic areas. Natural areas are often a major component.
- Typical regional park users:
 - Come from throughout the City and surrounding area.
 - Arrive by auto, bus, bicycle or foot.
 - Visit the park for one hour to more than four hours.



Benefits

- Provides a variety of **ACCESSIBLE RECREATION OPPORTUNITIES** for all age groups
- Provides **ENVIRONMENTAL EDUCATION** opportunities
- Serves **RECREATION NEEDS OF FAMILIES**
- Provides opportunities for **COMMUNITY SOCIAL AND CULTURAL ACTIVITIES** and positive **COMMUNITY IDENTITY**



Site Selection Considerations

- **SITE SIZE:** Depends on intended use, but should be sufficient to accommodate the site's unique features or amenities.
- **ACCESS:** Should be provided via a collector or arterial street.



Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- General landscape improvements (including tree planting)
- Permanent restrooms
- On-street or off-street parking to accommodate the planned site use





Amenities to Consider

- Tot and youth playground equipment or unique, innovative play environment selected to enhance the particular park and, if possible, to highlight a piece of Wilsonville’s environment and history
- Open turf area for unstructured play
- Basketball (full or half court)
- Volleyball courts
- Tennis courts
- Horseshoe pits
- Other sports facilities (disc golf, bocce, etc.)
- Designated sports fields for baseball, softball, soccer, and lacrosse. Fields may be located in complexes and may include lighting
- Regional specialty sports facilities (e.g., regional skate park or tennis center); may include lighting
- Looped pathway system
- Picnic shelters
- Large group picnic area to accommodate 75 to 100+ people
- Community gathering and event space
- Expanded utility and electric service to support community events
- Water playground or water features
- Public art
- Performance space, such as a stage area or bandshell
- Interpretive signage or facilities
- Natural area protection and restoration opportunities (if present)
- Storage or maintenance buildings. If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view
- Off-street parking. If scheduled fields are provided, consider providing 50 spaces per field

Amenities to Avoid

- Depends on site

Park Examples

- Memorial Park (103.84 ac)

Urban Parks

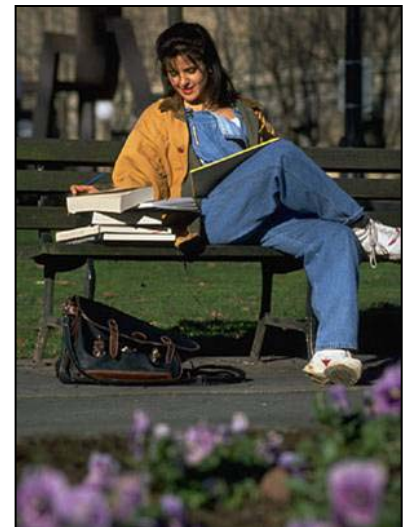
Description

- Urban parks provide SOCIAL GATHERING SPACE within HIGH-DENSITY COMMERCIAL OR MIXED-USE CENTERS. Examples include public squares, promenades, and plazas. Park size varies depending on the proposed uses, but these parks are designed to accommodate a high volume of use due to their urban locations. Urban parks are generally more passive in nature, although active uses can be incorporated. Urban parks may incorporate more traditional park elements, such as turf areas or playground equipment and, as such, may function as neighborhood or community parks.
- Typical urban park users:
 - Are visitors, employees, or residents coming from the surrounding residential or business district, although special events can bring visitors from throughout the community.
 - Arrive by foot (except for special events).
 - Visit the park for one hour or less.



Benefits

- Provides opportunities for PUBLIC GATHERING
- Contributes to COMMUNITY IDENTITY



Site Selection Considerations

- SITE SIZE: Depends on location and intended use.
- FRONTAGE: Site should front a public street and be within or adjacent to a business district or neighborhood commercial area.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- Expanded utility and electric service to support events





Amenities to Consider

- Playground equipment or innovative, creative play environment
- Other small-scale sports facilities (skate feature, bocce, etc.) compatible with an urban site
- Shelter structures
- Water playground or water features
- Concessions or vendor space
- Commercial lease space (restaurant, coffee kiosk)
- Trees and general landscaping improvements
- Shrub beds
- Turf areas
- Public art
- Performance space such as a stage area or band shell
- Paved areas
- Special facilities or features, such as historic or interpretive structures
- Interpretive signage
- Permanent restrooms
- On-street parking
- Off-street parking in special circumstances (such as for a large site with limited on-street parking available)

Amenities to Avoid

- Uses that conflict with purpose of site

Park Examples

- Civic Park (22.16 ac)
- Town Center Park (5 ac)

Special Use Areas

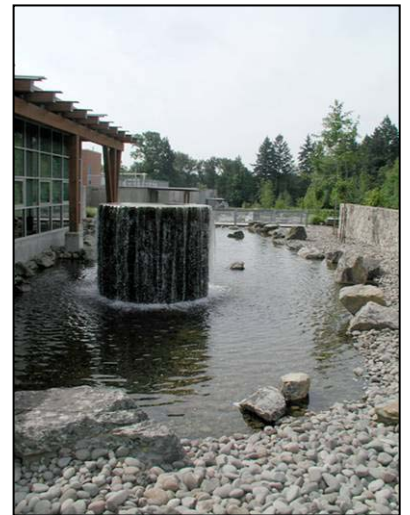
Description

- Special use areas are SINGLE PURPOSE SITES or areas occupied by SPECIALIZED FACILITIES. These sites may include stand-alone recreation facilities not located within larger parks (e.g., skate parks, swimming pools, boat ramps) or single-purpose sites occupied by buildings (e.g., a community center). Specialized facilities contained within other park types are not classified as special use areas.
- Typical special use area park users:
 - Come from throughout the City and surrounding area.
 - Arrive by auto, bus, bicycle or foot.
 - Visit the site for one hour to more than four hours.



Benefits

- Provides a variety of ACCESSIBLE RECREATION OPPORTUNITIES for all age groups
- Provides ENVIRONMENTAL/HISTORICAL EDUCATION opportunities
- Serves RECREATION NEEDS OF FAMILIES
- Provides opportunities for COMMUNITY SOCIAL ACTIVITIES



Site Selection Considerations

- SITE SIZE: Depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- ACCESS: Should be provided via a collector or arterial street.
- A feasibility study for the special use will determine locational criteria.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- General landscape improvements (including tree planting)
- Special use facility
- Permanent restrooms





- On-street or off-street parking to accommodate the planned use of the site

Amenities to Consider

- Amenities compatible with or that support the primary special use, such as the following:
 - Playground equipment or comparable creative play environment
 - Open turf area for unstructured play
 - Courts for basketball, volleyball, or tennis if compatible with special use and space permits
 - Sports facilities (disc golf, bocce, horseshoe pits, etc.)
 - Looped pathway system
 - Picnic shelters
 - Water playground or water features
 - Concessions, vendor space, or commercial lease space
 - Public art
 - Natural area (if present on site)
 - Storage or maintenance buildings. If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view

Amenities to Avoid

- Uses that conflict with the special use on the site

Park Examples

- Wilsonville Community Center (1.15 ac)
- Water Treatment Plant Park (9.9 ac)

Natural Areas

Description

- Natural areas are UNDEVELOPED LANDS PRIMARILY LEFT IN A NATURAL STATE with passive recreation use as a secondary objective. Recreation use is generally trail-related, but interpretive facilities can be incorporated. This type of park land can include river and stream corridors, wetlands, steep hillsides, environmentally sensitive areas, wildlife habitat areas, or areas containing unique geology and/or endangered plant or animal species.
- Typical natural area users:
 - Come from throughout the City.
 - Arrive by auto, bus, bicycle or foot.
 - Visit the park for one or more hours.



Benefits

- Provides opportunities for EXPERIENCING NATURE close-to-home
- Protects valuable NATURAL RESOURCES and WILDLIFE
- Contributes to the ENVIRONMENTAL HEALTH of the community



Site Selection Considerations

- SITE SIZE: Based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- ACCESS: Where feasible, public access and use of natural areas should be encouraged through appropriate trails and other features, but environmentally sensitive areas should be protected from overuse.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the park
- Interpretive signage
- On-street or off-street parking; amount is dependent on facilities provided in the natural area





Amenities to Consider

- Shelters
- Picnic areas
- Trail and pathway system
- Trailhead or entry kiosk
- Viewpoints or viewing blinds
- Seasonal or permanent restrooms
- Interpretive or educational facilities or classrooms (indoor or outdoor)
- Amenities provided should be limited to the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude
- Restoration of natural resources

Amenities to Avoid

- Turf areas
- Ornamental plantings
- Active use facilities (sports fields, paved courts, etc.)

Park Examples

- Graham Oaks Natural Area (Metro-owned)
- Coffee Lake Natural Area (Metro-owned)
- Boeckman Creek Crossing (8.79 ac)

Greenways/Greenbelts

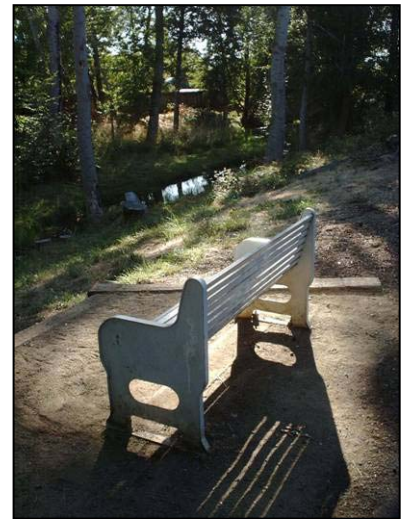
Description

- Greenways or greenbelts are generally used to LINK TOGETHER LARGER FEATURES WITHIN A COMMUNITY or to PROVIDE GREEN BUFFERS between communities or neighborhoods. Recreation use is generally passive and trail-related. Although often smaller in size and more linear in form than natural areas, these parks may have high natural resource value, especially if located along streams or rivers or if the site contains wetlands. Greenways generally contain a variety of vegetation and usually are not intended for active use development.
- Typical greenway/greenbelt users:
 - Come from throughout the City.
 - Arrive by bicycle or foot.
 - Use the greenway/greenbelt as a trail corridor.



Benefits

- Provides opportunities for TRAIL-ORIENTED ACTIVITIES
- Reduces AUTO-DEPENDENCY
- Protects valuable NATURAL RESOURCES
- Serves as WILDLIFE CORRIDOR



Site Selection Considerations

- SITE SIZE: Based on the size of the corridor needed to provide the connection desired, whether for trails or for habitat.
- Carefully consider the location of trailheads, lighting, and any associated facilities to ensure that conflicts are minimized with neighboring properties.

Amenities to Provide

- Site identification signage
- Appropriate site furnishings (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.) for the intended scale and use of the greenway
- Trail and pathway system



Amenities to Consider

- Shelters
- Picnic areas
- Playground equipment where appropriate in proximity to picnic areas, if neighborhood park amenities are needed in the area
- Interpretive signage
- Trailhead or entry kiosk
- If a trailhead is provided, include on-street or off-street parking; amount is dependent on projected use of the trailhead
- If a trailhead with off-street parking is provided, consider including seasonal or permanent restrooms
- Viewpoints or viewing blinds
- Amenities provided should support the corridor use and be sufficient to support the intended level of use, while retaining the desired character of the greenway/greenbelt
- Restoration of the natural resource values of the site
- Turf areas

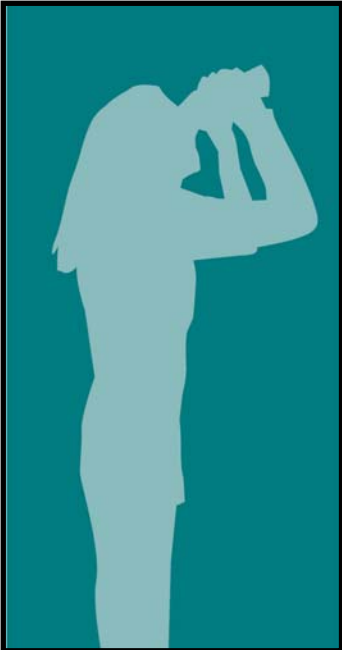
Amenities to Avoid

- Active use facilities (sports fields, paved courts, etc.), except in special circumstances such as a powerline right-of-way or other wide corridor with no or limited resource value

Park Examples

- Tranquil Park (4.57 ac)
- Villebois Greenway (developing)
- Willamette River Greenway

Appendix C:
Baseline Financial Analysis



ECONorthwest

ECONOMICS • FINANCE • PLANNING

Phone • (503) 222-6060
FAX • (503) 222-1504
info@portland.econw.com

Suite 1460
888 SW. 5th Avenue
Portland, Oregon 97204

Other Offices
Eugene • (541) 687-0051
Seattle • (206) 622-2403

13 July 2005

TO: Lauren Schmitt, MIG
FROM: Sarah Graham
SUBJECT: BASELINE FINANCIAL ANALYSIS

This memorandum summarizes ECONorthwest's baseline financial analysis of the funding used to provide parks and recreational facilities in Wilsonville. The baseline financial analysis presented in this memorandum will be incorporated into the Financing Plan, which is a subsequent task in this project.

OVERVIEW

In Wilsonville, the Buildings, Grounds, and Parks Division of the Public Works Department is responsible for operation and maintenance of Wilsonville's parks and recreation facilities, while the Community Services Department is responsible for most recreation programming. The Community Services Department provides recreation services, but not facilities. The Community Development Department provides the planning component of parks development.

This memorandum therefore focuses on the existing revenue sources for the Buildings, Grounds, and Parks Division and for the capital improvement of parks facilities. It describes existing revenue sources for parks facilities in Wilsonville, including the level of current rates and who pays. It also includes historical revenues from existing sources, including the value of grants and donations for parks facilities.

The analysis of each existing revenue source for parks and recreation services in the City of Wilsonville, is based on Wilsonville's budget, interviews with parks, recreation, and finance staff, and City policies and procedure documents. This summary of the analysis includes:

- **Description of revenue source.** The nature of the revenue source, the level of current rates, and who pays. Depending on the source, the amount of revenue may be based on the total population, property value, or income (e.g. the property tax revenue is based on the tax rate that is applied to the assessed property value base).
- **Historical revenues.** Revenue data from the most recent five years available. The historical revenue is based on actuals and the City of Wilsonville budget.

ECONorthwest will present forecasts for existing revenue sources and identify potential revenue sources and criteria for selecting in the Financing Plan.

EXISTING REVENUE SOURCES

PARKS OPERATIONS AND MAINTENANCE

The Buildings, Grounds, and Parks Division provides all operation and maintenance (O&M) for all City parks, building landscapes, and public landscapes. The analysis of revenue sources for parks services is complicated by the fact that parks operations and maintenance revenues are not broken out from all other revenue sources for the Buildings, Grounds, and Parks Division.

The Finance Department advised us on uses for the revenue sources for the Division. For example, although the Division is budgeted to receive revenues from property taxes, charges for services, interfund charges, and the general fund, it does not use interfund charges as a revenue source for parks services. We therefore subtracted out interfund charges from our calculations of revenues for parks O&M.

The Public Works Operations Manager has developed an estimate for the cost per acre to maintain the City's parks. In order to subtract out the revenues for non-parks facilities and therefore discuss revenues for parks facilities only, we applied the ratio of estimated costs for parks O&M only to the total costs for the Division. We then assumed that the amount of revenue necessary for parks O&M is the same amount as the cost of park maintenance.

There are no special fund revenues designated for the O&M of parks and recreation facilities in Wilsonville. The primary revenue sources for parks and recreation facility maintenance are property taxes and the General Fund.

General Fund

Description

The General Fund accounts for resources devoted to support the services associated with local government. General Fund-supported functions are recreation, building and parks maintenance, general administration, library, law enforcement, and any other activity for which a special fund has not been created.

The General Fund is funded from property tax revenue, licenses, franchise fees, permits, and other revenues for which a special fund has not been created.¹

Historical Revenue

We calculated the contribution of the General Fund to parks O&M to enable a discussion of parks facilities only. Table 1 shows the estimated contribution from the general fund for the operation and maintenance of parks facilities in Wilsonville.

¹ City of Wilsonville 2005-06 Budget.

Table 1. Estimated general fund contribution for parks operation and maintenance, fiscal years 2000-01 to 2005-06

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
General Fund	61,470	51,990	131,362	189,296	168,243	230,451

Source: Calculated by ECONorthwest with City of Wilsonville 2005-06 Budget and previous year actuals.

The estimates for fiscal years 2000-01 through 2004-05 are based on actuals for those years. The estimate for the current fiscal year is based on the 2005-06 budget. As shown in the table, the estimated General Fund revenue has typically increased over the last five years, with a significant increase in the current budget year.

Charges for Services

Description

Charges for services are charged for the use of parks facilities and recreation programs. The revenue from parks facility rentals is credited to the parks O&M budget as charges for services. Charges for services are a General Fund revenue.

Historical Revenue

Table 2 shows the contribution from charges to park users for services for the operation and maintenance of parks facilities in Wilsonville.

Table 2. Charges for services contribution for parks operation and maintenance, fiscal years 2000-01 to 2005-06

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06
	Actual	Actual	Actual	Actual	Actual	Budget
Charges for services	9,457	11,860	24,481	38,320	27,000	17,500

Source: City of Wilsonville 2005-06 Budget and previous year actuals.

The table shows actuals for fiscal years 2000-01 through 2004-05 and the budgeted amount for fiscal year 2005-06. As shown in the table, the actual revenue from charges for services has fluctuated over the last five years. The budgeted amount for the current year is less than half the actual revenues from fiscal year 2003-04.

Property Tax

Description

Property taxes are paid by owners of property based on the assessed value of property in the City. Total assessed value in Wilsonville is almost \$1.8 billion and the City's permanent rate is \$2.5206 per \$1,000 in assessed value. Therefore the City generates about \$4 million in annual revenue from property taxes.

While parks O&M is supported in part by property taxes, there is no designated tax contribution for parks and recreation.

In the City of Wilsonville property tax revenues go to the General Fund. The City, however, shows contributions from property taxes as a separate revenue source in its budget documents and actuals.

Historical Revenue

We calculated the contribution of the property tax to parks O&M to enable a discussion of parks facilities only. Table 3 shows the estimated contribution of property taxes for O&M of parks facilities in Wilsonville.

Table 3. Estimated property tax contribution for parks operation and maintenance, fiscal years 2000-01 to 2005-06

	2000-01 Estimated	2001-02 Estimated	2002-03 Estimated	2003-04 Estimated	2004-05 Estimated	2005-06 Estimated
Property taxes	257,346	321,792	366,420	372,573	384,547	395,302

Source: Calculated by ECONorthwest with City of Wilsonville 2005-06 Budget and previous year actuals.

The estimates for fiscal years 2000-01 through 2004-05 are based on actuals for those years. The estimate for the current fiscal year is based on the 2005-06 budget. As shown in the table, the estimated property tax contribution has increased over the last five years and in the current budget year.

Parks O&M Summary

Table 4 shows estimated total revenues for the operation and maintenance of parks facilities in Wilsonville. The table also shows the average annual growth rate (AAGR) of the contributions from the three revenue sources.

Table 4. Estimated total revenues and growth rate for parks operation and maintenance, fiscal years 2000-01 to 2005-06

	2000-01 Estimated	2005-06 Estimated	AAGR
Property taxes	257,346	395,302	9%
Charges for services	9,457	17,500	13%
General Fund	61,470	230,451	30%
Total revenues	328,272	643,253	14%

Source: Calculated by ECONorthwest with City of Wilsonville 2005-06 Budget and previous year actuals.

As shown in Table 4, total revenue for the provision of parks O&M grew by an average rate of 14% per year from fiscal year 2000-01 to fiscal year 2005-06. Contributions from the General Fund grew at the highest rate of 30% annually. Charges for services grew at 13% annually. The AAGR does not fully explain historical revenues. As can be seen in Table 2, contributions from charges for services has actually fluctuated up and down over the last five years.

All of the revenue for parks O&M is from General Fund sources.

PARKS CAPITAL

Parks capital improvement projects include projects from the Parks and Recreation Master Plan Update, Memorial Park projects, miscellaneous signage projects, and continued tree mitigation programs.

The City of Wilsonville uses a variety of revenue sources for parks capital improvement projects. Because funding for parks capital is typically project-specific, it can fluctuate significantly from one year to the next. The revenue available from many existing sources depends on growth that occurs in Wilsonville. Many of the sources are tied to growth in population, property values, or new development (e.g., System Development Charges and urban renewal).

System Development Charges

Description

System Development Charges (SDCs) are fees assessed at the time of increased usage of a capital improvement or issuance of a development permit, building permit in connection to the capital improvement. The City of Wilsonville uses SDCs rather than levying additional taxes and/or imposing service charges on all city residents to pay for additional service capacity. The City has established SDCs for the provision of improvements to roads, storm drains, water, sewer and parks required as a result of growth.²

SDCs are calculated to reflect the cost of improvements necessitated by growth. Parks SDCs are \$2,320 for a single family dwelling unit, \$1,764 for a multi-family dwelling unit, and \$61 per employee for commercial and industrial uses. The City adjusts SDC rates annually, based on the increase of the Construction Cost Index (CCI) for the Seattle metropolitan region. The SDC was most recently adjusted effective July 1, 2005.

Historical Revenue

Table 5 shows the contribution from SDCs for parks improvement projects in Wilsonville.

Table 5. SDC contribution to parks improvements, fiscal years 1999-00 to 2003-04

	1999-00 Actual	2000-01 Actual	2001-02 Actual	2002-03 Actual	2003-04 Actual
System Development Charges	210,125	387,856	542,385	112,989	376,329

Source: City of Wilsonville actuals.

The table shows actuals for fiscal years 1999-00 through 2003-04. As shown in the table, the actual revenue from SDCs has fluctuated over the five years for which data was available.

² Wilsonville 05-06 budget.

Contributions

Description

Contribution revenues include contributions from developers for parks capital improvement projects. It does not include SDC revenues.

Historical Revenue

Table 6 shows revenue from contributions and developers for parks improvement projects in Wilsonville.

Table 6. Contributions revenue to parks improvements, fiscal years 1999-00 to 2003-04

	1999-00 Actual	2000-01 Actual	2001-02 Actual	2002-03 Actual	2003-04 Actual
Contributions/ developers	18,197	13,773	871	3,969	1,503

Source: City of Wilsonville actuals.

The table shows actuals for fiscal years 1999-00 through 2003-04. As shown in the table, the actual revenue from contributions has fluctuated over the five years for which data was available.

Urban Renewal

Description

Under an Urban Renewal Plan, the assessed value of an urban renewal area at the time the plan is adopted is totaled and the amount is called the “frozen base.” Any increase in property value above the frozen base is called the “increment.” Tax revenue on the frozen base is allocated to the overlapping taxing districts. Tax revenue on the increment is allocated to the Urban Renewal District and cannot be spent on projects outside of the District from which it was collected.

The City of Wilsonville has used urban renewal proceeds for a variety of parks projects, including improvements to Town Center Park and Civic Park.

Historical Revenue

Contributions from urban renewal are included in the urban renewal budget. Urban renewal has contributed to the following parks improvement projects in recent years:

- \$60,000 for Civic Center Park Pedestrian Crossing
- \$2.1 million for Town Center Park Phase II
- \$5.9 million for Civic Center Park
- \$1.4 million for Wilsonville High School public facilities

Grants

Description

The City of Wilsonville has received grants for parks facilities from the State of Oregon. As with many revenue sources for capital projects, grants are project-specific and revenue available typically fluctuates from year to year.

Historical Revenue

Table 7 shows revenue from grants for parks improvement projects in Wilsonville.

Table 7. Grants contribution to parks improvements, fiscal years 1999-00 to 2003-04

	1999-00 Actual	2000-01 Actual	2001-02 Actual	2002-03 Actual	2003-04 Actual
Grants	10,102	27,104	11,000	25,625	0

Source: City of Wilsonville actuals.

The table shows actuals for fiscal years 1999-00 through 2003-04. As shown in the table, the actual revenue from contributions has fluctuated over the five years for which data was available. The City received no contribution from grants in fiscal year 2003-04.

Interest Earnings and Other Revenues

Description

Interest earnings are not typically a large source of revenue for capital improvement projects. Wilsonville has no dedicated source of funding for parks capital, so there is typically relatively little earned interest.

Historical Revenue

Table 8 shows revenue from interest earnings and other sources for parks improvement projects in Wilsonville.

Table 8. Interest earnings and other sources contribution to parks improvements, fiscal years 1999-00 to 2003-04

	1999-00 Actual	2000-01 Actual	2001-02 Actual	2002-03 Actual	2003-04 Actual
Interest and other earnings	58,088	98,114	56,184	58,190	51,268

Source: City of Wilsonville actuals.

The table shows actuals for fiscal years 1999-00 through 2003-04. As shown in the table, interest earnings and other sources has typically generated about \$50,000 annually in actual revenue.

Parks Capital Summary

Table 9 shows estimated total revenues for parks capital improvement projects in Wilsonville. The table also shows the AAGR of the contributions from the revenue sources.

Urban renewal funds have been an important contributor to parks capital improvement projects, but are not reflected in the summary table.

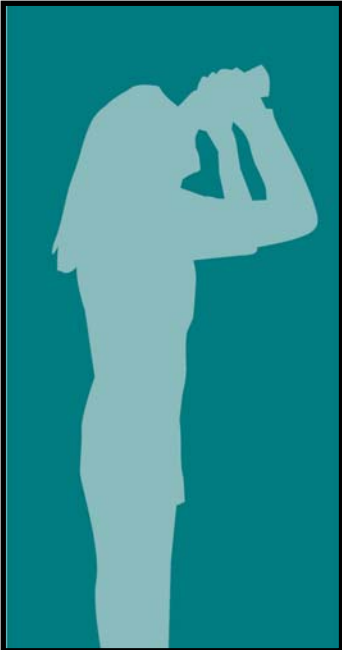
Table 9. Estimated total revenues and growth rate for parks capital improvement projects, fiscal years 1999-00 to 2003-04

	1999-00 Actual	2003-04 Actual	Percent Change
System Development Charges	\$210,125	\$376,329	16%
Interest earnings	58,088	51,268	-3%
Grants	10,102	0	-100%
Contributions/ developers	18,197	1,503	-46%
General Fund	2,980	0	-100%
Total revenues	\$299,492	\$429,100	9%

Source: Calculated by ECONorthwest with City of Wilsonville financial reports.

As shown in Table 9, total revenue for the provision of parks capital improvement projects grew by an average rate of 9% per year from fiscal year 1999-00 to fiscal year 2003-04. As can be seen in Table 9, contributions for capital improvement projects vary dramatically over time.

Appendix D:
Community Needs Assessment Summary



COMMUNITY NEEDS ASSESSMENT SUMMARY

D.1 OVERVIEW

Conducted in Spring 2005, the Community Needs Assessment analyzed the need for parks and facilities in Wilsonville, based on parks and recreation industry standards, community input, and land use and participation patterns in Wilsonville. Based on the analysis, the Needs Assessment report recommends a level of service (LOS) for parks and recreation facilities in Wilsonville and evaluates current and future park and facility needs based on LOS, park distribution, and location. This assessment is supplemented by a neighborhood park land analysis (Appendix E), which was conducted by City of Wilsonville staff to further determine specific acreage needs for neighborhood and community parks.

The Needs Assessment discusses parks and facilities in terms of *level of service*. Level of service is a policy that will determine the type, location, and amount of parks and facilities that Wilsonville should offer to the community. LOS standards and guidelines are used to determine whether new parks and facilities are needed and where they should be located.

The process for identifying a level of service for park land and facilities included the following:

- Inventorying and assessing the existing park and recreation resources;
- Evaluating public input on park and recreation needs; and
- Analyzing parks and facilities using a combination of methods, which are described within the Community Needs Assessment report, available under separate cover from the Community Services Department.

Terminology

The following terms are used in the explanation and analysis of community needs:



- **Level of Service (LOS)** is a measure of the minimum amount of land or number of facilities needed to provide all of the recreation activities desired in a community. LOS is expressed as a ratio of acres or facilities per population.
- **Standards:** Minimum park land standards can be adopted to serve as a guide for the development of a future park system as proposed in this plan. These standards are expressed in terms of acres per 1,000 residents.
- **Guidelines:** Recreation facility needs are discussed in terms of a proposed minimum level of service. These LOS guidelines are expressed in terms of one facility per number of people and net numbers of facilities needed. Adopting formal standards for recreation facilities is not proposed.
- **Existing Parks or Facilities** indicates the current number of sites or facilities in Wilsonville based on the results of the inventory included in the *Existing Park and Recreation Resources (2005)* report.
- **Current need** reflects the number of acres or facilities needed to serve the City's existing population. The total current need indicates the number of facilities that are essential to serve all residents in Wilsonville. Net current need indicates how many park sites or facilities are still needed after taking into account existing resources.
- **Existing population** is the most current population for the City of Wilsonville, according to the Portland State Population Research Center. The 2004 population in Wilsonville is 16,250 people.
- **Need at build-out** reflects the number of acres or facilities needed to serve the City's build-out population. Total need at build-out indicates how many recreation facilities will be needed in the future to support the City's growing population. Net need at build-out indicates the number of facilities needed in addition to existing resources.
- **Build-out population** reflects the future population when the city is fully developed within the urban growth boundary. The build-out population reflects infill and changes in zoning, and population changes as a result of the development of vacant lands within the planning area based on anticipated land use. The build-out

population used in this analysis, 30,428 residents, is the 2025 medium growth population forecast taken from the Draft Housing Needs Assessment for Wilsonville, prepared by Winterbrook Planning in February, 2005.

D.2 KEY FINDINGS

Key findings from the community needs assessment include:

- **Neighborhood and Community Parks:** In addition to the planned Villebois parks, the City will need *at least* one (1) additional public neighborhood park and *at least* one (1) additional public community park to meet the future needs of the build-out population. More parks could be needed if unforeseen future redevelopment eliminates any of the existing private parks, which are serving neighborhood parks needs in several city neighborhoods.
- **Natural Areas:** Although no additional City-owned natural areas are needed at this time, the City should take advantage of any unique opportunities that may arise in the future, particularly if property along the Willamette River becomes available for acquisition.

The City has several opportunities to partner with public agencies and private corporations to assist in the planning, development and management of properties owned by those agencies and to preserve upland forest tracts and natural resources on campuses. Further, the City has taken and will continue to take a pro-active role in increasing habitat value and water quality through vegetation restoration in City-owned natural areas.

- **Other Park Land:** No (0) additional regional parks, urban parks, or special use areas are needed at this time. Specialized facilities can be accommodated within parks of other classifications. Urban parks should be located based on community development goals. Needs for greenways should be based on the acreage requirements to accommodate the recommended off-street trail routes in the Bicycle and Pedestrian Master Plan.
- **Recreation Facilities:** There is a significant need for soccer fields, indoor courts, and pool space to meet the needs of the build-out population. A lesser need is identified for baseball fields, football fields, and softball fields.

- **Other Recreation Needs:** There is a strong community demand for a multi-purpose, indoor recreation center, increased creek and river access, and more recreation programming.

D.3 SUMMARY TABLES

Table D-1 identifies the level of service (LOS) standard for park land recommended in the Needs Assessment and summarizes existing and future public park land needs for each park type within the Wilsonville planning area.

Table D-1
Existing and Future Public Park Land Needs

Park Type	Existing LOS (acres per 1,000 residents)	Proposed Standard (acres per 1,000 residents)
Neighborhood Parks	0.99 acres	0.59 acres
Community Parks	1.12 acres	0.92 acres
Regional Parks ¹	7.75 acres	4.14 acres
Urban Parks ¹	0.31 acres	0.18 acres
Special Use Areas	0.68 acres	0.36 acres
Natural Areas	44.95 acres	To be determined
Greenways/Greenbelts	N/A	To be determined

Park Type	Existing Parks (# of sites)	Total Current Need	Net Current Need	Total Need at Build-Out	Net Need at Build-Out
Neighborhood Parks	5	5	0	10 ²	1
Community Parks	2	2	0	3	1
Regional Parks	1	1	0	1	0
Urban Parks	2	2	0	3 ³	0
Special Use Areas	2	2	0	2	0
Natural Areas	4	--	--	--	--
Greenways/ Greenbelts	4	--	--	--	--

¹ The data for regional and urban parks has been revised to reflect the inclusion of Upper Memorial Park (Civic Park) with Memorial Park. These numbers differ from standards presented in the final *Community Needs Assessment* (April 2005).

² Four are planned Villebois parks.

³ One is a planned Villebois parks.

Table D-2 identifies the proposed level of service (LOS) guideline for six different recreation facilities and summarizes existing and future needs for these facilities within the Wilsonville planning area.

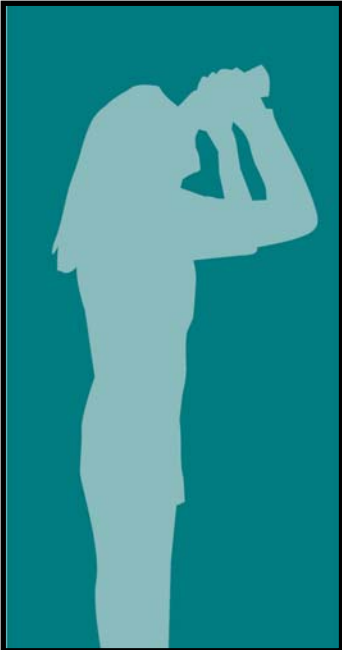
Table D-2
Existing and Future Recreation Facility Needs

Facility Type	Current LOS	Proposed Guideline
Softball Fields	1 field per 2,321 residents	1 field per 4,000 residents
Baseball Fields	1 field per 2,708 residents	1 field per 2,700 residents
Soccer Fields	1 field per 2,321 residents	1 field per 1,250 residents
Football Fields	1 field per 8,125 residents	1 field per 5,400 residents
Indoor Courts	1 court per 3,250 residents	1 court per 2,000 residents ¹
Indoor Pool Space	None	205.5 sq ft per 1,000 residents

Facility Type	Existing Facilities	Total Current Need	Net Current Need	Total Need at Build-Out	Net Need at Build-Out
Softball Fields	7	4	(-3)	8	1
Baseball Fields	6	5	(-1)	12	6
Soccer Fields	7	13	6	25	18
Football Fields	2	3	1	6	4
Indoor Courts	5	6 ¹	1 ¹	15 ¹	10 ¹
Indoor Pool Space	0 sq ft	3,339 s.f.	3,339 s.f.	6,253 s.f.	6,253 s.f.

¹ Based on current availability of 15 games/practices per week. See Assessment of Recreation Facility Needs for additional information on indoor courts.

Appendix E:
Neighborhoods—Park and Recreation Analysis



NEIGHBORHOODS--PARK AND RECREATION ANALYSIS

Conducted in Summer 2005, this analysis was developed by City of Wilsonville staff to determine park land needs for identified neighborhoods within the city. Acreage needs are noted for neighborhood parks within each area, and additional recommendations for neighborhood and community parks are provided. The purpose of this analysis is to supplement the Community Needs Assessment (Appendix D) and to provide additional direction for the development of neighborhood and community parks. The results from this analysis are summarized in Chapter 3 of the Master Plan (Table 1). Neighborhood areas are mapped in Figure 3.

F.1 METHODOLOGY

The information in this appendix is based on City of Wilsonville code requirements for parks and outdoor recreational space as required by the Wilsonville Planning and Land Development Ordinance (WC), Sections 4.113(.01) and (.02) and in 4.125(.05)(E).

This analysis does not include a detailed review of individual approved site plans for each of the specific developments included in the analysis. Developments included in this analysis were approved over a 30-year plus period under varying code requirements, making realistic comparison of actual approvals difficult. Rather it is an attempt, in the absence of National Parks Association or other meaningful adequacy standards, to apply current local parks and recreation standards to existing conditions to determine current adequacy or lack thereof, in order to evaluate needs for additional park and recreation facilities.

Applicable Standards

Multi-Family Developments:

Section 4.113(.01)(4): ...Multi-family developments shall provide at least the following minimum recreational area:

- a. For 10 or fewer units: 1000 sq. ft. of usable recreation area
- b. For 11 through 19 units: 200 sq. ft. per unit
- c. For 20 or more units: 300 sq. ft. per unit

This analysis was conducted by aggregating all multi-family units and applying the appropriate square footage to the total unit count.

Single Family Developments:

Section 4.113(.02): Open space shall be provided in the following manner: Open space must include...usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths and other like space....the minimum requirement shall be ¼ acre or usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots and pro rata amounts based on this formula for subdivisions exceeding 100 lots...

This analysis was done by aggregating all subdivision lots, and applying the applicable requirement to the total number of lots.

Villebois:

Section 4.125(.05)(E): Multiple family developments shall provide the following minimum outdoor living area:

- For 10 or fewer dwelling units, not less than 1000 square feet
- For 11 through 29 units, 200 sq. ft. per unit.
- For 30 or more units, 300 sq. ft. per unit.

Analysis

The analysis was undertaken by first identifying neighborhoods. Neighborhoods are areas of residential development generally sized to allow pedestrian, rather than vehicular, access to parks without crossing collector or arterial streets. Neighborhoods are further defined by geography and intervening land uses such as the separation of Old Town and the Rivergreen/Fox Chase neighborhoods by industrial lands. Villebois and Charbonneau are planned communities. Villebois has 4 neighborhoods corresponding to the phases of development.

For neighborhoods, the number of existing and/or potential single family units was calculated, and the requirements of WC 4.113(.02) were applied to determine park need. In a similar manner, the number of multi-family units was determined, and the requirements of WC 4.113(.01) were applied to determine required park lands. For Villebois, WC 4.113(.01) was utilized in the absence of Villebois standards for single family units. For multi-family units, WC 4.125(.05)(E) was applied.

The resulting calculations were totaled, and reviewed against the acreage of existing neighborhood parks to determine if additional park lands were needed.

Neighborhoods were then aggregated into community park areas, which in some cases are the same as the neighborhoods, due to geographical and/or street constraints. Community parks presume vehicular as well as pedestrian access, usually contain restrooms and have facilities not found in other parks. Examples are Town Center Park, which provides an urban experience and Canyon Creek Park, which provides

contact with the natural environment. School sports fields were considered to be community facilities. In most community areas, there were sufficient existing community parks.

Neighborhoods and communities are identified by reference letters, as noted in Figure 3 (Chapter 3).

Key:

The following key is used in the analysis:

N: neighborhood	G: greenbelts
C: community	U: urban parks
R: regional	S: special use areas
NA: natural areas	

AREA M: TOWN CENTER/COURTSIDE/VLAHOS

Units:	Number of lots:		
		Courtside	90
		Sundial	20
		Boeckman Creek	56
		<u>Village @Wilsonville</u>	<u>78</u>
			244
	Multiple units:		
		Sundial	120
		<u>Town Center</u>	<u>110</u>
	Total units		230

Parks and Recreational Amenities

Public:	<u>Acres</u>	
Town Center Park (U)		5.00
Courtside Park (N)	<u>1.91</u>	
	6.91	
Boeckman Creek (1/2)(NA)	2.25	
Community Center (S)	(1.15)	

Private:

- Theater, bowling alley, Family Fun Center
- Sundial: Clubhouse, pool, hot tub, fitness center
- Town Center: Clubhouse, fitness center, playground, pool, hot tub
- Boeckman Creek: pool, recreation room

Neighborhood Parks

Sufficiency Analysis:

Single family:

- Required: 244 lots @ 1/2 acre/100 lots = 1.22 acres
- Provided: 6.91 acres.
- Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 1.58 acres

Provided: Private only. Less than 1.58 acres.

Conclusion: Need additional neighborhood park for multi-family residents

Net Need Calculation: _____ $6.91 - (1.22 + 1.58) = 4.11$ acres

Conclusion: No additional neighborhood park lands needed.

Recommended Additions/Improvements:

Courtside Park: Provide benches, drinking fountain and a small picnic shelter.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Town Center Park

School facilities

Wilsonville High School: 2 unlighted fields (softball)
 2 lighted fields (baseball)
 1 unlighted field (soccer)
 1 lighted field (football)
 4 indoor courts

Boeckman Creek Primary: 1 unlighted field (soccer)
 1 indoor court

Recommended Additions/Improvements: School site recommendations should be implemented.

**AREA L: RENAISSANCE/ASH MEADOWS/THUNDERBIRD
MOBILE CLUB**

Units:	Number of lots:	
	Renaissance	74
	Oak View	24
	Ash Meadows	<u>71</u>
		169
	TMC MH	250

Parks and Recreational Amenities

Public:

Boeckman Creek Corridor (NA)

Private:

Mentor Graphics walking trail
Renaissance: pool, playground
Oak View: pool, recreation building
Ash Meadows:

TMC: Activity room, pool, fitness room

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 169 lots @ ½ acre/100 lots = 0.85 acres
Provided: None.
Conclusion: Additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 1.72 acres
Provided: Private only. Less than 1.72 acres.
Conclusion: TMC provides pool and activity room. Residents use Community Center as support/service center.

Net Need Calculation: 0 acres public, identified need: 2.57 acres.

Recommended Additions/Improvements:

Additional lands: 2.57 acres of neighborhood parks.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Town Center Park

School facilities at Wilsonville High School and Boeckman Creek

Primary

Wilsonville High School: 2 unlighted fields (softball)
2 lighted fields (baseball)
1 unlighted field (soccer)
1 lighted field (football)
4 indoor courts

Boeckman Creek: 1 unlighted field (soccer)
1 indoor court

Recommended Additions/Improvements:

School site recommendations should be implemented.

AREA N: WILSONVILLE MEADOWS/BOULDER CREEK/LANDOVER/CEDARPOINTE

Units:	Number of Lots:	
	Arbor Crossing	103
	Wilsonville Meadows	218
	Landover	<u>111</u>
		432
	Multiple units:	
	Boulder Creek	296
	Berkshire Court	266
	Hathaway Village	300
	Bridge Creek	<u>315</u>
		1177

Parks and Recreational Amenities

Public:	<u>Acres</u>
High school/primary school playing fields	
Landover Park (N)	1.45
Hathaway Park (N)	<u>1.15</u>
	2.60
Boeckman Creek (1/2)(NA)	2.25
Meridian Creek (NA)	0.00
Private:	
Arbor Crossing (N)	0.50
Boulder Creek: Clubhouse, fitness center, pool, hot tub, picnic/barbeque area	
Berkshire Court: Clubhouse, fitness center, playground, pool, spa	
Hathaway Village: Clubhouse, fitness center, playground, pool, hot tub, video library	
Bridge Creek: Clubhouse, fitness center, playground, pool, hot tub	

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 432 lots @ ½ acre/100 lots = 2.16 acres
 Provided: 5.35 acres
 Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 8.11 acres
 Provided: Private only. Much less than 8.11 acres.
 Conclusion: Very high need. Solution? Additional improvements on school property.

Net Need: $3.10 - (2.16 + 8.11) = -7.17$

Conclusion: Needed: 7.17 acres

Recommended Additions/Improvements:

Additional lands: 7.17 acres for neighborhood parks

Landover/Willow Creek: Provide benches, picnic tables and a small picnic shelter. Add a ½ court for basketball.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Town Center Park

School facilities

Wilsonville High School: 2 unlighted fields (softball)
 2 lighted fields (baseball)
 1 unlighted field (soccer)
 1 lighted field (football)
 4 indoor courts

Boeckman Creek Primary: 1 unlighted field (soccer)
1 indoor court

Recommended Additions/Improvements:

School site recommendations should be implemented.

AREA J: CANYON CREEK NORTH

Units:

Number of lots:

Canyon Creek Meadows	103
Canyon Creek Estates	80
Carriage Oaks	14
Total units	197

Parks and Recreational Amenities

Public:

	<u>Acres</u>
Canyon Creek Park (C)	8.28

Private:

Canyon Creek Meadows (N)	0.71	
Canyon Creek Estates	(N)	0.58
Carriage Oaks	0.00	
	1.29	

Neighborhood Parks:

Sufficiency Analysis:

Single family:

Required: 197 lots @ ½ acre/100 lots = 0.99 acres
Provided: 1.29 acres
Conclusion: No additional neighborhood parks required.

Multi-family: No multi-family units.

Net need calculation: $1.29 - (0.99) = .30$. No additional lands needed.

Recommended Additions/Improvements:

Landover/Willow Creek: Provide benches, picnic tables and a small picnic shelter.
Add a ½ court for basketball.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, then the community parks for this aggregated neighborhood are:

Canyon Creek Park

Recommended Additions/Improvements:

Canyon Creek Park: Use this park as a trailhead for the trails system along Boeckman Creek and Weideman Road. Provide trail signage and wayfinding.

AREA C: PARK @MERRYFIELD/SILVER CREEK/MONTEBELLO

Units:	Number of lots:	
	Hazelwood	53
	Park @ Merryfield	150
	Queens Court	5
	Parkwood Estates	69
	Silver Creek	40
	Jaci Park	25
	Serene/Montebello	<u>104</u>
		446
	Multiple Units:	
	St. Andrews Court	28
	Wilsonville Park Apt	37
	Montebello/ Montecino	84
	<u>Wiedeman Park</u>	<u>58</u>
		207
	 Total Units	 653

Parks and Recreational Amenities

Public:	<u>Acres</u>
Graham Oaks (NA)	230.00
<u>Montebello Park (B)</u> (beautification area only)	
 Tranquil Park (NA)	 8.79
<u>Park @ Merryfield (wetlands)</u>	<u>7.00</u>
<u>(Neighborhood)</u>	<u>2.00</u>

Primary/Middle School fields

Private:	
Wiedeman Park:	community room, garden spaces
Hazelwood (N)	3.30
<u>Silver Creek (N)</u>	<u>0.57</u>
	3.87

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 446 lots @ ½ acre/100 lots = 2.23 acres
 Provided: 21.66 acres.
 Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 1.43 acres
 Provided: Garden area at Weideman,

Conclusion: Need additional neighborhood park for multi-family residents

Net need calculation: $5.87 - (2.23 + 1.43) = 2.21$

Conclusion: Additional park lands are not needed according to strict code calculations. However, see notes below.

Recommended Additions/Improvements:

1. Montebello Neighborhood Park: Montebello Park, a City-owned beautification area, is not suitable for upgrading to a neighborhood park due to its small size, topography and location on an arterial street. A new neighborhood park is required at a minimum of about 1.0 acre in size. This calculation is based on multi-family units, less the Weideman units. If the Weideman units are included, then the total requirement is 1.43 acres. The existing neighborhood portion of the Park at Merryfield is separated from the multi-family units by Brown Road, a major collector whose traffic is projected to increase with the buildout of Villebois. The new park(s) should be located east of Brown road and contain playground amenities, a sport court, an open turf area of at least ¼ to ½ acre, benches, picnic facilities and trash receptacles.
2. Park at Merryfield: The Park at Merryfield contains a significant wetland area. Additional interpretative signage is needed. Access points to the site need improvement. A trail map kiosk is recommended. The wetland portion abuts Graham Oaks Park.
3. Tranquil Park: Trail system signage is recommended.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Graham Oaks Park is owned by Metro. Construction of parking is contemplated in the Master Plan for that park, together with the potential for public restrooms at the Crest Center. Therefore, Graham Oaks Park will function as a community park for these neighborhoods since it is connected by a trails system to other existing natural area parks in the neighborhood.

School fields:

Wood Middle School:	1 unlighted field (softball) 1 unlighted field (soccer) 1 unlighted field (football) 4 indoor courts
Boones Ferry Primary:	2 unlighted fields (baseball) 1 indoor court

Recommended Additions/Improvements:

1. Additional lands: About 1 acre.
2. School site recommendations should be implemented.

AREA H: ELLIGSEN ROAD EAST**Units:****Number of units:**

Canyon Creek Apts 372

Wilsonville Summit 326

Total units 698**Parks and Recreational Amenities****Public:** None**Private:**

Canyon Creek Apts: Clubhouse, fitness center, playground, pool, hot tub, basketball

Wilsonville Summit: Clubhouse, fitness center, pool, spa

Neighborhood Parks**Sufficiency Analysis:**Single family: None.Multi-family:

Required: 300 square feet /unit outdoor living space = 4.81 acres

Provided: Private. Much less than 4.8 acres in size.

Conclusion: Need additional neighborhood park for multi-family residents

Net need calculation: 0 park lands - (4.81) = 4.81**Recommended Additions/Improvements:**

Additional neighborhood park lands: 4.81 acres

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community park for this aggregated neighborhood is:

Canyon Creek Park

Recommended Additions/Improvements:

Canyon Creek Park: Use this park as a trailhead for the trails system along Boeckman Creek and Weideman Road. Provide trail signage and wayfinding.

AREA O: VILLAGE @ MAIN/DAYDREAM

Units:

Number of lots:

Daydream River	17
Daydream Ranch	102
Village@Main	41
Buck's Landing	5
River Estates	<u>31</u>
	196

Multiple Units

Village @ Main	<u>232</u>
Total units	428

Parks and Recreational Amenities

Public:	<u>Acres</u>
Memorial Park(R)	126.00
(Neighborhood)	3.00
Library (S)	4.00
Willamette River (NA)	NA

Private:

Ballys
Village @ Main: Clubhouse, playground, pool, spa

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 196 lots @ ½ acre/100 lots = 0.98 acres.

Provided: 3.0 acres in Memorial Park are neighborhood parks.

Multi-family:

Required: 300 square feet /unit outdoor living space =
1.60 acres

Provided: Private. Much less than 1.60 acres in size.

Conclusion: Need 1 additional neighborhood park for multi-family residents. Memorial Park provides the rest.

Net need calculation: $3.00 - (.98 + 1.60) = 0.42$

Conclusion: No additional park land needed.

Recommended Additions/Improvements: None

Community Parks

Sufficiency Analysis

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community park for this aggregated neighborhood is:

Upper Memorial Park (Civic Center Park)

Recommended Additions/Improvements:

Upper Memorial Park under construction to be completed in 2006.

AREA B: RIVERGREEN/FOX CHASE/MOREY’S LANDING

Units:

Number of lots:

Fox Chase	97
Rivergreen	152
Morey’s Landing	<u>220</u>
	469

Multiple units:

Timber Creek	80
Autumn Park	144
Wilsonville Heights.	24
<u>Oakleaf MHP</u>	<u>63</u>
	311

Parks and Recreational Amenities

Public:

Acres

River Fox Park (N)	2.51
WTP Park (S)	9.90
Willamette River (NA)	

Private:

Morey’s Landing (N) 9.35

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 469 lots @ ½ acre/100 lots = 2.35 acres.

Provided: 11.86 acres.

Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space =
2.14 acres

Provided: None.

Conclusion: Need additional neighborhood park for multi-family residents.

Net need calculation: $11.86 - (2.35 + 2.14) = 7.37$

Conclusion: No additional neighborhood park land needed.

Recommended Additions/Improvements:

1. River Fox Park: Provide benches and small picnic shelter.
Add a looped path to the site.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Boones Ferry Park

Water Treatment Plant Park

Recommended Additions/Improvements:

Boones Ferry Park

1. Develop a master plan for the entire site, including the parcel on the west side of Boones Ferry Road. As part of the master planning process, consider the following:
 - Provide waterfront access for non-motorized watercraft
 - Improve the gazebo to support larger groups, including electricity and a larger picnic area
 - Evaluate the potential future uses of the Tauchman House
 - Incorporate more historic and environmental interpretation
 - Add overviews to the Willamette River
 - Improve the trail connection to Memorial Park
 - Improve restrooms
 - Consider an improved basketball court
 - Consider storage needs to facilitate operations

Water Treatment Plant Park

1. Improve linkages to the connector trail system, including improved wayfinding.
2. Evaluate the possibility of interim use of the upper area for soccer fields.

Other:

Investigate an alternative bike/ped pathway connecting these neighborhoods with Old Town, Memorial Park, Civic Center Park, the library and Town Center Park, perhaps utilizing the 5th Street ROW and extending under I-5.

AREA A: OLD TOWN

Units:	Number of lots:	101
	Multiple units:	
	Boones Ferry Village	84
	Rivercrest	12
	<u>River Village MHP</u>	<u>23</u>
		119

Parks and Recreational Amenities

Public:	<u>Acres</u>
Boones Ferry Park (C) (Tauchman House)	9.88
<u>Willamette River (NA)</u>	<u>NA</u>
	9.88

Private:
Boones Ferry Village: Basketball court

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 101 lots @ 1/2 acre/100 lots = 0.50 acres.
 Provided: None. Boones Ferry Park provides neighborhood park amenities.
 Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 0.82 acres
 Provided: Minimal. Basketball half-court
 Conclusion: Need 1 additional neighborhood park for multi-family residents.

Net need calculation: 0 park land - (.50 + .82) = 1.32

Conclusion: Additional neighborhood park land needed: 1.32 acres

Recommended Additions/Improvements:

Additional neighborhood park land needed: 1.32 acres

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Boones Ferry Park

Water Treatment Plant Park

Recommended Additions/Improvements:

Boones Ferry Park

1. Develop a master plan for the entire site, including the parcel on the west side of Boones Ferry Road. As part of the master planning process, consider the following:
 - Provide waterfront access for non-motorized watercraft
 - Improve the gazebo to support larger groups, including electricity and a larger picnic area
 - Evaluate the potential future uses of the Tauchman House
 - Incorporate more historic and environmental interpretation
 - Add overviews to the Willamette River
 - Improve the trail connection to Memorial Park
 - Improve restrooms
 - Consider an improved basketball court
 - Consider storage needs to facilitate operations

Water Treatment Plant Park

1. Improve linkages to the connector trail system, including improved wayfinding.

2. Evaluate the possibility of interim use of the upper area for soccer fields.

Other:

Investigate an alternative bike/ped pathway connecting neighborhoods to the west with Old Town, Memorial Park, Civic Center Park, the library and Town Center Park, perhaps utilizing the 5th Street ROW and extending under I-5.

AREA P: CHARBONNEAU

Units:	Number of lots:	979
	Multiple units	
	Illahee	126
	French Prairie	150
		<u>276</u>

Parks and Recreational Amenities:

Public: None

Private: Golf, tennis, pools, spa, clubhouse, fitness center, bike/running trail, playground

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 655 lots @ ½ acre/100 lots = 3.28 acres.

Provided: 1.75 acres.

Conclusion: 1.53 additional neighborhood parks required.

Multi-family: None

Recommended Additions/Improvements:

According to the approved Villebois Parks Plan.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Eastside Park
School site

Recommended Additions/Improvements:

According to the approved Villebois Parks Plan.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

- Central Plaza
- School site
- Villebois Village Greenway

Recommended Additions/Improvements:

According to the approved Villebois Parks Plan.

AREA G: VILLEBOIS – SAP NORTH

Units **Number of lots:** +/- 239

Parks and Recreational Amenities

Public:	<u>Acres</u>
School playing fields (possibly more in the interim)	3.00

Public/private:	
Villebois Greenway (G) (portions)	15.96
Forest Preserve (NA)	10.60

Neighborhood Parks

Sufficiency Analysis:

Single family:
Required: 240 lots @ 1/2 acre/100 lots = 1.20 acres.
Provided: None.

Conclusion: 1.20 acres additional neighborhood parks required.

Multi-family: None

Recommended Additions/Improvements:

According to the approved Villebois Parks Plan.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Villebois Village Greenway
School site

Recommended Additions/Improvements:

According to the approved Villebois Parks Plan.

AREA I: MENTOR/XEROX

Units:

No lots/units: 0

Parks and Recreational Amenities

Private:

Walking paths

AREA K: FROG POND-ADVANCE ROAD

Units **Number of lots: =/- 1200 units**
Mix: 50% sfd, 50% mfd

Parks and Recreational Amenities

Public: Acres
School playing fields (Advance Road) 3.00
(possibly more in the interim)

Public/private:
SROZ 31.81 acres

Neighborhood Parks

Sufficiency Analysis:

Single family:
Required: 600 lots @ 1/2 acre/100 lots = 3.0 acres.
Provided: None.
Conclusion: 3.0 acres neighborhood parks required.

Multi-family: 600 units@300 sq. ft./unit = 4.13 acres

Recommended Additions/Improvements:

Additional neighborhood park lands needed: 7.13 acres.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Canyon Creek Park
School fields

Recommended Additions/Improvements:

One additional community park

