

**2008 - 2022  
PARK MASTER PLAN  
REPORT**



**NOVEMBER 2007**

**Carter::Burgess**

# Park Master Plan, 2008-2022

## **Section 1 – Background and Existing Conditions**

### **Plan Purpose**

The City of Hermiston elected to prepare a Park Master Plan to guide capital facility investments during the planning horizon 2008-2022. The plan serves as the justification for new projects included in the Capital Facilities Plan (CFP) for the period 2008-2022, upon adoption. The plan is a support document for a park, open space and recreation facility dedication guideline (December 1998), and a parks system development charge (SDC) rate study prepared in 2007.

The Park Master Plan is also referred to as the Park, Recreation & Cultural Facilities Plan. The Park Master Plan provides an inventory of facilities, sites and programs, sets levels of service standards as well as a strategy for the continued development of a system of parks, trails, open spaces and recreation facilities for Hermiston. The plan meets three (3) sets of criteria:

- 1) Preparation of the Park Master Plan is authorized by state law pursuant to the applicable sections of ORS Chapters 92, 197, 215 and 227, the Statewide Planning Goals in a category of capital improvement included in Public Facilities. An optional comprehensive plan element by a city is governed by State of Oregon LCDC for oversight.
- 2) Preparation of the Park Master plan is a city wide program for community participation.
- 3) The proposed parks, open space, recreation sites, facilities and trails enabled in this planning report may be dedicated and/or developed by private individuals or firms, using the Park Dedication / Development Guidelines. The information contained in this report provides the basis for the cost of park improvements to serve new residential development. The dedication process has been voluntary since 1999 and has been based on facility demand by new development as well as additional facility improvements at existing sites required to serve new development.

### **Goals, Objectives & Policies**

The goals, objectives and policies take into account past, current and future efforts which guide the Park, Recreation & Cultural Facilities Plan implementation. The statements are taken from the 1988 and 1999 versions of the adopted Park Master Plan as well as the adopted City of Hermiston Comprehensive Plan report documents.

An additional planning support document entitled Growth Impact Study – Western Umatilla County, called the HUES report prepared in 1997. The report addressed a major shift in demographic changes that occurred as a result of several projects and economic investments in the community.

### **Comprehensive Plan for Hermiston**

Planning for the future has served Hermiston well. In 2007, the City of Hermiston has an enviable level of parks and open space compared to the comparable size communities. The planning success is largely because of setting high goals and implementing adopted goals according to schedule. The comprehensive plan for the city addresses natural area inventories for fish and wildlife habitats as well as wetlands, erosion hazards, seismic hazards, aquifer recharge soils areas, agriculture and farm lands. No new mapping was performed in 2006. No new analysis of natural areas was performed for the 2008-2022 Plan. The plan also relies on assumptions for population; housing patterns and estimates from the 1997 HUES report document as well as US Census updates.

The Parks, Recreation & Open Space Policy (Policy #16) responds to Goal #8 of the Oregon state plan. The Alternative Transportation (Policy 32) responds to federal and state goals for bicycle and pedestrian facilities. Both comprehensive plan sections may be rewritten in future city comprehensive plans to reflect the planning concepts in this report. This study integrates new demographic information with previously adopted plans for Hermiston.

## State Recreation Plan Trends and Priorities

Several state recreation trends are important:

*Funding requests to the state exceed funds available.* The funding managed by state parks reflects request in excess of funds available. There is backlog of unmet local parks funding needs statewide, in addition to state owned property funding needs.

*The outlook for 2008 has improved since 1999 for partial state funding of local needs.* A small but growing amount of state funds are planned to fund local improvements, which makes some funds available for the development of local parks in cities.

Most frequently named Local Park amenities named in statewide surveys taken in the Pacific Northwest, including Oregon and Washington, are:

*Natural Areas  
Unpaved Trails  
Playgrounds  
Beaches  
Picnic Tables  
Paved Trails  
Outdoor swimming pools  
Water viewpoints  
Boating access  
Sport fields and courts such as  
Baseball/softball, basketball, soccer, tennis*

### Hermiston Parks & Recreation System, 1999 - 2006

City of Hermiston met city comprehensive plan requirements in 1988 and 1999 with adoption of a park plan. Significant park improvements were made during ten years after 1988, and then dramatic changes were made from 1999 to 2006 with guidance from the adopted 1999 – 2007 plan. Here are the major milestones since 1999:

First, the highest priority area project, an active sports complex – Butte Park with Funland, Sprayground and Aquatic Center, is in use. Ten (10) park sites are now completed and in use. The remainder of currently city or irrigation district owned is undeveloped yet available as a potential park and open space sites that have concept plans and budgets outlined in this report.

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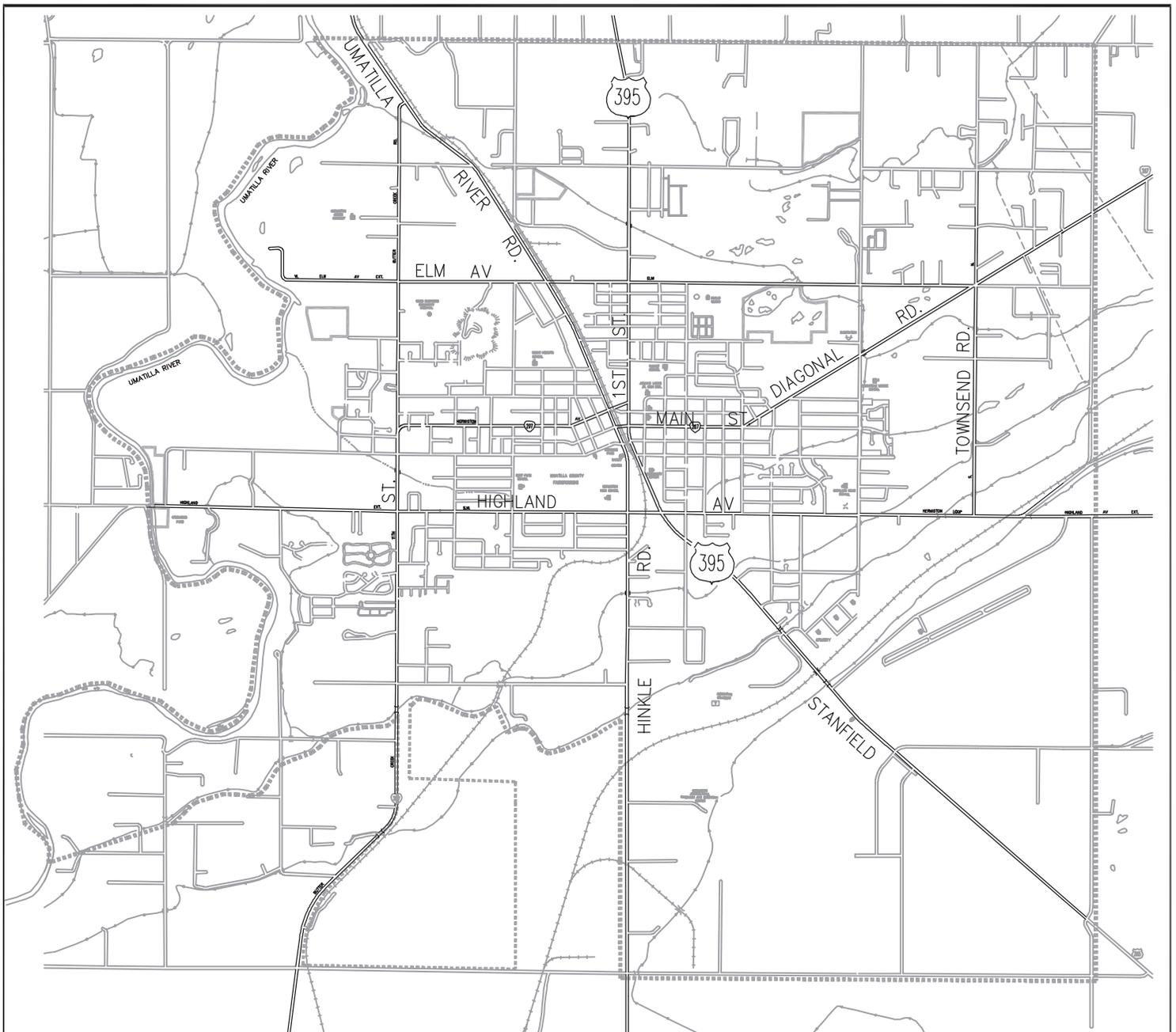
Second, the new outdoor pool is in use as part of Butte Park site as a result of a successful public process and citizen advocacy in 1998 to 1999. The aquatic center site resulted from a major planning partner, the local hospital.

Third, the Hermiston Parks & Recreation Department has developed from one recreation manager and three (3) maintenance staff members in 1998 to a staff of seven (7) including a recreation director, recreation supervisor, park foreman, and three (3) full time administrative maintenance persons. The department staff is active in recreation programs, events, planning and implementation of parks, trails, and open spaces sites and facilities.

The 1988 Plan report documents a detailed history of the Hermiston park system development.

### Study Area Boundaries

The Park, Recreation & Cultural Facilities Plan study area included both city and unincorporated lands within the current Urban Growth Boundary (UGB), defined on the adopted land use and zoning maps. The study area includes approximately 5,250 acres in the unincorporated UGB and 3,221 acres in city currently, for a total of 8,471 acres. The planning area of parks, recreation and open space is shown on Figure 1.



0 5000' 10000'



SCALE 1"=5000'

**LEGEND**

----- STUDY AREA/ URBAN GROWTH BOUNDARY

# **CITY OF HERMISTON**

**PARKS AND RECREATION  
MASTER PLAN**

# **PLAN STUDY AND SERVICE AREA**

**FIGURE 1**

## **Population Characteristics**

The distribution of new residential development drives the community services facilities needs for 2007 to 2012. The 1997 HUES report identifies the population expected in designated UGB at 960 units by 2007. The capacity total of 16,368 households counted from 1997 forward has been used, based on the available land supply of 3,306 net acres in residential zoning within the UGB.

The city population is currently 15,027 in 2006 and will be around 15,700 in 2007, based on a density assignment for 50% in 3.5 du/acre conventional single family, 30% in duplex/apartments at 9.0 du/acre and 20% in manufactured homes (parks and individual lots). Overall, about 2,399 new residents were expected, mostly in annexation areas, during the period 1998-2007. The current land use and zoning plan indicates that considerably more residential units could be added to the lands outside current city limits, so the 2007 population forecast population figure was 13,449. There have been more than the anticipated 2,399 new residents and 960 new residential units established in Hermiston based on at least 194.6 acres of developed residential land, between (1998 and 2006).

+ The expected annual growth rate was 170 new units per year, based on 9 years for the period 1999-2007. The expected growth rate for 2008-2022 is 120 new residential units per year based on the past few years, to account for market cycles.

+ Most new residential developments near term are expected in the south east, south west, north west, north central and north east areas of Hermiston.

The conclusion for park planning purposes is an expectation of continued high demand for recreation uses at all existing sites. In addition, the annexation area residents are likely to demand the same ratio of parks and open space relative to numbers of people within standard distances of facilities as current residents of the incorporated city areas now enjoy.

## **Evaluation of Existing Parks, Open Space, Recreation & Community Service Facilities**

“Are there enough lands in Hermiston for public use?” Approximately 112 acres are under ownership and management of City of Hermiston, together with lands featuring public access lands controlled by other agencies totaling over 1,000 acres. (See tables 1, 2, 6 & 7)

**Table 1. Available Public Lands and Lands Zoned Public or Open Space, 2007**

<i>Ownership</i>	<i>Size</i>
City Owned Lands	112 Acres
BOR	230 Acres
Private Lands (OS)	30 Acres
Public Agency (PA)	700 Acres

**Table 2. Available Lands, 2007**

<i>Owner / Description</i>	<i>Size (acres)</i>	<i>Plan Designation</i>
City of Hermiston / Parks	112	Parks & Recreation
Private / Golf Course **	250	Recreation
Umatilla Fairgrounds	50	Recreation
Educational Facility Lands*	194	Public Lands for Recreation Use
Private Schools & Chandler	NA	Private Lands
Private Commercial	NA	Private Lands
Non-Profit Organizations	NA	Private Lands
Irrigation District Lands	63	Open Space – Public Ownership
Oregon State Parks **	100	Open Space – Public Ownership
US Fish & Wildlife**	300	Regional Recreation
USACOE / McNary Dam**	300	Regional Recreation

**Lands Inventory General Notes**

The lands inventory is based on reliable and current planning information by City of Hermiston Planning Department. The detailed site Lands/Sites/Facilities and Table 7 – Existing Federal, County, and Schools Lands. New primary data collection for land inventory (sizes of sites) was not performed as part of the 2008 -

category of open space, as part of the development process. There are no available measurements of exact sizes of each type of open space land in the city and UGB study. As

NA – Not Applicable or Not Available Information  
 \* - Includes the recreation portion of land owned by School District  
 \*\* - Areas adjacent to the City, not located within the UGB limits , within 10-15 minutes drive

2022 Plan effort.

**Open Space Lands**

Dedicated lands and Native Growth Protection Easements (NGPE) are types of resource lands which have become classified as public use, through the regulatory review and approval process. The Hermiston Comprehensive Plan maps define such critical lands as wetlands, frequently flooded areas, geological hazardous areas, landslide hazard areas, seismic areas, aquifer recharge areas, wildlife habitat areas, fish habitat areas, agricultural lands, mineral resource lands as well as ponds, streams, and creeks.

These lands are commonly called environmentally sensitive lands and/or critical area lands of concern to the land use plan.

Typically such lands are designated into the City of Hermiston Park Master Plan 2008-2022 - October 2007

privately owned lands available for development address the portions of critical lands during development approval process, there are two options for open space retention (dedication and NGPE). One option converts land from private to public ownership (dedication) and the other option (NGPE) generally keeps private land on tax roles at some diminished assessed valuation. While there are several variations for open space programs and options, the 2008- 2022 Park Master Plan relies on dedicated lands and NGPE as the two basic methods to define open space.

## **Dedicated Lands to the City**

When private land is platted and subdivided, portions of a site can be set aside as open space, converting the land from private to public ownership. Upon recording of plat or subdivision, the lands become immediately eligible as open space, which might eventually become city parks or trails. Generally, there is a natural feature or an adopted plan which is the major reason for the open space dedication. As an example, the requirement for dedicated lands may be a perimeter trail corridor around a planned unit development or a parcel within a subdivision property to coincide generally with the alignment of a cross city or regional adopted trail plan. The City of Hermiston must develop adequate criteria for open space dedications, to prevent dedication of “leftovers” which are not suitable for long term recreation and open space purposes.

## **Native Growth Protection Easements**

A Native Growth Protection Easement or Area (NGPE, NGPA) is an open space dedicated in easement form at the time of subdivision approval. The NGPE gives the private property owner full responsibility for tax payment. The private land owner retains ownership of the sensitive area, typically a vegetated slope, aquifer recharge area or wetland buffer, and dedicates the land using the NGPE form of ownership to allow public access and/or retention of a natural feature for a specified time period, usually in perpetuity, as a condition of approval. This type of open space adds to the city supply of open space and becomes the implementation mechanism for recognizing the long term environmental benefit of the portion of land set aside voluntarily. Under this definition of open space, private ownership is retained, and property value becomes reduced by the exact requirements of the NGPE description, creating a lower property tax basis.

## **Conservation Easements**

Typically a conservation easement is set up to protect native vegetation for wetlands or wildlife. Other easements could be developed for aquifer protection, aquifer recharge, steep slopes, stream buffers and flood zones similar to the easements described as NGPE above.

## Summary of Existing Parks, Open Space, Recreation and Community Facilities

The existing parks and facilities are listed on Table 6 with park name, development status and primary use (active, passive, or combination of uses). The facilities meet current needs and in some instances also have the capacity to accommodate non-resident and future city resident needs, for example.

### Plan Funding Strategy

In 1998, the City developed a basic strategy of funding sources for park, open space, trails and recreation facilities to include those sources unique to the type of project as well as sources available for general government agency use on municipal improvements. The strategy has been refined in 2006, based on success with implementing the strategy since 1999. Typically, City of Hermiston should try to rely on five to seven different sources, even though there may be more than ten programs available. The focus on 5-7 funding sources allows better funding award success, deeper knowledge of a few funding sources as well as certain administrative efficiencies for day to day operations. As a possible outcome of the 2008- 2022 Plan, the City of Hermiston might create an important funding source for parks, recreation, trails, open space, and recreation facilities – dedication and development guidelines.

Dedications could generate the local share of a funding match for grants. With dedicated lands, the city avoids the expense of acquisition from other sources of dedicated funds, which include the city general funds and activities fees for plan implementation.

*Refer to Appendix C for the description of potential funding sources.*

### Community Participation in 2006

The community participation process consists of the community needs assessment, community meetings led by the Hermiston Park and recreation committee review and approval of each identified major project. The Hermiston Park and recreation committee will assist the Planning Commission and City Council approvals. Currently, the Hermiston Park and recreation committee is active and meets regularly to guide the plan implementation. Following this process for individual site plan reviews, the overall plan will be presented and discussed at 2 advertised public meetings,

allowing significant opportunity for community participation.

### Community Needs Assessment

The 2006 Community Needs Assessment provides the basis for current use and projected recreation facility demand.

A validated random sample survey with 421 returns (4.7% at 95% level, 19 of 20 times) from households in Hermiston addressed outdoor, indoor recreation use and needs. The 1998 survey results are compared to the 2006 survey results below, to reflect the positive trends and outcomes of the adopted 1999 plan over an 8 year period of time.

### Facility Use

Over 90% of City residents used some type of City owned recreation facility, 80% of households in 2006, compared to 66% in 1998.

The largest and most developed sites are also the two most programmed and managed sites – Butte Park and McKenzie Park. Neighborhood parks were used by 46% of households in 2006 compared to 45% of households in 1998 indicating very good access and distribution of smaller park sites. School sites were used by 46% of households in 2006. The outdoor aquatic center located at Butte Park, which is the largest recent park facility completed, was used by 55% of households, which is very high. Riverfront Park site completed in 2005 was used by 37% of households, which is very high considering that the facility has only been open for one year prior to the survey.

The single biggest factor that made the most differences in park site use at several sites between 1998 and 2006 was the extent of facility upgrades and site improvements – where upgrades were made, the number households visiting parks went up dramatically.

## Facility Demand at Existing Sites

The relative demand for use of the twelve sites now owned and operated as city parks is as follows:

Site	% of Households
Butte Park	66%
Mckenzie	49%
Newport	46%
Highland	33%
Victory Square	29%
Belt	23
Hodge	21%
Sunset	16%
Northside	7%
Harrison	4%
Riverside	37%
Theatre Sports	19%

## New Facility Demand

The 2006 community survey measured demand for new facilities by direct questions and open ended comments. The top facility types requested include:

1. Walking, Jogging, Bicycle Trails – 63%
2. Teen Center – 41%
3. Amphitheatre – 33%
4. Open Space / Natural Area – 27%
5. Soccer field / Baseball / Softball -19%
6. Additional Parks – 11%

## Meeting Hermiston's Aquatic Needs

The aquatic center planning is a success story for Hermiston Parks & Recreation.

The 1998 community needs assessment indicated three (3) factors supporting an outdoor leisure pool for Hermiston, Oregon. First, there was broad support to replace the existing outdoor pool (77% of all city households' support). Second, the most popular season for pool use is summer (63% of all city households) compared to the second most popular season, winter (36% of all households). The preference for swim use in the spring and fall seasons range from 16% to 18% range. Third, the most popular program use desired by city residents in the 1998 survey is a family recreation activity at an aquatic facility.

Data from pool operations owned by other municipalities in the Pacific Northwest also provided support for the outdoor leisure pool approach. The outdoor leisure pools located in relatively small communities operate at excellent expense recovery ratios. The Hermiston Aquatic Center compares well with Moses Lake Family Aquatic Center with the expense recovery ratios ranging from 111% to 117% with 130,000 to 158,600 swims annually.

Other similar outdoor aquatic leisure pool facilities are located at Milton-Freewater and Pendleton, Oregon at a slightly smaller scale than the Moses Lake facility. The findings from the Community Needs Assessments in 1998 and 2006 showed very strong support for the Hermiston Aquatic Center, and specific improvements and facility upgrades are also planned beyond 2006.

The 1998 recommendation was based on three (3) reasons:

- 1) Outdoor leisure pools are proven to be self-supporting, at or close to 100% expense recovery in Eastern Oregon and Washington;
- 2) City of Hermiston did not have an identified source of funding for the size of the annual operating expense shortfall created by an indoor aquatic center; and
- 3) City of Hermiston did not expect the population size or swim rates to support a large indoor leisure pool such as North Clackamas Aquatic Center located in the Portland area. (Large indoor leisure pools in dense areas tend to recover expenses better than small indoor leisure pools in small communities.)

Looking back in 2006, the 1998 recommendation for an outdoor aquatic center is considered a very successful community planning effort to meet recreation needs.



## Aquatic Facility Programming

Since 1999, the out dated outdoor swimming pool at the high school site was replaced by the new outdoor aquatic center at Butte Park. In 1998, most residents desired a summer use facility (63%); nearly a two to one margin over the winter season (36%), an outdoor aquatic facility meets most of the demand from the most number of households. In another question, 28% of all households reported use of the old outdoor pool in its last year of operation, which was now closed by the Hermiston School District. The Hermiston Aquatic Center program features were ranked in priority in 1998 survey:

- Fun/recreation swimming – 66%
- Fitness Programs – 46%
- Lap Swimming – 34%
- Swimming Lessons – 34%
- Physical Therapy – 30%

In 1998, most residents also preferred to see a new pool located adjacent to picnic and outdoor play areas, compared to other indoor meetings rooms, game rooms, or arts and crafts facilities. Overall, the City of Hermiston successfully identified the need for a new aquatic facility compared to other proposals (indoor type), then placed the outdoor family leisure pool in service as the most suitable type of aquatic facility for the Hermiston, based on program demand and finance considerations.

## Outdoor Event Center Program

Similar to the successful outdoor aquatic center planning during 1998, the outdoor event center planning process benefited from the 2006 community assessment. The proposed outdoor event center project appears to be very well supported. Most residents desire an event facility (76%). An outdoor event center meets most of the reported facility demand from the most number of households. In another question, 92% of all households report they would use the outdoor event center at least once a year, with 49% using the site 3 or more times per year. The preferred program features of a new project ranked in priority from the 2006 survey are:

- Concerts – 84%
- Musical Performances – 79%
- Dance Events – 42%

Most residents also prefer to see a new center located adjacent to picnic and outdoor play areas, compared to other indoor meetings rooms or arts and crafts facilities. Although the City of Hermiston has identified a need for a new outdoor event center facility in prior planning studies and has reviewed event operation managers, the 2006 survey and this report now establishes the outdoor event center as the most

suitable type of major facility for the Hermiston Park Master Plan, based on program demand and finance considerations.

## The Master Plan – A Balanced Approach

The Hermiston Park Master Plan 2008 – 2022 can be described as a continuation of an established direction towards a balanced system. There is a solid tradition of maintaining high quality parks, recreation, trails, open space, and recreation facilities. The planning process is responsive to community participation, allowing residents to verify that each specific improvement fits each neighborhood as well as allowing for minor adjustments.

### City Council Review and Approval

The Hermiston City Council will hold a public hearing and adopt the Park Master Plan in early 2008, along with review of the system development fee ordinance. The final plan and final ordinance is expected to be adopted in 2008. The individual project reviews of planned projects took place during 2006 and early 2007.

## Facility Need & Demand

There are several acceptable methods of estimating need and demand for community services facilities. The range of methods include use of national standards, historic participation rates, rates of actual use of facilities projected for future population, and community assessment of perceived needs and demands. The method selected is the application of selected standard population ratios to activities and facility categories. However, the plan results will undergo a series of community participation reviews, as part of the formal adoption process.

## Level of Service, Demand Identification Methods

Level of service (LOS) is one method of defining demand, since future facility demand can be defined by one of several different ways. Methods include use of national standards or local standards, use of activity participation rates through historical records or averages, which vary from activity to activity and community to community, or results of community surveys of what type of facilities the community wants. The 2008 - 2022 plan uses establishment of **population based ratios** for establishing current and planned levels of service for each category of facility. The community survey is used to

determine the mix of facilities and the priority of projects for funding.

The national standards were used previously for the 1984 and 1998 planning efforts for City of Hermiston park plans. The national standards are worthwhile for long term community goals, while level of service standards are useful for supporting impact fee rates (system development charges). Many cities in western Oregon have moved toward establishment of local level of service standards based on population ratios, because national standards were not realistic levels which could be implemented by local funding.

As a direct result of meeting requirements for realistic capital improvement plans, many cities have had to change, in most cases, to lower the target ratios of acres per population. The higher ratios in the city comprehensive park and recreation plans were typically based on National Recreation and Park Association (NRPA) standards.

The NRPA standards still apply to specific facility distribution and location. For example, a neighborhood park service area serves a ¼ to ½ mile radius. The 2008 - 2022 Plan retains the new standards put in place in 1999 for existing and proposed facilities. The 2008-2022 Plan also uses a consistent and uniform planning approach for each facility type, with the year 1999 established as the level of service measurement for new development impacts. In 2006, the application of standards by Hermiston has resulted in a very impressive overall parks system. There are 112 acres (7.22 acres / 1000 residents) in the City of Hermiston in the year 2006, very close to the year 2022 plan goal of 10.65 acres / 1000.

New parks, recreation, trails and open space lands are needed for three (3) reasons:

- Meet deficits in existing levels of service for existing areas,
- Meet planned levels of service for new development areas, and;
- Address slight increases in levels of service standards (1999 to 2012)

The planned parks, open space, recreation, trails facilities are listed on Table 3.a with park name, development status and primary use (active, passive, or combination of uses). The proposed facilities are sized and programmed to meet current and future needs, to the proposed levels of service standards on Table 4. for anticipated population size by year 2012.

Projects listed on Table 3.b. add new capacity and new use. The planned level of service standards for each facility or site type is shown on Table 4 and compared to other standards on Table 8.

The largest facility cost eligible for the system development charge program is the outdoor aquatic facility. City intends to collect SDC fees from new residential development for the new outdoor aquatic facility, because some capacity for new development was included in facility sizing. The outdoor pool capacity for LOS and SDC is based on a maximum bather load based on the overall number of city residents. The facility is reflecting the current portion of maximum capacity is used at 87.21% at end of year 2006.

Thus, the remaining capacity available for new residents is 12.79% (2,261 residents / 17,671 residents = 12.79%), based on 2,261 new residents expected to be added between year 2007 and 2012.

A second outdoor aquatic facility or a pool addition is not needed thru the year 2022. The City can start planning for a second aquatic facility when the primary population service area of the outdoor aquatic pool (number of residents inside city limits) approaches 25,000 population.

For future plan updates, the City intends to make revised capacity facility calculations, because it is possible that frequency of visits per resident (swims per capita) could change over time.

### **Section 3. Trails Plan**

**Overall Emphasis:** Home to School.

The overall emphasis of the trails plan is to provide safe connection between homes, schools and recreation facilities for daily regular use by school age children. This overall emphasis is policy driven at the state and local level.

#### **Bicycle/Pedestrian Facility Planning**

Statewide studies indicate that most bicycle travel (92% of trips) occurs within 5 miles of the home. Most pedestrian travel (73% of trips) occurs within 1-2 miles of the home. Local paths and sidewalks within the UGB would meet most local needs and experience most heavy use. Sidewalks are included in the public works transportation plan. Pathways are included in this plan for recreational, leisure, visitor, and commuter uses. The planning enablement for recreational and scenic corridor type trail is provided under three (3) planning documents and authorizations:

**TEA Section 1025** – requires the state plan to include bicycle and walking in the state transportation system. The SAFE TEA program and predecessors (ISTEA and TEA-21 programs), include one or more sections with the basic requirements to adopt a local non-motorized transportation plan to make cities eligible as applicants for federal project funding.

#### **Master Bicycle Trail Plan, 1988**

The plan identifies specific trail and corridor routes which integrate most heavily used bicycle destinations throughout the city. The major designated bicycle routes with dedicated bicycle lanes on streets are:

- NW 11<sup>th</sup> Street
- E. Highland Avenue
- E. Gladys Avenue
- NE 4<sup>th</sup> Street
- Elm Avenue
- 10<sup>th</sup> Street

Minor routes require bicycles to share the street with vehicles.

#### **Trail Plan for 2008- 2022**

The plan for the next 6 years includes acquisition and development of a riverfront trail and several road corridors for paved trails throughout the UGB study area. The overall goal of the trail plan is to connect park and recreation sites into an integrated system of open space and recreation sites throughout the city. The trail map Figure 5 reflects the bicycle lanes on streets as well as the trail corridors.

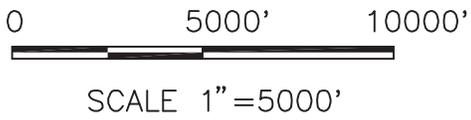
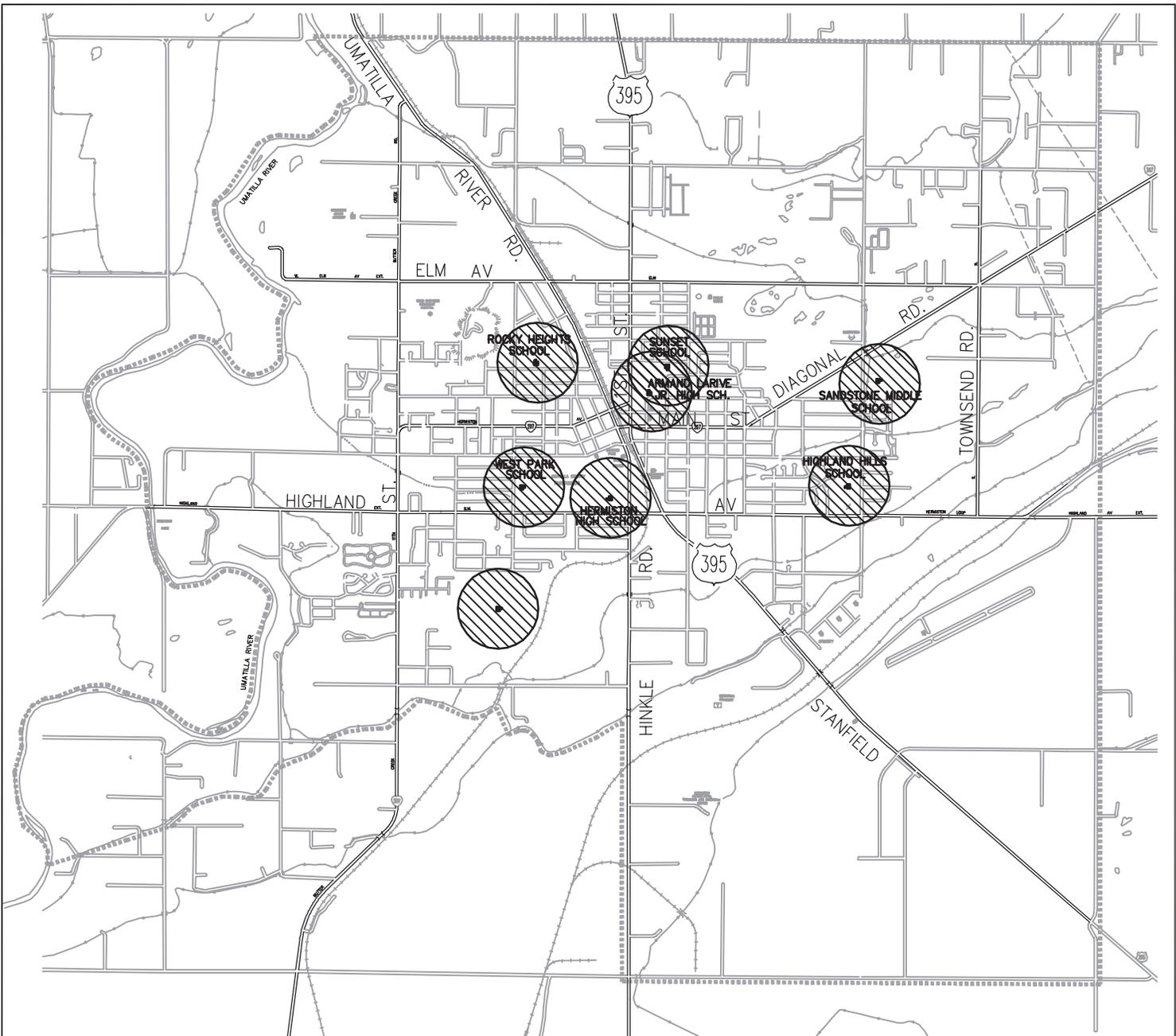
The Hermiston trail plan 2008 - 2022 identifies the 2.1 mile riverfront trail corridor in the southwest area along the Umatilla River, north from Riverfront / Steelhead Park site to the Outdoor Event Center site as a top priority project.

The proposed Umatilla Riverfront Trail project would add 2.1 miles of trails. (See Table 3.a., 3.b and project PR-13 in Appendix B)

The irrigation district lands, including open channels, and rail corridors are long term trail corridor possibilities. A Theatre Lane/Elm Street connector trail or bike lane along roadway is a high priority project which would allow west recreation area to be connected to eastside residential development. These three projects would connect major city and county recreation facilities and sites with commercial and residential land uses.

Street bike lanes are planned for several streets within the UGB. These improvements are important projects to complete as funding becomes available. These projects are best scheduled with planned roadway resurfacing and utility projects for the streets shown on the trail plan. The Trail Plan is shown on Figure 5.

A long range plan for a trail corridor from Hermiston to McNary Dam site has been addressed by the greater Hermiston Chamber of Commerce. The Umatilla River Corridor Trail Report was prepared and discussions continue among the City of Hermiston and Umatilla, Umatilla County and the Union Pacific Railroad on how best to implement a 6+ mile rails-to-trails “greenway” plan. The Com Cor sponsored Highway 395 trail located in downtown Hermiston is an early action demonstration project for this overall concept.



**LEGEND**

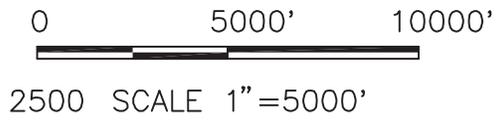
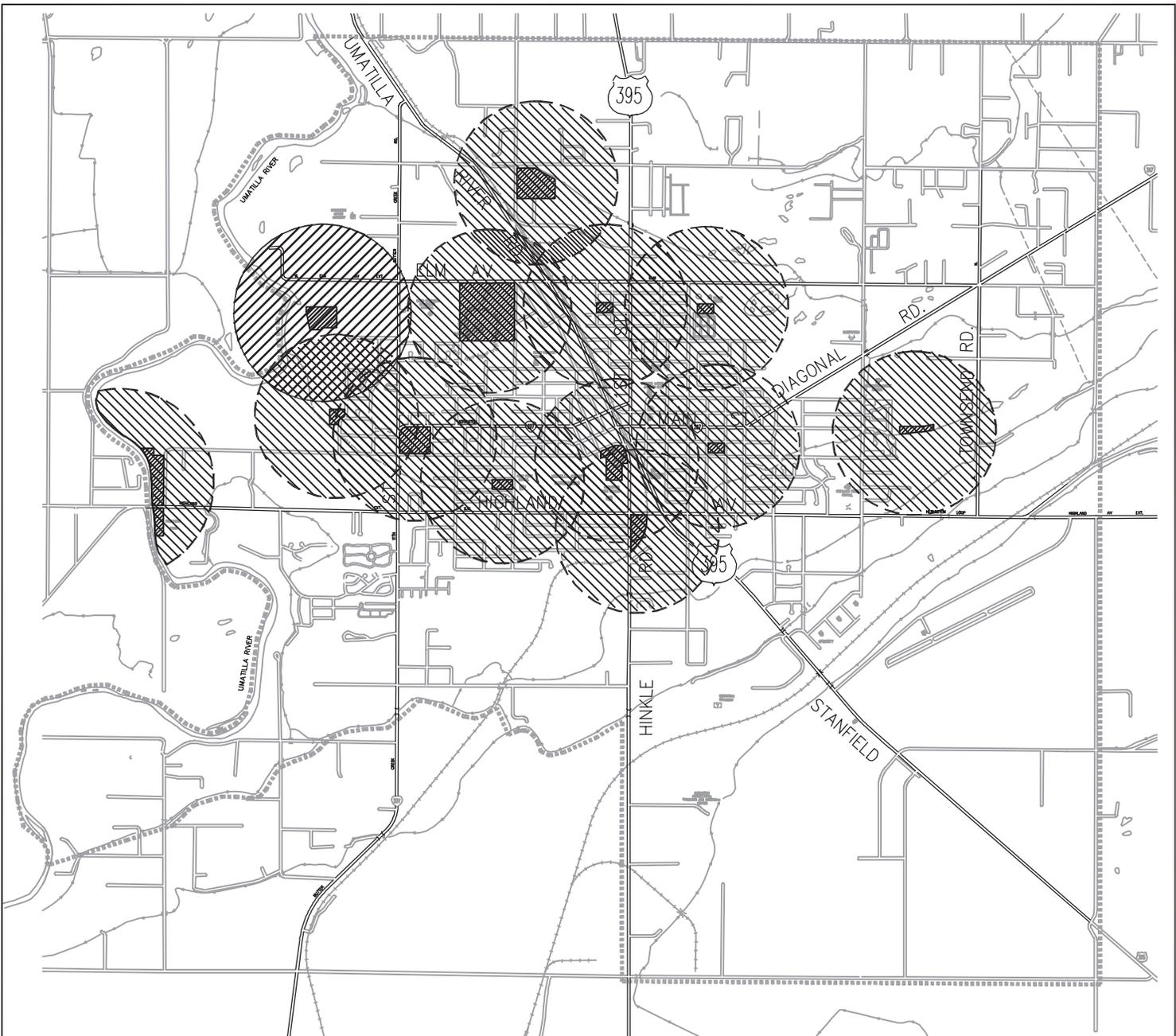
- STUDY AREA/ URBAN GROWTH BOUNDARY
- EXISTING SCHOOLS (1/2 MILE RADIUS)

# **CITY OF HERMISTON**

**PARKS AND RECREATION  
MASTER PLAN**

# **RECREATION OPPORTUNITY AT SCHOOL SITES**

**FIGURE 2**



**LEGEND**

-  STUDY AREA/ URBAN GROWTH BOUNDARY
-  EXISTING PARK FACILITIES (1 MILE RADIUS)
-  EXISTING PARK SITE (TO BE DEVELOPED)

# **CITY OF HERMISTON**

**PARKS AND RECREATION  
MASTER PLAN**

# **EXISTING PARK PLAN**

**FIGURE 3**



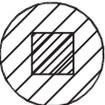
0 5000' 10000'



SCALE 1"=5000'

NOTE: SPECIFIC SITE FOR PR-18 HAS NOT BEEN LOCATED.

**LEGEND**

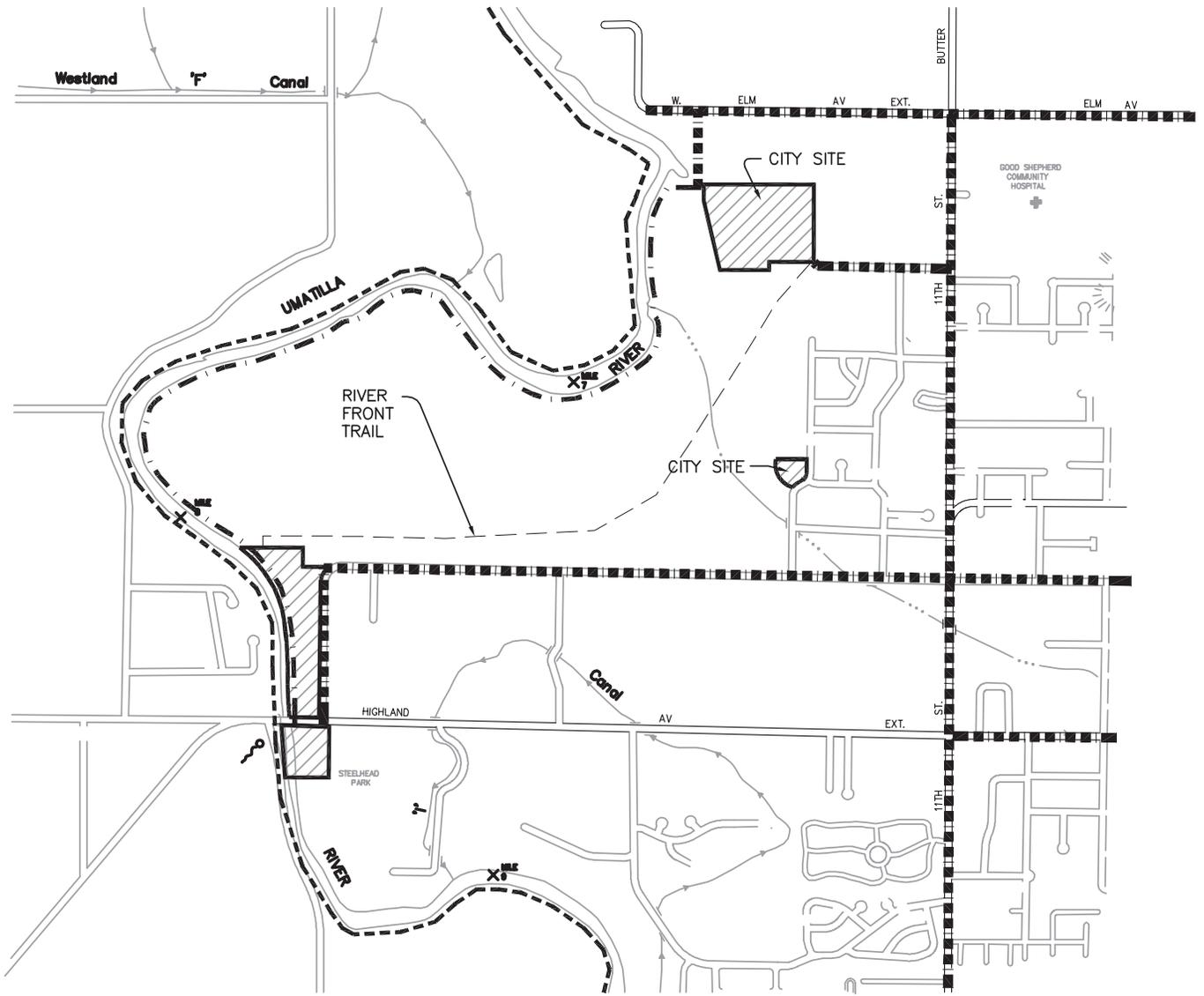
-  STUDY AREA/ URBAN GROWTH BOUNDARY
-  FUTURE NEIGHBORHOOD PARKS (1/2 MILE RADIUS)
-  FUTURE COMMUNITY PARKS (1 MILE RADIUS)

# CITY OF HERMISTON

PARKS AND RECREATION  
MASTER PLAN

# FUTURE PARKS

FIGURE 4

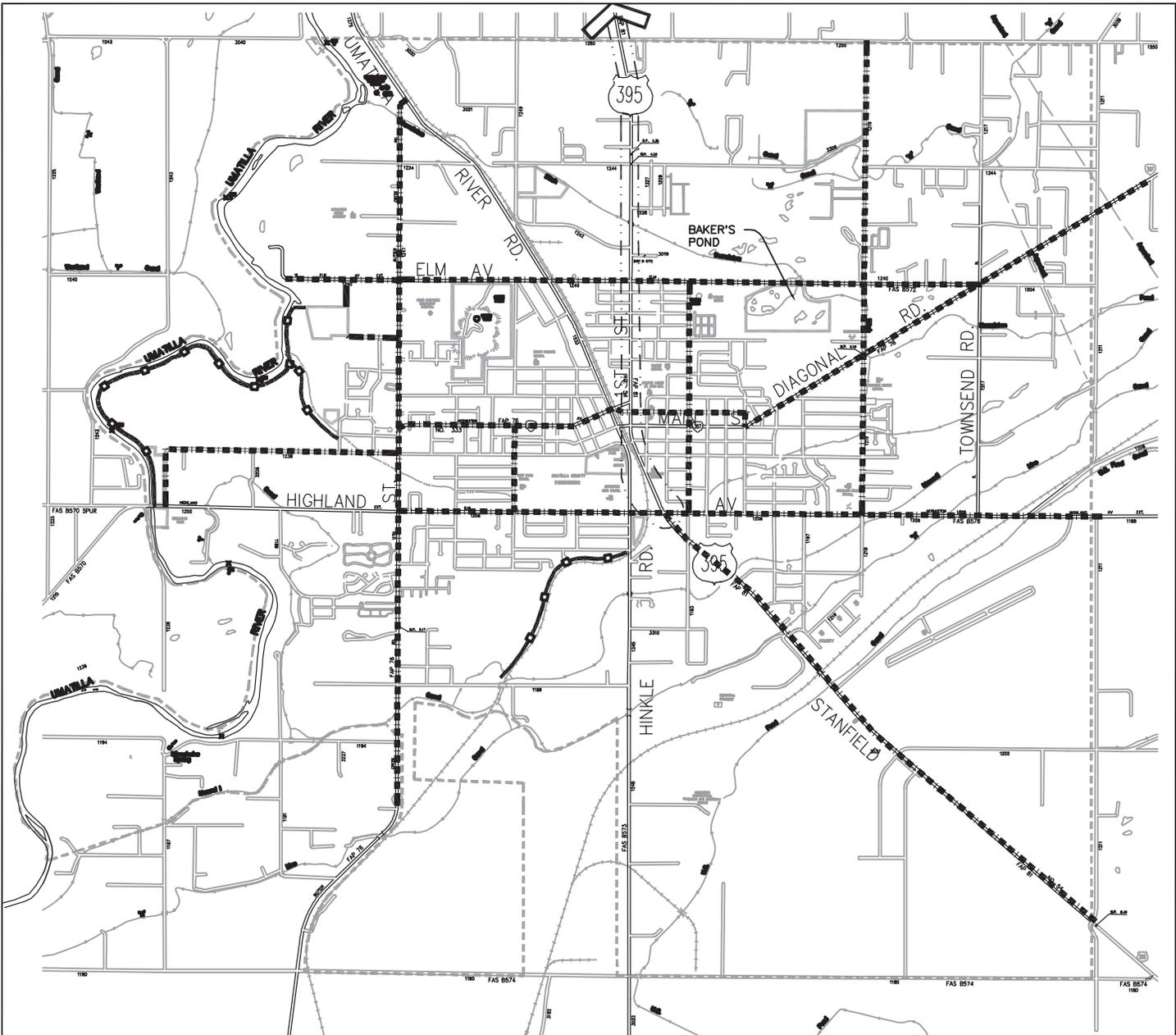


0 1000' 2000' 4000'  
 SCALE 1"=2000' 1/26/99

LEGEND	
-----	STUDY AREA/ URBAN GROWTH BOUNDARY
- - - - -	EXISTING ROAD
■ ■ ■ ■ ■	DESIGNATED BICYCLE STREET

**CITY OF HERMISTON**  
 PARKS AND RECREATION  
 MASTER PLAN

**EXISTING RIVERFRONT TRAIL PLAN**  
 FIGURE 5



0 5000' 10000'  
 SCALE 1" = 5000'

**LEGEND**

- STUDY AREA/ URBAN GROWTH BOUNDARY
- DESIGNATED TRAIL
- - - - - DESIGNATED BICYCLE STREET
- COM COR

# CITY OF HERMISTON

PARKS AND RECREATION  
 MASTER PLAN

# CITY TRAIL

MAP  
 FIGURE 6



## **Bibliography**

Comprehensive Plan, Section III, City of Hermiston, Adopted July 9, 1984 (dated August, 1983), as amended through Ord. 2123 July 24, 2006

Growth Impact Study – Western Umatilla County, HUES Committee, 1997

Level of Service Standards, Municipal Research & Services Center, September, 1994

Master Bicycle Plan, City of Hermiston, 1988

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Union Pacific Railroad Corridor Trail Plan, August, 2001

**Table 3.a. List of City of Hermiston Park, Open Space & Recreation Planned Facilities/Sites/Projects, 2008-2022**

Facility Ref. No.	Name of Site/Facility	Size acres/SF	Plan & Design Cost (\$)	Develop Cost (\$)	Acquisition Cost
PR-01	Butte Park	47	\$5,000	\$20,000	\$ -0-
PR-02	McKenzie Park	5	\$9,000	\$235,250	\$
PR-03	Newport Park	2.6	\$5,000	\$55,000	\$
PR-04	Victory Square Park	5.11	\$15,000	\$150,000	\$
PR-05	Belt Park	1.5	\$5,000	\$32,400	\$
PR-06	Hodge Park	1.5	\$-0-	\$-0-	\$
PR-07	Sunset Park	0.5	\$-0-	\$-0-	\$
PR-08	Northside Park	0.5	\$-0-	\$-0-	\$
PR-09	East Theater Lane Site	15.0	\$30,000	\$300,000	\$200,000
PR-10	Theater Sports Park	1	\$7,500	\$75,000	\$-0-
PR-11	Outdoor Event Center	12.2	\$90,000	\$1,270,379	\$-0-
PR-12	Harrison Park	2.6	\$5,000	\$95,000	\$-0-
PR-13A	Umatilla Riverfront Trail Site Planning & Acq.	230	\$60,000	\$-0-	\$-0-
PR-13B	Umatilla Riverfront Trail Dev.	2.1 miles	\$5,000	\$263,000	\$-0-
PR-15	SW 9 <sup>TH</sup> Street Dedication	5.0	\$5,000	\$350,000	\$200,000
PR-16	Future NE Area Park	5.0	\$25,000	\$-0-	\$200,000
PR-17	Future NW Area Park(Punkin Ridge)	0.91	\$-0-	\$125,000	\$-0-
PR-19	Baker Pond Site Acq./Dev.	20	\$42,000	\$200,000	\$800,000
PR-20	SE Area Park (Highland)	3	\$25,000	\$125,000	\$-0-
SK-1	Skate Facility – Future Phase	1.0	\$5,000	\$35,000-	\$-0-
PR-21	Riverfront Park	16.7	\$-0-	\$35,000	\$-0-
PR-22	Umatilla Water Trail	2.6	\$-0-	\$25,000	\$-0-
<b>Totals *</b>			\$338,500	\$3,391,029	\$1,400,000

- 2006 Dollars (except Outdoor Event Center, escalated to 2007)

**Table 3.b. Basis for System Development Charges, 2008-2022**

<u>Facility Ref.</u>	<u>Site/Facility</u>	<u>SDC-Eligible Items</u>	<u>Acquisition cost</u>	<u>Capital Cost + Plan &amp; Design</u>	<u>Balance Year 2023+</u>	<u>Comments / Notes</u>
PR-01	Butte Park Trail, Trailhead, etc.	trail & parking water feature, paved path	\$-0-	\$ 100,907	\$-0-	Existing site, developed
PR-03	Newport Park	500LF	\$-0-	\$ 30,000	\$-0-	Approx.0.6 acres of new capacity /use
PR-05	Belt Park	trail	\$-0-	\$ 37,400	\$-0-	Adds new capacity (700LF path) .
PR-09	East Theater Lane	all	\$200,000	\$ 330,000	\$-0-	Not yet acquired
PR-10	Theatre Sports Park Site	Lighting 1 field	\$-0-	\$ 82,500	\$-0-	Existing site, developed
PR-11	Outdoor Event Site	all	\$-0-	\$ 1,360,379	\$-0-	Existing site, undeveloped
PR-12	Harrison Park	all	\$-0-	\$ 101,000	\$-0-	Existing site, undeveloped
PR-13	Umatilla Riverfront Trail Corridor	all	\$-0-	\$ 328,000	\$-0-	Alt C trail route on 230-acre BOR site
PR-15	SW 9th St. Ded.	all	\$200,000	\$ 355,000	\$-0-	Option 1 for 5-acre site
PR-16	NE Park	all	\$200,000	\$ 150,000	\$-0-	New site not yet developed
PR-17	NW Park (Punkin Ridge)	all	\$-0-	\$-0-	\$-0-	Land donated, already developed.
PR-18	SW Park	all	\$-0-	\$-0-	\$350,000	New site not yet developed
PR-19	Bakers Pond Site	all	\$800,000	\$ 242,000	\$-0-	New site not yet developed
PR-20	SE Area Park (Highland)	all	\$-0-	\$ 145,000	\$-0-	Land donated, not yet developed.
SK-01	Skate Facility	Skate Court	\$-0-	\$ 40,000	\$-0-	New court facility on existing site
PR-21	Riverfront Park	Boat Ramp	\$-0-	\$ 35,000	\$-0-	Boat ramp feature
PR-22	Umatilla Water Trail	all	\$-0-	\$ 25,000	\$-0-	Existing site, undeveloped
<b>Totals</b>			\$1,400,000	\$ 3,362,186	\$350,000	

#### Table 4 – Planned Level of Service Standards

As a summary, for comparison, the changes in levels of service proposed for the year 1988, 1999 and the year 2022, by category of community facility, are shown:

Facility	1988 Plan*	1999 Ex. LOS	2007 Plan LOS for 2022
Parks	13 ac./1000	10.66 ac./1000	11 ac./1000
Trails	.5 mile/1000	.5 mile/1000	.36 mile/1000
Open Space	NA	.027 ac./1000	7.67 ac./1000
Public Lands	NA	14.62 ac./1000	11.52 ac./1000
Community Center	1/25000	755 SF/1000	1000 SF/1000
Outdoor Pool	NA	409 SF/1000	665 SF/1000
Library	NA	262 SF/1000	262 SF/1000
Tennis Courts	1/2000	.5/1000	.5/1000
Softball/Baseball	1/4000	.25/1000	.25/1000
Soccer	1/4000	.25/1000	.25/1000
Playground	NA	1/1000	1/1000
Overall **	NA	7.22 Acres / 1000	

- -Standards established in the 1988 plan were not called level of service. The 1988 Plan adopted the standards set in the 1984 plan. Some 1988 plan standards were never met, for example, trails, although the level of service standard is still applicable.
- \*\* In the year 2006, 112 acres existing parks = 7.22 Acres / 1000 based on 15,500 population. Actual population in year 2006 was 15,410.

**Table 5 – City Resident / Non-Resident Use**

Each major facility has been analyzed to determine the current city resident use compared to total facility use. Taxes from city resident fund city facilities, so non city resident (Umatilla County, nearby cities and visitors) use must be taken into consideration. The city resident use rates below will apply for planning purposes for the period 2006 - 2022.

Facility	Total Use	City resident	Non resident
Parks (all types)	90% of Households	85%	15%
Trails	65% of Households	80%	20%
Open Space	NA	90%	10%
Public Lands	NA	40%	60%
Community Center	NA	54%	46%
Outdoor Pool**	50,000 swims	54%	46%
Library	100,000 visits	54%	46%
Tennis Court	NA	60%	40%
Softball/Baseball	1,000 players	80%	20%
Soccer	1,300 players	80%	20%
Playground	NA	80%	20%

NA – Information Not Available

\*\* - outdoor pool was removed from service by Hermiston School District in 1999, the Outdoor Aquatic Center opened in 2002.

**Table 6. Existing Park, Open Space, & Recreation Facilities, Trails & Sites, 2007**

Facility Ref.	Name of Site / Facility	Size (acres, SF)	Status	Program
PR-01	Butte Park / Funland / Sprayground	47	In Use	Active
PR-02	McKenzie Park	5	In Use	Active
PR-03	Newport Park	2.6	In Use	Active
PR-04	Victory Square Park	5.11	In Use	Active
PR-05	Belt Park	1.5	In Use	Passive
PR-06	Hodge Park	1.5	In Use	Active
PR-07	Sunset Park	0.5	In Use	Active
PR-08	Northside Park	0.5	Undeveloped	Active
PR-09	East Theater Lane Site	3.0	Undeveloped	Active
PR-10	Theatre Sports Park Site	12.96	In Use	Active
PR-11	Outdoor Event Site	12.2	Undeveloped	Passive
PR-12	Harrison Park	2.6	Undeveloped	Passive
PR-13	Umatilla Riverfront	2.1 miles	Undeveloped	Passive / Trail
PR-15	SW 9 <sup>th</sup> Street Dedication	20	Undeveloped	Active
PR-16	NE Park	5	Undeveloped	Active
PR-17	NW Park (Punkin Ridge)	0.91	Undeveloped	Passive
PR-18	SW Park	5	Undeveloped	Passive
PR-19	Bakers Pond Site	20	Undeveloped	Passive
PR-20	SE Area Park (Highland)	3.9	Undeveloped	Passive
PR-21	Riverfront Park	16.7	In Use	Passive
PR-22	Umatilla Water Trail	2.6	In Use	Passive / Trail
AQ-1	Family Aquatic Center	11,750 SF	In Use	Facility
CC-1	Community Recreation Center	20,000 SF	In Use	Facility
TR-01	Diagonal Road Trail	1.0 mile	Undeveloped	Trail
TR-02	Butte Park Trail (See PR-01)	0.5 mile	Undeveloped	Trail

TR-03	Belt Park Trail (See PR-05)	0.25 mile	Undeveloped	Trail
TR-04	Hwy. 395 Trail / Com Cor	1.0 miles	In Use	Trail

**Table 7. Existing School, State, County & Federal Recreation Facilities/Sites, 2007**

Facility Ref.	Name of Site / Facility (Owner)	Size (acres)	Status	Program or Uses
ED-01	Highland Hills Elementary	2.0	In Use	Playground, play area
ED-02	West Park Elementary	2.0	In Use	2 playgrounds 4 tennis 2 turf soccer
ED-03	Sunset/Armand Larvive	3.0	In Use	Playground, field, covered Play area
ED-04	Rocky Heights Elementary	2.0	In Use	Playground, field, 2 softball, 2 soccer
ED-05	Hermiston High School	3.0	In Use	1 lighted softball/baseball, lighted football stadium, 2 tennis, children's play area, restroom
ED-06	Middle School Sites (2)	15.0	In Use	Play area, sport field, tennis courts
UC-01	Fairgrounds	30	In Use	Arena, show buildings, Parking concessions, paddocks
UC-02	Steelhead Park ODFW	6.1	In Use	River access, ramp, parking
US-01	McNary Dam Day Use Area (US Army Corps of Engineers)	0.0	In Use	Playground, restrooms, picnic shelters, parking, overlooks, marina
ED-07	Desert View Elementary	10.0	In Use	Playground & Open space
BOR	Bureau of Land Management	230	Vacant	Riverfront Site

**Table 8. Selected Comparable Recreation Facilities Standards**

Category	Facility Standards for PNW Cities *	NRPA Standard	Hermiston Plan 2022 Standard
Community Park	.6-15 acres/1000	5-8 acres/1000	5 acres/1000
Neighborhood Park	.4-6 acres/1000	1-2 acres/1000	5 acres/1000
Other Parks	Varies	5-10 acres/1000	1.0 acre/1000
All Types Parks #	5-19 acres/1000	15-20 acres/1000	11 acres/1000
Open Space****	1.8-3.7 /1000	2.3-4.7 acres/1000	7.67acres/1000
Public Lands	NA	NA	11.52 acres/1000
Trails	.1-.42 mile/1000	.25-.5 mile/1000	.25 mile/1000
Community Centers+	20-1200 SF/1000	NA	1000 SF/1000
Outdoor Pool**	Varies	NA	665 SF/1000
Tennis Courts***	1/1300-3300	1/2000	.5/1000
Softball Fields	1/2060-4760	1/3000-5000	.25/1000
Soccer Fields	1/2560-5000	1/500-2500	.25/1000
Playground	Varies	1/500-2500	1/1000

\*- existing ratios, not adopted standards

\*\* - based on pool water surface 11,750 square feet

\*\*\* - includes indoor and outdoor tennis courts

\*\*\*\* - NRPA calls for 5%-10% of 3,221-8,471 acres which is the size of Hermiston UGB, which translates to 262-525 acres or 2.3-4.7 acres/1000

NA – Not available or no established standard

+ - Assumes 2 facilities by year 2022 – Existing Community Center plus proposed Outdoor Event Center pavilion

# - Oregon State Parks recommends 10 acres/1000 population for cities.

## Appendix A – Goals & Objectives

There are four (4) major policies (#7, 10, 16, & 32) in the 1999 City of Hermiston Comprehensive Plan, Section III, which establish the goals and objectives of the Hermiston Park Master Plan, 2008 - 2022:

*7. The City of Hermiston will protect natural resources to maximum degree possible.*

The Open Space (OS) designation has been adopted to apply to 100 year floodplain, the wetlands area in the northeast portion of Hermiston, which prohibits all but agricultural and recreational activity.

*10. The City of Hermiston will cooperate with private interests to identify and protect historic resources and preserve the community's historic character.*

The cultural and educational benefits of are implemented by facilitation of additional outdoor displays, such as the sitting of the first locomotive snowplow in the region and historic irrigation canal digging equipment.

*16. The City of Hermiston will acquire and develop additional parks and recreational facilities throughout the community and preserve open space city-owned land which possesses recreational, scenic, and other environmental qualities or is subject to natural hazards.*

The following implementation action steps are:

- + Identification, acquisition and development of additional parks to insure compliance with the State of Oregon recommended park land/population ratio, through use of a capital improvements plan to prepare an orderly program for acquisition and development.
- + Participation in planning new school facilities to insure community recreation facilities such as tennis courts, playing fields, running tracks and playground equipment, if necessary including financing.
- + Collaborate with school district to provide after school and summer recreation activities.
- + Explore feasibility of constructing pedestrian and bicycle facilities along the bank of the Umatilla River.

*32. The City of Hermiston will encourage and facilitate the provision of alternative transportation modes and facilities to reduce congestion and air pollution and improve recreational opportunities. Provision of transportation to the disabled and elderly is a high priority.*

The following implementation action steps are:

- + Density bonus is available to residential planned developments with bicycle paths.
- + May explore possible locations for additional bicycle paths, including the east bank of the Umatilla river, including possible sources of funding for these facilities.
- + May improve bicycle and pedestrian access to central business district and fairgrounds by means of the capital improvements plan.

For more detail and information on the above policies, please refer to the Comprehensive Plan Section III, adopted under Ordinances 1505, 1520, & 1775.

For detail on how each policy is implemented, please refer to the text of the Hermiston Park Master Plan report, pages 1-16 as well as Appendix B & C.

## **Appendix B – Plans & Descriptions of Projects**

The plans and descriptions which follow this page have been prepared to reflect proposed capital improvements which implement the Hermiston Park Master Plan, 2008-2022, based on best available information during 2006.

The list of projects is a recommendation, and the City Council will decide approval of each project, including phasing, budget, and exact project limits on a year by year basis. Each project and/or site is provided for use by City Council for annual budget preparation.

The Appendix B information is considered part of the comprehensive plan, rather than a project management plan or capital improvement plan for each project and/or site. The reader of this report should verify the latest approved information with the City Manager or Parks & Recreation Director, which may supersede the pages which follow this page in Appendix B.

**CFP #: PR-01**

**Site:** Butte Park

**PROJECT NAME:** Butte Park Trail, Trailhead & Site Improvements

**PROJECT SCOPE/DESCRIPTION:** Slope area trail with vegetation management and trailhead signage with trail map.

**Services Needed:** Project management, construction administration, conversion of existing topographic survey and as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services.

**PROJECT JUSTIFICATION:** Residents enjoy the sports fields, sprayground and play structure at this location. The site has been developed with 2 full size soccer fields and 2 short (youth practice) soccer fields along the west perimeter of the site. A paved 8' wide looped path around the rectangular site would enable walking and running in relatively flat terrain as well as unstructured roller skating and in line skating uses. This site serves as a neighborhood park for the west side as well as a regional site for the Butte trail and play field use, so parking demand is expected to require 52 spaces total.

Frontage improvements are designed to meet public works street standards for property frontage improvements along the east side of the site. The parking turnaround in SE corner of existing parking is eliminated, replaced with a drive thru looped access drive serving 22 space new parking spaces. The site will serve as the east end trailhead and parking for the redefined Butte trail corridor along the side of the butte rock feature.

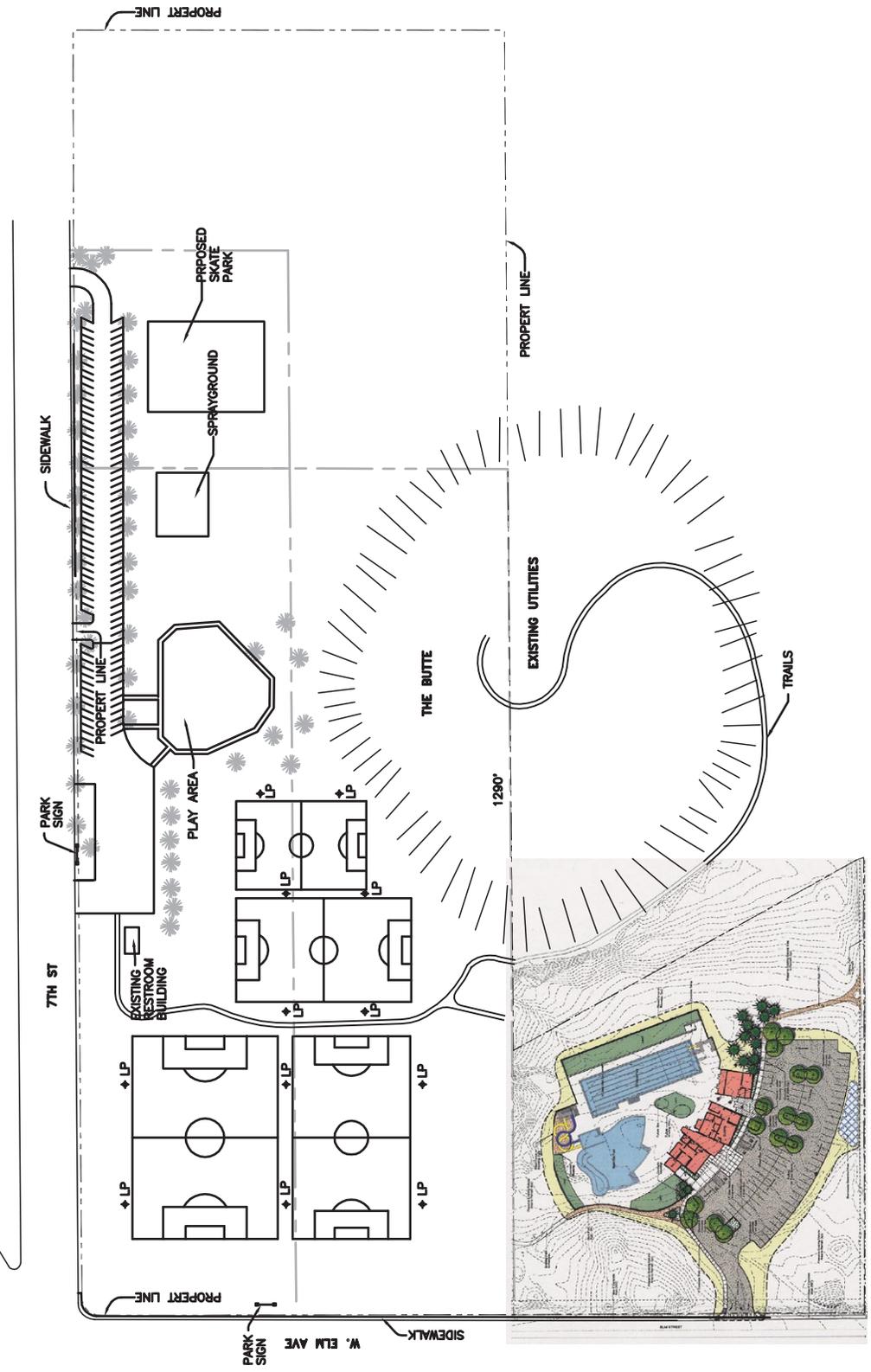
**IMPACTS :** Increase in impervious surface cover to the site (approximately 18,000 SF) would require drainage plan review.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$20,000	\$15,000	\$5,000	-----	-----	-----	-----
<b>Maintain</b>	\$7,500	\$500	\$500	\$500	\$500	\$500	\$500
<b>Totals</b>	\$27,500	\$15,500	\$5,500	\$500	\$500	\$500	\$500

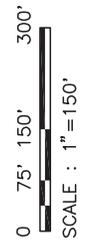
**Needs:** The site is the most favorite park according to the survey sample. The site is the most frequently visited community park with 66% of 421 households reporting they use the site.

STOCKTON ST.



**LEGEND**

---	PROPERTY LINE
---	STREET
---	SIDEWALK
---	TRAIL/ PATH



# BUTTE PARK

**CITY OF HERMISTON**  
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7/2008

**CFP # : SK-01**

**Site :** Butte Park

**PROJECT NAME:** Skate Court at Butte Park

**PROJECT SCOPE / DESCRIPTION :** Development of skate court features at Butte Park.

**Services Needed:** Landscape architecture (specialized design services in skate courts) and construction phase project management.

**PROJECT JUSTIFICATION :** The McKenzie Park skate court was used by 15% residents (households) in 1998, developed as part of a civic volunteer project. Another skate court of approximately 4,000 SF at Butte Park is planned. A community involvement design process is recommended to involve skate court users for review of proposed additional facility, because the sport is emerging and needs may be locally changing as a result of using the first phase facility. The McKenzie Park facility required a retrofit of features for more durability or challenge. The Butte Park facility will include a range of ramps, jumps and features including accessibility to new features, for a variety of skill and ability levels (beginner, intermediate, advanced). Provisions for inline skates and skateboards should be included. The community meetings held in 1998 confirms that there is a need to meet new capacity, as the city develops and as user participation rates in the sport continue to increase locally. In 1998, the sport has 6%-8% participation nationally so a 15% use rate locally was a high rate of participation, as a share of total population. By comparison, the number of households with children represents 35% of all households in the 2006 community needs survey.

Guidelines developed by municipal insurers help city facility managers design, build and maintain skate court facilities with risk and injury experience levels below most other accepted sports facilities (basketball, football, baseball). Currently, there are several OR, CA, AZ & WA cities with well used skate courts.

**IMPACTS :** Slight increase in impervious surface cover for additional concrete slab.  
**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$35,000	-----	\$35,000	-----	-----	-----	-----
<b>Maintain</b>	\$6,500	-----	-----	\$500	\$500	\$500	\$500
<b>Totals</b>	\$41,500	-----	\$35,000	\$500	\$500	\$500	\$500

**Needs:** The McKenzie Park skate court was removed. This facility may be an excellent community fund raising opportunity, depending on the complexity of features and details. Skate courts meet outdoor recreation needs for both in-line skates and skate board recreation, especially for middle school through high school age youth populations most in need of activity space. Several comments in 1998 and 2006 community meetings indicate that an upgraded skate court facility is a priority facility for youth.



CONCEPTUAL RENDERING

**CITY OF HERMISTON**  
PARKS AND RECREATION  
MASTER PLAN  
7/2008

**BUTTE PARK SKATE COURT**

NOT TO SCALE

**CFP # : PR- 02**

**Site :** Mckenzie Park

**PROJECT NAME:** Mckenzie Park Centennial Clock Tower Plaza Improvements

**PROJECT SCOPE / DESCRIPTION :** Signs, Commemorative Clock Tower Plaza with seating and planting.

**Services Needed:** Project management, construction administration, landscape architecture, supported by limited surveying services.

**PROJECT JUSTIFICATION :** The site has been developed with several small pavilion structures and shelters, a restroom structure, the existing CRC building and the existing skate court facility. A paved path through the rectangular site currently enables walking in relatively flat terrain. The skate court will be redeveloped as a separate project. This site serves as a neighborhood park for the south central area as well as a regional site for the base ball play field use.

The Centennial Clock Tower Plaza project was designed and installed in mid 2007. The project features a round plaza with low seat wall, lights, a floating granite ball water feature, a colorful metal clock tower, donor and sponsor commemorative panels and pavers to recognize 100 year celebration event in Hermiston.

Frontage improvements currently meet public works street standards for property frontage improvements along the east and north side of the site.

**IMPACTS :** Increase in impervious surface cover to the site (approximately 18,000 SF) would require drainage plan review.

**COSTS:**

	<b>Totals</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$235,250	\$235,250	-----	-----	-----	-----	-----	-----
<b>Maintain</b>	\$24,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$259,250	\$46,500	\$236,750	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is the second most favorite park in Hermiston. The site is the second most visited community park with 49% of 421 households using the site in 2006.

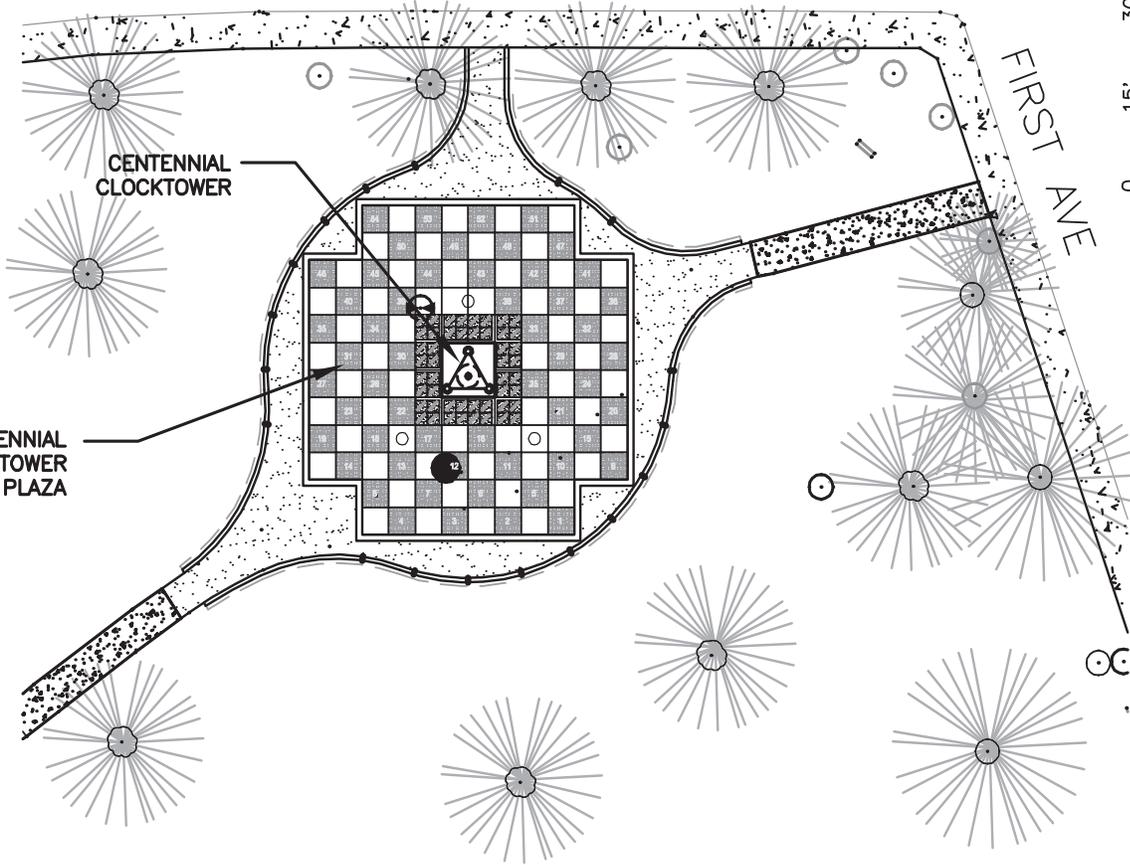
ORCHARD AVE

FIRST AVE



CENTENNIAL  
CLOCKTOWER

CENTENNIAL  
CLOCKTOWER  
PLAZA



**CENTENNIAL PLAZA  
SITE**



**CITY OF HERMISTON**

PARKS AND RECREATION  
MASTER PLAN  
7/2008

**CFP # : PR- 03**

**Site:** Newport Park

**PROJECT NAME:** Newport Park Site Improvements

**PROJECT SCOPE / DESCRIPTION :** Replacement of Shade trees, concrete curbs, irrigation, ADA type drinking fountain , trash receptacles, bleachers, park seating (benches) and erosion control, new kids water feature (spray type in pavement), and Resurface basketball court.

**Services Needed:** Project management, construction administration, conversion of existing topographic survey and as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services.

**PROJECT JUSTIFICATION :** The site has been redeveloped with 3 basketball courts, one ADA parking space and street trees. A paved path around the rectangular site would enable walking in relatively flat terrain. This site serves as a neighborhood park for the south east area as well as a regional site for the base ball play field use. Parking demand is expected to be accommodated in the right of way so no additional parking spaces on site are proposed. Replacement will be needed by the year 2010.

Frontage improvements currently meet public works street standards for property frontage improvements along the south and north side of the site although some improvements are needed on the east and west sides.

**IMPACTS :** None.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$60,000	\$15,000	\$5,000	\$40,000	-----	-----	-----
<b>Maintain</b>	\$18,000	-----	-----	-----	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$78,000	\$15,000	\$5,000	\$40,000	\$1,500	\$1,500	\$1,500

**Needs:** The site is the most favorite neighborhood park for those who use neighborhood parks. The site is the third most visited park with 46% of 421 households using the site in 2006.

**CPF # : PR-04**

**Site :** Victory Square Park

**PROJECT NAME:** Victory Square Park Site Improvements

**PROJECT SCOPE / DESCRIPTION :** Signs, restroom renovation, landscape screening buffer (trees and shrubs around dumpster locations), shade trees with irrigation, resurface basketball court, light fixtures, irrigation, ADA type drinking fountain, trash receptacles, park seating (benches) and erosion control. Additional play equipment with safe surface along with scheduled play equipment replacement and seasonal color flower planting. Remove tennis courts, add off-street parking in the southeast corner.

**Services Needed:** Project management, construction administration, conversion of existing topographic survey and as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services. There should be necessary services to include the removal of obsolete equipment and furnishings.

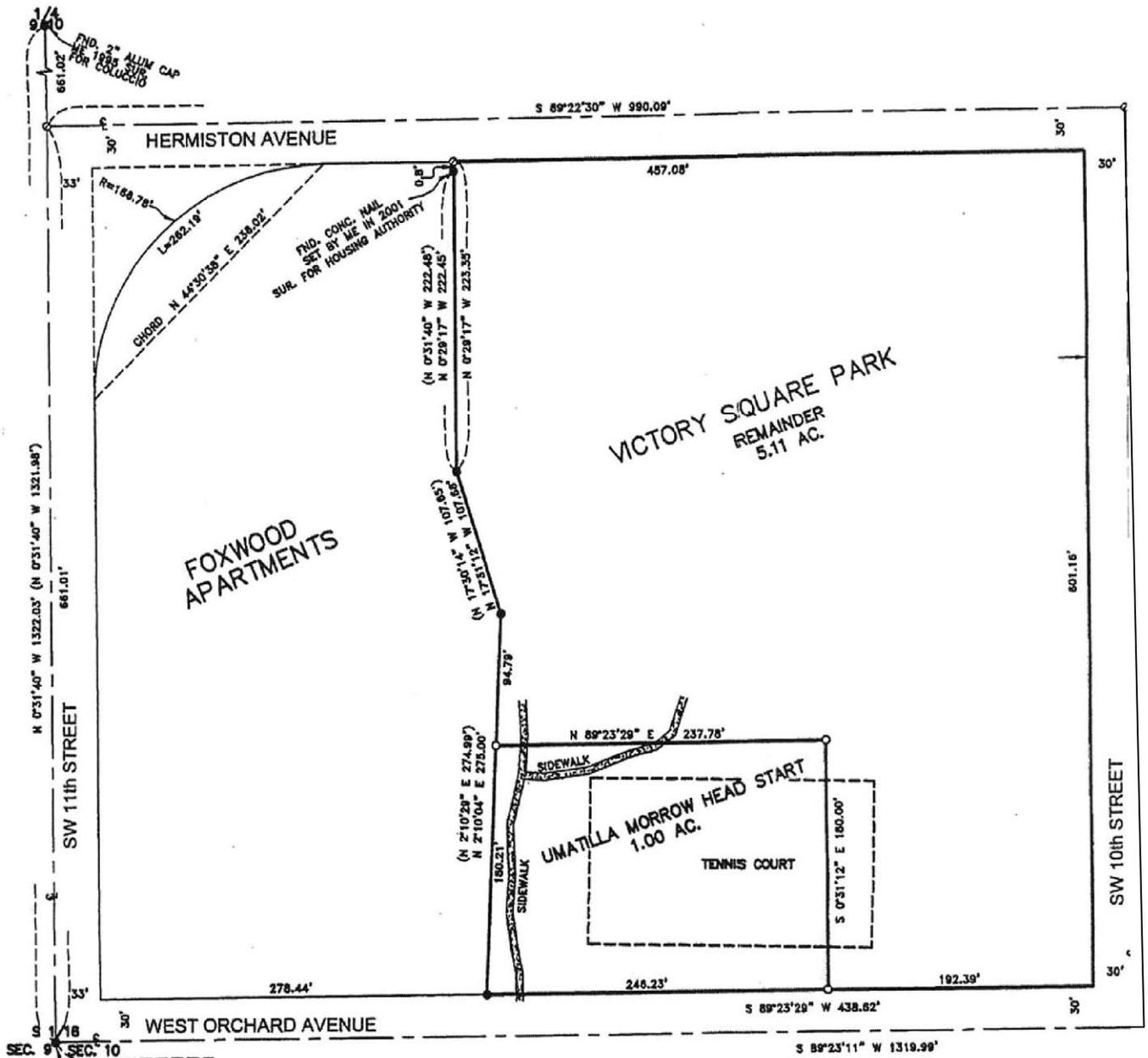
**PROJECT JUSTIFICATION :** The site has been improved for tall pole style night lighting to increase personal security throughout the tennis courts surface, nets, windscreens, fences and seating. This site serves as a neighborhood park for the south west area as well as a regional site for the tennis court use, although parking demand is expected to be accommodated in the right of way so no additional parking spaces are proposed. The adjacent multi-family residential housing residents primarily use this site. Redevelopment of the residential area is planned. Frontage improvements currently meet public works street standards for property improvements along the south, east and north side of the site. The Head Start program will provide a day care area with fence.

**IMPACTS :** Slight increase in impervious surface cover to the site (approximately 5,000 SF) would require drainage plan review, and small parking area under purchase from Hermiston Housing Authority.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$165,000	\$15,000	\$150,000	-----	-----	-----	-----
<b>Maintain</b>	\$19,500	-----	-----	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$184,500	\$15,000	\$150,000	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is the second most favorite park among those residents who use neighborhood parks. The site is the third most visited park at 29% of 420 respondents in 2006. Facility improvements are planned in conjunction with upgrades to the adjacent residential site. City will trade cash and land for purchase of 5.11 acres of ten Victory Square Park sites.



# CITY OF HERMISTON

PARKS AND RECREATION  
MASTER PLAN

## VICTORY SQUARE PARK PLAN

FIGURE 11

- LEGEND:**
- FND. 5/8" IRON ROD BY 2001 SUR. FOR UMATILLA CO. HOUSING AUTHORITY, UNLESS NOTED OTHERWISE
  - SET 5/8"x30" IRON REBAR WITH PLASTIC CAP #851
  - ⊙ COMPUTED POINT
  - (000) OF RECORD, MY 2001 SUR. FOR UMATILLA CO. HOUSING AUTHORITY
  - [000] OF RECORD, DEXD



SCALE 1" = 100'

**CFP # : PR- 05**

**Site :** Belt Park

**PROJECT NAME:** Belt Park Site Improvements

**PROJECT SCOPE/DESCRIPTION :** Signs, plant identification plaques, landscape screening buffer (trees and shrubs along backyards of residential homesites), looped paved path 8' wide by 900', shade trees, irrigation, ADA type drinking fountain, trash receptacles and park seating (benches), the addition of a gazebo, and a portion of the loop path has been installed, approximately 700LF remains to be completed.

**Services Needed:** Project management, construction administration, conversion of existing topographic survey and as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services.

**PROJECT JUSTIFICATION :** The site has not been improved in recent years. A paved path around the rectangular site would enable walking in relatively flat terrain and increase the current use of the site. This site serves as an arboretum site as well as a passive neighborhood park for the central area with some school recreation use for the West Park Elementary School just east of the site. The parking demand is accommodated in the right of way so no additional parking spaces are proposed. The adjacent single family residential housing residents primarily use the site as a passive park and open space for unstructured play on lawns. Frontage improvements currently do meet public works street standards for property frontage improvements along all sides of the site, although there is relatively little traffic in the area.

**IMPACTS :** None.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$37,400	\$15,000	\$7,400	\$15,000	-----	-----	-----
<b>Maintain</b>	\$14,000	-----	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
<b>Totals</b>	\$51,400	\$15,000	\$8,400	\$16,000	\$1,000	\$1,000	\$1,000

**Needs:** The site is the third most visited neighborhood park at 23% of 420 respondents reporting site use in 2006.

**CFP # : PR- 06**

**Site :** Hodge Park

**PROJECT NAME:** Hodge Park Site Improvements

**PROJECT SCOPE / DESCRIPTION :** The recent upgrades by Leadership Hermiston and City of Hermiston have been completed. The site now features the UPRR train museum exhibit, restrooms, active play areas, picnic areas, improved access, new signs and parking.

**Services Needed:** None

**PROJECT JUSTIFICATION :** None

**IMPACTS :** None

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>							
<b>Maintain</b>							
<b>Totals</b>							

**Use:** This facility has increased dramatically in overall use since 1998. In 2006 the site use rose to 21% of all households compared to 7.8% in 1998. This turnaround indicates a very strong link between the type of site improvements made and the facility use by residents.

**CFP # : PR- 07**

**Site :** Sunset Park

**PROJECT NAME:** Sunset Park Site Improvements

**PROJECT SCOPE / DESCRIPTION :** Main upgrades have been completed including safe play surface in play area, trash receptacles, benches and new signs.

**Services Needed:** None

**PROJECT JUSTIFICATION :** None

**MPACTS :** None

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>							
<b>Maintain</b>							
<b>Totals</b>							

**Needs:** Sunset Park had 8.7% of households reporting site use in 1998 compared to 16% in 2006 as a neighborhood park.

**CFP # : PR- 08**

**Site :** Northside Park

**PROJECT NAME:** Northside Park Site Improvements

**PROJECT SCOPE / DESCRIPTION :** Main upgrades have been completed.

**Services Needed:** None

**PROJECT JUSTIFICATION :** None

**IMPACTS :** None

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>							
<b>Maintain</b>							
<b>Totals</b>							

**Needs:** Northside Park had 2.4% of households reporting site use in 1998 compared to 7% in 2006 as a neighborhood park.

**CFP # : PR- 09**

**Site :** East Theater Lane & 10<sup>th</sup> Street Site

**PROJECT NAME:** East Theater Lane Acquisition & Development

**PROJECT SCOPE / DESCRIPTION :** Acquire neighborhood park site to serve northeast area. Development of this park will be necessary to meet recreational needs as housing is developed.

**Services Needed :** Real estate property management / administration, intergovernmental coordination, legal review, Level 1 environmental audit, appraisal, site planning and limited surveying services.

**PROJECT JUSTIFICATION :** This site serves as an unusual undeveloped irrigation district property for the north east area with a commanding ridge top view of Hermiston valley toward the southwest. Water supply to the site is a major limitation, yet new residential development is planned all around the site and 400 homesites are under construction or in permit review stage within a one mile radius of the site. The 63 acre site has a diagonal gravel access road bed in the southeast corner which bisects the site into an upper (55 acres) and lower (7 acres) landscape areas. The road bed may be used or reconfigured to meet access needs onsite. Currently, the road is blocked at each terminus with the street grid at East Theater Lane and 10<sup>th</sup> Street.

The future adjacent residential residents would primarily use the 15 to 20 acre site as a play area park and open space. The survey and community meetings information confirms that use would be high, if developed.

Short term - The play area sited at the southeast corner location enjoys good visibility from adjacent street for personal security, which should contribute to the significant park use for a small size site.

Long term - The range of active uses which might be included are softball field complex (2-3 fields), equestrian riding areas, BMX bicycle areas, basketball courts, tennis courts and play equipment.

**IMPACTS :** No impacts

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$330,000	\$30,000	\$300,000	-----	-----	-----	-----
<b>Maintain</b>	\$19,500	-----	-----	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$349,500	\$30,000	\$300,000	\$1,500	\$1,500	\$1,500	\$1,500

**Needs :** The site is not yet in service or acquired. The site did not attract any comments for facility improvements in the 2006 survey, although many comments were directed toward general park acquisition to serve new residential development. The 2006 public meetings comments included the idea to jointly acquire and develop the site as a park and school site, since the land is currently in public ownership (irrigation district) although unused.

1219

10TH ST.

THEATER LANE

THEATER LANE

Canal

Canal C

FUTURE PARK SITE  
15 ACRES  
TO BE PROGRAMMED

LOOP TRAIL

RESERVED LAWN  
FOR OPEN PLAY

PLAY EQUIPMENT  
WITH SAFE  
SURFACE

PARKING  
5-10 SPACES

POND

POND

**LEGEND**

- CITY-LIMITS GROWTH BOUNDARY
- SITE DEVELOPMENT BOUNDARY



# EAST THEATER SITE

**CITY OF HERMISTON**  
PARKS AND RECREATION  
MASTER PLAN

**CFP # : PR- 10**

**Site :** Theater Sports Park

**PROJECT NAME:** Theater Sports Park Site Development

**PROJECT SCOPE / DESCRIPTION :** 12.96 acres active sports community park to serve the north west area of the city, as well as a neighborhood park, shared with a well head building and public works utility site ( 1 acre) on the 12.96 acres. The needed improvements area to light the second ball field with salvaged lights, build covered pavilion, move playground closer to restroom and connect all major site amenities with sidewalks, and add parking lot bollards and paving of the over flow parking from the entrance road to Geer Road.

**Services Needed:** Electrical engineering, project management, landscape architecture services.

**PROJECT JUSTIFICATION :** The site serves as a park and utility site currently. The irrigation district easement for a portion of the property along the north property line adds approximately 120'. Permission to develop and use the irrigation district land strip is required and reconfiguration of a drainage channel to pipe may be required. The 12.96 acre site has direct right of way access with a road bed to the south at 6<sup>th</sup> Street. A second access to the west at Geer Road is undeveloped. The road bed may be used or reconfigured to meet access needs onsite. Currently, the road is blocked at each terminus with the street grid at East Theater Lane and 10<sup>th</sup> Street.

The Future adjacent residents would primarily use the 12.96 acre site as a sports field park and walking trail. The survey and community meetings information confirms that use is currently high, as developed. The range if uses which are currently included are softball field complex (2 fields), 1 soccer field, parking areas, looped trail path, restroom building and play equipment.

**IMPACTS :** No impacts.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$82,500	\$7,500	\$75,000	-----	-----	-----	-----
<b>Maintain</b>	\$6,500	-----	-----	\$500	\$500	\$500	\$500
<b>Totals</b>	\$89,000	\$7,500	\$75,000	\$500	\$500	\$500	\$500

**Needs:** The site did not attract any comments for facility improvements in the 1998 survey because it was not developed at that time. Theatre Sports Park had 19% of households reporting site use in 2006 as an active sports community park.

4N2803DB

NW1/4 SE1/4 SEC03 T4N R28EWM  
UMATILLA COUNTY

W THEATER LN

465

1201

1200

1401

NW GEER RD

1400

715'

1403

1850

1402  
FUTURE  
PARKING  
25 SPACES

309'

NW 65 51

PARKING  
64 SPACES

965'

LOOP PATH

RESTROOM

PLAY AREA

WELL  
NO. 5

70' 70'

85'

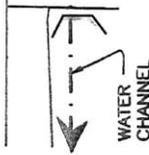
DRAINAGE

120'

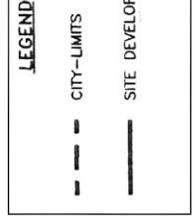
DITCH

120' EASEMENT

120'



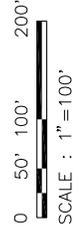
WATER  
CHANNEL



LEGEND

CITY-LIMITS

SITE DEVELOPMENT BOUNDARY



SCALE : 1" = 100'



# THEATER SPORTS PARK SITE

## CITY OF HERMISTON

PARKS AND RECREATION

MASTER PLAN

7/2006

**CFP # : PR- 11**

**Site :** Outdoor Event Center

**PROJECT NAME:** Outdoor Event Center Site Development

**PROJECT SCOPE / DESCRIPTION :** Rededicate 12.2 acres from general municipal use to parks use for a major regional event center and a community park to serve the north west area of the city, as well as a neighborhood park, shared with a trail head access to the Umatilla Riverfront Trail.

**Services Needed:** Architecture, site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

**PROJECT JUSTIFICATION :** This site is undeveloped and unused currently. The 12.2 acre site has direct right of way access with a road bed to the south east corner of the site. The road bed needs to be developed to meet access needs onsite and city right of way standards. The OEC site is programmed to meet a reported 2006 need for outdoor performance events as well as an indoor/outdoor facility needs on the same site.

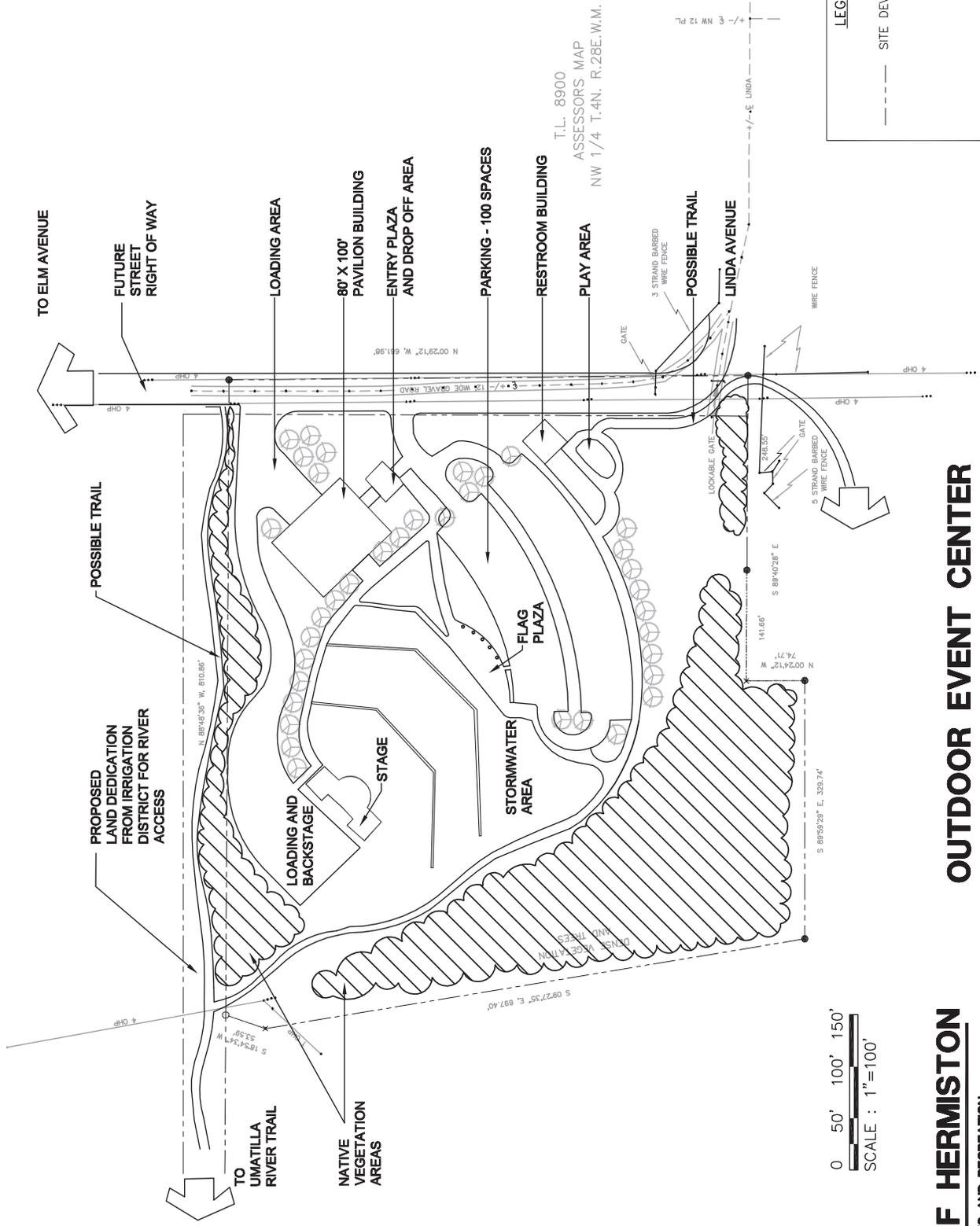
The proposal is to create an event and performance venue for possible environmental education activities (outdoor classroom), parking for the riverfront trail access road, loop trail on site, a small play area, restrooms and trailhead interpretive sign with map. The future adjacent residential residents would primarily use the 12.2 acre site as an open play passive park, playground and walking trail. The 2006 survey and community meetings information confirms that potential event demand and regular use would be high, if developed. The indoor pavilion building is planned for approximately 8,000 SF with a 100 space parking facility. The focus of the potential event use (trade show, festivals, agricultural, etc.) for the OEC proposed building would be more flexible than the arts and community cultural events that that already use the 20,000 SF Hermiston Community Center.

**IMPACTS :** Increase in impervious surface cover due to access road, parking and loop trail.

**COSTS:**

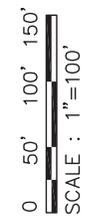
	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$1,360,379	\$90,000	\$658,406	\$611,973	-----	-----	-----
<b>Maintain</b>	\$492,000	-----	\$2,000	\$10,000	\$40,000	\$40,000	\$40,000
<b>Totals</b>	\$1,852,379	\$90,000	\$660,406	\$621,973	\$40,000	\$40,000	\$40,000

**Needs:** The site is not yet in service. The 2006 public meetings comments strongly support a wide range of regular performances and event uses for the site in the 70% to 76% range of all households in the age group 18 and older. The land is currently owned by City of Hermiston and not developed currently.



**LEGEND**

--- SITE DEVELOPMENT BOUNDARY



**CITY OF HERMISTON**  
PARKS AND RECREATION  
MASTER PLAN

**OUTDOOR EVENT CENTER**

**CFP # : PR- 12**

**Site :** Harrison Park

**PROJECT NAME:** Harrison Park Site Development

**PROJECT SCOPE / DESCRIPTION :** Rededicate 2.6 acres for a neighborhood park to serve the south west area of the city. The program needs are for trail access to the riverfront trail, play structure, ADA access to site, drinking fountain, sani-can with permanent enclosure for comfort station and onsite parking (4 to 5 spaces). The site was named after long time Park Board member Carlisle Harrison.

**Services Needed:** Level 1 environmental audit, site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

**PROJECT JUSTIFICATION :** This site is partially developed and used currently, except for a 70' x 70' sewer lift station located in the northeast corner of the site. There are several new residential units within a half mile of the site. The 2.6 acre site has a general right of way access with an undeveloped road bed to the south east corner of the site. The road bed needs to be developed or reconfigured to meet access needs onsite.

The proposed development is a small play area, a sani-can portable serviceable comfort station and interpretive sign with map of adjacent recreation sites.

The future adjacent residents would primarily use the 2.6 acre site as an open play passive park, playground and walking trail. The survey and community meetings information confirms that use would be high, if developed.

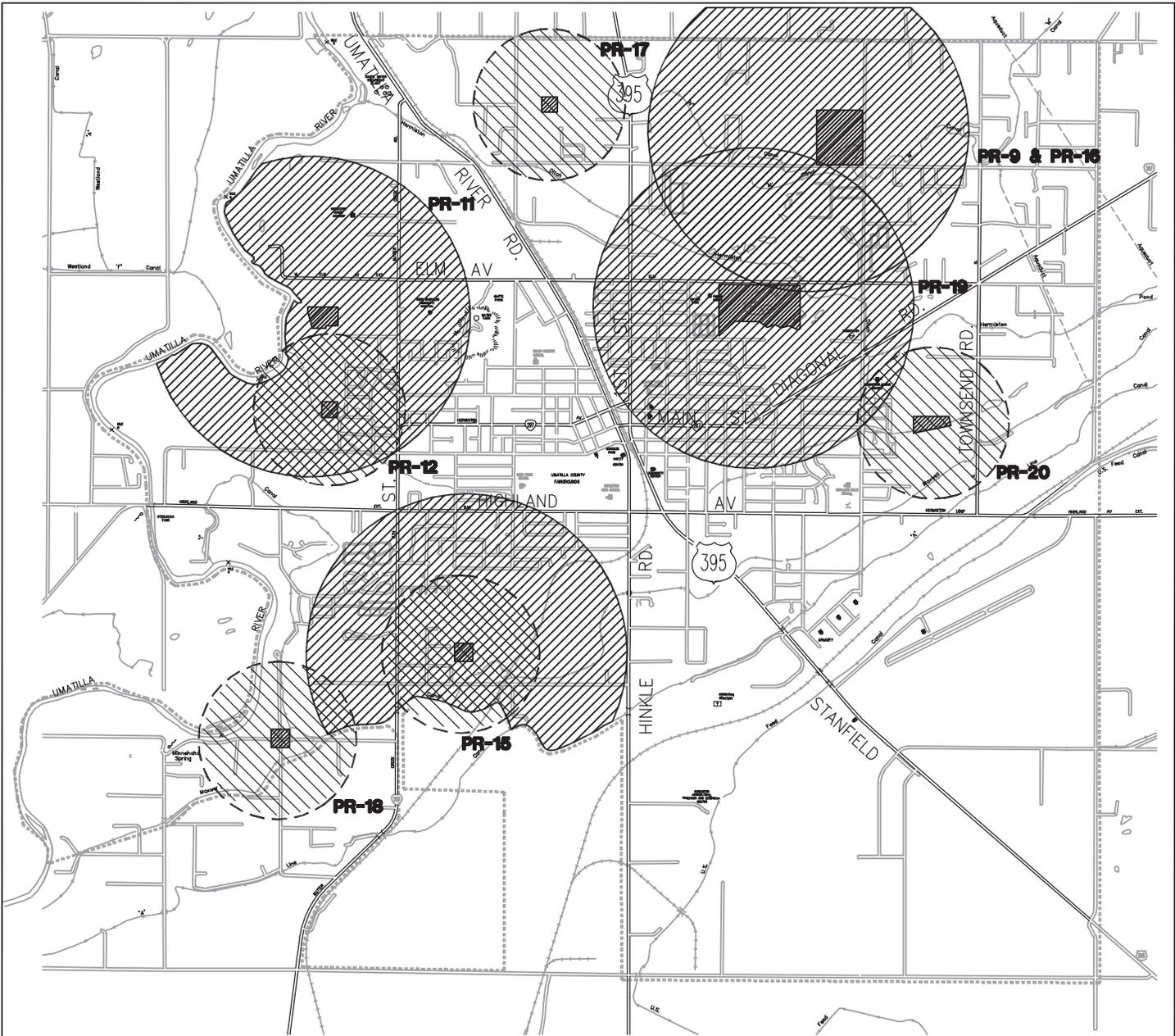
**IMPACTS :** Increase in impervious surface cover due to proposed improvements.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$100,000	-----	-----	\$5,000	\$95,000	-----	-----
<b>Maintain</b>	\$6,000	-----	-----	-----	\$500	\$500	\$500
<b>Totals</b>	\$106,000	-----	-----	\$5,000	\$95,500	\$500	\$500

**Needs:** The site is currently in service. The site did not attract any comments for facility improvements in the 1998 or 2006 survey, although many comments directed toward park acquisition to serve new residential development apply. The 2006 public meetings comments included the idea to develop the site as a park and utility site, since the land is currently in public ownership (City of Hermiston) although not entirely used.

The facility will use a community design build process to allow the neighborhood committee process.



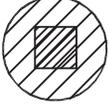
0 5000' 10000'



SCALE 1"=5000'

NOTE: SPECIFIC SITE FOR PR-18 HAS NOT BEEN LOCATED.

**LEGEND**

- STUDY AREA/ URBAN GROWTH BOUNDARY
-  FUTURE NEIGHBORHOOD PARKS (1/2 MILE RADIUS)
-  FUTURE COMMUNITY PARKS (1 MILE RADIUS)

# CITY OF HERMISTON

PARKS AND RECREATION  
MASTER PLAN

# FUTURE PARKS

FIGURE 4

**CFP # : PR- 13a**

**Site :** Umatilla Riverfront

**PROJECT NAME:** Umatilla Riverfront Trail Planning, Design & Site Acquisition

**PROJECT SCOPE / DESCRIPTION :** Acquire a 2.1 mile corridor for a linear park to serve the south west area of the city, as well as a regional multi-use trail and access to the riverfront via trail.

**Services Needed:** Level 1 environmental audit, appraiser, wetland delineation, wildlife / fisheries biologist, site surveying services, landscape architecture, civil / geotechnical engineering and interpretive exhibit design.

**PROJECT JUSTIFICATION :** The land assembly consists of the floodprone and wetland sections as well as portions of properties along with one existing public ownership site (Bureau of Reclamation, 230 acres) along the east bank of the Umatilla River in west Hermiston. The land is undeveloped and unused currently, except for agriculture uses on upland areas of the site. The city would secure a general right of way, easement or public access on the BOR site along with a developed trail bed from the former landfill site west of the Butte Park to the Riverfront Park located in the south east corner of the city. The trail alignment needs to be developed and routed to meet environmental, fisheries habitat, flood and wetland regulations for access. The proposal is to create a predominantly passive park with possible future trail access points at three (3) locations : North at Outdoor Event Center (12.2 acres); Central at Harris park site (2.6 acres) along a tributary riparian corridor which feeds the Umatilla River, and South at Riverfront park (16 acres), with an existing restroom, parking that could add a trailhead interpretive sign with map. The BOR has given support for Alternative Alignment C across the 210 acre BOR property.

The future adjacent southwest area city residents would primarily use the 2.1 mile trail site as a passive park and walking trail. The survey and community meetings information confirms that use would be high, if developed as a trail facility. Use of the riverfront trail facility is expected to be 63% of city households, plus visitors. The design process would include concepts for a 40' – 100' wide access corridor for a 8' – 10' wide multi-use trail (paved or gravel) which might also have soft surface trail routes within the corridor.

**IMPACTS:** No impact from acquisition. The development impacts would be mitigated.

**COSTS:**

	<b>Totals</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>Capital</b>	\$60,00000	-----	-----	\$30,000	\$30,000	-----	-----
<b>Maintain</b>	\$-0-	-----	-----	-----	-----	-----	-----
<b>Totals</b>	\$60,000	-----	-----	\$30,000	\$30,000	-----	-----

**Needs:** The trail site is not yet in service. The trail improvements were the second highest demanded new facility in 1998. Trails are the highest demanded new facility in 2006, with 63% of households reporting a need.

**CFP # : PR- 13b**

**Site :** Umatilla Riverfront

**PROJECT NAME:** Umatilla Riverfront Trail Development

**PROJECT SCOPE / DESCRIPTION :** Develop a 2.1 mile corridor for a linear park to serve the south west area of the city, as well as a regional multi-use trail and access to the riverfront via trail.

**Services Needed:** Project management, wetland delineation, wildlife / fisheries biologist, site surveying services, landscape architecture, civil / geotechnical engineering and interpretive exhibit design.

**PROJECT JUSTIFICATION :** The development of a trail would be located mostly on portions of properties along with one existing public ownership site (Bureau of Reclamation site -230 acres) along the east bank of the Umatilla River in west Hermiston. The land is undeveloped and unused currently, except for agriculture uses on upland areas of the site. The city would secure a general right of way, easement or public access with a developed trail bed. The trail alignment needs to be developed and routed to meet environmental, fisheries habitat, flood and wetland regulations for access. The trail alignment will create a predominantly passive park with trail access points at three (3) locations : North at Outdoor Event Center (12.2 acres); Central at Harris park site (2.6 acres) along a tributary riparian corridor which feeds the Umatilla River, and South at Riverfront park (16 acres).

The design process would include concepts for a 40' – 100' wide access corridor for a 8' – 10' wide multi-use trail (gravel) which might also have soft surface trail routes within the corridor.

**IMPACTS:** The development impacts would be mitigated. Alignment route C on the BOR site avoids and minimizes impacts to riparian areas, wetlands and wildlife habitat.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$263,000	\$5,000	\$258,000	-----	-----	-----	-----
<b>Maintain</b>	\$19,500	-----	-----	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$282,500	\$5,000	\$258,000	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The trail is not yet in service. However, trail improvements were the second highest demanded new facility in 1998. Trails are the highest demanded new facility type in 2006 (63% of households). Natural open space sites are demanded by 27% of households.

**CFP # : PR- 15**

**Site :** SW 9<sup>th</sup> Street

**PROJECT NAME:** SW 9<sup>th</sup> Street Site Acquisition and Development

**PROJECT SCOPE / DESCRIPTION :** Develop a neighborhood park site to serve south west and south central area. Acquire 5.0 acres or larger site for a small neighborhood park south of Desert View Elementary School site.

**Services Needed:** Project management, intergovernmental coordination, Level 1 environmental audit, site planning, landscape architecture, civil engineering and surveying service.

**PROJECT JUSTIFICATION :** This site serves as an unused undeveloped school district property for the south central area with very good access to major highways. The future adjacent residential residents would primarily use the 5 acre or larger site as a play area park and open space. The survey and community meetings information confirms that use would be high, if developed. As a passive park the school(s) could program outdoor sessions or programs of the park site, if park and school share the same site.

Option #1 – (5 acres)- The play area sited at a corner location would enjoy good visibility from adjacent street for personal security, which should contribute to the significant park use for a small size site.

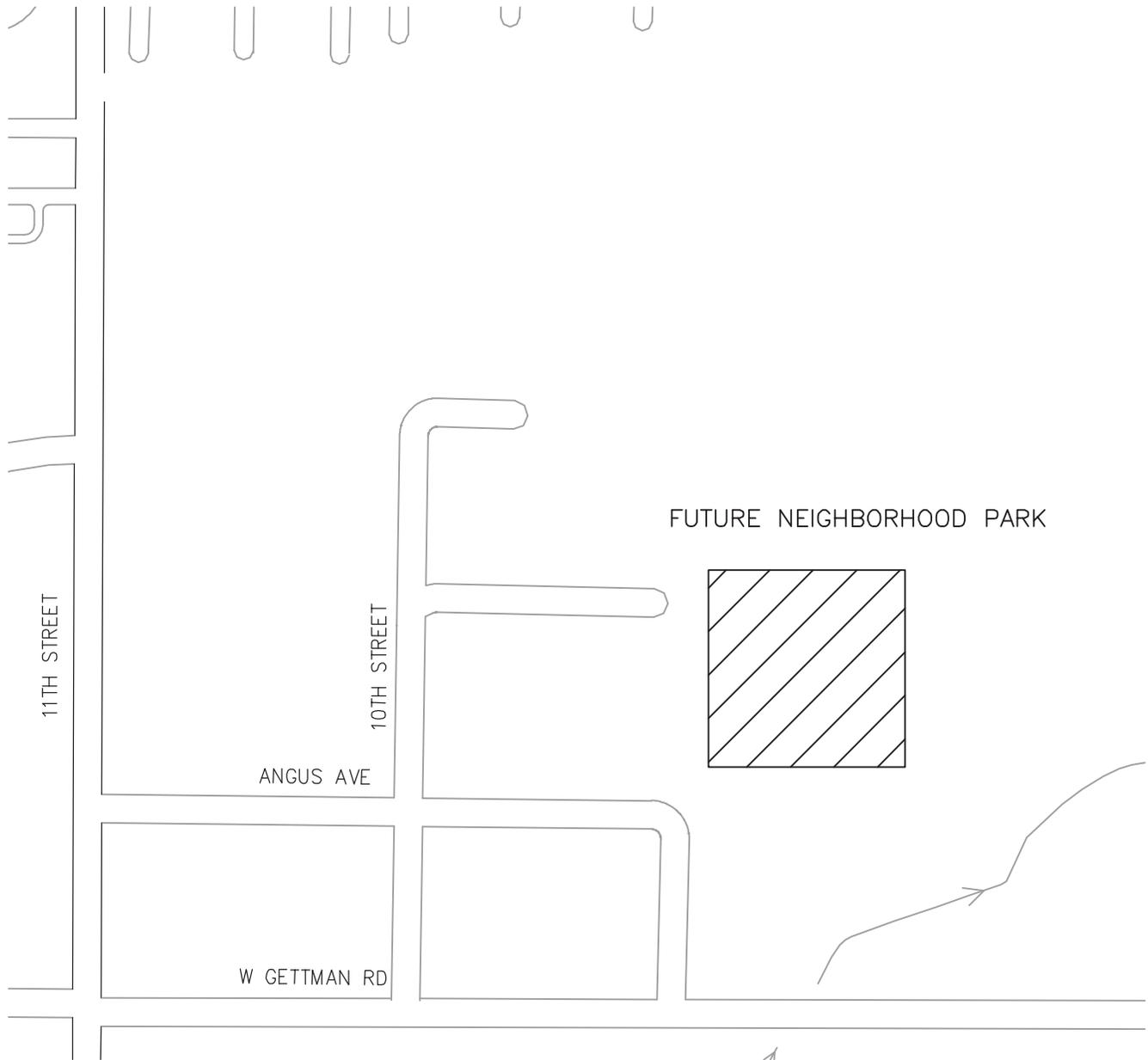
Option #2 – (Greater than 5 acres)- The range of possible active uses which might be included are softball field complex (1 or 2 fields), equestrian riding areas, BMX bicycle areas, basketball courts, tennis courts, aquatic, gymnasium and play equipment.

**IMPACTS :** No impacts.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$355,000	-----	-----	\$5,000	\$150,000	\$200,000	-----
<b>Maintain</b>	\$18,000	-----	-----	-----	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$373,00	-----	-----	\$5,000	\$151,500	\$201,500	\$1,500

**Needs:** The site is not yet in service. The site did not attract any major comments for facility improvements in the 2006 survey, although many comments directed toward park acquisition to serve new residential development apply. The 2006 public meetings comments included the idea to jointly acquire and develop the site as a park and school site, since the land is currently in public ownership (school district) although unused.



0 500' 1000'

SCALE 1"=500'

# **CITY OF HERMISTON**

**PARKS AND RECREATION**

**MASTER PLAN**

# **SW 9TH STREET PARK**

**CFP # : PR- 16**

**Site :** Future NE Area Site

**PROJECT NAME:** Future NE Area Site Acquisition & Development

**PROJECT SCOPE / DESCRIPTION :** Dedication of a 5.0 acre for a neighborhood park to serve the north east area of the city, as a part of the park development guideline process for new development to meet recreational needs as new housing is developed.

**Services Needed:** Provided services by a developer or City are: site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

**PROJECT JUSTIFICATION :** There are several new residential units within the north east area. A 5.0 acre site which has a general right of way access centrally located to serve development on lands suitable for park use would qualify. The park site would be developed to meet the demand of the proposed residential development. The future adjacent residential residents would primarily use the 5.0 acre site as an open play, passive park, playground and walking trail uses. The survey and community meetings information confirms that there is a need to meet new residential recreation needs, as areas develop.

**IMPACTS :** Increase in impervious surface cover due to walk features.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$150,000	\$25,000	\$125,000	-----	-----	-----	-----
<b>Maintain</b>	\$22,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$172,500	\$26,500	\$126,500	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is not yet in service. The 2006 survey indicates park acquisition to serve new residential development is a strong need. The 2006 and 1998 public meetings included the idea to allow a developer to dedicate and develop a park site, and convey the developed park land to add to lands currently in public ownership (City of Hermiston).

**CFP # : PR- 17**

**Site :** Future NW Area Site

**PROJECT NAME:** Future NW Area Site Acquisition & Development  
(Punkin Ridge Subdivision)

**PROJECT SCOPE / DESCRIPTION :** Dedication of a 0.91 acre for a neighborhood park to serve the north west area of the city, as a part of the park development guideline process for new development to meet recreational needs as new housing is developed.

**Services Needed:** Provided services by a developer are: site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

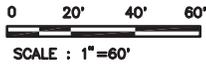
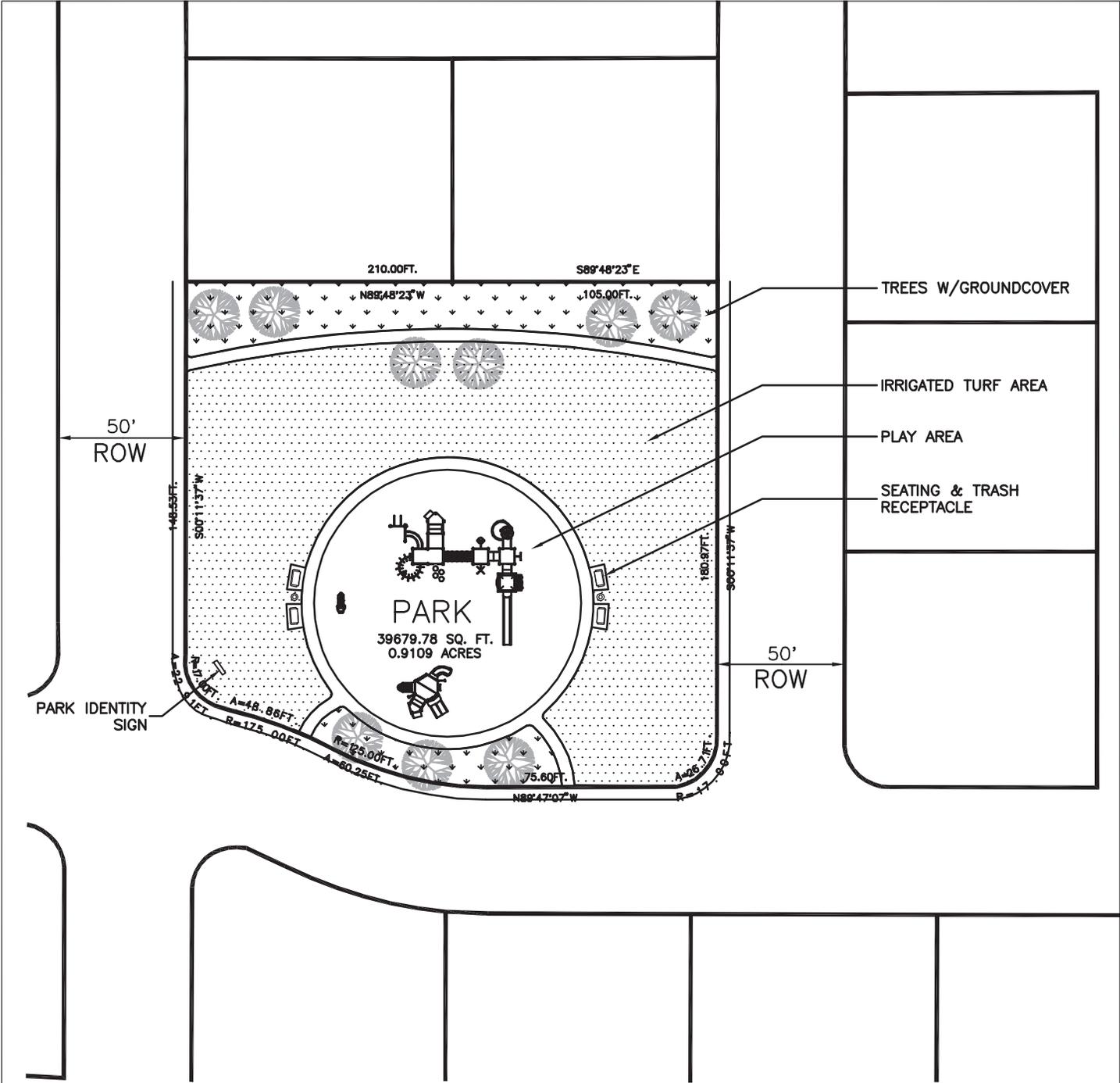
**PROJECT JUSTIFICATION :** There are several new residential units within the north west area. A 0.91 acre site which has a general right of way access centrally located to serve development on lands suitable for park use would qualify. The park site would be developed to meet the demand of the proposed residential development. The future adjacent residential residents would primarily use the 0.91 acre site as an open play, passive park, playground and walking trail uses. The survey and community meetings information confirms that there is a need to meet new residential recreation needs, as areas develop.

**IMPACTS :** Increase in impervious surface cover due to walk features.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	-----	-----	-----	-----	-----	-----	-----
<b>Maintain</b>	\$22,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$22,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is not yet in service. The 2006 survey indicates park acquisition to serve new residential development is a strong need. The 2006 and 1998 public meetings included the idea to allow a developer to dedicate and develop a park site, and convey the developed park land to add to lands currently in public ownership (City of Hermiston).



**CITY OF HERMISTON**

PARKS AND RECREATION

MASTER PLAN

7/2006

**NEIGHBORHOOD  
PARK PLAN**

**CFP # : PR- 18**

**Site :** Future SW Area Site

**PROJECT NAME:** Future SW Area Site Acquisition & Development

**PROJECT SCOPE / DESCRIPTION :** Dedication of a 5.0 acre for a neighborhood park to serve the south west area of the city, as a part of the park development guideline process for new development to meet recreational needs as new housing is developed.

**Services Needed:** Provided services by a developer or City are: site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

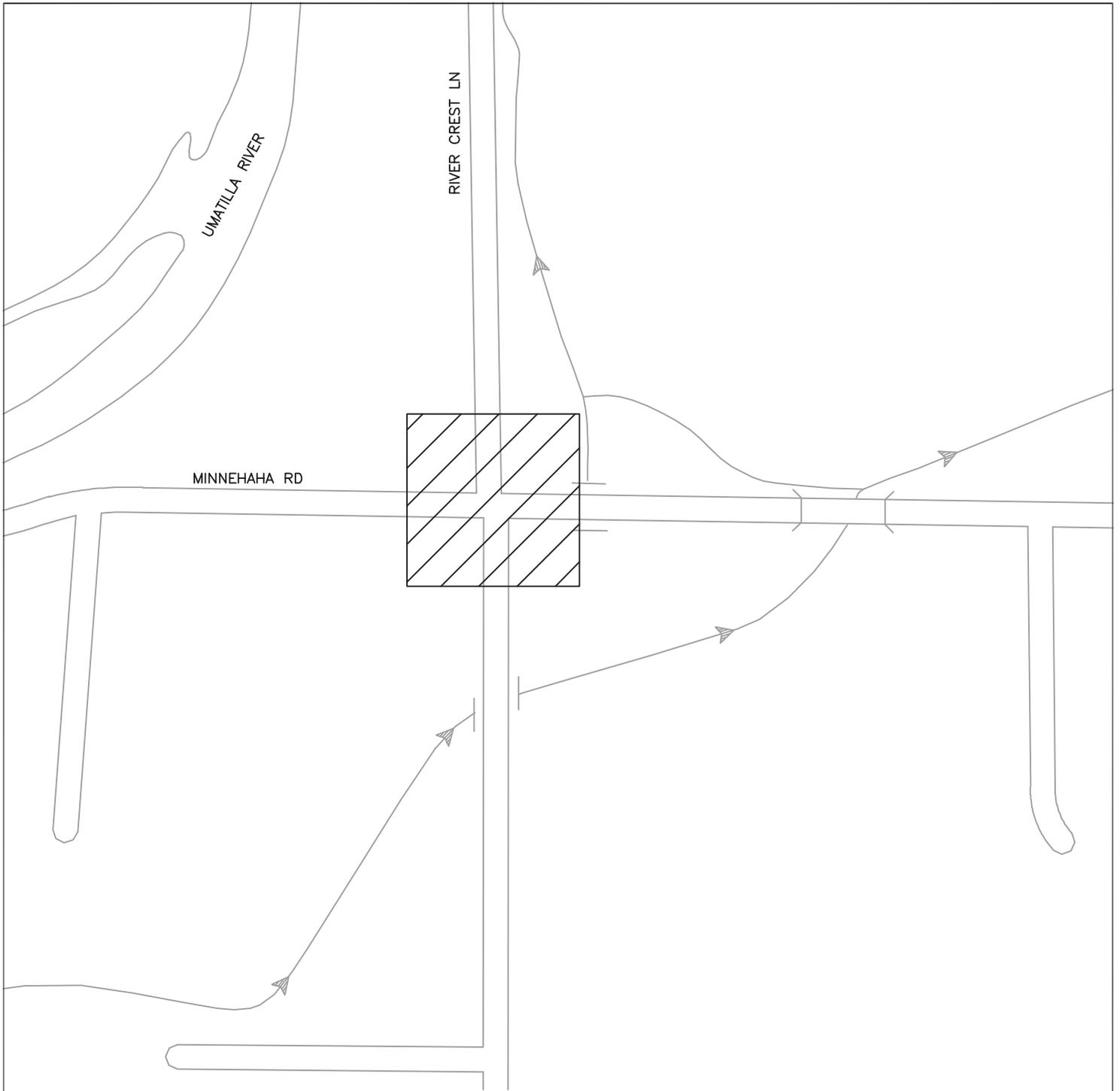
**PROJECT JUSTIFICATION :** There are several new residential units within the north west area. A 5.0 acre site which has a general right of way access centrally located to serve development on lands suitable for park use would qualify. The park site would be developed to meet the demand of the proposed residential development. The future adjacent residential residents would primarily use the 5.0 acre site as an open play, passive park, playground and walking trail uses. The survey and community meetings information confirms that there is a need to meet new residential recreation needs, as areas develop.

**IMPACTS :** Increase in impervious surface cover due to walk features.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$150,000	\$25,000	\$125,000	-----	-----	-----	-----
<b>Maintain</b>	\$22,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$172,500	\$26,500	\$126,500	\$1,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is not yet in service. The 2006 survey indicates park acquisition to serve new residential development is a strong need. The 2006 and 1998 public meetings included the idea to allow a developer to dedicate and develop a park site, and convey the developed park land to add to lands currently in public ownership (City of Hermiston).



NOTE: SPECIFIC SITE FOR PR-18 HAS NOT BEEN LOCATED.



# **CITY OF HERMISTON**

**PARKS AND RECREATION  
MASTER PLAN**

# **FUTURE SW AREA PARK SITE**

**CFP # : PR – 19**

**Site :** Baker’s Pond Site

**PROJECT SCOPE / DESCRIPTION :** Acquire & develop a 20 acre portion of a 30 acre site for a passive park to serve the north central and north east city park and open space needs.

**Services Needed:** Topographic and boundary survey, landscape architecture, civil engineering and project management.

**PROJECT JUSTIFICATION :** The existing 30 acre site consists of wetlands, and a pond areas together with portions of upland area within the parcel. The property is private ownership with an Open Space land use and zoning designation, which restricts use to recreation and/or agriculture uses. An irrigation district open channel provides water supply from the east. The site could be developed with general easement for a developed 8’-10’ wide trail from Elm Avenue on the north to Diagonal Avenue along the south east to serve as part of the city trail plan, or acquired. The trail alignment needs to be developed and routed to meet environmental, fisheries habitat, flood and wetland regulations, whether the entire property is acquired or not. The proposal is to create a predominantly passive park with possible future trail access points at three (3) locations : North terminus, Elm Avenue, South East & West terminus, Jennie Avenue extension each access to road could be a possible future location for a sani-can portable serviceable comfort station and trailhead interpretive sign with map. A covered shelter for wildlife observation of the pond would be designed as a “blind”.

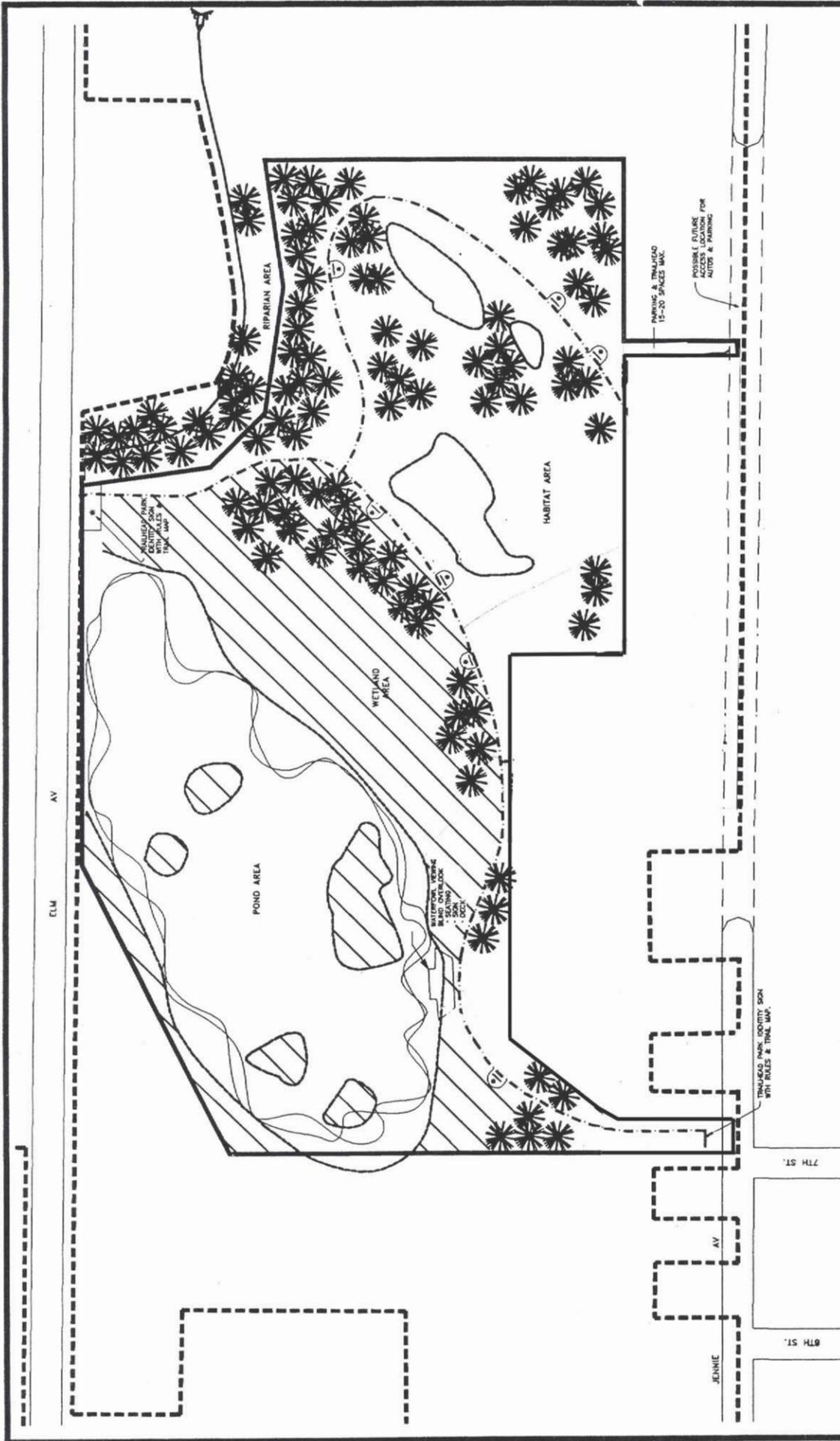
The city residents would primarily use the loop trail within the site as an environmental habitat observation passive park and walking trail. The survey and community meetings information confirms that use would be high, if developed as a trail facility. An 8’-10’ wide multi-use trail (paved pr gravel) might also have soft surface (mulch) trail path within the corridor. Funding sources are likely to have additional criteria which would be included in the project. The funding sources include drainage control, wildlife habitat enhancement, insect control, water quality or conservation funds from non-profit and federal, state, local funds.

**IMPACTS :** Any impacts would be mitigated within the project boundaries, such as storm water runoff storage and treatment, vegetation replacement and flood storage.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$242,000	-----	\$5,000	\$37,000	\$100,000	\$100,000	-----
<b>Maintain</b>	\$21,000	-----	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$283,000	-----	\$6,500	\$38,500	\$101,500	\$101,500	\$1,500

**Needs:** The site is agricultural grazing land in 2006. The trail improvements in the 2006 survey were the highest demanded new facility at 65% of households. Open space and natural sites are demanded by 37% of households. The 2006 public meeting comments included suggestions to secure permission to use and/or acquire lands and then develop the site for trails. The land is currently not in public ownership and zoned Open Space which limits any other development or use, until any public acquisition.



**LEGEND**

- CITY-LIMITS GROWTH BOUNDARY
- SITE DEVELOPMENT BOUNDARY



# BAKER'S POND SITE

## CITY OF HERMISTON PARKS AND RECREATION MASTER PLAN

**CFP # : PR- 20**

**Site :** Future SE Area Site (Highland Park)

**PROJECT NAME:** Future SE Area Site Dedication & Development (Highland Park at Highland Summit subdivision)

**PROJECT SCOPE / DESCRIPTION :** Dedication of a 3.9 acre for a neighborhood park by developer to serve the south east area of the city, as a part of the park development guideline process for new development to meet recreational needs as new housing is developed.

**Services Needed:** Provided by City are: site planning, landscape architecture, civil engineering, geotechnical testing and site surveying services.

**PROJECT JUSTIFICATION :** There are several new residential units within the south east area, the park site is bounded by E. Main Street, between 13<sup>th</sup> and 15<sup>th</sup> Streets. The 3.9 acre site which has a good access to 4 streets, a small utility parcel at one corner for pump station, and the site is centrally located to serve the adjacent residential development on lands suitable for park use. The park site would be developed to meet the demand of the proposed residential development, the preliminary concept site plan is subject to community meetings for final program and design.

The future adjacent residential residents would primarily use the 3.9 acre site as an open play, passive park, playground and walking trail uses, plus outdoor display and garden feature areas. The survey and community meetings information confirms that there is are demands for these features new residential recreation needs, as areas develop.

**IMPACTS :** Increase in impervious surface cover due to walk features.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$145,000	\$25,000	\$100,000	\$20,000	-----	-----	-----
<b>Maintain</b>	\$19,500	-----	-----	\$1,500	\$1,500	\$1,500	\$1,500
<b>Totals</b>	\$164,500	\$25,000	\$100,000	\$21,500	\$1,500	\$1,500	\$1,500

**Needs:** The site is not yet in service. The 2006 survey indicates park acquisition to serve new residential development is a strong need. The 2006 and 1998 public meetings included the idea to allow a developer to dedicate and develop a park site, and convey the developed park land to City of Hermiston.

RAISED PLANTERS  
 TRASH RECEPTACLES  
 AND SEATING AREA  
 THEMED PLAY AREA WITH  
 SAFE PLAYING TO MEET  
 CPSC GUIDELINES  
 SEATING

N.E. MADRONA DRIVE

N.E. 15TH STREET

HIGHLAND PARK SIGN  
 WITH SEASONAL  
 ACCENT PLANTING

HIGHLAND PARK SIGN  
 WITH SEASONAL  
 ACCENT PLANTING

ENTRY PLAZA  
 WITH BOLLARDS

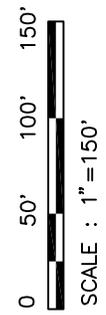
N.E. 13TH STREET

E. MAIN STREET

HISTORICAL HERMISTON  
 OUTDOOR DISPLAY  
 LARGE PICNIC  
 SHELTER WITH 4 TABLES  
 BARRIER FREE SMALL  
 PICNIC SHELTER  
 STREET TREES @ 40' O.C.

SPLIT RAIL FENCE- 2 RAILS  
 WITH POSTS @ 8' O.C.  
 RESTROOM STRUCTURE-  
 PREFABRICATED, PRE PLUMBED  
 CONCRETE DRINKING FOUNTAIN  
 EVERGREEN HEDGE WITH  
 CHAINLINK FENCE TO SCREEN  
 LIFT STATION

LIFT STATION



**HIGHLAND PARK  
 SITE**

**CITY OF HERMISTON**  
 PARKS AND RECREATION  
 MASTER PLAN  
 7/2008

**CFP #: PR-21**

**Site:** Riverfront Park

**PROJECT NAME:** Riverfront Park Site Improvements

**PROJECT SCOPE/DESCRIPTION:** Passive park.

**Services Needed:** Project management, construction administration, conversion of as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services.

**PROJECT JUSTIFICATION:** Residents enjoy the 16 acre site that was once farm home. The site features restrooms, play area, proposed boat ramp, lighting, fences, seating, irrigated open lawns and parking at this location. The site has been developed with lawns and managed riparian buffers along the entire west perimeter of the site, plus a small wetland site in the north east corner of the site. A paved 8' wide looped path around the irregular shaped site enable walking and running in relatively flat terrain as well as unstructured roller skating and in line skating uses. This site serves as a neighborhood park for the west side as well as a regional site for proposed Umatilla Riverfront trail and parking demand is expected to require approximately 20 spaces. The remaining improvement not yet installed is a boat ramp feature.

Frontage improvements are designed to meet public works street standards along the east side of the site. The parking has a drive thru looped access drive serving 22 space new parking spaces. The site serves as the south end trailhead parking for the proposed Umatilla riverfront trail corridor.

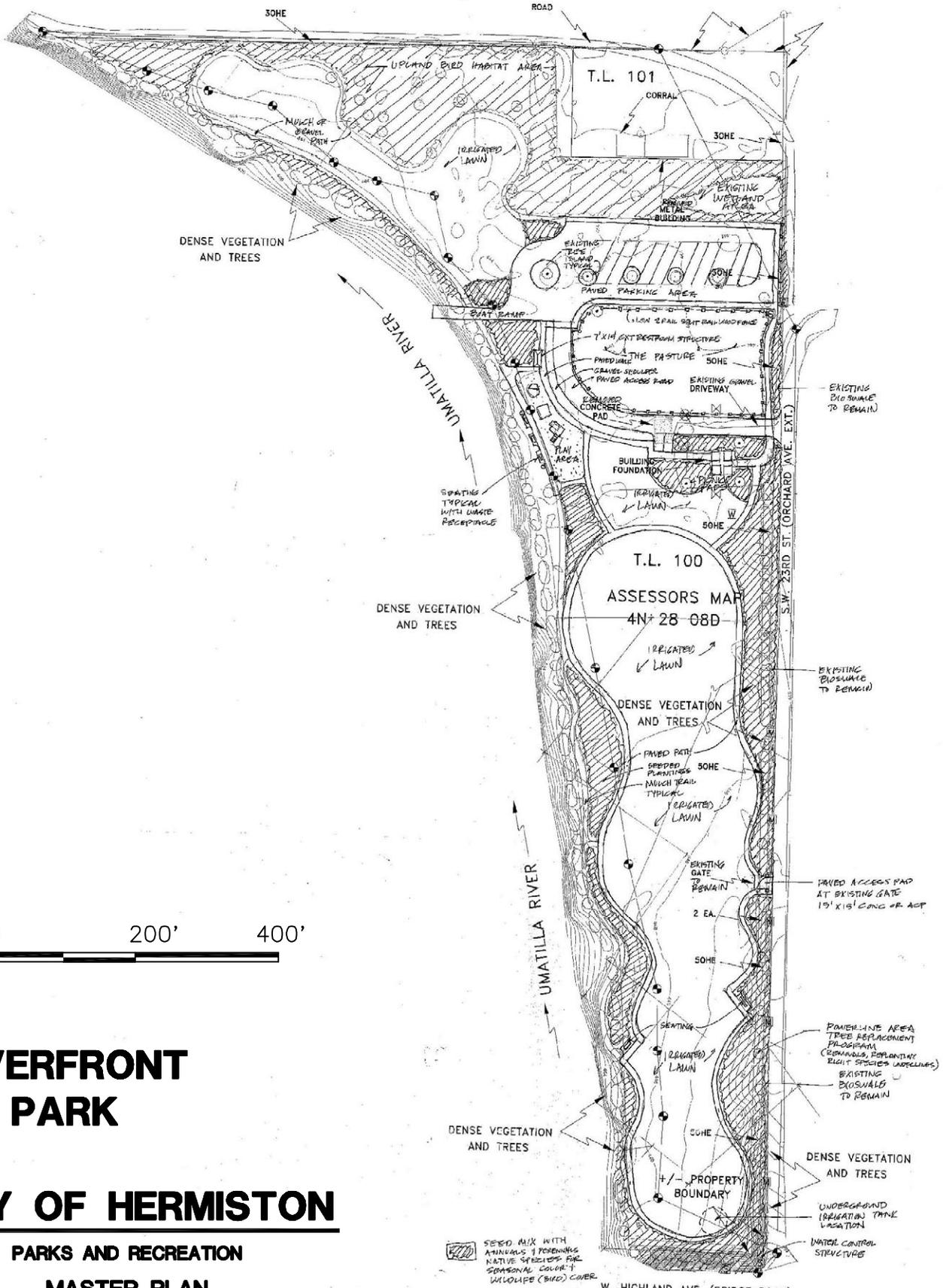
**IMPACTS :** None identified.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$35,000	\$5,000	\$25,000	\$5,000	-----	-----	-----
<b>Maintain</b>	\$7,000	-----	\$500	\$500	\$500	\$500	\$500
<b>Totals</b>	\$42,000	\$5,000	\$25,500	\$5,500	\$500	\$500	\$500

**Needs:** The site is already a favorite park according to the 2006 survey sample. The site is a frequently visited park site with 37% of 421 households reporting visits, in the first year it was open to the public. The high community use in 2006 demonstrates overall high community demand for play areas, riverfront park, open space and trail type facilities.

Trail sites are also the most needed according to the 2006 survey sample with 63% of 421 households reporting a desire for new trails for walking, cycling or running. Open space and natural sites are demanded by 27% of households sampled.



0 200' 400'

# RIVERFRONT PARK

## CITY OF HERMISTON

PARKS AND RECREATION  
**MASTER PLAN**

SEED MIX WITH ANNUALS 1 PERENNIALS NATIVE SPECIES FOR SEASONAL COLOR 1 WILDOATS (BIRD) COVER

REVISED LAYOUT PLAN  
 SCALE 1" = 60' 16 ACRE SITE

↑ NORTH  
 REV. JANUARY 24, 2005

**CFP #: TR-01, TR-02, TR-03 & TR-04**

**Site:** Trails - Citywide

**PROJECT NAME:** TR – 1 Diagonal Road, TR-2 Butte Trail, TR-3 Belt Trail, TR-4 Com Cor / US-395 Trail

**PROJECT SCOPE/DESCRIPTION:** Trails are located within existing parks or within dedicated street right of way. The trails typically include surfaces, landscape and vegetation management, trailhead signage with trail map.

**Services Needed:** Project management, construction administration, conversion of existing topographic survey and as-built information to computer drawing for records management, landscape architecture, supported by civil engineering and limited surveying services.

**PROJECT JUSTIFICATION:** Residents can enjoy trails at 4 designated locations. The 4 trail sites are in various stages of completion. A paved 8' wide path along the west side of US-395 is a demonstration project to feature an example of an urban trail. This trail enables walking and running in relatively flat terrain as well as unstructured roller skating and in line skating uses.

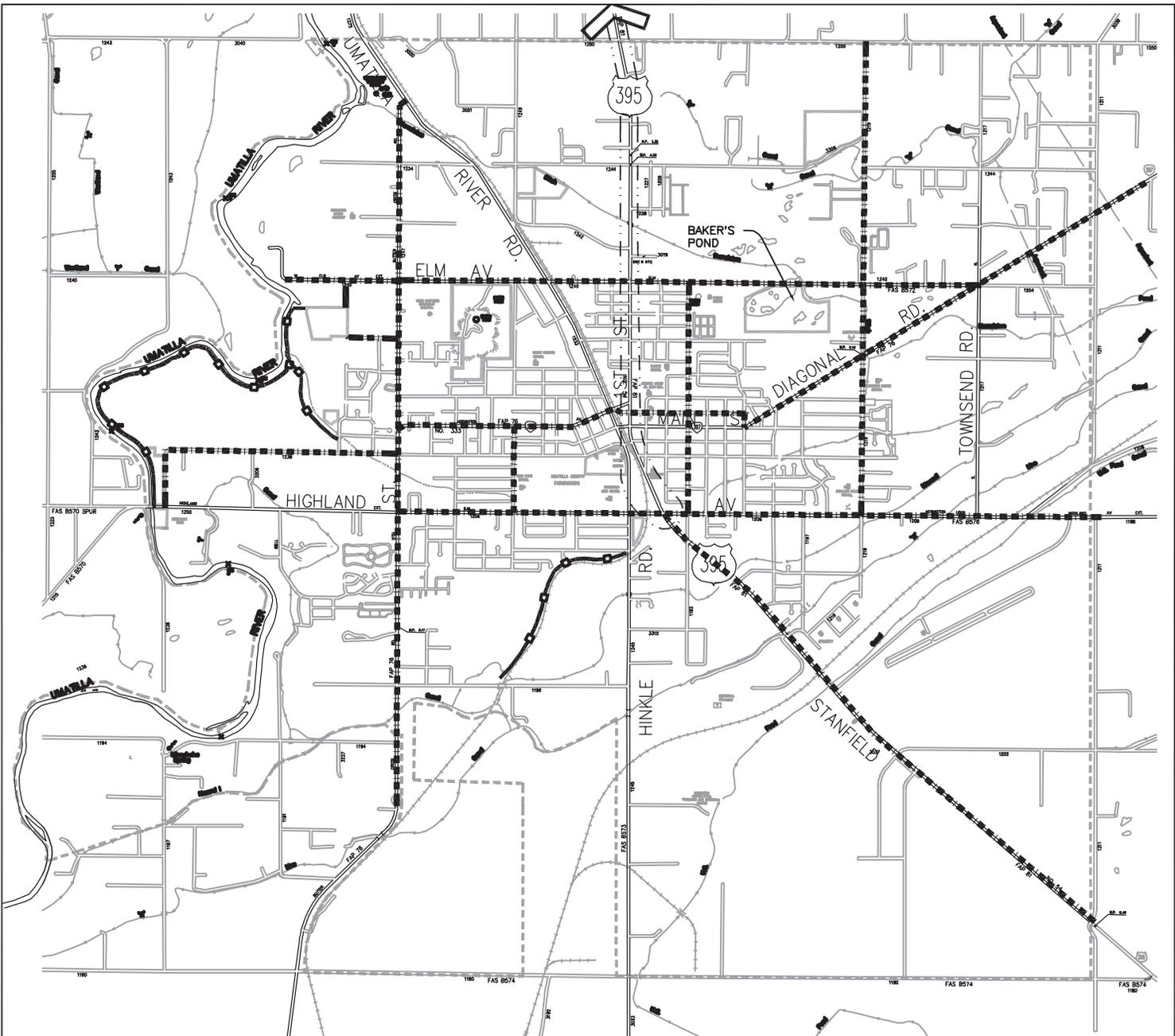
Butte Trail is located at Butte Park and described under Project PR-01. Belt Trail is located at Belt Park and described under Project PR-05.

**IMPACTS :** Increase in impervious surface cover (over 1 acre) requires NPDES compliance and drainage plan review.

**COSTS:**

Detailed budgets for individual trails projects costs are not included, because two trails are already built (US-395 / Com Cor and Diagonal Road), the other two trails are planned. The project costs for system development charge fee rate calculations are based on descriptions PR-01 and PR-05.

**Needs:** The trail sites are the most favorite activity according to the 2006 survey sample. This type of activity is the highest demanded new facility type most needed with 63% of 421 households reporting they want trails for walking, cycling or running.



0 5000' 10000'  
 SCALE 1" = 5000'

**LEGEND**

- STUDY AREA/ URBAN GROWTH BOUNDARY
- DESIGNATED TRAIL
- - - - - DESIGNATED BICYCLE STREET
- — — — — COM COR

# CITY OF HERMISTON

PARKS AND RECREATION  
 MASTER PLAN

# CITY TRAIL

MAP  
 FIGURE 6

**CFP #: PR-22**

**Site:** Umatilla Water Park

**PROJECT NAME:** Umatilla Water Park

**PROJECT SCOPE/DESCRIPTION:** Water route trail with vegetation management and trailhead signage with trail map.

**Services Needed:** Project management, construction administration, and limited surveying services.

**PROJECT JUSTIFICATION:** Residents enjoy riverfront trail access from this project

**IMPACTS :** No known impacts.

**COSTS:**

	<b>Totals</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013-22</b>
<b>Capital</b>	\$25,000	\$5,000	\$15,000	\$5,000	-----	-----	-----
<b>Maintain</b>	\$7,000	-----	\$500	\$500	\$500	\$500	\$500
<b>Totals</b>	\$32,000	\$5,000	\$15,500	\$5,500	\$500	\$500	\$500

**Needs:** Trail sites are the most favorite activity according to the 2006 survey sample. This type of activity is the highest demanded new facility type most needed with 63% of 421 households reporting they want trails for walking, cycling or running. Open space and natural sites are demanded by 27% of households sampled.

## **Appendix C – Funding Sources**

### **FUNDING SOURCES**

The Hermiston Park Master Plan, 2008-2022 relies on several of the following possible funding sources :

#### **1) System Development Charges (SDC)**

System development charges are assessments collected from owners and sponsors of new projects, which meet the definitions of creating impacts which have identifiable costs that a city can recover through a set rate over time. The fees are based on the level of service which exists, the level of service which is adopted as the plan standard and the cost of improvements needed to bridge the gap in facilities demanded by new development. It is a source of city funds for public facilities established by local ordinance. Normally residential units are included in parks SDC ordinances although commercial, industrial development could also be made to pay for parks impacts. The developer of a typical residential unit might pay \$300-1500 each as a one time fee for parks, recreation and open space impacts, or construct a park on dedicated lands. A detailed fee rate study has been prepared in 2007 to set a proper SDC rate.

#### **2) Private Business, Individual Donations**

Individual citizens or private corporations may donate funds, land or possibly assets (appreciated stock, bonds, royalties, copyrights) which have some income value as gifts to the City, for specific use and specific purpose (parks, recreation, open space) in the city.

#### **3) Loans**

The City may enter into contract to borrow money from private financial institutions or from state government agencies with loan programs, for roads and utilities.

#### **4) Grants**

State and federal government agencies offer a variety of grants to local governments for specific purpose related to programs. Typically local governments must match partially or fully the amount of the grant sought toward the local cost of the project or program. Examples include federal funds (TEA) for transportation enhancement , which are federal funds administered and distributed by the state transportation agency and several categories of park and recreation state grants (LWCF, LGG, RTG).

#### **5) General Obligation Bonds**

Voter approved bonds are debt notes approved by city voters, whereby the voters agree to levy tax to pay interest and principal amounts, usually for a period of 10-30 years, for capital improvements, land acquisition uses of a long term nature.

## **6) Councilmanic Bonds**

City Council approved bonds are debt notes approved by the City Council, within the limits allowed by city charter, to be paid by current operating revenue, from city operations and maintenance budget.

## **7) Revenue Bonds**

Revenue bonds are debt notes approved by City Council, for specified facility operations which generate dependable revenues, above expenses, for construction of facilities. The interest and principal is paid from the facility revenues. Parking structures would be an example project well suited to revenue bonds.

## **8) General Fund**

The Capital Improvements Program (CIP) is a budget document prepared annually for all city departments. General tax funds pay for most projects which are part of the prioritized list of CIP projects, although the list may not be fully funded when approved for priority ranking. The reserve portion of the general fund is the area which the city may save for large capital projects, earmarked for a particular project or program.

## **9) User Fees**

User fees are charges and rates paid for specific activity or facility use, to fully or partially recover the cost of facilities, staffing, direct expenses associated with the program or use, such as equipment, supplies, etc. and occasionally indirect expenses allocated to a park activity.

## **10) Dedications, Developer Donations**

Dedications are conveyances of real estate to the city for specific use as defined by the property owners. There may be requirements for developers to dedicate parks with land subdivisions, or allowing a fee to be paid in lieu of dedication of land at the time of subdivision, titled "fee-in-lieu of land" ordinance.

The development guidelines could be used to guide the appropriate dedication of lands in a unified program, which would be fair to private property owners donating land at different times.

## **11) Easements**

Easements are grants of property rights or right to use another party by specific mention for specific purpose. Easements can be freely dedicated with or without fee for benefit of City parks use, normally conveyed or recorded as part of the subdivision approval process.

## **12) Land Conservancy Organizations**

Private non-profit organizations which operate with private donations to assist consenting landowners to preserve their lands from being developed are generally known as land conservancy organizations. Several national and regional groups are active, based in Seattle or Portland and could be considered for possible short term or

bridge funding for open space land acquisition, where there is a demonstrated need. The most widely recognized national group is Trust for Public Lands.

### **13) Partnerships**

A partnership funding arrangement may be possible among non-profit organizations and government agencies such as the sports groups for meeting the needs of property acquisition, programs and / or facilities in Hermiston. The partnership could help Hermiston area organizations provide the local match for grants which the City of Hermiston as a whole may not be eligible to put forward, for specific projects. Generally, partnerships encompass one or more above listed funding methods to create a partnership as a recorded legal agreement.

### **14) Land Transfers**

Generally, land transfers encompass one or more above listed funding methods to create a transaction as a recorded legal agreement. Joint use or dedicated conveyance to city use of utility (water, electrical) corridor property for open space is possible to consider with irrigation, gas and electric utilities. With the transfer of electrical system to city control, several opportunities will be created. With reevaluation of Federal control of the local irrigation program (more underground pipe, fewer open channel canals and ditches) several opportunities will be created.

### **15) Park & Recreation District**

A park and recreation district with boundaries that coincide with the existing school district could include a tax base of both city residents and non-residents located in the unincorporated county which may most use regional facilities funded by the new district. The regional facility most logical for a new park and recreation district is replacement aquatic center and perhaps other similar facilities which have approximately the same number of city residents and non-residents near Hermiston. A major issue in formation of a new district is the extent to which a new district would compete with other junior tax districts, which requires further study. This source could provide capital or annual operating funds (or both) through levies and/or bonds.

Typically a city or urbanized area the size of Hermiston would rely on the best 5-7 funding sources from the above list in combination to serve as the primary funding source of parks, recreation and open space program finance. The recommended funding sources are checkmarked on the next page, under the column labeled 2007 Plan, second column from the right side of page.

Appendix C shows a summary of the alone funding sources that were considered in 1998 compared to the funding sources applicable in the year 2008.

**Appendix C - Funding Sources  
Funding Source Availability Overview**

<b>Source</b>	<b>1999 Plan</b>	<b>2008 Plan</b>	<b>Comments</b>
<b>Federal Grants</b>	√	√	Trails, Salmon Protection
<b>State Grants</b> - LWCF	No	√	Has improved in recent years since 1998
- LGC-LOTTERY	No	√	
- RTG	No	√	
<b>NFP Grants</b>	√	√	Requires time
<b>Business Donations</b>	√	√	Requires time
<b>Individual Donations</b>	√	√	Requires time, Tax & estate Planning considerations
<b>System Development Charges</b>	No	√	Prepare SDC rate study 2007
<b>Park &amp; Recreation Dist.</b>	No	No	Other tax district Competition issues
<b>Bonds-General</b>	No	No	Only after repayment of current obligations
<b>Partnerships</b>	√	√	Schools, Hospital, Community, College, Special Districts
<b>City Reserves</b>	√	√	Can earmark funds over several years
<b>Land Transfers</b>	√	√	Part of 1998 Study
<b>Sports Groups</b>	√	√	Proven success Locally for Fund raising
<b>Corporate &amp; Developer Donations</b>	√	√	Need Guidelines

<b>Motel Tax</b>	Not in Place	√	15% of 5/8 of Total
<b>Pool Capital</b>	Not in Place	√	3/8 of TRT + 19.8 cents / - \$1000 AV

<b>Legend</b>	
√	Potential Funding
No	Not available , or Not Included