



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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[www.lcd.state.or.us](http://www.lcd.state.or.us)

## AMENDED NOTICE OF ADOPTED AMENDMENT

October 24, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Wilsonville Plan Amendment  
DLCD File Number 003-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: November 7, 2007**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

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

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Marguerite Nabeta, DLCD Regional Representative  
Chris Neamtzu, City of Wilsonville

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FORM 2

# DLCD

## Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person  electronic  mailed  
DATE STAMP  
**DEPT OF**  
**OCT 19 2007**  
**LAND CONSERVATION AND DEVELOPMENT**  
For DLCD Use Only

Jurisdiction: **City of Wilsonville**

Local file number: **Ordinance No. 625**

Date of Adoption: **9/17/2007**

Date Mailed: **9/ /2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 11/6/2006

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment                | <input type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation                      | <input type="checkbox"/> Other:                           |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".  
A Comprehensive Plan amendment to update the City of Wilsonville Parks and Recreation Master Plan.

Does the Adoption differ from proposal? Yes, Please explain below:

As part of the public review process: entire document reorganized at direction of Council; new executive summary included; skateboarding facilities & cultural performing arts text added; sport fields at WRWTP deleted due to plant expansion; Table 10 updated; Tables 6, 7 & 10 conformed for look and to reflect public input; project costs updated.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **City wide**

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                                     |                          |                          |                                     |                          |                          |                          |                                     |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                            | <b>9</b>                 | <b>10</b>                | <b>11</b>                           | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                           | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

**DLCD # 003-06 (15254)**



If no, did Emergency Circumstances require immediate adoption?

Yes  No

**DLCD file No.** \_\_\_\_\_

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

See attached list

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Local Contact: **Chris Neamtzu**

Phone: **(503) 570-1515** Extension:

Address: **29799 SW Town Center Loop East**

Fax Number: **503-682-1015**

City: **Wilsonville**

Zip: **97070-**

E-mail Address: **neamtzu@ci.wilsonville.or.us**

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### **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

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

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

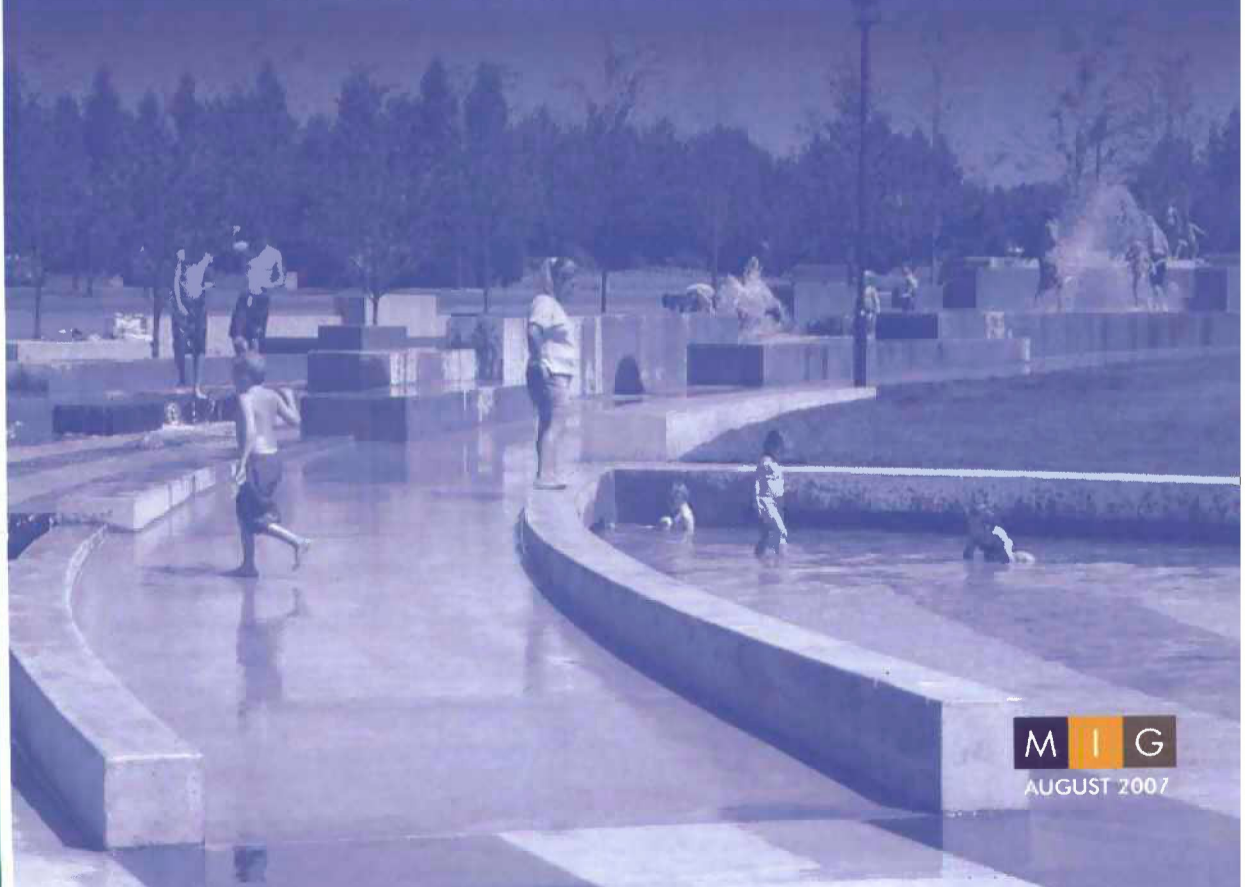




City of  
**WILSONVILLE**  
in OREGON



# Parks and Recreation Master Plan



**M I G**  
AUGUST 2007



**ORDINANCE NO. 625**

**AN ORDINANCE OF THE CITY OF WILSONVILLE ADOPTING A *PARKS AND RECREATION MASTER PLAN* (AUGUST 2007) TO OFFICIALLY REPLACE THE 1994 *PARKS AND RECREATION MASTER PLAN*.**

WHEREAS, the provision of parks and facilities for recreation activities enhances the quality of life for residents, employees and visitors to the City of Wilsonville; and

WHEREAS, the City 's previous Plan, adopted in 1994 has been significantly implemented with projects completed in the 10-year life of that plan, and

WHEREAS, the City has experienced significant growth with the expansion of the Urban Growth Boundary resulting in the increased need for recreation facilities and programming to serve the additional population and methodology to fund and maintain facilities at a high quality, and

WHEREAS, the Parks and Recreation Master Plan is an element of the Comprehensive Plan and the completion of an updated Parks and Recreation Master Plan is a Council goal, and

WHEREAS, the *Parks and Recreation Master Plan* was developed in concert with the Bicycle and Pedestrian and Transit Master Plans over the course of three years, resulting in three master plans with one vision for a complete, active, inter-connected community; and

WHEREAS, the primary purpose of a *Parks and Recreation Master Plan* is to provide a safe and efficient network of recreation facilities, parks and natural spaces that provides access and opportunities for passive and active experiences and natural areas while providing health benefits to users through physical activity and social interaction; and

WHEREAS, the City Council identified an update to the *Parks and Recreation Master Plan* as a key implementation measure supporting the goal of *creating a sense of place and preserving community character and quality of life*; and

WHEREAS, the following implementation measures have been specifically listed as City Council Goals:

- *2003-04 Update the Parks and Recreation Master Plan. Begin in-fill projects with money received through outside sources.*
- *2004-05 Conduct community-visioning process with emphasis on the livability, connectivity and establishment of parks and natural areas for citizens of all ages; and*

WHEREAS, the City Council also identifies the provision of *quality parks, trails, bike and pedestrian paths and protection of significant open spaces and natural areas* as a key community goal in FY 2004-08. Specifically, the Council identified the following three implementation measures:

- *As an out growth of the visioning process, update the Parks Master Plan and Bike/Pedestrian Master Plan.*
- *Provide quality parks, trails, bike and pedestrian paths and protect significant open spaces and natural areas.*
- *Adopt parks, bike/pedestrian and transit master plan updates.*

WHEREAS, the *Parks and Recreation Master Plan* focuses on the provision of a comprehensive and coordinated approach to providing a variety of recreation opportunities and services to City residents of all ages, all incomes, and all cultural backgrounds. (regional, community and local) to encourage recreation participation by as many residents as possible and by citizens of all levels of need, interest, and ability; and

WHEREAS, the Plan is developed around a unique neighborhood concept of providing every neighborhood in Wilsonville with a park situated for easy access by bicycle or foot without crossing any major barriers, such as arterial streets or major streams.

WHEREAS, a complete parks network provides a hierarchy of various park types, each offering certain types of recreation and/or open space opportunities and the flexibility to address demographic changes in the community.

WHEREAS, in 2004, the City Council appointed the Advisory Committee on Master Planning (ACMP), a citizen group comprised of individuals representing diverse segments of the community, who were tasked to guide the development of the three Master Plans, including the *Parks and Recreation Master Plan*; and

WHEREAS, the ACMP met 19 times over the course of two years to discuss the Master Plans in detail, and provided recommendations on every aspect of the Master Plans; and

WHEREAS, in addition to the ACMP process, a substantial public involvement process was conducted to solicit meaningful input into the development of the three Plans including community visioning, public open houses, stakeholder meetings, mail surveys, email correspondence, and face to face meeting summaries; and

WHEREAS, key findings from the Community Recreation Survey that was conducted as part of the master planning process indicated significant support for active and passive recreation, (summary of needs assessment findings in Appendix D of the Plan) with 5 of the top 10 most popular activities being trail related with walking for pleasure and walking for exercise and a strong interest in an aquatic/recreation facility and increased recreation programming; and

WHEREAS, the public involvement process has resulted in a *Parks and Recreation Master Plan* that supports broad community interests, and enhances the recreational opportunities and livability for the residents and visitors of Wilsonville; and

WHEREAS, the proposed *Parks and Recreation Master Plan* is consistent with the applicable requirements of Statewide Planning Goals 1, 2, 8 and 15 and Metro Functional Plan requirements for development of such plans. Compliance is demonstrated in the record and by findings in the attached Staff Report; and

WHEREAS, the Planning Commission conducted a joint work session with the Parks and Recreation Advisory Board on the Parks and Recreation Master Plan on October 11, 2006 and also conducted public hearings on November 8, 2006 and December 13, 2006; and

WHEREAS, after concluding the public hearings and carefully weighing all of the testimony in the record, as well as that presented at the public hearings on the *Parks and Recreation Master Plan* the Planning Commission forwarded a recommendation of approval to the City Council with minor text changes; and

WHEREAS, the City Council conducted worksessions on the Plan on April 2, 2007 and public hearings on April 16, 2007 to solicit additional testimony as part of rendering a final decision on the Plan.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Findings:

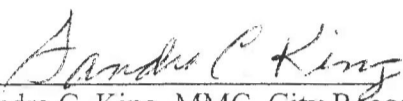
Section 1. The staff report and conclusionary findings dated August 16, 2007 are hereby adopted as findings, attached as Exhibit A, and incorporated as if set forth fully herein.

Order:

Section 2. City Council hereby adopts the Parks and Recreation Master Plan (August 2007) attached as Exhibit B.



SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 20<sup>th</sup> day of August, 2007 and scheduled for second reading at a regular meeting thereof on the 17<sup>th</sup> of September, 2007 commencing at the hour of 7 p.m. at the Wilsonville City Hall.

  
Sandra C. King, MMC, City Recorder

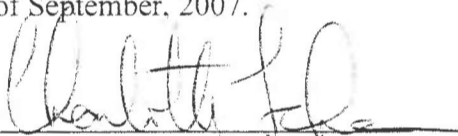
ENACTED by the City Council on the 17th day of September, 2007 by the following votes:

YEAS: -4-

NAYS: -0-

  
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 18<sup>th</sup> day of September, 2007.

  
CHARLOTTE LEHAN, MAYOR

SUMMARY OF VOTES:

|                  |         |
|------------------|---------|
| Mayor Lehan      | Yes     |
| Councilor Kirk   | Excused |
| Councilor Knapp  | Yes     |
| Councilor Ripple | Yes     |
| Councilor Núñez  | Yes     |

WILSONVILLE PLANNING DIVISION  
Legislative  
STAFF REPORT

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**HEARING DATE:** April 16, 2007

**DATE OF REPORT:** April 11, 2007

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**APPLICATION NO:** LP06-0005

**REQUEST:** Comprehensive Plan Amendment replacing the 1994 Parks and Recreation Master Plan with an updated *Parks and Recreation Master Plan*.

**LOCATION:** Citywide and areas in the Urban Growth Boundary

**APPLICANT:** City of Wilsonville

**STAFF REVIEWERS:** Chris Neamtzu, AICP, Long-Range Planning Manager and Peggy Watters, Community Services Director

**CRITERIA:** Statewide Planning Goals 1, 2, 5, 8, 11 and 15; Metro Regional Framework Plan;

Wilsonville Comprehensive Plan: Introduction, Plan Amendments; Citizen Involvement, Goal 1.1, Policy 1.1.1; Implementation Measure 1.1.1.a; Public Facilities and Services, Goal 3.1, Policy 3.1.1, Implementation Measures 3.1.1.a; Policy 3.1.2; Policy 3.1.3; Implementation Measure 3.1.3.a; Policy 3.1.11, 3.1.11.b, through 3.1.11.p, 3.1.11.r; Land Use and Development Policy 4.1.5, Implementation Measure 4.1.5.d, 4.1.5.j, 4.1.5.k, 4.1.5.l, 4.1.5.m, 4.1.5.x, Policy 4.1.6, Implementation Measure 4.1.6.b(1) and (4).

Wilsonville Development Code Section 4.0008-4.033 Hearing Procedures, Process and Authority; section 4.198 Comprehensive Plan Changes – Adoption by the City Council. Graham Oaks Natural Area Master Plan, Memorial Park Trails Master Plan, Villebois Village Master Plan.

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**SUMMARY:**

The City Council identified an update to the Parks and Recreation Master Plan (the Plan) as a key implementation measure supporting the goal of *creating a sense of place and preserving the*

*character and quality of life.* The following implementation measures have been specifically listed in the City Council Goals over the past few years:

- 2004-05: *Conduct community-visioning process with emphasis on the livability, connectivity and walk and bike ability for citizens of all ages.*
- *And supporting the goal of providing quality parks, trails, bike and pedestrian paths and protect significant open spaces and natural area: As an outgrowth of the visioning process, update the Parks Master Plan...*
- 2005-07: *Adopt Parks/Recreation, Bike/Pedestrian and Transit Master Plan Updates.*

The Parks and Recreation Master Plan has been developed over the last 24 months with a substantial and inclusive public involvement process ranging from citywide visioning to small focused group discussions with senior citizens, sports organizations and neighborhood groups; a variety of youth exercises at all school levels and public open houses as the Plan progressed.

The City has had the unique opportunity to update three master plans in an integrated way at the same time, including the Parks and Recreation, Bicycle and Pedestrian and Transit Master Plans. Due to the importance of this Master Planning effort, a special task force of citizens, the Advisory Committee on Master Planning (ACMP) was created.

The public process summary will be entered into the public record as Exhibit B to demonstrate the comprehensive approach to planning these three key pieces of the City's infrastructure. Every written comment received was documented with a response in a spreadsheet for ease of tracking. In all, there have been hundreds of specific comments that have been provided on the draft Master Plans. Staff worked closely with the ACMP to create a greatly enhanced level of public involvement in order to ensure that the three Master Plans reflect community desires and ensure the coordination of projects for an improved overall product of a vibrant, interconnected, sustainable community.

This Plan, as well as the other two, has been developed to represent the community's desires and wishes. Specifically, the Parks and Recreation Master Plan has been designed to meet the widest possible levels of skills, needs and interests of citizens and provide for the changing demographics of the population as the City grows.

The Parks and Recreation Master Plan will be adopted by Ordinance as a stand alone document. It will be adopted as a sub-element of the City's Comprehensive Plan. The Plan utilizes a neighborhood methodology that seeks to provide close, accessible activity opportunities for residents and employees as a means of achieving a healthy community. The locations of existing and planned parks, neighborhoods, schools and industrial development are integrated with existing and planned bike and pathway systems and transit lines to create a well linked system of services. For example, a new community park is located where bikeways are planned and near a transit stop for increased accessibility and safe, convenient alternative travel.

A neighborhood map (Figure 3 of the Plan) was prepared to understand the layout of geographic community groupings created by the arrangement of residential developments that do not require



crossing a major roadway or stream in order to access park or open space. The Plan provides for each neighborhood community to have an open space for active and/or passive recreation. The demographics of each neighborhood area will determine the design and amenities prepared for each neighborhood park. Each neighborhood is described in detail in Appendix E – *Neighborhoods – Park and Recreation Analysis*. This methodology includes a ‘sufficiency analysis’ based on City of Wilsonville code requirements for parks and outdoor recreational space as required by the Wilsonville Planning and Land Development Ordinance, Sections 4.113(.01 and .02) and in 4.125(.05)(E). These descriptions and the map of these areas were used in the evaluation process to identify and rank projects based on a series of criteria developed by the ACMP.

**Plan Organization:**

The Plan contains an Executive Summary, describing the integrated planning process and discusses the importance of the provision of recreational space for the livability of the community. There are also separate technical materials that are companion documents to the Plan that document the existing system as well as many aspects of the public process that was conducted including the random sample mail out survey on parks and recreation preferences.

Chapter 1: Provides an overview of the three plans, one vision, the goal of a vigorous park system, an overview of the planning process with citizen involvement and the organization of the plan.

Chapter 2: Lays out the benefits of parks and recreation, the concept of the plan, existing resources and identified community needs and outlines the key challenges and opportunities.

Chapter 3: Contains the recommended park system, including the overview of the neighborhood-based park system, concepts of school/community parks and an aquatic/recreation center. This chapter provides the detailed descriptions of the improvements for each park and natural area throughout the City, and how to address the Willamette River as well as strategies for providing athletic facilities.

Chapter 4: Identifies the financial resources for providing recreation services including planning, maintenance and operations, and recreation programs and services.

Chapter 5: Outlines the plan implementation, including the overview of current financing, potential revenue resources and evaluation criteria and implementation strategy.

A substantial bibliography and glossary offer resources for clarity in terminology. Appendices, Figures and Maps and Tables provide the detailed background information for reference to the selected projects.

## **ISSUES:**

Primary issues that arose through the public involvement process include access to the Willamette River, improved sports fields, school/community properties, maintenance and operation methods, methods for selection of capital projects throughout the life of the plan, identification of currently underserved areas and readiness for new development as well as preparedness to move on 'opportunities' as they arise. Interest in an aquatic/recreation center is being managed through a citizen Aquatic Center Task Force.

As a city that borders the Willamette River, there is public enthusiasm to access the river for both active (boating) and passive (viewing) opportunities. There is strong support for river engagement through efforts such as Congresswoman Darlene Hooley's initiative for *The Willamette River United: Revitalizing River Communities*. The Bicycle/Pedestrian Bridge project and trail system that extends the regional bike trails that are primarily in the Bicycle/Pedestrian Master Plan update will address large scale projects. Trailheads, off street trails, waysides and trailside amenities will be issues of concern to the parks/recreation plan.

Park space will continue to face pressure from organized sports as sport seasons cross over one another and vie for overlaid field construction. A desire for designated separate sports complex areas will be addressed. School/Community Parks continue to be a potential resource, by creating a special relationship that increases the community use of school properties for recreational functions.

Maintenance and operations as well as renovation schedules for existing facilities and parks will be an essential component to the way the parks system is managed at a high level of service (LOS). With Villebois parks coming online over the next 2-10 years, an effective maintenance system needs to be in place to take on such an increase in parks and open space management.

Financing for opportunities is an underlying message in the Plan. As the community develops and the population shifts with the development, there will be opportunities that arise to acquire or improve properties and facilities for better service. The Plan makes room for these kinds of adjustments and encourages creative management.

## **RECOMMENDATION:**

The ACMP, Planning Commission and staff respectfully recommend that the City Council conduct the public hearing, respond to public input on the Draft Parks and Recreation Master Plan and approve the Plan for inclusion in the Comprehensive Plan of the City of Wilsonville.

## CONCLUSIONARY FINDING(S)

### Statewide Planning Goals:

#### Goal 1: Citizen Involvement

*It is the purpose of this Goal to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

**Response:** The City of Wilsonville's legislative public involvement and hearing process provides numerous opportunities for citizens to be involved in all phases of the planning process. This Plan has been developed with the inclusion of substantial public involvement over the past two years and was guided by the citizen appointed Advisory Committee on Master Planning (ACMP) reflecting community desires. **This criterion is satisfied.**

#### Goal 2: Land Use Planning

*It is the purpose of this Goal to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.*

**Response:** The development of the Parks and Recreation Master Plan has followed the City's established land use planning process, and included over two years of public meetings, outreach, committee meetings, open houses, web site information, direct mailings, one on one contact, and numerous and frequent opportunities for public comment. **This criterion is satisfied.**

#### Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces:

*It is the purpose of this Goal to conserve open space and protect natural and scenic resources.*

**Response:** Natural resource areas play an important role in the balance of an active and passive parks and recreation system. Many city parks contain natural areas that afford a passive recreational experience. These natural resource areas are a critical part of the overall system. The Parks and Recreation Master Plan includes these areas and identifies projects (integrated pest management plan, and natural resources management plan) that will enhance the overall natural resources system supporting the intent of Goal 5. **This criterion is met.**

#### Goal 8: Recreational Needs

*It is the purpose of this Goal to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities.*



**Response:** The provision of parks and recreation facilities, amenities and opportunities is the purpose of the Plan. It is intended to set forward the long-term framework for enhancing the livability of the community for residents, employees and visitors for the next 20 years. The development and implementation of a Parks and Recreation Master Plan will assist in satisfying the recreational needs of the citizens of the state, and visitors to the community. **This criterion is satisfied.**

**Goal 11: Public Facilities and Services**

*It is the purpose of this Goal to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

**Response:** The provision of parks and facilities located at intervals throughout the community that are adjacent to public transit and in concert with bicycle/pedestrian paths for easy access for all residents, employees and visitors is a primary focus of this Plan. The Neighborhood Community methodology of this Plan provides the flexibility to manage change as Wilsonville continues to grow in size and complexity and as the demographics change.

**Goal 15: Willamette River Greenway**

*It is the purpose of this Goal to protect, conserve, enhance and maintain the natural scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

**Response:** The Plan respects the implications of the Willamette River Greenway and the rich opportunities that the river presents for historic preservation, environmental protection, nature education, agricultural, economic and recreation opportunities. Working closely with the Bike/Pedestrian Master Plan, this Plan is intended to incorporate the goals set out in that plan as well and to interface with the efforts of the Willamette River United initiative in the selection and design of projects.

**Metro's Regional Framework Plan:**

The Functional Framework Plan fundamentals are statements adopted by the Metro Council that synthesize the 2040 Growth Concept and regional policies.

**Fundamental 8:**

*Create a vibrant place to live and work by providing sufficient and accessible parks and natural areas, improving access to community resources such as schools, community centers, and libraries as well as by balancing the distribution of high quality jobs throughout the region, and providing attractive facilities for cultural and artistic performances and supporting arts and cultural organizations.*

**Response:** The Plan is designed to improve the sufficiency of accessible parks for residents and employees throughout the city and to offer connectivity with schools, libraries and community centers to expand the recreation opportunities and engage cultural and artistic performances and support arts and cultural organizations to create a vibrant place to live and work. This is shown in the work done in housing developments such as Villebois and projected to new school sites that require community facilities and industrial developments that offer employee activity areas.

## 1.2 Built Environment

*It is the policy of the Metro Council to:*

1.2.1 - *Ensure that development in the region occurs in a coordinated and balanced fashion as evidenced by:*

- e. Creating a balanced transportation system, less dependent of the private automobile, supported by both the use of emerging technology and the location of jobs, housing, commercial activity, parks and open space.*

**Response:** The Plan has strong connections to the Bicycle and Pedestrian and Transit Plans in the careful consideration of wayfinding signage, off-trail paths that compliment the Bike/Ped plan, destination parks that offer ample amenities for those traveling by transit or bike and creative solutions to water trail development. The Neighborhood Plan and Wayside designs seek to offer ample recreation for all residents and employees.

## 1.10 – Urban Design

*It is the policy of the Metro Council to:*

1.10.1 *Support the identity and functioning of communities in the region through:*

- c. Ensuring that incentives and regulations guiding the development and redevelopment of the urban area promote a settlement pattern that:*

- iii) Provides access to neighborhood and community parks, trails and walkways and other recreation and cultural areas and public facilities.*

**Response:** Following the complete assessment of current facilities, Table 1 of The Plan identifies the quantity and/or quality of services required to bring all facilities up to a high level of service (LOS) for the community of Wilsonville. Figure 4: Park System Map identifies the parks and their pathway connectors to be developed in order to raise the level of service to current demands, and project into the future growth areas. The fully integrated system of transit, trails and parks adjacent to any and all residents and employees will be monitored by staff and citizen bodies appointed for this purpose.



### **3.2 Protection of Regionally Significant Parks, Natural Areas, Open Spaces, Fish and Wildlife Habitat, Trails and Greenways**

*It is the policy of the Metro Council to:*

**3.2.1** *Continue developing a Regional System of Parks, Natural Areas, Open Spaces, Fish and Wildlife Habitats, Trails and Greenways (the Regional System) to achieve the following objectives:*

- a. Protect the regions biodiversity*
- b. Provide citizens opportunities for, primarily, natural resources dependent recreation and education.*
- c. Contribute to the protection of air and water quality and watershed health; and*
- d. Provide natural buffers and connections between communities.*

**Response:** The Plan addresses the issues unique to local natural resources in Chapter 3 (3.3) *Natural Resources Management* and identifies these areas in Figure 7, *Natural Areas Opportunities Map*. The Plan embraces the unique qualities of the areas' natural forests (including those adjacent METRO properties that are shared – Graham Oaks) and streams such as Boeckman Creek, meadows and wetlands, special green spaces (Villebois Greenway) that have good restoration potentials and create a balance with the developed parks and facilities. Recreation programming includes numerous volunteer opportunities to plant trees, canoe the river, maintain streams, roads and parks and enjoy the natural trail areas around the City.

### **3.5 Provision of Community and Neighborhood Parks, Open Spaces, Fish and Wildlife Habitat, Natural Areas, Trails and Recreation Programs**

*It is the policy of the Metro Council to:*

**3.5.1** *Recognize that local governments remain responsible for the planning and provision of community and neighborhood parks, local open spaces, natural areas, sports fields, recreation centers, trails and associated programs within their jurisdictions.*

**Response:** The Plan is consistent with the responsibility of local governments by way of identifying the fiscal and planning responsibility the Plan describes for the provision of amenities throughout the community for parks, open space, natural areas, sports fields, recreation centers, trails and programming to fulfill the needs of citizens and employees for healthy active living options. The City's budget process, including assignment of Capital Projects, it's wealth of active and passive recreation programs, support of organized sports, development of neighborhood park amenities and consideration of the overall quality of activity opportunities is apparent throughout this Plan.

Wilsonville Comprehensive Plan:

*Introduction:*

4. *Standards for approval of Plan Amendments.*

*In order to grant a Plan amendment, the City Council shall, after considering the recommendation of the Development Review Board (quasi-judicial) or Planning Commission (legislative), find that:*

- a. *The proposed amendment is in conformance with those portions of the Plan that are not being considered for amendment.*
- b. *The granting of the amendment is in the public interest.*
- c. *The public interest is best served by granting the amendment at this time.*
- d. *The following factors have been adequately addressed in the proposed amendment:*
  - *the suitability of the various areas for particular land uses and improvements;*
  - *the land uses and improvements in the area;*
  - *trends in land improvement;*
  - *density of development;*
  - *property values;*
  - *the needs of economic enterprises in the future development of the area;*
  - *transportation access;*
  - *natural resources; and*
  - *the public need for healthful, safe and aesthetic surroundings and conditions.*
- e. *Proposed changes or amendments to the Comprehensive Plan do not result in conflicts with applicable Metro requirements.*

**Response:** The Standards for approval of Plan Amendments are addressed throughout the Master Plan. It is in the public interest to update the 1994 Parks and Recreation Master Plan, in order to keep current with population growth and emerging recreation trends. The projects of the 1994 Plan have been completed to the extent that they are appropriate, and new features throughout the City require attention that is prepared in this new Plan. The factors required in the Standards are addressed as follows:

- The suitability of land use is carefully considered in the planning of recreation amenities in the Plan. Issues such as river bank, riparian zones, natural hazards and protected areas, etc. are carefully considered in the recommendations.
- Issues of upcoming land use such as the growth of residential development in the Frog Pond area, school plans in Villebois and Frog Pond or industrial development in the northwest section of the City are taken into consideration.



- Land improvement trends are addressed especially in those areas with most active potential for change, such as the mobile home parks and the older, denser housing areas in the City.
- Density is especially addressed in the parameters established for new residential development in terms of the provision of neighborhood parks and the impact on transit and possibilities of alternative travel with the Bike/Pedestrian Plan Update.
- The addition of parks in neighborhoods is well documented to have a positive impact on housing property values. The same is true for citywide beautification and development of interactive workplace surroundings.
- Although the first consideration is to the citizens of the City, the recently installed water features in Town Center and Murase Plaza parks have proven the potential these amenities have for economic development of tourism dollars; as well as the public events that are scheduled in these parks. This economic potential is especially considered in the plans for the pedestrian river crossing at Boones Ferry Park and the amenities that could stimulate Westside business development.
- Transportation access is carefully considered in the Plan as it is coordinated with the Transit and Bicycle/Pedestrian Plans. Alternative accessibility to parks is a theme carried throughout the Plan and reflected in the Parks System Map (Figure 4).
- Natural Resources protection and programming are addressed especially in Chapter 3 (3.3) and Figure 7 (Natural Areas Opportunities Map).
- The Plans intention continues to be to champion the protection natural and aesthetic surroundings throughout the community and the development and maintenance of safe and healthful recreation facilities and open spaces for the enjoyment of residents, employees and visitors of all ages, skills, needs and interests.

The Parks and Recreation Master Plan Update compliments the applicable Metro requirements.

**GOAL 1.1** *To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.*

**Policy 1.1.1** *The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.*

**Implementation Measure 1.1.1.a** *Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in “draft” form, thereby allowing for community involvement before decisions have been made.*

**Response:** The ACMP consultants and staff have conducted a 2 year public involvement process as part of the development of this Master Plan. Early involvement in a visioning process was followed by a statistically sound survey procedure. The draft documents of all three plans were taken to numerous public open houses charrettes were conducted with schools and special interest groups. The public involvement process summary has been included in the public record as Exhibit E. **These criteria are satisfied.**

**Public Facilities and Services:**

**GOAL 3.1:** *To assure that good quality public facilities and services are available with adequate capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.*

**Policy 3.1.1** *The City of Wilsonville shall provide public facilities to enhance the health, safety, educational, and recreational aspects of urban living.*

**Response:** The Plan proposes to provide high quality parks and recreation facilities in every neighborhood to meet the growing needs of the community. The Plan proposes implementation of healthy activity spaces within potential industrial development to promote employee wellness. The planned facilities will greatly enhance the recreational aspects of urban living. **The Plan supports this goal and policy.**

**Implementation Measure 3.1.1.a** *The City will continue to prepare and implement master plans for facilities/services, as sub-elements of the City's Comprehensive Plan. Facilities/services will be designed and constructed to help implement the City's Comprehensive Plan.*

**Response:** The legislative process for adoption supports this implementation measure. **This criterion is satisfied.**

**Policy 3.1.2** *The City of Wilsonville shall provide, or coordinate the provision of, facilities and services concurrent with need (created by new development, redevelopment, or upgrades of aging infrastructure).*

**Response:** The Plan addresses the projected needs of the community growth of new development and provides staff and community organizational support for the maintenance or upgrade of aging infrastructure. **This criterion is satisfied.**

**Policy 3.1.3** *The City of Wilsonville shall take steps to assure that the parties causing a need for expanded facilities and services, or those benefiting from such facilities and services, pay for them.*

**Response:** The Plan includes findings of the financial needs to develop the recommended areas and methods to ensure that financing of park development is shared by those who benefit from them. (See Appendix C: baseline Financial Analysis) **This criterion is satisfied.**



*Implementation Measure 3.1.3.a Developers will continue to be required to pay for demands placed on public facilities/services that are directly related to their developments. The City may establish and collect systems development charges (SDCs) for any or all public facilities/services, as allowed by law. An individual exception to this standard may be justified, or SDC credits given, when a proposed development is found to result in public benefits that warrant public investment to support the development.*

**Response:** The Plan provides methodology for financial support of projects in a variety of ways as outlined in Chapter 4 (4.1) and Chapter 5. SDC's are a significant resource, both in cash from development and in the provision of facilities that benefit the public in exchange for the SDC assessment. An independent study is being conducted on the status of SDC levels for the City. Results will be utilized in future planning. **This criterion is satisfied.**

#### Parks/Recreation/Open Space

*Parks and recreational facilities in and around Wilsonville are provided for by the City, County, State and local school districts. The City's close proximity to Portland provides local residents with numerous recreational and entertainment opportunities provided throughout the metropolitan area, all within a 30 to 40 minute drive. Even the ocean beaches, Mt. Hood and other Cascade Mountains and several campgrounds, rivers and lakes are close at hand, within a couple of hours drive, thus providing an abundance of recreational activities.*

*Within the City, recreational planning is coordinated with the West Linn-Wilsonville School District. The District provides traditional physical education programs as part of their regular school curriculum plus competitive sports programs in the upper grade levels. Other youth sports programming is provided by the City and a variety of non-profit organizations. The School District's community education program also provides recreational programs for both youth and adult activities and coordinates the use of District facilities. (It should be noted that as of 9/06, this last statement is no longer true).*

*As the City continues to grow, additional facilities and services will need to be developed.*

*The following Park and Recreation policies are further supported by policies in the Land Use and Development Section of the Comprehensive Plan regarding the natural environment, natural resources, and general open space.*

*The 1971 General Plan and the 1988 Comprehensive Plan sought to:*

- 1. Preserve the natural integrity of the Willamette River. Provide for frequent contact with the river. Encourage development of an adequate park and recreation system which would contribute to the physical, mental and moral health of the community.*
- 2. Encourage the school/park concept as a basic feature of the park element of the Plan.*

3. *Develop parks and open spaces where the land and surrounding development make it least suited for intensive development.*
4. *Develop an extensive system of trails along stream courses and power line easements.*
5. *Encourage early acquisition of recreation sites to protect them from development and to reduce the public cost of acquiring the land.*
6. *Encourage commercial recreation carefully sited within, or adjacent to, other uses.*

*These standards recognize the importance of an adequate park and recreation system to the physical, mental and moral health of the community. They also represent a common-sense approach to parks planning and are, therefore, reaffirmed by this Plan. The Park and Recreation system envisioned is a combination of passive and active recreational areas including specified park lands, schools, and linear open spaces in both public and private ownership. It is a basic premise of this Plan that the availability of conveniently located open recreational spaces is more important than the form of ownership.*

*In planning for such a system, it is helpful to classify the individual components (neighborhood parks, community parks, Greenway, etc.) which will or could comprise the park system. In addition, the establishment of a reasonable acquisition and development program requires a listing of priorities and a guide to desirable service levels. To maximize effectiveness, however, the actual development of such a system requires relating the provision of facilities and services to the particular needs and recreational desires of the residents to be served.*

*In recognition of Statewide Planning Goals and to provide a framework for development of park and recreation facilities, the following policy and implementation measures have been established:*

*Policy 3.1.11 The City of Wilsonville shall conserve and create open space throughout the City for specified objectives including park lands.*

**Response:** The Plan provides for the conservation of open space in multiple locations and for multiple purposes and with multiple partners. Some land will be held as natural areas with little or no impact; others will be used as the city's tree nursery or community garden. Still others will be minimally developed with trails including those in partnership with Metro; or as educational sites with the school district. **This criterion is satisfied.**

*Implementation Measure 3.1.11.b Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.*



**Response:** The Plan provides for a wide range of active (organized sport fields and playground structures) and passive (trails, picnic areas, forested areas for viewing) recreation opportunities for residents, employees and visitors. The neighborhood design of the Plan emphasizes the importance of convenient, accessible activity areas for all who live, work and visit Wilsonville. **This criterion is satisfied.**

***Implementation Measure 3.1.11.c Protect the Willamette River Greenway from incompatible uses or developments.***

**Response:** Working with the Willamette River United Forum, the Plan addresses the importance of stewardship of the portion of the river that runs through Wilsonville and the connected opportunities with other communities through the water trail initiatives. The Plan also specifically identifies the creation of a natural areas management plan and the development of an integrated pest management plan as two projects that would benefit the overall condition of the Willamette Greenway. **This criterion is satisfied.**

***Implementation Measure 3.1.11.d Continue the acquisition, improvement, and maintenance of open space.***

**Response:** The Plan addresses the issues of adequate open space for each neighborhood area and larger spaces for the community in general. The Plan advises the acquisition of open space for projected developable lands outside the current city limits considered 'opportunity' areas as well as watching for opportunities in underserved areas of the city.

***Implementation Measure 3.1.11.e-Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.***

**Response:** The Plan continues the practice of requiring residential developments to provide neighborhood parks appropriate to the size and demographics of the development and maintained by homeowner associations. **This criterion is supported by the Plan.**

***Implementation Measure 3.1.11.f Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.***

**Response:** With the completion of two major, community park features in the centralized city, the Plan emphasizes the use of School-Community parks to place larger park areas in all segments of the City. New developments will be required to provide neighborhood park facilities appropriate to the size and demographics of the development. **This criterion is met.**

*Implementation Measure 3.1.11.g - Where appropriate, require developments to contribute to open space.*

**Response:** The Plan continues Wilsonville's historical approach to require developments to contribute to open space. (See Villebois Park Matrix, Chapter 3, Table 3) **This criterion is met.**

*Implementation Measure 3.1.11.h Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance, and excessive public facility costs.*

**Response:** The Plan does not specify particular designs of parks. Specific design recommendations will occur at the time that the planning of the park is initiated. The design of each park will address amenities and maintenance appropriate to the location and circumstance at that time. Chapter 5, page 112 recommends a Park Utility Fee as an alternative source of maintenance funding to manage a quality level of service. The provision of private parks and the partnerships such as the one at Villebois will result in a sound parks system without having a burden on City maintenance. **This criterion is generally supported by the Plan.**

*Implementation Measure 3.1.11.i Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.*

**Response:** The Plan is responsive to wildlife habitat and watershed and soil/terrain protection in its plans for greenways in Villebois, careful trail planning in Memorial Park and partnership with Metro to protect and enhance Graham Oaks. Similar consideration will be given to all projects in the Plan. **This criterion is satisfied.**

*Implementation Measure 3.1.11.j Identify areas of natural and scenic importance and where appropriate, extend public access to, and knowledge of such areas, to encourage public involvement in their preservation.*

**Response:** The Plan considers natural area opportunities in Figure 7 (Natural Areas Opportunities Map). Public input is strongly in support of the preservation of natural areas and this support is reflected in Chapter 3 (3.3) that recommends partnerships, coordination and establishment of annual funding for preservation and restoration. **This criterion is satisfied.**

*Implementation Measure 3.1.11.k Protect the river-connected wildlife habitat.*

**Response:** The Plan provides for the protection of river-connected wildlife habitat in its methodology and design. **This criterion is satisfied.**



***Implementation Measure 3.1.11.l Encourage the interconnection and integration of open spaces within the City and carefully manage development of the Willamette River Greenway.***

**Response:** The Plan works in conjunction with the Bicycle/Pedestrian Plan Update to manage the connections of open space with trail development and interpretive stations. Care is taken to address particular issues of the Willamette River Greenway as trails and parks are sought for water trail access. **This criterion is satisfied.**

***Implementation Measure 3.1.11.m Provide for legal public access to the river only through and within the City parks, right-of-ways, easements, or other public property.***

**Response:** The Plan proposes public access to the river via the above referenced legal means. **This criterion is satisfied.**

***Implementation Measure 3.1.11.n Park classifications and standards shall be developed to guide a program for acquisition and development of a park and open space system to insure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.***

**Response:** Appendices A-E provide the definition of park classifications and standards by which neighborhood groupings will be assessed for the design of local park and open space features. The Neighborhood Area analysis will provide the guide for size and type of facility to be provided. **This criterion is satisfied.**

***Implementation Measure 3.1.11.o Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to the following priorities:***

- 1. Where possible, facilities within a park should be adjusted to meet the needs and desires of the local residents and the characteristics of the site. Park and/or recreational facilities in demand and least supply should receive the highest priorities.***
- 2. Parks should be planned to insure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest park priority.***
- 3. Development of additional neighborhood Parks will have a lower priority for public funding. To assure localized benefit, development and maintenance of neighborhood parks shall continue to be accomplished through homeowner associations.***

4. *Small neighborhood parks have the lowest development priority and should be supplied at public expense only if an area is determined to be isolated from access to other parks, or where space is extremely limited, and the park is supported by the adjacent neighborhood. Maintenance of such parks should be assigned to a homeowners' association or other neighborhood organization. Small neighborhood parks tend to benefit a very localized population. It is, therefore, the intent of these standards to assign, where possible, the financial burden of maintenance and even development to those that benefit the most. In addition, a significant factor affecting maintenance costs is one of transporting equipment from park to park. Therefore, by concentrating public maintenance efforts to a few community parks, efficient use of maintenance dollars can be maximized.*
5. *Provision of regional park facilities will only be considered as an inter-jurisdictional project; and should have a low priority unless unusual circumstances arise.*
6. *The City will encourage dedication or acquisition of land for parks and other public purposes in excess of lands needed to satisfy immediate needs.*

**Response:** The Plan addresses the issues delineated in Implementation Measure 3.1.11.o in the numerous creative measures it recommends to implement appropriate, sustainable parks and features that meet the greatest need for the greatest number. Maintenance issues are addressed in the recommendation to streamline maintenance methodology and provide improved storage location. **This measure is generally supported by the Plan.**

**Implementation Measure 3.1.11.p** *New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway, and other open space areas identified as environmentally sensitive or hazardous areas for development.*

**Response:** The Willamette River Greenway is referenced in Chapter 3 (3.4) with the notion of the development of access to and programming on the Willamette River. The Plan is careful to consider the connections to the river and the natural areas along its banks.

**Implementation Measure 3.1.11.r** *The City shall continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs.*

*Safe and convenient access to park and recreation facilities is an important factor in a successful park system. The pedestrian/bicycle/equestrian paths are essentially an element of the City's transportation system and policies regarding their development are included in the Transportation Systems Plan. Pathways do, however, also serve a recreational function and are, therefore, referenced in this element. This is particularly true with respect to*



*coordination/alignment of proposed pathways with park and recreational facilities, including schools.*

**Response:** Working with the Bicycle/Pedestrian and Transit Plans, the Plan has as its intention, the provision of safe, sustainable facilities, including the concepts included in creative programming for safe routes to schools and the encouragement of cycling, walking and jogging as healthy recreation activities. **This criterion is met.**

*Policy 4.1.5 Protect valuable resource lands from incompatible development and protect people and property from natural hazards.*

**Response:** The Plan encourages public access to valuable public resource lands, with appropriate and sensitive design. The Plan does not encourage incompatible development. Specific park design will take into consideration the natural conditions, and measures will be taken to protect people and property from natural hazards as part of the site planning process. **This measure is generally supported by the Plan.**

*Implementation Measure 4.1.5.d Conserve and create open space throughout the City for specified objectives.*

**Response:** It is the intent of the Plan to conserve and create open space throughout the City for specific park and recreation experiences. The Plan proposes new parks in areas where residential growth will occur in the future (Frog Pond, Villebois) as well as in existing neighborhoods where the amount of park land may not be sufficient to serve the existing residents needs (Montebello). **This criterion is met.**

*Implementation Measure 4.1.5.j Ensure that open space conforms to the characteristics of the land, type of land use, adjacent land uses and City needs.*

**Response:** As part of the specific site development and planning process for a new park, elements such as compatibility and use interface will be studied and addressed. Each specific park site has inherent characteristics that are worked with to minimize impacts to the land. Each park that is developed is analyzed to determine the most appropriate types of park uses to address the communities needs. These elements are all addressed in detail at the park planning and design stage. **This criterion is met.**

*Implementation Measure 4.1.5.k Develop open, limited, or restricted access natural areas connected where possible by natural corridors, for wildlife habitat, watershed, soil and terrain protection. Preservation of contiguous natural corridors throughout the City for the protection of watersheds and wildlife will be given priority in land use decisions regarding open space.*

**Response:** Companion documents to the Parks Plan (Graham Oaks Natural Area and Memorial Park Trails Plan) have taken great care to identify a hierarchy of access in an attempt to protect and preserve sensitive habitats. The preservation of corridors for wildlife and water quality will continue to be a priority for the City as the Plan is implemented. These specifics are typically addressed at the site planning level. **This criterion is met.**

**Implementation Measure 4.1.5.l - *Identify areas of natural and scenic importance and give them priority in selection of public open space. Where legal rights of access have been acquired, extend public access to, and knowledge of such areas, in order to encourage public involvement in their preservation.***

**Response:** The City's Goal 5 Program identifies the areas of natural significance and these areas are identified on maps and incorporated into the design of public parks. At Villebois, a significant effort was put forth to design parks that afford scenic views of natural areas and Mt. Hood. The Plan supports both of these approaches. The Plan also would provide public access to these areas consistent with public land and easements where obtained. **The Plan generally supports this criterion.**

**Implementation Measure 4.1.5.m - *Protect the river-connected wildlife habitat and encourage the integration and inter-connection of the Willamette River Greenway to open space areas of the City. Continue to regulate development within the Greenway boundaries. Provide for public access to the river only through and within the City parks or other properties intended for public access.***

**Response:** The Plan continues the long-standing practice of protecting the river-connected wildlife habitat, and green corridors from the Willamette River to the rest of the City. Development within the Greenway would follow the provisions spelled out in the Development Code, and public access embraced at appropriate locations. **This criterion is satisfied.**

**Implementation Measure 4.1.5.x - *Protect the Willamette River Greenway from incompatible uses or development activities, using the standards of the Greenway section of the Development Code.***

**Response:** The development of parks along the Willamette River would need to follow Willamette River Greenway rules and should not include incompatible uses or developments. Specific park design will be evaluated to determine the appropriateness of the uses within the Greenway. **This criterion is generally supported by the Plan.**

**Policy 4.1.6 - *Require the development of property designated "Residential-Village" on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.***



**Response:** The development of parks at Villebois or in the rest of the City will not alter this Plan Policy.

**Implementation Measure 4.1.6.b** *The Villebois Village Master Plan shall contain the following elements:*

1. *An integrated plan addressing land use, transportation, utilities, open space and natural resources.*
4. *Incorporation of designs or an indication of where those designs shall be developed that will implement Villebois Village Concept Plan principles of innovative rainwater management, aesthetic vistas, nature corridors and pathways, active and passive parks, wildlife corridors, protection of trees, wetlands, and other sensitive natural resources.*

**Response:** The Plan incorporates the overall parks plan for Villebois that was developed over the course of several years, and adopted as part of a separate Comprehensive Plan amendment process. The Villebois Plan provides for a balance of active and passive recreational experiences. **This criterion is satisfied.**

**Planning and Land Development Ordinance:**

**Section 4.008. Application Procedures - In General.**

(.01) *The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:*

*H. Changes to the text of the Comprehensive Plan, including adoption of new Plan elements or sub-elements, pursuant to Section 4.198;*

**Response:** The City of Wilsonville Planning Division followed all applicable standards for making a legislative application. **This criterion is satisfied.**

**Section 4.012. Public Hearing Notices.**

(.03) *Mailed Notice for Legislative Hearings. Where applicable, the Planning Director shall have notices of legislative hearings mailed to individual property owners as specified in State law.*

**Response:** The public hearing notice was posted consistent with the legislative hearing processes established by Code. The hearing process is being conducted before the Planning Commission and City Council as is required by law, and City Code. As required by State law, a ballot measure 56 notice was mailed to every property owner in the UGB as part of this

legislative hearing process. Additional public hearing notices were provided to the list of interested parties for the City Council public hearings. **This criterion is satisfied.**

**Section 4.032. Authority of the Planning Commission.**

*(.01) As specified in Chapter 2 of the Wilsonville Code, the Planning Commission sits as an advisory body, making recommendations to the City Council on a variety of land use and transportation policy issues. The Commission also serves as the City's official Committee for Citizen Involvement and shall have the authority to review and make recommendations on the following types of applications or procedures:*

***B. Legislative changes to, or adoption of new elements or sub-elements of, the Comprehensive Plan;***

**Response:** The master planning process that was conducted for the three master plans included official CCI meetings as well as numerous other public involvement opportunities over the duration of two years. The adoption of the Plan is following the legislative process established for adoption of sub-elements of the City's Comprehensive Plan. A work session on the Plan was conducted on September 13, 2006 and October 11, 2006, and the first public hearing will be conducted on November 8, 2006. The Planning Commission forwarded a recommendation to the City Council to approve the Plan with additions that have been included in the document. The Council will hold public hearings on April 16, 2007. **This criterion is satisfied as the process is conducted.**

**Section 4.033. Authority of City Council.**

*(.01) Upon appeal, the City Council shall have final authority to act on all applications filed pursuant to Chapter 4 of the Wilsonville Code, with the exception of applications for expedited land divisions, as specified in Section 4.232. Additionally, the Council shall have final authority to interpret and enforce the procedures and standards set forth in this Chapter and shall have final decision-making authority on the following:*

***B. Applications for amendments to, or adoption of new elements or sub-elements to, the maps or text of the Comprehensive Plan, as authorized in Section 4.198.***

**Response:** Following recommendation by the Planning Commission, the Council will be the final authority on the Plan. Public hearings with the Council are being held April 16, 2007. **This criterion is satisfied as the process is conducted.**

**Section 4.198. Comprehensive Plan Changes - Adoption by the City Council.**

*(.01) Proposals to amend the Comprehensive Plan, or to adopt new elements or sub-elements of the Plan, shall be subject to the procedures and criteria contained in the*



*Comprehensive Plan. Each such amendment shall include findings in support of the following:*

*A. That the proposed amendment meets a public need that has been identified;*

**Response:** The provision of a citywide Parks and Recreation Master Plan implements City Council Goals, and is generally in the best interest of the community. Provision of quality parks and recreation facilities enhances the livability of the community and particularly the health of its citizens. The Plan, as well as the other two, has been developed to represent the community's desires and wishes. The Parks and Recreation Master Plan has been designed to meet the widest possible levels of skills, needs and interests of citizens and provide for the changing demographics of the population as the City grows. **This criterion is met.**

*B. That the proposed amendment meets the identified public need at least as well as any other amendment or change that could reasonably be made;*

**Response:** The Master Plan process (ACMP meetings and discussion) documents numerous alternatives that were analyzed and evaluated for a many of the proposed projects contained in the Plan. The recommendations contained therein were vetted through a public process including discussions with the ACMP, and are recommended due to their benefits to the general public need and desires of the community. **This criterion is met.**

*C. That the proposed amendment supports applicable Statewide Planning Goals, or a Goal exception has been found to be appropriate; and*

**Response:** As demonstrated in this staff report, the Plan supports numerous applicable Statewide Planning Goals. **This criterion is met.**

*D. That the proposed change will not result in conflicts with any portion of the Comprehensive Plan that is not being amended.*

**Response:** The Plan will replace the 1994 Parks and Recreation Master Plan, within which most of the identified projects have been completed. The Plan is consistent with the applicable goals, policies, and implementation measures of the Comprehensive Plan as is demonstrated in this staff report. **This criterion is met.**

**Graham Oaks Natural Area:** The Graham Oaks Natural Area Master Plan, adopted in 2004, contains a number of specific passive park improvements for the 230-acre Metro owned property. The Plan carries forward a number of those improvements and provides Capital Improvement Projects for the site. Overall, the Plan is consistent with and supportive of the Graham Oaks Natural Area Master Plan.

**Memorial Park Trails Plan:** The Memorial Park Trails Plan was adopted in September 2004. This Plan includes many trail related improvements to Memorial Park that would lead to barrier free access and enhanced river access for citizens of all ages and capabilities. These improvements support many of the key themes that were identified in the Parks Plan, such as enhanced river access, and trail related activities. The Plan supports and brings to the forefront projects that are identified in the Memorial Park Trails Plan.

**Villebois Master Plan:** The Parks and Recreation chapter of the Villebois Master Plan underwent a complete revision while the citywide parks and recreation plan was being developed. The revisions to the Villebois Plan were completed in the spring of 2006. The citywide Parks and Recreation Master Plan includes key components of the Villebois parks plan ensuring consistency and overall integration of Villebois into the citywide system of parks and recreation facilities and amenities. All parks at Villebois will have full public access, and represent a substantial extension of the existing city system.



**Planning Commission  
LP06-0005  
Parks and Recreation Master Plan Update**

**Record Index**

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**April 16, 2007 City Council Staff Report**

- Exhibit T: Staff report for Council public hearing 4.16.07  
Exhibit S: Compiled responses for public hearing 4.16.07  
Exhibit R: Memorandum (e-mail) to ACMP/Pl. Comm./ Parks. Board requesting response to changes in document and 5-year implementation.  
Exhibit Q: Staff report for Council work session 4.02.07  
Exhibit P: Errata from Planning Commission hearing 12.13.06  
Exhibit O: Wayside definition for Planning Commission 12.13.06  
Exhibit N: Letter re: Potential Wilsonville Performing Arts Center  
Exhibit M: Memorandum on parks costs  
Exhibit L: Performing Arts presentation to Planning Commission 12.13.06  
Exhibit K: Skate Board presentation to Planning Commission 12.13.06  
Exhibit J: Errata sheets from 12.13.06  
Exhibit I:  
Exhibit H:  
Exhibit G: Questionnaire to sports organizations  
Exhibit F: Letter to organizations for input of 8.16.06  
Exhibit E: Letter of invitation to public hearing of 11.01.06  
Exhibit D: Planning Commission errata sheets from 10.11.06  
Exhibit C: Planning Commission errata sheets from 11.08.06  
Exhibit B: Compilation of Citizen Input for the master planning process. (Distributed separately from this Staff Report.)  
Exhibit A: Draft Parks and Recreation Master Plan (July 2006)

Located in the Planning Files:

- Affidavits of Mailing and Posting
- DLCD Notice of Proposed Amendment

MEMORANDUM

To: City Council

Fr: Peggy Watters  
Community Services Director

Re: Parks and Recreation Master Plan  
Work Session

Date: August 20, 2007

The revised version of the Parks and Recreation Master Plan document was made available at your meeting on July 16. Amid your busy schedules, I hope that you have had time to read it, especially to get a feel for its new organization. A few additional corrections have been made to tables that did not print correctly in the hustle to get the document prepared for the last meeting.

Following Council Work Session on August 6, 2007, the plan was to put the final polish on the document and prepare color copies for the Public Hearing session on August 20, 2007. Due to the move of the work session to August 20 with the Public Hearing, the final copies will be prepared following these sessions. Minor corrections made to the document have been completed and copies will be available to the public at the hearing as well as on the City's website.

I look forward to your comments on the plan and suggestions of what may be needed in preparation for the public hearing.

Respectfully,

Peggy Watters



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## **ACKNOWLEDGMENTS**

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

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

### **Advisory Committee on Master Planning**

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In association with:  
ECO Northwest  
Mayer/Reed

### **Additional thanks to:**

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## Executive Summary

The provision of quality parks and recreation amenities are the centerpiece of a high quality of life and community livability in Wilsonville. In an effort to continue to provide outstanding facilities, Wilsonville citizens, at the direction of the City Council, and under the leadership of the Advisory Committee on Master Planning (ACMP) created the 2007 Parks and Recreation Master Plan over a two plus year period from Fall 2004 to Spring 2007. The Parks and Recreation Master Plan ("the Plan") is intended to guide the planning and development of the future parks system, building on past successes, while continuing to make Wilsonville a desirable place to live, work and play.

Wilsonville is a rapidly growing community with a current population of approximately 17,000 people. Over the next 20 years the population is projected to double to a forecasted population of over 30,000. As the population expands, new residents will create additional demand for parks and recreational facilities. A primary goal of the Plan is to keep pace with growth, and continue to provide quality parks in adequate amounts throughout the community.

This Plan will build on the accomplishments of the 1994 Parks and Recreation Master Plan which guided the development of parks and recreational facilities through some of the most rapid periods of growth the City has ever experienced. As the future approaches, keeping pace with population growth will be a substantial challenge. Proposed is a long-term vision and plan of action for the community's parks system. Through this Plan, the City of Wilsonville intends to continue to improve the level and quality of its parks to meet resident's current needs and the needs of future residents while balancing issues such as management, operations and maintenance costs.

The residents of Wilsonville are active in a variety of sports and recreational activities, organized and offered through the City, schools and community organizations. The City strives to offer opportunities that meet the needs of all residents and relies on citizen engagement in the planning and development of parks and recreational facilities and programs. Use of these assets brings residents together and contributes to a unique sense of community and place.

Some of the key overarching elements of the Parks and Recreation Master Plan include:

- Serve underserved neighborhoods and employment areas with parks facilities and amenities.
- Create a more interconnected system by reducing barriers and increasing trail related recreation.
- Create stronger linkages to transit.
- Provide opportunities for enhanced views of and improved contact with the Willamette River.
- Track current trends in youth and senior activities and provide new amenities and programs as they emerge.
- Create a vibrant park and recreation system at Villebois, the 2,400 home mixed use urban village.
- Promote the importance of health as it relates to recreational activities.
- Provide opportunities for cultural celebration.



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## Executive Summary

- Work with regional partners and Metro to implement the regional park and trail system.
- Provide both active and passive recreational opportunities.
- Continue to provide sports field space for the growing needs of the community.

The Plan proposes over sixty-five (\$65) million dollars in capital expenditures over the next 20-years. The following is a break-down of expenditures by park type:

- Regional Parks – 8% of total cost (over \$5 million dollars)
- Community Parks - 45% of total cost (over \$29 million)
- Neighborhood Parks - 15% of the total cost (just under \$10 million)
- Multi-Purpose Recreation/Aquatic Center - 31% of the total cost (over \$20 million)
- System Wide Improvements - 1% of the total costs (just under \$500K).

Following are some of the more significant projects highlighted in the Plan:

- Create shared use community/school parks at the Advance Road and Villebois school sites that include shared use gymnasium and sports field space.
- Provide one community and two neighborhood parks in the future Frog Pond residential area.
- Provide a park for the Montebello neighborhood.
- Provide waysides for employees in the northwest industrial area.
- Provide increased access to and overlooks of natural areas and the Willamette River.
- Develop an indoor recreation/aquatic facility that will keep pace with the growing population.
- Increase skateboarding opportunities throughout the community by building skate spots and a skate plaza.
- Construct the Graham Oaks Natural Area property and plan the Tonquin Trail in partnership with Metro.
- Master Plan Boones Ferry Park, incorporating the French Prairie Bridge and the undeveloped portion of the park.

The 5-year implementation strategy carries a price tag of over fourteen (\$14) million dollars. The following is a break-down of expenditures by project:

- The Villebois parks system totals over 35% of the cost (just over \$5 million).
- School community parks at Villebois and at Frog Pond make up 35% of the cost (just over \$5 million).
- Neighborhood park improvements, skateboard facilities, implementation of the Graham Oaks Natural Area Master Plan, system wide improvements, master planning for Boones Ferry Park and other small projects citywide make up 30% of the total project costs (\$4.2 million).

The dream in 20 years is that the next generation of residents will look back on this work and recognize the foresight and vision that resulted in creation of the world class parks and recreation system that is Wilsonville's.

## Executive Summary

**Table 10:  
5-Year Implementation Strategy**

| Ref #              | Site                                   | Project Name  | Project Description  | Project Cost | Total Cost per Site |
|--------------------|--|---|--|--------------|---------------------|
| P7/P8<br>(Page 35) | Montebello<br>Community<br>Park        | Montebello<br>Improvements  | Construction of improvements for Montebello Community Park. Acquisition of a 1-acre site in the Montebello neighborhood. (Purchased in August 2006)  | \$330,000    |                     |
|                    |  | Site Acquisition  | Acquisition of a 1-acre site in the Montebello neighborhood. (Purchased in August 2006)  | (\$415,000)  |                     |
|                    |  | Design and<br>Construction<br>Documents                                       | Design documents for new community park in the Montebello neighborhood Includes neighborhood meeting to determine best improvements for the available budget   | \$100,000    | <b>\$845,000</b>    |
| P24<br>(Page 45)   | Wilsonville<br>Community<br>Center     | Community<br>Center<br>Improvements   | Design and implementation of improvements to the Community Center to upgrade restrooms and enhance activity and storage space.   | \$250,000    | <b>\$250,000</b>    |
| P9<br>(Page 36)    | Villebois Park<br>System               | Master Plan<br>Implementation   | Implementation of the Villebois Park system will cost approximately \$13.1 Million dollars. Of this total, UR will contribute \$2M. Estimated that 80% of the SDC credits will be given in the first 5 years (\$3,040,000). The remaining \$7.3M will be paid by | \$5,040,000  | <b>\$5,040,000</b>  |
| P26<br>(Page 48)   | Multiple Sites,<br>Skate Facilities    | Skate Spot<br>Implementation at<br>select locations<br>throughout the<br>City | Construction of skate spots to 2-4 areas in the City.  | \$35,000     | <b>\$35,000</b>     |
| P27<br>(Page 48)   | Community<br>scale Skate<br>Park/Plaza | Design Skate<br>Park/Plaza  | Design elements of a new, intermediate level skate park/plaza  | \$10,000     |                     |
|                    |  | Memorial Park<br>Skate Park<br>Improvements                                   | Contribute to maintenance and upgrade elements of skate park in Memorial Park  | \$25,000     | <b>\$35,000</b>     |

## Executive Summary

**Table 10:  
5-Year Implementation Strategy**

| Ref #            | Site                              | Project Name                               | Project Description   | Project Cost  | Total Cost per Site |
|------------------|-----------------------------------|--|---|---------------|---------------------|
| P18<br>(Page 41) | Advance Rd. School Community Park | Sport Field Development                    | Community design process to identify site plan and building program for a shared use facility including the establishment of a joint use agreement identifying the responsibilities of each party for sport fields on 10 acres of school(s) site. | \$160,000     |                     |
|                  |                                   | Implementation                             | City share of cost of construction documents and construction of School Community Park and facility   | \$3,250,000   | \$3,410,000         |
| P25<br>(Page 46) | Memorial Park                     | Memorial Plan Master Plan Update           | Update of the Memorial Park Master Plan, including a parking master plan and signage program. Project list for Memorial Park should be updated as part of the project   | \$250,000     |                     |
|                  |                                   | Amphitheater stage shelter in Murase Plaza | Install shelter over Murase Plaza stage for weather protection of entertainment   | \$235,000     |                     |
|                  |                                   | Memorial Park Trails Plan Implementation   | Implementation of the Memorial Park Trails Plan, including a regional trail and three local access trails   | \$500,000     |                     |
|                  |                                   | Memorial Park Community Garden Expansion   | Expansion of the community garden as addressed in the updated master plan   | \$50,000      | \$1,035,000         |
| P11<br>(Page 37) | Villebois School Community Park   | Design and Concept Development             | Community design process to identify site plan and building program for a shared use facility including the establishment of a joint use agreement identifying the responsibilities of each party.  | \$160,000     |                     |
|                  |                                   | Sport Fields construction (3 acres)        | Construction of primary age sport fields in advance of school building design and construction.   | \$1,500,000   |                     |
|                  |                                   | School property acquisition                | Purchase of school property in north Villebois neighborhood.  | (\$4,500,000) | \$6,160,000         |



## Executive Summary

**Table 10:  
5-Year Implementation Strategy**

| Ref #                          | Site                       | Project Name                             | Project Description   | Project Cost | Total Cost per Site |
|--------------------------------|----------------------------|--|---|--------------|---------------------|
| P1<br>(Page 31)                | Boones Ferry Park          | Boones Ferry Park Master Plan            | Development of a master plan for the entire site, including the parcel west of Boones Ferry Road and the planned regional trail, proposed water trail and pedestrian bridge over the Willamette River. Includes a feasibility study on future uses for Tauchm | \$400,000    | \$400,000           |
| P4<br>(Page 33)                | Graham Oaks Natural Area   | Master Plan Implementation               | City contribution to Phase I Masterplan implementation (\$330,000) and implementation of CREST gateway into Graham Oaks Natural Area. (\$290,000)   | \$620,000    | \$620,000           |
| P12<br>(Page 38)               | Industrial Area Waysides   | Waysides Design and Construction         | Allowance for design and implementation of 3 wayside areas along the planned regional and community trails in this area. Allowance based on average cost of \$200,000 per wayside, not including trail construction   | \$600,000    | \$600,000           |
| P2<br>(Page 32)                | Water Treatment Plant Park | Water Treatment Plant Park               | Design and implement additional trailside and overlook amenities and connection to regional trail network.  | \$25,000     | \$25,000            |
| P23<br>(Page 44)               | Town Center Park           | Town Center Park Operations Improvements | Allowance for additional amenities and implementation of recommendations from Maintenance Plan.   | \$50,000     |                     |
|                                |                            | Amphitheater stage shelter               | Install shelter over stage for weather protection of entertainment  | \$145,000    | \$195,000           |
| P14<br>(Page 39)               | Canyon Creek Park          | Canyon Creek Park Trailhead Improvements | Allowance for design and installation of trail system signage and kiosk to support the planned regional and community trails  | \$25,000     | \$25,000            |
| P21<br>(Page 43)               | Courtside Park             | Courtside Park Improvements              | Design and implementation of minor improvements   | \$100,000    | \$100,000           |
| <b>Park Project Sub Total:</b> |                            |  |   |              | <b>\$18,775,000</b> |

## Executive Summary

**Table 10:  
5-Year Implementation Strategy**

| Ref #  | Site   | Project Name  | Project Description  | Project Cost         | Total Cost per Site |
|--|--|---|--|----------------------|---------------------|
| <b>Multiple Sites</b>                                  |  |   |  |                      |                     |
|  |  | Natural Resource Restoration & Management at Multiple Sites | \$10,000 per year to fund restoration and management at sites throughout Wilsonville to compliment volunteer efforts   | \$50,000             | \$50,000            |
| <b>Systemwide</b>                                      |  |   |  |                      |                     |
|  |  | Natural Area Management Plan                                | Develop a resource management plan for natural areas in Wilsonville's park system including a pest management plan   | \$100,000            | \$100,000           |
|  |  | Tonquin Trail Master Plan                                   | The master plan is being developed in partnership with METRO, Sherwood, Tualatin and Washington County.  | \$25,000             | \$25,000            |
|  |  | ADA Transition Plan   | Implement an ADA Transition Plan for Wilsonville's parks and recreation facilities   | \$50,000             | \$50,000            |
|  |  | Signage Program   | Develop and implement a system-wide signage program (trail signs, park identification signs, etc)  | \$100,000            | \$100,000           |
|  |  | On-line Registration Software                               | Implement on-line registration option for recreation programs (Implemented in December, 2006)  | (\$12,000)           | (\$12,000)          |
| <b>Multiple Site and System-wide project sub total</b> |  |   |  |                      | <b>\$337,000</b>    |
|  | <b>Multi-purpose Recreation and Aquatic Center</b> | Recreation and Aquatic Center Feasibility Study             | Revisit a feasibility study for a multi-purpose recreation and aquatic center that includes a gymnasium, dedicated performing arts facility and pool. Feasibility study will identify a program for the center that meets the City's operating budget goals. | \$80,000             | \$80,000            |
| <b>Sub Total</b>                                       |  |   |  | <b>\$19,192,000</b>  | <b>\$19,192,000</b> |
| <b>Less investments to date</b>                        |  |   |  | <b>(\$4,927,000)</b> |                     |
| <b>New project Total</b>                               |  |   |  |                      | <b>\$14,265,000</b> |



## Chapter 1:

### Introduction

- 1.1 Three Master Plans, One Vision
- 1.2 Vision for Wilsonville's Park System
  - 1.2.a Plan Overview
  - 1.2.b Goal
  - 1.2.c Policies
  - 1.2.d Implementation Measures
- 1.3 Planning Process
- 1.4 Citizen Involvement
- 1.5 Plan Organization



## INTRODUCTION

### 1.1 THREE MASTER PLANS, ONE VISION

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

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



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

### 1.2 VISION FOR WILSONVILLE'S PARK SYSTEM

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

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

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

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

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

### 1.2.a Plan Overview

Wilsonville's parks and recreation master plan was previously completed in 1994, at a time when rapid industrial and residential growth was forecasting the need for 'parks recreation centers, trails, pathways and open space' to meet the needs of the projected build-out population of 16,500. This population projection has proven to be right on target, with a new, projected population build out in 2024 of 23,000. This update of the 1994 plan builds on the structure of the original plan and projects the needs of an even more diverse and active population.

This plan, in collaboration with the Bicycle and Pedestrian Plan and the Transit Plan, will provide updated complementary facilities and services as designated in the City of Wilsonville Comprehensive Plan Policy 3.1.11: to 'conserve and create open space throughout the City for specified objectives including park lands'. Throughout this plan, the Implementation Measures 3.1.11.a-s have been upheld.

### **1.2.b Goal**

To promote active and passive recreation opportunities in a safe, accessible and comprehensive system of facilities, parks, trails and open spaces to support the recreational interests of citizens of all ages.

### **1.2.c Policies**

The City of Wilsonville shall:

1. Continue to provide and maintain a comprehensive system of parks, open space, natural areas and trails to support the passive and active recreational needs of the community.
2. Ensure that the developing areas of the City continue to provide accessible, nearby opportunities for residents or employees to engage in recreational activities.
3. Promote the provision of indoor and outdoor spaces for recreational, natural and cultural activities as an essential element in the development of a high quality community.
4. Continue to engage in managing creative partnerships, funding sources and cooperative ventures in order to get the most value for the public dollar.

### **1.2.d Implementation Measures**

1. Identify and encourage conservation of natural, scenic, and historic areas within the City.
2. Provide an adequate diversity and quantity of passive and active recreational opportunities that are conveniently located for the people of Wilsonville.
3. Protect the Willamette River greenway from incompatible uses or developments.
4. Continue the acquisition, improvement, and maintenance of open space.
5. Require small neighborhood parks (public or private) in residential areas and encourage maintenance of these parks by homeowner associations.
6. Maintain and develop the current park system for centralized community-wide park facilities, but emphasize the future acquisition of small parks in localized areas.



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## Chapter 1

7. Where appropriate, require developments to contribute to open space.
8. Protect residents from bearing the cost for an elaborate park system, excessive landscape maintenance and excessive public facility costs.
9. Develop limited access natural areas connected where possible by natural corridors for wildlife habitat and watershed and soil/terrain protection. Give priority to preservation of contiguous parts of that network which will serve as natural corridors throughout the City for the protection of watersheds and wildlife.
10. Identify areas of natural and scenic importance and where appropriate, extend public access to and knowledge of such areas, to encourage public involvement in their preservation.
11. Protect the river-connected wildlife habitat.
12. Encourage the interconnection and integration of open spaces within the city and carefully manage development of the Willamette River Greenway.
13. Provide for legal public access to the river only through and within the City parks, right-of-ways, easements, or other public property.
14. Park classifications and standards shall be developed to guide a program for acquisition and development of a park and open space system to insure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.
15. Individual park and recreational sites, as defined by the parks and open space standards and classification system will be developed according to priorities established in the 2000 Comprehensive Plan and applied in the development of the neighborhood demographics.
16. New developments shall be responsible for providing specified amounts of usable on-site open space depending on the density characteristics and location of the development. Where possible, recreational areas should be coordinated with and complement Willamette River Greenway and other open space areas identified as environmentally sensitive or hazardous areas for development.
17. All development within the Willamette River Greenway shall be controlled through the conditional use permit process and shall be subject to Design Review approval.
18. Continue to work on cooperative arrangements with the school districts to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be

carefully considered in order to maximize the use of public funds in meeting local needs.

19. Facilities constructed to implement the Bicycle and Pedestrian Master Plan shall be designed to insure safe and convenient pedestrian, bike and where appropriate, equestrian access from residential areas to park, recreational and school facilities throughout the city and to complement the methods and design of the Parks and Recreation Master Plan.

### **1.3 PLANNING PROCESS**

The entire process to update the Parks and Recreation Plan drew from the community's vision of parks and recreation, which was identified through widespread community involvement.

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

### **1.4 CITIZEN INVOLVEMENT**

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

The public involvement process included the following:



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

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

- **Advisory Committee on Master Planning (ACMP):** On August 30, 2004, the Wilsonville City Council appointed a citizen committee to assist the City in the master planning updates. ACMP members are liaisons to the community and represent broad community interests. They represented many segments of Wilsonville's population including seniors, youth, businesses, development, as well as cultural and minority interests. Throughout the planning process, the ACMP met monthly to provide insight and guidance into community priorities and needs.
- **Organized Sports Questionnaire:** Representatives from local sports organizations responded to questionnaires or were interviewed by phone to provide information on the number of sports teams in Wilsonville and their facility needs.
- **Community Recreation Survey:** A statistically valid survey designed to elicit information about recreation interests, behavior, attitudes, and participation was conducted in Wilsonville between November 2004 and January 2005. A total of 408 questionnaires were completed by City residents, which was statistically sufficient to represent all City residents with a + or - 5% variation in results.
- **Charbonneau Stakeholders Meeting:** On January 6, 2005, a meeting was held to incorporate the views of key stakeholders from the Charbonneau area. Participants completed a questionnaire regarding their recreation participation, desired program and facility improvements, along with priorities and key issues relating to parks, transportation, and bicycle and pedestrian access.



- **Senior Stakeholders Meeting:** On January 14, 2005, a meeting of seniors in Wilsonville was held to identify their preferences and needs regarding parks and recreation. Participants responded to eight questions regarding recreation participation, desired program and facility improvements, and bicycle and pedestrian issues.
- **School Outreach:** A charrette was conducted at Wood Middle School in February 2005 to obtain feedback from youth about preferences and priorities for parks, transit, and bicycle and pedestrian facilities. An exercise with students at Boeckman Creek Primary School was conducted to get input on favorite activities in parks and ideal park elements, as well as input on transit, biking, and walking preferences. A youth summit was held at Wilsonville High School in May of 2005. Students provided input to concerns regarding skate boarding, gathering spaces, programming ideas and youth related social issues. From this summit, a focus group on skateboarding met through the spring and programming ideas have been taken into account by the Youth Advisory Council (YAC).
- **Public Open House:** An open house and barbecue were held on May 30, 2006, to provide citizens an opportunity to review and comment on all three draft Master Plans. Over 160 community members attended this event.
- **Public Hearing and Review Process:** The draft Park and Recreation Master Plan was presented to the City Council and Park Board for review. Comments were incorporated into the final Plan prior to adoption.

## 1.5 PLAN ORGANIZATION

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

- **Chapter 1: Introduction** defines the vision for Wilsonville's park system, provides an overview of the planning process and public involvement efforts, and the organization of the plan.
- **Chapter 2: Park and Recreation Needs** describes the benefits provided by the park and recreation system in Wilsonville. The chapter also presents a new park classification system, key findings from the community needs assessment, and challenges and opportunities for the City's park system.



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- **Chapter 3: Recommended Park System** contains an overview of the ideal park system for Wilsonville, which includes City park land, school parks, natural areas, athletic facilities, and a recreation center.
- **Chapter 4: Overview of Financing Sources** provides an overview of financing sources for funding parks and recreation improvement projects and recommends a financing strategy for a five-year implementation plan.
- **Chapter 5: Provision of Recreation Services** describes the City's approach to providing recreation opportunities community-wide, including strategies for financing, planning, expanding recreation programs and services, and maintaining and operating parks and facilities.
- **Chapter 6: Special Use Areas** provides the guidelines for creative approaches to providing facilities and features in more affordable ways by using creative partnerships for construction, management and maintenance.
- Five appendices contain the following additional information:
  - Appendix A: Existing Wilsonville Parks
  - Appendix B: Design and Development Guidelines
  - Appendix C: Baseline Financial Analysis
  - Appendix D: Community Needs Assessment Summary
  - Appendix E: Neighborhoods—Park and Recreation Analysis

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

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

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



## Chapter 2:

### Park and Recreation Needs

- 2.1 Benefits of Parks and Recreation
- 2.2 Plan Concept
- 2.3 Existing Resources
- 2.4 Park Classifications and Definitions
  - 2.4.a Additional Classifications
- 2.5 Community Needs
  - 2.5.a Key Findings
  - 2.5.b Areas for Expansion
- 2.6 Key Challenges and Opportunities
  - 2.6.a Serving Underserved Areas
  - 2.6.b Providing Indoor Recreation/Aquatic Facilities
  - 2.6.c Creating School Parks
  - 2.6.d Embracing the River
  - 2.6.e Expanding on Natural Area Opportunities
  - 2.6.f Creating a More Interconnected System



## PARK AND RECREATION NEEDS

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

### 2.1 BENEFITS OF PARKS AND RECREATION

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

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

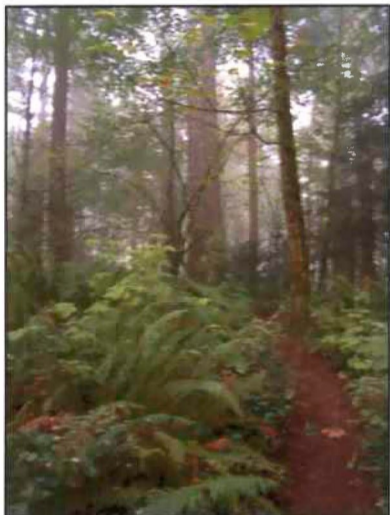


*The benefits offered by Wilsonville parks and recreation include:*

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

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engaged in recreation and social programs are less likely to participate in undesirable behavior. Social and support groups help older adults remain connected to resources that help them live independently.

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

### 2.2 PLAN CONCEPT

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

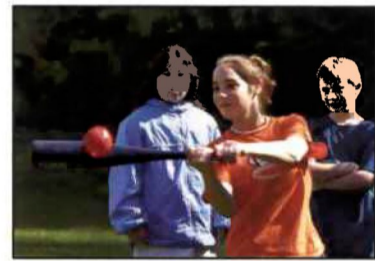
- Engaging the community of all ages in meaningful participation;
- Creating unique, context-sensitive spaces and places that enrich the human experience;
- Promoting healthy living for all ages and abilities; and
- Connecting people to people and people to place.



### 2.3 EXISTING RESOURCES

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

- Within this system, the City owns and maintains nearly 200 acres of park land, including Memorial Park, which is the largest and most heavily used park in the city.
- Two significant natural areas (Graham Oaks and Coffee Lake) are owned and managed by Metro, with partnership contributions from Wilsonville.
- Other publicly owned park land adjacent to Wilsonville boundaries includes Willamette Meridian Landing, an undeveloped site owned by the Oregon State Parks and Recreation Department; and Boones Ferry Public Boat Ramp, owned by Clackamas County.
- Schools also function as important community resources for parks and recreation. Privately owned facilities both within and adjacent to the city limits, such as bowling alley, fun center, movie house, golf course, horse stables also serve as recreation resources to the general public and to the city recreation staff for regular or seasonal programming.
- Figure 1 (Appendix A) illustrates Wilsonville's existing park system.



### 2.4 PARK CLASSIFICATIONS AND DEFINITIONS

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





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

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

### 2.4.a Additional Classifications

Additional classifications which are important to Wilsonville's system:

- **Private Parks:** These privately owned and maintained sites include parks owned by subdivision homeowners associations (HOAs), park amenities provided on corporate campuses, private golf courses, and privately owned sports field complexes.
- **Beautification Areas:** These maintained, landscaped areas primarily provide a visual amenity typically with no recreational use. Sites may include landscaped rights of way, gateways, seating areas, or street medians and islands.
- **Waysides:** A stopping place, carved out of land adjacent to a trail or pathway that provides minor amenities for rest or exercise that is out of the way of foot or bicycle traffic. These small spaces provide a bench, small table or an exercise station. These spaces are often found along walking trails, water trails, exercise circuit trails or boardwalks.
- **Pocket Parks:** A small park, too small to accommodate active play, but large enough for a tot lot, looped walking trail or sheltered picnic table, or a public sculpture or fountain. A pocket park provides a minimal amenity for an apartment complex or area of opportunity in a development.

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

### 2.5 COMMUNITY NEEDS

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



### 2.5.a Key Findings

- Key findings from the community needs assessment include:
- Neighborhood and Community Parks: In addition to the planned Villebois parks, the City will need additional public neighborhood and community parks to meet the future needs of the build-out population. Opportunities for providing neighborhood and community parks in currently underserved areas as well as newly planned residential development should be sought.
  - Opportunities for Industrial area recreation amenities: Although traditional neighborhood parks do not meet the needs of employees, opportunities should be sought to install amenities in industrial development for healthy activities for employees.
  - Natural Areas: The existing network of natural areas in existing parks serves the community well. Although no additional City-owned natural areas are needed at this time, the City should take advantage of any unique opportunities that may arise in the future, particularly along the Willamette River. The City has taken and will continue to take a pro-active role in increasing habitat value through restoration projects in City owned parks and natural areas as well as partnerships with other agencies.
  - Coordination with bicycle and pedestrian routes: Use of greenways and development of off-street trail routes should compliment the bicycle and pedestrian routes in the Bicycle and Pedestrian Master Plan.
  - Fields: There is also a need for additional fields for soccer and the emerging sport of lacrosse. Open fields for both active and passive recreational use will be needed for the build out population of the City.
  - Indoor Recreation/Aquatic Facility: In Wilsonville, a multipurpose, indoor recreation center would expand recreation opportunities considerably and meet community needs for an indoor gymnasium and pool space. Desired amenities for the recreation facility include:
    - i. Indoor pool or water park
    - ii. Court space for basketball, volleyball, racquetball, indoor soccer, etc.
    - iii. Space for large group gatherings
    - iv. Designated space for performing arts productions;
    - v. Multi-purpose classrooms and meeting space; and
    - vi. Specialized activity areas.
  - Water Access Facilities: Public involvement findings revealed a strong community demand for increased creek and river access for active use, passive use and transportation. The following specialized facilities would help meet this demand:



- i. Dock for non-motorized water craft, such as canoes and kayaks;
  - ii. Fishing pier/platform;
  - iii. Observation deck/blinds for wildlife watching.
- o Cultural arts programming: Survey respondents noted that concerts in the park, performing arts programs and community art festivals/special events were the top choices for additional cultural arts programs in Wilsonville.
- o Senior programming: Survey respondents ages 55+ indicated that the top reasons for participating in senior programs are to exercise and learn something new. Many cities in Oregon and nationwide are restructuring senior programs to create greater appeal for today's more active seniors and older adults.
- o Recreation Programming: Programming expansion should be considered in the following areas:
  - i. Demographics: Several groups need more or better recreation programs, according to participants at the Visioning meeting. These include: high-school youth, middle-school youth and adults ages 26-54.
  - ii. Program time preferences: According to survey respondents, weekend afternoons and weekday evenings are the most convenient program times. Drop-in formats are also desired, particularly for the 65+ age group.
  - iii. Program preferences: If facilities and programs were available, survey respondents would like to spend more time participating in the following activities:
    - Swimming indoors
    - Attending cultural events
    - Creating crafts
    - Attending drama performances
    - Walking for pleasure, walking for exercise, bicycling for pleasure and participating in nature walks and/or hiking/backpacking programs
    - Youth socialization and activity
    - Alternative activities of emerging trends such as skateboarding and disc golf.

### **2.5.b Areas for Expansion:**

Public involvement findings suggest the following directions for expansion of City offerings and/or support of local organizations to provide:

- Concerts in the park
- Special events/festivals
- Cultural events and performing arts

- Arts education classes
- Outdoor education and nature programs
- Fitness programs designed for specific age groups
- Evening activities for teens and adults
- Drop in option for activities
- River related/nonmotorized vehicle activities

### 2.6 KEY CHALLENGES AND OPPORTUNITIES

Six key issues emerged from feedback obtained through the public involvement process and the technical analysis of existing park and recreation resources and community needs. These issues provide challenges to and opportunities for achieving the community vision that is the foundation of the recommendations contained in this plan:

- Serving the underserved areas
- Providing indoor recreation and aquatic facilities
- Creating School Parks
- Embracing the river
- Expanding natural area opportunities; and
- Creating a more interconnected system of parks, trails and transit.

#### 2.6.a. Serving Underserved Areas

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

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

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

Acquisition in September of 2006 of .68 acre immediately adjacent to this lot has created an opportunity to construct a community park that is suitable for the needs of this unique neighborhood and the nearby industrial area. Links with other parks will be created in concert with the enhancement of trails and bike paths of the Bicycle and Pedestrian Master Plan.

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

### **2.6.b. Providing Indoor Recreation/Aquatic Facilities**

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

Wilsonville has undertaken several studies on the feasibility of building a new pool. A Council-appointed Aquatics Task Force submitted a report in 2001 indicating that the greatest challenge in providing new





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large-scale recreation facilities is the capital cost of building the facility and the ongoing cost of operations. Preliminary findings from a more recent aquatics study, presented to the Aquatics Task Force in January 2006, indicate that a new aquatic center could not be operated in Wilsonville without subsidies, although the financing gap is lessened by including amenities such as a gymnasium, aerobics/dance floor, day care and meeting rooms at the site. The City would need a population of about 25,000 residents with a higher percentage of children to support an aquatic center without subsidies.

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



Residents have indicated an interest in opportunities to participate in a range of cultural experiences, both as participants and as spectators. The design of a facility designated for performing arts requires certain specific features to support light, sound and seating arrangements. The inclusion of a designated performing arts facility will enhance the usability of a multipurpose recreation facility and would be supported by the Wilsonville Arts and Culture Council and other local cultural organizations.

### **2.6.c. Creating School Parks**

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

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

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

In 2006, the City's Urban Renewal Agency purchased a 10 acre site in Villebois for future positioning of a school and associated recreation amenities. The City is planning on creating fields at this Villebois school site in cooperation with the school district. The Villebois Master Plan includes conceptual site designs for fields appropriate to primary age sports and activities.

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





### 2.6.d. Embracing the River

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



### 2.6.e. Expanding on Natural Area Opportunities

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

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



opportunities to be part of natural environments. The challenge lies in finding a balance between natural resource preservation and recreation.

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

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

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

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

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



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natural resources and water quality, and to provide public access for low-environmental impact walking or bicycling.

### 2.6.f. Creating a More Interconnected System

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

However, several challenges have been noted:

- **Reducing barriers:** Crossing the Willamette River, I-5, and other major arterials, such as Wilsonville Road, can be very challenging. If these barriers are not addressed, they could become long-term obstacles to park access. Because of these barriers, opportunities are introduced for improvements, such as building new bicycle and pedestrian crossings, improving sidewalks, bikeways and off-street pathways along busy roadways, providing facilities such as bus shelters, benches and bike racks at recreation facilities, and coordinating the development of new parks and recreation facilities with existing and proposed pedestrian, bike, and transit routes.
- **Providing public safety:** An expanded trail network and an active "adopt-a-trail" program will increase the City's right-of-way monitoring and maintenance. By creating a strong network, increased users provide "eyes on the street".
- **Increasing connections:** Walking and bicycling are healthy, efficient, low cost modes of travel, available to nearly everyone. Hard-surfaced pathways connecting parks, schools, grocery stores, libraries, and other key destinations make these places more accessible for people living throughout the City. The challenge lies in finding ways to increase opportunities for pathway development, particularly in highly developed areas of Wilsonville.



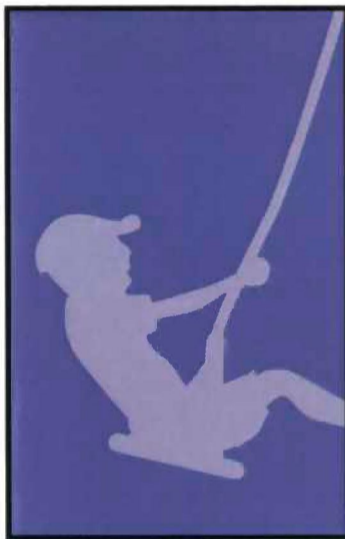
- **Increasing trail-related recreation:** The results of the Community Recreation Survey indicate that trail-related activities—including walking for pleasure and exercise, bicycling for pleasure, hiking, and nature walks—are extremely popular. If more trails, pathways, and trail-related facilities were available, respondents indicated that they would like to spend more time participating in these activities than they currently do. Stronger connections between the park system and trail system would help to increase recreation participation; such as trails to community parks with sports fields that encourage families to bike to the next baseball game, rather than driving.
- **Providing stronger linkages to transit:** Park access also can be improved by taking advantage of opportunities to strengthen linkages to transit. These opportunities include providing bus connection information at parks and recreation facilities, working with SMART to increase coordination between transit service and recreation programs and activities, and considering existing transit routes when evaluating potential sites for new parks.



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## Chapter 3: Recommended Park System

- 3.1 System Overview
- 3.2 Neighborhood based Park System
  - 3.2.a Sufficiency Analysis
- 3.3 Proposed Park system Improvements
  - Table 3: Park Reference Table
  - Figure 3: Park System Map
  - P1: Boones Ferry Park
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  - P3: River Fox Park
  - P4: Graham Oaks Natural Area
  - P5: Park at Merryfield
  - P6: Tranquil Park
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  - P15: Frog Pond Community Park
  - P16: Frog Pond Neighborhood Park
  - P17: Frog Pond Neighborhood Park
  - P18: Advance Road School Community Park
  - P19: Willow Creek/Landover Park
  - P20: Boeckman Creek
  - P21: Courtside Park
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  - P24: Wilsonville Community Center
  - P25: Memorial Park
  - P26: Skate Features
  - P27: Skate Park/Plaza
- 3.4 Plan Implementation
  - 3.4.a Capital Projects
    - Table 6: 20 Year Capital Projects List
    - Table 7: Bicycle and Pedestrian Master Plan  
Off-Street Projects
    - Table 10: 5-Year Implementation Strategy

## RECOMMENDED PARK SYSTEM

This chapter contains an overview of Wilsonville's recommended park system, which is based on providing recreation opportunities on a neighborhood scale, community scale and city-wide. In addition, this chapter describes the park and facility improvements needed within the system at all existing and proposed sites.

### 3.1 SYSTEM OVERVIEW

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

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

Individually, great parks:

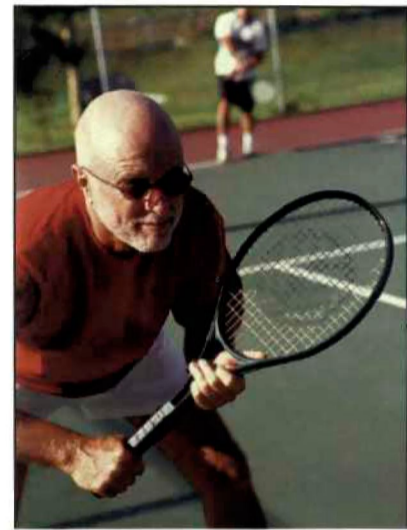
- Reflect community needs
- Are designed with community involvement
- Project community image and values
- Integrate the community's social and cultural fabric
- Improve environmental conditions
- Reference local history
- Include art; and
- Are unique to their setting.

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

It is within the context of great parks, uniquely suited to the demographics of Wilsonville that the following recommendations were developed.

### 3.2 NEIGHBORHOOD BASED PARK SYSTEM

The basic concept of the recommended park system is to assure that every neighborhood in Wilsonville is served by a park or green space situated for easy access by bicycle or foot without crossing any major barriers, such as arterial streets and collectors or bodies of water.



*Great parks:*

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



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

### 3.2.a Sufficiency Analysis

To analyze the sufficiency of existing neighborhood parks in meeting the City of Wilsonville code requirements for parks and outdoor recreational space, the city completed a sufficiency analysis in summer 2005. The City identified 16 neighborhoods as areas generally sized to allow pedestrian access to parks without crossing collector or arterial streets. Neighborhoods were further defined by development patterns, geography, and intervening land uses.

Within each neighborhood, the number of single-family lots and multi-family units was counted. The total number of lots and units was compared to the Wilsonville Planning and Land Development Ordinance, where park land requirements are identified in sections 4.11(.01) and (.02), along with 4.125(.05)(E)

Park needs, as indicated by this analysis, are presented in Table 2 – Neighborhood Park Needs by Area (Appendix E). The table includes an overview of the existing park and recreation resources, the total single-family lots and multiple family units, and the amount of neighborhood park acreage required by code.

Figure 2 - Neighborhood Areas Map (Appendix E) illustrates the location and parameters of the neighborhood areas.

### 3.3 PROPOSED PARK SYSTEM

Figure 3 – Park System Map (p. 29) is a graphic representation of the proposed park system, based on the recommendations found in this Plan. It illustrates the conceptual location and routing of proposed park sites and trails, along with the location of existing facilities.

- Recommendations for park land are listed by order of distribution within the neighborhood areas on the Neighborhood Area Map (Appendix E). For easy reference, Table 3 - Park Reference Table (p. 28) lists the parks alphabetically and the page number where recommendations for a specific park are noted.
- The complete Park System that is recommended in the Plan is graphically depicted in Figure 3 – Park System Map (p. 29 ).
- Each park site is coded with a letter and number (such as P12). The code is for identification only. These references are used

- on the system map and on the recommendation for each site as well as the project tables.
- Colored asterisks indicate proposed neighborhood parks, community parks, waysides and skate areas. The symbols show a general location for each proposed park. The final location for these features will be determined later in the development of City plans and will be influenced by land availability, acquisition costs and property ownership. When possible, the proposed location matches existing City plans.
  - The planned Villebois park system is represented by a single reference number although it contains multiple park, greenway and beautification sites. Figure 4 –Villebois Recreational Experiences Plan (Appendix E) is the map of proposed park sites and facilities in this neighborhood. Table 4 – Villebois Park and Facility Matrix (Appendix A) represents the variety of amenities that will be found in this unique community park system.

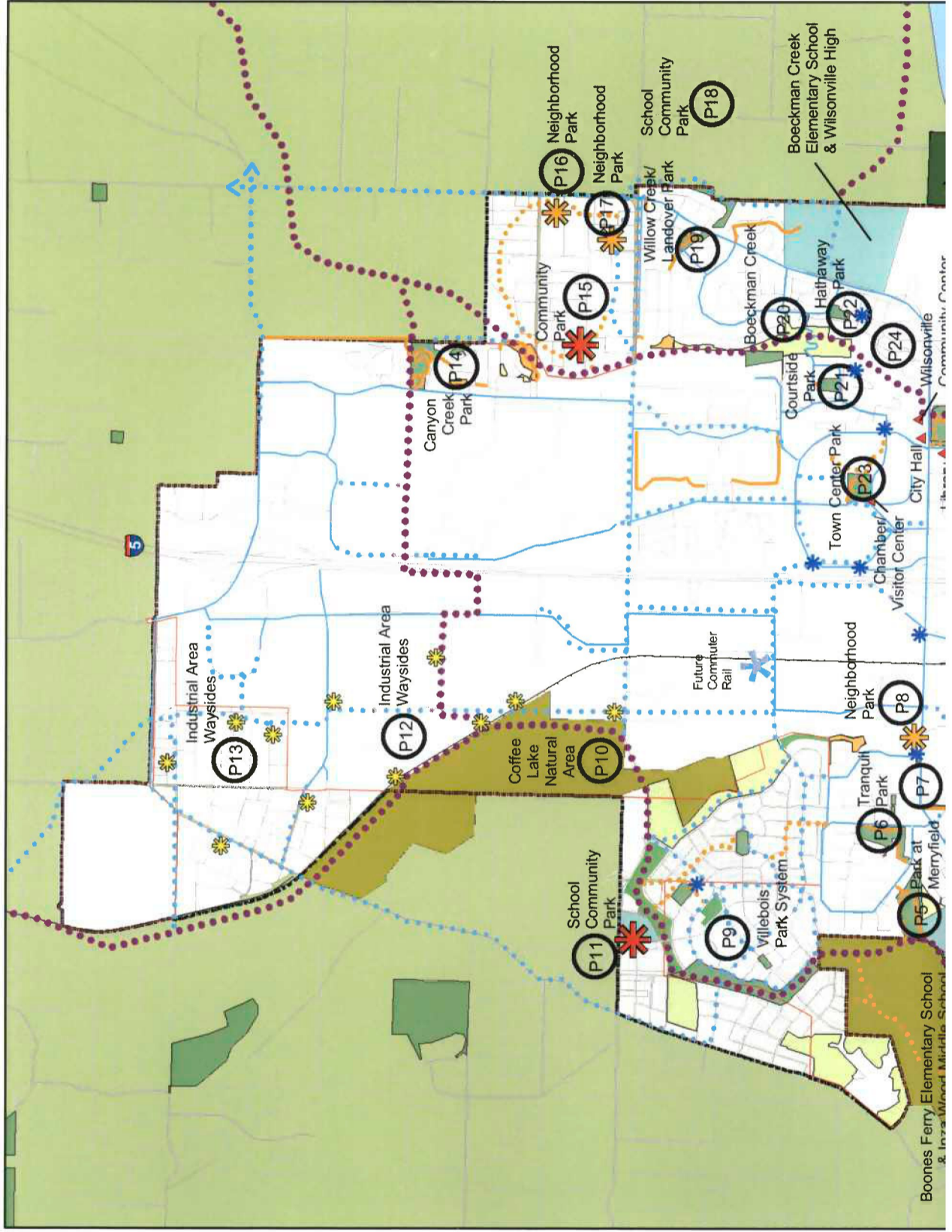
### 3.3.a Park Reference Table

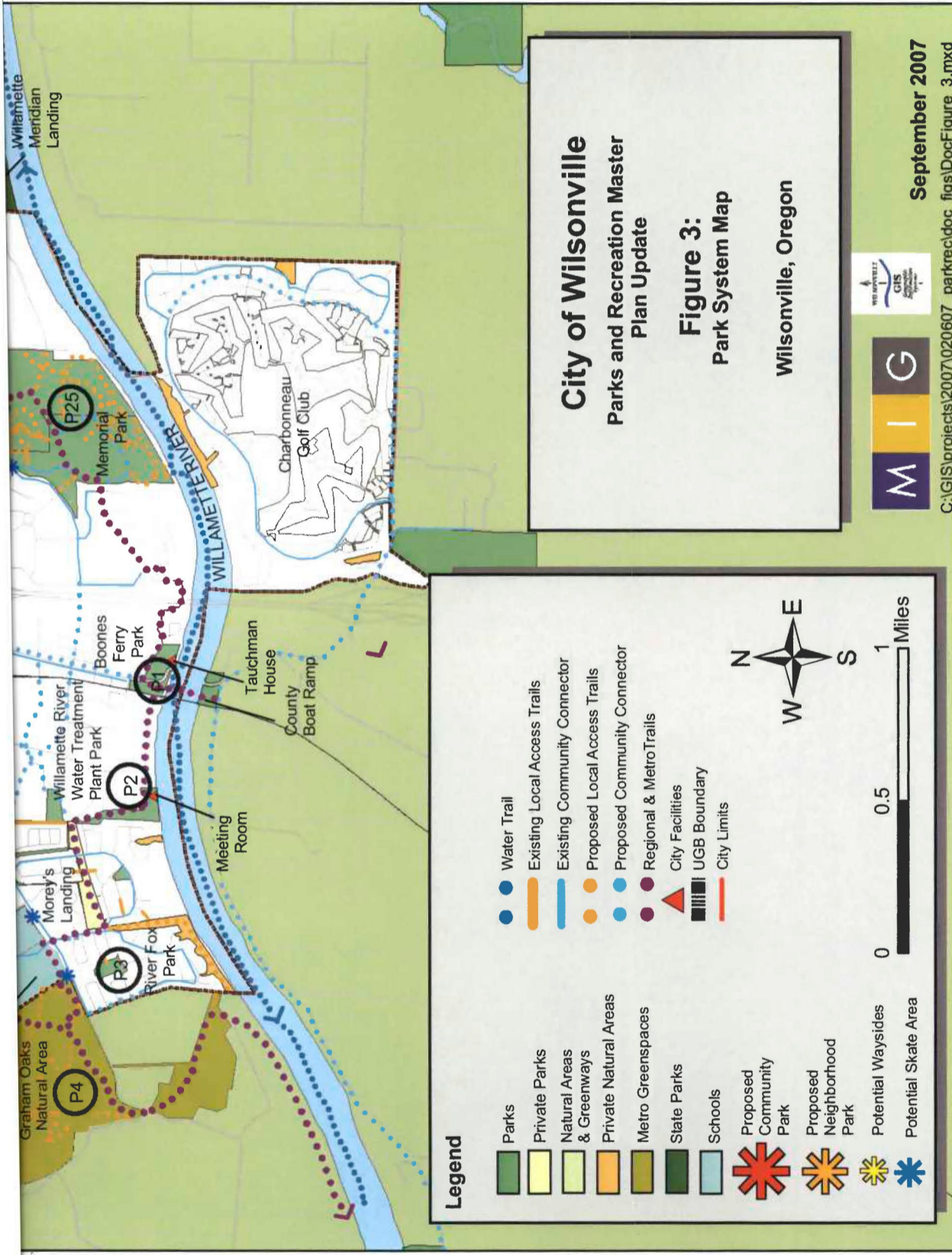
Recommendations for park land are listed by order of distribution within the neighborhood areas, as noted on the system map. For easy reference, Table 3 lists the parks alphabetically along with the page number where recommendations for a specific park are noted.

Table 3  
Park Reference Table

| Code  | Park Name                                   | Page Number |
|-------|---|-------------|
| P18   | Advance Road School Community Park          | 41          |
| P20   | Boeckman Creek                              | 43          |
| P1    | Boones Ferry Park                           | 31          |
| P14   | Canyon Creek Park                           | 39          |
| P10   | Coffee Lake Natural Area                    | 37          |
| P15   | Frog Pond Community Park                    | 40          |
| P21   | Courtside Park                              | 43          |
| P4    | Graham Oaks Natural Area                    | 33          |
| P22   | Hathaway Park                               | 44          |
| P12   | Industrial Area Waysides                    | 38          |
| P13   | Industrial Area Waysides                    | 39          |
| P25   | Memorial Park                               | 46          |
| P7/P8 | Montebello Park                             | 35          |
| P16   | Frog PondNeighborhood Park                  | 40          |
| P17   | Frog PondNeighborhood Park                  | 40          |
| P5    | Park at Merryfield                          | 34          |
| P3    | River Fox Park                              | 33          |
| P26   | Skate Features                              | 48          |
| P27   | Skate Park/Plaza                            | 48          |
| P23   | Town Center Park                            | 44          |
| P6    | Tranquil Park                               | 35          |
| P9    | Villebois Park System                       | 36          |
| P11   | Villebois School Community Park             | 37          |
| P2    | Willamette River Water Treatment Plant Park | 32          |
| P19   | Willow Creek/Landover Park                  | 42          |
| P24   | Wilsonville Community Center                | 45          |









## P1 Boones Ferry Park

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



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

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





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- h. Improve restrooms to accommodate the anticipated increase in activity at the park, including larger group gatherings in the expanded gazebo and users of the regional trail and non-motorized boat launch.
  - i. Upgrade the basketball court or other active use facilities to serve the needs of local neighbors, as well as picnic area users.
  - j. Expand the play area with a design that reflects the site's history. This play area should serve the needs of local neighbors, as well as community-wide users.
2. Work closely with the parks maintenance operations to determine additional storage and operations needs at Boones Ferry Park. Operations support facilities should be incorporated into the overall design for the park and be visually and architecturally compatible.

### **P2 Willamette River Water Treatment Plant Park**



The Willamette River Water Treatment Plant Park was built in conjunction with the City's water treatment plant on the Willamette River. This award-winning park was created through a community design process and includes opportunities for education and interpretation. The site includes a meeting room, interpretive features about the City's water system, and a beautiful water feature that is the park's focal element. The turf in the park is composed of native grasses that have lower water use and require minimal mowing. These turf areas are well suited for passive use. The Morey's Landing trail is a significant feature of the park and provides connections to the adjacent neighborhood.

The vision for the developed portion of the Willamette River Water Treatment Plant Park was fully executed. To expand on that vision, there are opportunities for improving connections to the City network of trails, parks, and open space.

Recommendations include:

1. Develop a regional trail through the site, improving linkages to the trail network and providing wayfinding signage and amenities that encourage walkers of all ages and abilities.
2. Install benches along pathways and at river overlook for ease of access to the area.

### **P3 River Fox Park**

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



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

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

### **P4 Graham Oaks Natural Area**

Graham Oaks is a 230-acre regional natural area owned by Metro. Located at the western edge of Wilsonville, Graham Oaks provides a major natural area for Wilsonville residents in an easily accessible

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location, which will be connected to other sites and the region by the Tonquin Trail. This extensive park includes a variety of habitat types and significant natural resources.

Wilsonville and Metro partnered on developing a master plan for the site. The plan proposes developing CREST as the public gateway to Graham Oaks, including parking, restrooms, and a looped trail system that allows people to enjoy the woodlands, wetlands and meadows without fragmenting habitat or impacting natural resources. The trail systems will include connections to Wilsonville neighborhoods, with two connections to Villebois and a connection through Park at Merryfield.

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



### **P5 Park at Merryfield**

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

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

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

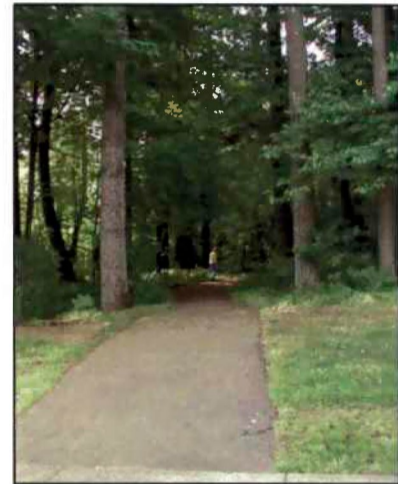


**P6 Tranquil Park**

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

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

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



**P7/P8 Montebello Park**

Montebello Park had been classified as a beautification area as at 0.21 acres, the site has served as a space for minimal activity or transit stop. In September, 2006 property of 0.68 acres was purchased immediately adjacent to the west side of the 0.21 acre parcel for a total of .89 acres. With this planned addition, the property would be elevated from a beautification area to a community park (P8). To serve the general population traversing along Wilsonville Road as well as the surrounding neighborhood, the park could contain amenities such as a restroom, playground area, and covered picnic area.

Although falling under the preferred minimum, this wooded lot bordered on its south by Wilsonville Road will provide a workable area to plan a much needed activity space for the Montebello neighborhood and surrounding area of multifamily housing and nearby employment centers as well as a unique activity opportunity along the expanse of Wilsonville Road, traveled by young people between home and school.

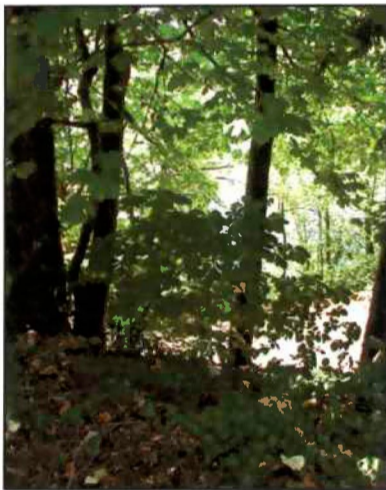


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Recommendations for this site include:

1. Involve neighbors in developing a full scale plan for this site that includes the provision of both active and passive recreation opportunities.
2. Consult City grounds keepers for ways to streamline routine maintenance demands on this parcel.
3. Create a new site plan that meets the City's design and development guidelines for community parks.
4. Develop the community park with activities that involve the neighboring citizens to enhance their neighborhood identity and increase their investment in the care of the property.



### **P9 Villebois Park System**

Villebois is a 480-acre master planned community located on the site of the former Dammasch State Hospital. At build out, Villebois will contain approximately 2,500 housing units of a variety of housing types. Since the adoption of the Villebois Master Plan in 2003, the Villebois development team has continued to refine the park system for the community. Table 4 presents a matrix of parks and facilities planned for development in Villebois. The proposed location of these parks and facilities is illustrated in Figure 4. Recommendations for the park network include:

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



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

#### **P10 Coffee Lake Natural Area**

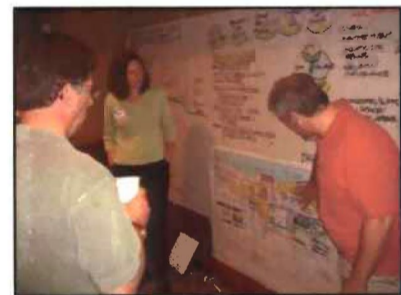
Coffee Lake is a regional natural area also owned by Metro. This natural area contains approximately 487 acres, within and outside the city limits, and is the largest wetland complex in the Wilsonville area. Coffee Lake provides a corridor to the Tonquin Geologic Area. The planned regional Tonquin Trail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

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

#### **P11 Villebois School Community Park**

The vision for the proposed north segment of the Villebois neighborhood is to develop an innovative school/community park in partnership with the West Linn/Wilsonville School District. In 2006, the City's Urban Renewal Agency purchased a 10 acre site in this north section of Villebois for future positioning of a primary school and associated recreation fields. Recommendations include:

- 1. Select a design process that involves appropriate stakeholders to develop a detailed site concept and building program for a shared use facility. The type of school planned and built at this location will determine appropriate amenities and facilities to be developed at the site. The following recreation program elements should be incorporated:
  - a. Multi-use fields to support organized sports play by younger age groups (T-ball, U8 soccer, etc.);





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

### **P12 Industrial Area Waysides**

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

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

1. Design the waysides as part of the regional trail and community trail developments. Securing easements or land for each of the waysides will be needed as part of the trail implementation. Site P10 also offers potential for waysides.
2. Each wayside should include any of a variety of site furnishings on a concrete pad that will encourage nearby employees. (the future users) to engage in activity during work breaks.
3. Engage employees and business leaders in the industrial area in determining appropriate elements for each wayside.

### **P13 Industrial Area Waysides**

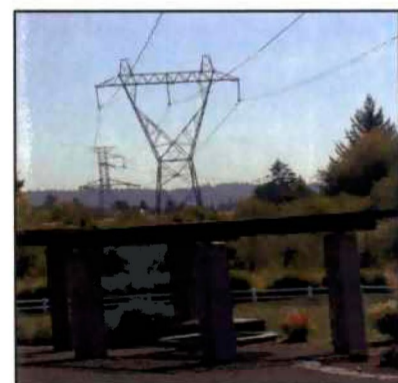
Wilsonville is currently planning for industrial uses in the Coffee Creek I area, just south of the prison. There is a great opportunity to design waysides that serve social and recreational needs of employees into the overall plan for the area. The vision for this area is to provide small turnout areas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

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

### **P14 Canyon Creek Park**

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

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



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

### **P15 Frog Pond Community Park**

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

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

### **P16 Frog Pond Neighborhood Park**

### **P17 Frog Pond Neighborhood Park**

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

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



bodies will need to ensure that appropriate amenities and facilities are included to meet neighborhood needs.

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

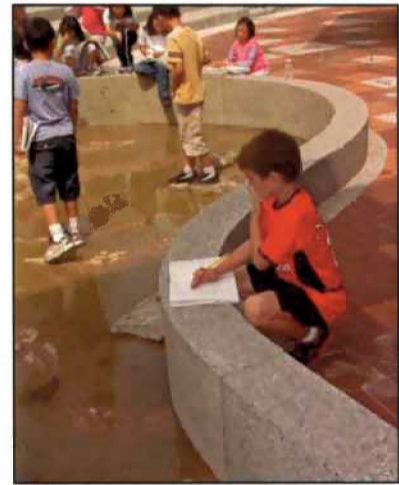
### **P18 Advance Road School Community Park**

The vision for the proposed Advance Road community school park (P18) is to develop an innovative combination school and community park as a partnership between the City of Wilsonville and the West Linn/Wilsonville School District. The schools planned at Advance Road are a middle school and a primary school. The school park at this site will need to reflect the character of both school populations and potentially offer the opportunity for a larger multiuse recreational facility.

The vision for the site at the new schools is for a park that combines major active recreation elements, a naturalized area which serves as a community resource and an outdoor classroom, as well as community picnic facilities and exercise trails. As the design opportunity approaches, evaluate the needs for the age level and number of sports fields and work with the school district for their facility design. Interim development of sports fields ahead of the school development and located in a way that can be incorporated in the future school design will reduce interruption and create a better blend of facilities.

The following process is recommended in the design and development of a signature school community park:

1. Involve appropriate stakeholders to develop a detailed site concept and building program for a shared use facility. Because the site is large and planned for two school levels, the park will be well-suited for more mixed use recreation. The following elements should be incorporated:
  - a. Dedicated athletic fields, possibly including lighting;
  - b. Paved courts, including some that are covered for year-round use;



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- c. A natural area, or naturalized area that provides an opportunity for environmental education;
  - d. At least one picnic shelter (for 30+ people) that serves as a community gathering place and can be used as an outdoor classroom;
  - e. Multi-use fields to support organized sports played by younger age groups (T-ball, U8 soccer, etc.);
  - f. At least one gymnasium designed to support community use, including an entrance directly to the grounds and restrooms accessible from the gymnasium. A staffing desk and office should be provided to facilitate after school and evening hours programming;
  - g. A creative play environment that may incorporate a second shelter;
  - h. A connection to Local Access Trail 10 (as designated in the Bicycle and Pedestrian Master Plan);
  - i. Restrooms available for public use;
  - j. Bouldering or other active play features suitable for older age groups; and
  - k. Skate feature.
2. Establish an updated joint use agreement with the School District that spells out daytime public use areas, public use hours of school facilities, and responsibilities for financing, operations, maintenance, and staffing.
  3. Contribute to the design, construction, and other costs to finance the project.

### **P19 Willow Creek/Landover Park**

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

Willow Creek/Landover Park is envisioned as a gathering space for neighbors and provides nearby recreation opportunities for families. The following minor improvements are recommended to expand on the park's role in the neighborhood:

1. Improve trail signage to provide more information about Willow Creek/Landover Park's relationship to the citywide bicycle and pedestrian network.
2. Add more site furnishings and amenities that would contribute to neighborhood identity. By working with the Homeowners Associations, input from neighbors will guide selection as to the specific amenities they would like to see.

### **P20 Boeckman Creek**

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

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

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

### **P21 Courtside Park**

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





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

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



### **P22 Hathaway Park**

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

### **P23 Town Center Park**

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



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

1. Explore options for movable seating, tables, and shade structures in the plaza and grassy area surrounding the water feature. More

seating would be a great amenity at this site, which attracts numerous visitors on hot summer days. Shade structures or umbrellas would enhance public use until the tree canopy matures and provides additional shade.

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

#### **P24 Wilsonville Community Center**

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

Built in 1984 and expanded in 1999, the Community Center has served Wilsonville well. However, the office space is inadequate for the needs of the Community Services Department, and storage space is limited. Restrooms are in need of updating and repair. The rear deck is in disrepair and has rarely been used since its installation in 1999, providing an opportunity to examine how to better use this extension of the facility. The following improvements are recommended for the center:

1. Implement the planned repair of the rear deck and continue to examine ways to extend the best use of this space.
2. Implement the major repairs to the restrooms with updated amenities such as motion sensor fixtures.





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



### **P25 Memorial Park**

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

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



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

In summer 2006, construction was completed on upper Memorial Park dedicated as Murase Plaza. This upper park area provides a transition



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

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

1. Update the Master Plan for Memorial Park, incorporating the Trails Plan and adjusting for the new amenities that have been inserted into the park with the development of the upper area of the park.
2. To address future site use of these multiple activity areas, the master plan for Memorial Park/Murase Plaza should:
  - a. Develop a strategy for parking, including formalizing where special event parking should occur and how much parking is needed to support build-out of the park special features. Use low impact development when considering parking lot construction.
  - b. Develop a signage and wayfinding program for Memorial Park that is consistent with the recommended citywide signage and wayfinding program.
  - c. Identify a specific timeline for improvements to allow phasing in over time.
  - d. Install a shelter over the stage to provide protection to entertainment for public events and to extend individual use during mild inclement weather.
  - e. Identify trends of passive and low impact activities such as Frisbee Golf, bocce ball, Ultimate Frisbee, etc. for improvements to park areas. Explore options for art and cultural experiences throughout the park.
3. Evaluate an expansion of the community garden and the development of a management strategy to meet community demand. Address whether improved parking and pathways with ADA compliant features should be provided.



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4. Improve the skateboard park by providing more space between features and incorporating more “street skating” features such as rails for grinding.
5. Continue restoration and native plant revegetation efforts on the east side of Memorial Park.
6. Implement the Memorial Park Trails Plan.
7. In the long term, move toward dedicated softball/baseball fields and one dedicated soccer field as part of the City’s overall field strategy. See the Athletic Facilities discussion for additional recommendations.
8. Invest in the park infrastructure, including replacement of the Kolbe Lane culvert, improvements to the roadway system, and upgrades to the irrigation and other utility systems. These upgrades should be phased in conjunction with other park improvements specified in the new master plan.

### **P26 Skate Features**

In addition to the improvements to the skate park in Memorial Park, the addition of ‘skate spots’ along routes that are frequently traveled by those who use skateboards as a means of transportation as well as recreation these spots will be similar to the ‘waysides’ defined along pathways for rest or fitness stations. Features included in a skate spot could include a bench, stair or rail, suitable for short periods of activity which can also be used by other pathway users for rest or fitness activity. Features should be attractive and set off of the actual pathway in a way that provides safe and easy access for skateboard activity while not impeding the progress of pedestrians.

### **P27 Skate Park/Plaza**

The interest in skate and rollerblade activities continues to grow in the City. From middle school through adulthood, more individuals are using skateboards as a means of transportation and for recreational activity. The skate park in Memorial Park provides beginner level features in a setting consistent with the multifaceted use of the park, where a family with multiple interests can spend time enjoying the many features in the central area of the park with easy access to picnic tables, parking and restroom facilities. There is a growing need for an advanced level skate park that provides skaters more opportunity to

hone their skills on a wider variety of features. Studies show a shift from organized sports to alternative sports and activities by an increasing number of youth. A skate park located with easy access to public transportation and in view of surrounding development would support the need for this growing activity.



### 3.4 PLAN IMPLEMENTATION

In order to implement the projects of the Recommended Park System, a method was developed to determine the priority in which projects would be considered. The consultant created a criteria for selecting projects based on input from the community review body (ACMP). The resulting criteria are found in Table 5 – Project Evaluation Criteria (Appendix D). The following tables provide the guidelines for project implementation and coordination with the Bicycle and Pedestrian Master Plan.

#### 3.4.a Capital Projects

Table 6 includes all projects identified in the Plan, along with their estimated planning, design and construction costs and project priorities. Annual maintenance and operation costs should be determined once the specific elements of each project is defined and then should be included in the total project cost. This list was developed from the recommendations previously presented. Each of the projects was prioritized using specific evaluation criteria based on a set of objectives and a consideration of space, need, funding, etc. Table 5 represents the evaluation criteria, which were ranked by ACMP members. Since each project will likely meet several criteria, the ranking noted here is a recommendation only. Projects should be evaluated on a case-by-case basis and reviewed regularly to take advantage of changing circumstances.

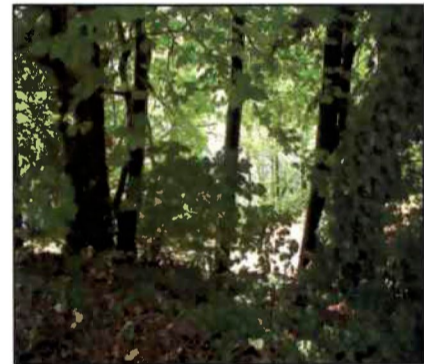


Table 6 presents all capital projects divided into three categories:

- **New parks and facilities:** These projects, including new park development and new facilities at existing sites, are presented in order by reference number.
- **Existing parks and facilities:** These represent improvements to be made to existing City parks. Existing parks are listed in alphabetical order.



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- **Other projects:** These system-wide projects involve planning or development of operations guidelines.

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

**Table 6:  
20 Year Capital Projects List**

| Ref #                           | Site                                   | Project Name  | Project Description   | Priority | Project Cost        |
|---------------------------------|--|---|---|----------|---------------------|
| <b>NEW PARKS AND FACILITIES</b> |  |   |   |          |                     |
| <b>P4<br/>(Page 33)</b>         | <b>Graham Oaks Natural Area</b>        | Master Plan Implementation                            | Wilsonville's contribution of approximately 30% of the costs of GONA master plan implementation   | H        | <b>\$1,100,000</b>  |
| <b>P7/P8<br/>(Page 35)</b>      | <b>Montebello Community Park</b>       | Acquisition, design and construction                  | Site acquired of .68 acres in September 2006 (\$415,000). Design and construct a community park in the .68 acre area.   | H        | <b>\$845,000</b>    |
| <b>P9<br/>(Page 36)</b>         | <b>Villebois Park System</b>           | Master Plan Implementation                            | 50% contribution for completion of planned Villebois park and trail system (SDC total of \$5,950,000)   | H        | <b>\$2,975,000</b>  |
| <b>P11<br/>(Page 37)</b>        | <b>Villebois School Community Park</b> | Acquisition, design and construction - school fields. | Purchase of school property in north Villebois neighborhood. Design and construction of primary age sport fields on 3 acres of site. (Purchased in August 2006 - \$4,500,000))  | M/H      | <b>\$6,160,000</b>  |
| <b>P12<br/>(Page 38)</b>        | <b>Industrial Area Waysides</b>        | Waysides Design and Construction                      | Allowance for design and implementation of 3 wayside areas along two planned regional trails and community trail in this area. Allowance based on average cost of \$200,000 per wayside, not including trail construction | H        | <b>\$600,000</b>    |
| <b>P13<br/>(Page 39)</b>        | <b>Industrial Area Waysides</b>        | Waysides Design and Construction                      | Allowance for future design and development of 3 wayside areas along community connector trails.  | M        | <b>\$600,000</b>    |
| <b>P15<br/>(Page 40)</b>        | <b>Frog Pond Community Park</b>        | Design and Construct                                  | Design and construction of community park to serve Frog Pond and surrounding area   | H        | <b>\$10,600,000</b> |

**Table 6:**  
20 Year Capital Projects List

| Ref #                         | Site  | Project Name   | Project Description   | Priority | Project Cost        |
|-------------------------------|---|--|---|----------|---------------------|
| P16<br>(Page 40)              | Frog Pond Neighborhood Park                                 | Design and Construct   | Design and construction of neighborhood park to serve Frog Pond development, including connection to community trail.   | M        | \$2,650,000         |
| P17<br>(Page 40)              | Frog Pond Neighborhood Park                                 | Design and Construct   | Design and construction of neighborhood park to serve Frog Pond development, including connection to community trail.   | M        | \$2,650,000         |
| P18<br>(Page 41)              | Advance Road School Community Park                          | Design and Construct   | Design and development of a site plan for a shared use facility including sport fields.   | M        | \$3,410,000         |
| —                             | Multi-purpose Rec/Aquatic Center                            | Recreation and Aquatic Center Feasibility Study and construction | Updated feasibility study for a multi-purpose recreation and aquatic center. Feasibility study will identify a program for the center that meets the City's operating budget goals. Design and construct accordingly. | M        | \$20,080,000        |
| <b>MULTIPLE SITE PROJECTS</b> |   |  |   |          |                     |
| P26<br>(Page 48)              | Multiple Sites, Skate Facilities                            | Skate Spot Implementation  | Construction of skate sport to 2-4 selected areas in the City.  | M/H      | \$35,000            |
| P27<br>(Page 48)              | Community-scale Skate Park/Plaza                            | Community-scale Skate Park                                       | Improvement of the Memorial Park skate park and/or design/build of a new skate park.  | M        | \$575,000           |
|                               | School Fields   | Field Improvements at school sites                               | Allowance for miscellaneous field improvements at existing school sites   | M        | \$3,000,000         |
|                               | Multiple Sites, Natural Resource Restoration and Management | Natural Resource Restoration and Management                      | \$10,000 per year to fund native plant restoration at sites throughout Wilsonville to compliment volunteer efforts  | M/H      | \$200,000           |
|                               | New Park Sites  | Park and Trail Acquisitions and Easements                        | Budget allowance for "opportunity fund" for acquisition of park sites or trails or purchase of easements for trails   | M        | \$1,000,000         |
|                               | Riverfront Sites  | Riverfront Easements and Acquisitions                            | Budget allowance for "opportunity fund" for purchase of easements or outright acquisition of riverfront property if opportunities arise. Includes potential purchase of Willamette Meridian Park                      | M        | \$1,000,000         |
|                               |   |  | <b>New Parks and Facilities Subtotal</b>  |          | <b>\$57,480,000</b> |



**Table 6:  
20 Year Capital Projects List**

| <b>Ref #</b>                         | <b>Site</b>               | <b>Project Name</b>                      | <b>Project Description</b>  | <b>Priority</b> | <b>Project Cost</b> |
|--------------------------------------|---------------------------|--|---|-----------------|---------------------|
| <b>EXISTING PARKS AND FACILITIES</b> |                           |  |   |                 |                     |
| <b>P1<br/>(Page 31)</b>              | <b>Boones Ferry Park</b>  | Boones Ferry Park Master Plan            | Development of a master plan for the entire site, including the parcel west of Boones Ferry Road and the planned regional trail and the proposed water trail and a pedestrian bridge over the Willamette River. Includes a feasibility study on future uses for Tauchman House. | M/H             | <b>\$5,400,000</b>  |
| <b>P14<br/>(Page 39)</b>             | <b>Canyon Creek Park</b>  | Canyon Creek Park Trailhead Improvements | Allowance for design and installation of trail system signage to support the planned regional and community trails  | H               | <b>\$25,000</b>     |
| <b>P21<br/>(Page 43)</b>             | <b>Courtside Park</b>     | Courtside Park Improvements              | Design and implementation of minor improvements   | M               | <b>\$100,000</b>    |
| <b>P25<br/>(Page 46)</b>             | <b>Memorial Park</b>      | Memorial Park Master Plan Updating       | Update of the Memorial Park Master Plan, including a parking master plan and signage program. Project list for Memorial Park should be updated as part of the project   | M               | <b>\$1,035,000</b>  |
| <b>P5<br/>(Page 34)</b>              | <b>Park at Merryfield</b> | Park at Merryfield Improvements          | Widen and improve path throughout park, implementation of entrance improvements   | M               | <b>\$100,000</b>    |
| <b>P3<br/>(Page 33)</b>              | <b>River Fox Park</b>     | River Fox Park Improvements              | Allowance for design and implementation of minor improvements   | M               | <b>\$200,000</b>    |
| <b>P23<br/>(Page 44)</b>             | <b>Town Center Park</b>   | Town Center Park Operations Improvements | Allowance for additional amenities and implementation or recommendations from Maintenance Plan  | M               | <b>\$195,000</b>    |

**Table 6:  
20 Year Capital Projects List**

| Ref #                 | Site  | Project Name                            | Project Description  | Priority | Project Cost        |
|-----------------------|---|---|--|----------|---------------------|
| P6<br>(Page 35)       | Tranquil Park                               | Tranquil Park                           | Provision of trail system signage  | M        | \$15,000            |
| P2 (Page 32)          | Willamette River Water Treatment Plant Park | Water Treatment Plant amenities         | Design and implement additional trailside and overlook amenities and connection to regional trail network.                   | H        | \$25,000            |
| P19 (Page 42)         | Willow Creek/Landover Park                  | Willow Creek/Landover Park Improvements | Allowance for design and implementation of minor improvements  | M        | \$100,000           |
| P24 (Page 45)         | Wilsonville Community Center                | Community Center Improvements           | Design and implementation of improvement to the Community Center to upgrade restrooms and enhance activity and storage space | M/H      | \$250,000           |
|                       |   |   | <b>Existing Parks and Facilities Subtotal</b>  |          | <b>\$7,445,000</b>  |
| <b>OTHER PROJECTS</b> |   |   |  |          |                     |
| —                     | Systemwide                                  | Natural Area Management Plan            | Develop a resource management plan for natural areas in Wilsonville's park system, including a pest management plan.         | M/H      | \$100,000           |
| —                     | Systemwide                                  | ADA Transition Plan                     | Develop an ADA Transition Plan for Wilsonville's parks and recreation facilities   | M        | \$50,000            |
| —                     | Systemwide                                  | Signage Program                         | Develop and implement a system-wide signage program (trail signs, park identification signs, etc)                            | H        | \$100,000           |
| —                     | Systemwide                                  | On-line Registration Software           | Implement on-line registration option for recreation programs - (December, 2006)   | H        | \$12,000            |
|                       |   |   | <b>Other Projects Subtotal</b>   |          | <b>\$262,000</b>    |
|                       |   |   | <b>Total, All Projects</b>   |          | <b>\$65,187,000</b> |

**Table 7 - Bicycle and Pedestrian Master Off-Street Trails**

**Off-Street Projects**

Table 7 represents costs associated with the development of certain off-street trails, walkways and bikeways, as described in the Bicycle and Pedestrian Master Plan. These paths provide recreation opportunities, as well as linkages between parks and community facilities. These trails and pathways are presented with the Parks and Recreation Master Plan because they meet the high level of community demand for trail-related recreation such as walking and running.





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**Table 7  
Bicycle and Pedestrian Master Off-Street Trails**

| <b>ID</b>              | <b>Trail</b>                         | <b>From - To</b>  | <b>Type</b>                | <b>Description</b>  | <b>Length (miles)</b> | <b>Cost Estimate (Excluding Acquisition /Easement)</b> |
|------------------------|--------------------------------------|---|----------------------------|---|-----------------------|--|
| <b>REGIONAL TRAILS</b> |                                      |   |                            |   |                       |  |
| R1                     | <b>Tonquin Trail</b>                 | Tualatin / Sherwood – Metro Greenspace (Waterfront Trail connection)  | Shared use path, on-street | Regional trail would connect Tualatin/ Sherwood with west Wilsonville, Coffee Lake Natural Area, Villebois and the Graham Oaks Natural Area.  | 4.0                   | \$2,900,000  |
| R2                     | <b>Stafford Spur Trail</b>           | Canyon Creek Park to planned Stafford Trail (Boeckman Creek Trail / Wiedeman Trail connection)                      | Shared use path            | Regional trail would connect the neighborhoods and employers of east Wilsonville (Canyon Creek Park) with Lake Oswego and the planned regional Stafford Trail.  | 3.0                   | \$1,600,000  |
| R3                     | <b>Boeckman Creek Trail</b>          | Memorial Park to Canyon Creek Park (Stafford Spur Trail /Wiedeman Trail connection)                                 | Shared use path, boardwalk | Regional trail would follow Boeckman Creek north from Memorial Park, connecting with the existing community pathway crossing Boeckman Creek and continuing north to Canyon Creek Park, providing an off-street north-south alternative.             | 2.4                   | \$1,900,000  |
| R4                     | <b>Waterfront Trail</b>              | Metro Greenspace to Memorial Park (connecting Tonquin Trail and Boeckman Creek Trail)                               | Shared use path, on-street | Regional Trail would connect the Metro Greenspace on the western edge of Wilsonville with the Waterfront Treatment Plant, Boones Ferry Park and Memorial Park while providing greater access and opportunities to view the Willamette River.        | 2.8                   | \$1,400,000  |
| R5                     | <b>Willamette River Bridge</b>       | Connection across Willamette River  | Shared use bridge          | Regional trail would provide non-motorized users a safe and comfortable alternative to using I-5 when crossing the Willamete River.   | 0.9                   | \$7,000,000 - 12,000,000                               |
| R6                     | <b>Wiedeman Road Trail</b>           | Canyon Creek Park to Coffee Lake Natural Area (Tonquin Trail/ Boeckman Creek Trail, Stafford Spur Trail connection) | Shared use path, on street | Regional trail would connect Coffee Lake Natural Area and the Tonquin Trail with Canyon Creek Park and the Boeckman Creek Trail and Stafford Spur Trail. Regional trail provides an east-west alternative to either Elligsen Road or Boeckman Road. | 2.2                   | \$4,400,000  |
| R6a                    | <b>Wiedeman Road Trail - Phase 1</b> | Canyon Creek Rd to Parkway Ave  | Shared use path            | Portion of the regional trail that would provide an off-street connection from Parkway Ave near the Xerox campus to the Canyon Creek Park and the residential section of Wilsonville.   | 0.7                   | \$330,000  |
| R6b                    | <b>Wiedeman Road Trail - Phase 2</b> | I-5 to Tonquin Trail  | Shared use path            | Portion of the regional trail that would provide an off-street connection from Canyon Creek Rd through Canyon Creek Park and connect with the Boeckman Creek Trail and the Stafford Spur Trail  | 0.5                   | \$3,300,000  |

**Table 7  
Bicycle and Pedestrian Master Off-Street Trails**

| <b>ID</b>                              | <b>Trail</b>                            | <b>From - To</b>  | <b>Type</b>                                | <b>Description</b>   | <b>Length (miles)</b> | <b>Cost Estimate (Excluding Acquisition /Easement)</b> |
|--|---|---|--|--|-----------------------|--|
| <b>COMMUNITY WALKWAYS AND BIKEWAYS</b> |   |   |  |  |                       |  |
| C19                                    | <b>Brown Road</b>                       | Brown Road to Bailey St                                 | Off-Street Path / Bike lanes and sidewalks | Project type dependent upon extension of Brown Road. With no road extension, an off-street path recommended connecting Brown Road with Bailey St across the railroad tracks. With road extension, bike lanes and sidewalks. Provides east-west connection south of Wilsonville Road, increasing access to shops, neighborhoods, and the Water Treatment Plant. | 0.68                  | \$325,000  |
| C21                                    | <b>Water Treatment Plant Connection</b> | Kinsman Road to Water Treatment Plant                   | Off-street path                            | Extends the existing off-street path leading from the Water Treatment Plant to the 'T' intersection of Kinsman and Wilsonville Road. Provides greater connectivity from homes and businesses north of Wilsonville Road to the Water Treatment Plant and the proposed regional Waterfront Trail.  | 0.49                  | \$240,000  |
| C42                                    | <b>Canyon Creek Trail</b>               | Canyon Creek Park to Boeckman Creek Trail               | Shared use path                            | This shared use path connects Canyon Creek Park with Boeckman Creek Trail and the neighborhoods to the south. The trail also provides greater connectivity to proposed parks in the Frog Pond Area.  | 0.34                  | \$198,000  |
| C10                                    | <b>Frog Pond</b>                        | Canyon Creek Road to Wilsonville Road                   | Shared use path                            | Providing an off-street alternative to Boeckman Road, this trail connects with the proposed community park, linking neighborhoods and schools with the parks in the Frog Pond area.  | 0.52                  | \$282,000  |
| C11                                    | <b>School Trail</b>                     | Boeckman Creek Elementary school to planned school site | Shared use path                            | Providing an off-street alternative to Wilsonville Road, this trail connects Boeckman Creek Elementary school and the nearby neighborhoods with the planned school site, Boeckman Road, and the planned park sites.  | 1.39                  | \$685,000  |
| C3                                     | <b>Town Center Park Trail</b>           | Town Center Loop E to Town Center Park                  | Shared use path                            | This trail would utilize a portion of an easement owned by the city next to the post office to create a greater connection to the park, the post office, and other businesses around Town Center.  | 0.16                  | \$71,000   |
| C12                                    | <b>Memorial Park Central Loop Trail</b> | Memorial Park   | Shared use path                            | A shared use path in the heart of Memorial Park. See the Memorial Park Master Plan for further details.  | 0.75                  | \$325,000  |



**Table 7  
Bicycle and Pedestrian Master Off-Street Trails**

| <b>ID</b>           | <b>Trail</b>                    | <b>From - To</b>                            | <b>Type</b>     | <b>Description</b>   | <b>Length (miles)</b> | <b>Cost Estimate (Excluding Acquisition /Easement)</b> |
|---------------------|---------------------------------|---|-----------------|--|-----------------------|--|
| C13                 | <b>French Prairie Drive</b>     | Country View Lane to Miley Road             | Shared use path | French Prairie Drive has an existing shared use path that ends part of the way around the roadway. This project extends the path the entire length of the road, from Country View Lane to Miley Road, increasing connectivity for Charbonneau residents. | 0.84                  | \$1,110,000  |
| C41                 | <b>Parkway Center Connector</b> | Weideman Road Trail to Parkway Center Drive | Shared use path | As the remaining parcels become developed, the Parkway Center Connector provides a connection from the regional trail system to the nearby employment centers, as well as Argyle Square. The trail runs from Wiedeman Road Trail to Parkway Center Dr.   | 0.25                  | \$117,000  |
| C37                 | <b>Area 42 Trail</b>            | Kinsman Road to Day Road                    | Shared use path | A shared use path in the northern industrial section of Wilsonville, from Ridder to Day Road. This was identified in the Preliminary Urban Reserve Plan Area 42 and the North Wilsonville Industrial Area Proposed Concept Plan.                         | 0.4                   | \$215,000  |
| C36                 | <b>BPA Powerline Trail</b>      | Day Road to Tonquin Trail                   | Shared use path | This trail connects bicyclists and pedestrians along Day Road to Tonquin Trail. Provides Tonquin Trail users access to the northern industrial area of Wilsonville.  | 0.85                  | \$490,000  |
| <b>LOCAL TRAILS</b> |                                 |   |                 |  |                       |  |
| L1                  | <b>Center Loop Trail</b>        | Graham Oaks Natural Area                    | Natural trail   | The trail circumnavigates the main open space of the tract. The trail will pass through five different ecotypes and is adjacent to wetlands with viewing blinds for looking at wildlife in the tract.  | 1.25                  | \$410,000  |
| L2                  | <b>Triangle Forest Trail</b>    | Center Loop Trail to Tonquin Trail          | Natural trail   | This trail connects to the Center Loop Trail to the Tonquin Trail, taking users through the wooded portion of the site, allowing visitors to experience the remaining old growth trees and the forested riparian corridors.                              | 0.6                   | \$200,000  |
| L3                  | <b>Indian Plum Creek Trail</b>  | Tonquin Trail to Center Loop Trail          | Natural trail   | Connecting Wilsonville Road with Tonquin Trail and the Center Loop Trail, this trail goes by two creeks, Indian Plum Creek and Legacy Creek.   | 0.55                  | \$190,000  |

**Table 7**  
Bicycle and Pedestrian Master Off-Street Trails

| <b>ID</b> | <b>Trail</b>                 | <b>From - To</b>                               | <b>Type</b>   | <b>Description</b>  | <b>Length (miles)</b> | <b>Cost Estimate (Excluding Acquisition /Easement)</b> |
|-----------|------------------------------|--|---------------|---|-----------------------|--|
| L4        | <b>Lone Oak Trail</b>        | Center Loop Trail                              | Natural trail | A trail leading to "The Lone Oak," a remnant Oregon white oak which stands in the middle of the agricultural field located in the central portion of the natural area.                      | 0.1                   | \$21,000   |
| L5        | <b>River Trail</b>           | Memorial Park Center Loop Trail                | Natural trail | The trail will connect to the boat dock in Memorial Park and feature several river overlooks with benches. The River Trail will connect with the Center Loop Trail and the Homestead Trail. | 0.62                  | \$127,000  |
| L6        | <b>Kolbe Homestead Trail</b> | River Trail to Memorial Park Center Loop Trail | Natural trail | An interpretative route offering information and a tour of the historic Kolbe homestead in Memorial Park.   | 0.44                  | \$62,000   |
| L7        | <b>Klein Homestead Trail</b> | Kolbe Homestead Trail                          | Natural trail | An interpretative route offering information and a tour of the historic Klein homestead in Memorial Park.   | 0.31                  | \$62,000   |
| L12       | <b>Villebois Loop Trail</b>  | Villebois Greenway to Tonquin Trail            | City trail    | Connecting the Villebois Greenway and the Tonquin Trail with the residential areas of Villebois as well as the Village center. <i>To be completed during construction of Villebois.</i>     | 0.84                  | \$172,000  |
| L14       | <b>Frog Pond Loop</b>        | Proposed Community Park                        | City trail    | Connects three proposed parks with the neighborhoods and the proposed regional Boeckman Creek Trail.  | 1.18                  | \$281,000  |
| L9        | <b>Town Center Loop</b>      | Town Center Loop                               | City trail    | Connects Clackamas Community College, the new Town Hall and open space  | 0.25                  | \$52,000   |

**Table 10 – 5-Year Implementation Strategy**

Table 10 presents a 5-year implementation strategy, essentially a Capital Improvement Plan for the first phase of implementing the entire Master Plan. This 5-year plan represents projects that can be completed by primarily using existing streams of revenue, without a bond or other financing mechanism. This table is organized in order of priority of projects based on the evaluation criteria seen in Table 5 and consideration of opportunities that have arisen during the planning process. Depending on the pace and location of development, these priorities may shift.

In 2006 the voters rejected a levy to fund library, police and parks maintenance. The resulting cutbacks and the possibility of future similar actions will impact our ability to provide adequate maintenance which could greatly hamper the City's ability to deliver additional projects identified in the Plan.



Chapter 3

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**Table 10:  
5-Year Implementation Strategy**

| <b>Ref #</b>               | <b>Site</b>                             | <b>Project Name</b>   | <b>Project Description</b>  | <b>Project Cost</b> | <b>Total Cost per Site</b> |
|----------------------------|---|---|---|---------------------|----------------------------|
| <b>P7/P8<br/>(Page 35)</b> | <b>Montebello Community Park</b>        | Montebello Improvements   | Construction of improvements for Montebello Community Park. Acquisition of a 1-acre site in the Montebello neighborhood. (Purchased in August 2006)   | \$330,000           |                            |
|                            |   | Site Acquisition  | Acquisition of a 1-acre site in the Montebello neighborhood. (Purchased in August 2006)   | (\$415,000)         |                            |
|                            |   | Design and Construction Documents                                 | Design documents for new community park in the Montebello neighborhood Includes neighborhood meeting to determine best improvements for the available budget  | \$100,000           | <b>\$845,000</b>           |
| <b>P24<br/>(Page 45)</b>   | <b>Wilsonville Community Center</b>     | Community Center Improvements                                     | Design and implementation of improvements to the Community Center to upgrade restrooms and enhance activity and storage space.  | \$250,000           | <b>\$250,000</b>           |
| <b>P9<br/>(Page 36)</b>    | <b>Villebois Park System</b>            | Master Plan Implementation  | Implementation of the Villebois Park system will cost approximately \$13.1 Million dollars. Of this total, UR will contribute \$2M. Estimated that 80% of the SDC credits will be given in the first 5 years (\$3,040,000). The remaining \$7.3M will be paid by the development community. | \$5,040,000         | <b>\$5,040,000</b>         |
| <b>P26<br/>(Page 48)</b>   | <b>Multiple Sites, Skate Facilities</b> | Skate Spot Implementation at select locations throughout the City | Construction of skate spots to 2-4 areas in the City.   | \$35,000            | <b>\$35,000</b>            |
| <b>P27<br/>(Page 48)</b>   | <b>Community scale Skate Park/Plaza</b> | Design Skate Park/Plaza   | Design elements of a new, intermediate level skate park/plaza   | \$10,000            |                            |
|                            |   | Memorial Park Skate Park Improvements                             | Contribute to maintenance and upgrade elements of skate park in Memorial Park   | \$25,000            | <b>\$35,000</b>            |

**Table 10:  
5-Year Implementation Strategy**

| Ref #            | Site                                  | Project Name                                  | Project Description   | Project Cost  | Total Cost per Site |
|------------------|---------------------------------------|---|---|---------------|---------------------|
| P18<br>(Page 41) | Advance Rd. -School<br>Community Park | Sport Field Development                       | Community design process to identify site plan and building program for a shared use facility including the establishment of a joint use agreement identifying the responsibilities of each party for sport fields on 10 acres of school(s) site. | \$160,000     |                     |
|                  |                                       | Implementation                                | City share of cost of construction documents and construction of School Community Park and facility   | \$3,250,000   | <b>\$3,410,000</b>  |
| P25<br>(Page 46) | Memorial Park                         | Memorial Plan Master Plan<br>Update           | Update of the Memorial Park Master Plan, including a parking master plan and signage program. Project list for Memorial Park should be updated as part of the project   | \$250,000     |                     |
|                  |                                       | Amphitheater stage shelter<br>in Murase Plaza | Install shelter over Murase Plaza stage for weather protection of entertainment   | \$235,000     |                     |
|                  |                                       | Memorial Park Trails Plan<br>Implementation   | Implementation of the Memorial Park Trails Plan, including a regional trail and three local access trails   | \$500,000     |                     |
|                  |                                       | Memorial Park Community<br>Garden Expansion   | Expansion of the community garden as addressed in the updated master plan   | \$50,000      | <b>\$1,035,000</b>  |
| P11<br>(Page 37) | Villebois - School<br>Community Park  | Design and Concept<br>Development             | Community design process to identify site plan and building program for a shared use facility including the establishment of a joint use agreement identifying the responsibilities of each party.  | \$160,000     |                     |
|                  |                                       | Sport Fields construction<br>(3acres)         | Construction of primary age sport fields in advance of school building design and construction.   | \$1,500,000   |                     |
|                  |                                       | School property acquisition                   | Purchase of school property in north Villebois neighborhood.  | (\$4,500,000) | <b>\$6,160,000</b>  |



**Table 10:  
5-Year Implementation Strategy**

| <b>Ref #</b>                   | <b>Site</b>                       | <b>Project Name</b>                      | <b>Project Description</b>   | <b>Project Cost</b> | <b>Total Cost per Site</b> |
|--------------------------------|-----------------------------------|--|--|---------------------|----------------------------|
| <b>P1<br/>(Page 31)</b>        | <b>Boones Ferry Park</b>          | Boones Ferry Park Master Plan            | Development of a master plan for the entire site, including the parcel west of Boones Ferry Road and the planned regional trail, proposed water trail and pedestrian bridge over the Willamette River. Includes a feasibility study on future uses for Tauchman House. | \$400,000           | <b>\$400,000</b>           |
| <b>P4<br/>(Page 33)</b>        | <b>Graham Oaks Natural Area</b>   | Master Plan Implementation               | City contribution to Phase I Masterplan implementation (\$330,000) and implementation of CREST gateway into Graham Oaks Natural Area. (\$290,000)  | \$620,000           | <b>\$620,000</b>           |
| <b>P12<br/>(Page 38)</b>       | <b>Industrial Area Waysides</b>   | Waysides Design and Construction         | Allowance for design and implementation of 3 wayside areas along the planned regional and community trails in this area. Allowance based on average cost of \$200,000 per wayside, not including trail construction  | \$600,000           | <b>\$600,000</b>           |
| <b>P2<br/>(Page 32)</b>        | <b>Water Treatment Plant Park</b> | Water Treatment Plant Park               | Design and implement additional trailside and overlook amenities and connection to regional trail network.   | \$25,000            | <b>\$25,000</b>            |
| <b>P23<br/>(Page 44)</b>       | <b>Town Center Park</b>           | Town Center Park Operations Improvements | Allowance for additional amenities and implementation of recommendations from Maintenance Plan.  | \$50,000            |                            |
|                                |                                   | Amphitheater stage shelter               | Install shelter over stage for weather protection of entertainment   | \$145,000           | <b>\$195,000</b>           |
| <b>P14<br/>(Page 39)</b>       | <b>Canyon Creek Park</b>          | Canyon Creek Park Trailhead Improvements | Allowance for design and installation of trail system signage and kiosk to support the planned regional and community trails   | \$25,000            | <b>\$25,000</b>            |
| <b>P21<br/>(Page 43)</b>       | <b>Courtside Park</b>             | Courtside Park Improvements              | Design and implementation of minor improvements  | \$100,000           | <b>\$100,000</b>           |
| <b>Park Project Sub Total:</b> |                                   |  |  |                     | <b>\$18,775,000</b>        |

**Table 10:  
5-Year Implementation Strategy**

| Ref # | Site   | Project Name  | Project Description  | Project Cost             | Total Cost per Site |                  |
|-------|--|---|--|--------------------------|---------------------|------------------|
|       | <b>Multiple Sites</b>                              |   |  |                          |                     |                  |
|       |  | Natural Resource Restoration & Management at Multiple Sites | \$10,000 per year to fund restoration and management at sites throughout Wilsonville to compliment volunteer efforts   | \$50,000                 | \$50,000            |                  |
|       | <b>Systemwide</b>                                  |   |  |                          |                     |                  |
|       |  | Natural Area Management Plan                                | Develop a resource management plan for natural areas in Wilsonville's park system including a pest management plan   | \$100,000                | \$100,000           |                  |
|       |  | Tonquin Trail Master Plan                                   | The master plan is being developed in partnership with METRO, Sherwood, Tualatin and Washington County.  | \$25,000                 | \$25,000            |                  |
|       |  | ADA Transition Plan   | Implement an ADA Transition Plan for Wilsonville's parks and recreation facilities   | \$50,000                 | \$50,000            |                  |
|       |  | Signage Program   | Develop and implement a system-wide signage program (trail signs, park identification signs, etc)  | \$100,000                | \$100,000           |                  |
|       |  | On-line Registration Software                               | Implement on-line registration option for recreation programs (Implemented in December, 2006)  | (\$12,000)               | (\$12,000)          |                  |
|       |  | <b>Multiple Site and System-wide project sub total</b>      |  |                          |                     | <b>\$337,000</b> |
|       | <b>Multi-purpose Recreation and Aquatic Center</b> | Recreation and Aquatic Center Feasibility Study             | Revisit a feasibility study for a multi-purpose recreation and aquatic center that includes a gymnasium, dedicated performing arts facility and pool. Feasibility study will identify a program for the center that meets the City's operating budget goals. | \$80,000                 | \$80,000            |                  |
|       |  |   | <b>Sub Total</b>   | <b>\$19,192,000</b>      | <b>\$19,192,000</b> |                  |
|       |  |   | <b>Less investments to date</b>  | <b>(\$4,927,000)</b>     |                     |                  |
|       |  |   |  | <b>New project Total</b> | <b>\$14,265,000</b> |                  |



## Chapter 4: Recommended Park System

- 4.1 Current Revenue Sources
  - Table 8: Current Revenue Sources, Parks Capital Budget
- 4.2 Potential Revenue Sources
  - 4.2.a System Development Charges
  - 4.2.b Urban Renewal
  - 4.2.c Local Improvement District
  - 4.2.d Bonds
  - 4.2.e Levy
  - 4.2.f Grants
  - 4.2.g Private Giving and Public/Private Partnerships
- 4.3 Available Funding
- 4.4 Unmet Needs
- 4.5 Potential Bond Funding
  - Table 9: GO Bond Scenarios
- 4.6 Evaluation Criteria for Wilsonville
- 4.7 Other Potential Sources



## OVERVIEW OF FINANCING SOURCES

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



Ample consideration should be given to resources for ongoing maintenance, utilities, replacement and general upkeep of any new or renovation projects. State and federal funding is available for the replacement and renovation of public activity areas. Staff should be alert and trained to prepare for these funding opportunities.

### 4.1 CURRENT REVENUE SOURCES

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

Table 8 shows a five-year history of actual revenues used for parks improvements in Wilsonville.

**Table 8**  
Current Revenue Sources, Parks Capital Budget  
Fiscal Years 2000-01 to 2004-05

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

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

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As shown in Table 8, the City has primarily relied on System Development Charges for funding improvements. SDC revenue has varied significantly from year to year.

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

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

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

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

### **4.2 POTENTIAL REVENUE SOURCES**

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

- System development charges
- Urban renewal
- Local improvement districts



- Bonds
- Levy
- Grants
- Private giving and endowments
- Public/private partnerships



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

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

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

#### **4.2.a System Development Charges**

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

SDC revenue can only be used to fund capital improvements and purchases. The revenue collected under each specific type of SDC may only be used for that type of infrastructure. The City has established SDCs for infrastructure improvements to roads, storm drains, water, sewer, and parks. If new development within a community triggers expansion to the City's infrastructure, SDCs can allocate those costs to the development rather than to the existing residents of the city. In simplest terms, this is sometimes described as "growth pays for growth." SDC revenue must be used for expansions of facilities (new parks or



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## Chapter 4



enlarged parks or facilities) required by the growth. It cannot be used for deficiencies in the system or for “fixing up” existing facilities for existing resident use.

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

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

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

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

The SDC revenue projections presented here are based on the levels of SDCs in neighboring jurisdictions. Actual SDC rates will vary depending on the results of the SDC study. In addition, cities may

provide credits to developers for infrastructure improvements and forego part or all of the SDCs that would otherwise result from a development. Wilsonville has used this option in the past, with the Villebois development a recent example of a project where the developers provided improvements in lieu of some SDCs. When credits are used, the City does not collect as much in SDC revenue, but it does receive the same value in parks and facilities.

#### 4.2.b Urban Renewal

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



Wilsonville has two Urban Renewal Districts:

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

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

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



### 4.2.c Local Improvement Districts

Local Improvement Districts (LIDs) are formed for the purpose of assessing local property owners an amount sufficient to pay for a project deemed to be of local benefit. LIDs are a specific type of special assessment district, which more broadly includes any district that is formed within an existing taxing district to assess specific property owners for some service that is not available throughout the larger district. The revenues from the LID assessments are used to pay the debt payments on special assessment bond or note payable issued for the capital improvements.

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

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

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

### 4.2.d Bonds

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

General obligation (GO) bonds issued by local governments are secured by a pledge of the issuer's power to levy real and personal property taxes. Property taxes necessary to repay GO bonds are not subject to





the limitations imposed by recent property tax initiatives. However, Oregon law requires GO bonds to be authorized by popular vote.

The City must demonstrate a clear need for the GO bonds in order to gain voter approval. In the 1990s, a proposed GO bond measure for parks projects was rejected by Wilsonville voters. The City was able to complete the projects by paying for the share of the parks improvements for existing development through the use of urban renewal funds. (But as mentioned, urban renewal revenue can only be used for improvements within the Urban Renewal Districts and will not be sufficient to fund all recommended parks improvements.)

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

#### **4.2.e Levy**

A levy is a financing mechanism that can be used for funding maintenance and operations costs for parks and recreation facilities. Since bonds can only be used for capital improvements and not maintenance, levies are typically used in conjunction with bond funding to address on-going maintenance and operation needs. A levy is approved by the voters and is subject to limitations set forth in Measure 5. Levies are good for a five year period then they need to be renewed via voter approval. A levy measure for the funding of Parks Maintenance along with Police and Library services failed in 2006 and will be revisited in the spring 2007 election.

#### **4.2.f Grants**

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

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

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- **Federal:** The Land and Water Conservation Fund (LWCF) program provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States. The Oregon Parks and Recreation Department (OPRD), administers the program for the State of Oregon, with funding assistance awarded annually. The City of Wilsonville received a grant of \$25,625 from the LWCF in 2002 for Courtside Park.
- **Federal:** The Oregon Parks and Recreation Department (OPRD) administers the Recreational Trails Program (RTP) for Oregon, with funding assistance awarded annually. The RTP was authorized in the Transportation Equity Act for the 21st century (TEA-21) in 1998. The RTP is a Federal aid assistance program to help States provide and maintain recreational trails for both motorized and non-motorized trail use. The RTP replaced the original National Recreational Trails Funding Program (also known as the SYMMS Act), which was authorized by the Inter-modal Surface Transportation Efficiency Act of 1991 (ISTEA) and amended by the National Highway System (NHS) Designation Act of 1995. The program provides funds for all kinds of recreational trail use, such as pedestrian use, which includes hiking, running and wheelchair use. Other trail uses include bicycling, in-line skating, equestrian use, cross country skiing, snowmobiling, off-road motorcycling, all-terrain vehicle riding, four-wheel driving or other off-road motorized vehicle use.
- **Federal:** The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a community resource administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America.
- **State:** The Oregon Parks and Recreation Department administers the Local Government Grant Program. As a result of ballot measure 66, lottery funds are used to provide grants to local government



agencies for acquisition, development and rehabilitation of public outdoor recreation areas and facilities. The maximum grant amount is \$500,000 and requires a 50% match for cities with a population over 5,000. Small grant requests for projects with a maximum of \$50,000 are also available. The City of Wilsonville received a grant of \$22,000 from OPRD for River Fox Park. Grants are awarded annually.

- **Private:** The City has received a few grants from private foundations over the last five years, but has not pursued grants from private foundations as a major source of revenue. Private sector foundations do provide funds to acquire and develop parks. Examples include:

- The Meyer Memorial Trust provides general-purpose grants to government agencies and non-profit organizations in Oregon and Clark County, Washington.
- The Oregon Community Foundation has previously made grants to local governments for parks projects.
- Organizations such as the United States Soccer federation (USSF) have funds through grants available for sport field development. Although the caveat is that products for the installation of fields have to be those sponsored by the USSF, these are the same or similar products currently being used on City fields today.

#### 4.2.g Private Giving and Public/Private Partnerships

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

The City of Wilsonville has initiated a sponsorship program under which businesses or individuals may sponsor the provision of facilities or activities. For example, a business or individual may pay for part or all of the costs of an event, such as "Movies in the Parks," or pay for new





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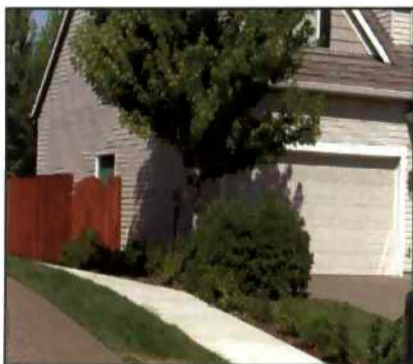
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lighting for playing fields. In exchange, the sponsor receives publicity. This is expected to continue to be an important source of revenue, but more so for programming than for capital projects.

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

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

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



### 4.3 AVAILABLE FUNDING

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

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

#### 4.4 UNMET NEEDS

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

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



#### 4.5 POTENTIAL BOND FUNDING

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

The following analysis is based on a hypothetical bond measure for the year 2008.<sup>1</sup> Two different scenarios are used as variations in the bond amount that voters could approve. These examples do not necessarily reflect the amount the City would pursue in an actual bond measure. The following analysis is for exploratory purposes only. The actual interest rate, debt service, and property taxes will depend on the timing

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



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and the amount of the bond selected. In addition, the City may choose to use multiple bonds over the 20-year period.

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

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

Table 9 shows the projected annual debt service, bond tax rate, and the property taxes a property owner would pay for the debt service in 2009, under the two scenarios.

**Table 9**  
**GO Bond Scenarios**

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

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

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

### 4.6 EVALUATION CRITERIA FOR WILSONVILLE

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

- **Legal authority:** Most of the local funding sources described here are currently used in Oregon and are therefore legal. However, not all projects may be eligible.
- **Financial capacity:** Can the source pay for the improvements? Is the funding source adequate, stable, and predictable?
- **Flexibility of use:** Can the source be used for all parks projects or just, for example, capital projects?
- **Fairness (equity):** Who pays for the improvements? A basic principle of public finance is that the people who incur the costs or receive the benefits should pay for the project, unless they belong to





a group that the community has determined deserves special treatment.

- **Administrative ease:** Collection and distribution of funds has a cost of its own. In addition to being more politically acceptable, the use of existing funding sources can cut down on administrative costs.
- **Political acceptability:** Is the source of funding politically acceptable to the citizens of Wilsonville? In theory, if a source is legal, fair, administratively efficient and raises required revenues, one would hope that it would be politically acceptable. In practice, funding does not always work that way. Who pays is a critical issue for political acceptability. Also, new taxes or fees are sometimes met with more resistance than the expansion of current funding mechanisms, regardless of other issues.

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

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

As shown in Table 9 (pg. 78), a homeowner with property of an assessed value of \$300,000 would pay about \$108 per year in increased property taxes to support an \$8 million bond (Scenario 1). The same property owner would pay about \$202 in increased property taxes to support a \$15 million bond (Scenario 2).

Table 10 (pg. 63) represents a 5-year strategy for the first phase of this 20 year plan. The sources of financing for these projects include:

- SDC revenue of \$5 million (based on an average of \$1M per year);
- Bond and/or urban renewal funds of \$4 to % M (based on an average of \$800,000 to \$1M per year);
- Grant funding of \$125,000 (based on an average of \$25,000 per year);

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- Contributions of \$25,000 (based on an average of \$5,000 per year).

All together, these sources represent \$9.1 to \$10.1 M in revenue over the next five years for park improvements. Table 10 shows \$9.4 M in implementation projects. Depending on the pace and location of development, these priorities may shift.

### 4.7 OTHER POTENTIAL SOURCES

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

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

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



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



## **Chapter 5:** Provision of Recreation Services

- 5.1 Finance
- 5.2 Planning
  - 5.2.a General
  - 5.2.b Park Planning
  - 5.2.c Park Design
- 5.3 Maintenance and Operations
- 5.4 Recreation Programs and Services



## PROVISION OF RECREATION SERVICES

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

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

### 5.1 FINANCE

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

- **Add an index to periodically increase park and recreation fees.** The park and facility fee schedule does not have an index factor to increase fees automatically each year, as is the case for the planning and development fee schedule. An index should be added to increase fees periodically. This index should correspond to the index used for planning and development fees. An annual increase in fees that corresponds to increasing operational costs will keep programming more financially sustainable.
- **Update the System Development Charges (SDCs).** SDCs are an important source of funding for the acquisition and development of parks. There are two potential components to SDCs. One component is a reimbursement fee which is charged for capacity in the current parks system which is in excess of requirements for current residents. The other component is an improvement fee which is charged for new facilities which serve new developments. Park and recreation reimbursement fees may be spent only on capital improvements associated with parks and recreation. Park and recreation improvement fees may only be spend on capacity increasing capital improvements for future parks and recreation users. Wilsonville uses a combination of reimbursement fees and improvement fees in establishing the parks and recreation SDC.



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The city adjusts SDC rates annually, based on the increase of the Construction Cost Index for the Seattle Metropolitan Region, and collects SDCs for residential, commercial and industrial development. The City's SDC update process should ensure that the City's fees are adequate to pay for the cost of park improvements to serve new development. Also, the City should monitor new or proposed legislation in regards to SDCs.

- **Improve cost tracking.** Establish a consistent system to track the full costs of services and activities, the revenues generated, and the subsidy rate for each major service area or activity. Cost tracking should be formalized for both recreation programs and services and parks maintenance and operations. See Sections 5.3 and 5.4 for additional recommendations.
- **Evaluate direct versus indirect costs.** Currently, Wilsonville's park and recreation fee structure is based only on the direct costs incurred by programming. However, more than class materials and an instructor are needed to provide recreation programs. After cost tracking recommendations are implemented and at least two years of data are collected, the City should evaluate the subsidy level for each program area. This should include a review of costs that are factored into the recreation fees and additional costs, including indirect costs and overhead, which should be considered. Indirect costs may include a portion of the Community Services Director and recreation staff time, charge-backs for City facility usage or utility costs, facility maintenance, volunteer coordination, marketing, etc.
- **Continue to establish operation and maintenance agreements** for neighborhood parks with Homeowners Associations and other private parties. These agreements place the cost of maintenance on those who benefit the most, and save General Fund revenues for use at sites that serve the entire community. Wilsonville has been very proactive in encouraging this type of agreement in the past. The City's lower than typical cost to maintain each acre of developed park is a testament to the success of this policy.
- **Continue to seek out partnerships** with the School District, businesses, community organizations, and neighborhood associations for park development, operations, and maintenance.

## 5.2 PLANNING

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



### 5.2.a General

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

### 5.2.b Park Planning

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





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

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

### 5.2.c Park Design



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

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

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



### 5.3 MAINTENANCE AND OPERATIONS

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

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

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

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



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

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



#### 5.4 RECREATION PROGRAMS AND SERVICES

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

- **Increase recreation programming.** The recreation needs assessment conducted as part of this plan indicated a need for additional recreational programming. Recreation programs can potentially provide more revenue than any other leisure service provided by the

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City. These revenues can reduce the net cost per capita of providing park and recreation services. By generating revenue from programs to offset other park and recreation costs, more services can be offered at less cost to the general taxpayer.

To increase recreation programming, consider the following:

- Target age groups with the greatest need for more programming opportunities, particularly middle and high school age youth and adults ages 26-54.
- Provide more programming when it is most convenient for customers. According to the Community Recreation Survey, weekend afternoons and weekday evenings are the most convenient program times
- Offer drop-in programming and other less traditional program types to meet user needs.
- Support sponsoring agencies or direct program expansion in the following opportunity areas, as noted in public the involvement process:
  - Concerts in the park;
  - Special events/festivals;
  - Cultural events and performing arts;
  - Arts (drawing, photography, etc.);
  - Outdoor education, combining fitness and nature programs; and
  - Fitness programs and specialty classes for seniors.
- **Increase programming for trail-related recreation.** Whether for exercise or pleasure, walking and biking are activities in which Wilsonville residents would like to participate more often, according to the results of the community survey. Given the rising popularity of trail-related recreation locally, statewide, and nationally, opportunities exist to increase participation in trail programming. Additional programming should supplement the City's current offerings, including nature hikes, walking groups, and the SMART walking/biking and City employee pedometer programs. Additional programming can take the form of community events, such as trail clean-up day; special events targeting a specific population, such as a children's scavenger hunt; an ongoing event, such as a First





Saturday Park Walk; or a class, such as local plant and tree identification taught by a naturalist. These activities will encourage movement and exercise, and simultaneously increase public awareness and support of Wilsonville's growing bicycle and pedestrian network. Similar recommendations are noted in the Bike and Pedestrian Master Plan.

- **Improve cost tracking of recreation program areas and set goals for cost recovery.** As the City expands programming and provides additional major facilities, cost tracking in the various program areas will become more important. At minimum, costs that should be tracked for each program area or major facility include: direct costs (supplies, etc.), costs for program staffing (including instructors, directors, support staff for registration, etc.), fees for contractors who provide the programs, room rentals, and facility or field maintenance. To fully track the actual cost of providing recreation services, Community Services should consider assigning a share of the costs of administration, finance, and other general costs to each program area, depending on its size. Goals should be set each year for cost recovery for each major program area, and performance should be measured based on the cost recovery tracking.
- **Ensure program affordability for all of Wilsonville's residents.** The City of Wilsonville should ensure that program offerings are available to populations with high needs—including at-risk youth, people with low incomes, etc.— particularly if new policies regarding recreation fees and charges are instituted. An independent 501(c)(3) organization, the Friends of Wilsonville Community Center (FOW) provides need-based financial aid funding for youth recreation participation. The Park and Recreation Department should continue to work closely with the FOW to increase resources for financial aid for youth and families. The City should work with FOW to increase available funds to sustain this offering.
- **Offer youth employment opportunities.** Recreation programs frequently provide youth with their first employment opportunities as lifeguards, camp counselors, recreation leaders, and seasonal park maintenance workers. In addition to providing a cost effective service to the public, these recreation jobs help youth develop life skills, gain job experience, earn money, and participate in healthy activities. If recreation programming is expanded, the City should





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provide youth employment opportunities. Youth employees are often great assets to children's recreation programs because they can serve as role models for safe and enthusiastic play, provide encouragement for participation, and communicate with and relate to children in ways that add to a participant's sense of belonging.

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

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

Volunteerism provides people of all ages with opportunities to:

- Build neighborhood connections and pride;
  - Be physically active;
  - Support a social cause or interest;
  - Leave a legacy;
  - Learn something new;
  - Meet people; and
  - Make Wilsonville a safer place.
- **Continue to evaluate the City's organizational structure for recreation service delivery.** As the City facilities and program

offerings become more numerous and complex, the Community Services Team approach to cross-department management should be examined for its effectiveness and efficiency. Other management models should be explored at such time as the current methodology becomes unproductive.

- **Coordinate with SMART.** As programs, facilities and services increase, Community Services should work with SMART to expand transit service to and from recreation programs and activities for all ages. Blending the Parks and Recreation Master Plan with the Transit Master Plan will offer opportunities for mutually beneficial development of parks and facilities while considering transit lines the provide timely public access.
- **Implement on-line registration for recreation programs.** The City installed an on-line registration option on December 18, 2006 for those residents who would benefit from this service. The use of this option should be tracked from its beginnings to establish a track record. An added benefit of on-line registration is that the registration data can be used to assist in program planning and marketing.



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Chapter 5

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## Chapter 6:

### Special Use Areas

- 6.1 School Parks
- 6.2 Indoor Recreation/Aquatic Center
- 6.3 Athletic Facilities
  - 6.3.a Athletic Program Roles and Responsibilities
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## SPECIAL USE AREAS

There are several areas that will require special attention to bring them into fruition. Special attention for development, design and partnerships will provide Wilsonville with opportunities to provide facilities and features in more affordable ways by using creative partnerships for construction, management and maintenance:

### 6.1 SCHOOL PARKS

The City needs both new schools and new community parks to accommodate Wilsonville's growing population. However, land is scarce and expensive and building new parks and facilities is very costly. This Parks and Recreation Master Plan recommends developing school parks in some cases as a strategy to meet community park needs, maximize tax dollars and add value to school facilities. Building on a history of positive school/city partnerships, these innovative facilities could provide more efficient facilities that function both as public parks and enhanced environments for learning. Since the West Linn/Wilsonville School District (WLWVSD) has earmarked three sites for future schools in areas where the City also needs community parks the timing is right to pursue demonstration projects that position Wilsonville and WLWVSD as innovators in joint use.

Currently, the School District is planning a new middle school and a new primary school on a 40-acre site in the Frog Pond neighborhood off of Advance Road. Another primary school is planned for the Villebois development. Each school provides a different opportunity for joint use, and each site will have its own design character. Specific recommendations for each site are detailed in the project site description.

The benefits of school parks to the City include:

- Community parks will be located where they are needed in family oriented residential areas;
- Costs are shared with the school district for acquisition and development of recreation facilities;
- More facilities will be available to the community as a whole;
- Gymnasiums and indoor space will be provided that can be accessed independent of the school classroom and administrative facilities; and
- Maintenance is shared with school district resources.

The benefits of school parks to the School District include:

- Cost-sharing with the City makes the site more affordable for the school district.



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- Cost-sharing benefits the school district for maintenance costs of joint use areas.
- Cost-sharing makes more funds available for better play environments, athletic fields, outdoor spaces, gymnasiums, etc. than independent construction.
- School/Community parks offer additional features that enrich the learning opportunities for students.

### 6.2 INDOOR RECREATION/AQUATIC CENTER



The development of a multipurpose community recreation/aquatic center is an investment in the quality of life for residents throughout Wilsonville. While public demand for such a facility is high, Wilsonville's current population is insufficient to generate the usage and fees necessary to support the facility in a financially sustainable way. According to the preliminary results of a study presented by the Aquatics Task Force in January 1006, a City population of approximately 25,000 (with a high percentage of children) will be needed before an indoor recreation/aquatics facility can operate without subsidies. This plan recommends that the city revisit the opportunity to provide a new multi-purpose recreation and aquatic center that serves all age groups and meets the community's need for aquatic facilities and indoor recreation space, while meeting financial goals.

In the past, multiple smaller recreation centers were favored as a means of providing indoor space locally. However, current regional and national trends favor larger, multi-purpose community centers that serve all age groups and meet a variety of community needs. These recreation centers tend to be large facilities (40-80,000 square feet) capable of incorporating revenue-generating activities. A single large center can serve 20,000 or more people, and a broader range of facilities can be provided in one larger facility than at dispersed sites. Because of cost efficiency of centralization, operations costs for a larger center can be lower than for multiple, dispersed sites providing the same square footage.

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

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



The specific mix of facilities will be the arrangement that best meets the City's financial performance goals for the center as determined through a feasibility study. The design of the center should also be flexible enough to accommodate changing trends in activities, such as surges in the popularity of fitness activities. In addition, adequate storage space should be provided to facilitate multifaceted programming.



### 6.3 ATHLETIC FACILITIES

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

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



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

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

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



### 6.3.a Athletic Program Roles and Responsibilities

Recommendations for the city's athletic program include:

- **Address organizational issues for the provision of sports city-wide.** Consider the appointment of an additional task force as needed to address special issues or changing sports trends.
- **Consolidate field and facility scheduling.** The City should develop a streamlined scheduling method for city-owned athletic fields and facilities and continue to work with school district to maximize use of school fields and facilities for public activities.
- **Support private providers of competitive sports.** Wilsonville Youth Sports, Inc., and other private groups provide important recreation services for the community. The City should continue to rely on these groups as the primary providers of organized competitive sports. The City should continue to provide contact information for private groups within the recreation program guide and on the Community Services website.
- **Ensure that there are instructional and recreational sports programs.** Currently, the City provides an instructional minihoopers basketball league and summer instructional sports camps. Since independent leagues often focus on competitive sports, the City should ensure that opportunities for instructional and recreational sports—including a wider range of sports—are available year-round in Wilsonville. The City could provide instructional sports programs itself or with contractors or encourage the formation of private clubs or groups.

### 6.3.b Sports Fields Strategies

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

- **Continue to contribute financially to fields at new school sites.** As part of the school park concept previously described, the City should continue to financially support field development at new school sites. As part of the school park planning process, a use agreement should be created that addresses maintenance contributions and specifies a minimum amount of public use.
- **Evaluate the impact of field preparation on the parks maintenance workload.** Currently, City parks staff is responsible for the

preparation of all city-owned sport fields, creating a difficult seasonal maintenance workload. To reduce this workload, the City could strengthen partnerships with sports leagues and develop a plan to share responsibilities for field preparation and maintenance.

- **Explore field maintenance efficiencies.** With the recommended direction of expanded joint use and facility development, the City and the school district should explore ways to maintain joint use sports fields and gymnasiums in the most efficient manner possible.
- **Provide additional fields.** Provide additional fields at the following locations:
  - *Multiple use fields at site P11.* These can be provided on an interim basis until the school site is needed, or the fields can be built in the location identified during the school park planning process. Fields at this site should be youth-sized soccer and t-ball or baseball.
  - *Dedicated use fields at site P18.* Working with the school district, additional fields should be provided at Site P18. While new fields will be needed at this site to provide for school programming needs, the soccer/ballfield field mix should be influenced by community needs. Artificial turf and lighting should be considered so that field use potential is maximized and maintenance requirements are minimized.
- **Manage Memorial Park fields to balance peak demand with field quality.** Heavy scheduling and the use of overlaid soccer fields during wet weather are affecting sport field quality at the park. Methods such as field rotation and rest, reductions in the number of games played, or other scheduling methods will improve field playability.
- **Integrate casual sports opportunities in neighborhood parks.** Neighborhood parks should have opportunities for casual sports, where neighbors can throw a football or Frisbee, kick a soccer ball, or play a pick-up game of baseball. While organized sports require formal fields, casual play can use informal open grass areas. Providing 0.5 acres of open/usable space in neighborhood parks will create close-to-home places for casual play. Neighborhood parks should have relatively level open turf areas, and where appropriate, multi-use backstops.
- **Consider future opportunities for a sports complex** to serve the community in 20+ years, manage tournament crowds, and reduce



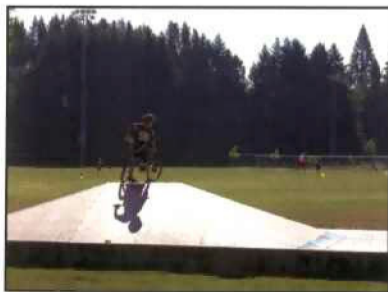
the impact on parks within the City. Opportunity areas for sport complexes may include sites north of Frog Pond or Villebois.

### 6.3.c Gymnasium Strategies

Strategies for meeting community needs for gymnasiums include:

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

### 6.3.d Other Sports Strategies



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

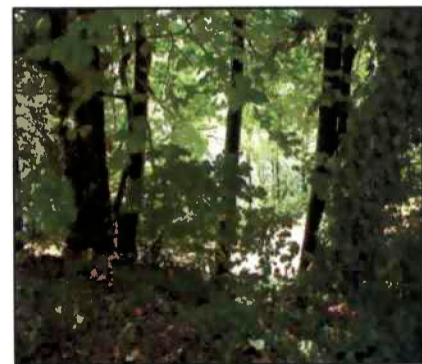
- **Provide a community-scale skateboard and bike facility.** The skateboard facility at Memorial Park could be improved by providing more street skating elements, incorporating transitional areas, and adding features to support bicycle usage. Another option is to provide a new facility at another location,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

skateboard opportunities. The City should develop a budget for skateboard improvements and continue to work with youth to identify the most appropriate locations for implementation. At least four skate spots should be developed at dispersed sites throughout the City.

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

#### 6.4 NATURAL AREAS

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



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

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

- **Delineate natural areas within existing parks.** The City should define natural areas and restoration opportunities at Memorial Park, Boones Ferry Park, Canyon Creek Park, Park at Merryfield and other City owned property. Once natural areas are delineated, their management and maintenance should be guided by the Natural Area Management Plan recommended in Chapter 4. This effort will build upon the existing management and restoration of natural areas in Wilsonville. Park maintenance and management procedures should be tailored to the resource needs in these areas.
- **Increase natural area education opportunities** by providing more interpretive signage and features in City parks and along trail corridors. Incorporate interpretive elements at every suitable site. When capital improvements are proposed at a site, opportunities for interpretation should be evaluated as well. If suitable, interpretive elements should be incorporated into the design.
- **Maintain project lists for restoration and native plant revegetation.** The City's Natural Resources Program Manager should continue to maintain and update lists of restoration and native plant revegetation projects that can be completed by volunteers. By maintaining a list of "shovel-ready" projects, the City will be able to take advantage of volunteers at any time. A list of Eagle Scout projects is available to offer to youth.
- **Continue to provide annual funding for restoration and revegetation projects.** Annual funding should continue to be dedicated for natural area restoration projects. These funds can be used to purchase plants and supplies for volunteers or community service workers. Dedicated funds demonstrate the City's





commitment to natural areas, provide support for volunteer groups, and improve Wilsonville's natural resources.

- **Continue coordinating natural area activities through the City of Wilsonville's Natural Resources Program Manager.** The City's Natural Resources Program Manager is responsible for providing public education programs and coordinating restoration and enhancement projects. All activities involving natural areas including maintenance, trail development, and management should continue to be coordinated through the Natural Resources Program Manager.
- **Continue to partner with public and private organizations** to preserve significant resource areas. Wilsonville's partnerships with Metro, Friends of Trees, and other organizations have led to benefits for City residents at relatively low costs. The master plan for Graham Oaks Natural Area is an example of how partnerships can benefit all parties. The City also has worked successfully with developers to protect and preserve resources, such as in the case of the Villebois Village Master Plan. By building on these successes, the City can expand its partnership network to protect and preserve additional resources.
- **Pursue opportunities that arise in the future.** While no specific natural area acquisitions are recommended at this time, the City should evaluate any opportunities that arise in the future.
- **Provide conveniently accessible natural resource opportunities throughout the community.** Figure 7 depicts natural resource opportunities in Wilsonville. These opportunities are well dispersed throughout the City and serve most City residents. Five categories of natural area opportunities were identified during the planning process and are depicted on the Natural Area Opportunities map. The Plan recommends improvements in these areas:
  - Restoration;
  - Recreation;
  - Education; and
  - Access.
- **Increase access to recreation opportunities in natural areas** by developing the regional, community, and local trail network recommended in the Bicycle and Pedestrian Master Plan.

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- **Increase natural resource programming and support environmental education.** Wilsonville already provides nature walks and other natural resource activities, but according to community input, there is demand for additional natural area activities. The City should explore new programming ideas and coordinate with local resources, such as CREST, to expand its natural resource programming.
- **Explore opportunities to partner with local corporations,** such as Mentor Graphics, Infocus and Xerox, to enhance access to privately owned natural areas on their campuses.

### 6.5 THE WILLAMETTE RIVER



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

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

#### **Increase recreation access to the Willamette River by:**

- Developing the riverfront trail proposed in the Bicycle and Pedestrian Master Plan and providing periodic viewpoints along the trail.
- Developing the Willamette River crossing proposed in the Bicycle and Pedestrian Master Plan. This crossing should include interpretive signage about the river and its role in Wilsonville history.
- Developing the Memorial Park Trails Plan, including increased pedestrian access to the boat dock.
- Providing access to the water at Boones Ferry Park as recommended in the master plan.
- Establish an opportunity fund for purchasing riverfront land. The City should establish an opportunity fund so that the City can move quickly if land or easements becomes available in the future.

- Proactively seek willing sellers of larger riverfront parcels, and pursue opportunities for acquisition, should these arise.
- Support the development of a water trail as proposed in the Bicycle and Pedestrian Master Plan. Seek access points along the Willamette River, according to the ideas set forth in the Willamette River Greenway Concept.
- Explore acquisition of Willamette Meridian Landing. This undeveloped site on the Willamette River to the east of the Wilsonville boundary is owned by Oregon State Parks.

### 6.5.a Regulatory Overview

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

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

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

#### Local Agencies

- **City of Wilsonville** requires a development review, conducted by the Planning Division, for all projects within the city limits. In addition to standard development requirements, the area along the Willamette River may be subject to:
  - Willamette River Greenway Overlay requirements, which implement Statewide Planning Goal 15; and



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- Significant Resource Overlay Zone requirements, which implement Statewide Planning Goal 5.
- **City of Wilsonville** also handles erosion control and flood plain development permits for projects within the city limits. These permits are required prior to construction activities.
- **Clackamas County** requires a review for Willamette River projects outside the city limits but within the county.

### State Agencies

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

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

- **Oregon State Marine Board** provides grants and engineering services to local governments to develop and maintain accessible boating facilities and protect water quality. While no permits are issued by this agency, any projects providing boating facilities will require coordination with the Marine Board.
- **Oregon Department of Environmental Quality** is responsible for issuing National Pollutant Discharge Elimination System (NPDES) permits. These permits are required for storm water discharges to surface waters from construction and industrial activities and

municipalities. Construction projects that disturb one or more acres must have an erosion and sediment control plan approved by DEQ or a DEQ agent prior to any on-site activities. The City has been issued a general permit for construction activities related to CIP projects.

- **Oregon Department of Fish and Wildlife** maintains the list of endangered and threatened species. If endangered species are present in the area of the project, ODFW will review the project for potential impacts.
- **The State Historic Preservation Office**, as part of the Oregon Parks and Recreation Department, is responsible for review of projects that may impact historic or archaeological resources. Along the Willamette River, coordination with SHPO will be needed for most projects to determine whether additional archaeological review is needed.

#### **Federal Agencies**

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

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## **GLOSSARY**

### ***Active Recreation***

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

### ***ADA Transition Plan***

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

### ***Beautification Areas***

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

### ***Community Parks***

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

### ***Greenways/Greenbelts***

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

### ***Natural Areas***

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

### ***Neighborhood Parks***

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



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## Glossary

### **Multi-modal Access**

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

### **Passive Recreation**

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

### **Private Parks**

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

### **Regional Parks**

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

### **School Parks**

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

### **Special Use Areas**

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

### **System Development Charges (SDCs)**

SDCs are an important source of funding for the acquisition and development of new parks and open space areas. These charges are assessed at the time of increased usage of a capital improvement or when development permits or building permits are issued in connection to the capital improvement. Since SDCs are paid for by new development, the fees fund capacity enhancement projects in the areas where funds are collected. SDCs cannot be used for the preservation and maintenance of existing parks and facilities.

***Underserved Areas***

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

***Urban Parks***

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

***Waysides***

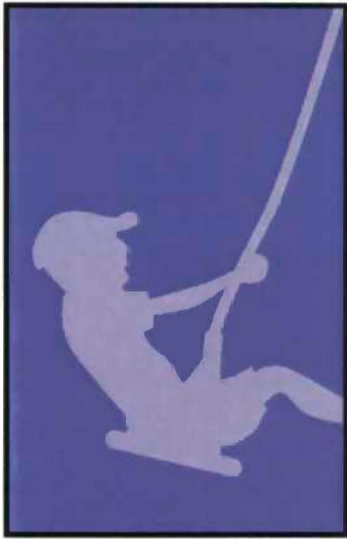
Waysides are a stopping place along a trail or pathway that provides minor amenities for rest or exercise that are out of the way of foot or bicycle traffic.

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Glossary

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## Appendix A: Existing Wilsonville Parks

- Courtside Park (P21/p. 43)
- Hathaway Park (P22/p. 44)
- Montebello Park (P7,8/p. 35)
- Park at Merryfield (P5/p. 34)
- River Fox Park (P3/p. 33)
- Willow Creek/Landover Park (P19/p. 42)
- Boones Ferry Park (P1/p. 31)
- Canyon Creek Park (P14/p. 39)
- Memorial Park (P25/p. 46)
- Town Center Park (P23/p. 44)
- Tranquil Park (P6/p. 35)
- Wilsonville Community Center (P24/p.45)
- Willamette River Water Treatment Plant Park (P2/p. 32)
- Villebois Park System (P9/p. 36)

Figure 1: Existing Park and Recreation Resources

Figure 4: Villebois Recreational Experiences Plan

Table 4: Villebois Park and Facility Matrix

## EXISTING WILSONVILLE PARKS

### P21 Courtside Park (pg 43)

**Location:** Wimbledon Circle and Courtside Drive

**Size:** 1.91 acres

**Ownership:** City of Wilsonville

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

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

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



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## Appendix A

### **P22 Hathaway Park (pg 44)**

**Location:** Meadows Loop/Wilsonville Road

**Size:** 1.15 acres

**Ownership:** City of Wilsonville

**Existing Facilities:** Small play area, ½ basketball court

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

### **P7/P8 Montebello Park (pg 35)**

**Location:** On Wilsonville Road, west of Montebello Dr.

**Size:** .89 acres

**Ownership:** City of Wilsonville

**Existing Facilities:** Beautification .21 acres, .68 adjacent acres with residence, mature trees.

**Comments:** The newly acquired .68 acres will add to the .21 acre beautification area to create a neighborhood park in this underserved area. The property has no recreation amenities, with a residence remaining on the property. As the property is bordered on its southern edge by Wilsonville Road, it is easily visible for public safety, however will require special consideration of the fence type for safety of park participants.



**P5 Park at Merryfield (pg 34)**

**Location:** Off Camelot Street

**Size:** 9 acres

**Ownership:** City of Wilsonville

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

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

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

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



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## Appendix A

### **P3 River Fox Park (pg 33)**

**Location:** Champoeg Drive and Paulina Drive

**Size:** 2.51 acres

**Ownership:** City of Wilsonville

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

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

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



**P19 Willow Creek/Landover Park (pg 42)**

**Location:** Landover Drive and Morgan Street

**Size:** 1.45 acres

**Ownership:** City of Wilsonville

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

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

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

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



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## Appendix A

### **P1 Boones Ferry Park (pg 31)**

**Location:** Boones Ferry Road at Tauchman Street

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

**Ownership:** City of Wilsonville

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

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



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



**P14 Canyon Creek Park (pg 39)**

**Location:** Canyon Creek North Road

**Size:** 8.28 acres

**Ownership:** City of Wilsonville

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

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

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

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





## Appendix A



### **P25 Memorial Park (pg 46)**

**Location:** South of Wilsonville Road at Memorial Drive

**Size:** 126.00 acres

**Ownership:** City of Wilsonville

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

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

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

In September 2006, the upper portion of Memorial Park was dedicated as Murase Plaza. This central park contains rolling grassy hills, an interactive water feature, creative play structures, picnic shelter, amphitheater stage, historic barn and ample restrooms. Pathways crisscross the park and lead to the lower Memorial Park features.



**P23 Town Center Park (pg 44)**

**Location:** Park Place and Town Center Loop West

**Size:** 5 acres

**Ownership:** City of Wilsonville

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

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

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

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



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Appendix A

**P6 Tranquil Park (pg 35)**

**Location:** Parkwood Lane

**Size:** 4.57 acres

**Ownership:** City of Wilsonville

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

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



**P24 Wilsonville Community Center (pg 45)**

**Location:** Across street from City Hall

**Size:** 1.1 acres

**Ownership:** City of Wilsonville

**Existing Facilities:** Recreation building, parking lot

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

There are no outside amenities.





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## Appendix A

### **P2 Willamette River Water Treatment Plant Park (pg 32)**

**Location:** Adjacent to the Water Treatment Plant

**Size:** 9.9 acres

**Ownership:** City of Wilsonville

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

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



**P9 Villebois Park System (pg 36)**

**Location:** 480 acres of master planned community located on the site of the former Dammasch State Hospital.

**Size:** The complete plan is the preservation or development of approximately 160 acres of parks and open space.

**Ownership:** Costa Pacific Development

**Existing Facilities:** The parks are being developed in stages. The adopted master plan for Villebois includes: 7 neighborhood parks, 15 pocket parks, a total of 5.39 acres of linear green, Villebois Greenway Regional Park of eight contiguous parcels and 6 open spaces of nearly 101 acres.

In addition, approximately 0.71 miles of nature trails and an additional 1.2 miles of minor pathways and 2.9 miles of major pathways.

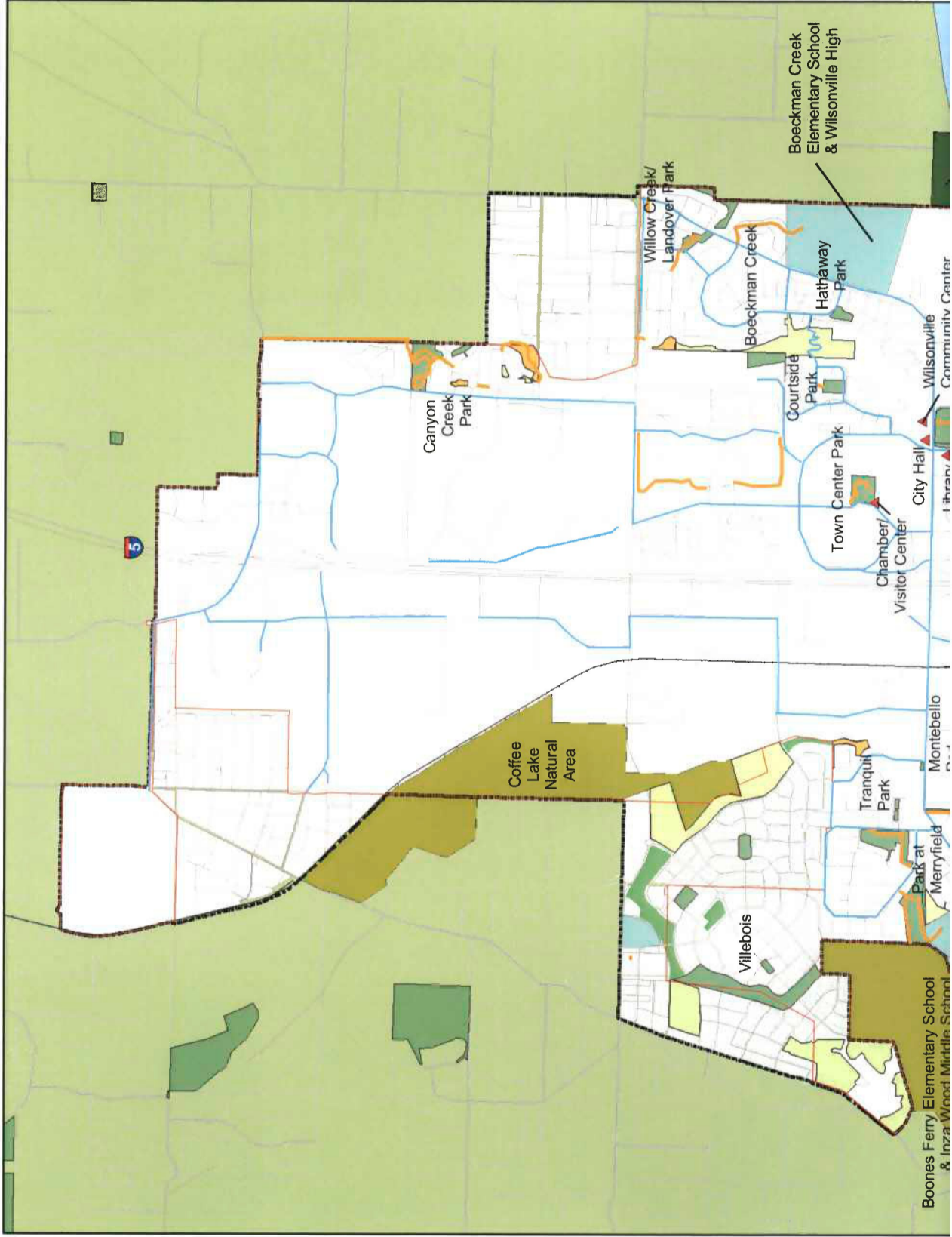
**Comments:** This development is the largest and most complex residential development in Wilsonville's history. Great care has gone into producing a residential area with opportunities for healthy activity as part of its design. Both active and passive recreation elements are integrated into the design of each Specific Area Plan (SAP) of this development. A separate Master Plan has been developed for Villebois and is available in the Planning Department.

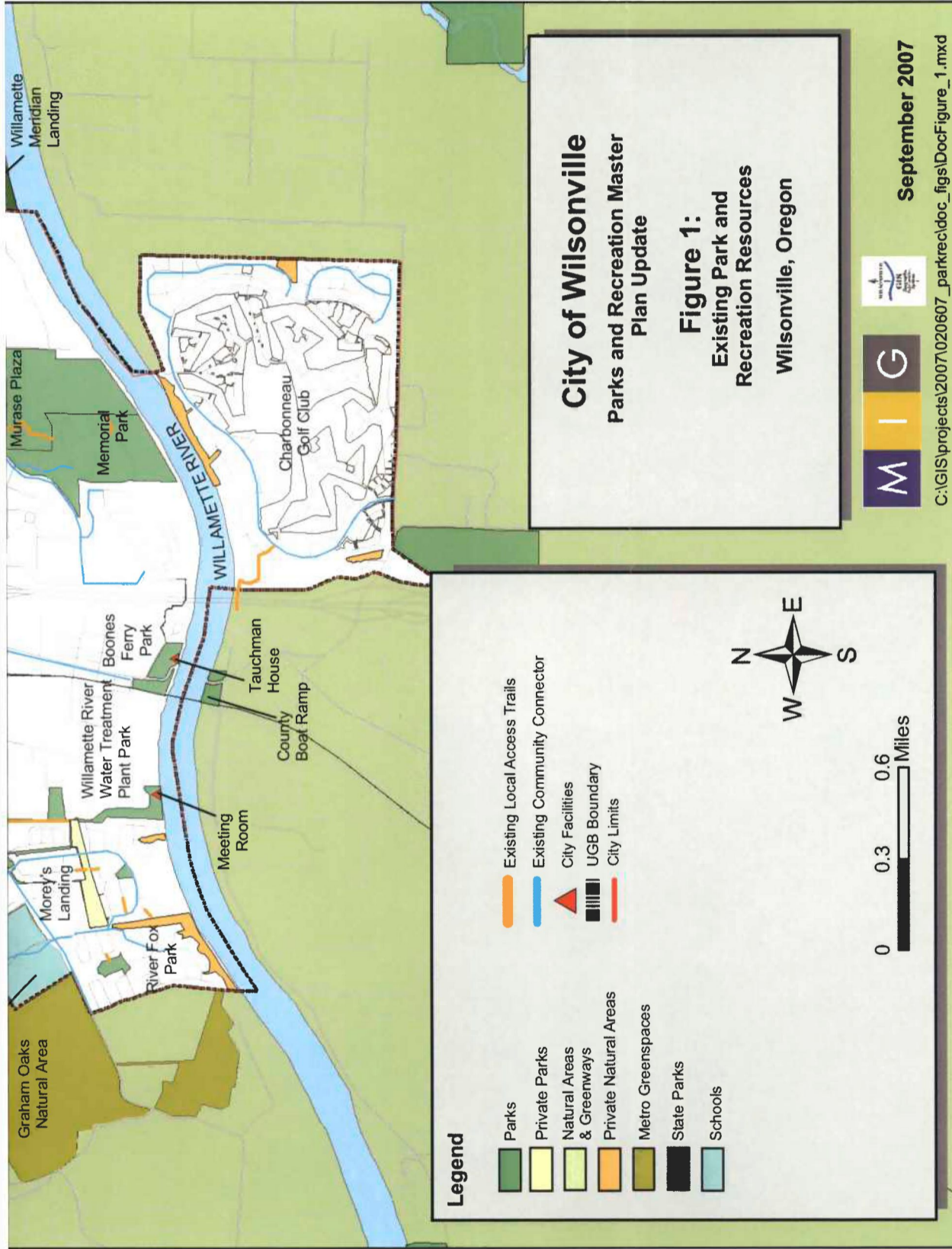
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Appendix A

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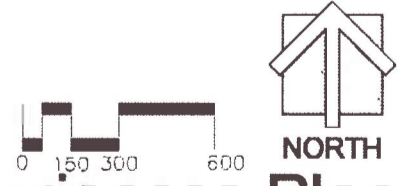




# Figure 4



- Legend**
- Stormwater/Rainwater Feature: Pond, Swale, etc.
  - Minor Water Feature
  - Major Water Feature
  - Shelter
  - Restrooms
  - Overlook
  - Private Recreation: Pond, Weight Room, Meeting Room
  - School Gym: Meeting Room
  - Drinking Fountain
  - Bench
  - Picnic Table
  - Sport Court: Basketball, Tennis, Volleyball, Multipurpose Court, Soccer, Football, Horseshoe, Disc, Skate Plaza, Putting Green
  - Child Play: Creative Play, Swing Structures
  - Lawn Play: Lawn Areas, Dog Park
  - Sports Fields: Soccer, Youth/Adult Softball & Little League Baseball
  - Neighborhood Commons: Transit Stop, Plaza, Gathering
  - Existing Trees
  - Parks & Open Space
  - SROZ
- Circulation**
- Major Path
  - Minor Path
  - Nature Trail
  - Major Pedestrian Connections
  - Minor Pedestrian Connections
  - Sidewalks
  - On Street Bike Lane



## Recreational Experiences Plan

Table 4: Villebois Park and Facility Matrix

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

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

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



## Appendix B:

### Design and Development Guidelines

- B.1 Overview
- B.2 Park Design and Development Guidelines by Classification
- B.3 Neighborhood Parks
- B.4 Community Parks
- B.5 Regional Parks
- B.6 Urban Parks
- B.7 Special Use Areas
- B.8 Natural Areas
- B.9 Greenways/Greenbelts
- B.10 Wayside/Pocket Park/Beautification Area

Table 1: Park and Facility Classifications and Definitions

Figure 5: Potential Wayside Locations

Figure 6: Natural Areas Opportunities Map



## DESIGN AND DEVELOPMENT GUIDELINES

### B.1 OVERVIEW

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



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

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

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

## B.2 PARK DESIGN AND DEVELOPMENT GUIDELINES BY CLASSIFICATION

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



- **Description:** A definition is presented to describe the park type. This section also describes the typical length of use and means of travel to these types of parks.
- **Benefits:** The key benefits offered by this park type are noted.
- **Site selection considerations:** Criteria to consider in the acquisition and development of new parks include location, site size, and site access guidelines. Existing parks may be smaller or larger than the recommended maximum and minimum park size.
- **Amenities to provide:** These amenities should be provided in every new park in this category.
- **Amenities to consider:** These elements are appropriate to include in new parks of this classification and should be considered during the master planning and design process. These amenities may also be considered in the redevelopment of existing parks.
- **Amenities to avoid:** These elements are not compatible with the park classification.
- Under certain circumstances when it is in the best interest of the public, the design of a park or the amenities included in its design may be different from the definition of a park of its size. The Plan promotes the value of accessing an opportunity to offer park space despite its variation on the definition when it benefits the community in a unique way. For city owned parks these standards may be waived for major alternatives by the City Council and for minor alternatives by the Parks and Recreation Director. A major alternative is one that involves a significant change from the standards that impact capacity or functionality. A minor change is one that does not impact capacity or functionality.



- The design of a park or facility should be done in conjunction with input from public works for maintenance as well as law enforcement officials for safety issues.

### B.3 NEIGHBORHOOD PARKS

#### Description

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



#### Benefits

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



#### Site Selection Considerations

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





## Appendix B



### Amenities to Provide

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

### Additional Amenities to Consider

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

### Amenities to Avoid

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

### Park Examples

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

## B.4 COMMUNITY PARKS

### Description

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



### Benefits

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



### Site Selection Considerations

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



### Amenities to Provide

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





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## Appendix B



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

### Additional Amenities to Consider

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

### Amenities to Avoid

- Regional-scale facilities

### Park Examples

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



## B.5 REGIONAL PARKS

### Description

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



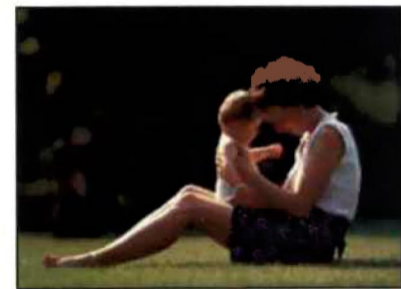
### Benefits

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



### Site Selection Considerations

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



### Amenities to Provide

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



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### Amenities to Consider

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

### Amenities to Avoid

- Depends on site

### Park Examples

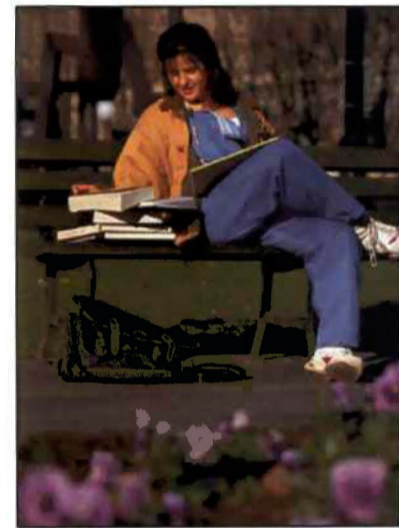
- Memorial Park (103.84 ac)



## B.6 URBAN PARKS

### Description

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



### Benefits

- Provides opportunities for PUBLIC GATHERING
- Contributes to COMMUNITY IDENTITY

### Site Selection Considerations

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

### Amenities to Provide

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





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## Appendix B



### Amenities to Consider

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

### Amenities to Avoid

- Uses that conflict with purpose of site

### Park Examples

- Murase Plaza/Memorial Park (22.16 ac)
- Town Center Park (5 ac)

## B.7 SPECIAL USE AREAS

### Description

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



### Benefits

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



### Site Selection Considerations

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

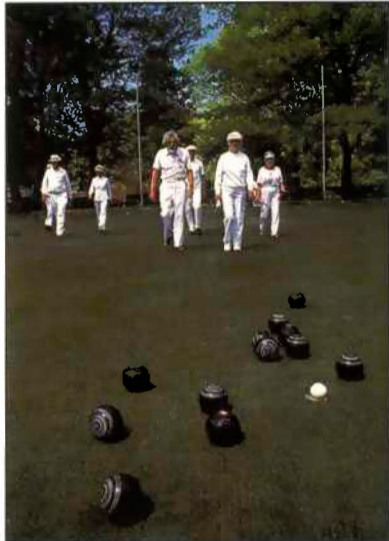
### Amenities to Provide

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



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## Appendix B



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

### Amenities to Consider

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

### Amenities to Avoid

- Uses that conflict with the special use on the site

### Park Examples

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



## B.8 NATURAL AREAS

### Description

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



### Benefits

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



### Site Selection Considerations

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



### Amenities to Provide

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

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## Appendix B



### Amenities to Consider

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



### Amenities to Avoid

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

### Park Examples

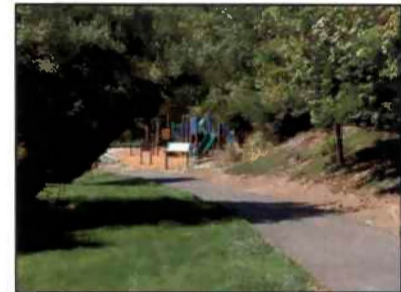
- Graham Oaks Natural Area (Metro-owned)
- Coffee Lake Natural Area (Metro-owned)
- Boeckman Creek Crossing (8.79 ac)



## B.9 GREENWAYS/GREENBELTS

### Description

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



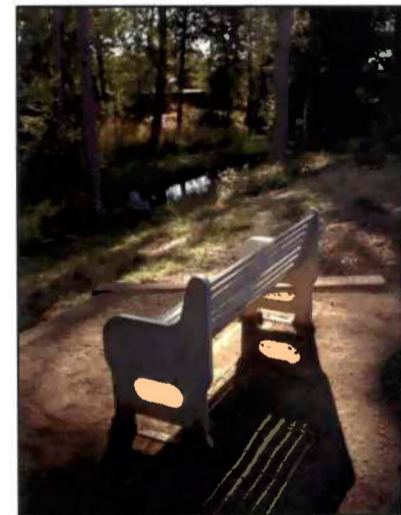
### Benefits

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



### Site Selection Considerations

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



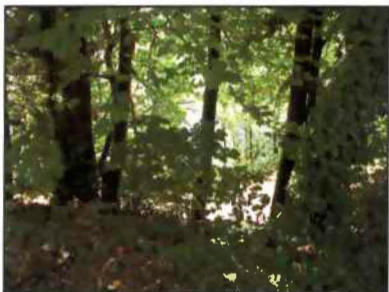
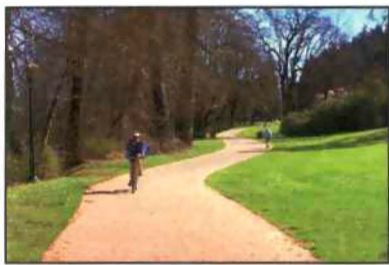
### Amenities to Provide

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



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## Appendix B



### Amenities to Consider

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

### Amenities to Avoid

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

### Park Examples

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

## **B.10 WAYSIDE/POCKET PARK/BEAUTIFICATION AREA**

### **Description**

- Additional features that add to the attractiveness, user accessibility and/or passive activity opportunities throughout the City are reflected in the use of these ADDITIONAL CLASSIFICATIONS.
- Waysides/Pocket Parks and Beautification Areas are TURNOUTS LOCATED ALONG A TRAIL OR PATHWAY and generally provide a space for a momentary rest, a work break, an exercise station, or a brief activity.

### **Benefits**

- Provide numerous, LOW IMPACT SPACES for brief activity.
- Encourage walking by providing REST BREAKS.
- Add to the use of trail or pathway.
- Distribute minor activity areas THROUGHOUT THE COMMUNITY.

### **Site Selection Considerations**

- SITE SIZE: These 'turnout' areas are minimal in size, as small as a concrete pad for a picnic table or park bench.
- Carefully consider the location of these sites, to be complimentary to the surrounding environment: industrial area employee break; skate spot between school and home; rest stop frequency for walkers (serves both elder and toddler walkers).

### **Amenities to Provide**

- Appropriate site furnishings (picnic table, bench, skate feature, exercise station)

### **Amenities to Consider**

- Site identification of wayside sponsorship or other commemorative plaque (potential for funding).

### **Amenities to Avoid**

- Any features that will require regular maintenance. Monitoring of the wayside could be part of a volunteer program of surrounding development or adjacent business.

### **Park Examples**

- This is a new concept for Wilsonville. Examples of these features exist in nearby municipalities.

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Appendix B

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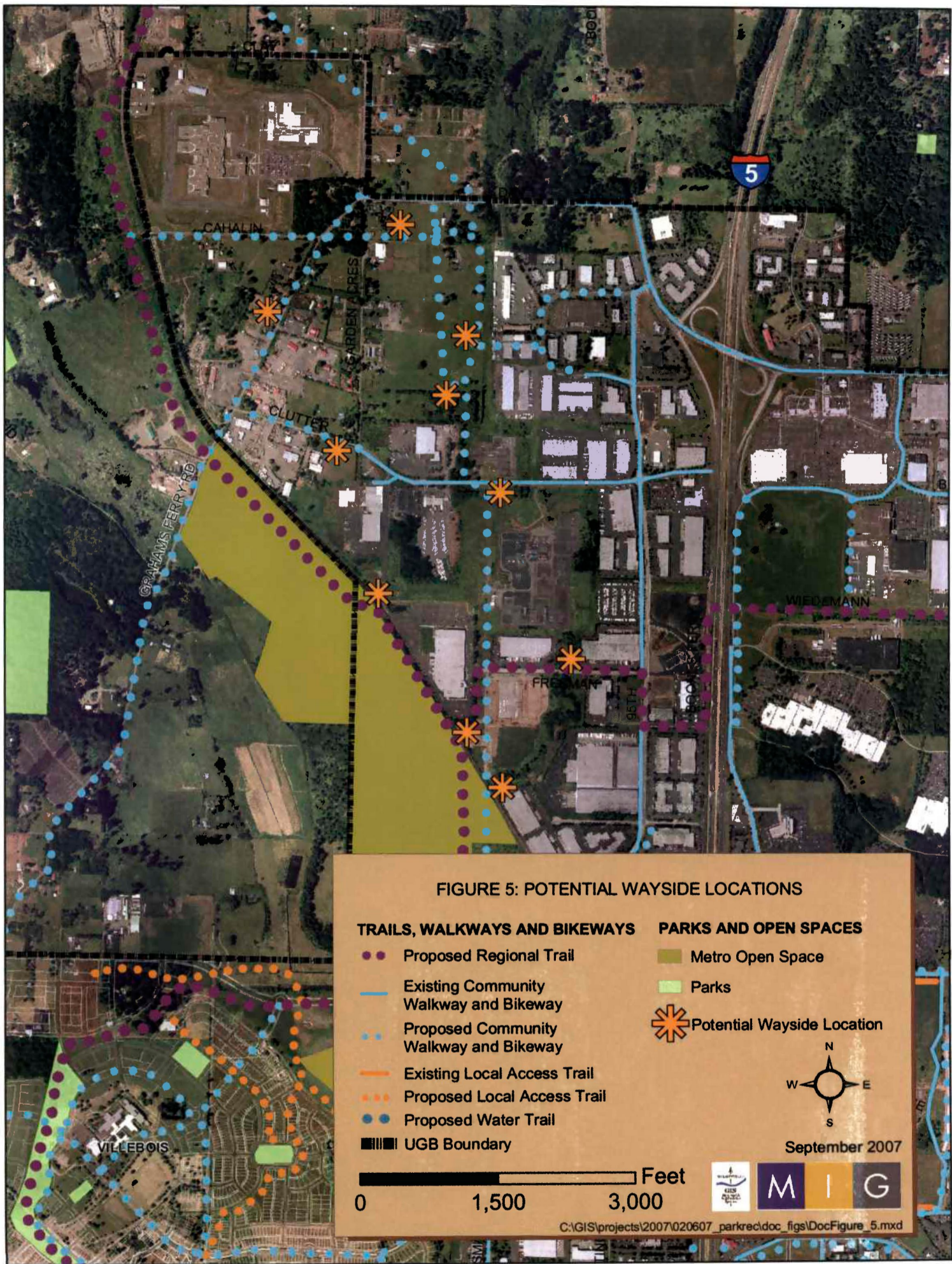
Table 1: Park and Facility Classifications and Definitions

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

Table 1: Park and Facility Classifications and Definitions

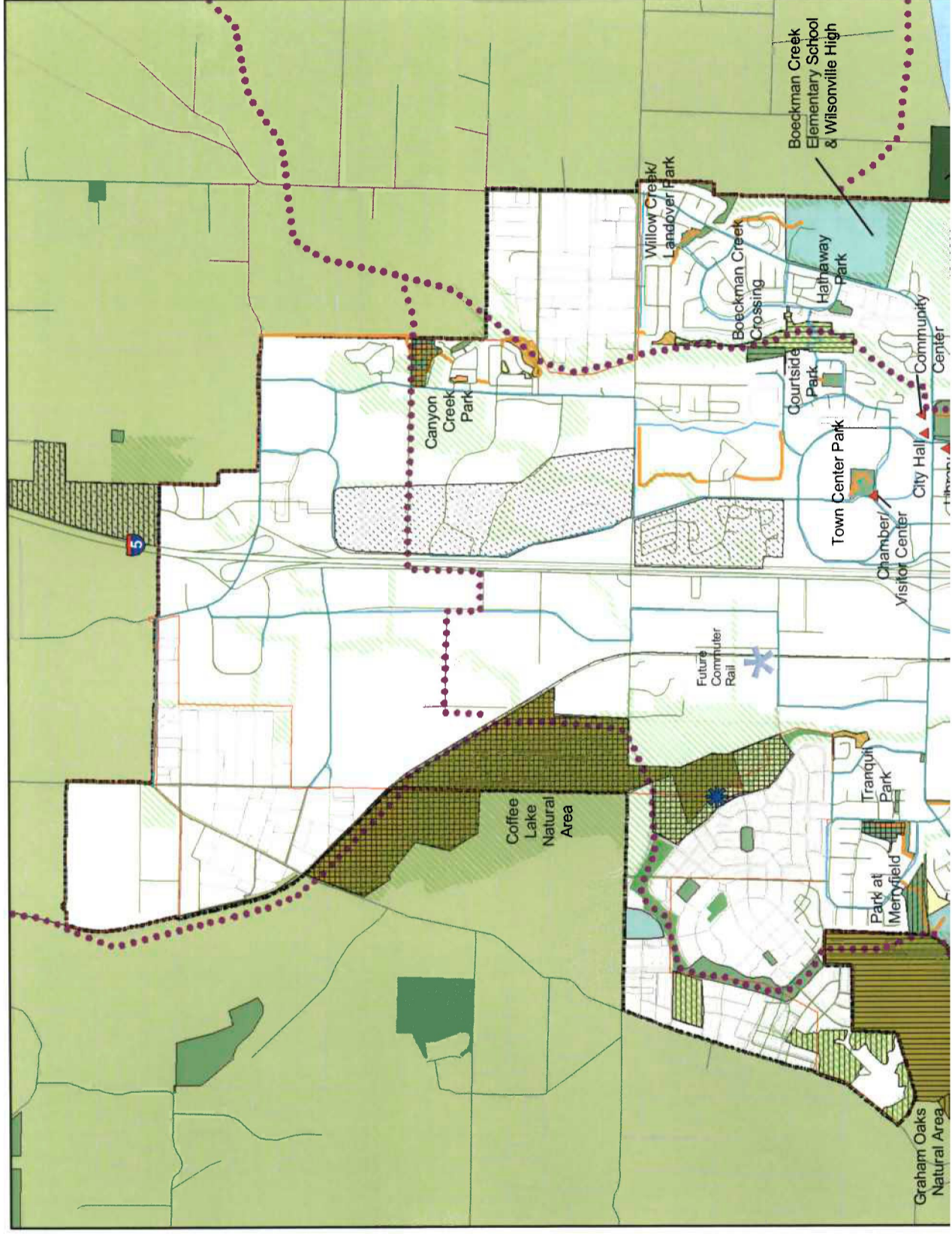
| Park Classification         | Definition  | Benefits  | Size   | Existing Public Parks   |
|-----------------------------|---|---|--|---|
| <b>Urban Parks</b>          | Urban parks are designed to accommodate a high volume of use due to their location in higher density commercial or mixed-use centers.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



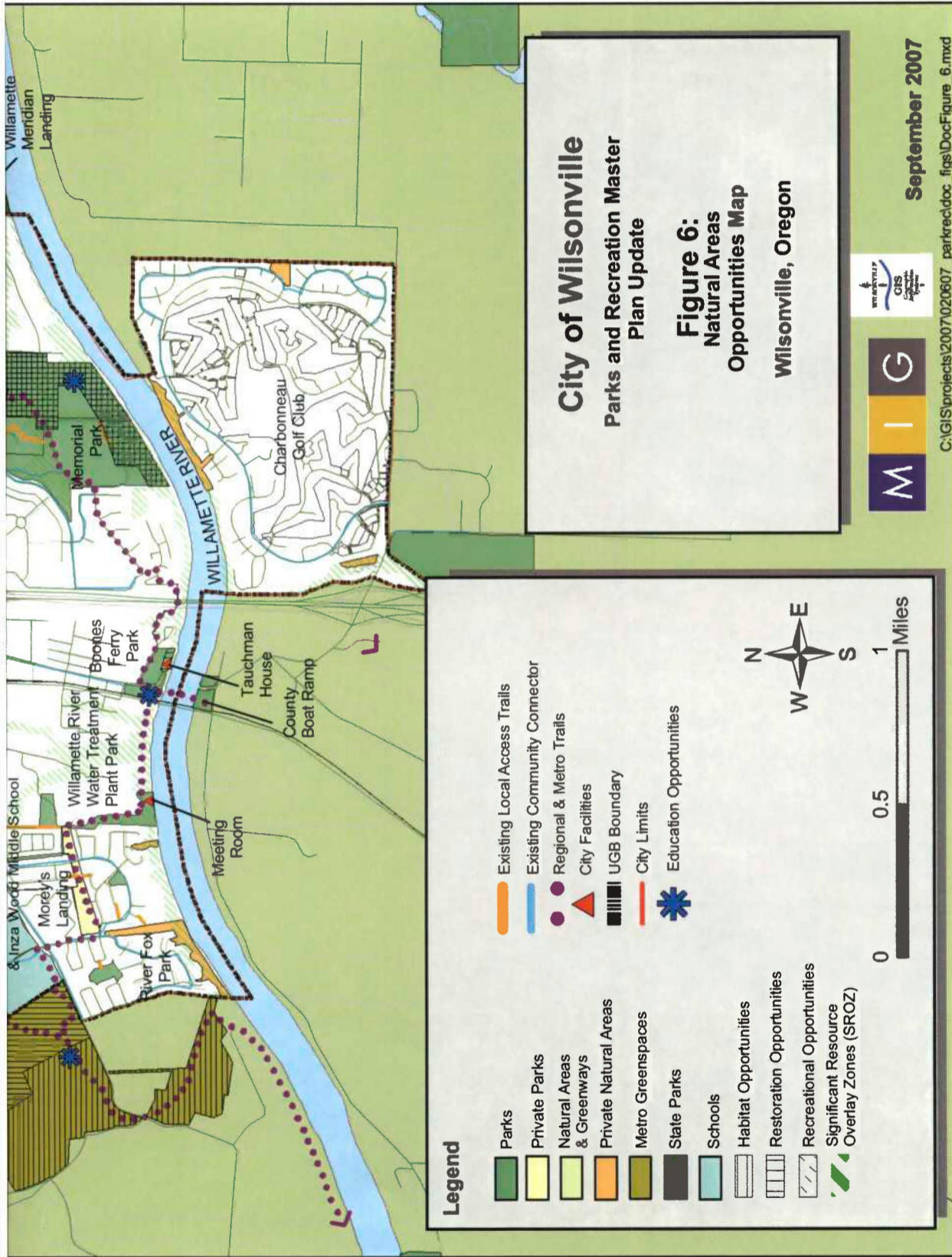




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## Appendix C: Baseline Financial Analysis

- C.1 Overview
- C.2 Existing Revenue Sources
  - C.2.a Parks Operations and Maintenance
  - C.2.b General Fund
  - C.2.c Charges for Services
  - C.2.d Property Tax
  - C.2.e Parks O&M Summary
  - C.2.f Parks Capital
  - C.2.g System Development Charges
  - C.2.h Contributions
  - C.2.i Urban Renewal
  - C.2.j Grants
  - C.2.k Interest Earnings and Other Revenues
  - C.2.l Parks Capital Summary

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**13 July 2005**

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

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

**C.1 OVERVIEW**

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

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

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

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

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

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## Appendix C

### C.2 EXISTING REVENUE SOURCES

#### C.2.a Parks Operations and Maintenance

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

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

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

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

#### C.2.b General Fund

##### Description

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

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

##### Historical Revenue

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

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<sup>1</sup> City of Wilsonville 2005-06 Budget.



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

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

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

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

### C.2.c Charges for Services

#### Description

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

#### Historical Revenue

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

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

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

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

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

### C.2.d. Property Tax

#### Description

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

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## Appendix C

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

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

### Historical Revenue

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

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

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

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

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

### C.2.e Parks O&M Summary

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

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

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

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

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

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

**C.2.f Parks Capital**

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

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

**C.2.g System Development Charges**

**Description**

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

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

**Historical Revenue**

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

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

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

Source: City of Wilsonville actuals.

<sup>2</sup> Wilsonville 05-06 budget.



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## Appendix C

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

### C.2.h CONTRIBUTIONS

#### Description

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

#### Historical Revenue

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

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

|                            | 1999-00 | 2000-01 | 2001-02 | 2002-03 | 2003-04 |
|----------------------------|---------|---------|---------|---------|---------|
|                            | Actual  | Actual  | Actual  | Actual  | Actual  |
| System Development Charges | 18,197  | 13,773  | 871     | 3,969   | 1,503   |

Source: City of Wilsonville actuals.

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

### C.2.i URBAN RENEWAL

#### Description

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

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

#### Historical Revenue

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

- \$60,000 for Civic Center Park Pedestrian Crossing

- \$2.1 million for Town Center Park Phase II
- \$5.9 million for Civic Center Park
- \$1.4 million for Wilsonville High School public facilities

**C.2.j GRANTS**

**Description**

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

**Historical Revenue**

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

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

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

Source: City of Wilsonville actuals.

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

**C.2.k INTEREST EARNINGS AND OTHER REVENUES**

**Description**

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

**Historical Revenue**

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

## Appendix C

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

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

Source: City of Wilsonville actuals.

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

### C.2.1 PARKS CAPITAL SUMMARY

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

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

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

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

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

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





## Appendix D: Community Needs Assessment Summary

- D.1 Overview
  - D.1.a Terminology
- D.2 Key Findings
  - Table 5: Project Evaluation Criteria
- D.3 Summary Tables
  - Table D-1 Existing and Future Public Park Land Needs
  - Table D-2 Existing and Future Recreation Facility Needs

## **COMMUNITY NEEDS ASSESSMENT SUMMARY**

### **D.1 OVERVIEW**

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

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

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

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

#### **D.1.a Terminology**

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

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## Appendix D

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



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

## D.2 KEY FINDINGS

- Key findings from the community needs assessment include:
- Neighborhood and Community Parks: In addition to the planned Villebois parks, the City will need additional public neighborhood and community parks to meet the future needs of the build-out population. Opportunities for providing neighborhood and community parks in currently underserved areas as well as newly planned residential development should be sought.
  - Opportunities for Industrial area recreation amenities: Although traditional neighborhood parks do not meet the needs of employees, opportunities should be sought to install amenities in industrial development for healthy activities for employees.
  - Natural Areas: The existing network of natural areas in existing parks serves the community well. Although no additional City-owned natural areas are needed at this time, the City should take advantage of any unique opportunities that may arise in the future, particularly along the Willamette River. The City has taken and will continue to take a pro-active role in increasing habitat value through restoration projects in City owned parks and natural areas as well as partnerships with other agencies.
  - Coordination with bicycle and pedestrian routes: Use of greenways and development of off-street trail routes should compliment the bicycle and pedestrian routes in the Bicycle and Pedestrian Master Plan.
  - Fields: There is also a need for additional fields for soccer and the emerging sport of lacrosse. Open fields for both active and passive recreational use will be needed for the build out population of the City.
  - Indoor Recreation/Aquatic Facility: In Wilsonville, a multipurpose, indoor recreation center would expand recreation opportunities considerably and meet community needs for an indoor gymnasium and pool space. Desired amenities for the recreation facility include:
    - i. Indoor pool or water park
    - ii. Court space for basketball, volleyball, racquetball, indoor soccer, etc.
    - iii. Space for large group gatherings
    - iv. Designated space for performing arts productions;
    - v. Multi-purpose classrooms and meeting space; and

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## Appendix D

- vi. Specialized activity areas.
  - o Water Access Facilities: Public involvement findings revealed a strong community demand for increased creek and river access for active use, passive use and transportation. The following specialized facilities would help meet this demand:
    - i. Dock for non-motorized water craft, such as canoes and kayaks;
    - ii. Fishing pier/platform;
    - iii. Observation deck/blinds for wildlife watching.
  - o Cultural arts programming: Survey respondents noted that concerts in the park, performing arts programs and community art festivals/special events were the top choices for additional cultural arts programs in Wilsonville.
  - o Senior programming: Survey respondents ages 55+ indicated that the top reasons for participating in senior programs are to exercise and learn something new. Many cities in Oregon and nationwide are restructuring senior programs to create greater appeal for today's more active seniors and older adults.
  - o Recreation Programming: Programming expansion should be considered in the following areas:
    - i. Demographics: Several groups need more or better recreation programs, according to participants at the Visioning meeting. These include: high-school youth, middle-school youth and adults ages 26-54.
    - ii. Program time preferences: According to survey respondents, weekend afternoons and weekday evenings are the most convenient program times. Drop-in formats are also desired, particularly for the 65+ age group.
    - iii. Program preferences: If facilities and programs were available, survey respondents would like to spend more time participating in the following activities:
      - Swimming indoors
      - Attending cultural events
      - Creating crafts
      - Attending drama performances
      - Walking for pleasure, walking for exercise, bicycling for pleasure and participating in nature walks and/or hiking/backpacking programs
      - Youth socialization and activity
- Alternative activities of emerging trends such as skateboarding and disc golf.

**Table 5**  
Project Evaluation Criteria

Based on input from the ACMP, the consultant produced the following criteria by which projects are to be evaluated for placement on capital improvement project listings.

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



### D.3 SUMMARY TABLES

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

Table D-1  
Existing and Future Public Park Land Needs

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

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

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

<sup>2</sup> Four are planned Villebois parks.

<sup>3</sup> One is a planned Villebois parks.

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

**Table D-2**  
Existing and Future Recreation Facility Needs

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

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

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

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Appendix D

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## Appendix E:

### Neighborhoods - Parks and Recreation Analysis

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    - Area E: Villebois – SAP South
    - Area F: Villebois – SAP Central
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    - Area H: Elligsen Road East
    - Area I: Mentor/Xerox
    - Area J: Canyon Creek North
    - Area K: Frog Pond-Advance Road
    - Area L: Renaissance/Ash Meadows/ Thunderbird Mobile Club
    - Area M: Town Center/Courtside/Vlahos
    - Area N: Wilsonville Meadows/ Boulder Creek/Landover/Cedarpointe
    - Area O: Village at Main/Daydream
    - Area P: Charbonneau
- Figure 2: Neighborhood Areas Map  
Table 2: Neighborhood Park Needs by Area

## **NEIGHBORHOODS--PARK AND RECREATION ANALYSIS**

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

### **E.1 METHODOLOGY**

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

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

### **E.2 APPLICABLE STANDARDS**

#### **E.2.a Multi-Family Developments:**

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

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

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

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## Appendix E

### **E.2.b Single Family Developments:**

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

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

### **E.2.c Villebois:**

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

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

### **E.3 ANALYSIS**

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

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

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

Neighborhoods were then aggregated into community park areas, which in some cases are the same as the neighborhoods, due to geographical and/or street constraints. Community parks presume vehicular as well as pedestrian access, usually contain restrooms and have facilities not found in other parks. Examples are Town Center Park, which provides an urban experience and Canyon Creek Park, which provides contact with the natural environment. School sports fields were considered to be community facilities. In most community areas, there were sufficient existing community parks.



Neighborhoods and communities are identified by reference letters, as noted in Figure 2.

### **E.3.a Key**

The following key is used in the analysis:

|                          |                             |
|--------------------------|-----------------------------|
| <b>N:</b> neighborhood   | <b>G:</b> greenbelts        |
| <b>C:</b> community      | <b>U:</b> urban parks       |
| <b>R:</b> regional       | <b>S:</b> special use areas |
| <b>NA:</b> natural areas |                             |

### **E.4 NEIGHBORHOOD ANALYSIS:**

The following neighborhood analysis provides an overview of each neighborhood grouping based on availability of public and private park amenities. The descriptions follow the map (Figure 2) generally from west to east.

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## Appendix E

### AREA A: OLD TOWN

#### Units:

Number of lots: **101**

#### Multiple units:

|                      |            |
|----------------------|------------|
| Boones Ferry Village | 84         |
| Rivercrest           | 12         |
| River Village MHP    | 23         |
|                      | <b>119</b> |

#### Parks and Recreational Amenities

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

#### Private:

Boones Ferry Village: Basketball court

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

Required: 101 lots @ ½ acre/100 lots = 0.50 acres.

Provided: None. Boones Ferry Park provides neighborhood park amenities.

Conclusion: No additional neighborhood parks required.

###### Multi-family:

Required: 300 square feet /unit outdoor living space = 0.82 acres

Provided: Minimal. Basketball half-court

Conclusion: Need 1 additional neighborhood park for multi-family residents.

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

**Conclusion:** Additional neighborhood park land needed: 1.32 acres

#### **Recommended Additions/Improvements:**

Additional neighborhood park land needed: 1.32 acres

**Community Parks**

**Sufficiency Analysis:**

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

Boones Ferry Park  
Water Treatment Plant Park

**Recommended Additions/Improvements:**

**Boones Ferry Park**

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

**Water Treatment Plant Park**

1. Improve linkages to the connector trail system, including improved wayfinding.
2. Provide seating along pathway and at river viewpoint.

**Other:**

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



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## Appendix E

### AREA B: RIVERGREEN/FOX CHASE/MOREY'S LANDING

#### Units:

##### Number of lots:

|                 |            |
|-----------------|------------|
| Fox Chase       | 97         |
| Rivergreen      | 152        |
| Morey's Landing | <u>220</u> |
|                 | <b>469</b> |

##### Multiple units:

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

#### Parks and Recreational Amenities

##### Public:

|                       | <u>Acres</u>      |
|-----------------------|-------------------|
| River Fox Park (N)    | 2.51              |
| WTP Park (S)          | 9.90              |
| Willamette River (NA) | <u>          </u> |
|                       | <b>12.41</b>      |

##### Private:

|                     |      |
|---------------------|------|
| Morey's Landing (N) | 9.35 |
|---------------------|------|

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

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

Provided: 11.86 acres.

Conclusion: No additional neighborhood parks required.

###### Multi-family:

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

Provided: None.

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

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

Conclusion: No additional neighborhood park land needed.

##### Recommended Additions/Improvements:

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

**Community Parks**

**Sufficiency Analysis:**

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

Boones Ferry Park  
Water Treatment Plant Park

**Recommended Additions/Improvements:**

**Boones Ferry Park**

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

**Water Treatment Plant Park**

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

**Other:**

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

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### AREA C: PARK @MERRYFIELD/SILVER CREEK/MONTEBELLO

#### Units:

##### Number of lots:

|                   |            |
|-------------------|------------|
| Hazelwood         | 53         |
| Park @ Merryfield | 150        |
| Queens Court      | 5          |
| Parkwood Estates  | 69         |
| Silver Creek      | 40         |
| Jaci Park         | 25         |
| Serene/Montebello | <u>104</u> |
|                   | <b>446</b> |

##### Multiple Units:

|                          |            |
|--------------------------|------------|
| St. Andrews Court        | 28         |
| Wilsonville Heights      | 37         |
| Montebello/<br>Montecino | 84         |
| Wiedeman Park            | <u>58</u>  |
|                          | <b>207</b> |

Total Units **653**

#### Parks and Recreational Amenities

| <u>Public:</u>               | <u>Acres</u>  |
|------------------------------|---------------|
| Graham Oaks (NA)             | 230.00        |
| Montebello Park (N)          | .89           |
| Tranquil Park (NA)           | 8.79          |
| Park @ Merryfield (wetlands) | 7.00          |
| Neighborhood                 | <u>2.00</u>   |
|                              | <b>248.68</b> |

Primary/Middle School fields

#### Private:

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



**Neighborhood Parks**

**Sufficiency Analysis:**

Single family:

Required: 446 lots @ ½ acre/100 lots = 2.23 acres

Provided: 21.66 acres.

Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 1.43 acres

Provided: Garden area at Weideman,

Conclusion: Need additional neighborhood park for multi-family residents

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

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

**Recommended Additions/Improvements:**

1. Montebello Neighborhood Park: Previously a .21 acre beautification area, the City purchased an adjacent .68 acre parcel that creates a total .89 acre neighborhood park. If the Weideman units are included, then the total requirement for this neighborhood is 1.43 acres. The existing neighborhood portion of the Park at Merryfield is separated from the multi-family units by Brown Road, a major collector whose traffic is projected to increase with the buildout of Villebois. The new park should contain playground amenities, a sport court, an open turf area of at least ¼ to ½ acre, benches, picnic facilities and trash receptacles.
2. Park at Merryfield: The Park at Merryfield contains a significant wetland area. Additional interpretative signage is needed. Access points to the site need improvement. A trail map kiosk is recommended. The wetland portion abuts Graham Oaks Park.
3. Tranquil Park: Trail system signage is recommended.

**Community Parks**

**Sufficiency Analysis:**

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

Graham Oaks Park is owned by Metro. Construction of parking is contemplated in the Master Plan for that park, together with the

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## Appendix E

potential for public restrooms at the Crest Center. Therefore, Graham Oaks Park will function as a community park for these neighborhoods since it is connected by a trails system to other existing natural area parks in the neighborhood.

School fields:

Wood Middle School:                   1 unlighted field (softball)  
  1 unlighted field (soccer)  
  1 unlighted field (football)  
  4 indoor courts

Boones Ferry Primary:               2 unlighted fields (baseball)  
  1 indoor court

**Recommended Additions/Improvements:**

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

**AREA D: VILLEBOIS – SAP EAST**

**Units:**

**Number of lots:** 655

**Parks and Recreational Amenities**

|                                 |              |
|---------------------------------|--------------|
| <b>Public:</b>                  | <u>Acres</u> |
| Coffee Creek Lake Preserve (NA) | 70.00        |
| <b>Public/private:</b>          |              |
| Triangle Park (N)               | 0.25         |
| Council Park (N)                | 0.50         |
| Fir Park (N)                    | <u>1.00</u>  |
|                                 | 1.75         |
| Eastside Park (N)(C)            | 1.60         |

**Neighborhood Parks**

**Sufficiency Analysis:**

Single family:

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

Provided: 1.75 acres.

Conclusion: 1.53 additional neighborhood parks required.

Multi-family: None

**Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

**Community Parks**

**Sufficiency Analysis:**

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

- Eastside Park
- School site

**Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.



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## Appendix E

### AREA E: VILLEBOIS – SAP SOUTH

#### Units:

Number of lots: 486

#### Parks and Recreational Amenities

| <u>Public/private</u>           | <u>Acres</u> |
|---------------------------------|--------------|
| Oak Park (GN)                   | 1.50         |
| Cedar Park (GN)                 | 0.98         |
| Pointe Park (N)                 | 0.50         |
|                                 | <hr/> 2.98   |
| West Park (N)                   | 1.82         |
| Villebois Greenway (portion)(G) | 4.77         |
|                                 | <hr/> 6.59   |
| SROZ/forest area (NA)           | 4.81         |

#### Neighborhood Parks

##### Sufficiency Analysis:

##### Single family:

Required: 486 lots @ ½ acre/100 lots = 2.43 acres.

Provided: 2.98 acres.

Conclusion: No additional neighborhood parks required.

Multi-family: None

##### **Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

#### Community Parks

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

Villebois Village Greenway.

West Park

School site

##### **Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

**AREA F: VILLEBOIS – SAP CENTRAL**

**Units:**  
**Number of units:** +/- 1010

**Parks and Recreational Amenities**

|                  |              |
|------------------|--------------|
| <b>Public:</b>   | <u>Acres</u> |
| <b>Private:</b>  |              |
| Hilltop Park (N) | 2.90         |
| Promenade (U)    | 0.37         |
|                  | 3.27         |

Central Plaza (U)(C) 0.52  
 Private complexes@ 300 square feet/unit = 3.44 acres outside recreational space

**Neighborhood Parks**

**Sufficiency Analysis:**

Single family: None.

Multi-family: 1000 units@ 300 square feet/unit = 3.44 acres outside recreational space

**Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

**Community Parks**

**Sufficiency Analysis:**

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

- Central Plaza
- School site
- Villebois Village Greenway

**Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

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## Appendix E

### AREA G: VILLEBOIS – SAP NORTH

#### Units:

Number of lots: +/- 239

#### Parks and Recreational Amenities

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

#### Public/private:

|                        |                  |
|------------------------|------------------|
| Villebois Greenway (G) | 15.96 (portions) |
| Forest Preserve (NA)   | <u>10.60</u>     |
|                        | <b>26.56</b>     |

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

Required: 240 lots @ ½ acre/100 lots = 1.20 acres.

Provided: None.

Conclusion: 1.20 acres additional neighborhood parks required.

Multi-family: None

##### **Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.

#### Community Parks

##### Sufficiency Analysis:

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

Villebois Village Greenway  
School site

##### **Recommended Additions/Improvements:**

According to the approved Villebois Parks Plan.



**AREA H: ELLIGSEN ROAD EAST**

**Units:**

**Number of units:**

|                    |            |
|--------------------|------------|
| Canyon Creek Apts  | 372        |
| Wilsonville Summit | 326        |
| <b>Total units</b> | <b>698</b> |

**Parks and Recreational Amenities**

**Public:** None

**Private:**

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

**Neighborhood Parks**

**Sufficiency Analysis:**

Single family: None.

Multi-family:

Required: 300 square feet /unit outdoor living space = 4.81 acres  
 Provided: Private. Much less than 4.8 acres in size.

**Net need calculation:** 0 park lands – (4.81) = 4.81

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

**Recommended Additions/Improvements:**

Additional neighborhood park lands: 4.81 acres

**Community Parks**

**Sufficiency Analysis:**

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

**Recommended Additions/Improvements:**

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

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Appendix E

**AREA I: MENTOR/XEROX**

Units:

No lots/units: 0

Parks and Recreational Amenities

**Private:**

Walking paths

**AREA J: CANYON CREEK NORTH****Units:****Number of lots:**

|                      |            |
|----------------------|------------|
| Canyon Creek Meadows | 103        |
| Canyon Creek Estates | 80         |
| Carriage Oaks        | 14         |
| <b>Total units</b>   | <b>197</b> |

**Parks and Recreational Amenities**

|                       |              |
|-----------------------|--------------|
| <b>Public:</b>        | <u>Acres</u> |
| Canyon Creek Park (C) | <b>8.28</b>  |

**Private:**

|                          |             |
|--------------------------|-------------|
| Canyon Creek Meadows (N) | 0.71        |
| Canyon Creek Estates (N) | 0.58        |
| Carriage Oaks            | 0.00        |
|                          | <b>1.29</b> |

**Neighborhood Parks:****Sufficiency Analysis:**Single family:

Required: 197 lots @ ½ acre/100 lots = 0.99 acres

Provided: 1.29 acres

Conclusion: No additional neighborhood parks required.

Multi-family: No multi-family units.**Net need calculation:**  $1.29 - (0.99) = .30$ . No additional lands needed**Recommended Additions/Improvements:**

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

**Community Parks****Sufficiency Analysis:**

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

Canyon Creek Park



---

## Appendix E

### **Recommended Additions/Improvements:**

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

**AREA K: FROG POND-ADVANCE ROAD**

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

**Parks and Recreational Amenities**

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

**Public/private:**  
SROZ 31.81 acres

**Neighborhood Parks**

**Sufficiency Analysis:**

Single family:

Required: 600 lots @ ½ acre/100 lots = 3.0 acres.

Provided: None.

Conclusion: 3.0 acres neighborhood parks required.

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

**Recommended Additions/Improvements:**

Additional neighborhood park lands needed: 7.13 acres.

**Community Parks**

**Sufficiency Analysis:**

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

Canyon Creek Park  
School fields

**Recommended Additions/Improvements:**

One additional community park

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## Appendix E

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

#### **Units:**

#### **Number of lots:**

|             |            |
|-------------|------------|
| Renaissance | 74         |
| Oak View    | 24         |
| Ash Meadows | <u>71</u>  |
|             | <b>169</b> |

TMC MH                    **250**

#### **Parks and Recreational Amenities**

#### **Public:**

Boeckman Creek Corridor (NA)

#### **Private:**

Mentor Graphics walking trail  
Renaissance: pool, playground  
Oak View: pool, recreation building  
Ash Meadows:  
TMC: Activity room, pool, fitness room

#### **Neighborhood Parks**

#### **Sufficiency Analysis:**

##### Single family:

Required: 169 lots @ ½ acre/100 lots = 0.85 acres

Provided: None.

Conclusion: Additional neighborhood parks required.

##### Multi-family:

Required: 300 square feet /unit outdoor living space = 1.72 acres

Provided: Private only. Less than 1.72 acres.

Conclusion: TMC provides pool and activity room. Residents use Community Center as support/service center.

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

#### **Recommended Additions/Improvements:**

Additional lands: 2.57 acres of neighborhood parks



**Community Parks**

**Sufficiency Analysis:**

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

Town Center Park

School facilities at Wilsonville High School and Boeckman Creek

Primary

Wilsonville High School: 2 unlighted fields (softball)

2 lighted fields (baseball)

1 unlighted field (soccer)

1 lighted field (football)

4 indoor courts

Boeckman Creek: 1 unlighted field (soccer)

1 indoor court

**Recommended Additions/Improvements:**

School site recommendations should be implemented.

---

## Appendix E

### AREA M: TOWN CENTER/COURTSIDE/VLAHOS

#### Units:

##### Number of lots:

|                      |            |
|----------------------|------------|
| Courtside            | 90         |
| Sundial              | 20         |
| Boeckman Creek       | 56         |
| Village @Wilsonville | 78         |
|                      | <b>244</b> |

##### Multiple units:

|                    |            |
|--------------------|------------|
| Sundial            | 120        |
| Town Center        | 110        |
| <b>Total units</b> | <b>230</b> |

#### Parks and Recreational Amenities

##### Public:

|                      | <u>Acres</u> |
|----------------------|--------------|
| Town Center Park (U) | 5.00         |
| Courtside Park (N)   | 1.91         |
|                      | <b>6.91</b>  |

|                          |        |
|--------------------------|--------|
| Boeckman Creek (1/2)(NA) | 2.25   |
| Community Center (S)     | (1.15) |

##### Private:

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

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

Required: 244 lots @ ½ acre/100 lots = 1.22 acres

Provided: 6.91 acres.

Conclusion: No additional neighborhood parks required.

###### Multi-family:

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

Provided: Private only. Less than 1.58 acres.

Conclusion: Need additional neighborhood park for multi-family residents

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

**Conclusion:** No additional neighborhood park lands needed.

**Recommended Additions/Improvements:**

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

**Community Parks**

**Sufficiency Analysis:**

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

Town Center Park

School facilities

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

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

**Recommended Additions/Improvements:**

School site recommendations should be implemented.



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## Appendix E

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

#### Units:

##### Number of Lots:

|                     |            |
|---------------------|------------|
| Arbor Crossing      | 103        |
| Wilsonville Meadows | 218        |
| Landover            | 111        |
|                     | <u>432</u> |

##### Multiple units:

|                  |             |
|------------------|-------------|
| Boulder Creek    | 296         |
| Berkshire Court  | 266         |
| Hathaway Village | 300         |
| Bridge Creek     | 315         |
|                  | <u>1177</u> |

#### Parks and Recreational Amenities

##### Public:

|   | <u>Acres</u> |
|---|--------------|
| High school/primary school playing fields |              |
| Landover Park (N)                         | 1.45         |
| Hathaway Park (N)                         | 1.15         |
|   | <u>2.60</u>  |

|                          |      |
|--------------------------|------|
| Boeckman Creek (1/2)(NA) | 2.25 |
| Meridian Creek (NA)      | 0.00 |

##### Private:

|   |      |
|---|------|
| Arbor Crossing (N)  | 0.50 |
| Boulder Creek: Clubhouse, fitness center, pool, hot tub, picnic/barbeque area         |      |
| Berkshire Court: Clubhouse, fitness center, playground, pool, spa                     |      |
| Hathaway Village: Clubhouse, fitness center, playground, pool, hot tub, video library |      |
| Bridge Creek: Clubhouse, fitness center, playground, pool, hot tub                    |      |

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

Required: 432 lots @ ½ acre/100 lots = 2.16 acres

Provided: 5.35 acres

Conclusion: No additional neighborhood parks required.

###### Multi-family:

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

**Net Need Calculation:**  $3.10 - (2.16 + 8.11) = -7.17$   
**Conclusion:** Needed: 7.17 acres

**Recommended Additions/Improvements:**

Additional lands: 7.17 acres for neighborhood parks

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

**Community Parks**

**Sufficiency Analysis:**

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

School facilities

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

**Recommended Additions/Improvements:**

School site recommendations should be implemented.

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## Appendix E

### AREA O: VILLAGE @ MAIN/DAYDREAM

#### Units:

##### Number of lots:

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

##### Multiple Units

|                |            |
|----------------|------------|
| Village @ Main | <u>232</u> |
| Total units    | <b>428</b> |

#### Parks and Recreational Amenities

##### Public:

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

##### Private:

Ballys: summer pool, exercise equipment  
Village @ Main: Clubhouse, playground, pool, spa

#### Neighborhood Parks

##### Sufficiency Analysis:

###### Single family:

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

Provided: 3.0 acres in Memorial Park are neighborhood parks.

###### Multi-family:

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

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

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

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

Conclusion: No additional park land needed.

##### Recommended Additions/Improvements:

None



**Community Parks**  
**Sufficiency Analysis**

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

Upper Memorial Park (Civic Center Park)

**Recommended Additions/Improvements:**

Murase Plaza/Memorial Park features completed in September 2006.  
No additional improvements or additions required.

---

Appendix E

**AREA P: CHARBONNEAU**

**Units:**

**Number of lots:** 979

**Multiple units**

|                |       |
|----------------|-------|
| Illahée        | 126   |
| French Prairie | 150   |
|                | <hr/> |
|                | 276   |

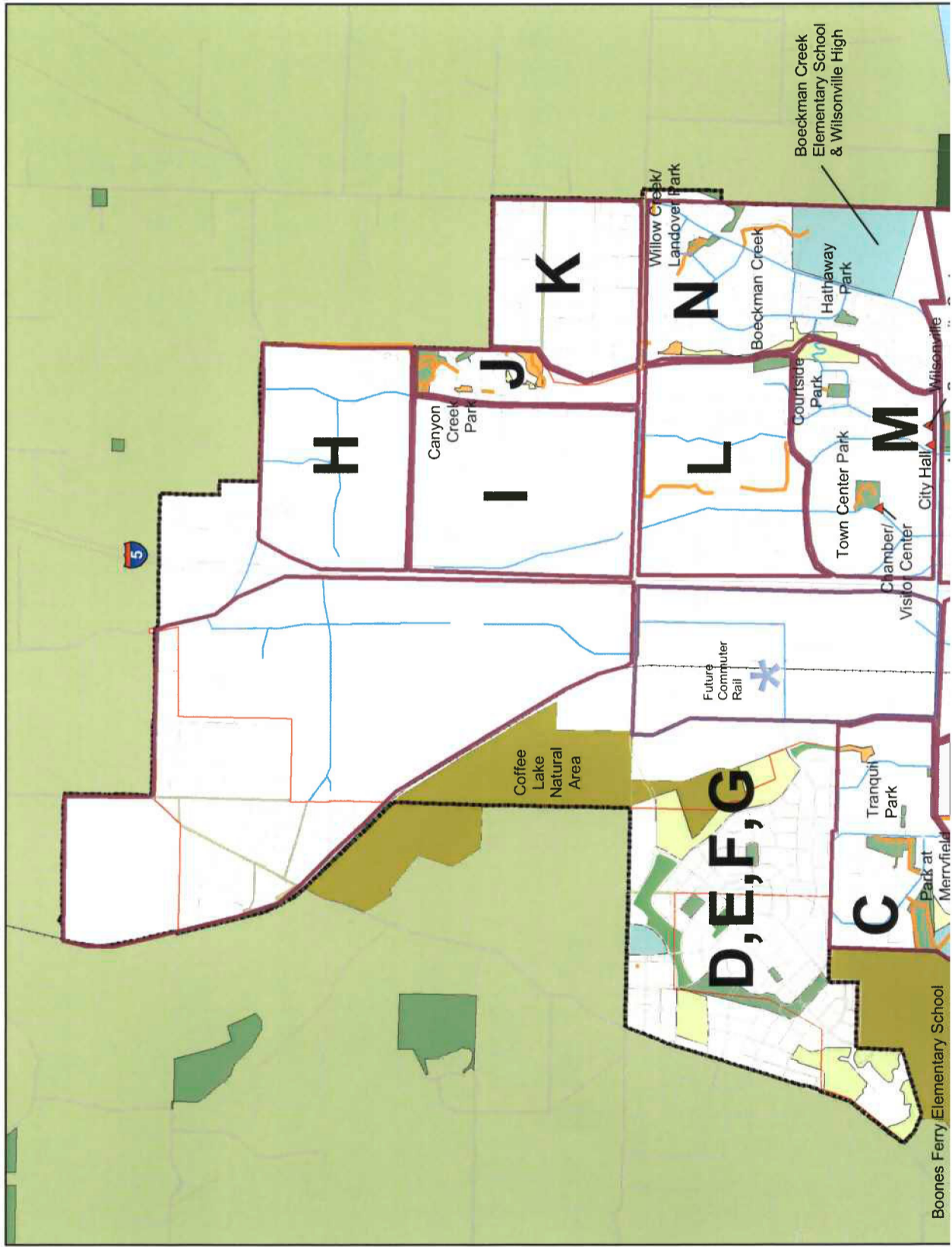
**Parks and Recreational Amenities:**

**Public:**

None

**Private:**

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





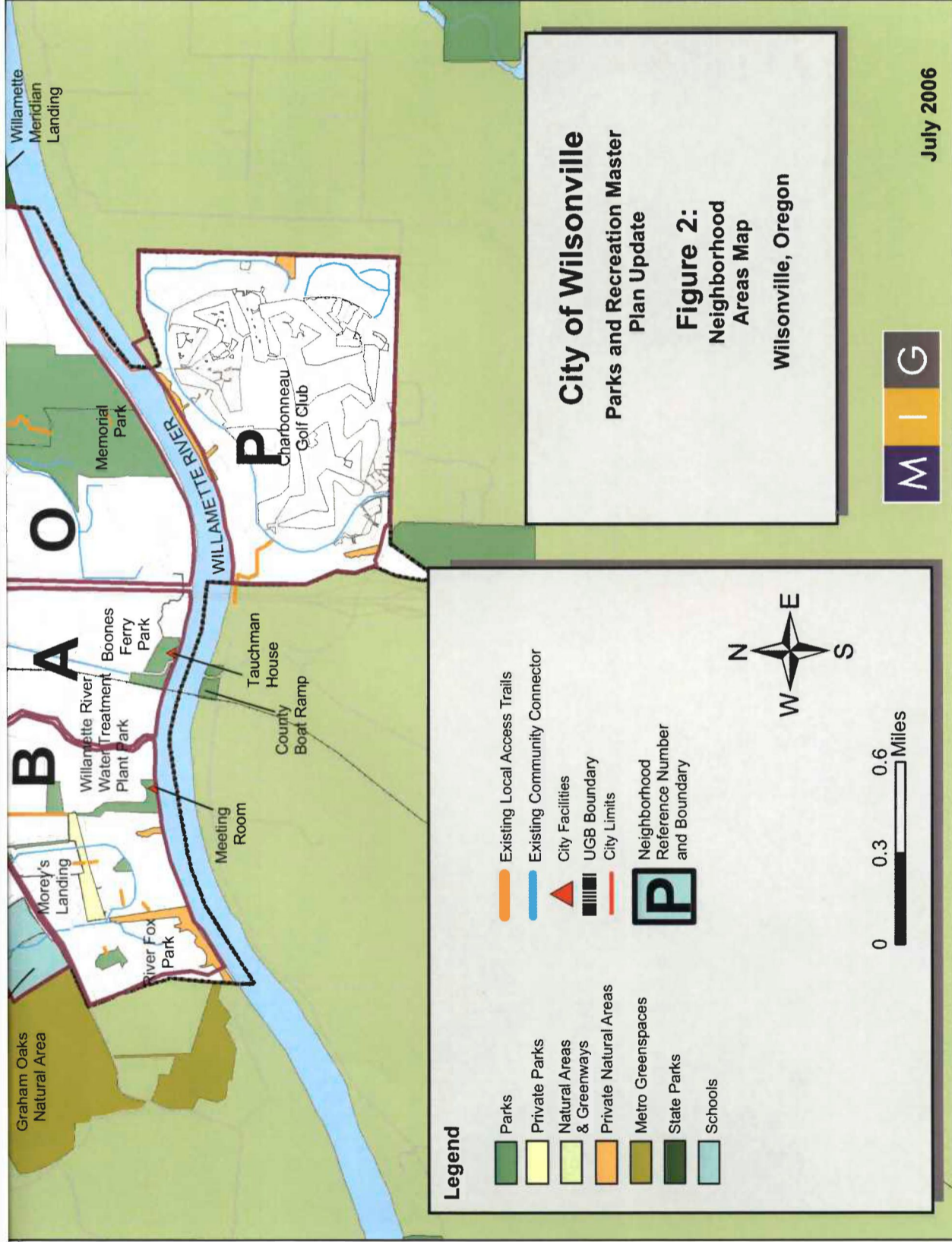


Table 2: Neighborhood Park Needs by Area

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

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

Park Codes:  
N Neighborhood  
C Community

R Regional  
U Urban Park

S Special Use Area  
NA Natural Area





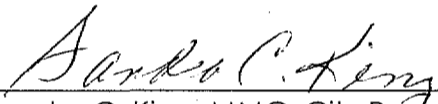
**AFFIDAVIT OF MAILING  
NOTICE OF CITY COUNCIL DECISION  
OF THE CITY OF WILSONVILLE**

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STATE OF OREGON            )  
  )  
COUNTIES OF CLACKAMAS    )  
  )  
CITY OF WILSONVILLE      )

I, Sandra C. King, do hereby certify that I am City Recorder of the City of Wilsonville, Counties of Clackamas and Washington, State of Oregon, that the attached copy of Notice of Decision regarding Ordinance No. 625, titled "An Ordinance Of The City Of Wilsonville Adopting A Parks And Recreation Master Plan (August 2007) To Officially Replace The 1994 Parks And Master Plan" is a true copy of the original; and that I did cause to be e-mailed and mailed via U.S. Mail copies of such notice of decision in the exact form hereto attached to the agencies listed in Exhibit "A":

Witness my hand this 24th day of September 2007

  
\_\_\_\_\_  
Sandra C. King, MMC, City Recorder

Subscribed and sworn to before me this 24<sup>th</sup> day of Sept., 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF OREGON

My commission expires: Aug 4, 2011



**WILSONVILLE CITY COUNCIL  
NOTICE OF DECISION**

**FILE NO:** Ordinance No. 625

**APPLICANT:** City of Wilsonville

**REQUEST:** Ordinance No. 625, titled "An Ordinance Of The City Of Wilsonville Adopting A Parks And Recreation Master Plan (August 2007) To Officially Replace The 1994 Parks And Master Plan"

After conducting public hearings, the City Council, at their September 17, 2007 meeting voted to adopt Ordinance No. 625 as submitted and adopted findings and conclusions to support their action.

This decision has been finalized in written form as **Ordinance No. 625** and placed on file in the city records at the Wilsonville City Hall this 24th day of September, 2007, and is available for public inspection. The date of filing is the date of decision. Any appeal(s) must be filed with the Land Use Board of Appeals (LUBA) in accordance with ORS Chapter 197, within twenty-one days from the date of decision. Copies of Ordinance No. 625 may be obtained from the City Recorder, 29799 SW Town Center Loop East, Wilsonville, OR 97070, (503) 570-1506.

For further information, please contact the Wilsonville Planning Division, 29799 SW Town Center Loop East Wilsonville, OR 97070 or telephone (503) 682-4960.

Exhibit A

Jeffrey C. Aiken  
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Bob and Tina Alexandor  
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Gracie Alvarado  
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Wilsonville OR 97070

Jack and Mary Alwen  
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Wilsonville OR 97070

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Jan Davis  
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ECONorthwest  
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Eugene OR 97401

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Donna Hammock  
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22191 SW Aden  
Wilsonville OR 97070

Sara and Stan Hays  
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Wilsonville OR 97070

Al Hedberg  
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Wilsonville OR 97070

Mary Hinds  
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Ann Hodges  
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Debra Iguchi  
Tom Sullivan  
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Mike Johnson  
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Heidi Juza  
P.O. Box 487  
Tualatin OR 97062

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The names with email addresses for your affidavit follow the list.**

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Department of Corrections  
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Community Coordinator Facilities  
Div.  
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Sherwood OR 97140

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Mail items to City Council, Planning  
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**Email addresses for Cutting & Pasting into the "To" box of the email.  
The names with email addresses for your affidavit follow the list.**

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Memorandum

To: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
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From: Sandra King, City Recorder  
City of Wilsonville  
29799 SW Town Center Loop East  
Wilsonville, OR 97070

Date: October 17, 2007

Subject: Parks and Recreation Master Plan

Enclosed please find the Notice of Adoption for Ordinance No. 625 adopting a Parks and Recreation Master Plan to officially replace the 1994 Parks and Recreation Master Plan. The ordinance was adopted by the Wilsonville City Council at their September 17, 2005 meeting.



"Serving The Community With Pride"