



2006

PARKS, RECREATION AND OPEN SPACE PLAN

WEST LINN, OREGON

*West Linn*





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### **Special Thanks**

Special thanks are offered to the citizens and neighborhood associations of West Linn who participated in and provided feedback for the Park, Recreation and Open Space Plan update through community events, questionnaires, and public meetings to provide input throughout the planning process.

We sincerely appreciate the efforts of City staff who played a critical role in providing data and comments for this plan.

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## PREFACE

The Plan presented here is an update of the 1998 Park, Recreation and Open Space Plan. The 1998 Plan reflected the priorities of residents who participated in all stages of its development, and it identified specific projects that were needed to improve parks and recreation in West Linn. Later that year, West Linn voters approved an \$8 million General Obligation Bond Measure to fund many of those projects. With this bond funding and other sources, the City has carried out a very successful effort to acquire and develop park lands. The City has:

- Acquired 70+ acres of park land at six different sites;
- Provided matching funds to build the Adult Community Center;
- Completed an aquatic/community center feasibility study;
- Built Robinwood Park;
- Built Tanner Creek Park;
- Built Fields Bridge Park;
- Added new fields at Mary S. Young Park; and
- Made improvements to existing sites, including grasscrete at Willamette Park; new docks and restrooms at Bernert Landing; and play structure upgrades, basketball court resurfacing/expansion, and access improvements at multiple sites.



Since 1998, the City also has expanded recreation programming in many areas, particularly in providing youth activities and programs at the new Adult Community Center.

Because West Linn's residents place a high value on parks and recreation, the majority of the recommendations of the 1998 Plan have been implemented. However, the city's population has continued to grow rapidly, and the numbers of families with children are increasing. In addition, trends in recreation are changing, new interests are emerging, and some projects noted in the 1998 Plan still need to be implemented. In particular, demand has increased since 1998 for a new aquatic center, and more recreation programming and activity space is needed. As property values continue to rise and the number of potential sites for a recreation/aquatic center becomes more limited, it is imperative for the City to move quickly on this project.

Based on community input, the 2006 Park, Recreation, and Open Space Plan identifies new priorities for parks and recreation in West Linn. Highlights include the following recommendations:

- Add four new parks to support underserved neighborhoods, providing playgrounds, court space, and an adult fitness area to serve community members.
- Add three new special use areas to provide a scenic viewpoint, cultural and historical interpretive area, and an athletic facility to expand recreation opportunities in the city.
- Develop a regional, communitywide, and riverfront trail system to improve access, link parks, provide riverfront recreation opportunities, and connect parks to other destinations in the city.
- Acquire land and conduct a feasibility study to develop a multi-purpose aquatic/community center with a gymnasium, teen center, activity space, and other amenities identified by residents through the planning process.
- Finish the development of several park sites, including Midhill, Marylhurst, Robinwood, Tanner Creek, and Maddax Woods.
- Renovate existing facilities to protect investments, enhance user safety and accessibility, maximize maintenance efficiency, and support recreation activities.
- Coordinate with neighborhood plans to address community recreation needs at the neighborhood level.
- Expand programming options for all ages and abilities, ensuring opportunities in the following areas: sports, fitness/wellness, outdoor/environment, arts and cultural events, aquatics, community education/lifeskills, and river-oriented programming.

This Plan presents both specific recommendations and innovative policies to enhance and operate the park system in West Linn. New trends, recreation interests, and neighborhood and community needs were carefully considered in developing these recommendations. When adopted by the City Council, the Plan will provide a specific blueprint for park and recreation improvements in the next 5-10 years.

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## INTRODUCTION



In Spring 2005, the City of West Linn began updating its Park, Recreation and Open Space Plan to address the park, facility, and service needs of the community for the next 5-10 years. This plan describes a strategy for meeting future recreation needs, providing direction for the provision of parks and recreation facilities city-wide.

The City of West Linn has over 500 acres of park land, ranging from active-oriented parks that provide opportunities for sports, picnicking, and playing on playgrounds, to passive-oriented parks that provide opportunities for walking, biking, and watching wildlife. These parks are complimented by multi-use parks and special use areas, including several riverfront sites, community recreation facilities, and additional resource and beautification areas to further enhance the system.

In November 1998, voters approved an \$8 million General Obligation Bond Measure, allowing the City to acquire more than 70 acres of park land at six different sites, provide matching funds for construction of the Adult Community Center, and complete an aquatic/community center feasibility study. Many new parks were created with bond funds, making parks and recreation opportunities more accessible throughout the city.

As West Linn's population continues to grow, the Parks and Recreation Department will build on this strong foundation to provide recreation opportunities for the entire community. This Plan ensures that the City will continue to provide safe, attractive, and well-maintained parks, facilities and open spaces, along with creative and challenging recreation programs, to support a wide variety of leisure opportunities for people of all ages and abilities.

This Plan also keeps an eye to the future. West Linn is bordered by two magnificent rivers and has a unique array of vistas, waterfronts, and natural areas. While many areas within the City already have been developed, there are remaining spaces with great potential to function at their highest and best use. The City will look for future opportunities and partner with others to enhance West Linn's unique natural environment.

West Linn residents recognize that parks and open space add to the quality of life and are essential components for a livable city. Parks and recreation also contribute to health and wellness, build stronger families, and reduce social service and justice costs. Creating places to recreate and enjoy nature will provide a number of benefits to the entire community.

## 1.1 Purpose of the Plan

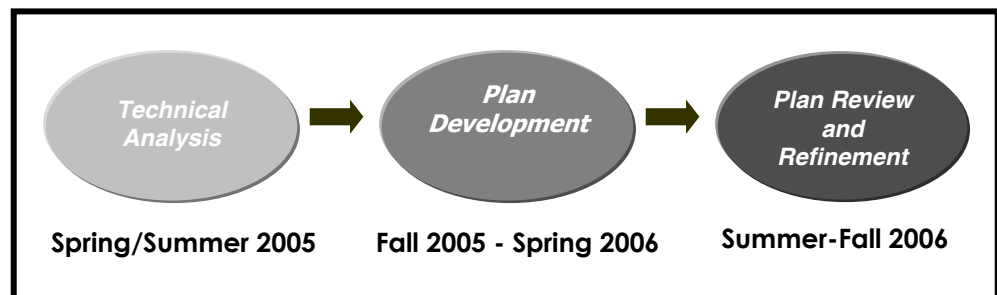
The primary purpose of this Plan is to update the 1998 Park, Recreation and Open Space Master Plan by identifying new trends in recreation, areas of growth in recreation participation, and changing community park and facility needs. This plan describes a strategy for meeting these future community needs. It updates the park classification system, establishes guidelines for park planning and development, recommends general locations for the development of future parks and trails, recommends improvements to existing facilities, introduces policies to improve the provision of recreation services, and describes a financing strategy to implement priority recommendations.

In short, the Plan gives the City a specific strategy to meet future financial challenges in order to provide creative recreation programs, new parks and open space sites, well-developed facilities and trails, and a well-maintained park system. This Plan provides strategic guidance and recommendations on how to develop an interconnected and accessible park system for all citizens to enjoy.

## 1.2 Planning Process

The development of the Park, Recreation and Open Space Plan involved three phases. Figure 1 illustrates the planning process.

- Phase I: Technical Analysis:** The purpose of this phase was to identify changes in West Linn and community recreation needs since 1998. Public involvement opportunities were supplemented by a technical analysis of the planning context and park and recreation resources to determine community needs for parkland, open space, and recreation facilities.



**Figure 1**  
Planning Process

- **Phase II: Plan Development:** In Phase II, recommendations were developed for improving existing parks, implementing projects and programs, and acquiring and developing new parks, trails, and recreational facilities. In addition, an action plan was recommended to implement these projects. A draft Master Plan was developed for review.
- **Phase III: Plan Review and Refinement:** Phase III involved the review of the draft Plan by neighborhood groups, citizens, the Parks Board, Planning Commission, and City Council. The final Plan incorporates comments from these groups.

### 1.3 Public Participation

Public participation and citizen input are crucial to Plan development because of the City’s desire to have a park system that reflects community needs and values. Key public involvement findings from the 1998 Plan provided a foundation for understanding community demands for recreation opportunities. However, current public opinion was also gauged to identify changes in public opinion and recreation patterns since 1998.

Community participation in the development of this Plan included:

- **Community Booth Display Boards:** Display boards and a questionnaire were used to register citizen input on key directions for the plan update. The display boards were designed so that community members could vote with stickers for their preferred priority projects and services. A short questionnaire/handout summarized the projects funded through the 1998 Bond Measure and will gather specific input on current project priorities for funding. Parks staff set up this booth at community events throughout July and August 2005.
- **Winter Public Outreach:** West Linn Parks staff attended community events on December 3, 10, and 17 and worked with the Library to provide a display kiosk there. Residents were invited to respond to a short questionnaire regarding specific improvements at existing sites, desired trail connections, and interest in recreation programs. A total of 94 responses were received through these events.
- **Website:** An explanation of the 2005 PROS Plan Update and short questionnaire was available to the public on the Parks and Recreation website.



- **Neighborhood Association Outreach:** In January, Parks staff attended meetings of all active neighborhood associations to provide an update and seek neighborhood input.
- **Community Survey 2006:** A scientific, random-sample telephone survey was conducted by Riley Research Associates in January 2006 to measure community satisfaction with City services, the need for change, residents' views on various issues, and city priorities. The survey was designed to produce a confidence level of 95%, with a margin of error of plus or minus 4.88% on any given question.
- **Parks and Recreation Advisory Board:** The Board met several times throughout the planning process to set the direction for the Plan update, identify project priorities, and review key documents that were critical in the development of the Plan.
- **1996 Park and Recreation Survey:** A statistically valid mail survey designed to elicit information about recreation interests, behavior, attitudes, and participation was distributed in West Linn in November/December 1996, as a basis for the 1998 PROS Plan. A total of 523 questionnaires were completed, representing 306 household in West Linn. Many of the key findings and recreation trends identified in the 1996 survey are still relevant for this Plan update.

## 1.4 Report Organization

The Park, Recreation and Open Space Master Plan is organized into eight chapters and three appendices:

- **Chapter 1: Introduction** describes the purpose of the report, the planning process, public participation, and the organization of this document.
- **Chapter 2: Planning Context** presents the regional context, planning area, climate, physical feature, demographics, land use, population projections and neighborhood boundaries that are relevant to this plan.
- **Chapter 3: Existing Park and Recreation Services** updates the City's classification system for parkland and summarizes the City's current inventory of parks and recreation facilities, including a description of the trail system, waterfront access, and programs and services.

- **Chapter 4: Park and Facility Needs** summarizes current and future park land needs, based on an update of the results of the standards set during the 1998 PROS Plan.
- **Chapter 5: Design Guidelines** presents policies and guidelines apply to the acquisition and design of parks, natural areas, specialized facilities, and trail systems in West Linn.
- **Chapter 6: Park and Facility Recommendations** provides recommendations for existing and proposed parks, open space, recreation facilities, and trails, based on the park system concept identified for the City of West Linn.
- **Chapter 7: Management and Operations Policies and Recommendations** provides recommendations for service provision, including administration and operations for the Park, Recreation, and Open Space Plan Update.
- **Chapter 8: Action Plan** describes project priorities, funding sources, and a financing strategy for a 5-year Capital Improvement Plan along with potential operations impacts.

Appendices include the following:

- **Appendix A: Adopted Master Plans** presents the master plans used in the on-going development of the following parks and facilities: Adult Community Center, Fields Bridge Park, Maddax Woods, Mary S. Young Park, Marylhurst Park, McLean House/West Bridge Park, Midhill Park, Robinwood Park, and Tanner Creek Park.
- **Appendix B: Public Involvement Results** notes key findings from the community outreach conducted in development of this Plan, including the 1996 recreation survey, the 2005 public meetings, and the 2006 community survey.
- **Appendix C: Recreation Needs Assessment** describes the results and approach used to identify park land and recreation facility needs for the 1998 PROS Plan.

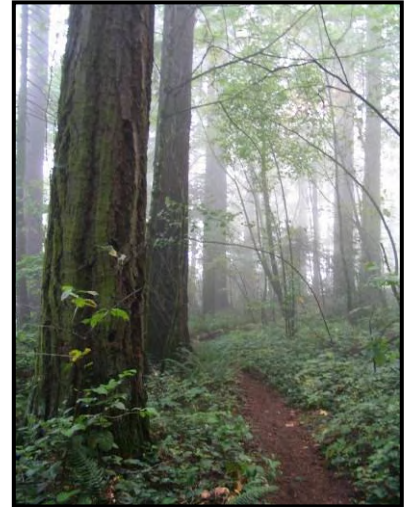




## PLANNING CONTEXT

The physical features and demographics of West Linn create both opportunities and constraints for park and recreation services within the city. This chapter defines these parameters, which will affect park, facility, and program planning. The planning context for West Linn includes the following key findings:

- West Linn is located within the Portland metropolitan region, near Lake Oswego and Oregon City.
- The Willamette and Tualatin Rivers are important features that define West Linn’s character and its pattern of growth. These rivers also offer potential waterfront recreation opportunities and trail corridors.
- Steep hillsides and drainage corridors in West Linn remain undeveloped and may provide opportunities for trail development.
- West Linn’s high population growth rate has sustained an increasing demand for recreation services and facilities. As the city continues to develop, future growth and development will depend on infill and whether the Urban Growth Boundary (UGB) is expanded around the City.
- The city’s existing level of development will limit opportunities to acquire additional park sites within the current City boundary.
- The income for the population in West Linn is above average, meaning that, in general, residents are able to spend money for leisure pursuits.



### 2.1 Regional Context

West Linn is located on the western bank of the Willamette River, just north of its confluence with the Tualatin River. Originally incorporated in 1913 as Millsburg, the name was soon changed to West Linn. The City lies in the northwest corner of Clackamas County, within the Urban Growth Boundary of the Portland Metropolitan Area. The City is linked to surrounding communities and the region by Interstate 205 and State Highway 43 (Figure 2).

Regional linkages have been important to West Linn, even in the provision of recreation services. West Linn is closely tied to Oregon City, across the Willamette River, and Lake Oswego, on its northern edge. In 1992, West Linn was a partner in a joint effort with Lake Oswego, Tualatin, and Wilsonville to study the feasibility of developing a regional aquatic facility. Although an agreement was never reached, West Linn still considers opportunities for regional partnerships and joint ventures. The proposed Rosemont Trail through West Linn and Lake Oswego is one example of such partnerships.

Hydrologically, the Willamette and Tualatin Rivers provide both natural corridors and transportation routes through the city. Boat traffic travels up and down the Willamette River through the historic Willamette Falls Locks. These locks were constructed in the latter part of the nineteenth century, opened for business in 1873, and have attained registered historic landmark status. Nearby is the historic Oregon City-West Linn Bridge connecting the cities on opposite sides of the river.

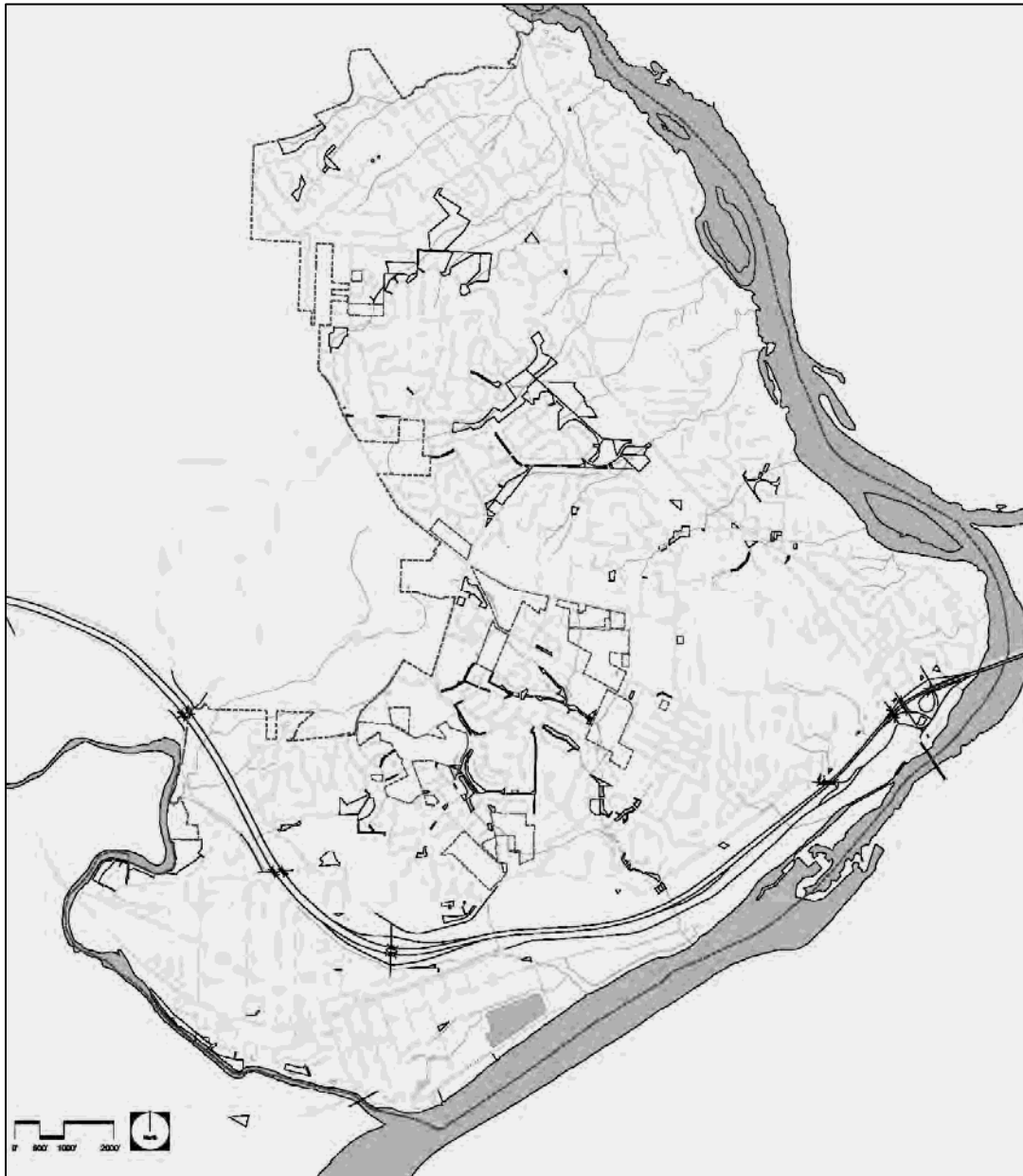
I-205 provides a link to the region, but it also creates a barrier through southern section of West Linn. This corridor produces some challenges for recreation that are addressed in this Plan.



**Figure 2**  
Regional Context

## 2.2 Planning Area

The planning area for the Park, Recreation & Open Space Plan includes all territory within West Linn's urban growth boundary (Figure 3). The service area for West Linn's parks and facilities is somewhat larger, since residents in the unincorporated county areas come to the City for recreation activities and services.



**Figure 3**  
Planning Area

## 2.3 Climate



Climate can be a major factor in participation in outdoor recreation activities. West Linn has a temperate climate with mild seasonal changes, characteristic of the Willamette Valley. Generally, winters are mild and wet, while summers are warm and dry. The city's average temperature in January is approximately 40°F, while in July it averages 68°F. Average precipitation is 48 inches per year, with most of rain falling from October through March. The seasonal difference in rainfall and temperature suggest that facilities will be needed to support indoor recreation opportunities in the winter as well as outdoor programs in summer.

## 2.4 Physical Features

### Geography

The Willamette and Tualatin Rivers and adjacent bluffs are important physical features that contribute to West Linn's character and define its pattern of growth. Portions of the City are located on a relatively level shelf above the two rivers. Steep slopes rise from the level area, with the majority of the City's neighborhoods on the ridge. Interstate 205 and Highway 43 form an edge between the level terrace and the steeper topography. The elevation of the lower part of the city averages between 100 and 140 feet above sea level, while the ridge tops average 550 feet in elevation.

This topography creates many scenic viewpoints and sites with dramatic views. On the other hand, the steep slopes also produce unbuildable areas. As a result, many wooded hillsides have been preserved throughout West Linn. Additional natural features have been preserved in many of the City's parks, including Mary S. Young Park, Burnside Park, Maddax Woods, Fields Bridge Park, and Wilderness Park.

### Water Features



The Willamette and Tualatin Rivers provide nearly nine miles of riverfront property in West Linn: 6.4 miles along the Willamette River and 2.6 miles on the Tualatin River. The Willamette River serves as the eastern boundary of West Linn. The Tualatin River forms a boundary in the southwestern portion of the city. Throughout the region, people often associate West Linn and Oregon City with Willamette Falls.

Within the Willamette River, there are two island preserves in the vicinity of West Linn: Cedar Island (located north of Mary Young State Park) and Goat Island (located immediately west of the Clackamas River's confluence with the Willamette). Many narrow drainage corridors cross the city, carrying storm runoff to the rivers. In addition, there are

wetlands throughout the City. These features may provide opportunities for trail development and natural area preservation.

### **Planning Implications**

These physical features within West Linn have implications for the City's park system. Planning implications are summarized below.

- The Willamette and Tualatin Rivers offer opportunities for potential waterfront and/or water-related recreation.
- Maintaining the remaining forest cover and the drainage corridors is important for storm water conveyance, hazard mitigation, and erosion protection, as well as for aesthetics and trail connectivity.
- Abrupt elevation changes in West Linn will play a role in how far people are willing to travel on foot to use parks. The steep slopes may function as barriers at some sites and should be considered when acquiring or locating new facilities. The terrain, combined with the pre-existing land development, will limit opportunities to build new facilities.
- Parks can preserve natural resources in West Linn and also help maintain the City's aesthetic appearance by providing buffers and visual relief from development.

## **2.5 Demographic Profile**

The demographic characteristics of a community can help predict recreational interests and participation. Factors such as age and income affect an individual's ability to pursue and participate in recreational activities. Other factors such as employment, education, and ethnicity also affect recreation participation patterns. In addition, the community's growth rate as a whole helps determine the need for additional facilities and services to keep pace with the number of new residents. This section explores the demographic characteristics of West Linn, based on an analysis of U.S. Census data and other data as noted.



**Population**

A city’s growth rate is influenced by a number of factors, including net migration, household composition, and birth rates and death rates. However, population growth within a city is also a function of annexation policies that extend city boundaries.

Table 1 shows West Linn’s growth from 1930-2000 in comparison to Clackamas County and the Portland Metropolitan Region. Since 1960, West Linn has grown at a faster rate than the County and the region, with the City’s greatest growth occurring between 1960 and 1970. West Linn continues to grow faster than the rest of the region, but data shows this growth is slowing.

As West Linn approaches maximum buildout within its current city limits, future growth will depend on whether the Urban Growth Boundary is extended, how far it is extended, and when and if the City annexes any of this new area. As more people move into unincorporated areas outside of the city, these residents may rely on City services, increasing the demand on West Linn’s parks, facilities, and programs.

**Table 1**  
Local Population Growth:  
West Linn - Portland Metro - Clackamas County

Year	West Linn	Percent Increase	Clackamas County	Percent Increase	Portland Metro <sup>1</sup>	Percent Increase
1930	1,956	--	46,205	--	455,037	--
1940	2,165	10.69%	57,130	23.64%	501,275	10.16%
1950	2,945	36.03%	86,716	51.79%	704,829	40.61%
1960	3,933	33.55%	113,038	30.35%	821,897	16.61%
1970	7,149	81.77%	166,088	46.93%	1,009,129	22.78%
1980	11,358	58.88%	241,919	45.66%	1,242,645	23.14%
1990	16,389	44.29%	278,850	15.27%	1,477,895	18.93%
2000	22,261	35.83%	338,391	21.35%	1,918,009	29.78%

Source: Portland State Population Research Center

<sup>1</sup> Boundaries for the Portland Metropolitan Area have changed considerably during the 20th century. Beginning in 1960, the U.S. Census developed the Standard Metropolitan Statistical Area. For the Portland region, the MSA also includes Vancouver, Washington, and is the figure used in this table for years 1960 and beyond.

**Age**

Age typically influences recreation participation, and youth tend to participate in recreation activities more frequently than any other age group. Most youth favor more active and competitive activities, such as basketball, baseball, soccer, swimming, and bicycling. Typically, as people age, their participation in competitive sports and recreation decreases. However, today’s aging baby boomers tend to remain more physically fit and socially active than similar age groups in the past. Families with young children often look for both parent-child activities and childcare, which influences their recreation choices. Program and facility planning should take into account these age-related preferences in order to meet the needs of the entire community.

Table 2 compares the age distribution in West Linn with the State, region, County, and other cities. Also shown are the changes for each age group, in each locality, between the 1990 and 2000 census. Generally, West Linn continues to have a slightly younger population than neighboring cities, the State, region and County. However, since 1990, the shifts in population have begun to equalize the differences between the population of West Linn and Clackamas County as a whole.

**Table 2**  
Age Distribution

	Under 18		18 to 64		65 and Over	
	2000	Change 1990-2000	2000	Change 1990-2000	2000	Change 1990-2000
State of Oregon	24.7%	-2.1%	62.5%	+3.0%	12.8%	-1.0%
Portland Metro	25.5%	-1.4%	64.2%	+3.1%	10.3%	-1.7%
Clackamas County	26.2%	-0.5%	62.7%	+0.9%	11.1%	-0.4%
<b>West Linn</b>	<b>29.0%</b>	<b>-0.7%</b>	<b>63.2%</b>	<b>+0.2%</b>	<b>7.8%</b>	<b>+0.5%</b>
Lake Oswego	24.8%	+1.1%	63.8%	-1.2%	11.4%	+0.2%
Wilsonville	24.6%	+3.5%	61.0%	-1.9%	14.4%	-1.7%
Oregon City	27.0%	-1.3%	63.3%	+3.7%	9.7%	-2.4%
Tualatin	28.2%	-2.3%	66%	+1.6%	5.8%	+0.7%

Sources: Portland State Population Research Center; 1990, 2000 United States Census

Table 3, on the next page, provides a more detailed picture of age distribution within West Linn and how this distribution has changed between 1990 and 2000.

**Table 3**  
Age Breakdown

Category	Population	Percentage	Change 1990-2000
0-9	3,286	14.8%	-1.8%
10-14	2,002	9.0%	+0.3%
15-19	1,663	7.5%	+2.9%
20-24	860	3.9%	-2.8%
25-34	2,188	9.8%	-4.4%
35-44	4,205	18.9%	-3.5%
45-54	4,341	19.5%	+7.2%
55-64	1,986	9.0%	+1.8%
65+	1,730	7.7%	+0.4%

Source: 2000 United States Census

In general, the population of West Linn is aging. About 17% of the population is 55 or above, and the fastest growing segment of the population in 2000 was the 45-54 age group. These segments of the population are growing faster than West Linn as a whole, and the percentage of children under 10 years of age and adults ages 20-44 are declining. The City may want to explore opportunities to provide additional recreation activities catering to residents ages 45 and over, such as sports for adults.

**Household Income**

Income levels also provide important information for recreation planning. In general, people with higher incomes tend to be more active and participate in more expensive types of activities. Lower-income residents may face limitations in participating in programs due to less discretionary income or time; however, portions of this demographic will rely on accessible parks for recreation opportunities.

West Linn’s median household income of \$72,010 is more than and has grown faster than both the State median of \$40,916 and the County median of \$52,080. Although the median income level is quite high, there may be populations in West Linn that cannot afford to participate in programs. Pricing and scholarship policies should be evaluated to ensure that recreation activities are accessible to everyone in the community.



## 2.6 Land Use

Development in West Linn has been predominately residential, with single family houses accounting for about 75% of residential zoning. Residential land use typically generates the greatest demand for park and recreation services. West Linn does not have an identifiable business district or downtown center. Instead, commercial and retail opportunities are dispersed at four sites throughout the City. Only a small percentage of the city is zoned for mixed use and commercial development, with even less land has been designated for industrial use. The City's 173 acres of industrial land is concentrated along the Willamette River, and includes the paper mill. Given the high percentage of residential development in West Linn, the City should anticipate a high demand for park and recreation services throughout the City, in comparison to other cities with a greater percentage of commercial districts and industrial areas.



## 2.7 Population Projections

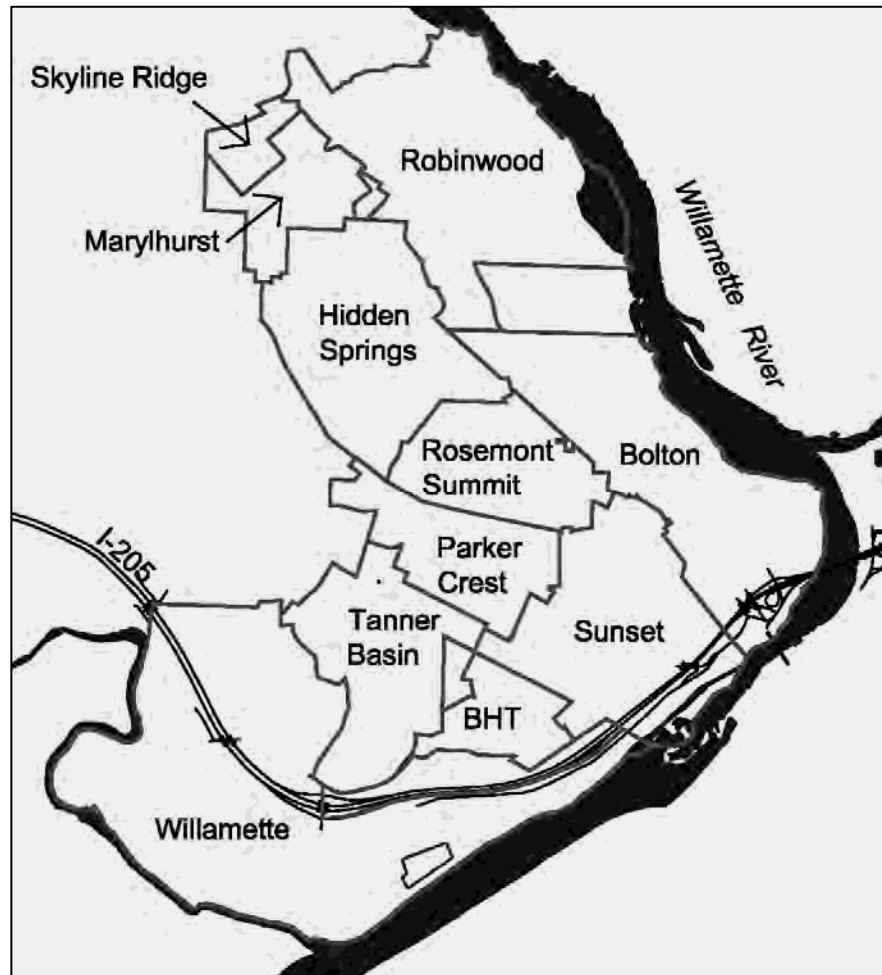
As of July 1, 2004, it was estimated that 23,970 people live in West Linn. This 2004 certified population, calculated by the Population Research Center at Portland State University, is used in this plan as the City's current population. West Linn's Comprehensive Plan projects a build-out population of 31,723 within the existing city limits and Urban Growth Boundary by the year 2015. System Development Charges in West Linn are based this projection, and this figure is used throughout the Park, Recreation, and Open Space plan to project park and facility needs.

## 2.8 Neighborhoods

West Linn establishes neighborhood organizations through Chapter 2.14 of the City's Municipal Code. There are eleven officially recognized neighborhood associations, and membership in an association is open to anyone living, working, or owning property within the association's boundary. Neighborhood associations are made up of citizen volunteers, and each is responsible for organizing its own activities. West Linn's City Council looks to neighborhood associations for advice and input and to facilitate communication between West Linn residents and city departments, elected officials, and appointed boards.

Almost all areas of the City are included within one of the eleven neighborhood associations, as shown in Figure 4. These include:

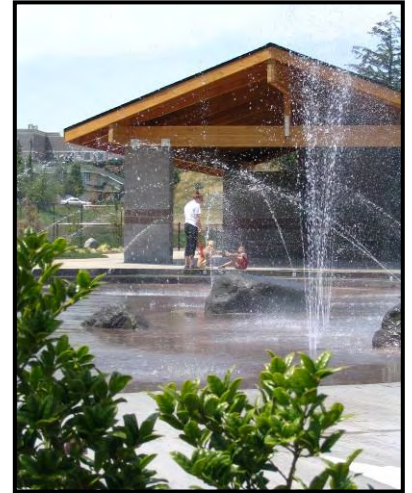
- BHT (Barrington Heights, Hidden Creek Estates, Tanner Creek)
- Bolton
- Hidden Springs
- Marylhurst
- Parker Crest
- Robinwood
- Rosemont Summit
- Skyline Ridge
- Sunset
- Tanner Basin, and
- Willamette.



**Figure 4**  
West Linn Neighborhood Boundaries

## EXISTING PARKS AND RECREATION SERVICES

Since the Park, Recreation, and Open Space (PROS) Plan was adopted in 1998, the City has added to its park inventory by acquiring land and developing new parks and facilities. The City also has continued to refine its park and recreation services and facilities. To address these systemwide changes, this Plan updates the City's park land classification system. This chapter defines each new park land category, summarizes the current park and facility inventories, and identifies the range of recreation programs and services provided by the City.



### 3.1 Park Land

#### Park Classifications and Definitions

The 1998 PROS Plan included seven classifications of park land that were expanded into eight categories in the City's Community Development Code (CDC) for Parks and Natural Area Design Review (Section 56.000). Because of recent changes to West Linn's park system, this Plan proposes a simpler classification system to address specific land needs, development issues, and operational efficiency.

This Plan updates and refines the park land classification system into four categories. Each category provides a distinct type of recreational opportunity. These categories include:

- **Active-Oriented Parks:** Active-oriented parks focus on providing active recreation opportunities through facilities such as playgrounds, playing fields, and basketball courts. Open turf areas are also typically included in active-oriented parks to support a range of uses. The types of facilities and amenities offered in each active-oriented park depend upon the size and scale of the park. Parks with more amenities typically require more support facilities as well, such as restrooms and parking.
- **Passive-Oriented Parks:** Passive-oriented parks focus on providing trail-related recreation opportunities and passive outdoor activities such as bird and wildlife watching. Accessory uses can also be provided in this type of park, such as picnic areas, playgrounds, and even small turf areas, provided they are accessory to the park's passive-oriented uses.
- **Multi-Use Parks:** Some parks offer both active and passive oriented uses, where the park focuses on both types of recreation opportunities. Mary S. Young Park is an example of a multi-use park.

- **Special Use Areas:** Special use areas are single-purpose sites or areas occupied by a specialized facility. Some uses that fall into this category include stand-alone recreation centers, boat ramps, botanical or community gardens, and sports field complexes.

**Other Definitions**

The Parks and Recreation Department is responsible for maintaining additional lands that do not provide recreation opportunities. These lands have been divided into the following categories:

- **Beautification Areas:** Beautification areas are landscaped areas or entry features that are typically located along roadways and at intersections. In West Linn, these landscaped areas include rights-of-way, gateway signs, and medians. These areas add to the City’s identity, providing visual benefits to the community.
- **Resource Areas:** Resource areas are undeveloped greenbelts with no public access, which do not serve as recreation resources. Instead, these areas provide green buffers to development, serve as visual amenities, or provide habitat and water quality values.

**Park Inventory**

West Linn has over 500 acres of park land within the City’s park system. These parks contain a variety of recreation amenities and facilities to support diverse recreation experiences. The existing park inventory for West Linn is presented in Table 4, organized by park type. The locations of these existing park and recreation resources are illustrated in Figure 5.



**Table 4**  
Park Inventory, 2006

Park Site	Acreage	Comments
<b>Active-Oriented Parks</b>		
Benski Park	1.68	
Hammerle Park	5.81	
Mark Lane Tot Lot	0.10	
Marylhurst Park	10.0	Development in process
Midhill Park	5.22	Development in process
North Willamette Park	7.0	
Openlander Field	10.20	Ownership: WLWVSD
Palomino Park	0.57	
Robinwood Park	15.03	Development in process
Sahallie-Illahee Park	4.26	
Skyline Ridge Park	2.5	
Sunburst Park	6.50	

**Table 4 (continued)**

Park Site	Acreage	Comments
<b>Active-Oriented Parks (cont.)</b>		
Sunset Park	2.5	
Tanner Creek Park	10.0	
<b>Total, Active-Oriented Parks</b>	<b>81.37</b>	
<b>Multi-Use Parks</b>		
Fields Bridge Park	19.9	
Mary S. Young Park	126.53	Ownership: State, but managed by City through lease agreement
Willamette Park	20.34	
<b>Total, Multi-Use Parks</b>	<b>166.77</b>	
<b>Special Use Areas</b>		
Adult Community Center	2.00	
Bernert Landing	2.16	
Cedaroak Boat Ramp	2.50	
McLean House/West Bridge Park	7.38	
<b>Total, Special Use Areas</b>	<b>14.04</b>	
<b>Passive-Oriented Parks</b>		
Barlow Creek	1.23	Formerly called Ibach Creek
Burnside Park	13.22	
Camassia Natural Area	24.90	Ownership: Nature Conservancy
Carriage Meadows Open Space	5.72	Formerly called Carriage Way Park
Cedar Island Park	14.0	
Goat Island	17.20	Undeveloped, Ownership: State
Hidden Springs Open Space	37.67	
Ibach Nature Park	1.20	
Interstate Tractor Open Space	10.85	
Maddax Woods	9.2	Bequest to the City; development in process
North Willamette Open Space	7.30	Formerly called Tanner Basin Park
Parkside Park	1.12	
Swiftshore Open Space	13.44	
Tualatin River Open Space	13.75	
Willamette River Greenway	8.1	
Wilderness Park	64.73	
Wildwood Open Space	12.64	
<b>Total, Passive-Oriented Parks</b>	<b>256.27</b>	
<b>TOTAL, ALL PARK LAND</b>	<b>518.45</b>	

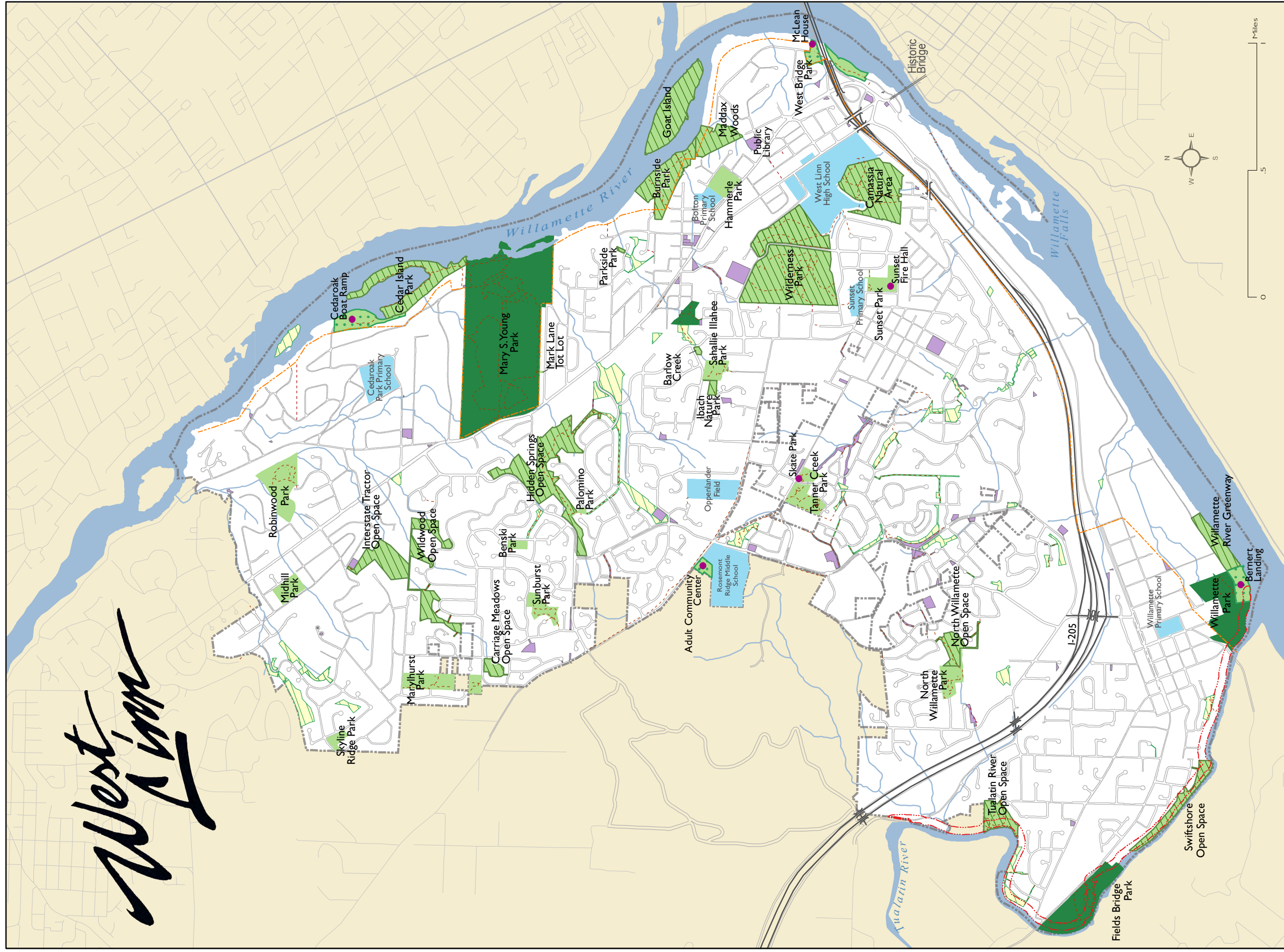
**Other City-Owned Sites**

Table 5 lists additional land for which the Parks and Recreation Department is responsible, including beautification and resource areas. While this land does not provide recreation opportunities, it does provide a visual amenity to the City. In addition, these lands affect the maintenance workload. The Park and Recreation Department maintains nearly 50 acres of beautification and resource areas.

**Table 5**  
Resource and Beautification Area Inventory, 2005

Area	Acreage	Comments
<b>Beautification Areas</b>		
West A	0.10	
Summit	0.41	
Hidden Springs	0.5	
Salamo	6.1	
Santa Anita Medians	0.5	
Seventh St. Medians	0.5	
<b>Total, Beautification Areas</b>	<b>8.11</b>	
<b>Resource Areas</b>		
Arran	1.17	
Holowell	0.16	
Skye Parkway	7.91	
Troon	6.16	
Wellington Wetland	0.61	
Resource Area #13	4.9	
Resource Area #16	1.4	
Resource Area #22	1.1	Public Ownership
Resource Area #32	7.3	
Resource Area #60	0.3	
Resource Area #63	1.7	
Resource Area #64	1.8	
Resource Area #66	2.6	
Resource Area #161	1.0	
Resource Area #172	0.2	
Resource Area #174	0.4	
Resource Area #195	0.4	
Resource Area #196	0.2	
Resource Area #245	1.5	
Resource Area #246	0.1	
Resource Area #247	0.3	
Resource Area #248	0.0	
Resource Area #257	0.0	Clackamas County
Resource Area #258	0.0	Clackamas County
<b>Total, Resource Areas</b>	<b>41.21</b>	
<b>TOTAL, ALL AREAS</b>	<b>49.32</b>	

# West Linn



**Parks and Open Space**

- Multi-Use Park
- Active-Oriented Park
- Passive-Oriented Park
- Resource Area
- Special Use Areas
- Community Recreation Facility
- Existing Path
- Tualatin River Protected Area
- Willamette River Greenway
- Other City-Owned Property and Facilities
- Public School or Facility
- City Limits

**Park, Recreation & Open Space Plan Update**  
West Linn, Oregon

**Figure 5. Existing Parks and Facilities**

MOORE IACOFANO GOLTSMAN, INC.

August 2006





### 3.2 Waterfront Access

As noted in Chapter 2, the Willamette and Tualatin Rivers are defining features in West Linn. Residents value these waterfronts, which provide important recreation resources. Table 6 notes park land with accessible water frontage. Approximately 4.6 miles (24,220 lf) of river frontage is located in West Linn’s parks.



**Table 6**  
West Linn Public Waterfront Access, 2006

Site	Linear Feet
Cedaroak Boat Ramp	3,730
Cedar Island Park	6,070
Mary S. Young Park	1,620
Burnside Park	1,100
Goat Island	---
McLean House/West Bridge Park	600
Willamette Park	1,240
Bernert Landing	650
Swiftshore Open Space	3,930
Tualatin River Open Space	2,480
Fields Bridge Park	2,500
Maddax Woods	300
<b>Total</b>	<b>24,220</b>

### 3.3 Trails and Pathways

Trail-related activities are very popular in West Linn. Locally, regionally, and nationally, trail-related recreation has continued to increase over the past ten years. As a result, there are a number of local and regional trail planning efforts occurring in and around West Linn. For example, Lake Oswego has been building their portion of the Rosemont Trail, which is planned to run through Lake Oswego, continuing south along the western edge of West Linn to the Tualatin River. This trail system will tie into trails planned by the Three Rivers Land Conservancy and other trails proposed in West Linn. Building a network of trails to improve connectivity and to meet the increasing demand for trail-related recreation opportunities is a high priority for the City.

Currently, there are approximately three miles of existing pathways and trails in West Linn, plus an additional four miles of trails within City parks and open space. Existing trails are mapped in Figure 5.

Five parks in West Linn include significant trail systems:

- Burnside Park
- Mary S. Young Park
- Wilderness Park
- Cedar Island Park
- Camassia Natural Area

On-street bike lanes intended for transportation are addressed in West Linn's Transportation System Plan (TSP). While Figure 5 of this Plan does not include on-street lanes, bike lanes can serve as important links in the City's overall trail system.

### **3.4 Recreation Facilities**

An inventory of all athletic facilities and other recreation facilities in West Linn was conducted in 2005 as part of the Park, Recreation and Open Space Plan update. This section summarizes the inventory.

#### **Athletic Facilities**

The following types of athletic facilities are included in the inventory:

- Regulation baseball fields
- Improved youth baseball/softball fields
- Youth backstops
- Adult soccer fields
- Youth soccer fields
- Gymnasiums
- Tennis Courts
- Outdoor Basketball Courts

This inventory includes facilities at both City parks and School District sites that help meet the community's need for these types of facilities. However, not all facilities listed in this inventory are available for scheduling. Table 7 presents the current inventory of sport fields. Several of the fields, noted by an asterisk, are multi-purpose fields or overlays.

Tables 8, 9, and 10 list sites that include gymnasiums, tennis courts, and outdoor basketball courts respectively. WLWV schools currently provide all gymnasiums and more than half of all tennis courts in West Linn. Outdoor basketball courts are provided at most active-oriented and multi-use parks in the city.

**Table 7**  
Sport Field Inventory, 2005

Number	Location	Comments
<b>Regulation Baseball Fields</b>		
1	West Linn High School	Limited public use; lighted
1	Rosemont Ridge Middle School	
<b>2</b>	<b>Total</b>	
<b>Improved Youth Baseball/Softball Fields</b>		
3	Willamette Park	
2	Oppenlander Field	Field #1: poor drainage
1	Hammerle Park	
2	Athey Creek Middle School	5 miles outside city
<b>8</b>	<b>Total</b>	
<b>Youth Backstops</b>		
3	Oppenlander Field	
2	Stafford Primary School	
4	Athey Creek Middle School	5 miles outside city
1	Mary S. Young Park	
1	Hammerle Park*	
2	Fields Bridge Park*	Open in 2006
2	Marylhurst Park	2 youth practice fields
1	Sunset Primary School*	
<b>16</b>	<b>Total</b>	
<b>Adult Soccer Fields</b>		
1	Stafford Primary School	
2	Athey Creek Middle School	
1	Rosemont Ridge Middle School	
1	West Linn High School	Limited public use; lighted
2	Oppenlander Field*	
5	Mary S. Young Park	
<b>12</b>	<b>Total</b>	
<b>Youth Soccer Fields</b>		
2	Willamette Park*	
1	Oppenlander Field*	
6	Mini-fields	Various locations
<b>9</b>	<b>Total</b>	

\* Indicates multi-use fields or overlays.

**Table 8**  
Existing Gymnasiums, 2005

#	Location	Comments
3	West Linn High School	
1	Bolton Primary School	
1	Sunset Primary School	
1	Willamette Primary School	
1	Athey Creek Middle School	5 miles outside city
2	Rosemont Ridge Middle School	
1+	Cedaroak Primary School	Gym/cafeteria, plus small multi-purpose room
1	Stafford Primary School	Gym, multi-purpose room (no access)
<b>11</b>	<b>Total</b>	

**Table 9**  
Existing Tennis Courts, 2005

#	Location	Comments
2	Cedaroak Primary School	Outdoor, no lighting
3	Athey Creek Middle School	Outdoor, no lighting
4	West Linn High School	Outdoor, no lighting
1	Hammerle Park	Outdoor, no lighting
1	Sunset Park	Outdoor, no lighting
2	Tanner Creek Park	
1	North Willamette Park	
2	Skyline Ridge Park	
<b>16</b>	<b>Total</b>	

**Table 10**  
Existing Outdoor Basketball Courts, 2005/6

#	Location	Comments
1	Robinwood Park	
1	Skyline Ridge Park	
1	Sunburst Park	
1	Benski Park	
1	Palamino Park	
1	Sahallie-Illahee Park	
2	Sunset Park	
1	Willamette Park	
1	Fields Bridge Park	
1	Tanner Creek Park	
1	Midhill Park	
1	Willamette Primary School	
7	Bolton Primary School	
<b>20</b>	<b>Total</b>	

**Other Recreation Facilities**

In addition to athletic facilities, the City of West Linn has several other major recreation facilities within its system. These include:

- **Adult Community Center:** Located adjacent to the Rosemont Ridge Middle School, the Adult Community Center offers indoor space, including a multipurpose space with a commercial kitchen. This facility is used for older adult and senior programming during weekdays from 9 a.m. to 3 p.m., and is available to the community for rental for weddings and special events on weekends and in the evenings. This facility was built using funds from the 1998 parks bond.
- **McLean House:** McLean House is a historic house located on the Willamette River. This facility has been managed and maintained by Friends of McLean House, a non-profit group. It has a capacity of 100 people, and is available to the public for rental for meetings, weddings, and special events.
- **Skate Park:** West Linn built a community-scale skate park at Tanner Creek Park. Dedicated in 2003, this facility is a state-of-the-art skate park consisting of concrete bowls, a pyramid, and a street course.



- **Community Gardens:** Community garden plots are available at Fields Bridge Park and will continue to be a part of the amenities at the site after the master plan is implemented.
- **Sunset Fire Hall:** Located on Long Street, the Sunset Fire Hall is a two-story facility used primarily for recreation programming. The building is also available through the Parks & Recreation Department for community or private use. The facility has a kitchen, meeting/eating area, and restrooms downstairs, with a wood floor ballroom upstairs.

### 3.5 Programs and Services



The City of West Linn Parks and Recreation Department offers a full range of park and recreation services, including a wide variety of creative and challenging recreation programs and activities for all ages. A summary of activities by age group is provided below to indicate the range and variety of City-sponsored Programs:

- **Toddler and Pre-school Programs:** Parent/child play groups, arts and crafts, creative movement, and music.
- **Youth and Teen Recreation:** Art, karate, dance, music, theater and drama, horse camps, library programs, guitar, sport camps, ski and snowboard camps, summer day camps.
- **Adults and Seniors Programs:** Fitness, exercise, health, pilates, yoga, karate, basketball, volleyball, outdoor recreation trips, games/cards, adult learning (financial workshops, first aid and CPR, computers, card games, Spanish), and special interest (oil painting, wood carving, gardening, chorus).
- **All Ages Special Events:** West Linn Arbor Week, Concerts in the Park, Movies in the Park, Bike Rodeo, Old Time Fair, Mary S. Young Art Festival, Holiday Parade and Tree Lighting, and volunteer opportunities.

City events and programs are open to everyone, although West Linn residents receive a discounted rate. Scholarships are also available to West Linn residents who need financial assistance.

### **Youth Sport Programs**

Many of the youth sports programs in the West Linn area are handled by organizations not affiliated with the Parks and Recreation Department.

Some of these organizations include:

- West Linn Youth Football
- Willamette United Soccer Club
- West Linn Cal Ripken Baseball
- West Linn Junior Baseball
- West Linn Softball Association (Youth)
- West Linn Youth Basketball Association
- West Linn Boys & Girls Lacrosse

West Linn Sports Associations and contact information are publicized in the Department's Activities Guide and on the City's website. The Parks and Recreation Department also partners with other organizations, such as Skyhawks, to provide a variety of sports camps for youth. Current programming is limited to youth opportunities because of a shortage in available fields. Additional fields would allow opportunities for adult play.





## PARK AND FACILITY NEEDS

This chapter summarizes park and facility needs for the West Linn planning area and identifies recommended standards for park land and guidelines for recreation facilities. These standards and guidelines describe a level of service that the City either already maintains or aspires to achieve. Detailed information on the assessment of community needs for each park classification and facility type from the 1998 Plan is presented in Appendix C.

### 4.1 Community Needs Assessment

The planning process for the development of the 1998 PROS Plan included a highly detailed and customized assessment of community recreation needs. The analysis incorporated resident preferences and values, land availability, service goals, and other factors to identify specific level of service standards for park land and guidelines for recreation facilities.

Public outreach for the 1998 Plan indicated that West Linn residents were fairly active and supportive of park and recreation services. These conclusions were borne out through the passage of the 1998 bond, which resulted in numerous park improvements and, over time, continued strong participation in recreation programs and leisure activities. In 1998, these findings and other results from the public involvement process were used to define the community's demand for recreation facilities, as well as an appropriate service level to meet community recreation needs. Level of service (LOS) addresses the type, amount, and location of recreation services that are needed in West Linn to meet the needs of current and future residents.

Level of service standards and guidelines help determine whether current facilities and services are adequate to serve City residents or whether more are needed. For park land, these standards are expressed in terms of the amount of park acreage needed to effectively serve 1,000 residents. For recreation facilities, the guidelines are expressed as a ratio of the population that could be served by each facility, e.g., 1 soccer field per 900 people.

Public outreach during the recent PROS Plan update revealed similar trends, recreation demands, and participation levels in West Linn as found in 1998. Current public involvement findings are consistent with the factors taken into account during the 1998 Needs Assessment. For this reason, the general methodology and assumptions used in the 1998 Needs Assessment are still valid for this Plan.



## 4.2 Park Land Standards and Needs



The park land standards developed in the 1998 Recreation Needs Assessment are the product of a classification system that has since been revised and updated (see Chapter 3). As part of the PROS Plan update, this Plan proposes standards consistent with the new classification system and recommends a level of service consistent with meeting community recreation needs in the future.

### Current Level of Service

New standards for park land were calculated for this Plan, based on an evaluation of West Linn’s current level of service and residents’ demand for additional park land to meet community recreation needs.

Table 11 shows park acreage for each park type, based on the current inventory, along with the ratio of park acreage to the City’s current population. The ratios indicate the level of service currently provided by the City. For all park types, the total LOS is 19.46 acres per 1,000 residents. This ratio is similar to the standard that proposed in the 1998 PROS Plan (19.10 acres/1000).

**Table 11**  
Current Level of Service

Park Classification	Total City-Owned Acreage <sup>1</sup>	Current Ratio <sup>2</sup>
Active-oriented parks	71.37	2.98 acres/1,000
Multi-use parks	166.77	6.96 acres/1,000
Special use areas	14.04	0.59 acres/1,000
Passive-oriented parks	214.17	8.93 acres/1,000
<b>Total</b>	<b>466.35</b>	<b>19.46</b> acres/1,000

<sup>1</sup> Acreage reflects the City’s current park inventory, minus three sites that are not owned/managed by the City: Oppenlander Field, Camassia Natural Area, and Goat Island.

<sup>2</sup> The table reflects a 2004 population of 23,970 as reported by the Population Research Center at Portland State University.

### Proposed Standards

Table 12 presents the proposed minimum standards and recommended levels of service for park land based on the new classification system. The *minimum standard* represents the ratio necessary to maintain the existing park system as the City’s population continues to grow. This

standard, however, does not account for the additional park acreage that will be needed to meet all expressed recreation needs in the community. The *recommended level of service* is based on providing additional park land to meet noted community needs.

**Table 12**  
Recommended Park Land Standards and Level of Service

Park Classification	Minimum Standard <sup>1</sup>	Recommended Level of Service <sup>2</sup>
Active-oriented parks	2.25 acres/1,000	2.97 acres/1,000
Multi-use parks	5.26 acres/1,000	5.26 acres/1,000
Special-use areas	0.44 acres/1,000	2.30 acres/1,000
Passive-oriented parks	6.75 acres/1,000	8.55 acres/1,000
<b>Total</b>	<b>14.70 acres/1,000</b>	<b>19.08 acres/1,000</b>

<sup>1</sup> Based on City-owned park land acreage and a build-out population of 31,723.

<sup>2</sup> Based on providing the additional park sites as recommended and a build-out population of 31,723.

The *minimum standard* shown in Table 12 sustains the existing park inventory within the West Linn city limits, maintaining the current distribution of parks as the population increases. Under this minimum standard, no additional park sites within City limits would be added to the current inventory. Should the City’s boundary expand, the level of service provided within city limits would be provided in new development areas at a minimum of 14.7 acres/1,000 residents. This standard is lower than both the current LOS and 1998 standards, because more people would be served by the same amount of park acreage.

The *recommended level of service* (LOS) in Table 12 represents the desires of West Linn residents for additional park land and recreation opportunities. This service level maintains approximately the same standard as was proposed in the 1998 Plan. The 1998 PROS Plan recommended the acquisition and development of several new parks and open space sites, some of which were obtained and funded through the 1998 bond. However, some sites identified in the 1998 plan have not yet been acquired, and several of these sites are still needed to serve the community. In addition, a few other sites are needed to satisfy the growing needs of a community that has expanded in the last eight years. These land needs are summarized on the next page for each park classification:

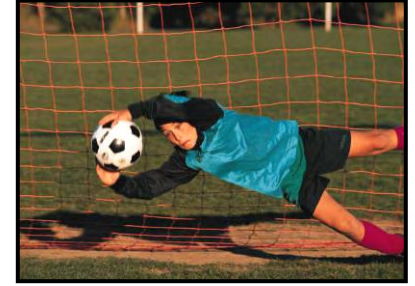
- **Active-Oriented Parks:** The 1998 PROS Plan recommended the acquisition and development of several additional parks for active-oriented recreation to meet identified community needs. Some of these sites have already been acquired or developed. However, 18 acres of active-oriented park land at three sites remain to be acquired as recommended in the 1998 Plan. Current population growth indicates that a fourth site is needed as well, estimated at approximately 3-5 acres. Acreage for these four sites is included for calculating the ratio (acres/1,000) for the recommended level of service.
- **Multi-Use Parks:** No additional multi-use parks were recommended in the 1998 needs assessment, and none are currently needed.
- **Special Use Areas:** The 1998 PROS Plan recommended the acquisition of a 23-acre sport complex and the development a 5-acre site for community recreation center, which have not yet been realized. The 1998 Plan assumed the recreation center would be incorporated into a park of another classification, but currently, there are no suitable sites within existing parks for a community recreation center, and it is assumed that 7 acres will be needed for both a multi-purpose recreation and aquatic center. Along with the acreage recommended in the 1998 Plan, two other sites are needed to provide additional recreation opportunities in West Linn. One is the 27-acre ODOT property, which is the largest undeveloped site in West Linn and offers panoramic views of the Willamette River. The second is the 2-acre Joseph Fields Homestead, which would add a cultural and historical interpretative area for the benefit of the community. Therefore, the recommended LOS for special use areas in the Plan includes an additional 59 acres in the calculation.
- **Passive-Oriented Parks:** The 1998 PROS Plan recommended the acquisition of a 37-acre boundary greenway at the western edge of West Linn and the acquisition of 20 acres along the Willamette River for part of a riverfront trail corridor and greenway. The recommended LOS incorporates this additional acreage. Although many trail corridors and greenway buffers are needed to complete the City's open space network, the City may be able provide some trail access without necessarily acquiring this land.

In addition to the park classifications, the Plan update includes two classifications of non-recreation land: beautification areas and resource areas. While these types of land provide valuable visual amenities in

West Linn, they do not contribute to recreation opportunities. For this reason, no standards are recommended for beautification areas or resource areas, and the 1998 Plan standard for landscaped areas is eliminated.

### 4.3 Recreation Facility Guidelines and Needs

Based on a demand analysis specific to West Linn, the 1998 PROS Plan established guidelines for recreation facilities that are still applicable today. Since local recreation demands and participation levels have remained relatively consistent over the last eight years for most types of facilities, their guidelines can be used to calculate the number of recreation facilities needed in West Linn now and in the future. One exception to this consistency is the demand for pathways and trails, which has increased considerably since the 1998 Plan. Also, the demand for an aquatic/recreation center has continued to grow. For this reason, these types of facilities are discussed separately. Recreation trends that may have an impact on facility use are noted at the end of this chapter.



#### Recreation Facility Needs

Table 13 shows the 1998 facility guideline, the 2005 facility inventory, current facility needs, and future need for facilities in the year 2015. The 2005 need was determined by applying the guideline to the current population. The 2015 need was determined by applying the guideline to the build-out population.

**Table 13**  
Summary of Recreation Facility Needs

Facility Type	Recommended Guideline	2005 Inventory	2005 Need <sup>1</sup>	2015 Need <sup>2</sup>
Regulation Baseball Fields	1/10,000	2 fields	2 fields	3 fields
Improved Youth Baseball/Softball Fields	1/2,800	8 fields	9 fields	11 fields
Youth Backstops	1/2,500	13 fields	10 fields	13 fields
Soccer Fields	1/900	20 fields	27 fields	35 fields
Tennis Courts	1/1,400	13 courts	17 courts	23 courts
Swimming Pools	127 s.f. per 1,000	0 s.f.	3,044 s.f.	4,029 s.f.
Gymnasiums	1/2,000	10 courts	12 courts	13 courts

<sup>1</sup> Total needed based on the 2004 population of 23,970 and the recommended guideline.

<sup>2</sup> Total needed based on the build-out population of 31,723 and the recommended guideline.

Calculations show that West Linn has an immediate need for the following facilities:

- 1 improved youth baseball/softball field
- 7 soccer fields
- 4 tennis courts
- 3,044 s.f. of swimming pool area
- 2 gymnasium courts

By 2015, West Linn will need the following additional facilities:

- 3 improved youth baseball/softball fields
- 15 soccer fields
- 10 tennis courts
- 4,029 s.f. of swimming pool area
- 3 gymnasium courts

In addition to developing these facilities, the City should explore ways to meet community needs by expanding usage of existing facilities. For example, the provision of lighted fields would increase scheduling options for sports programs. Covered skateparks and playgrounds would expand seasonal use.

### **Other Major Facility Needs**

Public involvement activities for both the 1998 PROS Plan and this one noted a high public demand for both an aquatic center and a community center. According to the results of the 1996 Survey, the two most needed recreation facilities in West Linn were a swimming pool and a community center (see Appendix B). Respondents indicated that they were willing to support a general obligation bond, and the highest priority project they desired was an aquatic/recreation center. Similar results had been obtained in a 1987 citywide survey, and the need has continued to grow.



The need for swimming opportunities and programming space has long been recognized by the City. In 1992, West Linn was a partner in a joint effort with Lake Oswego, Tualatin, and Wilsonville to study the feasibility of developing a regional aquatic facility. However, no agreement was reached among the four communities on the proposed location for the facility, the type of facility, nor the method of financing the project.

The 1998 bond measure included funds to help build the new Adult Community Center, which provided much needed space for adult and senior programming, along with rental space for private or community events. The bond measure also included \$625,000 for the acquisition of

a site for a future aquatic/community center. However, the city needed more direction before choosing a location for the facility.

In 2000, the City commissioned an Aquatic Center Feasibility Study and appointed an Aquatic Task Force. The task force hired architects to further explore options for management, siting, and design, given a City Council directive to develop a facility that would operate without subsidy. Results were presented to the community in an Open House in May 2001. A community survey conducted in August 2001 indicated that City residents supported a partnership with Lake Oswego to build an aquatic facility, and a new feasibility study in 2002 took into account Lake Oswego demographics. However, the partnership dissolved in 2003 when Lake Oswego decided to pursue their own plans.

In May 2004, the City placed a pool option on an Advisory Ballot to determine the level of community support to build and operate an aquatic center. The measure passed, and that summer, the Aquatic Task Force recommended purchasing the Parker Street property from the School District. However, that property was withdrawn from the surplus list, and no alternative site was identified.

Since then, the City continues to seek a location to build an aquatic center. Approximately 5-7 acres are needed to support a facility of this size. If built in combination with a multi-purpose recreation center, the proposed facility would help meet swimming and gymnasium needs, which are noted in Table 13, along with community needs for programming space.

The findings from the 2005 Community Booth Display Boards indicate that the top five amenities that residents want in a recreation center are:

- Indoor swimming pool
- Multi-use gymnasium
- Space for teen activities
- Climbing wall
- Performing arts space/theater

The 2006 Community Survey again confirmed that an aquatic park/pool, followed by a recreation center and a gymnasium, are the features most desired by residents that are not currently available in West Linn. While funding has not been identified to build or operate such as facility, there is still strong community demand for an aquatic and recreation center.

### Needs for Pathways and Trails

The 1998 PROS Plan included a recommended guideline for trails and pathways (0.48 miles of trails per 1,000 residents). If this guideline is applied to West Linn's current and build-out populations, then 8.4 miles of trails are needed now and 12.1 miles in 2015, based on the inventory of off-street pathways and trails that does not include smaller segments within parks.

However, recreation trends reveal that trail use is increasing locally, regionally, and nationally. According to the National Sporting Goods Association (NSGA), interest in trail related activities (walking, hiking, bicycling, rollerblading, jogging, etc.), has shown a remarkable increase in the last five years. The Statewide Comprehensive Outdoor Recreation Plan (SCORP) notes that running/walking for exercise is the number one outdoor recreation activity in Oregon, followed by walking for pleasure (OPRD, 2003). In addition, the Statewide Action Plan for Oregon trails reports that a strong majority of Oregon residents participate in trail hiking or day hiking (87%) and walking for pleasure (82%). Many people also have participated in bicycling (38%) and jogging/running (29%) during the last year (OPRD, 2005).

In West Linn, the Community Survey completed for the 1998 PROS Plan found that a City-wide pathway and trail system is the type of park and open space types are most desired in West Linn. Also, 62% of respondents felt that more off-street, paved pathways were needed, and 50% wanted more unpaved trails for walking hiking. This Plan recognizes the need for convenient access to a network of passive-oriented parks, linked by a trail system. Meeting this need has become a very high priority.

For this reason, increased trail development will be needed to meet increasing community demands, to provide connectivity between parks, and to maximize opportunities for recreation. The 1998 PROS Plan guideline should be considered as a minimum benchmark in meeting this goal.

### Other Recreation Trends and Impacts on Facility Needs

Recreation trends are constantly changing, and new activities have increased in popularity since the 1998 Needs Assessment was completed. While these emerging trends have not yet significantly influenced resident demands for most types of facilities, they certainly have the potential to affect facility needs in the future. The City should take into account the trends noted below when evaluating recreation facility guidelines and needs. In addition, the City should also consider the impact of new emerging trends in field sports, which would also precipitate a need to reevaluate field guidelines as well.





Lacrosse has become extremely popular in West Linn, and interest in rugby and ultimate Frisbee has also been increasing. All three sports are field sports, played either on soccer fields or, in the case of rugby, on football fields. To date, seasonal differences in when these sports are played have minimized conflicts over field use. Lacrosse is typically a spring sport in West Linn, while soccer has been a fall sport. However, should seasons that these sports are played change (or should participation for either sport rapidly increase), the City may need to consider increasing its guideline for soccer fields or establishing a new, separate guideline for lacrosse fields.

Another trend that will affect sport field needs is the playing of multiple seasons in sports that traditionally had one season only. In the Willamette Valley, soccer leagues have been increasingly providing two seasons for recreational play (spring and fall), in addition to the year round classic play. In a number of communities, baseball and softball leagues have also begun offering two seasons (spring and summer). The increased play means increased wear and tear on the fields, which can have an effect on maintenance. In addition, most communities provide at least a portion of their fields in an overlay arrangement, where a soccer field is overlaid on the outfield of a baseball or softball field. This is true for several fields in West Linn, which were noted in the field inventory. While this approach makes efficient use of space, the shift to multiple seasons means that there is competing demand during seasonal overlaps, such as when soccer and baseball are being played concurrently. The City should be aware of this trend and its potential to affect field supply and demand.

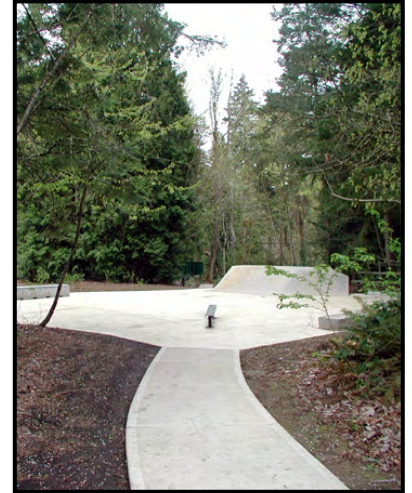


## DESIGN GUIDELINES

The following policies and guidelines apply to the acquisition and design of parks, natural areas, specialized facilities, and trail systems in West Linn. These are intended to provide direction to the Park and Recreation Advisory Board, the City Council and city staff regarding the acquisition and development of park sites in the future.

### 5.1 General Policies

- **Park Standards:** Provide at least a total 12.98 acres of parks per 1,000 residents as a minimum standard. The City will strive to exceed this standard, with a goal of providing 15.60 acres of parks per 1,000 residents.
- **Cutting Edge Community:** West Linn has been at the leading edge of recreation trends, and will continue to be a leader in parks and recreation. The City will monitor trends, and will design parks and facilities to exhibit new trends in recreation.
- **Siting Parks with Other Public Facilities:** When possible, park facilities such as parks, natural open space, trails, and trailheads should be co-located/ designed with other existing or proposed public facilities, e.g. schools, libraries, reservoirs, or stormwater detention facilities, to maximize public benefit.
- **Design Efficiency Through Multi-Use:** West Linn will maximize efficient use of park land by designing multi-use features and facilities when possible. Examples already present in West Linn parks are multi-use fields where soccer is overlaid on a baseball or softball outfield and basketball courts that also provide storm detention.
- **Restrooms:** When restrooms are provided, these should be single occupancy style constructed of non-flammable materials and equipped with automatic locks. Restrooms should be sited close to a public street or other readily visible location.
- **Green Building:** Where feasible, incorporate sustainable and green building techniques and materials in new parks and renovations of existing parks.
- **Sustainable Design:** The City should maximize sustainable landscape and design in its parks to the extent feasible.
- **Public Art:** Explore incorporating public art into parks, buildings, and recreation facilities.
- **River Access:** River access should be maximized in every park with river frontage.



- **Shared Public Infrastructure:** When possible, utilize existing infrastructure or planned infrastructure development, such as street projects, to support new park, facility, and trail development. Consider joint development when possible.

### **Active-Oriented Parks**

- When acquiring land for new active-oriented parks, obtain at least 2 acres when possible.

### **Passive-Oriented Parks**

- To the extent possible, locate and construct trails and other features to avoid sensitive resources, such as waterways or steep slopes. See 5.7, Trails and Pathways, for additional trails guidelines.
- Emphasize the natural environment and interpretive or educational features in the design of these parks.
- Protect, enhance, and preserve the diversity of species on the site.
- Promote native plants in a variety of ages and sizes to prevent monocultures from dominating natural areas.
- Promote invasive species removal.

### **Multi-Use Parks**

- Balance passive-oriented features and active-oriented features to capitalize on the site's existing resources.

### **Special Use Areas**

- Conduct a detailed feasibility analysis for any special use areas proposed in the future.

### **Resource Areas**

- Manage resource areas for hazard removal.
- Promote invasive species removal.

### **Beautification Areas**

- The level of design and quality of development of beautification areas should depend upon their location and public visibility.
- To create maintenance efficiencies, sites should be larger than 10,000 square feet. Only consider smaller sites when unique conditions exist and the maintenance cost can be justified.
- The design should reflect ease of maintenance. The planting of annuals and other high maintenance plant materials should be discouraged.

- Encourage neighborhood or other civic groups to adopt the maintenance of these sites.
- Consider the potential for vandalism when designing these areas.

## 5.2 Active-Oriented Park Development Guidelines

**Description:** Active-oriented parks focus on providing active recreation opportunities, through facilities such as playgrounds, playing fields, and basketball courts. Open turf areas are also typically an element in active-oriented parks to support a range of uses. The types of facilities and amenities offered in an active-oriented park depend on the size and scale of the park. Support facilities depend on the facilities and amenities offered in a particular park, where more amenities require more support facilities, such as restrooms and parking.



### Site Selection Considerations

- The site should front a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, the street should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- Site size should be adequate to support the intended uses.

### Amenities to Provide

The following amenities should be provided in every active-oriented park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Tot and youth playground equipment
- Open turf area for unstructured play
- General landscape improvements
- Pathway system connecting park elements

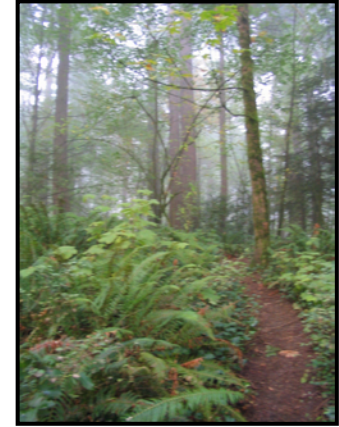
### **Additional Amenities**

The following amenities are appropriate for active-oriented parks, and these and similar features may be considered during the planning and design process for each park.

- Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting can be considered if the site is appropriate.
- Volleyball courts
- Tennis courts
- Basketball courts
- Horseshoe pits
- Skate park or skate spot
- Other sports facilities (disc golf, bocce, etc.)
- Picnic shelters. Larger parks should consider including at least one capable of accommodating groups of 25 to 30 people
- Large group picnic area able to accommodate 75 to 100+ people
- Performance space, such as a stage area or bandshell
- Community recreation center
- Permanent or portable restrooms
- On or off-street parking to serve the need and in compliance with West Linn's code. Green design should be used when possible.
- Water playground or interactive water feature
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area (if present on site)
- Indoor recreation center or facility
- 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.

### 5.3 Passive-Oriented Park Development Guidelines

**Description:** Passive-oriented parks focus on providing trail-related recreation opportunities and passive outdoor activities such as bird and wildlife watching. Accessory uses can also be provided in this type of park, such as picnic areas, playgrounds, and even small turf areas, provided they are accessory to the park’s passive-oriented uses.



#### Site Selection Considerations

- Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- Where feasible, public access and use of natural open space areas should be encouraged through trails and other features, but environmentally sensitive areas should be protected from overuse.
- The site should have access to a public street.
- Amenities should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

#### Amenities to Provide

The following amenities should be provided in every passive-oriented park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Interpretive signage

#### Additional Amenities

The following amenities are appropriate for passive-oriented parks, and these and similar features may be considered during the planning and design process.

- 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)
- Restoration of the natural resource values of the site
- Parking
- Facilities to accommodate new trends in outdoor recreation

### **Amenities to Avoid**

The following amenities should be avoided in passive-oriented parks.

- Turf areas
- Ornamental plantings
- Active-oriented amenities (sports fields, paved courts, etc.)



## 5.4 Multi-Use Park Development Guidelines

**Description:** Multi-use parks offer both active and passive oriented uses, where the park focuses on both types of recreation opportunities. Willamette Park is an example of a multi-use park.



### Site Selection Considerations

- The site should have frontage on a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, it should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- Site size should be adequate to support the intended uses.

### Amenities to Provide

The following amenities should be provided in every multi-use park:

- Site identification signage
- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Tot and youth playground equipment
- Natural resource area, such as forest or wetland
- Interpretive signage
- Pathway system connecting park elements

### Additional Amenities

The following amenities are appropriate for multi-use parks, and these and similar features may be considered during the planning and design process for each site.

- Open turf area for unstructured play
- Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting can be considered if the site is appropriate.
- Volleyball courts
- Tennis courts
- Basketball courts
- Horseshoe pits
- Skate park or skate spot
- Other sports facilities (disc golf, bocce, etc.)

- Picnic shelters, including at least one capable of accommodating groups of 25 to 30 people
- Large group picnic area able to accommodate 75 to 100+ people
- Performance space, such as a stage area or bandshell
- Community recreation center
- Permanent or portable restrooms
- On or off-street parking to serve the need and in compliance with West Linn's code. Green design should be used when possible.
- Water playground or interactive feature
- Off-leash dog area
- Community gardens
- Interpretive signage
- Natural area (if present on site)
- Indoor recreation center or facility
- 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.

## 5.5 Special Use Area Development Guidelines



**Description:** Special use areas are single purpose sites or areas occupied by a specialized facility. Some uses which fall into this category include stand-alone recreation centers, boat ramps, botanical or community gardens, and sports field complexes.

### Site Selection Considerations

- Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities.
- Access to the site should generally be provided via a collector or arterial street.
- The feasibility study for the special use will determine additional site selection criteria.

### Amenities to Provide

The following amenities should be provided in every special use area:

- Site identification signage

- Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park
- Special use facility or facilities
- Permanent restrooms (if special use facility is not an indoor structure)
- General landscaping improvements
- On-street or off-street parking in compliance with West Linn’s code and adequate to accommodate site’s use. Green design should be used when possible.

### **Additional Amenities**

Additional amenities that are compatible with or that support the primary special use should be considered for the site. These may include:

- Tot and youth playground equipment
- Open turf area for unstructured play
- Courts for basketball, volleyball, or tennis
- Other sports facilities (skate spot, bocce, disc golf, horseshoe pits, etc.)
- Pathway system
- Picnic shelters
- Water playground or interactive feature
- Concession, vendor space, or commercial lease space
- Restaurant or food concessions
- Other recreation amenities that address new recreation trends
- 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.

## **5.6 Trail and Pathway Guidelines**

In this plan, the discussion of trails and pathways focuses on providing walking, bicycling, and other non-motorized recreation opportunities. The City’s Transportation System Plan also addresses on non-motorized transportation options, from a circulation and transportation perspective. Together, the two plans are intended to address the full range of non-vehicular options for travel and recreation throughout West Linn.

Trails can be designed for single or multiple types of users. The trails and pathways in the Park, Recreation, and Open Space Plan are recreational and multiple use in nature. Sidewalks and on-street bike routes which emphasize transportation are not addressed in this plan.



## Trail and Pathway Design Guidelines

- Wherever appropriate, recreation pathways and trails should not be part of a street roadway.
- Trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations. Routes should be located for construction and maintenance cost efficiency, while taking into account the need to provide a quality experience for the trail user.
- Trails should be developed in compliance with ADAAG guidelines on trail accessibility.
- Trails should be planned, sized, and designed for non-motorized multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- Centralized and effective staging areas should be provided for trail access. They should include parking, orientation and information signage, and any necessary specialized unloading features. Primary trailheads should also include restrooms and trash receptacles.
- Trail location, connections and orientation should encourage users to walk or bicycle to the trail. Depending upon the expected and desired level of use, parking may be required at particular trailheads. Secondary trailheads require 3+ parking spaces, whereas primary trailheads may have 20 or more parking spaces.
- Trails should be looped and interconnected when possible to provide a variety of trail lengths and destinations. They should link various parts of the community, as well as existing park sites.
- While off-street routes are preferable, in some cases trails may be routed on existing streets. In these cases, the pathway should be designed to minimize potential conflicts between motorists and trail users.
- Trails should be developed throughout the community to provide linkages to schools, parks and other destination points.
- Developers should be encouraged to provide pathways through proposed developments, where such improvements would provide needed linkages between planned trail routes and other public destinations.

## PARK AND FACILITY RECOMMENDATIONS

This chapter provides recommendations for existing and proposed parks, open space, recreation facilities, and trails, based on the park system concept for the City of West Linn that is identified below.

### 6.1 Park System Concept

West Linn's ideal park system contains various types of parks, each providing a certain type of recreation opportunity. Collectively, the parks meet the needs of the entire community. Locating parks based on their function enables the City to provide efficient services and minimizes conflicts between park users and adjacent neighbors.

The core concept underlying West Linn's park system is that each neighborhood should have convenient access to both active and passive recreation opportunities. Other parks and recreation facilities supplement the core system of active and passive oriented parks.

Two major goals are:

- To provide an active-oriented park within at least ½ mile of most residents; and
- To provide convenient access to the network of passive-oriented parks, which are linked by a trail system.

### 6.2 Park Site Recommendations

This section presents the specific recommendations for many sites in West Linn's park and recreation system. However, certain sites are not recommended for improvements at this time, in order to focus the City's efforts on the most significant projects. Several parks are in the process of development based on master plans recently completed for these sites. Appendix A presents these relevant adopted park master plans.

The order in which site recommendations are presented in this section corresponds to the Proposed Park System map (Figure 6), on which parks are numbered by park type geographically. This map is a graphic representation of existing and proposed facilities in West Linn. The following notes are important for reading the Proposed Park System map:



- **Park Identification System:** Each existing and proposed park site is identified with a reference number on the map, such as A-1. These identifying numbers are included with park recommendations discussed on the following pages. The letter at the beginning denotes the park type, and the numbers are sequential based on a site's location. The letter abbreviations are:

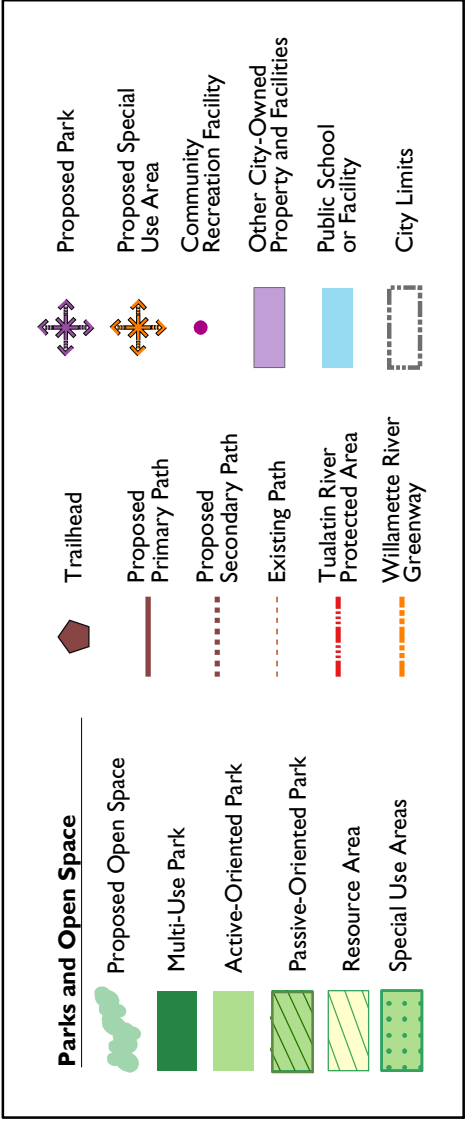
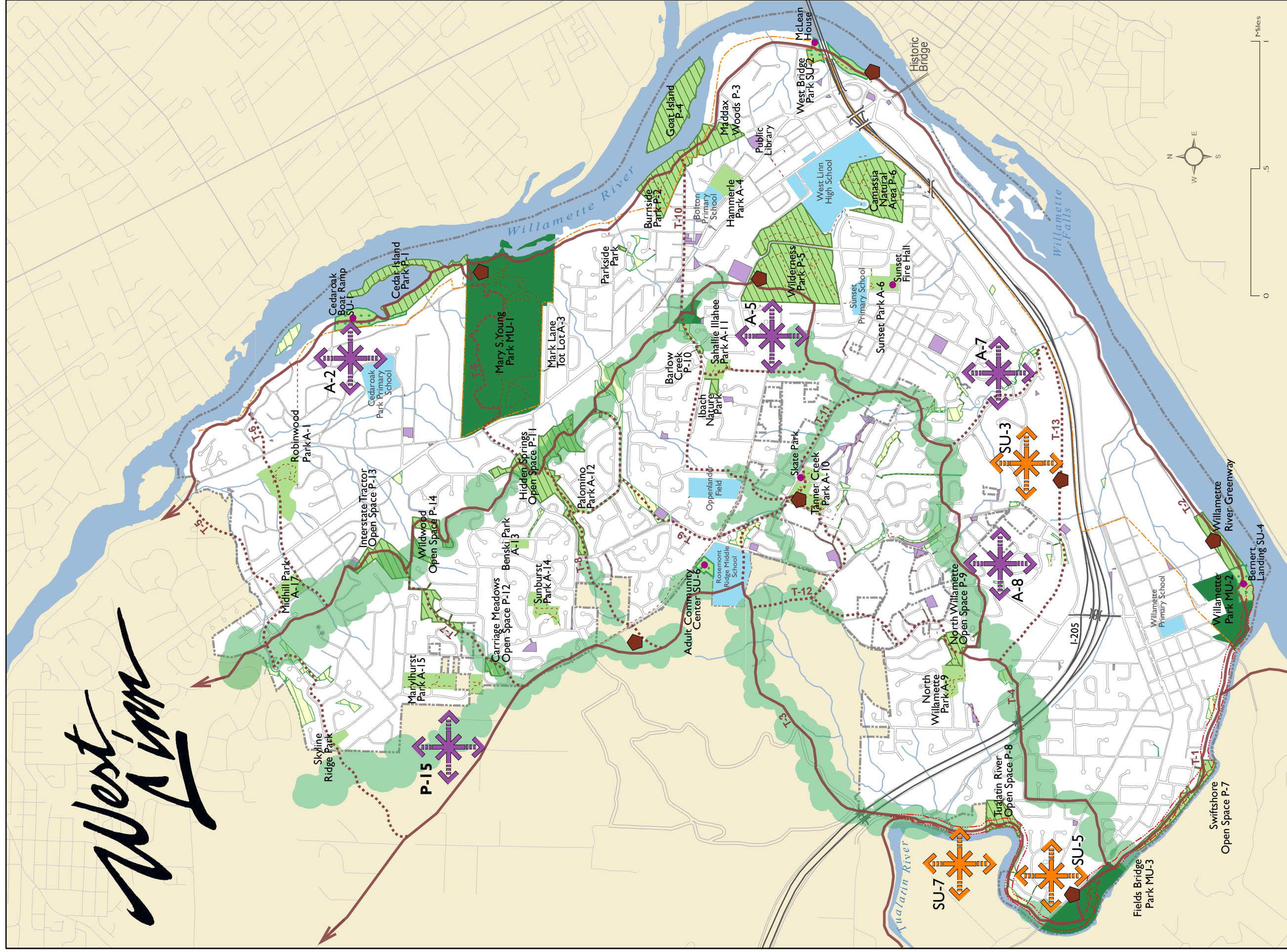
A	Active-Oriented Park
P	Passive-Oriented Park
MU	Multi-Use Park
SU	Special Use Area

- **Proposed Park Locations:** On the Proposed Park System map, asterisks identify proposed park sites. The asterisk indicates the general vicinity where a particular park or facility may be developed in the future. The markings on the map do not identify any specific private property for use as a proposed park site, open space area, or recreation facility. All proposed map designations and all discussions of proposed locations are conceptual and do not designate any privately-owned property for park and recreation use. Nothing on this map or in the Plan prohibits or restricts the development of any private property.

The actual location of proposed sites will be determined based on land availability, acquisition costs, park development standards, and in the case where a site needs to be acquired, the property owner's willingness to sell. All property to be acquired by the City for parks, open space, or recreation facilities will be acquired in accordance with City Council Resolution 98-01. This means that the City will acquire land by agreement or will consider alternative locations before resorting to condemnation.

Table 14 presents an alphabetical listing of the parks in the West Linn system where improvements are recommended. A map reference number is included for these sites, along with the page number where recommendations are noted in this chapter. This table serves as a quick reference to find recommendations for specific parks. Proposed sites are all noted at the end of the table.

# West Linn



## Park, Recreation & Open Space Plan Update

### West Linn, Oregon



Figure 6. Proposed Park System





**Table 14**  
Park Reference Table

Reference #	Park Name	Page #
<b>Existing Parks:</b>		
SU-6	Adult Community Center	67
P-10	Barlow Creek	66
A-13	Benski Park	67
SU-4	Bernert Landing	63
P-2	Burnside Park	58
P-6	Camassia Natural Area	60
P-12	Carriage Meadows Open Space	68
SU-1	Cedaroak Boat Ramp	56
P-1	Cedar Island Park	57
MU-3	Fields Bridge Park	64
P-4	Goat Island	59
A-4	Hammerle Park	59
P-11	Hidden Springs Open Space	68
P-13	Interstate Tractor Open Space	69
P-3	Maddax Woods	58
A-3	Mark Lane Tot Lot	57
A-15	Marylhurst Park	68
MU-1	Mary S. Young Park	57
SU-2	McLean House/West Bridge Park	59
A-17	Midhill Park	69
P-9	North Willamette Open Space	66
A-9	North Willamette Park	66
A-12	Palomino Park	67
A-1	Robinwood Park	56
A-11	Sahallie-Illahee Park	67
A-16	Skyline Ridge Park	69
A-14	Sunburst Park	68
A-6	Sunset Park	61
P-7	Swiftshore Open Space	64
A-10	Tanner Creek Park	66
P-8	Tualatin River Open Space	65
P-5	Wilderness Park	60
P-14	Wildwood Open Space	69
MU-2	Willamette Park	63
<b>Proposed Parks:</b>		
A-2	Proposed Cedaroak Park	56
A-5	Proposed Summit Street Park	61
A-7	Proposed Active-Oriented Park (ODOT site)	61
A-8	Proposed Active-Oriented Park	63
P-15	Proposed Rosemont Park	70
SU-3	Proposed Riverknoll Park (ODOT site)	62
SU-5	Proposed Joseph Fields Homestead Park	64
SU-7	Proposed Boreland Park	65
SU-8	Proposed Aquatic Center Property	70

## Existing and Proposed Park Sites



### **Robinwood Park (A-1)**

Robinwood Park is being developed according to its 1998 master plan (Appendix A). Phase I has been completed and includes a playground, skate spot, basketball court, and other amenities in an attractive, wooded setting. Recommendations for Robinwood Park include:

1. Implement the remaining phases of the master plan.
2. Provide trail linkages between the park and the communitywide trail system.

### **Cedaroak Boat Ramp (SU-1)**

Cedaroak Boat Ramp is the City's northernmost access point on the Willamette River. This site is a key component of waterfront recreation in West Linn. Recommendations for this site include:

1. Continue ongoing maintenance and minor upgrades at this site.
2. Provide a trail linkage along the Willamette River to Cedar Island Park and Mary S. Young Park, as shown on the trail system map.

### **Proposed Cedaroak Park (A-2)**

Cedaroak Park Primary School functions as an active-oriented neighborhood park for surrounding residents, who use the tennis courts, playground equipment, and open grass area. The City could improve the community use opportunities at this site through a shared use agreement with the School District. Recommendations for this potential school park site include:

1. Address roles, responsibilities, and financial commitments at this site in the shared use agreement with the West Linn-Wilsonville School District.
2. Coordinate with the School District to open the existing outside restrooms for public use.

**Cedar Island Park (P-1)**

Cedar Island Park provides an opportunity for trail users to get access to the Willamette River. The following is recommended for this site:

1. Connect Cedar Island Park with the trail linkage between Cedaroak Boat Ramp and Mary S. Young Park, as shown on the trail system map.
2. Manage the site for invasive species.

**Mary S. Young Park (MU-1)**

Mary S. Young Park, the largest park in West Linn, offers a wide range of recreation experiences, including wooded natural areas, a soccer field complex, picnic areas, Willamette River frontage, and an extensive network of trails. West Linn is responsible for this site, which is owned by the State of Oregon.

1. Incorporate Mark Lane Tot Lot into the overall planning for Mary S. Young Park.
2. Provide basic active recreation amenities near the southern edge of the park to serve Bolton Neighborhood. Bolton Neighborhood needs convenient active recreation, including a playground, picnic facilities, and an open grass area. These amenities should be located along a pedestrian access route from the neighborhoods, and should be visible by surrounding neighbors. Mark Lane Tot Lot could provide pedestrian and visual access.
3. Implement the adopted master plan for Mary S. Young Park.
4. Improve picnic facilities, parking, and vehicular circulation.
5. Maintain forested areas and manage for invasive species.

**Mark Lane Tot Lot (A-3)**

The Mark Lane Tot Lot is a very small site at the southern edge of Mary S. Young Park. This site, which contains playground equipment, is the size of a residential lot and is located between two homes. As described above, Mark Lane Tot Lot should be considered in the planning for Mary S. Young Park. Additional recommendations include:

1. Develop Mark Lane Tot Lot as the neighborhood entrance to Mary S. Young Park for the Bolton Neighborhood. Pedestrian access to the Mary S. Young trail system should be provided through this site.

### **Burnside Park (P-2)**

Burnside Park is a natural area with frontage along the Willamette River that provides a peaceful place to walk and watch wildlife. Recommendations for this site include:

1. Implement the adopted master plan for Burnside Park.
2. Develop a joint trails master plan for Burnside Park and Maddax Woods. The Willamette River trail should be included on this master plan.
3. Improve the trails and trail drainage in Burnside Park, and make a connection across the ravine to Maddax Woods via a bridge.
4. Improve drainage on the main trail next to the ravine.
5. Manage the site for invasive species.

### **Maddax Woods (P-3)**

Maddax Woods was bequeathed to the City for public use as a park to preserve the site. This passive-oriented park on the Willamette River offers panoramic river views and visual access to the heron nesting area on Goat Island. The site contains the home of the former owner.



1. Develop a joint trails master plan for Burnside Park and Maddax Woods. The Willamette River trail should be included on this master plan, and a walk-in kayak/canoe launch area should be provided.
2. Develop a network of trails in accordance with the master plan. Trail signage, benches, picnic areas, and interpretive features should be incorporated along the trails.
3. Improve access to the site, including more formalized parking.
4. In the long term, evaluate the feasibility of converting the house to an environmental center for use by City recreation programs and local schools. If not feasible, the house should be removed.

5. Manage the site for invasive species.

**Goat Island (P-4)**

Goat Island is owned and managed by the Division of State Lands. This site serves as a major heron rookery and is highly visible from Burnside Park and Maddax Woods. Public access to Goat Island is by boat. No physical improvements should be made to the site, and the City should work with the State to ensure protection of the heron rookery and limit access during the nesting season.

1. Coordinate with the State in the management of invasive species.

**Hammerle Park (A-4)**

Hammerle Park is a heavily used park that serves West Linn residents and a broader regional audience. The park is adjacent to Bolton Primary School and is very visible because of its location on Willamette Drive/Highway 43. With its easily accessible location and variety of amenities, Hammerle Park is a prime picnic and gathering area. Recommendations include:

1. Prepare a site master plan to guide improvements at the park. Incorporate a paved walking trail into the plan.
2. Upgrade or replace the existing restroom.
3. Replace the wading pool with a sprayground. (The wading pool must be replaced or closed by Summer 2008 to meet mandated standards.)

**McLean House and West Bridge Park (SU-2)**

McLean House is a historic home operated by Friends of McLean House, located adjacent to West Bridge Park. A master plan for McLean House was completed for Friends of McLean House in 2005. Presented in Appendix A, the plan includes improvements to facilitate the use of the site for weddings and other events. The master plan calls for a formal lawn area with infrastructure to support events, more outdoor storage, improved circulation and parking, a formal garden, and walking paths.

West Bridge Park is located under the Interstate 205 Bridge. The 2005 McLean House master plan calls for two basketball courts underneath the bridge, as well as pathway improvements to provide



better linkage between the two areas of the site. The proposed event parking area located under the bridge could also be used to support use of the Willamette Greenway Trail. Recommendations for the site include:

1. Develop a master plan for West Bridge Park that is consistent with the McLean House Master Plan.
2. Implement the McLean House Master Plan in phases, as finances allow.

### **Wilderness Park (P-5)**

Wilderness Park is a wooded preserve in the center of West Linn, adjacent to West Linn High School. The trail system throughout the park provides opportunities for residents to interact with nature close to home. Wilderness Park should continue to be managed for its natural resource value, as well as its passive recreation opportunities.

1. Develop a trails and public access master plan and improve the Wilderness Park trail system.
  - Improve trail connections between surrounding neighborhoods and Wilderness Park, especially at Knox Street and Gloria Drive.
  - Provide a trail connection that links Wilderness Park, West Linn High School, and Camassia Natural Area.
  - Add a pedestrian trail that parallels Skyline Drive.
  - Add more wayfinding and interpretive signage.
2. Remove the fire rings and some of the surplus paved parking areas and revegetate with native plants, if past grant funding requirements allow this.
3. Develop a forest management plan for the park.
4. Manage the site for invasive species
5. Encourage use of Wilderness Park by West Linn High School teachers for science classes.

### **Camassia Natural Area (P-6)**

Camassia Natural Area is owned and managed by the Nature Conservancy. The site is a natural area with trails, which provides passive recreation opportunities for West Linn residents. It is

adjacent to West Linn High School and is accessible via a narrow residential street. Recommendations for this site include:

1. Work with the Nature Conservancy to improve public access to the site:
  - Provide a trail connection that links Camassia Natural Area with West Linn High School and Wilderness Park.
  - Improve parking and a trailhead at Walnut Street.
  - Provide improved signage.
2. Encourage use of Camassia Natural Area by West Linn High School teachers for science classes.

**Proposed Summit Street Park (A-5)**

Summit Street Park is planned to be active-oriented park designed as an adult fitness area.

1. Develop the site in accordance with the master plan.

**Sunset Park (A-6)**

Sunset Park is located adjacent to Sunset Primary School and Sunset Fire Hall. The park contains mature Douglas fir trees and a well-used picnic area.

1. Prepare a site master plan for the park that considers future use of Sunset Fire Hall and potential linkages with the adjacent primary school.
2. Replace the wading pool with a sprayground. (The wading pool must be replaced or closed by Summer 2008 to meet mandated standards.)
3. Replace or renovate the restroom.
4. Provide additional parking for the Fire Hall, either at Sunset Park or the Elementary School.

**Proposed New Active-Oriented Park (ODOT Property) (A-7)**

Located north of Interstate 205, this potential park site was formerly a rest stop that is now closed. A small active-oriented park here would meet the needs of residents who currently are not well-served by existing active-oriented parks.

Access to the ODOT property can be provided by Homeowners Association property off Imperial Drive. Another alternative is to purchase property at the intersection of Imperial Drive and Beacon Hill Drive.

1. Negotiate with ODOT to obtain a use agreement, or purchase property for a park.
2. Work with the BHT neighborhood (Barrington Heights, Hidden Creek Estates, and Tanner Woods Neighborhood Association) on the location of this park.
3. Develop a master plan for the park in consultation with neighbors to plan an active-oriented park to serve the neighborhood. Provide connections to the community-wide trail system in the master plan.
4. Implement the master plan as finances allow.

### **Proposed Riverknoll Park (ODOT Property) (SU-3)**

This 27.26 acre undeveloped site encompasses the terraces north of Interstate 205 that were formed by excavation during construction of the freeway. The Oregon Department of Transportation (ODOT) uses this area for maintenance.

This site offers panoramic views of the Willamette River and the locks at Oregon City, and could potentially offer a site to expand West Linn's park system. Although it is sloped, it offers one of the largest pieces of undeveloped land in West Linn.

The trail system calls for a trail corridor paralleling Interstate 205, running through this site. If the City could obtain use of the property, this site could become a special use park.

1. Negotiate with ODOT to allow construction of a trail and trailhead facilities within the ODOT property.
2. Develop the trail through the property and a trailhead with access from Salamo Road. Provide viewpoints along the trail.
3. If ODOT is willing to allow additional use of the site, study the feasibility of locating larger-scale active uses on the site, such as soccer fields.



**Proposed Active-Oriented Park (A-8)**

A-8 is planned to be active-oriented park designed to serve an underserved area of West Linn.

1. Acquire approximately 5 acres for this active-oriented park.
2. Develop a master plan for the site, including appropriate facilities to serve the surrounding neighborhood.
3. Develop the site in accordance with the master plan.

**Willamette Park (MU-2)**

Willamette Park is one of West Linn’s most visible and heavily used parks. It offers a variety of amenities and facilities, including soccer and softball fields. While this park is in good condition, it is very heavily used: large gatherings occur in the park almost every weekend; many City events take place here; and sports activities occur year-round. The location on the Willamette River at the confluence of the Tualatin River offers great waterfront access to West Linn residents. Recommendations for Willamette Park include:



1. Complete a new master plan that will guide future improvements:
  - Provide trail improvements throughout the park.
  - Include an interpretive signage program that provides information about the natural and cultural history of the area.
  - Consider incorporating a memorial arboretum within the park.
2. Replace the wading pool with a sprayground. (The wading pool must be replaced or closed by Summer 2008 to meet mandated standards.)
3. Remove old boat ramp remnants and restore the riverbank at the mouth of the Tualatin River.
4. Develop the Willamette River trail through Willamette Park.

**Bernert Landing (SU-4)**

Bernert Landing is adjacent to Willamette Park and contains a boat ramp that provides water access to the Willamette River. The site was renovated in 2005 and is in excellent condition.

1. Connect the Willamette River trail through this site, routing the trail to avoid conflicts with boat ramp traffic.

### **Swiftshore Open Space (P-7)**

Swiftshore is a passive-oriented park located on the Tualatin River. This park should be preserved and protected for river and natural area access it provides for West Linn residents. It is an important link in the Tualatin River trail.

1. Develop the Tualatin River trail through the site.
2. Manage vegetation on the site for invasive species.

### **Fields Bridge Park (MU-3)**

Fields Bridge Park is a new park located on the Tualatin River, where Willamette Falls Drive crosses the river. This park was acquired as a result of the 1998 PROS Plan and was developed in 2005 in accordance with its master plan (Appendix A). The master plan for this multi-use park includes ball fields, community gardens, picnic areas, and a trail connection along the river.

1. Maintain this site and make refinements as needed to implement the master plan.

### **Proposed Joseph Fields Homestead Park (SU-5)**

The School District currently owns property between Willamette Falls Drive and Dollar Street, which was purchased as a potential school site. The City should seek to obtain 1 to 2 acres of the Joseph Fields Homestead Site with access from Willamette Falls Drive. This site should become a special use park.

The Joseph Fields Homestead building should be reconstructed on this site to provide a cultural and historical interpretive area for the benefit of the community. Recommendations for this area include:

1. Negotiate with the property owner to secure 1 to 2 acres of the Dollar Street property with access from Willamette River Drive.
2. Prepare a master plan for the site to develop it as a historical and cultural resource park, including preservation of the historic well on the site. Coordinate with the West Linn Heritage Committee on this project.
3. Work with the community to interpret or rebuild the homestead and develop the site in accordance with the master plan.

### **Tualatin River Open Space (P-8)**

Tualatin River Open Space is a passive-oriented park that forms part of a greenway along the Tualatin River. This park should be preserved and protected for river and natural area access it provides for West Linn residents. It is an important link in the Tualatin River trail and a connector to the proposed Greenway Boundary trail.

1. Develop the Tualatin River trail through the site.
2. Manage vegetation on the site for invasive species.

### **Proposed Borland Park (SU-7)**

The City is seeking to provide an athletic facility in West Linn. Due to the lack of undeveloped land and the need for relatively flat terrain to accommodate athletic fields, the City should consider looking outside city limits to meet this need.

West Linn should seek acquisition of a site that provides additional waterfront access as well as level land for a sports field complex. The area to the west of the Tualatin River and south of Interstate 205 where Borland Road passes underneath the freeway may offer a potential site. This area is generally level and the surrounding area is predominantly undeveloped. If enough land could be acquired, this site could potentially accommodate as many as 6 to 8 fields with parking and support facilities.

1. Explore feasibility of placing sports fields on this site. Include a review of traffic and floodplain issues. Even if sports fields are not feasible, the riverfront portion of the site should be protected for public use.
2. Acquire the site. Seek a partnership with Metro, the County or Three Rivers Land Conservancy for financial assistance for the riverfront preservation and access component of the project.
3. Develop a master plan for the site.
4. Implement the master plan.



### **North Willamette Park (A-9)**

North Willamette Park is an active-oriented park acquired in the late 1990s. This park provides active recreation opportunities for residents in the southwestern portion of the Tanner Basin. The site was developed according to recommendations in the 1998 Plan.

1. Connect this park with the communitywide trail system, as shown on the Trails plan.

### **North Willamette Open Space (P-9)**

North Willamette Open Space is a passive-oriented park located adjacent to North Willamette Park. This site offers close-to-home passive recreation opportunities for nearby neighbors.

1. Connect the North Willamette Open Space trail system with North Willamette Park and the surrounding neighborhood.
2. Manage the site for invasive species.

### **Tanner Creek Park (A-10)**

Tanner Creek Park was created as a result of the 1998 Plan. The park is adjacent to a site owned by the School District. Based on the master plan presented in Appendix A, the park includes a community-scale skate park with support facilities, including a restroom with a green roof; tennis courts; a basketball court; playground equipment; an interactive waterplay feature; and a picnic area. The park is bisected by Tanner Creek, which provides a corridor that separates the skate park from the other park elements.



1. Negotiate with the School District to acquire the property adjacent to Tanner Creek Park. This area could be used to expand the park or could be a site for a community center.
2. Complete the remaining phases of the master plan.
3. Develop the trail through the Tanner Creek corridor, in accordance with the Trails Plan.

### **Barlow Creek (P-10)**

Barlow Creek is a passive-oriented park that provides passive recreation opportunities for nearby neighbors and protects the upper portion of Ibach Creek. This park is located near Sahallie-Illahie Park. The following action is recommended for this site:

1. Manage the site for invasive species.

### **Sahallie-Illahee Park (A-11)**

Sahallie-Illahee Park is an active-oriented park that provides active local recreation opportunities for the surrounding neighborhood. It also provides an important rest point for anyone using the Ibach Hillclimb trail. Recommendations for this site include:

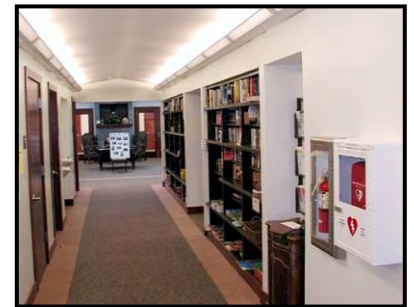
1. Renovate the playground.
2. Enhance and maintain native vegetation.
3. Manage the site for invasive species.

### **Adult Community Center (SU-6)**

The Adult Community Center is located adjacent to Rosemont Ridge Middle School. Built based on a recommendation in the 1998 Plan, this facility is heavily used and offers indoor recreation space for older adults in West Linn. The site also contains outdoor recreation space, as identified in its master plan (Appendix A).

Recommendations for this site include the following:

1. Expand the Adult Community Center building in accordance with the architectural concept.
2. Complete the outdoor recreation spaces around the building.



### **Palomino Park (A-12)**

Palomino Park is a small active-oriented park that connects to Hidden Springs Open Space.

1. Develop a trail that connects to the Hidden Springs trail system.

### **Benski Park (A-13)**

Benski Park is a well-maintained park with mature trees that contributes to the character of the neighborhood. This park has good visibility and presents an inviting face to pedestrians. The following is recommended for this site:

1. Connect Benski Park to Hidden Springs and Carriage Way through a trail system.

**Sunburst Park (A-14)**

Sunburst Park is a well-developed, neighborhood-focused, active-oriented park. This park is surrounded by existing homes on all sides, except a small frontage along Derby Street to the north.

1. Improve neighborhood access points, including signage, to make the park more inviting.
2. Manage the site for invasive species.

**Hidden Springs Open Space (P-11)**

Hidden Springs Open Space is a passive-oriented park that provides a significant corridor in the northwestern West Linn.

1. Provide trail improvements in Hidden Springs Open Space to improve neighborhood access.
2. Manage the site for invasive species.

**Carriage Meadows Open Space (P-12)**

Carriage Meadows is a passive-oriented park located near the western boundary of West Linn. Recommendations for this site include:

1. Provide trail improvements to improve neighborhood access.
2. Manage the site for invasive species.

**Marylhurst Park (A-15)**

Marylhurst Park was identified as a priority in the 1998 Plan to provide active-oriented recreation opportunities in underserved northwest West Linn. This site was one of the only undeveloped sites in West Linn and was a key acquisition. A master plan, presented in Appendix A, was developed for the site with the input of neighbors. When the master plan is implemented, this park will include picnic shelters, a water play area, a basketball court, walking paths, open turf areas, practice sports fields, a horseshoe pit, tetherball, a wetland with boardwalk, natural areas, and off-street parking. The west side of the park will have a BMX track, skate area, a basketball court, playground, and off-street parking.

1. Implement the Marylhurst Park master plan.

**Interstate Tractor Open Space (P-13)**

Interstate Tractor Open Space is a passive-oriented park that serves as a trail corridor. Recommendations for this site include:

1. Provide trail improvements as part of the communitywide trail system. Also provide trails to improve neighborhood access.
2. Manage the site for invasive species.

**Wildwood Open Space (P-14)**

Wildwood is a passive-oriented park located adjacent to Interstate Tractor Park.

1. Provide trail improvements to improve neighborhood access.
2. Manage the site for invasive species.

**Skyline Ridge Park (A-16)**

Skyline Ridge is an active-oriented park that serves the Skyline Ridge neighborhood. As a relatively new park, this site is in good condition.

1. Provide a trail connection to the Rosemont Trail.

**Midhill Park (A-17)**

Midhill Park was identified in the 1998 Plan. A master plan for the site has been completed with neighborhood input, and includes restroom facilities, a playground, a toddler play area, a shelter, a basketball court, a skate spot, an open lawn area, and preservation of existing wetlands (Appendix A).

1. Implement the Midhill Park Master Plan.



**Proposed Rosemont Park (P-15)**

The Rosemont Trail greenway is a concept that was proposed in the 1998 Plan that is still highly supported by residents and the City Council. Developing a permanent greenway buffer at the western edge of the City continues to be a high priority. A linear passive-oriented park is proposed in this open space area to demarcate the western boundary of West Linn and serve as a green buffer between West Linn and any development that may occur in the Stafford Basin. This greenway and trail corridor is being developed in partnership with Lake Oswego, who just completed the first portion of the trail through that city. Additional trail linkages are planned.

1. Partner with Lake Oswego and Three Rivers Land Conservancy to acquire as much land in the boundary area as possible.
2. Making preserving the greenway a high priority through acquisition, preservation agreements, easements, and other techniques.
3. Target an adequate width of right-of-way for the proposed Rosemont Trail, which would run through this site.
4. Develop trailheads and access points, as shown on Figure 6.
5. Provide trail connections into the neighborhoods and to the Lake Oswego trail system.

**Proposed Aquatic/Recreation Center (SU-8)**

The City is investigating opportunities to meet community needs for a multi-purpose recreation and aquatic center. No specific site has been proposed yet for this facility, and no location is suggested on Figure 6 for this facility. Recommendations include:

1. Acquire approximately a 7-acre site that is accessible to the community. (Acquisition likely will require additional funds beyond what was obtained through the 1998 bond measure.)
2. Acquire public approval for the proposed design and funding of facility construction and operation.
3. Develop a master plan for the site.
4. Develop site according to the master plan.



### **6.3 Open Space Network**

This Plan recommends an open space network for West Linn to provide buffers within neighborhoods and between different land uses and future urbanization, preserve natural resources, and serve as trail corridors for the community. West Linn has already developed a significant network of open space throughout the community. This Plan recommends an open space network composed of the City's passive-oriented parks, resource areas, and proposed greenways. Proposed open space areas are noted on the Proposed System Map (Figure 6).

### **6.4 Recreation Facilities**

West Linn is an active community, with recreation and sports activities contributing to the community's quality of life. West Linn's diverse park system includes a variety of recreation facilities, ranging from indoor facilities to athletic fields and skate features. The following recommendations address West Linn's recreation facilities.

#### **Existing Facilities**

##### **Adult Community Center**

Built with funds from the 1998 bond, West Linn's Adult Community Center has been a very successful addition to the City's park system. Used for programming for older adults, the Adult Community Center is used at full capacity much of the time. However, the original design included a plan for expansion, which will support additional programming (Appendix A). Recommendations for this site include:

1. Pursue expansion of the center in accordance with the architectural concept.
2. Maintain the adult programming focus of the Adult Community Center.
3. Continue programming for younger adults and children outside of ACC program hours, and work to expand it. Explore linking this facility with neighboring Rosemont Middle School and providing teen programming here.



### Sunset Fire Hall

Sunset Fire Hall is critical to West Linn’s recreation programming. As one of the only indoor spaces available in the community, the City relies on this site heavily for its programming.

1. Ensure that Sunset Fire Hall remains available for community use, due to its importance for recreation programming.
2. Provide accessibility improvements at this site.

### McLean House

McLean House is a historic house located in West Bridge Park. The Friends of McLean House, a non-profit group, is an active group that supports this site. The house has a capacity of 100 people, and is available to the public for rental for meetings, weddings, and special events. The McLean House/West Bridge Park Master Plan, dated 2005, calls for improvements to the park that would make McLean House more marketable for events (Appendix A). The following is recommended for this site:

1. Continue the relationship with Friends of McLean House for historic preservation and restoration of the house and grounds.

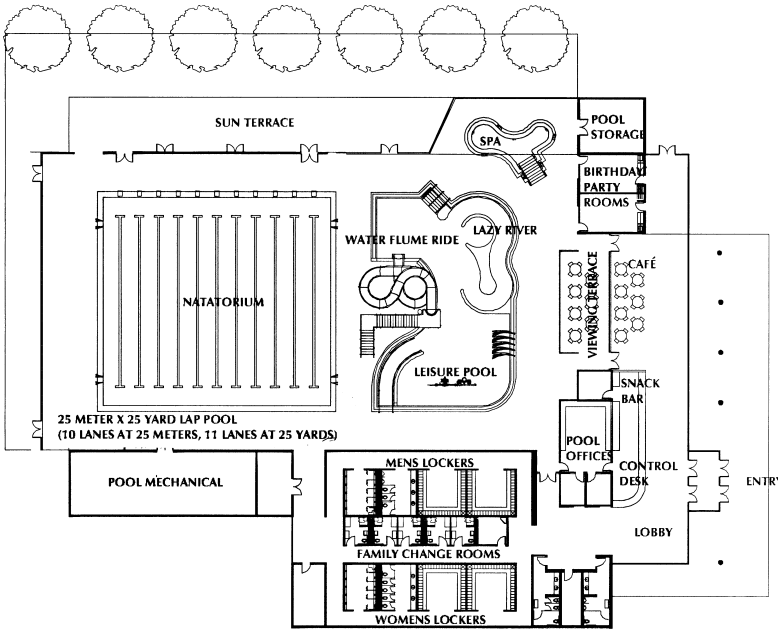
### Aquatic Facilities

As noted in Chapter 3, public demand for a swimming pool is high. Previous feasibility studies recommended developing a leisure pool and a 25-yard competition pool, exploring indoor options only. Figure 7 illustrates one option for a proposed aquatic center. However, as in 1998, costs for pool development and operations are still the major consideration in determining whether the City can meet the community’s demand for swimming opportunities.

With the changes in the community that have occurred since 1998, the City should consider the following questions in determining how to meet aquatics needs for residents.

1. *Indoor vs. Outdoor Swimming:* An outdoor pool is less costly to construct, but is only open seasonally. Previously, West Linn has explored only indoor options. The City should consider whether an outdoor pool, which has a lower cost, is a viable choice. Either an indoor or outdoor pool could be incorporated into a community recreation center.





**GROUND FLOOR PLAN**

<u>COCEPT DATA</u>	
BUILDING SIZE	35,000 SF
SITE AREA REQUIRED	5-7 ACRES
PARKING REQUIRED	125-150
ESTIMATED DEVELOPMENT COST	\$ 10,300,000
ESTIMATED LAND ACQUISITION COST	\$ 1,700,000
TOTAL ESTIMATED COST	\$ 12,000,000
<u>ANNUAL OPERATING ASSESSMENT</u>	
ESTIMATED EXPENSES	\$ 775,000 - \$ 875,000
ESTIMATED REVENUE	\$ 525,000 - \$ 575,000
DIFFERENCE	\$ 250,000 - \$ 350,000

TAX INFORMATION  
 Construction Bond: Per \$1000 assessed value: Declining rate \$0.46-  
 \$0.18 over 20 years - Average \$0.29.  
 First year for \$200,000 home = \$92  
 Five-Year Operating Levy: \$350,000 annually: Fixed rate \$0.15 over  
 5 years. First year for \$ 200,000 home = \$30

**WEST LINN AQUATIC CENTER**



2. *City-Owned and Operated Facility versus Partnership or Privately-Owned Facility:* In addition to exploring regional partnerships, the 1998 Feasibility Study reviewed two management options: 1) City ownership, and 2) development through partnership. Two partnership options were reviewed: public/non-profit, such as at the Sherwood YMCA, or public/private, where a private provider operates the facility as a for-profit venture. Regional partnerships no longer seem likely, as neighboring Lake Oswego is pursuing its own community center. The establishment of a special district also seems unlikely.
3. *Stand-alone Aquatic Facility versus Multi-Purpose Recreation Center.* Recent public input suggests that residents would like to see a pool built as part of a larger community center. Although this would be the most expensive to build, it has the greatest potential to maximize cost recovery through user fees.

## **Indoor Facilities**

Recommendations for meeting indoor recreation facility needs include the following:

### **Community Recreation Center**

West Linn needs indoor recreation space. The community has had a need for indoor space, dating back to before the 1998 Plan. This need was reconfirmed during the 2005-06 planning process. Many citizens commented on the desire for a community center and community center-based recreation activities during the citizen outreach process of the plan update. According to the results of the 2006 survey conducted by Riley Research Associates, an aquatic park/swimming pool was the most highly-desired feature that is not currently available in West Linn. Residents also favored a teen center. However, rather than developing a teen center as a stand-alone site, current trends in development favor incorporating elements, such as a youth room with a pool table, foos ball, video games, etc., into a multi-purpose community center that serves all ages.

Many communities in the Northwest are adding multi-use recreation centers because of the recreation opportunities they provide, particularly during rainy winter months. If designed correctly, a recreation center can offer a wide variety of activities while meeting financial goals for operation. The current trend is to provide rooms for receptions, meetings, and large group gatherings, as well as gymnasiums, fitness rooms, and classrooms. Often, an aquatic element (leisure and competition pools) is included.

The City needs additional recreation space to meet community demand for programming, as well as gymnasium space for indoor sports programs. Existing indoor space in the City is limited, and West Linn is dependent on school sites for gymnasium time. Due to school needs, gymnasium time is increasingly limited with gymnasiums booked to capacity during winter.

While there is interest in a Recreation Center, a facility of this type is very costly. The following options would help meet the need for indoor space at various cost ranges:

1. *Explore the feasibility of using the Police Department as a community center.* While this option could not support a full range of indoor facilities, it would provide indoor programming space at a relatively low cost.
2. *Build a gymnasium only.* A gymnasium would increase the City's programming options, and would cost much less than a larger full-service recreation center. A stand-alone gymnasium would also require a smaller site with less parking, meaning that there are more siting options available.
3. *Build a Recreation Center without an aquatic element.* A larger scale Recreation Center could be designed to fit the City's construction budget. However, a Center without a pool would likely recover less of its operating costs than a center with a pool.
4. *Build a Recreation Center with an indoor pool.* This is the option that has generated the most community support. It would be the most expensive to build, but has the greatest potential to maximize cost recovery through user fees. This option would also require the largest site.

West Linn should conduct a feasibility study to determine which of the four options should be pursued. This study should also determine the best building program to meet the City's financial goals (in terms of operating costs) for a community center. Finally, the feasibility study should also address siting, which is a key factor in the success of a recreation center. Sites in West Linn that could support a community center and necessary parking are limited. One potential site is the vacant parcel adjacent to Tanner Creek Park, now owned by the School District.

If the City pursues a larger scale Recreation Center, it should consider including the following facilities:

- Gymnasium (at least 1 full-sized court, with in-floor mounting hardware for volleyball);
- Multipurpose room for special events, receptions, and classes;
- Catering kitchen;
- Social gathering space;
- Teen center;
- Classrooms/meeting rooms for various sized groups;
- Exercise room (aerobics, dance, fitness classes);
- Arts and crafts room;
- An aquatic center;
- Support facilities, including lobby, restrooms, office space for center staff, locker rooms, storage space, etc.; and
- Concessions/vendor space (e.g., a coffee kiosk or snack bar).

### **Neighborhood Centers**

West Linn is a city composed of neighborhoods. The City has eleven formally recognized neighborhood associations, and the neighborhood is important for both planning and social reasons. Several neighborhoods have completed plans that express a vision for the future, and the remaining neighborhoods will be preparing plans in the near future. One concept that has been proposed in some neighborhoods is the idea of a neighborhood center, a smaller scale gathering and meeting place. Public places, such as the West Linn Library, McLean House, or Sunset Fire Hall, can serve this function. However, some neighborhoods do not have a public facility within their boundaries. Neighborhood plans may discuss neighborhood centers, and those recommendations should be balanced with communitywide needs.

### **Gymnasiums**

All gymnasiums in West Linn are located at school sites. Gym time is becoming increasingly scarce as demand increases. Strategies for meeting gymnasium needs include:

1. *Build a City-owned gymnasium.* As noted with Community Recreation Centers, the City should build at least one gymnasium to support community recreation.
2. *Continue working with the School District to maintain access to existing school gymnasiums,* including more stable time allocations and scheduling. City leadership should work with the School District to maximize the availability of gym space to the community, making use of already available public resource.



## Sports Fields

Organized sports are popular activities in West Linn. Although sports fields are provided at City parks and schools, the demand for fields is greater than the supply. Due to a change in policy, the City schedules City fields and the School District schedules school fields. Because user fees were instituted at the School District, demand for City fields has increased.

Most undeveloped areas in West Linn are steep in topography, so finding space to build additional fields will be challenging. The City is committed to providing quality fields for all sports. To maximize use of available fields while maintaining quality, the City should make the following policy changes.

1. *Adopt the multi-use field as the preferred field configuration for most situations.* Multi-use fields typically overlay a soccer or lacrosse field on the outfield of a softball field or baseball field. This is a very space-efficient design, and provides the greatest flexibility on the smallest footprint. While multi-use fields must be managed to ensure that fields are not over-used, they are very space-efficient and provide the greatest flexibility on the smallest footprint. Given the scarcity of suitable land for athletic fields in West Linn, multi-use fields (rather than fields dedicated for a single sport) should be the preferred field configuration in most situations.
2. *Strengthen partnerships for sports.* Sports and sports fields in West Linn are provided through partnerships, including the City, private organizations, and the School District.
3. *Consider implementing a user fee for City fields.* West Linn charges a fee for adult and picnic field users, but not for youth. West Linn's youth sports organizations have contributed to maintaining and developing the City's sports fields in lieu of paying fees. However, other local field providers charge user fees. For example, Lake Oswego's fee is \$17 per season per participant. Implementing a user fee for youth fields will make West Linn comparable to other providers, and it will also help offset some of the costs of maintaining quality fields. If fees are charged, these funds should be earmarked for specific field improvement projects.
4. *Encourage the leagues to take on more field preparation responsibilities.* City employees currently conduct much of the field preparation, as well as ongoing maintenance of the fields. Park improvements



in the community, including Fields Bridge Park, will increase the field inventory in West Linn, thus increasing the maintenance workload. In many communities, the leagues do much of the field prep. West Linn should encourage the leagues to take on more field prep responsibilities, such as dragging, lining, and marking, as a way of extending the City's maintenance resources.

5. *Set standards for the amount of game and practice time each type of field can support, while maintaining a high quality playing surface.* The City should establish formal standards on the amount of playing time that can be supported while maintaining the desired level of quality. Because there is a very high demand and a limited supply, clear standards are needed to make sure that fields are not overused, creating long-term maintenance problems.
6. *Plan to include practice space in parks.* Practice time places high demands on field use, especially during peak seasons. To meet playing field needs, the City should incorporate practice space, such as backstops and multi-use grass fields, into parks.
7. *Continue to track trends in sports.* City staff should continue to track participation in sports, especially monitoring for new and emerging trends, to ensure that community needs for field space are met and that the right mix of facilities is provided. For example, lacrosse has been the fastest growing sport in the Willamette Valley for the last few years and has greatly increased the demand for soccer fields.

### **Sports Field Locations**

- *Existing Fields:* West Linn should maintain its existing inventory of soccer, softball, and baseball fields, located at Willamette Park, Fields Bridge Park, Hammerle Park, and Mary S. Young Park. The Mary S. Young and Fields Bridge fields are newly developed. The fields at Willamette Park and Hammerle should be renovated if needed.
- *Oppenlander Field.* Oppenlander is extremely important to the community because of the field supply it contributes. Owned by the School District, Oppenlander is currently the major site for youth baseball. If the School District ever decides to stop maintaining or surplus this property, West Linn should take over maintenance or seek ownership to keep this important resource available to the community.
- *Marylhurst Park.* The master plan for Marylhurst Park includes practice sports fields. When the master plan is

implemented, these will contribute to the community field supply by providing needed practice space.

- *Site SU-3.* While there are a number of challenges, Site SU-3 could potentially become a location for sports fields if ownership, grading, and development issues can be addressed.
- *Site SU-7.* The Borland Road site is outside of West Linn's UGB, but is very well-suited for the development of sports fields.

### Other Outdoor Recreation Facilities

The following recommendations address additional outdoor recreation facilities.



- **Covered Play Areas:** Due to the inclement winter weather, West Linn should provide covered play areas at some of its parks to extend usability. The covers could be similar to those provided by the School District at some primary schools in West Linn. As a first phase, the City should provide four covered play areas, geographically dispersed to provide year-round outdoor play opportunities throughout the City. The City should also consider lighting to extend playing time for facilities.
- **Skate Facilities:** Since the 1998 Plan, West Linn has been developing its skate facility network, with the major Tanner Creek Park skate park, the skate spot at Robinwood Park, and the planned skate spots at Midhill Park and Marylhurst Park. West Linn should provide additional skate spots in the central and southern areas of the City to provide more localized skate opportunities. Willamette Park would be a good location.
- **Interactive Water Features:** Tanner Creek Park included an interactive water play feature, which has been very popular. West Linn should provide additional water play features or water playgrounds. At least two more should be provided, one at the north end of West Linn and one toward the south. The wading pool at Hammerle Park should be renovated to become a water play feature. All wading pools must either be replaced or closed by Summer 2008 to meet mandated State standards.
- **Off-leash Dog Parks:** Fenced, off-leash areas are becoming increasingly popular throughout the Portland Metro area. Not only do they provide a place for dogs and dog owners to recreate, these facilities also help minimize potential conflicts between

park users and off-leash dogs in other areas of the park. The City should explore opportunities to develop off-leash areas in new or existing parks.

- **Youth/Teen Adventure Play:** Public involvement activities noted that residents would like to see more recreation opportunities provided for teens in West Linn. The City should explore the possibility of providing a play area for pre-teens and teens that may include a challenge course, rope swings and bridges, a rock wall, etc.
- **Other Sport Facilities:** Trends in recreation have shown an increase in participation in sports such as lacrosse, rugby, Ultimate Frisbee, disc golf, and bocce ball. The City should explore options for meeting facility needs for these sports.

## 6.5 Trails

Trails are important recreation assets in West Linn. The community has a high rate of participation in trail-related activities such as walking, jogging, and nature walks. Moreover, residents have consistently supported a citywide trail system as a top priority.

Figure 6 identifies West Linn’s proposed comprehensive trail network. The trail network is intended to provide a linked system and a variety of trail experiences. The network links the parks and open spaces in West Linn with neighborhoods, schools, and other features. The trail network is designed around off-street connections, with on-street trails or connections provided where off-street alignments are not possible. The communitywide trail system is supported by local trails in development and by the internal trail and pathway systems in each of the parks. West Linn is a city with many hills, which creates some challenges in identifying routes for trails. The trails plan is designed to provide routes which are negotiable by people of all skill, endurance and physical capabilities.



### Trail Classifications

Proposed trails should be designed to meet ADA guidelines and future neighborhood plan goals. Trail corridors can support neighbor-friendly activities, and can serve multiple purposes, in keeping with the overall goal of multiple use of park lands. West Linn’s trails are categorized into three classifications:

- **Primary Trails:** Primary trails are those trails in the city-wide network that have regional significance and provide major connecting routes throughout the City. Primary trails will

generally be paved, except where environmental sensitivity calls for alternative surfacing.

- **Secondary Trails:** Secondary trails are those trails that provide connections within the community, linking neighborhoods with the primary trail network, schools, and parks. Secondary trails will generally have unpaved accessible surfacing.
- **Local Trails:** Local trails are located within individual developments or neighborhoods, connecting developments with the communitywide trail system of primary and secondary trails. Local trails are not depicted in Figure 6, but the Park, Recreation, and Open Space Plan supports the development of local trails as an important element of the communitywide network. Local trails will generally have unpaved accessible surfacing.

### **Proposed Primary Trails**

The trails comprising the proposed primary trail network are described below:

#### **Tualatin River Greenway (T-1)**

The Tualatin River Greenway trail follows the Tualatin River along the boundary of West Linn to the Tualatin's confluence with the Willamette at Willamette Park. This trail has potential to connect to a regional Tualatin River trail. Over the course of its 2.9 miles (from city limits to Willamette Park), the Tualatin River Greenway passes through Tualatin River Park, Fields Bridge Park, Swift Shores Park, Willamette Park, and Bernert Landing. More than half of the river frontage along this trail corridor is already publicly owned, with portions of the trail already developed.

The Tualatin River Greenway forms a loop around the perimeter of the City, connecting into the Rosemont Trail (T-3) and the Willamette River Greenway (T-2). The Neighbor Trail (T-4) connects through the central spine of the City, connecting into the Tualatin River Greenway and providing a linkage north of I-205.

#### **Willamette River Greenway (T-2)**

The Willamette River Greenway follows the river from its confluence with the Tualatin River to the West Linn - Lake Oswego city limits near Marylhurst College. Once completed, this trail will be regionally significant and make West Linn one of a few cities which have been able to take full advantage of their waterfront. Such a city-wide feature would improve the character and beauty of the entire community.

Significant pieces of this trail corridor are already in place, including Willamette Park, Bernert Landing, McLean House/Westbridge Park, Maddax Woods, Burnside Park, Mary S. Young Park, and Cedaroak Boat Ramp. With just over 1.5 miles in City ownership, the remaining 4 miles will require time, patience and significant funding to acquire. On-street connections may be necessary along portions of this trail corridor.

### **Rosemont Trail (T-3)**

The Rosemont Trail runs through the greenway that provides a buffer between West Linn and the Stafford Basin. This regional trail runs along the western edge of the West Linn, connecting to Lake Oswego and continuing south to the Tualatin River. It provides numerous opportunities to view the rural landscape to the west, connects with Lake Oswego's trail system, and ties into trails planned by the Three Rivers Land Conservancy. In addition to viewpoints, a number of connector trails link the Rosemont Trail with the neighborhoods and the Neighbor Trail (T-4). Lake Oswego has just completed a portion of the Rosemont Trail, which makes completion of the segment in West Linn a high priority for trail development.

The development of this greenway is at a critical juncture. In the future, Metro will be determining when and if this area will be placed within an expanding urban growth boundary. Already a sizable piece of land has been added to the urban reserve south of Rosemont Road between Wisteria Drive and Salamo Road. The Parks Department should identify hazardous slopes, wetlands and drainage corridors in this area on specific sites and begin proposing specific boundaries for this Greenway. Such designation will ensure the optimum development of the trail and provide an easily accessible route. This Greenway will also define an aesthetically pleasing edge to the community while saving valuable open space for wildlife.

### **Neighbor Trail (T-4)**

The Neighbor Trail creates an off-street pedestrian linkage through the center of West Linn, connecting existing open spaces and parks to form a spine connecting from the Lake Oswego city limits through Wilderness Park to the Tualatin River.

The ridge and drainage corridors which make up much of the City's topography are an asset to West Linn's physical beauty. At the same time, they are an impediment to forming a coherent urban plan. Uniting the various neighborhoods which this topography breaks up is no small task and the street pattern is of no help.

Using some on-street connections and vacated right-of-way, the Neighbor Trail connects a number of pieces of existing open space to form a spine through the center of West Linn from Lake Oswego to Wilderness Park and west to the Tualatin River. From this spine other trails branch into the adjacent neighborhoods connecting with other parks and trails.

Due to the wide changes in topography this trail will be the hardest of the Primary Trails to develop. Paving may be difficult, however every attempt should be made to improve access at all possible locations.

### **Proposed Secondary Trails**

The proposed secondary trail network will provide connections throughout the city, forming smaller loops and linking all parks and open space to the Primary trail network. The City's Sidewalk Plan also supplements the secondary trail network.



#### **Skye Parkway Trail (T-5)**

The Skye Parkway Trail crosses the north end of West Linn, linking the Boundary trail to the Willamette River Trail, passing through the Skyline Ridge Park and Skye Parkway. This trail could pass through the Marylhurst College campus. The Neighbor Trail begins from this path near the intersection Skye Parkway and Hillside Drive.

#### **Robinwood Trail (T-6)**

This trail connects Neighbor Trail with the Willamette River Trail, passing through Midhill Park and Robinwood Park.

#### **Wildwood Trail (T-7)**

This trail connects Neighbor Trail with the Rosemont Trail, passing through Interstate Tractor Park and Carriage Meadows Park.

#### **Mary S. Young Trail (T-8)**

This trail, mostly complete, connects the Rosemont Trail with the Willamette River Trail, passing through Hidden Springs Open Space, crossing Highway 43, and continuing through Mary S. Young Park. The trail connects with the Rosemont Trail at Rosemont Road, south of its intersection with Hidden Springs Road. The portion of this trail known as the Palomino Loop was recently opened by the City in Summer 2006.

**Hidden Springs Trail (T-9)**

The Hidden Springs trail connects from the Neighbor Trail to the Rosemont Trail through an open space area already owned by the City. The trail splits, with the northern leg connecting to Palomino Park and Benski Park and intersecting with trail segment T-8 (Mary S. Young Trail). The southern leg of trail connects to the Rosemont Trail via an on-street path along Santa Anita Drive.

**Ibach Hillclimb Trail (T-10)**

This trail begins at Burnside Park and follows Buck Street to its end. At this point, it begins a somewhat steep ascent via the Ibach Creek ravine, crossing the Neighbor Trail, and passing on to Sahallie-Illahee Park. The trail is on-street from this point on to Oppenlander Athletic Fields. It ultimately ties in to the Hill Top Loop (T-11) in Tanner Basin.

**Hill Top Loop Trail (T-11)**

The Hill Top Loop Trail creates a loop in the Tanner Basin, the center of West Linn, providing connections with the Neighbor Trail and the Rosemont Trail. This trail crosses through the Rosemont Middle School site and passes through Tanner Creek Park. The connection to the Neighbor Trail is to the south of Parker Road.

**North Willamette Trail (T-12)**

The North Willamette Trail connects from the Boundary Trail along Bland Circle through North Willamette Neighborhood Park, connecting to the Neighbor Trail and the Oak Savannah Trail.

**Oak Savannah Trail (T-13)**

This trail gives residents a chance to experience the oak savannah landscape above lower Salamo Road. This trail also crosses the ODOT property (SU-3), turning north at Imperial Drive and following Beacon Hill Drive to the Neighbor Trail and the Tanner Creek Open Space.

**Local Trails**

Many neighborhood plans include local trail connections to increase linkages to the communitywide system. For new development, local trails should be provided within developments to connect residents to the communitywide trail network of primary and secondary trails.

### Trail Implementation Priorities

West Linn has made progress on the citywide trail network since the 1998 Plan. However, there are still many segments to be completed. Priority for implementation should be determined based on the following criteria:

- **Highest priority:** Alignments passing through City-owned property.
- **Second highest priority:** Alignments on City-owned and publicly owned property, including easements.
- **Third highest priority:** Missing links connecting existing segments, regardless of ownership.
- **Longer term priority:** Alignments under non-public ownership that are not missing links.

Recommendations for trails include the following:

1. *Consider unimproved rights-of-way.* West Linn has a number of unimproved rights-of-way (R.O.W.s), which the City occasionally evaluates vacating. The Parks and Recreation Department should have an opportunity to take on any of these areas if they would help extend the trail network or provide needed trailhead facilities.
2. *Create a trails map and brochure.* West Linn should increase awareness of its trail system by publishing a trails map and brochure. Trail information should also be included on the City's website.
3. *Implement consistent trail signage program.* Incorporate trail signage at each site to clearly mark trailheads, routes, and directions to key destinations, such as nearby parks. The signage developed for the recently-completed Palomino Loop trail can be used as a model.



## MANAGEMENT AND OPERATIONS POLICIES AND RECOMMENDATIONS

This chapter provides recommendations for service provision, including administration and operations for the Park, Recreation, and Open Space Plan Update.

### 7.1 Administration

The City's Parks and Recreation Department currently is responsible for maintenance of parks and open space; provision of recreation programs; and planning and implementation of new parks, facilities, and open space. Recommendations for Department administration include:

- **Maintain existing departmental organization.** The overall organization of the Department is effective and should be maintained. Another recreation coordinator/programmer should be provided within the overall Department organization (see 7.2), along with any staffing additions needed to support services that may be expanded in the future.
- **Strengthen marketing for parks and recreation.** The Department should explore various ways to enhance overall marketing, such as by expanding advertising for specific events and programs, coordinating with neighborhood and community events, promoting the benefits of parks and recreation, and/or staging grand openings for new facilities.
- **Continue to coordinate with other City departments.** The Department should continue its successful coordination with other City departments, especially the Planning Department. The Department should seek opportunities to coordinate with other departments on capital projects, implementing improvements jointly when feasible to reduce costs.
- **Continue to develop annual goals and an annual report.** The 1998 PROS Plan recommended developing goals on an annual basis and preparing an annual report to review performance. The Department should continue to do this.
- **Continue to emphasize customer service and promote good public relations for West Linn.** The results of West Linn's 2006 Community Survey, conducted by Riley Research Associates, indicated that the public is generally satisfied with the service the Department is providing. The Department should



continue its high level of customer service and its responsiveness to the public to increase public confidence in the City of West Linn.

- **Continue successful volunteer involvement in the park system, and expand if possible.** West Linn’s Park and Recreation Department has been very successful at attracting, managing, and using volunteers in its park system. The efforts of volunteers have resulted in many improvements to the system at little cost to the community. At the same time, these volunteer opportunities provide an important outlet for individuals who volunteer for reasons such as personal growth, meeting school or work requirements, or building social relationships and community connections. The Department should continue to include a small budget for materials for volunteer projects each year and should continue its support of volunteers.
- **Continue to be proactive in seeking partnerships.** The Parks and Recreation Department has been successful at partnering with other groups, such as local sports leagues, to benefit the community. The Department should continue to seek opportunities for partnerships to implement the Park, Recreation, and Open Space Plan.

## 7.2 Recreation Programs

West Linn offers a range of programming throughout the year and has implemented many of the recommendations from the 1998 PROS Plan. The goal of this Plan is to maintain the community’s satisfaction and take recreation programming to the next level to satisfy the expressed needs of West Linn residents.

- **Add another recreation programmer position.** The Parks and Recreation Department has maximized the programming it can provide with its current staff. To expand program offerings, an additional recreation programmer is needed. An additional programmer will allow more age-groups to be served.
- **Evaluate staffing as facilities expand.** When new facilities are built or existing facilities expand to increase capacity, the Department will need to reconsider staffing needs for both maintenance and operations.
- **Continue tracking recreation program revenues and expenditures.** The Department should continue to track program revenues and expenditures and identify the revenue rate

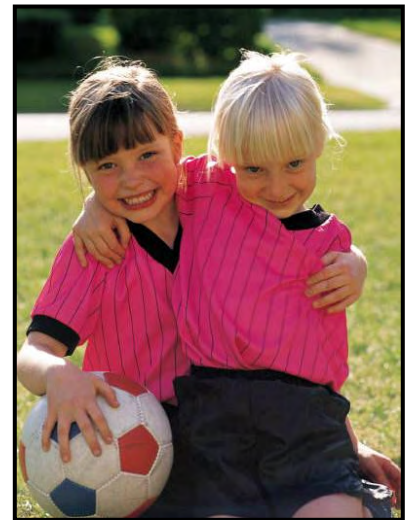
for each major program area. As new facilities and programs are added, this information will be critical to maintaining a sustainable operating budget.

- **Meet citywide goals for revenue generation and cost recovery.** West Linn has citywide goals for revenue generation and cost recovery. The Parks and Recreation Department will set its fees and offer programming to meet the City’s goals for cost recovery.
- **Provide programming in the following areas: Active Community, Environment and Nature, and Arts and Culture.** The programming framework described below will help the Department expand its services to meet community expectations. These program areas were identified based on consideration of the following questions:
  - Who should West Linn serve?
  - Who/where are the City’s underserved populations?
  - What are the recreation interests of West Linn residents?
  - How will changing demographics influence needs?
  - What opportunities exist that are unique to West Linn?
  - What does West Linn already do well?

### **Active Community**

Activities that get people moving, such as sports and fitness, are important to a healthy community. West Linn has a strong track record in providing sports, especially for youth. The Department should build on this strength to expand programming options that support an active community. The City is not the only provider in this area. In addition to providing programming, the Department should coordinate with other providers to ensure that a diverse range of active programming is available in West Linn, and that all ages and abilities are served.

In addition to organized sports, this program area includes instructional sports training and camps; drop-in sports activities; fitness classes such as yoga and aerobics; martial arts; walking and bicycling events and activities; and non-competitive active pursuits such as roller skating, playground programs, or kite flying. Residents expressed interest in additional sports programs, including expanded basketball programs for both youth and adults; expanded open gym times and additional gym activities such as badminton; and new sports programming such as adult soccer leagues and flag football open gym times.



Another area for program expansion is fitness/wellness classes, especially for adults and seniors. Yoga/Pilates, Jazzercise, and other group classes on weekends and during evenings were suggested as options. Programming for active older adults is another potential expansion area. Some communities offer leagues or tournaments for ages 50+, such as softball, horseshoe, tennis, or bocce leagues.

Another potential expansion area is non-competitive activities. Examples are walking or biking programs and groups, “Baby Boot Camp” classes, and movement or tumbling for children. The goal is to provide programs that get people moving, encourage exercise, and bring community members together.

### **Environmental and Nature Programs**

West Linn’s open space network provides opportunities for the public to interact with the river and natural environment. The Pacific Northwest also offers a vast array of outdoor recreation opportunities, which will support this program area. Environmental and Nature Programs includes nature walks, environmental education classes and programs, and other outdoor-oriented programs such as Winter Preparedness. It also includes the City’s extensive volunteer opportunities in parks, such as ivy pulling and native vegetation planting, and outings such as snowshoeing and cross-country skiing. This area supports the City’s community garden, which residents have suggested expanding, and the Arbor Week activities. The City should expand on its very successful volunteer activities and existing outdoor programming, providing additional events and programs that capitalize on the open space network. Examples of programs in this category include orienteering; birdwatching; plant and animal identification; hiking; ranger-led walks or programs (Camassia in Spring, a Heritage tree walk); and events such as star-watching.

### **Arts and Cultural Programs**

West Linn offers a variety of arts and cultural programs and events, with the majority currently serving children and youth. Currently available programming includes dance, movement, drama, music, art education, community chorus and painting. The West Linn Library also offers arts and cultural programming. The City should offer additional arts and cultural programs and events. In the 2006 Community Survey, conducted by Riley Research Associates, residents rated concerts, bookstores, and art exhibits and festivals as the top three arts and culture

improvement residents would like to see in West Linn. Other suggestions from the public include printmaking classes, local history including history of planning, and drama programs. Residents suggested diversifying program times (example: providing youth guitar after school, as well as evenings), expanding support for the Mary S. Young Art Festival, and continuing or expanding the concerts in the parks program.

- **Capitalize on West Linn’s proximity to the Tualatin and Willamette Rivers to offer river-oriented programming.** West Linn is located at the confluence of the Tualatin and Willamette Rivers, which provides West Linn with a unique identity. The City has made a major effort to establish a riverfront trail system and to protect riverfront open space. Because of these unique resources, West Linn should provide river-oriented programming that capitalizes on the river resources and increases public awareness. River-oriented programming includes environmental, sports, and other recreation and education programs that focus on West Linn’s river resources. Programming suggestions from residents include fishing classes, tackle-making, flytying, canoe/kayak lessons and outings, tubing outings, nature walks along the river, and water safety.
- **Offer Aquatics programming if a facility can be developed.** There is public demand for aquatics programming, which includes all swimming pool-related program areas, including lessons, lifeguard training, aquatic exercise, and open swim. The City currently does not offer aquatics programming because there is no public facility in West Linn. If a public swimming pool is developed, the City should provide a full range of aquatics programming.
- **Within the program areas, provide programming options for all ages and abilities.** The City currently offers some programming for all age groups, with more programming offered for youth and for older adults. Within each program area, the City should offer options for all age groups, including intergenerational options so that families can recreate together. Community members have also requested more programming options for toddlers, young children, and middle school and high school youth, including less formal drop-in recreation programs.
- **Ensure that community education/lifeskills programs are available in the community.** The West Linn/Wilsonville School District has traditionally been a major provider of community education classes. The School District is planning to

end its involvement with community education. West Linn should ensure that these types of programs remain available in the community, because they are important resources. The City does not need to provide the programming itself, but it could work with providers to ensure that similar types of programming are provided.

- **Continue the scholarship fund.** The City currently has a scholarship fund to pay for program participation by lower income children. This should be maintained and, if resources allow, be expanded to include lower income adults.

### 7.3 Park Planning and Development



The Parks and Recreation Department carries out park planning through the Director and through the Park Development Coordinator/City Arborist. Recommendations for parks planning include:

- **Acquire and develop the parks and open spaces recommended in this Plan.**
- **Be proactive in identifying alternative means of acquiring land or trail easements.** Land in West Linn is very costly, and outright acquisition or purchase of easements may be costly. The Parks Planner should look for alternative means of filling in gaps in the trail system or acquiring more parkland. For example, the City could purchase a home, establish a trail easement, and then re-sell the property with the easement in place. Other options could be land swaps, life estates, or transfer of development rights.
- **Support city sustainability goals and continue to incorporate green building elements into park improvement projects.** The Parks Department will support citywide sustainability goals in park development projects. The Department will also continue to incorporate green building elements into park improvement projects. An example is the green roof on the Tanner Creek Park restroom constructed near the skate park.
- **Coordinate directly with the Planning Department on land use proposals that involve park land, facilities, or trails.** The Park Development Coordinator should continue to coordinate directly with the Planning Department on land use proposals that involve park land, facilities, or trails to ensure that the Park, Recreation, and Open Space Plan is implemented.

- **Adopt a formal policy on memorials in parks and open space.** The following policy is recommended: West Linn allows memorials in parks and open space areas, but recognizes that parks are a community resource and must be managed as such. Therefore, the City permits the sprinkling of cremated remains within the park system after approval of an application by the Parks and Recreation Director. Sprinkling of ashes is restricted to natural areas away from high use areas, and additional elements including vases, statues, etc. are not permitted. The Director will consider proposals for memorial trees, benches, or other park features on a case by case basis. Applications for memorials to pets or to scatter the ashes of pets will not be accepted.

## 7.4 Maintenance

The Parks and Recreation Department has a permanent maintenance staff of seven, including a Parks Maintenance Supervisor. The City's parks are well maintained, and citizens are satisfied with the level of maintenance according to the City's community satisfaction survey. The following recommendations address parks maintenance:

- **Maintain adequate staff as new park acreage is added to the City's inventory.** West Linn implemented the 1998 PROS Plan's recommendations on maintenance staffing. The park maintenance staff is adequate to meet current needs. However, the City should continue to evaluate staffing needs as planned parks are built and new facilities are added to ensure that adequate staff (approximately 1 FTE per 12-14 developed acres) is available to maintain the City's park assets.
- **Continue the use of seasonal employees to address peak season needs.** West Linn uses seasonal maintenance employees to address peak season demands. Although less skilled than permanent staff, seasonal employees are a cost-effective means of providing basic maintenance tasks. As with seasonal recreation positions, seasonal maintenance positions can also provide summer job opportunities for youth.
- **Continue to develop the Department's Best Management Practices program for pest management.** West Linn uses a variety of pest management strategies, including goats, to manage invasive species. The City should continue to use Best Management Practices and innovative strategies for pest management as part of the City's overall sustainability goals.



- **Continue to track maintenance costs.** The Department tracks maintenance costs by facility and activity, and has done so for many years. These tracking efforts should be continued, because the data generated is very valuable for planning and budgeting.

## 7.5 Natural Area Management

The Parks and Recreation Department is responsible for management and care of natural areas throughout West Linn. These include natural areas within active-oriented parks as well as passive-oriented parks and resource areas. The City's natural areas include forested land, wetlands, and riparian areas along rivers. These areas have management and maintenance needs that are very different from maintenance needs at active-oriented parks. Recommendations for natural area management include:

- **Provide funding to support a Natural Area Manager.** The Parks and Recreation Director should designate a Natural Area Manager to be lead decision-maker on natural area management issues. Until funding is available, staff will have to share these responsibilities as time allows.
- **Manage all passive-oriented parks and resource areas for natural resource value.** Passive-oriented parks and resource areas are natural open space, although the resource value may vary. These areas should be managed for resource value.
- **Identify natural resource areas within active-oriented parks, multi-use parks, and special use areas.** The City should identify natural resource areas within parks of other types. These areas should also be managed for natural resource value.
- **Require natural areas to be hazard-free and minimally compromised by invasive species before ownership is transferred to the City.** Before taking ownership, natural areas should be hazard free and minimally compromised by invasive species, based on the assessment of the designated Natural Area Manager.
- **Continue to partner with volunteers, neighborhoods, and community groups on natural area management.** The City's excellent volunteer programs have resulted in significant efforts in natural areas, including invasive species removal and revegetation. The City should continue these partnerships and expand them.



- **Manage natural areas based on a three-tiered approach.** To allocate maintenance level of effort, natural areas in West Linn should be designated into one of three natural area maintenance levels:
  - *Level One Natural Areas:* Sites in this classification should have a high natural resource value or be the most frequently used. Where feasible, these sites should be maintained according to a management plan developed specifically for the site. The management plan will provide specific direction about how to maintain or improve the site’s natural resource value, while supporting the desired level of recreation access.
  - *Level Two Natural Areas:* Sites in this classification are moderately used or have moderately high resource value. Resources may be somewhat impacted, but still maintain integrity. Level two areas should be managed, at minimum, to control invasive species and support the desired level of use of the site within budget and volunteer limitations.
  - *Level Three Natural Areas:* Sites in this classification have low use or moderate natural resource value. Level three natural areas should be managed for hazard conditions only, such as removal of hazard trees.

## 7.6 Urban Forestry

The Parks and Recreation Department is responsible for management and care of City-owned trees. The Park Development Coordinator/City Arborist is the Department lead on urban forestry issues.

Recommendations for urban forestry include the following:

- **Implement the City’s street tree planting program.**
- **Continue to seek “Tree City USA” designation.** West Linn has been designated a “Tree City USA” for more than ten years, and should continue to meet the standards for this award.
- **Plan for tree canopy replacement in City parks.** Many of West Linn’s parks have mature tree canopies that contribute greatly to the park system’s character. The City Arborist should develop tree replacement plans for City parks with mature canopies so that young trees are planted and become established before older trees die off.

- **Oversee tree care by maintenance staff.** The Arborist should oversee the parks maintenance staff, public works staff, and volunteers in terms of tree care and ensure that sound arboricultural practices are maintained. The Arborist should also hire certified arborists when needed to undertake tree care in parks and on public land that is beyond the capacity of existing staff.

## 7.7 Financing



The Parks and Recreation Department has been successful at managing the City's park system in a financially sustainable way. The following recommendations are intended to provide the Department with the tools to continue its track record:

- **Develop a budget resource for land or easement acquisition.** The City should always be seeking parkland, especially waterfront land, land to provide the Rosemont greenway, connections between existing sites, or sites that serve underserved neighborhoods. This should be a readily accessible source of funds that would allow the Department to secure land or easements when available, either through options or outright purchase.
- **Support establishment of a park foundation.** The Department should support establishment of a park foundation in the community. An organization of this type would be a 501(c)(3) organization that could accept donations on behalf of West Linn. The City's scholarship fund for recreation could be handled by this group, as well as ad hoc improvement efforts throughout the system.
- **Develop a gift catalog of items for donations.** The Department should establish a gift catalog of park elements such as benches, picnic tables, bike racks, trees, etc. for donations. The gift catalog should include images of the items, indicate a donation cost that takes installation and maintenance expenditures into account, and specify a guaranteed duration of the item. This may be used for memorials, as well as donations in honor of a person or event.
- **Update the system development charge (SDC) for parks.** The parks SDC should be updated to be consistent with this Parks, Recreation, and Open Space Master Plan.

- **Consider seeking a tax support measure to fund park and recreation projects desired by the community.** In the 2006 Community Survey, conducted by Riley Research Associates, residents indicated the highest level of support for acquisition of parks and open space and a teen center. The City should consider seeking tax support to fund some of the community's park and recreation priorities.

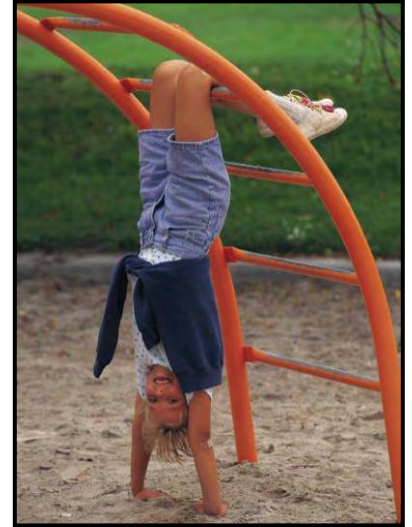
## ACTION PLAN

This chapter identifies an action plan for funding the improvements recommended in the Plan. It identifies project priorities and a short-term, five-year Capital Improvement Plan (CIP) for implementation. This CIP provides a detailed, realistic list of proposed capital improvements that can be funded over the next five years. An overview of potential funding sources is provided.

### 8.1 Project Priorities

The projects recommended in this Plan were evaluated to determine priorities for implementation. The following criteria were used to determine which projects should be included in the five-year CIP.

- **Supports underserved areas:** One of the major goals for this Plan is to provide an active-oriented park within at least ½ mile of most residents. An assessment of community needs identified areas where parkland or facilities are needed to serve particular neighborhoods. Projects that fulfill the need for parks and facilities in underserved areas are a high priority.
- **Addresses underserved populations:** The City strives to provide a variety of parks, recreation facilities, and programs that engage a broad cross-section of the community, including residents of all ages, abilities, and economic and cultural backgrounds. Projects that meet the needs of underserved demographics, such as adults or teens, should be considered a high priority.
- **Increases trail connectivity:** A high priority for the park system in West Linn is to provide convenient access to the network of passive-oriented parks, which are linked by a trail system. Developing trails and acquiring natural open space corridors that meet this need are considered high priority projects.
- **Renovates/maintains existing facilities:** According to citizen input, the improvements that are most needed in West Linn parks are upgrades to play equipment, trail improvements, and sport field improvements. Projects that upgrade and revitalize parks and facilities will protect existing investments, enhance user safety and accessibility, maximize maintenance efficiency, and support recreation activities.



- **Meets facility needs:** The community needs assessment identified several facilities for which there is a strong community demand, such as trails, soccer fields, tennis courts, gymnasiums, and a swimming pool. According to the results of the 2005/06 public outreach, a multi-purpose aquatic and recreation center is the feature that residents would most like to have that is not currently available in West Linn.
- **Increases river access:** Many West Linn residents want greater access to the Willamette and Tualatin Rivers. Projects such as developing and improvement riverfront trails, viewpoints, and boat launches are perceived as high priorities.

## 8.2 Funding Sources

There are a number of possible funding sources for programs, non-capital projects, and parks and facilities acquisition, development, and maintenance. Most sources are limited in scope and can only be used to fund specific types of projects or improvements.

### Capital Projects and Operations

The following financing sources may be used for capital improvement projects as well as for ongoing operations and maintenance costs.

- **General Fund:** A Capital Facilities Fund, which is part of the City's General Fund, provides limited funding for recreation projects. This source comes from the City's annual operating budget.
- **Local Option Levy:** This is a property tax assessment that can be used for the construction, operation, and/or maintenance of parks and facilities, and for recreation programming. This type of levy is established for a given rate or amount for up to five years, or, in the case of capital only, up to ten years. Passage requires a double majority (a majority of registered voters must vote and a majority of those voting must approve the measure), unless during a general election in even-numbered years, in which case a simple majority is required. Local option levies have become more difficult to pass in Oregon because of the double-majority requirement. In the future, the use of a local option levy may be difficult due to a \$10/\$1,000 of real market value tax rate limitation for all taxing agencies in the area except schools.

Potential revenue from a local option levy may be reduced due to the \$10/\$1,000 of real market value property tax rate limitations for general government taxes. If the \$10 limitation is exceeded

for any individual property, all general government-taxing authorities receive only a prorated share of their tax levy, so that the total general government taxes remain within the cap. This situation is called compression. Compression occurs in two stages, with local option levies compressed first and then permanent tax rates.

- **Public/Government Grant Programs:**
  - *Recreation Trails Program:* This is a grant program funded through the Oregon Parks and Recreation Department. Projects eligible under this program include: 1) maintenance and restoration of existing trails; 2) development and rehabilitation of trailhead facilities; 3) construction of new recreation trails; and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.
  - *Oregon State Marine Board Grants:* The Oregon State Marine Board manages Oregon's waterways. The agency also provides construction grants for waterfront improvements, such as boat ramps, restrooms, parking, and other related projects, as well as operations funds for maintenance and patrol. It receives its revenue for grants from the licensing of pleasure boats and a portion of the automobile gas tax.
- **Private Grants and Foundations:** Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They often fund unique projects or projects that demonstrate extreme need.
- **Public/Private Partnerships:** In this approach, a public agency enters into a working agreement with a private business or non-profit entity to help fund, build, and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages, and access to the facility.
- **Fees and Charges:** User fees and facility charges generate revenue for parks and programs by charging users some or all of the costs of providing services. Some program areas, such as adult programs, are more suitable for higher fees and charges. The City can increase revenue for park services by expanding rental facilities (picnic shelters, meeting rooms, etc.) or by increasing rental fees and other facility-use charges. Rental revenues in West Linn are obtained from use of picnic shelters,

the McLean House, Sunset Fire Shelter, and Adult Community Center.

- **Earned Income:** Food, beverage, and merchandise vendors or concessionaires that operate restaurants, coffee-kiosks, or other revenue-generating facilities in parks also can generate excess revenues to support the parks system.

### Capital Projects

The following funding sources may be used for capital expenses only:



- **System Development Charges:** Systems development charges (SDC), which are applied to all new residential development, are an important source of funding for the acquisition and development of new parks and natural areas. Since SDCs are paid for by new development, the fees are meant to fund capacity enhancement projects that are needed as a result of the development. SDCs cannot be used for the preservation and maintenance of existing parks and facilities. When the 1998 PROS Plan was adopted, Park SDC rates were \$3,483 per house for single family housing and \$2,450 per unit for multi-family housing.
- **Donations:** Donations of labor, land, materials, or cash by service agencies, private groups, or individuals is a popular way to raise small amounts of money for specific projects. Service agencies often fund small projects such as picnic shelters or playground improvements, or they may be involved in larger aspects of park development.
- **Local Improvement District:** Under Oregon law, a city may use a Local Improvement District (LID) to subsidize specific capital improvement projects. Through the formation of a LID, a city may impose special assessments on all properties benefiting from a local improvement project. LIDs are often used to subsidize transportation and infrastructure systems but may also be extended to parks and recreation areas. Because the properties within the district must receive a special benefit from the project, it is most likely to be useful for neighborhood parks and recreation areas.
- **General Obligation Bond:** This voter-approved bond comes with authority to levy an assessment on real and personal property. Funding can be used for capital improvements, but not furnishings, fixtures, equipment, or on-going maintenance. This property tax is levied for up to 20 years under the City's debt

policies. As with local option levies, passage requires a double majority, unless during a general election in even-numbered years. This type of property tax does not affect the overall tax rate limitation as described previously in Local Option Levy.

▪ **Public/Government Grant Programs:**

- *Community Development Block Grants (CDBG):* These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. CDBG funds have limitations and are generally required to benefit low and moderate income residents. Grants can cover up to 100% of project costs.
- *Land and Water Conservation Fund:* This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the Oregon Parks and Recreation Department. In the past, this was one of the major sources of grant money for local agencies. In the 1990s, funding at the federal level was severely cut, but in recent times more money has become available. For the year 2003, the amount available for local agency projects was \$825,722. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.
- *Intermodal Surface Transportation Efficiency Act (ISTEA):* Over the years, Oregon has received considerable revenue for trail-related projects from this federal program. Originally called The Intermodal Surface Transportation Efficiency Act (ISTEA), it funded a wide variety of transportation-related projects. In 1998, this program was modified as TEA-21. In August 2005, TEA-21 was updated and revised as the Safe, Accountable, Flexible, Efficient, Transportation Equity Act: A Legacy for Users (SAFETEA-LU), which authorizes programs for the 5-year period 2005-2009. A total of \$370 million will be provided through 2009 to develop and maintain trails for recreational purposes that include pedestrian, equestrian, bicycling and non-motorized snow activities, as well as off-road motorized vehicle activities. New eligibilities are provided, including construction and maintenance equipment, real estate costs, educational program costs, state administration costs, and assessment of trail conditions.
- *Local Government Grants:* This Oregon program uses Lottery dollars to fund land acquisition and development and



rehabilitation of park areas and facilities. A 50% match is required for larger agencies and a 40% match for small agencies (cities/districts with a population of less than 5,000 and counties with a population of less than 30,000). The Oregon Parks and Recreation Department staff reviews and approves small projects of \$50,000 or less. Large projects exceeding this amount, but less than \$500,000, are reviewed and approved by the Local Government Advisory Committee. The funds for this program are available on a biannual basis. In August 2005, The Oregon Parks and Recreation Commission approved over \$5.3 million in Local Government Grants for park and recreation projects. The next cycle for grants will be announced February 2006.

- *Urban Forestry Grants:* There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.
- *Oregon Watershed Enhancement Board:* The Oregon Watershed Enhancement Board (OWEB) is a State agency led by a policy oversight board. Together, they promote and fund voluntary actions that strive to enhance Oregon's watersheds. The Board fosters the collaboration of citizens, agencies, and local interests. OWEB's programs support Oregon's efforts to restore salmon runs, improve water quality, and strengthen ecosystems that are critical to healthy watersheds and sustainable communities. OWEB administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds.
- **Land Trusts:** Private land trusts such as the Trust for Public Land and the Nature Conservancy employ various methods, including conservation easements, to work with willing owners to conserve important resource land. Land trusts assist public agencies in various ways. For example, land trusts may acquire and hold land for eventual acquisition by the public agency.
- **National Tree Trust:** National Tree Trust provides trees through two programs: America's Treeways and Community Tree Planting. These programs require that volunteers plant trees on public lands. In addition, America's Treeways requires that a minimum of 100 seedlings be planted along public highways.

- **Lifetime Estates:** This is an agreement between a landowner and the City that gives the owner the right to live on the site after it is sold to the City.
- **Exchange of Property:** An exchange of property between a private landowner and the City can occur. For example, the City could exchange a less useful site it owns for a potential park site currently under private ownership.

### **Innovative Funding Measures**

Due to the increasing limitations on property taxes, some cities and public agencies are looking toward alternative methods of funding the park systems that citizens find essential to quality of life. These alternative mechanisms generally include new taxes, and some are more viable than others as funding sources. For example, many cities use a utility tax to help fund park maintenance.



The City of West Linn should explore the potential of other alternative mechanisms as part of the City's overall revenue strategy. This strategy may include the use of the following taxes to fund park and recreation development:

- Entertainment Taxes
- Corporate Income Tax
- Income Tax Surcharge
- Personal Income Tax
- Gross Receipts Tax
- Payroll Tax
- General Sales Tax
- Restaurant Tax
- Business License Tax
- New Construction Fees

## **8.3 Financing Strategy**

The Park and Recreation Plan recommends that the City embark on a conservative, five-year, park capital development plan, which is described in this section.

### **Project Revenue**

The City's strategy for financing priority capital improvements is a basic pay-as-you-go approach involving expenditures from the Parks System Development Charges, grants, donations, and bond revenue. Table 15 summarizes the potential funding sources for the proposed CIP by fiscal year. Total revenue to support capital projects is estimated at over \$27 million.

Specific funding sources include:

- **System Development Charges (SDCs):** SDCs are anticipated to be the largest source of funding for park projects in West Linn, representing approximately \$24.7 million in the next five years.
- **Other Sources:** Projects eligible for grant funding and other sources have been identified, and some projects have grant funding in place. This funding can be supplemented by donations, sponsorships, and partnerships. Anticipated funding from grants and other sources represents over \$1.6 million.
- **Park Bond Fund:** While most funds from the 1998 Park Bond have been expended, some funds remain for aquatic center property acquisition and trail development along the Willamette River. Bond funds to be applied total \$800,000.

**Table 15**  
Potential Revenue Sources  
For a 5-Year Capital Facilities Plan

Amounts by Fiscal Year						5-Year Total
Source	FY 06 - 07	FY 07 - 08	FY 08 - 09	FY 09 - 10	FY 10 - 11	
SDCs	\$2,023,000	\$4,897,059	\$1,349,133	\$7,965,104	\$8,425,497	\$24,659,793
Other	\$778,000	\$260,000	\$100,000	\$315,000	\$150,000	\$1,603,000
Bond	\$800,000					\$800,000
<b>TOTAL</b>	<b>\$3,601,000</b>	<b>\$5,157,059</b>	<b>\$1,449,133</b>	<b>\$8,280,104</b>	<b>\$8,575,497</b>	<b>\$27,062,793</b>

Source: West Linn Parks and Recreation

## 8.4 Capital Improvement Plan

Table 16 presents estimated costs for the implementation of all priority capital improvements. Projects and estimated costs for each park are summarized by funding source. Total costs for all capital improvements are estimated at nearly \$29 million. Many of these projects can be funded by the revenue sources listed in Table 15.

**Table 16**  
Five-Year Capital Facilities Plan

Project Name	5-Year Total	SDCs	Other	Bond
<b>NEW PARKS AND FACILITIES</b>				
Aquatic Center Property Acquisition	\$600,000			x
City-wide Paths and Trails	\$25,000	x		
Fields Bridge Park Development	\$1,205,000	x		
Future Community Park <sup>2</sup>	\$3,944,610	x		
Future Neighborhood Park <sup>1</sup>	\$1,150,000	x		
Future Open Space <sup>2</sup>	\$5,019,445	x		
Future Regional Park <sup>2</sup>	\$11,371,156	x		
Maddax Woods Development	\$177,449	x		
Marylhurst Park Development	\$925,000	x		
Midhill Park Development	\$825,000	x		
Robinwood Park	\$250,000	x		
Regional Trail System <sup>2</sup>	\$1,424,133	x		
Tanner Creek Park	\$50,000	x		
Willamette River Trail - A	\$100,000	x		
Willamette River Trail - B	\$200,000			x
<b>Subtotal</b>	<b>\$27,266,793</b>			
<b>IMPROVEMENTS TO EXISTING FACILITIES</b>				
Accessibility Upgrades	\$20,000		x	
<b>Cedaroak Boatramp</b>				
Cedaroak Boatramp Power Service	\$10,000		x	
Cedaroak Boatramp Dredging <sup>3</sup>	\$55,000		x	
Cedaroak Boatramp Docks <sup>4</sup>	\$100,000		x	
Cedaroak Boatramp Parking Overlay <sup>4</sup>	\$50,000		x	
<b>Hammerle Park</b>				
Hammerle Park Restroom	\$150,000		x	
Hammerle Park Swings and Slides	\$40,000		x	
Hammerle Park Wading Pool Upgrades <sup>5</sup>	\$100,000		x	
<b>Mary S. Young Park</b>				
Bridge	\$8,000		x	
Restroom <sup>3</sup>	\$225,000		x	
Parking Lot	\$250,000		x	
<b>Summit Street Park</b>				
Exercise Course	\$20,000		x	
	\$1,028,000.00			

**Table 16 (continued)**

Project Name	5-Year Total	SDCs	Other	Bond
<b>Sunset Park</b>				
Sunset Park Restroom <sup>5</sup>	\$150,000		x	
Sunset Park Wading Pool Upgrades <sup>5</sup>	\$100,000		x	
<b>Willamette Park</b>				
Willamette Park Restroom <sup>5</sup>	\$175,000		x	
Willamette Park Wading Pool <sup>5</sup>	\$100,000		x	
Willamette Park Grasscrete <sup>5</sup>	\$100,000		x	
<b>Subtotal</b>	<b>\$1,653,000</b>			
<b>TOTAL ALL PROJECTS</b>	<b>\$28,919,793</b>			

**Notes:**

- <sup>1</sup> Requires advance financing, may be spread out over a period of time TBD.
- <sup>2</sup> Costs for land acquisition are estimated at \$200,000 per acre.
- <sup>3</sup> Grant funding in place: \$97,000 for MSY Restroom and \$45,000 for Cedaroak Dredging.
- <sup>4</sup> Main funding will come from grants.
- <sup>5</sup> Eligible for grant funding.

## 8.5 Major Projects

Several major projects have been identified as high priorities for the community. These long-term projects will be implemented beyond the scope of a five-year plan, and no specific timeline has been planned for development. These projects include:

- **Aquatic Center:** Although property will be acquired as part of the five-year CIP recommended in this Plan, the timeline for the design, construction, and operation of an aquatic center will depend on future funding for this facility.
- **Recreation Center:** A multi-purpose recreation center will provide much needed programming space and recreation opportunities for the entire community. This project may include an aquatic facility, along with other amenities as recommended in this Plan. If pursued independently from the aquatic center, the City will need to acquire a site for this facility. The timeline for the design, construction, and operation of a recreation center will depend on future funding.
- **Property Acquisitions:** Several parks are recommended in this Plan that are beyond the scope of a five-year CIP. The City should seek to acquire these sites as funding allows before the

opportunity is lost to do so. Additional property acquisitions will need to be opportunity based.

- **Greenway Buffers:** As indicated in Figure 6 and in the description of the open space network, opportunities exist to provide buffers between different land uses and serve as trail corridors for the community. The City should pursue all options to maintain these greenways.

## 8.6 Operating Impacts

Adding new park sites and facilities to West Linn’s existing park system will increase maintenance costs. The City should consider the grounds and facilities maintenance impact as part of the individual project approval decision. This will ensure that that appropriate levels of maintenance are planned and budgeted. The following guidelines are recommended for identifying operating impacts and ensuring adequate maintenance funding:

<u>Facility Type</u>	<u>Budgeting Guideline</u>
Developed Park Land	\$6,000/acre
Natural Area/Open Space Land	\$400/acre

Prior to building major new facilities, such as an aquatic center or an indoor recreation center, the City should conduct an operations analysis to determine operating impacts in terms of maintenance and staffing.

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