

2030 PARKS MASTER PLAN UPDATE

CITY OF REDMOND

JANUARY 2008



TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY / INTRODUCTION

2.0 PARK INVENTORY

3.0 TECHNICAL MEMORANDA:

TECHNICAL MEMORANDUM #1 - EXISTING CONDITIONS ANALYSIS

TECHNICAL MEMORANDUM #2 – NEEDS ANALYSIS

TECHNICAL MEMORANDUM #3 – PARKS MASTER PLAN

TECHNICAL MEMORANDUM #4 – TRAILS MASTER PLAN

TECHNICAL MEMORANDUM #5 - RECOMMENDED PARKS CIP

4.0 SUMMARY

MAP EXHIBITS

EXISTING FACILITIES MAP

EXISTING NEIGHBORHOOD PARKS

EXISTING COMMUNITY PARKS

PROPOSED NEIGHBORHOOD PARK MAP

TRAILS MASTER PLAN MAP

RECOMMENDED CIP MAP

APPENDICES

APPENDIX A : ALL PUBLIC COMMENT

APPENDIX B : PARKS SDC UPDATE

APPENDIX C : PARKS AND FACILITIES INVENTORY TABLE

APPENDIX D : SAMPLE TRAIL AGREEMENT

1.0 EXECUTIVE SUMMARY

**DRAFT PARKS MASTER PLAN/CAPITAL IMPROVEMENT PLAN (CIP) UPDATE
AND SYSTEM DEVELOPMENT CHARGE (SDC)
January 2008**

Part 1.0 Purpose of Update

This update to the *City of Redmond Parks Master Plan and Capital Improvement Plan* was undertaken in consideration of the steady population growth within Redmond and recent expansion of the City's Urban Growth Boundary (UGB). **The update sets the year 2030 as the target planning horizon, and anticipates Redmond's 2030 population to be 59,099.**

The general purpose of the plan is to:

- Update the previous plan by listing park improvements accomplished
- Identify and locate proposed new parks in relation to the UGB expansion. Establish a range of park types (e.g. neighborhood, community, special use), in compliance with agreed upon standards, and provide a listing of proposed amenities suitable and appropriate for both proposed and existing parks.
- Update the System Development Charge based upon the total acquisition and development costs associated with the plan. SDC funds will be used to pay for new parks and facilities related to growth, while other funds, including city general funds, grants, and contributions will be utilized to pay for existing facility upgrades and previously planned park projects.

The ultimate goal of the plan is to assure that the City of Redmond and its partners, the Redmond Area Park and Recreation District, (RAPRD), and the Redmond School District, offer a diverse, easily accessible park system that is responsive to the needs and desires of its citizens.

The Parks Master Plan/CIP Update, will be included by reference within the upcoming City of Redmond Public Facilities Plan which also includes Transportation, Water Service and Wastewater Service.

2.0 Methodology

The City contracted for the services of David Evans and Associates (DEA) to coordinate this plan update. DEA produced a series of five "Technical Memos" which provide specific information and data about each phase of the plan formulation process. A series of maps were produced to illustrate existing conditions, needs analysis, the Trails Master Plan, and locations of proposed parks, improvements and parkland acquisitions.

The City also enlisted the help of a citizen Public Advisory Committee (PAC) to assist with plan formulation and review. Further, the City chose to seek direct

public input about park use and park facility preferences by publishing a simple questionnaire, available both by mail and on-line. Citizen input was sought further during an “Open House” review of the draft plan. Specific questionnaire responses, and Open House comments are included as an appendix to this plan document, but in general **over 1,100 citizens offered comment during this planning process**. Further detail about how these responses and comments will be used, are incorporated throughout this document.

The plan formulation process included a series of steps typical to the planning process, these include:

- Review and update the inventory of existing park acreage and amenities, and factor previously adopted relevant Master Plan documents into the process. A complete inventory and profile of existing parks is found in *Section 2.0* of this plan.
- Determine need based upon an appropriate Level of Service Standard and Existing Level of Service currently in place. Produce a draft listing of proposed new parks and park amenities based upon shortfalls identified by applying need standards. *Technical Memoranda 2 and 3*, within *Section 3.0* of this plan, provides detail regarding Park Standards and Service Levels.
- Produce a Proposed New Park/Capital Improvement Plan list, incorporating acquisition and development costs, in order to propose an updated System Development Charge. The *Capital Improvement Plan* is provided with *Technical Memorandum 5* and a corresponding *CIP map* is included.

2.1 Trails Master Plan

The popularity of walking and biking among Redmond’s citizens and high level of use associated with the Dry Canyon Trail, (as also borne out in public questionnaire responses), caused the City, for the first time, to include a proposal for a Trails Master Plan. The process for formulation of a draft trails plan was essentially the same process as outlined above. Emphasis was on the provision of additional Trail sections which would provide linkage to the existing Dry Canyon Trail. This linkage can be potentially provided by utilizing BPA power line and Irrigation District canal easement corridors. The most recent “Leadership Redmond” group helped formulate trail plans and identified feasible trail linkages, their help and support is greatly appreciated.

Technical Memorandum #4 provides detail associated with the formulation of the *Trails Master Plan*, but in summary, **the Plan proposes creation of an additional 23.8 trail miles, primarily to serve as connectors to the existing 2.9 mile Dry Canyon Trail.**

3.0 Redmond Standards

An important change from the previous plan update involved the decision to re-classify existing adjacent groupings of parks within the Dry Canyon (e.g. Sam Johnson, Spud Bowl, Bowlby, and Skate Park). Rather than classifying these as individual Neighborhood Parks or Special Use Parks, their value as closely linked amenities within the canyon was recognized, and they were re-classified as Community Parks, and specifically referred to as the Central Dry Canyon and South Dry Canyon Community Parks. This designation will facilitate appropriate coordinated planning and also recognizes the canyon's intrinsic park values and zones as identified in the adopted 1984 Dry Canyon Master Plan.

The proposed plan only establishes standards for Community and Neighborhood Parks since this is the primary role of the City as established in the Comprehensive Plan. However the plan acknowledges the need for Natural Resource Areas and Special Use Parks by including them specifically within the CIP listing.

Specifically the plan establishes the following standards:

Neighborhood Parks: Place within a ½ mile distance of every resident
Community Parks: Provide 4 acres for every 1000 Redmond residents

3.1 Amenity Standards

The park amenities considered in the plan were based upon localized interest levels, stated desires, and questionnaire responses. The plan recognizes that some amenities will be provided by the School District and RAPRD. A Park Amenity table and National Standards associated with each amenity is provided in *Technical Memorandum 2*.

4.0 2030 Proposed CIP Plan

The CIP spreadsheet targets park land acquisitions intended for proposed Neighborhood and Community Parks as well as for ongoing park land consolidation within the Dry Canyon. The smaller parcel canyon land acquisitions, which were carried over from the previous CIP, are important to facilitate ease of City management as well as to enhance Natural Resource values within the Canyon. Most of these will not be deemed as "attributable to growth" and are listed as candidates for donation to the Parks Foundation.

Costs associated with acquisition and development have been updated to consider inflation, and actual construction and acquisition costs.

Based upon recent input from the Parks Commission, Oasis Park will be strongly considered for liquidation, with funds from the sale potentially targeted for Phase II improvements within the new American Legion Park.

5.0 SDC Calculation

Early in the planning process, the PAC considered the inclusion of industrial and commercial lands within the SDC calculation, but after some evaluation, this idea was dropped because it was felt that the existing park system catered primarily to families and neighborhoods. The proposed SDC methodology will continue to be based upon simple residential calculation.

The Plan identifies park acquisition and development needs totaling 50.6 Million dollars. Seventy-Nine percent (79%) of this total is eligible for SDC funding while the remaining Twenty-One percent (21%) of these costs will be paid with other funds including City of Redmond General Funds and Grant funds. The System Development Charge Associated with this Plan Update, as calculated on the last page of the *Capital Improvement Plan Spreadsheet* is **\$2,793**.

6.0 Conclusion

This proposed update to the Parks Master Plan/Capital Improvement plan was formulated with public involvement at various stages and levels, and is intended to reflect the needs and desires of the community. Redmond's citizens clearly treasure the range of recreational opportunities and values afforded them by the Dry Canyon and the park amenities found within the 17 City parks currently offered, but the importance of this plan lies in the fact that it takes the long view. Foresight in the face of steady growth, assures the opportunity to provide strategically located public parks, trails and green spaces, and consequently assures that community, family and individual benefits will be provided.

This update meets and compliments several of the 2007-2008 goals established by the Redmond City Council, including;

- Review and prioritize CIP and implement projects
- Extend the Dry Canyon Trail from Highland Avenue to Quartz Avenue
- Ensure Performance Stage is constructed in American Legion Park
- Complete Parks Master Plan
 - Construct American Legion Park
 - Review Central Canyon Master Plan

2.0 PARK INVENTORY

MINI PARKS

BECKY JOHNSON PLAZA

Location: SW 8th St. & SW Deschutes Ave.

Size: 0.50 Acres

Status: Developed

Site Features:

- Art
- Fountain

Description: This site is part of the Becky Johnson Community Center.



CANYON/GREENWOOD PARK

Location: N. Canyon Dr. & NW Greenwood

Size: 0.15 Acres

Status: Developed

Site Features:

- Stormwater Swale
- Open Space

Description: This site consists of a stormwater swale located at the intersection of N. Canyon Drive and NW Greenwood Avenue.



MINI PARKS

DOWNTOWN PLAZA

Location: SW 7th & SW Greenwood

Size: 0.20 Acres

Status: Developed

Site Features:

- Benches
- Lighting

Description: Located in the heart of downtown, this plaza is used for public gatherings and events.



LIBRARY PARK

Location: SW 8th St. & SW Deschutes Ave

Size: 1.73 Acres

Status: Developed

Site Features:

- Benches
- Open Space

Description: Located next to the Redmond Public Library, this park provides open space for passive recreation.



MINI PARKS

STACKS PARK

Location: 850 NW Kingwood Ave.

Size: 0.80 Acres

Status: Developed

Site Features:

- Open Space with Mature Landscaping
- Space to Host Events

Description: This site was donated to the City in 2007. Stacks park can be reserved for weddings and receptions.



NEIGHBORHOOD PARKS

BAKER PARK

Location: Sw 17th St. & SW Obsidian Ave.

Size: 1.77 Acres

Status: Developed

Site Features:

- ADA Off-street Parking
- Play Structure
- Picnic Shelter and Tables
- Benches
- Drinking Fountain
- Barbeque
- Open Play Area

Description: Baker Park is located near Obsidian Middle School.



CANAL TRAIL PARK

Location: S. Canal Blvd. & SW. The Greens Blvd.

Size: 5.70 Acres

Status: Developed

Site Features:

- Trail
- Small Lawn/Open Play Area

Description: This site provides a trailhead to the Canal Trail that runs both to the north and south of Canal Trail Park.



NEIGHBORHOOD PARKS

DIAMOND BAR RANCH PARK

Location: NE 5th St. & NE Quince Ave.

Size: 3.00 Acres

Status: Developed

Site Features:

- Restrooms
- Walking Paths
- Play Structure
- Basketball Court
- Natural Area

Description: Diamond Bar Ranch Park provides a play structure, basketball court, restroom and walking paths.



FAIRHAVEN PARK

Location: 370 NW 25th St.

Size: 3.20 Acres

Status: Partially Developed

Site Features:

- Restrooms
- Play Structures
- Basketball Court

Description: Fairhaven Park site has a restroom, play structures and an open field. A portion of this park is undeveloped.



NEIGHBORHOOD PARKS

HAYDEN PARK

Location: SW 35th St & SW Quartz Ave.

Size: 3.02 Acres

Status: Developed

Site Features:

- Restrooms
- Play Structures
- Barbeques

Description: This park provides several amenities including open lawn.



KALAMA PARK

Location: SW Kalama & SW 17th St.

Size: 2.63 Acres

Status: Developed

Site Features:

- Restrooms
- Play Structures
- Basketball Court
- Softball Field

Description: Located in a neighborhood close to downtown, this park provides basketball, softball, a play structure, and open play areas.



NEIGHBORHOOD PARKS

QUINCE PARK

Location: NW Quince Ave. & NW 11th St.

Size: 4.10 Acres

Status: Developed

Site Features:

- Walking Paths
- Play Structures
- Off-street Parking
- Benches
- Picnic Tables
- Drinking Fountains
- Barbeques

Description: Quince Park provides open play areas, walking paths and amenities to picnic at the park.



VALLEY VIEW PARK

Location: 3660 SW Reservoir Dr.

Size: 10.30 Total Acres, 4.00 Developed Acres

Status: Partially Developed

Site Features:

- Tennis Courts
- Off-street Parking
- Basketball Court

Description: A portion of the improvements called out in the Valley View Master Plan have yet to be completed.



NEIGHBORHOOD PARKS

WEST CANYON RIM PARK

Location: NW 19th St. & Rimrock Ave.

Size: 3.50 Acres

Status: Developed

Site Features:

- Restrooms
- Play Structures
- Benches
- Basketball Courts
- Open Lawn/Play Area

Description: West Canyon Rim Park provides several opportunities for active recreation along with a connection to the Dry Canyon trail.



COMMUNITY PARKS

CENTRAL DRY CANYON PARK

This 66.35 acre community park consists of several smaller parks which all provide active recreation amenities. Central Dry Canyon Park includes Bowlby Park, Kiwanis Field, Sam Johnson Park, Skate Park and Spudbowl. This park also includes 10 acres of recently acquired land for future park development.

Central Dry Canyon Park extends from Fir Avenue to Highland Avenue, located between North Dry Canyon and South Dry Canyon Parks.

BOWLBY PARK

Location: SW Parkway Dr & SW Highland Ave

Size: 6.63 Acres

Status: Developed

Site Features:

- Baseball/Softball Fields
- Off-street Parking

Description: Bowlby Park currently provides 2 baseball/softball fields, with a third field planned for construction.



KIWANIS FIELD

Location: SW 15th St. & SW Black Butte Ave.

Size: 1.54 Acres

Status: Developed

Site Features:

- Informal Soccer Field

Description: Located within Central Dry Canyon Park, the Kiwanis Field provides a space for soccer teams to practice.



COMMUNITY PARKS

CENTRAL DRY CANYON PARK

SAM JOHNSON PARK

Location: SW 15th St. & SW Evergreen Ave.

Size: 8.51 Total Acres

Status: Developed

Site Features:

- Tennis Courts
- Off-street Parking
- Basketball Court
- Picnic Shelter
- Play Structure
- Restrooms
- Open Lawn/Play Area

Description: Sam Johnson Park provides many amenities that can be conveniently accessed from the Dry Canyon trail.



SKATE PARK

Location: SW 15th St. & SW Black Butte Ave.

Size: 0.60 Acres

Status: Developed

Site Features:

- Skate Park

Description: The Skate Park is accessible from Black Butte Avenue and provides recreation for a range of ability levels.



COMMUNITY PARKS

CENTRAL DRY CANYON PARK

SPUDBOWL

Location: SW 15th St. & SW Black Butte Ave.

Size: 4.74 Total Acres

Status: Developed

Site Features:

- Soccer Field
- Off-street Parking
- Bleachers

Description: Located in the Central Dry Canyon, there is trail access to the Spudbowl field.



COMMUNITY PARKS

SOUTH DRY CANYON PARK

This 26.35 acre community park consists of two smaller parks, the American Legion Park and Quartz Park (currently undeveloped). South Dry Canyon Park extends from Highland Avenue in the north to Quartz Avenue to the south. The City has recently acquired property to connect American Legion Park to Quartz Park by way of a trail.

AMERICAN LEGION PARK

Location: SW Canyon Dr. & SW Highland Dr.

Size: 11.00 Acres

Status: Under Construction 2007-08

Site Features:

- Amphitheater
- Off-street Parking
- 2 Softball/Baseball Fields
- 1 Soccer Field
- 2 Full & 1-half Basketball Courts
- Restrooms

Description: Located within the South Dry Canyon, American Legion Park will provide a venue for outdoor concerts and access to the Dry Canyon Trail.



COMMUNITY PARKS

SOUTH DRY CANYON PARK

QUARTZ PARK (UNDEVELOPED)

Location: NW 19th St. & Rimrock Ave.

Size: 10.17 Acres

Status: Undeveloped

Site Features:

- Restrooms
- Play Structures
- Benches
- Basketball Courts
- Open Lawn/Play Area

Description: Plans for Quartz Park will provide amenities similar to those found within a neighborhood park. Quartz Park will be accessible from the Dry Canyon Trail.



UMATILLA PARK

Location: 3000 SW Umatilla Ave.

Size: 10.64 Acres

Status: Developed

Site Features:

- Off-street Parking
- Play Structure
- 1 Soccer Field
- 3 Softball Fields
- Benches
- Bleachers
- Picnic Tables
- Drinking Fountain

Description: Umatilla Park provides space for active recreation including soccer and softball.



NATURAL RESOURCE AREAS

REDMOND CAVES

Location: Airport Dr.

Size: 40.50 Acres

Status: Undeveloped

Site Features:

- Caves
- Open Space

Description: A Master Plan for the caves has been created. While the property is owned by the BLM, there is a cooperative agreement between the City and BLM to develop this site. Development will include interpretation and potentially an opportunity to safely explore the caves.



NORTH DRY CANYON

Location: Pershall to Fir Ave

Size: 166.44 Acres

Status: Developed

Site Features:

- Trail
- Benches
- Drinking Fountain

Description: The North Dry Canyon provides passive recreation opportunities and is left primarily as open space. This park site provides a trail connection to the the more active recreation amenities found in the Central Dry Canyon Park.



SPECIAL USE PARKS

FIREMAN'S POND

Location: SW Lake Court & SW Lake Rd.

Size: 5.77 Acres

Status: Developed

Site Features:

- ADA fishing Access
- Picnic Tables
- Benches
- Barbeques

Description: The site is developed to provide fishing access for young children.



JUNIPER GOLF COURSE

Location: SW 19th St. and SW Elkhorn Ave.

Size: 178 Acres

Status: Developed

Site Features:

- 18 Hole Golf Course

Description: Juniper Golf Course is located near the Deschutes County Fairgrounds.



SPECIAL USE PARKS

NORTH CANYON TRAILHEAD

Location: Pershall Ave., next to Wastewater Treatment Plant

Size: 0.50 Acres

Status: Developed

Site Features:

- Off-street Parking
- Interpretive Signage

Description: Located at the beginning of the North Dry Canyon Trail, this trailhead provides a great starting point to explore the entire length of the Dry Canyon Trail.



MAPLE STREET OVERLOOK (PROPOSED)

Location: NW Maple Ave, East side of the Dry Canyon

Size: 0.20 Acres

Status: Undeveloped

Site Features:

- Overlook
- Art
- Off-street Parking
- Benches
- Connection to North Dry Canyon Trail

Description: Located just off the Maple Street Bridge, this park will serve as an overlook and provide access to the North Dry Canyon Trail. This park is scheduled to be complete in 2008.



3.0 TECHNICAL MEMORANDA

Technical Memorandum #1 - Existing Parks and Trail System Components

Part 1.0 Introduction

The City of Redmond, Oregon performed an extensive inventory and analysis of its parks, open space and trail system components in 2000 as part of the City's Public Facility Plan (PFP) development and Capital Improvement Plan (CIP) update. The purpose of the PFP was to provide a planning document for the City covering a 20-year planning horizon. The associated Capital Improvement Plan (CIP) is a list of specific projects, identified through the PFP process and updated annually, which identifies and prioritizes facility improvements necessary to the community's well being over a similar period of time.

Based on the information gathered in 2000, and input solicited from a Citizens Advisory Committee, a methodology for collecting fees associated with new building permits (SDCs), was developed and adopted by the City, and initiated in 2000. Since 2000, the CIP for Parks has been updated twice, in 2002 and 2005, respectively. Due to higher than anticipated growth experienced by the City since 2000 and the subsequent need to annex additional residential lands in 2007 to meet the City's population projections over the next twenty years, the City of Redmond is currently in the process of updating both the PFP and CIP, with the intent on meeting the changing complexion and needs of the community, and;

- identifying improvements to the existing park system which have been implemented since 2000, and updating the Park Master Plan maps;
- providing new information regarding community needs for park improvements;
- reviewing the SDC methodology for compliance with regulatory agencies;
- maintaining compliance with the legal requirements related to facility planning. This process ensures that the CIP remains practical as time and related issues change and it also ensures that System Development Charges (SDCs) are updated to reflect inflation, other cost changes and revisions to the CIP.

2.0 Existing Redmond Area Park Facility Statistics - Overview

- Park Lands Owned by City 540.55 acres
- Developed Park Area 417.04 acres (approx.)
- Dry Canyon Master Plan Area 281.0 acres
 - Dry Canyon Park - City Owned 256.14 acres
 - Dry Canyon Trail – Constructed 2.9 miles
 - Dry Canyon Trail – Planned 0.5 miles

- School District Property Total 137.0 acres
- School District Facilities – Developed 123.5 acres
- RAPRD Facilities (8 sites) 77.6 acres
 - Cascade Swim Center is w/in City 2.6 acres

*A detailed summary of existing parks and site-specific amenities can be found in the appendices.

2.1 Existing System Park Facilities

Park and recreation development within the Redmond area falls into six categories as identified in the Comprehensive Plan. **January 2008 totals**

- **Mini Parks** (0.05 – 2.5 ac) 5 sites 3.38 acres
 - Includes Becky Johnson Plaza, Canyon/Greenwood, Downtown Plaza, Library Park and Stacks Park
- **Neighborhood Park** (3 – 5 ac) 9 sites 37.22 acres
 - Includes Baker, Canal Trail, Diamond Bar, Fairhaven, Hayden, Kalama, Quince, Valley View and W. Canyon Rim Parks
- **Community Park / Facility** (5+ ac) 4 sites 100.34 acres
 - Includes Central Dry Canyon, South Dry Canyon, Oasis (undeveloped) and Umatilla Park
 - Central Dry Canyon includes Bowlby, S. Johnson, Spudbowl Parks, Kiwanis Field and Skatepark
- **Natural Resource Areas** (any size) 2 sites 206.94 acres
 - Includes North Dry Canyon and Redmond Caves
- **Special Use Parks** (any size) 4 sites 184.84 acres
 - Includes Fireman’s Pond, Juniper Golf Course, North Canyon Trailhead and Maple St. Overlook (undeveloped)
- **Trails** – Public Access for non motorized travel 3.75 miles
- **Other Facilities**
 - RAPRD: 8 sites total including the Cascade Swim Center and High Desert Sports complex which are critical to meet specific facility needs of the Redmond community.
 - Redmond School District: All developed sites serve as de-facto Neighborhood Parks and public sports fields to adjacent residents. The City and School District have a quasi-judicial agreement for use.

3.0 Development Master Planning

Based on the recognition that there was a need to plan ahead for the preservation and orderly development of park lands within the identified City limits, the City has prepared the following Master Plan documents related to parks over the previous 25 years.

3.1 Redmond Canyon Plan - 1984

The City of Redmond recognized the unique character and importance of the Dry Canyon to the development pattern of the community in 1984 with the adoption of Ordinance 596 – Redmond Canyon Plan. The master plan for the Canyon area identifies a diversity of uses related to location, linked by a pedestrian trail covering nearly 3.4 miles from north to south. For planning purposes, the 281 acre landmark has been divided into three areas:

North Canyon : 169.3 acres		Passive Recreation
•	City Ownership: 166.44 acres	
•	Private Ownership: 2.86 acres	(2 properties)
Central Canyon: 68.84 acres		Active Use / Parks
•	City Ownership: 63.35 acres	
•	Private Ownership: 5.49 acres	(14 properties)
South Canyon: 43.69 acres		Fields / Passive Rec.
•	City Ownership: 26.35 acres	
•	Private Ownership: 17.34 acres	(2 properties)

3.2 Park Development Plans – Kurahashi Associates – 2000

Based on the adopted PFP and subsequent CIP in 2000, the City contracted for the construction documentation of four identified park sites as identified below:

Park Site	2000 Construction Estimate	2007 status
Fireman’s Pond	\$ 393,400.00	40 %
Valley View	\$ 582,330.00	50%
Quartz Park	\$ 669,173.00	pending
North Dry Canyon	\$ 797,600.00	10%

3.3 Northwest Redmond and US Highway 97 Area Plans – 2006

During the early discussions of annexation of additional residential lands into the City, Redmond initiated a planning study for the area located outside of the city limits, east of Hemholtz and west of Highway 97. Two study areas are anticipated for completion in February of 2007:

- Northwest Area Plan (NAP) 582 acres / 5600 du
- Highway Area Plan (HAP) 190 acres / 600 du

- Additional parks, open space and school sites will need to be included in these master plans. Based solely on demographics and industry standards for neighborhood parks per 1000 population, the NAP will require a minimum of two neighborhood park sites and the HAP will require one neighborhood park site.
- In addition, two new elementary schools and one middle school have been identified as components of the NAP.

Two studies are anticipated to be complete in February of 2007.

4.0 Redmond Area Park and Recreation District - RAPRD

Formerly known as COPRD, the Redmond Area Park and Recreation District serves the recreation needs of the areas outside of the City's UGB. The city and RAPRD share a close working relationship in providing recreation resources to the community. The City's PFP identifies two of the District's eight facilities as key components in meeting specific recreational needs:

- Cascade Swim Center: This 2.6-acre facility is located north of Redmond High School – within City Limits. CSC provides the only public access swimming pool and recreation facility in Redmond.
- High Desert Sports Park: This 40-acre sports field complex is identified as a Regional Park Facility serving the Redmond area.
- Majestic Ridge Estates: RAPRD has recently acquired a 3.67-acre site on the east side of Redmond's City limits. This site may be located in an area which is identified in need of a future neighborhood park and accessible by improvements to the BPA power line trail system. Acquisition of the site by the City may be explored.
- The remaining five sites owned and operated by the District are either located a considerable distance from the UGB or are unimproved at this time. Their inclusion in the PFP is for reference purposes.

5.0 Updates to the Park Facility Plan

5.1 Amended Project Descriptions

The following describes changes in the park system from the previous plan:

Revision updates to the park system improvements include changes, which have occurred over the previous 2 years due to park land acquisition and or development. Revisions in project scope or description will result in changes in proposed development costs. Project numbers reference Table 8-4, the 2005 CIP list.

- Project #19 (S. Dry Canyon): Portions have been acquired

- Project #29 (Pilot Butte Canal): Development costs have been added
- Project #39 (Umatilla Park): Portions of proposed development have been completed (play structure)
- Project #40 (Fireman's Pond): Some improvements have been made (ADA fishing)
- Project #44 (Valley View Park): Site has been partially developed (parking improvements and basketball court)
- Project #49 (Fairhaven Park): Portions of proposed development have been completed

5.2 New Project Descriptions

Existing projects were revised as noted above. New projects that have occurred since the previous plan include:

- American Legion Park (2007-2008 Construction)
- Maple St. Overlook (2008 Construction)

5.3 Deleted Project Descriptions

Project #1 (N. Dry Canyon): Parcel has been acquired

Project #2 (Central Dry Canyon): Parcel has been acquired

Project #4 (C. Dry Canyon): Parcel has been acquired

Project #5 (C. Dry Canyon): Parcel has been acquired

Project #28 (Diamond Bar Ranch Park): Park has been developed

Project #30: Undercrossing at Highland has been completed

Project #54 (W. Canyon Rim Park): Park has been developed

6.0 SDC Calculation and Methodology

See Appendix B for the Update for Park System Development Charge report.

7.0 Summary

- Expansion of the UGB, adopted in 2006, requires the City to assess the areas identified for new residential development and the need for additional Neighborhood Park sites and associated amenities and facilities to meet the changing population.
- Changes to the 2005 Update identified herein, are the result of growth in the Redmond area and its subsequent impact on existing facilities.

8.0 Maps

Existing Park Facilities map; Updated January, 2007

9.0 Attachments

Table 8-4, Proposed August 2005 Parks CIP



TABLE 8-4

Proposed August 2005 Parks Capital Improvement Plan

Proj No.	Parcel No.	Project Title/Location	Project Description	Acres of Park Land		Capital Costs						2005 AMENDMENT COMMENTS	
				Acres to be Acquired	Acres Owned	2005 ACQUISITION COST	2005 DEVELOPMENT COST	Total	Percent Attributable to Growth	Regional	SDC Eligible Funding		Other Funding Needed
43	C1	Existing Park Facility Central Dry Canyon Park Central Dry Canyon Trail	Masterplan Implementation (1997) Antler Avenue Trail Undercrossing	A5-A12	37.60		\$292,045	\$292,045	58.54%		\$170,963	\$121,082	
44	COPRD	Existing Park Facility Cascade Swim Center	Masterplan Improvements (1994)	Inside UGB			\$787,147	\$787,147	100.00%		\$787,147		
45	BLM1	Existing Park Facility Redmond Caves	Masterplan Improvements (1998)		40.50		\$572,637	\$572,637	58.54%		\$335,222	\$237,415 \$0	
46		Existing Park Facility Juniper Golf Course	Undefined		125.00								
47	COPRD	Existing Facility - High Desert Sports Complex	Masterplan Improvements (1999)	Outside UGB			\$841,777	\$841,777	58.54%	\$472,884	\$0	\$368,893	
48	COPRD	Existing Park Facility Borden Beck Park	Masterplan Improvements Wilderness Park (1998)	Outside UGB									
49	NP1	New Park Site Fairhaven Park	Private Funding		3.50								
50	NP2	New Park Site 19th/Quartz Park	Masterplan / Park and Canyon Trail Construction		5.00		\$667,767 \$98,620	\$667,767 \$98,620	50.00%		\$333,884	\$333,884	
51	NP3	Special-Use Park Site Industrial Oasis Park	Masterplan / Site Construction		7.26		\$372,214	\$372,214	80.00%		\$297,771	\$74,443	
52	NP4	New Park Site - Valley View Park	Masterplan / Site Construction		5.00		\$666,928	\$666,928	50.00%		\$333,464	\$333,464	
53	NP5	Park Site Canal Trail	Planting		5.70		\$5,726	\$5,726	58.54%		\$3,352	\$2,374	
54	NP6	West Canyon Rim Park	50% Complete		3.00		\$292,203	\$292,203	100.00%		\$292,203	\$0	
TOTAL All Projects				95.41	296.55	\$2,962,591	\$7,811,484	\$10,774,075		\$786,523	\$7,685,312	\$2,157,809	

Estimated Park Development Costs (2002 Costs - inflated by ENR Cost Index within document)

Open Space/Preservation	\$0 - \$15,000/Acre
Urban Parks (1 Acre)	\$150,000 - \$200,000/Acre
Neighborhood Park (3-5 Acre)	\$75,000 - \$105,000/Acre
Community park (15-plus Acres)	\$55,000 - \$87,000/Acre

2005 PROPERTY ACQUISITION COSTS

RESIDENTIAL = \$120,000/AC

OSPR ZONE = \$21,780/AC

Notes:

1. Cost estimates may vary depending on final park design.
2. Acquisition cost may vary depending on market condition.
3. SDC totals do not include COPRD or School District projects. Only City projects are to be funded by SDCs.

Technical Memorandum #2 - Parks Needs Analysis / Level of Service Methodology

Part 1.0 Summary

The communities' demands for open space and park amenities will continue to increase as the population of Redmond expands. The recent expansion of the UGB also contributes to the demand for new parks. In order to plan for the future, the City of Redmond must utilize a Needs Analysis based on park type, park acreage, park amenities and location in order to assess the communities' need for new park facilities.

There are several different methods or standards that are typically used by communities to measure park needs. The National Park and Recreation Association (NPRA) has historically provided general standards for the recommended size and quantity of recreation amenities for a given population. Redmond's Comprehensive Plan, written in 2000, acknowledged the NPRA standards as a general guideline, but did not formally adopt them as the City's only standard. The Parks Commission typically evaluates the park acreage and amenity needs as the community grows and changes, allowing the city to respond to the needs and desires of the community.

Level of Service Methodology (LOS)

The City's methodology combines the current use of a one-half mile radius service area with a more subjective and community driven **Needs Analysis** for specific use facilities and generally accepted standards for park acreage based on population. The basis of this methodology includes:

- Appointment of a PAC working in conjunction with City representatives and interested stakeholders to identify and plan for development of park system facilities based on community input and perceived need.
- The use of a community survey to determine Community target level of service for park amenities
- Measurement of target park acreage or amenities provided per population of 1,000 residents
- Comparisons of the current target park acreage or amenities to the identified level of service standard

Part 2.0 Methods for Park and Amenity Needs Analysis

Four methods will be used to understand the existing park inventory and how the inventory will need to change to address a growth in population.

- **ELOS** – The Existing Level of Service shows how many acres of each type of park are available per 1,000 people.
- **PLOS** – The Proposed Level of Service shows how many acres of each type of park will be needed to achieve a targeted level of service for the projected population in 2030.
- **Amenity LOS** – The Amenity Level of Service compares the number and type of existing park amenities with the target level of service.
- **Service Radius** – The Service Radius shows the distribution of parks throughout the community (One-half mile radius for Neighborhood Parks).

The Level of Service analyses requires the use of projected population counts. The population estimates for the twenty-year planning period are as follows:

<u>Planning Year</u>	<u>Population</u>
2006	23,500
2030	59,099

2.1 ELOS Analysis by Park Type (Acreage)

The City Comprehensive Plan categorizes the different types of parks that exist in the park system into Mini Parks, Neighborhood Parks, Community Parks, Natural Resource Areas and Special Use Parks. Both acreage and type of amenities provided determine the classification of each park.

- **Mini Park (2,500 square feet to 2.5 acres)** – Mini Parks are typically located in high density developed, or urban, areas. Park size and amenities will vary greatly depending upon the park’s location.
- **Neighborhood Park (3 to 5 acres)** – Ideally located within a one-half mile radius of the residents it serves. Typical amenities include play fields, picnic areas, playground equipment, multi-purpose courts, restrooms, paths and small picnic shelters.
- **Community Park (5+ acres)** – Community parks should be centrally located for citizens of the community and outlying areas. They should be located within one to three miles of residents. Typical amenities include active recreation facilities such as sports complexes, stages, community centers, swimming pools, sheltered picnic areas, museums, band stands, bike and running trails.
- **Natural Resource Areas (any size)** – Natural resource areas include lands set aside for preservation of significant natural resources.
- **Special Use Parks (any size)** – A special use park is any park that does not fall into any of the definitions of the other types of parks. Examples of special use parks may include small “tot-lots”, parks developed specifically for nature studies, small parks along a trail system, or overlook parks in the canyon.

The park category of “Regional Parks” is not part of the definitional standards because the City of Redmond does not intend to provide parks to serve a regional population. The City’s resources are instead focused on providing parks for the immediate population within the City Limits.

Table 4 addresses only developed park acreage, revealing that Neighborhood Parks meet NRPA standards and Community Parks fall short. The differences in LOS between **Tables 3 and 4** are found in parks that are currently undeveloped or partially developed. Two existing Neighborhood parks have been partially developed (Fairhaven and Valley View Park). The Community Park category LOS varies between developed and undeveloped acreage because all of Oasis Park and South Dry Canyon’s acreage is listed as not developed. Two significantly sized improvements within South Dry Canyon, the development of American Legion Park and 19th/Quartz Park, will increase the developed Community Park LOS. The Natural Resource Park LOS will increase once the Redmond Caves are “developed” by becoming accessible to the public.

Table 1

CURRENT PARK ACREAGE - CITY OWNED				
Park Classification	Developed Acreage	Undeveloped Acreage	Total Acreage	# of Parks
Mini-Parks	3.38	0.00	3.38	5
Includes Becky Johnson Plaza, Canyon/Greenwood, Downtown Plaza, Library Park & Stacks Park				
Neighborhood Parks	29.72	7.50	37.22	9
Includes Baker Park, Canal Trail, Diamond Bar, Fairhaven, Hayden, Kalama, Quince, Valley View & W. Canyon Rim Parks				
Community Parks	32.66	74.94	107.60	4*
Central Dry Canyon	22.02	41.33	63.35	
South Dry Canyon (undeveloped)	0.00	26.35	26.35	
Oasis Park (undeveloped)	0.00	7.26	7.26	
Umatilla Park	10.64	0.00	10.64	
Natural Resource Areas	166.44	40.50	206.94	2
Redmond Caves (undeveloped)	0.00	40.50	40.50	
North Dry Canyon	166.44	0.00	166.44	
Special Use Parks	184.84	0.57	185.41	4
Includes Fireman's Pond, Juniper Golf Course, Maple Ave Overlook (undeveloped) & N. Canyon Trailhead				
TOTAL	417.04	123.51	540.55	24*
*Number of Community Parks does not reflect the number of smaller parks within Central or South Dry Canyon				

Table 2

2007 DRY CANYON ACREAGE TOTALS				
	City Owned Acreage	Privately Owned Acreage (Zoned OSPR)	Privately Owned Acreage (not OSPR)	Totals
North Dry Canyon (Pershall Rd to Fir Ave)	166.44	2.86	69.6*	238.90
Central Dry Canyon (Fir Ave to Highland Ave)	63.35	5.49		68.84
South Dry Canyon (Highland Ave to Quartz Ave)	26.35	17.34		43.69
TOTALS	256.14	25.69	69.6*	351.43

*Includes UGB expansion area

Table 3

EXISTING LEVEL OF SERVICE (ELOS) BY PARK TYPE			
<i>DEVELOPED AND UNDEVELOPED ACREAGE</i>			
Park Classification	Total Park Acreage (Developed & Undeveloped)	NRPA Guideline Acreage Per 1,000 Residents	Existing Level Of Service* Acres Per 1,000 Residents
Mini-Park	3.38	N/A	0.14
Neighborhood Park	37.22	1-2	1.58
Community Park	107.60	5-8	4.58
Natural Resource Areas	206.94	N/A	8.81
Special Use Parks	185.41	N/A	7.89
TOTAL	540.55		

* Existing population based on 2006 estimate of 23,500

Table 4

EXISTING LEVEL OF SERVICE (ELOS) BY PARK TYPE			
<i>DEVELOPED</i> ACREAGE ONLY			
Park Classification	Total Park Acreage (<i>Developed</i> Acreage Only)	NRPA Guideline Acreage Per 1,000 Residents	Existing Level Of Service* Acres Per 1,000 Residents
Mini-Park	3.38	N/A	0.14
Neighborhood Park	29.72	1-2	1.26
Community Park	32.66	5-8	1.39
Natural Resource Areas	166.44	N/A	7.08
Special Use Parks	184.84	N/A	7.87
TOTAL	417.04		

* Existing population based on 2006 estimate of 23,500

2.2 Proposed Level of Service (PLOS) Analysis by Park Type

The PLOS Analysis shows how many acres of each park type will need to be acquired to reach a target level of service until the year 2030.

- **Mini Park (no standard)**
No standard has been established for acreage or development for Mini Parks. No Mini Park acreage is needed at this time.
- **Neighborhood Parks (1 park within ½ mile of every resident)**
As identified in Redmond’s 2020 Comprehensive Plan (adopted in 2001), the City has adopted a policy to provide at least one neighborhood park, or park, within one-half mile of each dwelling unit in the UGB. It is important to note that although a park may be within one-half mile of residents, geographic or structural obstacles can limit the accessibility of the park.

The Neighborhood Park Needs Analysis Map shows that the existing park land is generally distributed evenly throughout the current City Limits. Areas on the western fringe of the City Limits and within the current UGB are in need of parks, specifically neighborhood parks. Six new neighborhood park sites will need to be developed to meet Redmond’s goal of one park within one-half mile of each residence. Each park can vary in size, typically 3 to 5 acres, so the total acreage need ranges from 18 to 30 acres.

- **Community Parks (4 acres / 1,000 residents)**

There are two factors affecting the acreage need for Community Parks in Redmond. The first factor addresses the standard of 4 acres / 1,000 residents, requiring that Redmond acquire and develop 128 acres by 2030. The second factor is the acreage requirement for the recreation amenities needed within the Community Park, such as baseball fields. The analysis of recreation amenities can be found in the following section 2.3. Likely locations to acquire more community park land include the OSPR zoned land located within the Central and South Dry Canyon Parks (both categorized as Community Parks), providing up to 34 acres of the 128 needed acres.
- **Natural Resource Areas (no standard)**

Although there is no adopted standard for amount of Natural Resource Park acreage in Redmond, additional acreage may be acquired as significant natural features are identified.
- **Special Use Parks (no standard)**

No standard for Special Use Parks has been adopted by the City.

2.3 LOS Analysis by Amenity Type

Amenities, such as play equipment or soccer fields, can be analyzed independently from their location within a park type. **Table 5** shows quantities of existing amenities and the additional amenities needed by the year 2030.

Trails are an amenity worth discussing beyond the information that appears in **Table 5**. Community interest in expanding the trail system includes using the BPA utility corridor for a north/south trail on the west side of town. Trail needs include finding east/west connections to the existing Dry Canyon Trail, Pilot Butte Canal Trail, and the proposed BPA utility corridor Trail. Additional sidewalks and bike lanes could provide some of the east/west pedestrian connections. The City would like to establish a standard of providing at least ¼ mile of trail per 1,000 residents. This would require that the City develop at least 9 new miles of trail by 2030.

Table 5

LEVEL OF SERVICE OF PARK AMENITIES & PROJECTED NEEDS								
AMENITY	NRPA Standard	Redmond Standard**	Existing Inventory 2006 (pop.23,500)	Ex Inventory 2006 School District Property	Ex Inventory RAPRD Property	Combined Total	Year 2006 (pop. 23,500)	Year 2030 (pop. 59,099)
	Per 1000 persons	Per 1000 persons	Total City of Redmond Facilities				Additional Facilities Needed*	Additional Facilities Needed*
Baseball/Softball Diamonds	1/5,000	1/1,000	8	12	4	24	0	35
Soccer Fields	1/10,000	1/10,000	3	11		14	0	0
Basketball Courts	1/5,000	1/5,000	7	17	1	25	0	0
Tennis Courts	1/2,000	1/3,000	10			10	0	10
18-hole Golf Course	1/50,000	1/50,000	1			1	0	0
Swim Center/Pool	1/20,000	1/25,000	0		1	1	0	1
Skate Park	N/A	1/25,000	1			1	0	1
Picnic Shelters	N/A	1/5,000	3		2	5	0	7
Tot Play Area	1/4,000	1/4,000	6			6	0	9
Children's Play Area	1/2,000	1/2,000	10	4	2	16	0	14
Open Lawn Play Areas	1/2,000	1/2,000	14	10		24	0	6
Fishing Access	N/A	N/A	1			1		
Trails (miles)	N/A	0.25 miles	3.75			3.75	2	9
Track	1/20,000	1/20,000	0	4		4	0	0
Frisbee/Disc Golf	N/A		0			0		
Ice Skating Rink	N/A		0			0		
Climbing Wall	N/A		0			0		
Off-leash Dog Area	N/A	1/25,000	0			0	0	2

*Based on 2006 Inventory of City-owned, School District and RAPRD facilities

**Potential to modify the Redmond Standard based upon community need

3.0 Conclusion – Needs List

The LOS analyses revealed that Redmond will need to develop 128 acres of community park land and 6 new neighborhood parks by the year 2030. Much of this acreage will need to be located in the northwest, west and southwest parts of town to meet the needs of the UGB annexation area in terms of residential development.

Additional recreation amenities that will be needed, shown in **Table 5**, include baseball fields, tennis courts, tot lots, play structures, picnic shelters, open lawn play areas and trails. Balancing the future demands for park acreage and park amenities will continue to provide a high quality of service for the residents of Redmond.

Technical Memorandum #3 - Parks Master Plan

Part 1.0 Summary

The Parks Master Plan has been developed from the information created in the Needs Analysis identified in Technical Memorandum #2. Approximately 128 acres of community park land and six neighborhood parks will need to be acquired and developed to serve the projected population of 59,099 in 2030. The number of park amenities (sports fields, etc.) required to serve that same population will need to be centrally located and will be identified in the City’s CIP. The trail component of the Redmond Parks Master Plan will be addressed in Technical Memorandum #4, Trail Master Plan.

Based upon the service area radii and the Comprehensive Plan’s minimum size requirements for Neighborhood and Community Park development, it has been determined that Redmond is in need of the following park acreage in order to meet the needs of the growing community in 2030:

Table 1

PROPOSED LEVEL OF SERVICE (PLOS) FOR THE YEAR 2030, BY PARK TYPE					
	Mini-Park	Neighborhood Park	Community Park	Natural Resource Areas	Special Use Parks
Proposed Level Of Service Standard	none	1/2 mile service radius	4 acres / 1,000 residents	none	none
2030 PLOS Park Needs*	-	6 new parks (3-5 ac ea)	128.4	-	-
*Based on 2030 projected population of 59,099					

2.0 Recommendations by Park Type

Neighborhood Parks

Redmond's Comprehensive Plan states that Neighborhood Parks should typically range between 3 and 5 acres in size. This requires that a minimum of **18 acres (for 6 parks)** will need to be acquired.

The distribution of "new" neighborhood parks, shown on the Proposed Neighborhood Parks Map is based upon the City of Redmond's goal of providing a minimum of one Neighborhood Park within one-half mile of each residential dwelling. Using this method of analysis to measure Neighborhood park facility needs, meeting the community's future needs suggests the following:

- 6 new Neighborhood parks will need to be developed over the 20+ year planning period,
- All of these new parks can be directly attributed to the Urban Growth Boundary expansion,
- Partnerships with Special Districts and related municipal projects should be considered in purchasing and developing City park facilities.

The Urban Growth Boundary expansion, adopted in 2006, increases the area of buildable residential land. At this time, two study areas within the expansion area, the ***Northwest Area Plan (NAP)*** and the ***Highway Area Plan (HAP)***, have been identified for planned mixed development. These areas will incorporate commercial development, various densities of residential development, schools and open space. The final locations and sizes of open space will need to address the city-wide goal of providing a neighborhood park every one-half mile, while meeting the desired densities and uses. To see how the existing neighborhood park service areas interact with the ***NAP*** and ***HAP*** developments, see the Proposed Neighborhood Park Map.

Community Parks

Redmond needs to acquire and develop 128 acres of community park acreage to serve the projected population in 2030. A Community Park, by definition, should be a minimum of 5 acres in size and centrally located to a surrounding population. Current and future plans may include:

- Identification of future community park land on the west side of Redmond related to the UGB expansion area,
- Identification of future community park land on the East side of town, in residential development areas,
- It is possible that one of the locations identified for a Neighborhood Park would be suitable for a larger park—thus becoming a Community Park,
- Partnerships with Special Districts and related municipal projects should be considered in purchasing and developing City park facilities.
- Existing, yet partially undeveloped, acreage in the North, Central and South Dry Canyon offer significant opportunity to the community park category.

- The North Canyon is currently designated as Natural Resource area, however a change-in-use to the adopted Master Plan may be possible.
- Much of Central Dry Canyon (from Fir Avenue to Highland Avenue) is already developed, however, a portion of land between Bowlby Park and Sam Johnson Park which is currently undeveloped may provide the perfect opportunity for additional active recreation amenities.
- The South Dry Canyon (from Highland Avenue to Quartz Avenue) is currently undeveloped, but American Legion Park and Quartz Park at 19th and Quartz are planned for the near future.

Natural Resource Area

Currently, North Dry Canyon Park and the Redmond Caves are categorized as natural resource areas. Since there is no accepted acreage standard for this classification of park facility, the existing acreage can adequately serve both the current and future population.

Natural resource areas are typically places that are geographically or geologically unique. These spaces should be reserved for passive recreation. Finding additional acreage that fulfills this requirement may occur as citizens of Redmond come forward with recommendations, however the current City limit and proposed UGB expansion areas suggest that identification of substantial acreages may be limited. However, there is a privately owned canyon feature near Helmholtz and 35th Street that is a unique natural resource that the City may want to consider for acquisition.

The North Dry Canyon Park, identified as the portion of the canyon from Pershall Road to Fir Avenue, has a trail running through most of it. The City has yet to acquire the land between the Sewage Treatment Plant and Pershall Road, but has acquired all but 2.86 acres of the private property between the Treatment Plant and Fir Avenue.

The currently undeveloped Redmond Caves is anticipated to be master planned for education, interpretation and safe exploration of the caves.

Technical Memorandum #4 - Trails Master Plan

Part 1.0 General

Over the previous two decades, public interest in using pathways along canals, powerlines and publicly owned or leased lands for recreational uses has been increasing, especially in growing urban areas. Pressure for public access onto these corridors has increased in response to rapid growth and development of adjacent lands, resulting in a growing community demand for trail systems that enhance access to parks, schools and nearby public lands. In addition to their location, these trail systems very often offer natural physical and ecological characteristics, including a graded maintenance road, making them even more desirable for fulfilling the publics' need for open space and trails.

In response to the growing demand by the public, cities, counties and special districts have initiated the development and implementation of Trail Master Plans to identify opportunities for trail development. Without a master plan to work with, informal and unmanaged recreational uses of these corridors will continue to grow, perhaps causing an increase in conflicts and concerns with adjacent property owners and the utility companies or special districts operating within the easements.

Issues Related to Trail Development

A critical component of the development of a successful trail system located within utility easements and public ways is the identification of the issues and concerns shared by adjacent neighbors and the easement holders.

Adjacent Neighbors / Landowner Concerns:

- Increased crime, vandalism and littering
- Trespassing on private property
- Loss of Privacy
- Safety and Private Property Owner Liability
- Over-use of the Trail corridor by "public"

Utility Lease / Irrigation District Concerns:

- Safety and Liability
- Disruption to Leaseholders use of the corridor
- Increased Maintenance of facilities / no maintenance of trail
- Creation of an "attractive nuisance"
- Conflicts with Trail Users

The ultimate success of a Trails Master Plan rests in the creation of a win-win solution to these issues and development of an acceptable strategy for plan implementation which satisfies all affected parties' concerns.

2.0 Redmond's Trail Master Plan

The addition of a Trails Master Plan component to the Public Facilities Plan for Parks and subsequent inclusion in the City's CIP will enhance not only the present and future park system, but also the transportation system offerings for residents and visitors. Establishing a standard, such as the 0.25 miles of trail per 1,000 people discussed in Technical Memorandum #2, requires that the City respond to the strong public desire for more trails. Opportunities for the design and development of public trail and sidewalk facilities include:

- Completion of the Dry Canyon Trail from Highland to Quartz will provide a 3+ mile off-street path from Redmond's north end to its south end,
- Development of a major trail system on the piped Pilot Butte Canal running along the west side of Highway 97,
- A Neighborhood trail system located throughout the City on Central Oregon Irrigation District (COID) canal entities as open canals are piped and/or canal easements are adapted to public access,
- Development of a second off-street north-south trail system west of the Dry Canyon on the existing BPA power line easement, and,
- Development of Collector and Arterial surface bike paths to provide critical east-west connection to the identified trail components.

2.1 Dry Canyon

The Dry Canyon is a defining geological feature and a recreation asset to the community. With much of the existing trail running from Pershall Road down to Highland already complete, there are sections of the trail between Antler Avenue and Bowlby Park (just north of Highland Avenue) and from Highland Avenue to Quartz Avenue, that remain to be constructed. Once these remaining sections are completed, Redmond residents will be able to walk, run or ride from the North Canyon Trailhead at Pershall Road (Sewage Treatment Plant) to the proposed 19th and Quartz Avenue Park, highlighted by numerous park facilities located within the Dry Canyon. **Total Trail Distance: 3.4 miles**

Currently, many sections of the Dry Canyon are not accessible to neighboring residents because of the steep canyon wall. Some stairways and access paths do exist, specifically at Fir Avenue, on the east side of the Canyon and at West Canyon Rim Park on the west side.

The City is currently working with ODOT in the development of the remaining southerly extension of the Dry Canyon Trail as well as four pedestrian / bicycle access stairs proposed for development on the west side of Pumice Avenue, Obsidian Avenue on both the east and west sides and at Spruce Avenue on the east side of the Canyon.

2.2 Pilot Butte Canal & Other COID Canals

The majority of the Pilot Butte canal has been placed underground. At this time, the canal right-of-way remains accessible to COID, however no formal access easement to allow public use has been developed. Due to the urban nature of this path alignment, coordination with the City Planning and Engineering Departments as the adjacent properties develop will be critical.

Total Trail Distance: 5.3 miles

In addition to the main COID canal, numerous other irrigation canal laterals and mainlines are located throughout existing and proposed residential areas. These canal alignments are typically located within COID easements between 40-feet and 100-feet in width, however some are located on District owned properties. District easements over private property properties require the underlying property owner to agree to an additional easement for public access.

Total Trail Distance: 7 – 9 miles

2.3 BPA Power line Trail

The location of this proposed trail corridor falls primarily within the proposed UGB expansion area on the eastside of the City of Redmond. The existing BPA easement varies from 125-200 feet in width. This corridor offers an interesting range of topography as its alignment follows a path over Forked Horn Butte, dips into the lower elevations of Redmonds' westside near Helmholtz and rises again at the north end of Redmond. The full distance of the BPA power line running east of the City limits is located over privately owned lands which currently allow for BPA service access only. Additional public access easements will need to be executed to allow for formal development of this trail opportunity with the potential of also identifying lands for the future development of Neighborhood and Community parks to augment the City's identified park needs over the planning period.

Total Trail Distance: 4.5 miles

2.4 On-Street Bike Paths and Sidewalks

Bike Lanes / Bike Routes / Sidewalks

Most Minor and Major Arterials and Minor and Major Collectors constructed within the City limits already have bike lanes. Where sidewalks do not currently exist, there may be an opportunity to utilize either Parks SDCs or Streets SDCs to fund their construction. As new Collectors and Arterials are identified for construction, bike lanes and sidewalks will be constructed. A current on-street trail inventory is being compiled by DEA as part of this Trails Master Plan.

These routes will provide the much-needed connections between neighborhoods and a transportation grid throughout the City. Collectors and Arterials running

east-west are especially important to providing access to the major trails (existing and proposed) which run primarily north and south.

East – West Collector Distance: Approx. 3 miles

Total Trail Distance: 18.2 miles

3.0 Public Use Agreements

The Central Oregon Irrigation District (COID) and other area Irrigation Districts are currently working with nearby community Recreation Districts to prepare a Memorandum of Understanding and Easement Agreement for the shared use of existing canal ways by the District(s) and general public for recreation access.

It should be understood that while such an agreement is obtainable, the Agreement must respond to the concerns of the District in assuring continued and unrestrained service access while assuring the underlying land owner that their rights are not compromised by allowing the general public to also access their property.

Once this precedent for joint use of privately owned land which has trail opportunities is recognized, similar Agreements with BPA and privately held Dry Canyon properties should be explored to further implement a viable Trail Master Plan.

4.0 Attachments

Trail Master Plan Map (located in Map Exhibits)

Sample COID trail agreement (located in Appendix D)

Technical Memorandum #5 – Recommended Capital Improvement Plan

Part 1.0 General

Since the last CIP Update in 2005, the City has been actively acquiring and developing park land to accommodate Redmond's growing population. The biggest change since the last update in 2005 is the adoption of the UGB expansion area. The expansion includes 2300 acres identified as primarily residential development lands, requiring new parks and schools in close proximity. The 2007 CIP Update reflects this need for more neighborhood and community park land, as well as the addition of a comprehensive trail system plan.

Neighborhood Parks

Based on a one-half mile service area for new and existing neighborhood park; **6** new neighborhood parks need to be acquired and developed by the year 2030. Each new park facility will range between 3 and 5 acres in size. These projects are listed below under the heading "New Project Descriptions."

Several existing neighborhood parks are currently under development. These park projects are listed below under the heading "Amended Project Descriptions." Other neighborhood park projects have been completed since the last CIP Update, and therefore are listed under the heading "Deleted Project Descriptions."

Community Parks

Using the proposed level of service standard of providing 4 acres of community park land for every 1,000 people, Redmond will need a total of 236 acres of community park land to meet the proposed population of 59,099 people in 2030. Subtracting the amount of park land the city currently owns reveals that Redmond needs to acquire and develop **128** acres of community park land by the year 2030. The actual number of parks will vary, depending on available land, but each park will be at least 5 acres in size. The size of the park sites may also be determined by amenities, specifically sports fields, that need to fit within the community park.

Along with new community park development, existing parks such as the Central and South Dry Canyons will be expanded and improved. Undeveloped park land, including Oasis Park, will be developed.

- **Central Dry Canyon**
 - Master Plan improvements including Sam Johnson Park
 - Acquisition of remaining OSPR zoned parcels (within canyon area)

- Development of vacant park lands located between Sam Johnson and Bowlby Parks

- **South Dry Canyon**
 - Construction of American Legion Park (2007-08)
 - Acquisition and development of remaining OSPR zoned parcels
 - Trail construction between Highland and Quartz (2008)
 - Development of Quartz Park

Natural Resource Areas

Two park sites that are categorized as Natural Resource Areas, the North Dry Canyon and Redmond Caves, are addressed in the 2007 CIP Update. With the UGB expansion, additional privately owned land has been identified for the expansion of the North Dry Canyon. Four parcels have been identified for partial or entire acquisition, located between the city limit and the UGB expansion area. Although this land will be a geographical extension of the existing North Dry Canyon, these parcels may be used to fulfill the community park needs based on the type of amenities (sports fields, etc.) that provide active recreation associated with community parks.

The Redmond Caves site appears as an existing project on the CIP list. A master plan for the Redmond Caves was created in 1998.

Special Use Parks

Two park sites, Maple Avenue Overlook and Fireman's Pond are included in the 2007 CIP Update. The Maple Avenue Overlook is new project that did not appear on the 2005 CIP list. Construction is scheduled for completion in 2008. Improvements at Fireman's Pond have been partially completed. The CIP list has been adjusted to reflect the cost associated with the remaining improvements.

Trails

As part of the 2007 Public Facilities Plan Update, a City-wide Trail Master Plan has been added. The Trail Master Plan calls for the development of three major north-south trails: improvements to complete the remaining sections of the Dry Canyon Trail; the development of a new trail along the BPA easement located in the UGB expansion area on the west side of the city; and the development of a trail following the newly buried Pilot Butte Canal, which runs parallel with Highway 97. Several secondary trail linkages are also identified on existing COID canal laterals and bike lanes, bike routes and sidewalks to move pedestrians east and west between the major north-south trail corridors.

- **Major Trail Improvements**
 - Completion of the Dry Canyon Trail

- Development of Pilot Butte Canal Trail
- Development of a trail along the BPA Right of Way
- Bike lanes and Sidewalks (construction already planned at 19th between Antler and Maple)
- Under crossing at Antler (not new to CIP)

2.0 New Acreage Summary

PROPOSED LEVEL OF SERVICE (PLOS) FOR THE YEAR 2030, BY PARK TYPE					
	Mini-Park	Neighborhood Park	Community Park	Natural Resource Areas	Special Use Parks
Proposed Level Of Service Standard	none	1/2 mile service radius	4 acres / 1,000 residents	none	none
2030 PLOS Park Needs*	-	6 new parks (3-5 ac ea)	128.4	-	-
*Based on 2030 projected population of 59,099					

3.0 Changes to the CIP List

New Project Descriptions

- Neighborhood Park Sites, acquisition and development
- Community Park Acreage, acquisition and development
- American Legion Community Park (under construction 2007-08)
- North Dry Canyon land acquisition
- Maple Ave. Overlook (planned 2008 construction)
- Central Dry Canyon-Construct trail from Highland to Quartz
- Construct trail on BPA Right of Way
- Construct on-street trail connections
- Proposed Park Amenities

Amended Project Descriptions

Partial development of Valley View Park
Central Dry Canyon Acquisition (a portion of the parcel was acquired)
Partial development of Fireman's Pond

Deleted Project Descriptions

Acquisition Projects:

Von Weller property in the North Dry Canyon (6.79 acres)

Park Development since 2005:

Completed West Canyon Rim Park
Completed the Highland pedestrian under crossing
Completed Diamond Bar Ranch Park

No Projects Planned at this Time:

Library Park
Downtown Plaza
Becky Johnson Plaza
Quince Park
Fairhaven Park
Juniper Golf Course

4.0 Attachments

See the 2007 Recommended Parks Capital Improvement Plan spreadsheet.



RECOMMENDED 2030 Parks Capital Improvement Plan

Neighborhood Parks: Standard - Place a Neighborhood Park within a 1/2 Mile distance of every residence

Proj No.	Parcel No.	Project Title/Location	Project Description	Tax Map/Tax Lot	Acres to be Acquired (3-5 acres)	Acres Owned	2007 ACQUISITION COST	2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	2007 AMENDMENT COMMENTS
N1	TBD	Neighborhood Park Site #1	Land Acquisition and Site Development		4.00		\$800,000	\$700,000	\$1,500,000	100.00%	\$1,500,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities
N2	TBD	Neighborhood Park Site #2	Land Acquisition and Site Development		4.00		\$800,000	\$900,000	\$1,700,000	100.00%	\$1,700,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities and Canyon Trail link from the Park to the Dry Canyon Trail at Spruce Avenue.
N3	TBD	Neighborhood Park Site #3	Land Acquisition and Site Development		4.00		\$800,000	\$700,000	\$1,500,000	100.00%	\$1,500,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities
N4	TBD	Neighborhood Park Site #4	Land Acquisition and Site Development		4.00		\$800,000	\$700,000	\$1,500,000	100.00%	\$1,500,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities
N5	TBD	Neighborhood Park Site #5	Land Acquisition and Site Development		4.00		\$800,000	\$700,000	\$1,500,000	100.00%	\$1,500,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities
N6	TBD	Neighborhood Park Site #6	Land Acquisition and Site Development		4.00		\$800,000	\$700,000	\$1,500,000	100.00%	\$1,500,000	\$0	Avg. park size 3-5 acres. Development cost includes restroom, trees, turf, irrigation and general utilities
N7	EX	Existing Park Facility: Baker Park	ADA Improvements and Restroom			1.77		\$66,480	\$66,480	0.00%	\$0	\$66,480	
N8	EX	Existing Park Facility: Hayden Park	Complete Master Plan - ADA Improvements			3.02		\$12,426	\$12,426	0.00%	\$0	\$12,426	
N9	EX	Existing Park Site: Valley View	Site Development 50% Complete			10.30		\$361,808	\$361,808	59.00%	\$213,467	\$148,341	
			Sub-Total		24.00	15.09	\$4,800,000	\$4,840,715	\$9,640,715		\$9,413,467	\$227,248	

Community Park Land Acquisition: To meet 2030 (59,099 buildout population) demand, an additional 124 acres to be acquired per Master Plan Recommendation

Proj No.	Parcel No.	Project Title/Location	Project Description	Tax Map/Tax Lot	Acres to be Acquired		2007 ACQUISITION COST		Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	2007 AMENDMENT COMMENTS
ACQ	C1	Elk Horn Area Community Park	Land Acquisition		20.00		\$4,000,000		\$4,000,000	100.00%	\$4,000,000	\$0	This 20 acre site may be split into two 10 acre Community Parks at locations to be determined upon development of Area Master Plans (zoning plan).
ACQ	C2	North Dry Canyon (S & H Group, Inc.)	Land Acquisition	141332 D 01600	5.20		\$260,000		\$260,000	100.00%	\$260,000	\$0	Part of UGB annexation: continuation of North Dry Canyon outside of city limits, within UGB
ACQ	C3	North Dry Canyon (Wilcox)	Land Acquisition	141332 D 01500	15.4		\$770,000		\$770,000	100.00%	\$770,000	\$0	Part of UGB annexation: continuation of North Dry Canyon outside of city limits, within UGB
ACQ	C4	North Dry Canyon (Hurst)	Land Acquisition	141332 D 01501	13.3		\$665,000		\$665,000	100.00%	\$665,000	\$0	Part of UGB annexation: continuation of North Dry Canyon outside of city limits, within UGB
ACQ	C5	North Dry Canyon (Elliott)	Land Acquisition	141333 00 01000	35.7		\$1,785,000		\$1,785,000	100.00%	\$1,785,000	\$0	Part of UGB annexation: continuation of North Dry Canyon outside of city limits, within UGB
ACQ	C6	Dry Canyon – Central (Eggleston)	Land Acquisition (Acquired 2006)	151309 CD 01801/1900	3.99		\$425,000		\$0	100.00%	\$0	\$0	Acquired 2006 for \$425,000 (incl TL1900 - 3.99 acre total)
ACQ	C7	Dry Canyon – Central (Dunn)	Land Acquisition	151309 CC 00200	6.71		\$2,400,000		\$2,400,000	100.00%	\$2,400,000	\$0	Acquired in 2006, but financed \$1.8M at 5.5% for 10-years. Acquisition cost shown includes financing costs.
ACQ	C8	Dry Canyon – Central (Johnson)	Land Acquisition	151316 BB 00800	0.72		\$25,200		\$25,200	100.00%	\$25,200	\$0	
ACQ	C9	Dry Canyon – Central (Johnson)	Land Acquisition	151316 BB 00802	0.20		\$7,000		\$7,000	100.00%	\$7,000	\$0	
ACQ	C10	Dry Canyon – Central (Johnson)	Land Acquisition	151316 BB 00801	0.38		\$13,300		\$13,300	100.00%	\$13,300	\$0	
ACQ	C11	Dry Canyon – Central (Johnson)	Land Acquisition	151316 BB 00700	0.91		\$31,850		\$31,850	100.00%	\$31,850	\$0	
ACQ	C12	Dry Canyon – Central (Johnson)	Land Acquisition	151316 BB 00803	0.72		\$25,200		\$25,200	100.00%	\$25,200	\$0	
ACQ	C13	Dry Canyon – Central (Rea)	Land Acquisition	151316 BA 01504	0.35		\$122,500		\$122,500	100.00%	\$122,500	\$0	Acquisition cost of assumed residential lot pending M37 claim.
ACQ	C14	Dry Canyon – Central (Dean)	Land Acquisition	151316 BC 00102	1.00		\$35,000		\$35,000	100.00%	\$35,000	\$0	
ACQ	C15	Dry Canyon – Central (Gross)	Land Acquisition	151316 BC 00108	0.30		\$10,500		\$10,500	100.00%	\$10,500	\$0	



RECOMMENDED 2030 Parks Capital Improvement Plan

ACQ	C16	Dry Canyon – Central (Edwards)	Land Acquisition	151316 BC 00200	0.62		\$21,700		\$21,700	100.00%	\$21,700	\$0	
ACQ	C17	Dry Canyon – Central (Hutchens)	Land Acquisition	151316 BB 01200	0.90		\$50,000		\$50,000	100.00%	\$50,000	\$0	Partial purchase of portion within the Dry Canyon. Includes out-building.
ACQ	C18	Dry Canyon – South (Stonehedge)	Land Acquisition	151317 00 03102	17.00		\$340,000		\$340,000	100.00%	\$340,000	\$0	
ACQ	C19	Dry Canyon - South (Fields)	Land Acquisition	151316 CB 05200	0.43		\$175,000		\$175,000	100.00%	\$175,000		Acquisition cost, less assumed \$200,000 resale value of C4 portion
			Sub-Total		123.83		\$11,162,250		\$10,737,250		\$10,737,250	\$0	

Community Park Development: To meet 2030 (59,099 buildout population) demand, an additional 124 acres to be developed (standard: 4 ac/1000 pop).

Proj No.	Parcel No.	Project Title/Location	Project Description	Tax Map/Tax Lot	Acres remaining to be developed	Site Acreage		2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	
CP-1	C2-C5, EX	North Canyon Community Park	Master Plan and Site Development		59.60	69.60		\$4,470,000	\$4,470,000	100.00%	\$4,470,000	\$0	70 +/- acre Community Park within North Dry Canyon. Assume development cost of \$75k/ac and 50 developed acres. Includes Dry Canyon Trail extension cost to north UGB. Perhall ROW within Park Area = 10.0 acres
CP-2	C6-C7, C13, EX	Community Park Development Central Dry Canyon: Eggleston & Dunn	Master Plan (Highland to Fir) and Site Development		20.00	20.00		\$1,500,000	\$1,500,000	100.00%	\$1,500,000	\$0	Assume 20 developed acres and development cost of \$75k/acre. Potential Community Center location.
CP-3	C17, EX	Community Park Development Central Dry Canyon: Spudbowl	Site Development (2.4 Undeveloped acres)		2.40	7.96		\$180,000	\$180,000	100.00%	\$180,000	\$0	Existing undeveloped portion of site
CP-4	C8-C12, C14-C16,	Community Park Development Central Dry Canyon: Sam Johnson	Site Development (9.5 undeveloped acres)		9.50	21.24		\$712,500	\$712,500	100.00%	\$712,500	\$0	
CP-5	EX	Community Park Development Central Dry Canyon: Bowlby Park	Fully developed with addition of 3rd softball field (In Process)		0.00	5.86		\$0	\$0	100.00%	\$0	\$0	Construct 3rd softball field (currently under construction in 2007)
CP-6	C1	Elkhorn Community Park	Master Plan and Site Development		20.00	20.00		\$1,500,000	\$1,500,000	100.00%	\$1,500,000	\$0	
CP-7	EX, C18	American Legion Park	Site Development of Phase II Improvements		2.00	11.00		\$150,000	\$150,000	100.00%	\$150,000	\$0	Phase II Improvements
CP-8	C19	American Legion Park	(0.32 undeveloped acres - TL 05200)		0.32	0.32		\$200,000	\$200,000	100.00%	\$200,000	\$0	Trailhead and access
CP-9	EX	Quartz Park	Site Development (10.0 undeveloped acres)		10.00	10.00		\$750,000	\$750,000	100.00%	\$750,000	\$0	Assume 10 developed acres and development cost of \$75k/acre.
CP-10	EX	Umatilla	Site Development (2.0 Undeveloped acres)		0.00	10.64		\$150,000	\$150,000	100.00%	\$150,000	\$0	Construct exterior path
CP-11	EX	Oasis Park	Master Plan and Site Development		0.00	7.26		\$544,500	\$544,500	0.00%	\$0	\$544,500	Candidate for liquidation or special use site
			Sub-Total		123.82			\$10,157,000	\$10,157,000		\$9,612,500	\$544,500	

Natural Resource Areas

Proj No.	Parcel No.	Project Title/Location	Project Description	Tax Map/Tax Lot	Acres	Acres Owned	2007 ACQUISITION COST	2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	2007 AMENDMENT COMMENTS
ACQ	NR1	Dry Canyon - North (Eberhard et al)	Park Land Acquisition	151309 CA 00102	1.00		\$0	\$0	\$0	0.00%	\$0	\$0	Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR2	Dry Canyon - North (Stewart)	Park Land Acquisition	151309 AC 01400	1.86		\$0	\$0	\$0	0.00%	\$0	\$0	Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR3	Dry Canyon - Central (Portion of TL 151317-01508 Beals)	Park Land Acquisition	151317 00 01508	***		\$0	\$0	\$0	0.00%	\$0	\$0	***Portion of tax lot within canyon. Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR4	Dry Canyon - Central (Portion of TL 151317-01509 Beals)	Park Land Acquisition	151317 00 01509	***		\$0	\$0	\$0	0.00%	\$0	\$0	***Portion of tax lot within canyon. Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR5	Dry Canyon Central (Portion of TL 151316 BC 00102)	Park Land Acquisition	151316 BC 00102	***		\$0	\$0	\$0	0.00%	\$0	\$0	***Portion of tax lot within canyon. Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR6	Dry Canyon Central (Portion of TL 151316 BC 106)	Park Land Acquisition	151316 BC 00106	***		\$0	\$0	\$0	0.00%	\$0	\$0	***Portion of tax lot within canyon. Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR7	Dry Canyon Central (TL 151316 BA 6301)	Park Land Acquisition	151316 BA 06301	0.32		\$0	\$0	\$0	0.00%	\$0	\$0	Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.
ACQ	NR 8	Dry Canyon Central (TL 151316 BA 05900)	Park Land Acquisition	151316 BA 05900	0.69		\$0	\$0	\$0	0.00%	\$0	\$0	Non-acquisition piece. Candidate for charitable dedication to Parks Foundation.



RECOMMENDED 2030 Parks Capital Improvement Plan

ACQ	NR9	BLM Caves	Master Plan and Partial Site Development		40.00			\$1,000,000	\$1,000,000	0.00%	\$0	\$1,000,000	Joint City/BLM Project - Previously assigned \$335,222 in SDC funding.
			Sub-Total					\$1,000,000	\$1,000,000		\$0	\$1,000,000	

Special Use Parks

Proj No.	Parcel No.	Project Title/Location	Project Description	Tax Map/Tax Lot	Acres	Acres Owned	2007 ACQUISITION COST	2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	2007 AMENDMENT COMMENTS
SU-1	SU-1	Downtown Community Park East	Site Development		1.50	0.00	\$1,625,000	\$2,000,000	\$3,625,000	0.00%	\$0	\$3,625,000	Per Downtown Development Plan; Funded with Urban Renewal Funds
SU-2	SU-2	Downtown Community Park West	Site Development		0.50	0.00	\$550,000	\$1,237,500	\$1,787,500	0.00%	\$0	\$1,787,500	Per Downtown Development Plan; Funded with Urban Renewal Funds
SU-3	EX	Fireman's Pond	Site Development (0.5 undeveloped acres + Restroom		0.00	2.40		\$300,000	\$300,000	0.00%	\$0	\$300,000	Restroom and walking path
SU-4	EX	Maple Overlook (Hathaway Memorial)	Site Development and Dry Canyon Trail Access		0.57	0.57		\$300,000	\$300,000	0.00%	\$0	\$300,000	Community Park Expansion, including stair construction
			Sub-Total		2.00	0.00	\$2,175,000	\$3,237,500	\$5,412,500		\$0	\$5,412,500	

Trails

Proj No.	Trail	Project Title/Location	Project Description	Tax Map/Tax Lot	Length to be developed			2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	
T-1	T1	Trail Improvements	Pilot Butte Canal (COID)		5.30			\$1,590,000	\$1,590,000	59.00%	\$938,100	\$651,900	Estimated Development Cost \$300,000/mile (including easement)
T-2	T2	Trail Improvements- Canal Trail Segments	Construct Trails Along COID Canal Laterals		14.00			\$4,200,000	\$4,200,000	59.00%	\$2,478,000	\$1,722,000	Estimated Development Cost \$300,000/mile (including easement)
T-3	T3	Trail Improvements South Dry Canyon	Construct Trail from Highland to Quartz		0.00			\$750,000	\$750,000	0.00%	\$0	\$750,000	Funded by Grants - Includes Staircase
T-4	T4	Trail Improvements - BPA	Construct Trail Along BPA Right of Way Corridor		4.50			\$1,350,000	\$1,350,000	59.00%	\$796,500	\$553,500	Estimated Development Cost \$300,000/mile (including easement)
T-5	T5	Trail Improvements On Street Connections	Constructed within Street Grid		0.00			\$0		0.00%	\$0	\$0	
			Sub-Total		23.8			\$7,890,000	\$7,890,000		\$4,212,600	\$3,677,400	

Amenities

Proj No.	Amenity #	Project Title/Location	Project Description	Tax Map/Tax Lot	# Required by Growth			2007 DEVELOPMENT COST (UNIT)	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	
A1	A1	Park Amenity	Sports Fields: Youth Baseball or Softball combo with shared Soccer		34			\$100,000	\$3,400,000	100.00%	\$3,400,000	\$0	These amenities will be included in new parks as they are developed. They may be constructed on School District property pursuant to the City/School District IGA.
A2	A2	Park Amenity	Tennis Courts		9			\$30,000	\$270,000	100.00%	\$270,000	\$0	
A3	A3	Park Amenity	Swim Center		0			\$0	\$0	59.00%	\$0	\$0	
A4	A4	Park Amenity	Skate Park		0			\$0	\$0	59.00%	\$0	\$0	
A5	A5	Park Amenity	Picnic Shelters		7			\$125,000	\$875,000	100.00%	\$875,000	\$0	
A6	A6	Park Amenity	Tot Play Area		9			\$30,000	\$270,000	100.00%	\$270,000	\$0	
A7	A7	Park Amenity	Play Structure		14			\$70,000	\$980,000	100.00%	\$980,000	\$0	



RECOMMENDED 2030 Parks Capital Improvement Plan

A8	A8	Park Amenity	Frisbee/Disc Golf		0		\$50,000	\$0	59.00%	\$0	\$0	
A9	A9	Park Amenity	Ice Skating Rink		0		\$3,500,000	\$0	59.00%	\$0	\$0	
A10	A10	Park Amenity	Climbing Wall		0		\$100,000	\$0	100.00%	\$0	\$0	
A11	A11	Park Amenity	Off-Leash Dog Area		0		\$50,000	\$0	59.00%	\$0	\$0	
			Sub-Total					\$5,795,000		\$5,795,000	\$0	

TOTALS

							2007 ACQUISITION COST	2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed	2007 AMENDMENT COMMENTS
						Neighborhood Park Subtotal:	\$4,800,000	\$4,840,715	\$9,640,715		\$9,413,467	\$227,248	
						Community Park Land Acquisition Subtotal:	\$11,162,250	\$0	\$10,737,250		\$10,737,250	\$0	
						Community Park Development Subtotal:	\$0	\$10,157,000	\$10,157,000		\$9,612,500	\$544,500	
						Natural Resource Area Subtotal:	\$0	\$1,000,000	\$1,000,000		\$0	\$1,000,000	
						Special Use Parks Subtotal:	\$2,175,000	\$3,237,500	\$5,412,500		\$0	\$5,412,500	
						Trails Subtotal:	\$0	\$7,890,000	\$7,890,000		\$4,212,600	\$3,677,400	
						Amenities Subtotal:	\$0	\$0	\$5,795,000		\$5,795,000	\$0	
						TOTAL All Projects	\$18,137,250	\$27,125,215	\$50,632,465		\$39,770,817	\$10,861,648	

PARKS SDC (per dwelling unit) = \$2,793

Calculated as SDC Eligible Funding/14,240 dwelling units

Estimated Park Development Costs (2007 Costs)

Open Space/Preservation	\$0 - \$20,000 Acre
Urban Parks (1 Acre)	Site Specific
Neighborhood Park (3-5 Acre)	\$200,000/Acre
Community park (5-plus Acres)	\$75,000 - \$150,000/Acre

2007 PROPERTY ACQUISITION COSTS

RESIDENTIAL/NEIGHBORHOOD PARK = \$200,000/AC
OSPR ZONE = \$20,000 - \$50,000/AC

Notes:

1. Cost estimates may vary depending on final park design.
2. Acquisition cost may vary depending on market condition.
3. SDC totals do not include RAPRD or School District projects.
4. SDC resources may be directed to construct Amenities on RAPRD or School District Property pursuant to IGA/MOU Agreements specifying public use parameters.
5. Planned 2030 Buildout Population per Transportation System Plan land use analysis: 59,099 (23,500 in 2006 used as baseline)

4.0 SUMMARY

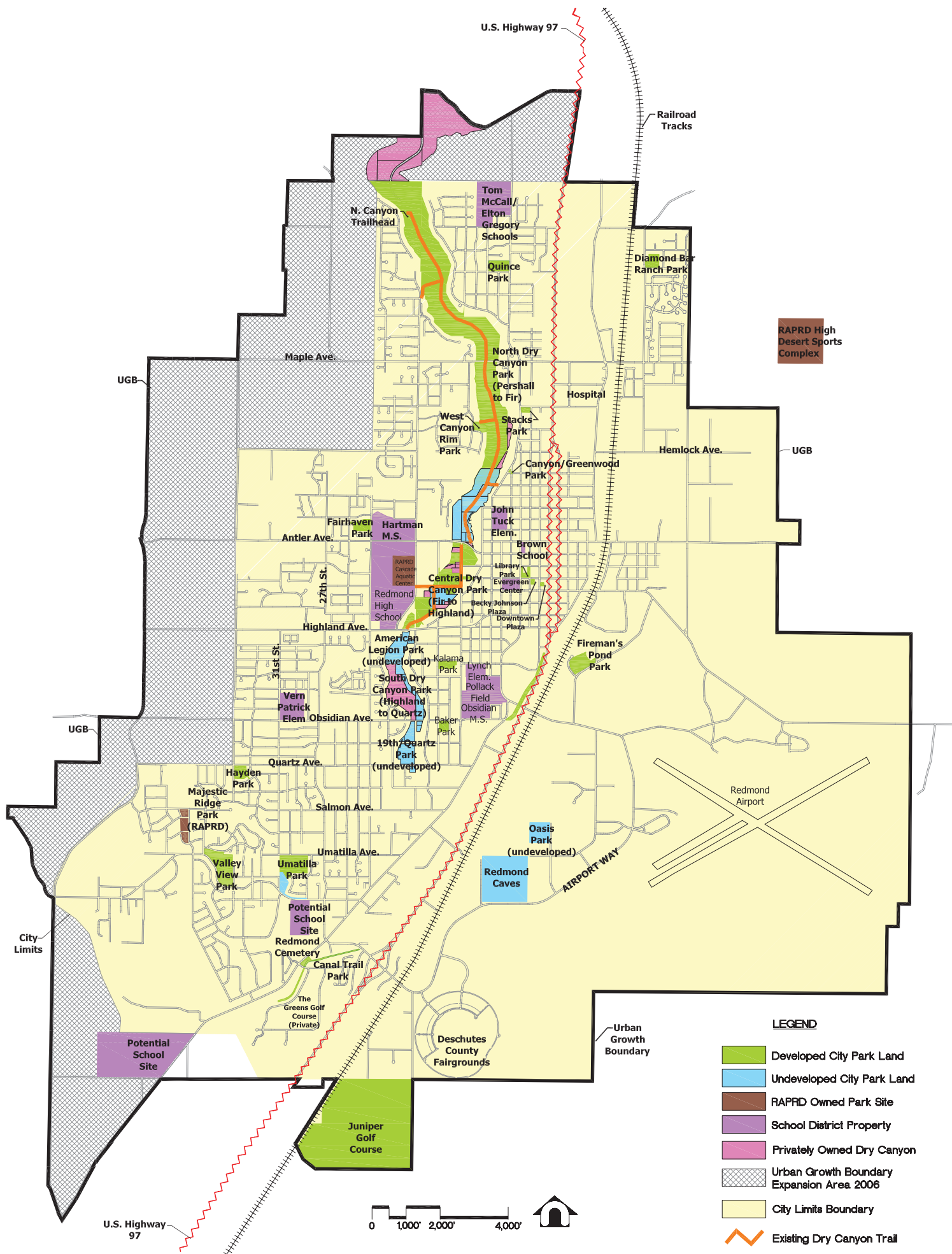
2030 Parks Master Plan Update Summary

The proposed 2007 Parks Master Plan Update is the result of several steps; system and facility inventory, analysis of the existing level of service of parks for the community and a Master Plan to meet the needs of a growing Redmond. The analysis of the existing level of service was extremely important in order to understand the quantity of existing parks that the City provides in order to assess what the appropriate park system should look like in 2030. Is the current park system meeting the needs of the community? If so, should the City continue to offer the same level of service, even if the population more than doubles? These are just a couple of the tough questions that had to be answered to develop a Parks Master Plan.

The Parks Master Plan is designed to be flexible. Updates will continue to happen along the way, as citizen's recreation desires evolve. However, the new Master Plan provides the stage for these subtle adjustments to occur. The framework is now in place for the City to expand their parks in combination with the growing population. Having established Level of Service Standards, the Parks Master Plan can be easily tailored to a new population, even if the population varies from the 2030 target population.

All of this information has been compiled to provide the City with a clear picture of the park system today, and as it is envisioned in the year 2030. By 2030, Redmond's Park System will be an interconnected series of trails and green spaces whereby families can safely walk or bike to their neighborhood park or perhaps explore the entire length of the Dry Canyon Trail, Pilot Butte Canal Trail, or BPA Trail. For these possible scenarios to occur, it is crucial that the Trails component of the Master Plan be developed in tandem with future park development. Developing the Parks Master Plan will ensure that the Redmond community of 2030 will be livable, active and healthy community.

MAP EXHIBITS



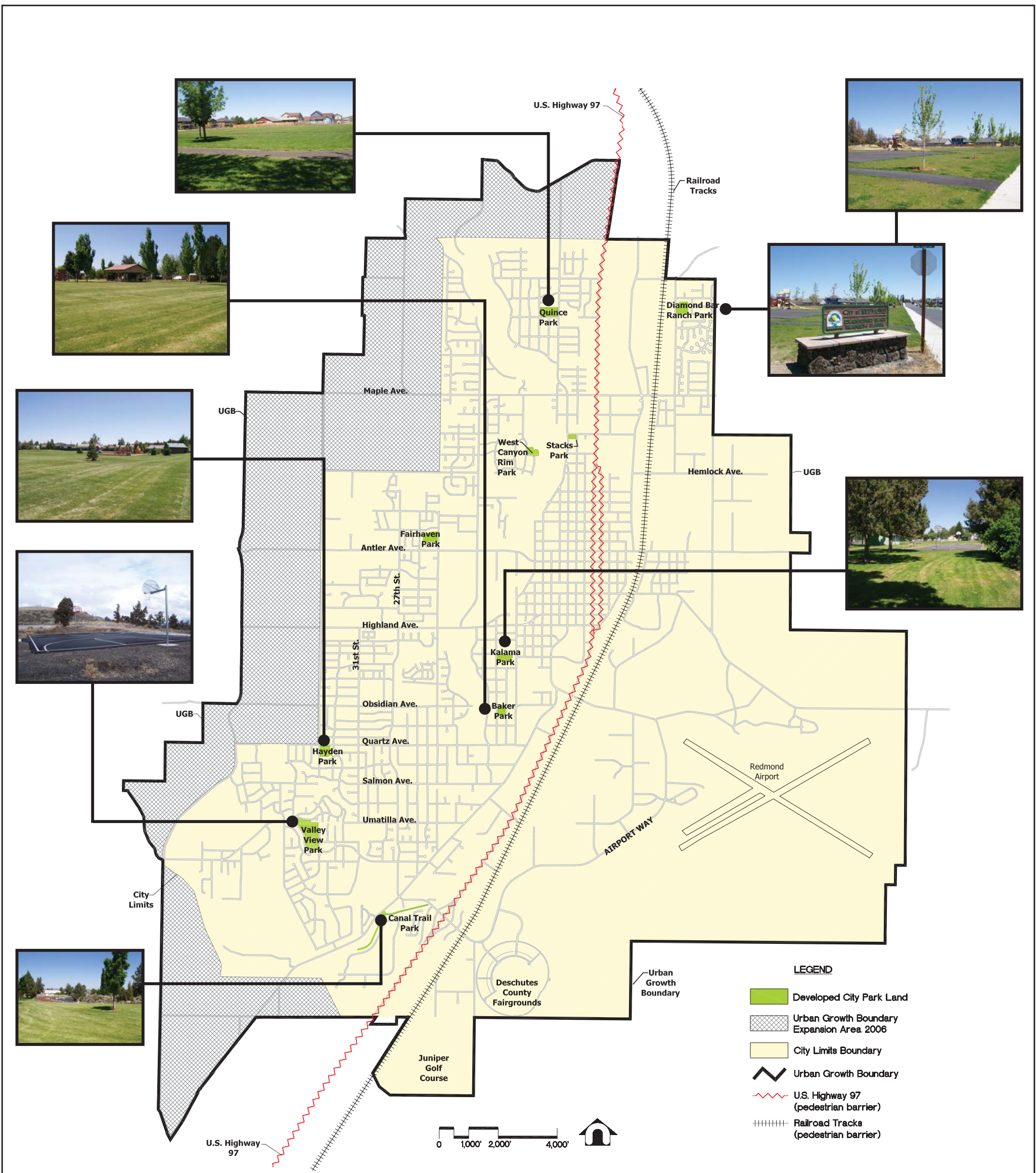
LEGEND

- Developed City Park Land
- Undeveloped City Park Land
- RAPRD Owned Park Site
- School District Property
- Privately Owned Dry Canyon
- Urban Growth Boundary Expansion Area 2006
- City Limits Boundary
- Existing Dry Canyon Trail
- Urban Growth Boundary
- U.S. Highway 97 (pedestrian barrier)
- Railroad Tracks (pedestrian barrier)



EXISTING FACILITIES MAP

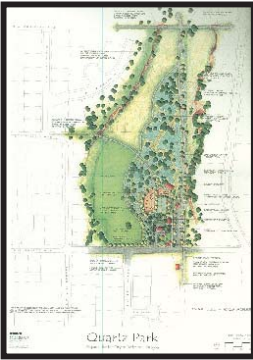
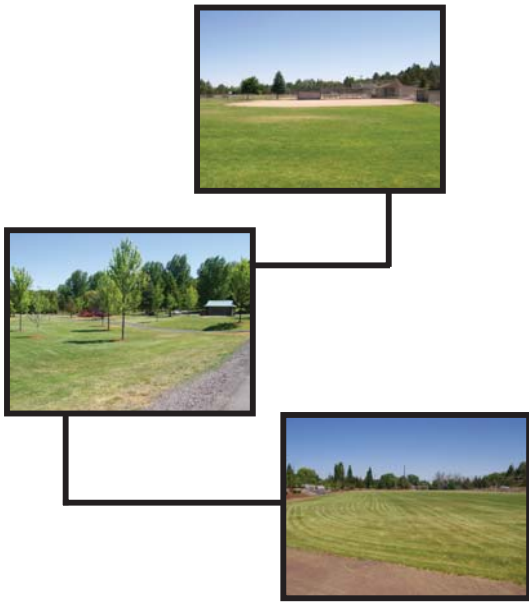
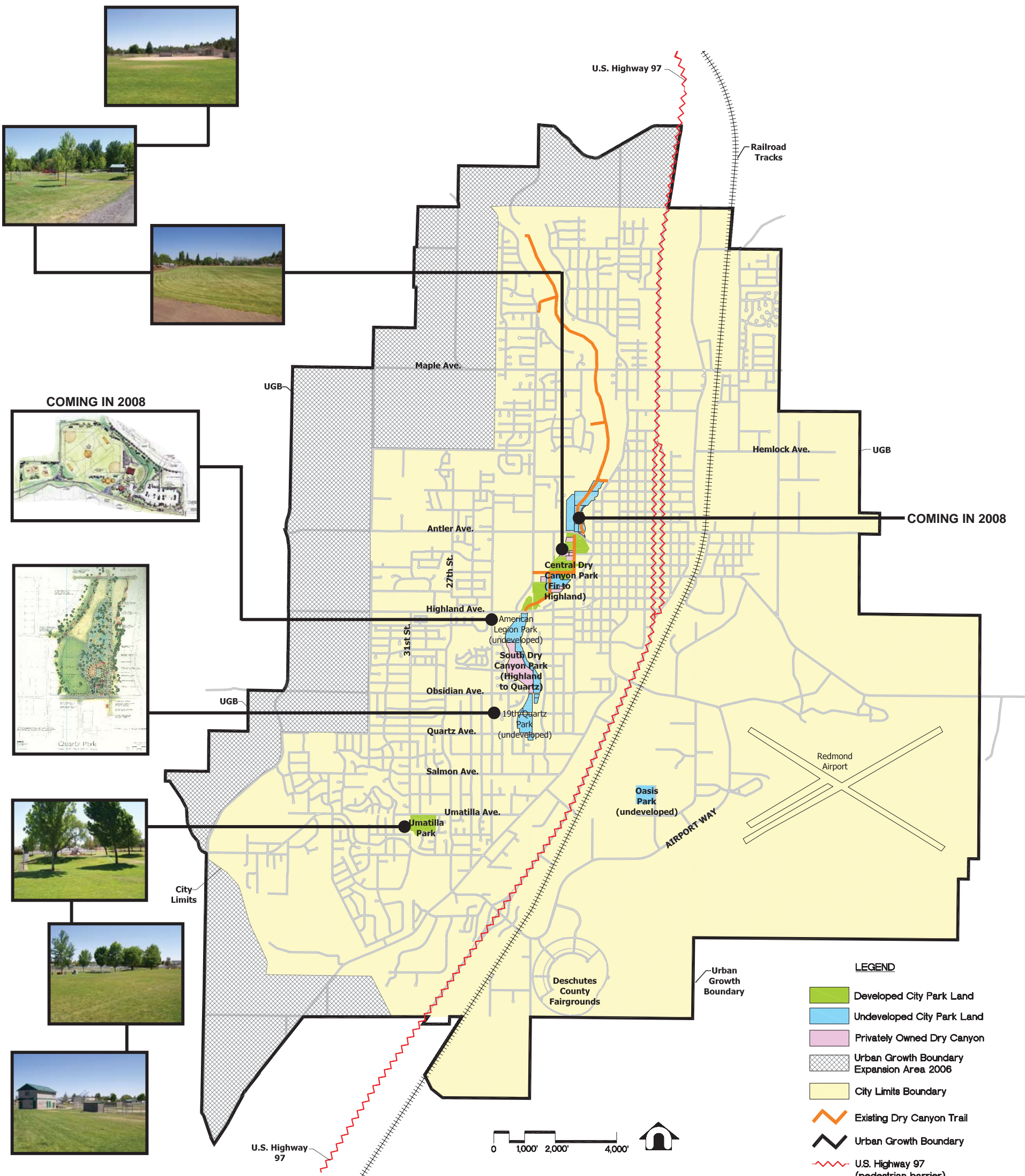
CITY OF REDMOND - SCHOOL DISTRICT - RAPRD



EXISTING NEIGHBORHOOD PARKS CITY OF REDMOND



JUNE 5, 2007

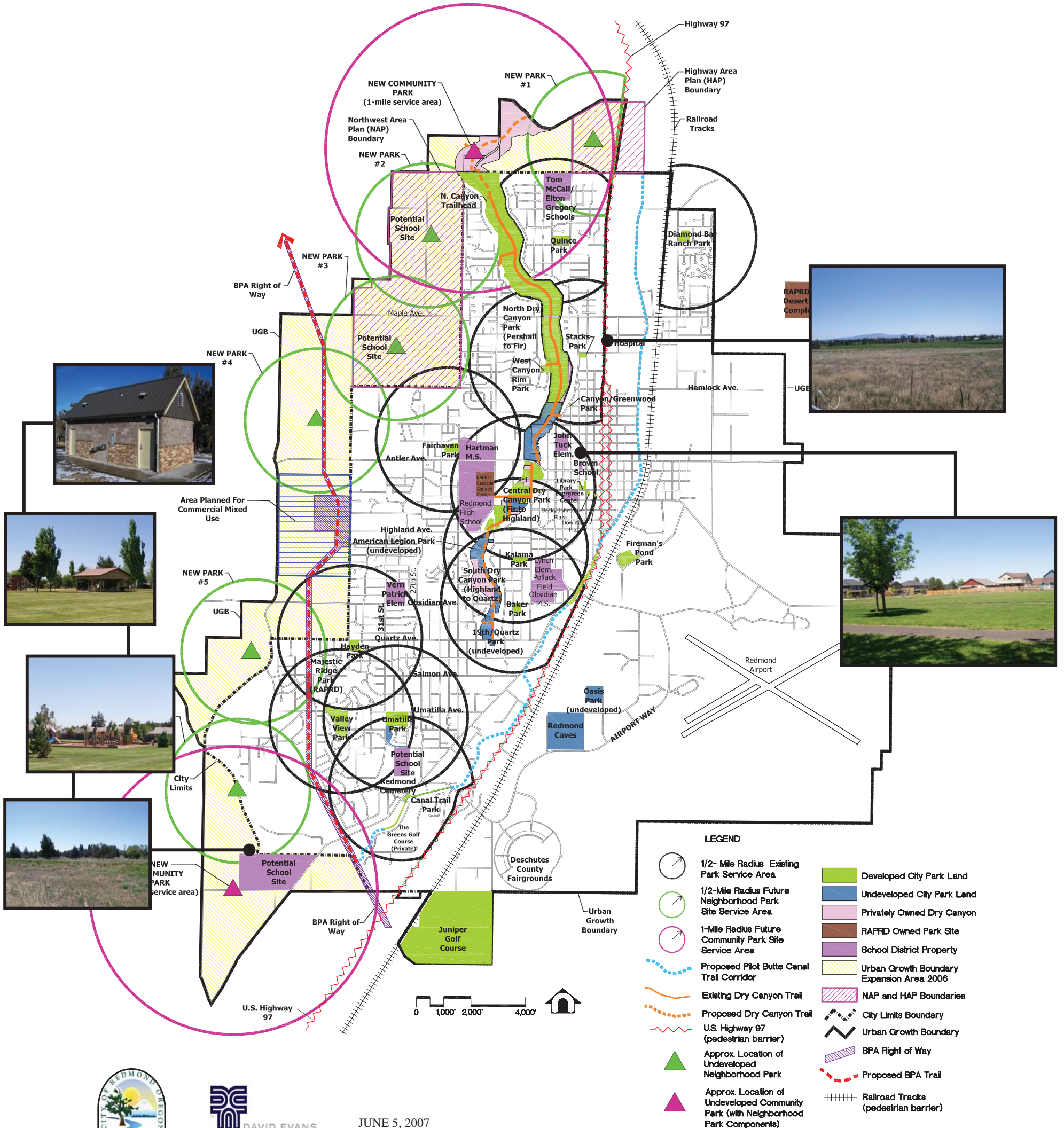


EXISTING COMMUNITY PARKS

CITY OF REDMOND



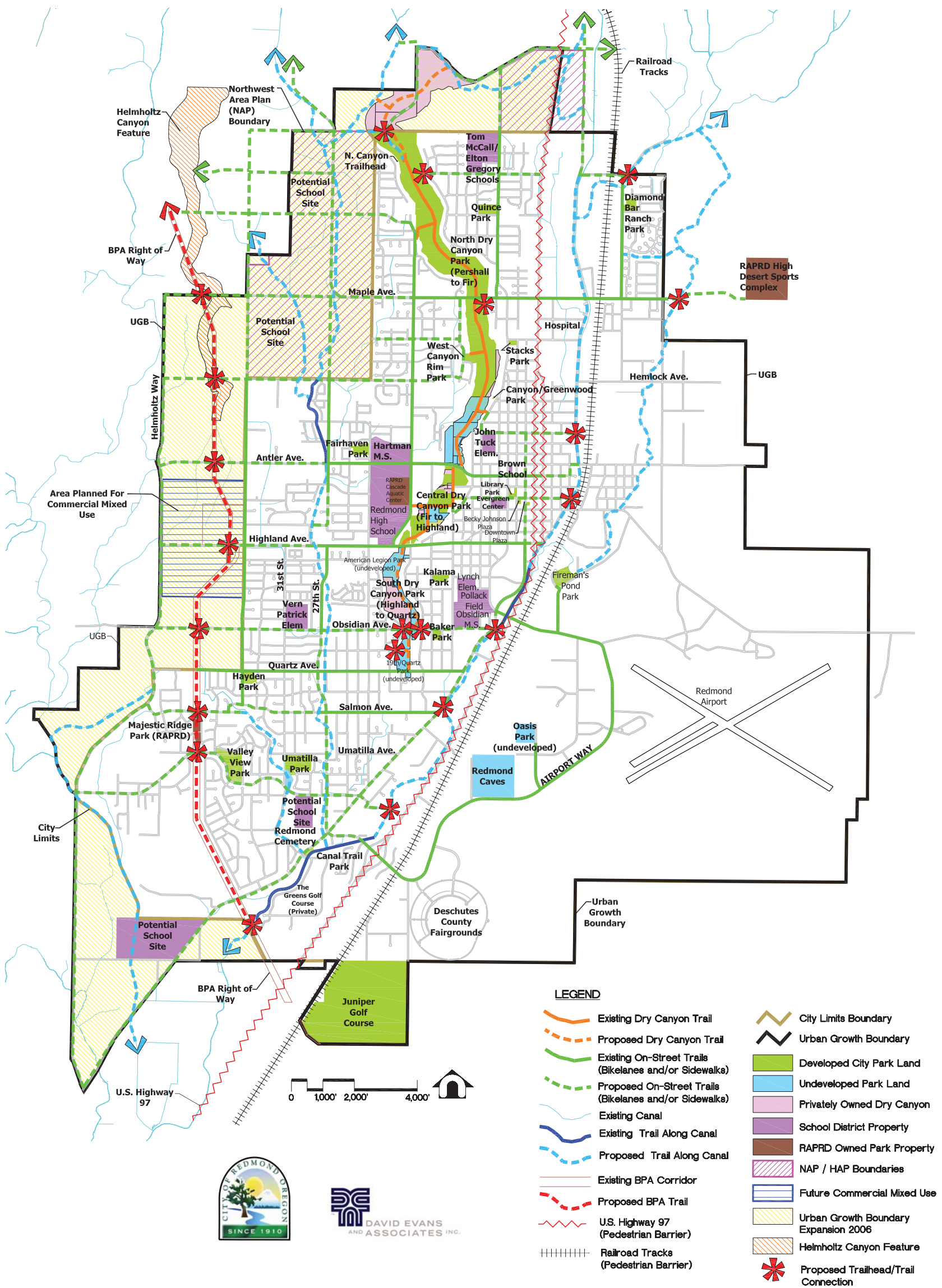
JUNE 5, 2007



JUNE 5, 2007

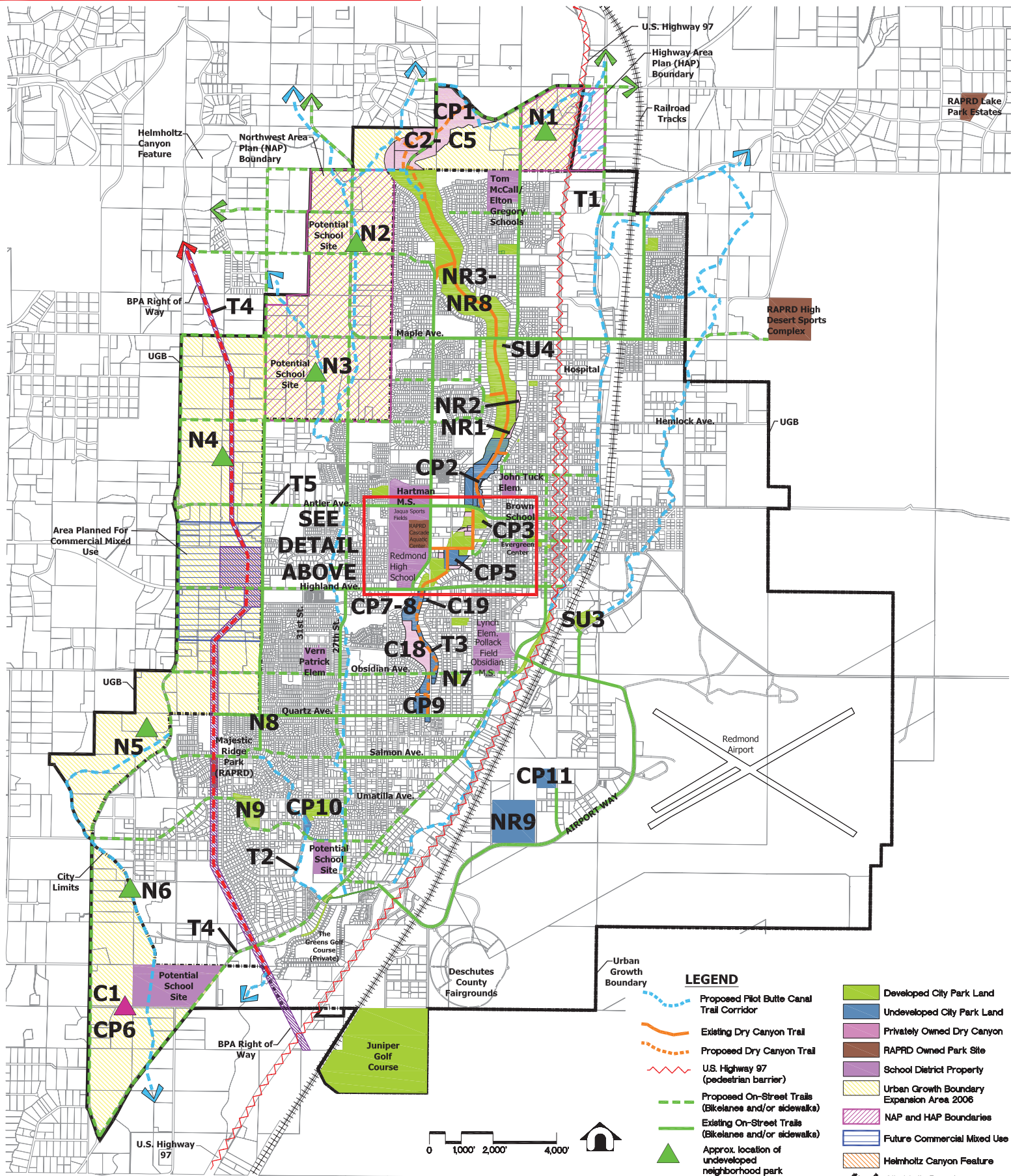
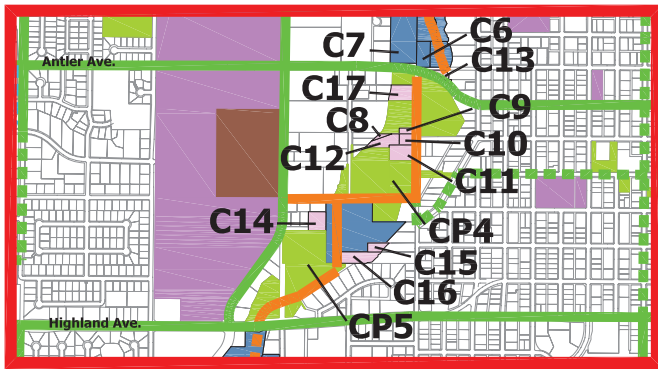
PROPOSED NEIGHBORHOOD PARKS

CITY OF REDMOND



TRAILS MASTER PLAN

CITY OF REDMOND



LEGEND

- Proposed Pilot Butte Canal Trail Corridor
- Existing Dry Canyon Trail
- Proposed Dry Canyon Trail
- U.S. Highway 97 (pedestrian barrier)
- Proposed On-Street Trails (Bikelanes and/or sidewalks)
- Existing On-Street Trails (Bikelanes and/or sidewalks)
- Approx. location of undeveloped neighborhood park
- Approx. location of undeveloped community park
- Developed City Park Land
- Undeveloped City Park Land
- Privately Owned Dry Canyon
- RAPRD Owned Park Site
- School District Property
- Urban Growth Boundary Expansion Area 2006
- NAP and HAP Boundaries
- Future Commercial Mixed Use
- Helmholtz Canyon Feature
- City Limits Boundary
- Urban Growth Boundary
- BPA Right of Way
- Proposed BPA Trail
- Railroad Tracks (pedestrian barrier)

N = Neighborhood Park
C = Community Park Acq.
CP = Community Park Devel.
NR = Natural Resource Area
SU = Special Use Park
T = Trail

2030 CAPITAL IMPROVEMENT PLAN

CITY OF REDMOND

APPENDICES

APPENDIX A : ALL PUBLIC COMMENT

APPENDIX B : PARKS SDC UPDATE

APPENDIX C : PARKS AND FACILITIES INVENTORY TABLE

APPENDIX D : SAMPLE TRAIL AGREEMENT

APPENDIX A

Community Involvement

The City of Redmond recognized the need for community involvement throughout the *2030 Parks Master Plan/Capital Improvement Plan Update* process, and invited public participation by offering two opportunities, the Parks Questionnaire and an Open House.

1.0 Parks Questionnaire

A short Questionnaire seeking citizen input on park usage patterns and park facility preferences was made available via the City website and was also sent through the mail with the City utility billing. Demographic information was also gathered from the Questionnaire. Responses were tabulated throughout May, June and July of 2007. A total of 447 Households responded. This represents 1095 Redmond citizens or just over 4% of Redmond's population.

A tabulation of the Questionnaire Results are provided on the following pages. A sample of the Questionnaire can be found at the end of this Appendix.

2.0 Open House

The City issued a News Release on May 24, 2007, inviting the public to attend a June 5th Open House to review and provide comments on the *Draft 2030 Parks Master Plan*. A series of maps and display boards illustrated proposed new park locations and the proposed Trails Master plan, while a power point presentation, showing photos of the existing City Park system, were all available for review. Planning consultants from DEA, City Staff, members of the Public Advisory Committee and Parks Commission were also on hand to answer questions and provide background information on the process. Participants were also invited to complete a comment form regarding specifics of the Draft Plan. A total of 18 people attended the Open House, and three letters providing comment on the draft plan were received. These letters are included in this Appendix.

A summary of the comments received at the Open House, along with a sample form, are included at the end of this Appendix.

3.0 Public Advisory Committee (PAC)

As part of the Parks Master Plan Update Process, a Public Advisory Committee (PAC) was formed. This group met six times, from December 2006 to August 2007, to provide input on the Master Plan Update.

PAC Members:

George Endicott – Redmond City Council / Parks Commission

Shirlee Evans – Redmond Planning Commission

Katie Hammer – Redmond Area Parks and Recreation District (RAPRD), Director
Jim Hendryx – Community Development Director, Redmond Planning Department

Steve Herbert - Herbert Construction, Central Oregon Builder's Association

Steve Johnson – Central Oregon Irrigation District

Gary Parks – Parks Commission

Doug Snyder – Redmond School District Facilities Manager

The PAC offered input on everything from establishing level of service standards to the methodology used to calculate Parks System Development Charges (SDC's). Many thanks to the members of the PAC for their time and thoughtfulness in helping to craft a Parks Master Plan that fits both the needs and desires of the Redmond community.

Summary of Written Comments Submitted with Park Facility Questionnaire

Concerning Trails/Pathways...

- Add bike paths and stairs from Spruce into the Dry Canyon
- Add bike paths, bike paths both on and off roads
- Seniors sometimes need to walk where there are places to sit, add benches
- We need an access to Dry Canyon trail from NW Canyon Dr. & NW Spruce Ave. so that this area can utilize the trail.
- Please create an access to the Dry Canyon Trail from the NE side.
- We are not in favor of changing the Dry Canyon unless to add another trail.
- I walk my dog every day around the path at Quince Park.
- I use the Dry Canyon trail every other day, for walking and biking.
- Have the Dry Canyon Trail extended south.
- We walk the canyon trail daily.
- Need safe foot access to Dry Canyon trail from NW Canyon Dr. above Wastewater treatment plant.
- Urgent: need a way down to the canyon without using a car. Need steps NW by the treatment plant, ASAP. I live on the canyon and can only get to the paths by car or bike, now how important is that?
- I would like access to the Dry Canyon from the east side of the Maple Bridge.
- Extend the Dry Canyon Trail to the south.
- As an older citizen, I would love to see the Quince Park path re-surfaced with a surface like the school athletic tracks.
- Extend the Dry Canyon trail to Quartz Street.
- Add restrooms in Dry Canyon near Maple Bridge.
- Add another restroom halfway down the Dry Canyon.
- Need a restroom halfway down the canyon.
- Add bike trails/lanes
- We need safe bicycle paths and more walking sidewalks, especially on Canal St.
- Finish the walking path across town.
- Add bike paths next to trails or walking area.
- We need an access to Dry Canyon Trail from NW Canyon Dr. and NW Spruce Ave. so this area can utilize the trail.

Concerning Play Structures...

- I think that every park should have swings/baby swings. My girls love them. Diamond Bar Ranch Park does not have swings so we end up driving farther away from home in order to go somewhere with swings.
- Please put swing sets in all parks that adults as well as children can use.
- Safe play structures-replace old ones! Sam Johnson is not safe for toddlers.
- Places for young families-where they can sit and visit and watch the kids at the same time.
- Add toddler play structures.
- Swing sets for tots/teens/adults

- Add swings at Diamond Bar Ranch Park.
- The SW Redmond area is lacking in suitable parks with play structures. Example: South Heights and Cascade View Estates.
- Update the play structures at Kalama & Obsidian

Concerning Natural Areas, Green space...

- Our population is exploding, we need to require builders to set aside green space in each subdivision.
- Preserve some natural areas for wildlife, add more open space in general as the rate of development is too rapid and I don't think that green space is being considered when development plans are submitted.
- Add a quiet place.
- Make parks large enough that you feel like you have space to roam and you are getting out in nature.
- Green spaces, stop tearing out trees, leave natural areas.
- Encourage more water-wise uses.
- Provide occasional walking tours with a knowledgeable naturalist to talk about local wildlife, plants and insects that abound in Dry Canyon, such fun for children and adults both.
- Improve fire danger in the Dry Canyon.
- Consider developing as little as possible in Dry Canyon, trails, benches, interpretive signage is okay.

Concerning off-leash dog areas, dogs in general...

- Would like to see enforcement of the leash law in the Dry Canyon.
- Keep South Canyon by Quartz natural so people can let their dogs run there like they do now.
- Would like to see off leash dog area parks if dogs would not be permitted in parks where children play. Many owners do not clean up after their pets.
- First priority is a dog park, currently have to take dog all the way to Bend.
- Off leash dog areas will become more important, especially as our community grows.
- Have a dog exercising area away from our City Parks.
- Would like to have a dog park.
- No off leash dog areas, parks are for people.

Concerning pools/swimming facilities...

- Bigger swimming pool.
- Would like to see better pool facilities
- I would also think we need 2 pools in our area, our current pool seems to be full.
- Swimming pool with more dressing rooms and more shower area to separate adults and children

- Cascade Swim Center is very poor and inadequate for size of Redmond.
- More outdoor pools.
- We would love to have outdoor summer swimming.
- Add a better swim facility.
- Outdoor swim pool-sports center where kids can be in sports camps or swim lessons while parents are working out.

Concerning other facilities/desired facilities or activities...

- Visiting children/grandchildren need facilities to enjoy with disabled parent/grandparent.
- A place for free style bikes to ride would be awesome.
- Community Center with indoor/outdoor pool and indoor exercise & fitness area.
- Skate park for 11 and under.
- Add restrooms and drinking water.
- Add a line dance class
- We attend Redmond's Music on the Green park events.
- Add full blown, year round motocross track for motorcycles and ATV's.
- We visit the caves by the airport
- Community garden in the Dry Canyon would be oh so nice.
- Amphitheatre: lets keep it in Sam Johnson Park where it was originally scheduled. Plenty of parking, ball field, Redmond High School.
- Develop area along river by Highway 126.
- We also attend concerts in the park.
- Would like to see an indoor/outdoor archery and firearms shooting range.
- Add RV Park
- Add volleyball courts
- Although I personally have no interest in a BMX park, I notice that kids are always modifying the Dry Canyon trails- so there is a need. It would be great if it could be incorporated into the park in some way. Just so their ride through the park is a little more exciting for them.

General comments...

- Thank you for requesting input before making a decision.
- No more facilities needed.
- Redmond is a great place to live.
- Thank you for doing a great job.
- Redmond could develop the Dry Canyon, many parks are available.
- Don't need any more parks, City and Schools are too expensive as it is.
- I'd like to see a trash can on the east end of Quince Park, it's a lovely park.
- Thank you very much! Dry Canyon is wonderful and the little kiddie park at Canyon Rim Village is awesome. Thanks again.
- Fence parks around perimeter to provide some security and safety for children and animals.

- When my grandson comes to visit, it's a shame that we have to drive to a park (SW).
- Another facility in NE or NW like Umatilla Field would be great.
- All of the facilities are important to Redmond. I feel Redmond needs to clamp down on people who use their yards for old car lots and unsightly trash. Also need to clean up and cut grass along the streets. It would make for a better environment.
- Can you do something to improve the taste of the water in the Canyon water fountain, it is undrinkable at present.
- Clean up and landscape the SW corner of the Umatilla Sports Park, that's currently a dump site. Possibly a picnic area would enhance the park.
- The water tastes terrible in the Dry Canyon water fountain.
- Provide weed free planting areas.
- Work on the dandelions in Quince Park.
- Keep up the parks we have.
- More parks, West Canyon Rim is best in town, would love one like that in NE
- Don't use park close to the High School any more because of the drug use and sale going on there.
- I would like to see a park or play area on the east side of Hwy. 97 for all of us who live over there.
- We live on NW Quince Ave. and would really like to have a walk-able distance park. We have a lot of new subdivisions going in by us but no added parks!
- We have several grandchildren we take to these facilities, they are appreciated.
- I have a three year old boy. My favorite parks are those that are fenced. The others make me nervous because he could run out into the street.



City of Redmond Park Facility Questionnaire

The City of Redmond is in the process of updating its Public Facilities Plan for parks. **As a member of the Redmond community, the City would like your input regarding facilities that you currently use as well as new facilities you would like to have available for use.** Please provide your responses and suggestions so that the parks system can more accurately represent your park facility needs. Thank you!

1. Who lives in your household?

Total # in household _____

Please list the number of individuals in each category:

Adults (55 and up)

Female _____

Male _____

Adults (19-54)

Female _____

Male _____

Children (10-18)

Female _____

Male _____

Children (0-9)

Female _____

Male _____

2. Where in Redmond do you live? (circle one)

NW

NE

SE

SW

3. Have you or anyone in your household used a Redmond park facility within the last year? (circle one) **Yes** or **No**

4. If the answer to question 3 was **yes**, which facilities did you or someone in your household use? (check all that apply)

Play Structure

Trails or walking paths

Dry Canyon Trail

Sports Fields (baseball, softball, soccer, etc.)

Basketball Courts

Cascade Swim Center (owned by RAPRD)

Tennis Courts

Picnic Shelter/Tables

Open lawn/play area

Skate Park

Other _____



5. If Redmond were to **add** facilities, which types of facilities would you most like to see?(**check only 4**)

- | | |
|--|--|
| <input type="checkbox"/> Play Structure | <input type="checkbox"/> Open lawn/play area |
| <input type="checkbox"/> Trails or walking paths | <input type="checkbox"/> Natural areas |
| <input type="checkbox"/> Baseball fields | <input type="checkbox"/> Places for outdoor events |
| <input type="checkbox"/> Softball fields | <input type="checkbox"/> Community garden |
| <input type="checkbox"/> Soccer fields | <input type="checkbox"/> Water or Spray park |
| <input type="checkbox"/> Basketball Courts | <input type="checkbox"/> Off-leash dog area |
| <input type="checkbox"/> Ice Skating Rink | <input type="checkbox"/> Climbing Wall |
| <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> BMX Park |
| <input type="checkbox"/> Picnic Shelter/Tables | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Frisbee Golf Course | _____ |

6. One-Half (1/2) mile is typically considered to be a “walkable-distance”. How important is it to you to live within walking distance of a park?

- Important** **Not Important**

Thanks for helping make our community a great place to live!

Please return questionnaire to:

City of Redmond Public Works Department
875 SE Veterans Way
Redmond, OR 97756
Attn: Jeff Powers, Parks Division Manager

You may also complete the survey online at:

www.ci.redmond.or.us/internet/home/

Further Questions or Comments? Contact:

Jeff Powers
City of Redmond Public Works; Parks Division
jeffpo@ci.redmond.or.us
504-2010



2007 Park Questionnaire Results

447 Total Households Responded

1. Who lives in your household?

Total # of people in households 1095

Adults – 55 & Up

Female – 227 (21%)

Male – 184 (17%)

Adults – 19 to 54

Female – 229 (21%)

Male – 199 (18%)

Children – 10 to 18

Female -50 (5%)

Male – 52 (5%)

Children – 0 to 9

Female – 76 (7%)

Male – 70 (6%)

7 sheets gave no age or gender

2. Where in Redmond do you live? (number of households)

NW – 173 (39%) SW – 228 (51%) NE – 36 (8%) SE – 7 (2%)

3. Have you or anyone in your household used a Redmond park facility within the last year?

Yes – 375 (84%) No – 72 (16%)

4. The following facilities were used by ___% of the households responding.

The total # of responses is shown in parenthesis.

- 33% Play structure (146)
- 49% Trails or walking paths (221)
- 57% Dry Canyon Trail (255)
- 20% Sports fields (baseball, softball, soccer, etc) (88)
- 6% Basketball courts (29)
- 29% Cascade Swim Center (130)
- 9% Tennis courts (39)
- 33% Picnic tables/shelter (147)
- 38% Open lawn/play area (171)
- 7% Skate Park (31)
- Other: BMX Track (1)

5. If Redmond were to add facilities, which types of facilities would you most like to see?

The total # of responses and ranking is shown in parenthesis.

- | | |
|---------------------------------------|---|
| 20% Play structure (88, #8 tie) | 11% Frisbee golf course (51, #10) |
| 55% Trails or walking paths (248, #1) | 20% Open lawn/play area (90, #7) |
| 4% Baseball fields (18, #15) | 37% Natural areas (167, #2) |
| 4% Softball fields (19, #14) | 35% Places for outdoor events (155, #3) |
| 6% Soccer fields (23, #13) | 20% Community garden (88, #8 tie) |
| 6% Basketball courts (28, #11) | 31% Water or spray park (139, #5) |
| 4% Ice skating rink (17, #16) | 22% Off-leash dog area (99, #6) |
| 2% Tennis courts (9, #17) | 12% Climbing wall (53, #9) |
| 32% Picnic Shelter/tables (141, #4) | 6% BMX Park (25, #12) |

Others: Motocross Track
Lap pool
Outdoor pool
Nicer indoor pool

6. One half mile is typically considered to be a “walk-able distance”. How important is it to you to live within walking distance of a park?
Important – 270 (60%) Not important – 152 (34%) No response – 25 (6%)

Summary of Written Comments Submitted during Open House

Comments / Suggestions concerning existing Neighborhood and Community Parks:

- Need more trash cans especially in the Canyon
- Some existing neighborhood parks look tired. Need to spruce up. Perhaps “adopt a park” program like Bend.
- Look for infill park opportunities in areas that are not served by neighborhood parks (1/2 mile radius) at this time
- Look great.
- Just a word about Baker-Good Care is being given to it and we appreciate it.- Thanks
- Valley View-need to add some grassy areas, benches facing views Canyon-acquire remaining parcels in canyon; Pershall to Quartz

Comments / Suggestions concerning the Trails Master Plan:

- Good
- Add East-West Trails, for example along Maple Ave.
- Looks Great.
- Look at Regional connections (north and south) along canals; Define trail type, e.g. mute-use trail, sidewalk etc.
- More trails the better, soft for running, possible lakes with irrigation water, more connections the better
- We must provide trails, Redmond’s baby boomers want to exercise, ride bikes, etc. They will have health (and money).
- Ambitious but interesting. Would be nice to keep some flowing canals to walk along, instead of piping everything.
- I’d like to see proposed canal trail on east side of City connecting to regional trail loop on BLM land and along North Unit Canal. Plan for trail links to N. Unit Canal corridor near airport and a trail link to Redmond Caves. Helmholtz Canyon feature would tie into BLM land within BPA corridor and connect to BLM lands near the sewage treatment ponds, eventually connecting to Deschutes River near Borden Beck Park. Consider future regional trail links, working with Deschutes County to provide access to Quarry/McVey Deschutes River access point. (BLM)
I’d like to see more hiking, running and bicycling trails, including trail routes in SE area, (around and including Fairgrounds and Airport property).

Comments / Suggestions concerning the proposed Neighborhood and Community Parks:

- Good, but need 1 or 2 dog parks...maybe use fenced area of Dunn property because its already fenced, and provides parking, good size and control location
- Like the concept
- Consider ¼ mile radius on neighborhood parks. Will there be connecting trails/sidewalks to allow folks to walk to neighborhood parks?
- Need pocket park near Maple Ave. bridge on east side. It should have access tot the trail-get private company to provide it-let their name be the park name.
- Appears as though some existing residential areas will remain more than ½ mile from a park
- Maybe provide large sports field complex on east side of Hwy 97 in area of industrial/commercial development so the field use doesn't conflict with residential areas.

Comments / Suggestions concerning amenities you would like to see provided in existing or proposed parks:

- Dog park; More trash cans-especially in canyon, frequency is scarce,
- Permanent bathrooms.
- Restroom facility at Dry Canyon
- Need a mixture of passive park-like landscapes, natural areas and structured active recreation opportunities. What has community requested in process-more trails/ball fields?
- Dog park
- Baker Park needs a proper permanent restroom.
- Flowers, trees ice rink, large lawns, natural areas, trails. While I wouldn't use it, a second skate park, (and a freestyle bike park) would be a good idea.

Other general comments or suggestions:

- Thanks
- You are doing great planning.
- Love to see a bike/walking path along Highland from Redmond H.S. to Eagle Crest, and from Redmond to Bend. Thank You for this opportunity!
- Please don't count on parks outside of city (USFS/BLM lands) to supply open space for City-to create great neighborhoods the City needs park space within the community. Consider setting your Open Space Standard higher, get the land now, it will be much more difficult later
- Generally parks look good.

- Find ways to get land donations for future parks or large cash donations to purchase land. Once it's built on, it's hard to return to parks.
- Area needs a managed shooting range, particularly if the Redmond Rod and Gun Club is displaced by airport expansion. Paintball field? Maybe this should be developed by private entity.
- Outdoor amphitheatre is a need.

City of Redmond Public Works Department; Parks Division
Open House to gather Public Comments and Suggestions
On the
Draft Facilities Update and 25 year Parks & Trails Master Plan

1. Comments/Suggestions concerning existing Neighborhood and Community Parks:

2. Comments/Suggestions concerning the Trails Master Plan:

3. Comments/Suggestions concerning proposed Neighborhood and Community Parks:

4. Comments/Suggestions concerning amenities you would like to see provided in existing or proposed parks:

5. Other general comments or suggestions:

Thank you for participating in the public process for parks. Your thoughts and suggestions are important to the City. They ensure that our communities' park facilities continue to meet the need of Redmond's residents today and in the future.

Jeff Powers
Parks Supervisor
City of Redmond
Redmond, Oregon

15 June 2007

Dear Jeff,

Many thanks for the hard work that the committee did in writing the draft of the city's Master Plan for Parks for 2030. I think it is a sound document, well researched and articulated.

I have one suggested addition for your committee to consider. It concerns the Redmond dry canyon park.

I recommend finding a way to extend the current canyon park northward to Northwest Way/Coyner. Doing so would offer many benefits.

In addition to allowing our post 2020 community of 50,000 plus persons the elbow room to enjoy more of a relatively natural portion of the north canyon, it would also extend the park's northern boundary to it's logical geographical conclusion, at the above mentioned road.

I realize, that given the city's financial reality, it would be easy to end up with an all or nothing response to my suggestion. Since the city doesn't have the money to buy the all of the land in question, we'd probably end up with no additional land added to the canyon's current norther boundary.

Instead, I recommend that your committee site a park on acreage extending from the south side of Northwest Way, southward into the canyon a ways. This park could provide a north end gate way to the entire dry canyon park.

This park could be linked with the current canyon park by means of a pedestrian/bicycle path, which ran along side of the road which currently runs from Northwest way to the sewage treatment plant.

The path could be partially separated from the road by means of a berm. Another, perhaps higher berm, could separate the path from the yards of private home owners. I believe that the inevitable litter issue could be addressed by a volunteer based clean up effort, similar to the one just begun by Friends of the canyon in the dry canyon's central portion.

Although this sort of arrangement would require support from the current and future owners of the land in question, there could be great mutual benefit, for the city and the owner, from a well planned park/path.

One need only look at Redmond's Canyon Rim Village neighborhood park/canyon park access path, to see how such an arrangement could work.

Although I think park users would benefit from a bigger park along the Northwest way southern flank (one that would combine actual park facilities with parking for persons who were going to use the path to access the larger canyon park system), there are many ways in which this concept could be actualized.

I urge the 2030 Redmond Parks Master Plan to show, both in the text and on maps of it's final report, such a park/pathway feature in the dry canyon between the sewage treatment plant and Northwest Way. Thank you for considering my idea.

Sincerely,
Richard Lance
235 S.W. 8th St., Redmond, OR



Mary N. Clark
1345 SW Evergreen Avenue
Redmond, Oregon 97754
mnc Clark@uci.net
541-923-9738

Public Works Department
Parks Commission
City of Redmond
PO Box 726
Redmond, OR 97756-0100

Dear Parks Commissioners:

Unfortunately, I missed recent meetings of the Parks Commission and I would like to express my wishes regarding future park development.

I live just across the street from Sam Johnson Park and the wonderful Dry Canyon Trail, which I walk on a regular basis. Often I take my dog with me on a leash. My dog is not under reliable voice command and so I cannot let her off the leash to run around in the dry canyon. I would like Redmond to move forward on a dog park similar to the one near the Big Sky Fields in Bend.

Many people in Redmond own dogs and unless they live out in the country, there is no place for dogs to run around freely. While walking is nice, it doesn't meet a dog's need to run and get major exercise. I drive my dog to Bend once a week (I wish I could do it more often) so she can enjoy the open space and the companionship of others of her kind.

Having a dog park will reduce the number of pets let off leash inappropriately because there will be an attractive and legal alternative. The skateboard park comes to mind. It provides a place for teens to practice their skills without bothering business owners or being in the street, and it gets a lot of use. A dog park would be a similar win-win situation, providing a place for off-leash exercise and beneficial to dogs that would otherwise be penned in back yards day after day.

I've met others from Redmond at the Big Sky dog park, and even one man from Crooked River Ranch. They all want a park in Redmond!

I urge you to give serious priority to establishing a dog park similar to the one at Big Sky here in Redmond. I understand such a project is currently on the "back burner" and I'd love to see it moved to the "front burner" very soon.

Sincerely,



Mary N. Clark

Heather Scott Eggleston
Pob 1832
Redmond OR 97756

Location: 505 N.W. 9th st.
548-7010

May 29, 2007

My husband and I have recently moved from one "historic" house in the Dry Canyon to the NW residential part of Redmond - many homes in this area have been here a long time, and the one we are in combines a 1930 Craftsman style with a 1988 addition + remodel.

While we were in the Dry Canyon we watched the creation of the walking / bike trail and the skate park. The key to the success of both these facilities was the addition of the police "cadets" and prompt response by Redmond officers when called. I feel very strongly that safety ^{must} be an important part of any expansion of park facilities, whether in the Dry Canyon or elsewhere

—over—

in town.

I have worked with the library over the years as plans were made for expansion, etc. in both services and buildings. I am well aware ^{that} ~~of the~~ many, many hours ^{are spent by} citizens of good will ~~spend their time~~ in thoughtful consideration of what will serve Redmond residents in the best way. I trust Jeff and the Park Commission with whatever recommendations they make and ~~will~~ appreciate their time; ^{I will} ~~and~~ support their decisions wholeheartedly!

SORRY for the!!
SCRATCH-OUTS...
NO TIME to RECOPY!

Best wishes -

Heather

HEATHER S. EGGLESTON

APPENDIX B

UPDATE TO
PARKS SYSTEM DEVELOPMENT CHARGE

Redmond, Oregon

City of Redmond

UPDATE OF
PARKS SYSTEM DEVELOPMENT CHARGES

31 January 2008

Prepared by:

ECONOMIC & FINANCIAL ANALYSIS

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TABLE OF CONTENTS

INTRODUCTION	1
SUMMARY	2
OVERVIEW OF OREGON’S SDC LAW	3
METHODOLOGY	5
IMPROVEMENT FEE	6
CREDIT POLICY.....	9
ANNUAL UPDATES FOR INFLATION.....	10
COMPARISON OF OTHER CITIES’ SYSTEM DEVELOPMENT CHARGES	11

LIST OF TABLES

Table 1 Current and Proposed Parks System Development Charge	2
Table 2 Current and Proposed Park Acreage	5
Table 3 Ratio of Park Acres and Trail Miles to Population (in 1,000’s)	5
Table 4 CIP and Cost Basis for the Improvement Fee.....	7
Table 5 Growth of Population and Parks Demand.....	8
Table 6 Proposed Parks System Development Charge	8
Table 7 Comparison of Total SDCs for Selected Cities	12

INTRODUCTION

The City of Redmond, through its prime contractor David Evans & Associates, retained Economic & Financial Analysis to update the parks system development charge (SDC).

This report contains an overview of Oregon's SDC laws, three sections on the SDC update, a new credit policy, and a new annual SDC updating policy to index the SDC to construction cost inflation.



SUMMARY

David Evans & Associates was retained by the City of Redmond to update the Parks Master Plan and the park system development charge. David Evans sub-contracted with Economic & Financial Analysis, a financial consulting firm, to update the City's parks system development charge (SDC).

This report uses the capital improvements list and other data from the Master Plan to update the City's parks SDC.

Table 1 shows the current and updated parks SDC. Overall, it increases from \$834 per residence to \$2,793, a 235 percent increase. As shown in Table 7 (page 7), this places Redmond's park SDC 13th of 45 cities surveyed in Oregon.

This update includes a revised credit policy that complies with ORS 223.297 through 223.314. It includes all mandated credits to developers who build a project or portions of a project included as a statutorily-defined qualified improvement on the capital improvements list. Both the existing and the updated system development charge is an improvement fee, only. It does not include a reimbursement fee.

Finally, a specific method is recommended to update the parks SDC annually for inflation. These annual adjustments for inflation will not require a public hearing.

Table 1 Current and Proposed Parks System Development Charge

	Current	Proposed	\$ Change	% Change
SDC/capita		\$1,117		
p/hh		2.5		
SDC/Housing unit	\$834	\$2,793	\$1,959	70%

OVERVIEW OF OREGON’S SDC LAW

In 1989 the Oregon Legislature amended Oregon Revised Statutes Chapter 223 (ORS 223) which authorizes cities to assess Systems Development Charges (SDC) on new real estate developments for parks, parks, storm parks, parks, and transportation. Since then, the statute has been amended by nearly every Legislature including the last Legislature.

The amended ORS defines the SDC as:

“A(4)(a) . . . a reimbursement fee, an improvement fee or a combination thereof assessed or collected at the time of increased usage of a capital improvement or issuance of a development permit, building permit or connection to the capital improvement. Systems Development Charge includes that portion of a . . . parks system connection charge that is greater than the amount necessary to reimburse the governmental unit for its average cost of inspecting and installing connections with parks . . . facilities.”

“A(b4) A Systems Development Charge does not include any fees assessed or collected as part of a local improvement district assessment or a charge in lieu of a local improvement district assessment, or the cost of complying with requirements or conditions imposed upon a land use decision or limited land use decision, expedited land division or limited land use decision.”

The SDC may consist of a reimbursement fee, an improvement fee, or both.

The reimbursement fee is a capital charge for *existing excess capacity*. A reimbursement fee A...means a fee for costs associated with capital improvements already constructed or under construction [ORS 223.314 (3)]. In general terms, this fee equals the capital value of those components of the parks system that have excess capacity divided by their physical capacities.

The improvement fee is a capital charge for needed *future capacity* that the City must build to meet future demands. The planned improvements must be on a list of capital improvements that the City Council adopts and which the City Council by resolution may modify in the future. In general terms, this fee equals the expected cost of capital improvements needed to meet forecast demands divided by the capacity of the planned improvements. Notice that this fee cannot include capital improvements that repair existing problems. And if a specific capital improvement both fixes an existing problem and adds capacity, then the cost and capacity of the project is prorated so that the improvement fee includes only the capacity increasing portion.

The statute also establishes that certain system development charges and methodologies are prohibited (ORS 223.301). This section defines an employer as someone who hires employees and prohibits local governments from (a) charging its SDC on (a) the number of employees hired after a specified date, or (b) establishing a SDC “. . . methodology that assumes that costs are necessarily incurred from capital improvements when an employer hires an additional employee.” The statute goes on to clarify that an SDC shall not be charges to “. . . include or incorporate any method or system under which the payment of the [reimbursement or improvement] fee or the amount of the fee is determined by the number of employees . . .”

The SDC statutes also require the city to have a credit policy for the improvement fee (but not for the reimbursement fee). Usually, when a developer builds an improvement on the list of capital improvements used to create the improvement fee, then the city must credit the developer for the cost of excess capacity of the improvement. The credit reduces the amount of the systems development charges owing on the development.

To qualify for a credit, a capital improvement must meet three conditions:

First, the improvement must be on the list of capital improvements. If a project proposed for credit by a developer is not on the list then the project does NOT qualify for a credit. The City Council may amend the list of capital improvements by resolution.

Second, the city must require the public improvement to be built as a condition of development approval. That is, the city must specifically state to the developer (preferably in writing) that unless the developer builds the improvement, the city will deny the proposed development permits to build.

Third, the public improvement (or portions of it) must either be off-site of the proposed development or on-site and with more capacity than the development itself will utilize.

The City can use the SDC revenues only for capital improvements. The revenue from the reimbursement fee may be used on any parks-related capital improvement, including replacing existing components. The statutes restrict the City's use of revenue from the improvement fee to those improvements on the capital improvements list that increase capacity. The City cannot use improvement-fee revenue simply to replace existing facilities such as a parks line.

In the following analysis we develop the methodology for the parks reimbursement and improvement fees and present the list of capital improvements that becomes the basis of charging the improvement fee, spending improvement fee revenues, and crediting developers for completed qualified public improvements.

METHODOLOGY

The park SDC for Redmond will include only an improvement fee. The reimbursement fee would be near zero. Table 2 shows the currently developed, owned and to be acquired acres of park land by type of park. Except for Special Use parks, the number of acres of park land the City plans to acquire increases to meet current and future ratio of parks to population as shown in Table 3. The ratios increase for Neighborhood and Community parks, but these are off-set by decreases in the ratio for Natural Areas and Special Use parks. The total park ratio decreases only slightly from 17.19 acres per 1,000 population to 17.10 acres per 1,000 population, essentially no net change in the ratios of total acres to population. The increase in trail miles does not affect the acres of park land because trails will be built in the public right of way or on park property.

Table 2 Current and Proposed Park Acreage

Type of Park	Developed Acres	New Park Acres			Total Build Out
		To be Acquired	Owned	Total New	
Neighborhood	29.72	24.00	7.5	31.50	61.22
Community	32.66	123.83	74.94	198.77	231.43
Natural Resource	166.44	3.87	40.5	44.37	210.81
Special Use	184.27	2.00	0.57	2.57	186.84
Total	413.09	153.70	123.51	277.21	690.30

Trails	Miles Developed	To be built	Total Build Out
	3.75	23.8	27.55

Table 3 Ratio of Park Acres and Trail Miles to Population (in 1,000's)

Type of Park	Acres/1,000 Population			% Change
	2007 23,500	Build Out 59,099		
Neighborhood	1.26	1.04	-18%	
Community	1.39	3.92	182%	
Natural Resource	7.08	3.57	-50%	
Special Use	7.84	3.16	-60%	
Total	17.19	17.10	-1%	

Trails	Miles/1,000 Population		
	0.16	0.40	152%

IMPROVEMENT FEE

The improvement fee is based on the cost of acquiring and developing new parks. Table 4 is a summary of the costs identified in the park master plan and the percentage of costs allocated to growth. All existing acres of park land, developed and undeveloped, are assumed to be owned by the City and the cost of acquiring that land is NOT included in Table 4. Only future costs associated with developing land currently owned by the City and the cost of acquiring more land is included in Table 4. In total the City's Park Plan is estimated to cost approximately \$50.6 million to implement.

In summation, about 79 percent (approximately \$39.77 million) of the planned park acquisition and development costs are allocated to growth. The remaining 21 percent (approximately \$10.86 million) must be paid from non-SDC sources of revenue which may include grants, other City revenues, or other governments.

Table 5 shows the existing and future population of the City. Growth will increase the population by 59 percent. The park improvement fee is equal to the cost allocated to growth \$39.77 million divided by the growth in population, 34,500, which equals \$1,117. The SDC is assessed by housing unit and the average population per housing unit is 2.5 persons. The SDC per housing unit is \$2,793 ($\$1,117 \times 2.5$ persons/housing unit), as shown in Table 6.

Table 4 CIP and Cost Basis for the Improvement Fee

	2007 ACQUISITION COST	2007 DEVELOPMENT COST	Total	Percent Attributable to Growth	SDC Eligible Funding	Other Funding Needed
Neighborhood Park Subtotal:	\$4,800,000	\$4,840,715	\$9,640,715	98%	\$9,413,467	\$227,248
Community Park Land Acquisition Subtotal:	\$11,162,250	\$0	\$10,737,250	100%	\$10,737,250	\$0
Community Park Development Subtotal:	\$0	\$10,157,000	\$10,157,000	95%	\$9,612,500	\$544,500
Natural Resource Area Subtotal:	\$0	\$1,000,000	\$1,000,000	0%	\$0	\$1,000,000
Special Use Parks Subtotal:	\$2,175,000	\$3,237,500	\$5,412,500	0%	\$0	\$5,412,500
Trails Subtotal:	\$0	\$7,890,000	\$7,890,000	53%	\$4,212,600	\$3,677,400
Amenities Subtotal:	\$0	\$0	\$5,795,000	100%	\$5,795,000	\$0
TOTAL All Projects	\$18,137,250	\$27,125,215	\$50,632,465	79%	\$39,770,817	\$10,861,648

Table 5 Growth of Population and Parks Demand

	People	Percent
Population 2007	23,500	40%
Growth	35,599	60%
Population Build Out	59,099	100%

Table 6 Proposed Parks System Development Charge

SDC/capita	\$1,117
p/hh	2.5
SDC/Housing unit	\$2,793

CREDIT POLICY

The City will provide a credit against the parks improvement fee according to ORS 223.304(4)(a). The City also will extend a credit whenever the cost of constructing a qualified public improvement exceeds the credit for the improvement fee to future phases of the same development as provided in ORS 223.304(4)(b). The City will not allow for transferability of credits nor will the City provide credits for public improvements not on the capital improvements list. The City's list of capital improvements, unless amended in the future, includes the projects on Table 4 whose costs are included in the calculation of the SDC.

Whenever an applicant for a development or building permit offers to build a parks system improvement on the capital improvements list (those projects on Table 4 that are wholly or partially listed as eligible), the City must provide a credit for the value of the improvement. The credit may not exceed the value of the SDC improvement fee, and can be given only for the improvement fee portion of the SDC. No credit may be given for the reimbursement portion of the SDC. The City may credit up to 100 percent of the SDC under certain circumstances.

ORS 223.304 (3) and (4) define credits. A developer earns a credit by building a qualified public improvement (QPI). A QPI is a project that is (a) an improvement fee eligible on the parks CIP list (Table 4), (b) required as a condition of development approval, and either (c) off-site of the proposed development, or (d) on-site but required to be built larger than would satisfy the parks needs of just the proposed development (excess capacity).

The value of the credit is equal to (a) the cost of that portion of the improvement that exceeds the minimum standard facility size or capacity needed by the development, and (b) no more than the amount of the improvement fee. The portion of a parks system improvement that would be excess to a development would equal the ratio of capacity of the improvement less expected parks use in the proposed development divided by the capacity of the parks improvement.

ANNUAL UPDATES FOR INFLATION

ORS 223.304 (7) provides that,

“A change in the amount of a reimbursement fee or an improvement fee is not a modification of the system development charge if the change in amount is based on the periodic application of an adopted specific cost index or on a modification to any of the factors related to rate that are incorporated in the established methodology.”

For the purposes of periodically adjusting the parks SDC, the City will determine annually the increase in the 20-City Average Construction Cost Index (CCI) published in the weekly periodical *ENR* published by McGraw Hill, Inc. This publisher’s construction (and building) cost index is widely accepted in the engineering and construction industry. *ENR* updates the CCI monthly and provides annual summaries in the July edition.

The formula for updating the SDC each year is as follows:

$$SDC_{\text{current year}} = SDC_{\text{last year}} \times (CCI_{\text{current year}} / CCI_{\text{last year}})$$

where:

*CCI*_{current year} = Construction Cost Index for the current year
*CCI*_{last year} = Construction Cost Index for the last year the SDCs were updated
*SDC*_{current year} = the SDC updated by the CCI
*SDC*_{last year} = the SDC to be updated

EFA recommends the City update the SDC annually and make the updated SDC effective January 1 of each year.

COMPARISON OF OTHER CITIES' SYSTEM DEVELOPMENT CHARGES

Table 7 compares Redmond's systems development charges to 13 other cities in Oregon. The selected cities range in population from cities smaller to larger than Redmond. The SDC survey was taken in February 2007¹ and includes Redmond's current and proposed SDC updates. The table is sorted by the total of all 5 possible SDCs.

Overall, Redmond's total SDCs after increasing the parks SDC will rank 13 of the 44 surveyed, excluding Redmond's existing parks SDC. (Redmond is counted twice in Table 7—once with the current parks SDC and once with the proposed parks SDC increases.) Its parks SDC will rank 13 among the 44 cities with parks SDCs. Redmond's proposed park SDC has not been adopted by the City and may change.

¹ Most SDCs in the survey are for FY 2007-08.

Table 7 Comparison of Total SDCs for Selected Cities

City	Water		Stormwater		Wastewater		Transportation		Parks		Total SDC	
	\$	Rank	\$	Rank	\$	Rank	\$	Rank	\$	Rank	\$	Rank
Corvallis	\$1,234	30	\$ 209	18	\$3,707	11	\$ 2,110	13	\$4,893	1	\$12,154	8
Canby	\$2,366	17	\$ 80	22	\$2,200	27	\$ 2,267	12	\$4,725	2	\$11,638	10
Hillsboro	\$3,377	9	\$ 500	10	\$2,700	17	\$ 3,020	4	\$4,430	3	\$14,027	5
Tualatin	\$2,863	12	\$ -	24	\$2,700	17	\$ -	34	\$4,290	4	\$9,853	17
Tigard	\$ 500	40	\$ -	24	\$2,700	17	\$ 3,020	4	\$4,023	5	\$10,243	14
Troutdale	\$1,200	32	\$ 852	4	\$4,426	6	\$730	27	\$3,600	6	\$10,808	13
Bend	\$3,385	8	\$ -	24	\$1,973	32	\$ 4,217	2	\$3,340	7	\$12,915	7
Albany	\$1,981	22	\$ -	24	\$2,316	25	\$ 1,683	17	\$3,210	8	\$9,190	20
Gresham	\$2,471	16	\$ 777	7	\$2,134	29	\$ 2,636	9	\$3,185	9	\$11,203	11
Oregon City	\$4,445	5	\$ 643	9	\$3,713	10	\$ 1,864	16	\$3,056	10	\$13,721	6
West Linn	\$4,628	4	\$ 456	15	\$2,633	22	\$ 4,897	1	\$3,030	11	\$15,644	3
Veneta	\$1,937	23	\$ 138	21	\$3,250	14	\$ 1,645	18	\$2,997	12	\$9,967	15
Redmond (proposed)	\$2,092	20	\$ -	24	\$2,105	30	\$ 2,935	6	\$2,793	13	\$9,925	16
Wilsonville	\$4,645	3	\$ 482	13	\$4,068	9	\$ 3,082	3	\$2,451	14	\$14,728	4
Stayton	\$2,670	13	\$ -	24	\$3,529	12	\$ 2,512	10	\$2,284	15	\$10,995	12
Milwaukie	\$ 901	36	\$1,026	3	\$ 893	38	\$ 1,527	19	\$2,078	16	\$6,425	27
Sandy	\$1,525	27	\$ -	24	\$1,834	33	\$ 1,943	15	\$2,000	17	\$7,302	24
Madras	\$ 833	38	\$ 210	17	\$3,500	13	\$ 2,303	11	\$1,780	18	\$8,626	22
Creswell	\$5,027	2	\$ -	24	\$4,520	5	\$598	28	\$1,539	19	\$11,684	9
Lincoln City	\$2,263	18	\$ 35	23	\$4,725	4	\$542	29	\$1,528	20	\$9,093	21
Monmouth	\$1,413	28	\$ 190	19	\$2,753	16	\$394	30	\$1,484	21	\$6,234	31
Eugene	\$1,860	25	\$ 478	14	\$1,278	35	\$ 1,519	20	\$1,345	22	\$6,480	26
Fairview	\$2,479	14	\$ 363	16	\$2,207	26	\$ -	34	\$1,315	23	\$6,364	29
Keizer	\$ 860	37	\$ -	24	\$ -	44	\$ 1,129	22	\$1,130	24	\$3,119	40
Ashland	\$ -	42	\$ -	24	\$ -	44	\$ 2,044	14	\$1,041	25	\$3,085	41
Springfield	\$ -	42	\$ 800	6	\$ 839	40	\$988	24	\$1,000	26	\$3,627	36
Redmond (current)	\$2,092	20	\$ -	24	\$2,105	30	\$ 2,935	7	\$ 834	27	\$7,966	23
Sisters	\$2,895	11	\$ -	24	\$2,994	15	\$133	32	\$ 613	28	\$6,635	25
Roseburg	\$1,800	26	\$ 825	5	\$ -	44	\$256	31	\$ 515	29	\$3,396	37
Junction City	\$1,100	33	\$ -	24	\$2,150	28	\$ 1,116	23	\$ 435	30	\$4,801	33
Newport	\$ 950	35	\$ -	24	\$2,375	24	\$805	25	\$ 360	31	\$4,490	34
Brookings	\$3,606	7	\$ 765	8	\$10,085	1	\$ 1,141	21	\$ 337	32	\$15,934	2

City	Water		Stormwater		Wastewater		Transportation		Parks		Total SDC	
	\$	Rank	\$	Rank	\$	Rank	\$	Rank	\$	Rank	\$	Rank
Cottage Grove	\$ 577	39	\$1,255	2	\$ 867	39	\$776	26	\$ 239	33	\$3,713	35
Manzanita	\$3,700	6	\$ 174	20	\$2,484	23	\$ -	34	\$ 60	34	\$6,418	28
Lakeview	\$ 177	41	\$ -	24	\$ 578	42	\$39	33	\$ 25	35	\$ 819	46
Astoria	\$1,010	34	\$ -	24	\$ 508	43	\$ -	34	\$ -	36	\$1,518	44
Brownsville	\$2,093	19	\$1,968	1	\$5,160	3	\$ -	34	\$ -	36	\$9,221	19
Clean Water Services	\$ -	42	\$ 500	10	\$2,700	17	\$ -	34	\$ -	36	\$3,200	38
Culver	\$ -	42	\$ -	24	\$ 922	37	\$ -	34	\$ -	36	\$ 922	45
CWS	\$ -	42	\$ 500	10	\$2,700	17	\$ -	34	\$ -	36	\$3,200	38
Neskowin	\$7,535	1	\$ -	24	\$9,856	2	\$ -	34	\$ -	36	\$17,391	1
Prineville	\$2,477	15	\$ -	24	\$4,089	8	\$ 2,801	8	\$ -	36	\$9,367	18
Sweet Home	\$1,215	31	\$ -	24	\$ 624	41	\$ -	34	\$ -	36	\$1,839	43
The Dalles	\$3,217	10	\$ -	24	\$1,789	34	\$ -	34	\$ -	36	\$5,006	32
Tillamook	\$1,290	29	\$ -	24	\$1,225	36	\$ -	34	\$ -	36	\$2,515	42
Wood Village	\$1,877	24	\$ -	24	\$4,426	6	\$ -	34	\$ -	36	\$6,303	30
Average	\$2,056		\$ 288		\$2,703		\$ 1,296		\$1,564		\$7,907	

Source: EFA Survey, Feb 2007

APPENDIX C

CITY OF REDMOND - EXISTING PARK FACILITIES INVENTORY MAY 2007

LEGEND Mini-Parks 0.1-2.5 AC Neighborhood Parks 3-10 AC Community Parks >15 AC	ACREAGE		SITE AMENITIES								RECREATION RESOURCES													ROADS		BUILDINGS/ SPECIAL USE	REMARKS										
	SIZE (Acres)	DEVELOPED (Acres)	PATHS/SIDEWALKS	TREES	IRRIGATION	FENCES	CANALS	PARKING	NUMBER OF SPACES	ADA	RESTROOM BLDG.	TRAILS (Miles)	PLAY EQUIPMENT	TOT PLAY AREA	SOCCER FIELDS	SOFTBALL FIELDS (min.200)	FIELD LIGHTS	TENNIS COURTS	BASKETBALL COURTS	1/4 MILE TRACK	BENCHES	BLEACHERS	PICNIC TABLES	PICNIC SHELTERS	WATER FOUNTAIN			BBQ'S	OPEN LAWN/PLAY AREA	FISHING ACCESS	OFF-LEASH DOG AREA	PUBLIC ACCESS	PRIVATE ACCESS				
PARK TYPE																																					
MINI PARKS																																					
1 Becky Johnson Plaza	0.50	0.50	*	*	*		S		N												*	*	1											County Facility			
2 Canyon/Greenwood	0.15	0.15	*	4	*																													Turf/drainage swale	Will add park benches		
3 Downtown Plaza	0.20	0.20	*	12	*		S		N											*	*			1										Summer Canopy	Adjacent to Chamber of Commerce		
4 Library Park	1.73	1.73	*	*	*			NC	NC											*					1									Civic Park Potential	New library/court site		
5 Stack's Park	0.80	0.80	*	*	*																													Weddings/Receptions	Donated to City in 2007		
SUBTOTAL	3.38	3.38		16																				1	2												
NEIGHBORHOOD PARKS																																					
1 Baker Park	1.77	1.77		45	*		S		2	2		1									3	*	1	1	1	*									Portable restroom	Open play space	
2 Canal Trail (The Greens)	5.70	5.70	*	*	*	*					0.85																								Pedestrian connection		
3 Diamond Bar Ranch Park	3.00	3.00	*	75	*		S		NO	*		1	1				1					*	*	*	*	*									Restroom bldg/Natural area	Park to open Spring 2007	
4 Fairhaven Park (formerly Hartman Park)	3.20	2.00	*	60	*	*	S		NO	*		1	1				1			7	*	*			*										Restroom bldg. horseshoe pits	3 Remaining 1 AC to be developed in 2007	
5 Hayden Park	3.02	3.02	*		*		*		10	1	*	1	1									*	*		1	1	*								Restroom	Rolling lawns/open play space	
6 Kalama Park	2.63	2.63		50	*	*	S		*			1			1		1			5	*	*	*	*	1	*									Restroom/Well house	Needs renovation masterplan	
7 Quince Park	4.10	4.10	*	96	*	*	*		18	2	*	1								*	*	*	*	*	3	*									Restroom	Mini soccer/free play	
8 Valley View Park	10.30	4.00		110	*	*	*		22	2			P				2	1		*						P									Master Plan work to continue 2007-2008		
9 West Canyon Rim Park	3.50	3.50	*	40	*		S		*			1	1				1				4	*	*	*	*	*									Restroom bldg.	Dry Canyon Trail Connector Path	
SUBTOTAL	37.22	29.72		476					52	7		0.85	7	5		1	2	5		19			2	2	6	8											
COMMUNITY PARKS																																					
Central Dry Canyon Park (Fir Ave to Highland Ave)												1																								Masterplan Approval: May 1997	
Bowlby Park (Central Canyon)	6.63	6.63	*	67	*	*	*		45	2	*				2						4				*	*									Restroom/Dugouts/Concession	Trail Access/Undercrossing	
Kiwanis Field	1.54	1.54												1												*	*								Informal soccer		
Sam Johnson Park	8.51	8.51	*	48	*	*	*		50	4	*	1					8			*	*	1	*	2	*										Restrooms/Picnic Shelter	Remodel work in progress	
Skate Park (Central Canyon)	0.60	0.60	*	10	*		*		12	NO																									7 Concrete Elements	Unpaved Parking, no striping	
Spud Bowl	4.74	4.74	*	30	*	*	*		NC	NC				1						*					*											Running Track & Field Area	
Undeveloped Acreage	41.33																																				
Central Dry Canyon Totals	63.35	22.02		155					107	6		1	1	2	2		8			4		1	2	4													

LEGEND Mini-Parks 0.1-2.5 AC Neighborhood Parks 3-10 AC Community Parks >15 AC	ACREAGE		SITE AMENITIES										RECREATION RESOURCES												ROADS		BUILDINGS/ SPECIAL USE	REMARKS								
	SIZE (Acres)	DEVELOPED (Acres)	PATHS/SIDEWALKS	TREES	IRRIGATION	FENCES	CANALS	PARKING	NUMBER OF SPACES	ADA	RESTROOM BLDG.	TRAILS (Miles)	PLAY EQUIPMENT	TOT PLAY AREA	SOCCER FIELDS	SOFTBALL FIELDS (min.200')	FIELD LIGHTS	TENNIS COURTS	BASKETBALL COURTS	1/4 MILE TRACK	BENCHES	BLEACHERS	PICNIC TABLES	PICNIC SHELTERS	WATER FOUNTAIN	BBQ'S			OPEN LAWN/PLAY AREA	FISHING ACCESS	OFF-LEASH DOG AREA	PUBLIC ACCESS	PRIVATE ACCESS			
South Dry Canyon Park 2 (Highland Ave to Quartz)																																				From Highland Ave to Fir Street
Quartz Park	10.17	0.00	*									P														P						*		Master Plan Done, City Well Site	Undeveloped/City Owned	
American Legion Park	10.99	0.00	P					P	P	P				2P			2P									P						*		Proposed Restrooms, Shelter, Amphitheater	Master planning under way, to open 2007	
Undeveloped Acreage	5.19	0.00																														*		Connection between American Legion and Quartz Parks		
South Dry Canyon Totals	26.35	0.00										1	1	2			2									2										
3 Industrial Oasis Park	7.26	0.00	*																													*		Proposed Dog Park, light industrial area	Undeveloped/City Owned/Well Site	
4 Umatilla Park	10.64	10.64	*	60	*	*		*		92	4*		1	1	3					*	*	*		*							*		Concessions/ restrooms	Sports complex		
SUBTOTAL	100.34	32.66										3	3	7			8	2						1												
NATURAL RESOURCE AREAS																																				
1 Redmond Caves	40.50	0.00	*	*																											*		Caves Study Ongoing			
North Dry Canyon (Pershall to 2 Fir Ave.)	166.44	166.44	*	*	*						1.9									*											*		Developed Park Facilities	From Pershall Way to Antler Ave.		
SUBTOTAL	206.94	166.44									1.9																									
SPECIAL USE PARKS																																				
1 Fireman's Pond Park	5.77	5.77	*	40	*		*	*		24	4										6	*			1		1			*			wildlife	Connection between downtown/industrial area, horseshoe pits		
2 Juniper Golf Course	178.00	178.00			*			*																												
3 N. Canyon Trailhead	0.50	0.50	*					*		19	1											*									*			N. Terminus Dry Canyon Trail		
4 Maple Avenue Overlook	0.57	0.00																													*		Proposed Canyon Bridge Overlook, Art	Scheduled to open 2008		
SUBTOTAL	184.84	184.27		40						43	5										6				1		1									
SUMMARY OF EXISTING CITY OF REDMOND PARK FACILITIES																																				
TOTAL	532.72	416.47	0	532	0	0	0	0	95	12	0	3.75	10	5	3	8	0	10	7	0	25	0	0	4	4	7	14	1	0	0						

LEGEND
UNDEVELOPED PARKS
S= Street Parking, NR= No Request, NC= No Count, P= Planned

RAPRD AND SCHOOL DISTRICT EXISTING PARK FACILITIES INVENTORY MAY 2007

	ACREAGE		SITE AMENITIES								RECREATION RESOURCES														ROADS		BUILDINGS/ SPECIAL USE	REMARKS				
	SIZE (Acres)	DEVELOPED (Acres)	PATHS/SIDEWALKS	TREES	IRRIGATION	FENCES	CANALS	PARKING	NUMBER OF SPACES	ADA	RESTROOM BLDG.	TRAILS (Miles)	PLAY EQUIPMENT	TOT PLAY AREA	SOCCER FIELDS	SOFTBALL FIELDS (min.200')	FIELD LIGHTS	TENNIS COURTS	BASKETBALL COURTS	1/4 MILE TRACK	BENCHES	BLEACHERS	PICNIC TABLES	PICNIC SHELTERS	WATER FOUNTAIN	BBQ'S			OPEN LAWN/PLAY AREA	FISHING ACCESS	OFF-LEASH DOG AREA	PUBLIC ACCESS
REDMOND AREA PARK AND RECREATION DISTRICT (RAPRD) PROPERTY																																
1	Borden Beck Park (RAPRD)	10.00	4.00	*	*																									*	River Access	Undeveloped Wilderness Park
2	Majestic Ridge Park (RAPRD)	3.67			*																											Undeveloped
3	Lake Park Estates (RAPRD)	10.00			*			*																						*	None	Undeveloped RAPRD site
4	Lake Park Estates (RAPRD)	2.50			*																									*	None	Undeveloped RAPRD site
5	Cascade Swim Center (RAPRD)	2.00	2.00	*	*	*	*	*	42	6		1						1			*	*	*			1	1			*	RAPRD H/Q, Indoor Swimming	School District property
6	Tethrow Site (RAPRD)	9.00																														Undeveloped
7	High Desert Sports (RAPRD)	40.50	10.00	*	*	*	*	*	60	NC		1			4						6	3	4			1				*	Trailer	Needs Improvement
SUBTOTAL		77.67	16.00						102	6		2		4			1			6	3	4		2	2	1						
SCHOOL DISTRICT PROPERTY																																
1	Redmond High School	29.00	29.00	*	*	*	*	*	NC	NC				1				1	1	*	*	*		*					*	High School/Gym/Track	Swim Center Jaqua Complex	
2	Lynch Elementary/Obsidian Middle School	32.00	32.00	*	*	*	*	*	NC	NC		1	1	2				4	1	*	*	*		*					*	Middle School/Gym/Track	New Track	
3	Hartman Middle School	18.00	18.00	*	*	*	*	*	NC	NC			1					2		*	*	*		*				*	Gym Track	Football Field		
4	John Tuck Elementary	5.50	5.50	*	*	*	*	*	NC	NC		1	1	3				2		*	*	*		*				*	Elementary School/Gym	Small Field Area		
5	Vern Patrick Elementary	13.50	13.50	*	*	*	*	*	NC	NC		1	1	2				4		*	*	*		*				*	Elementary School/Gym	2 Softball		
6	Tom McCall Elementary/Elton Gregory Middle School	25.33	25.33	*	100	*	*	*	290	12		1	3	2				4		*	*	*		*				*	Elementary/Middle Schools	Soccer/Football/Track		
7	Jaqua Sports Complex	14.00	14.00	*	*	*	*	*	NC	NC				3	3					*	*	*		*				*	School Buildings	Soccer Fields School District		
SUBTOTAL		137.33	137.33	100								4	11	12			17	2						5								
TOTAL SCH. DIST. & RAPRD FACILITIES		215.00	153.33									6	11	16			18	2	*	*	*		2	7	1							

LEGEND
 UNDEVELOPED
 NC= No Count

APPENDIX D

AGREEMENT

DATE: June 4, 2002

PARTIES:

CENTRAL OREGON IRRIGATION DISTRICT,
a Municipal Corporation of the State of Oregon ("COI")

a Special District of the State of Oregon ()

RECITALS

A. The Parties desire to enter into an agreement to provide for a trail system open to the general public, and to protect COI's irrigation delivery system.

B. COI operates a system of irrigation canals and ditches, which delivers irrigation water to its members ("Delivery System") located on easements established in the early 1900s by statutes of the United States and the State of Oregon.

C. The [redacted] has an existing public trail system as shown on the Trail Map attached as Exhibit "A". The trails are located on property owned outright by the [redacted] and on easements from underlying land owners. The trail system has been adopted by the City of [redacted] as part of the [redacted] Area General Plan as the [redacted] Area Urban Trail Plan ("trail system").

D. The Parties wish to enter into an agreement which will govern the rights and responsibilities of the Parties for the joint use of the properties on sections of the trail system where COI has ownership of, or an easement on, the underlying property.

AGREEMENT

1. RESPONSIBILITIES OF THE

A. Trail Development. The [redacted] will develop and maintain pedestrian and bicycle trails, not to exceed fifteen (15) feet in width, on areas where COI maintains an access road along its existing Delivery System. The type of material utilized and the location of the trail shall be designed not to interfere with COI's use of the underlying access for irrigation purposes and will be submitted by [redacted] to COI for its review, modification and approval as the same is determined by COI to be appropriate.

B. Landscaping. Any modification or additions of landscaping shall be agreed to by COI, the _____, and any other underlying land owner prior to installation.

C. Maintenance. The _____ shall be responsible for all maintenance related to its specific needs for pedestrian and bicycle trail use. Such maintenance shall not unreasonably interfere with COI's access and use.

D. Garbage/vandalism. The _____ shall be responsible for removal of garbage and repair of vandalism to the trail system caused by public use.

E. Signage. The Parties shall agree upon the location and content of signage to be installed. The signage shall be installed and maintained at the expense of _____. Signs may cover the following topics:

- i. Limitation of hours of public access;
- ii. The primary right of COI to utilize the access for irrigation purposes, including the right to interrupt public access if necessary for maintenance or repair of its canal system;
- iii. The potential for elimination of public access;
- iv. The requirement that all dogs be on leashes and dog owners shall be responsible for removal of dog waste; and
- v. Use by the public for pedestrian and/or non motorized bicycles only.

2. RESPONSIBILITIES OF COI:

A. Noninterference. Because COI does not own fee title to most of the land proposed to be utilized for the trail system, it cannot grant any land rights to _____ but agrees that if the referenced trail is developed in accordance with 1(A) above, the trail will not interfere with the COI easements.

B. Maintenance and Capital Improvements. COI intends to continue its usual and customary maintenance of its access ways, which may benefit the _____. During the course of annual maintenance of its delivery system, COI shall use its best efforts to deposit any dredged materials on the edge of trails so as to minimize any interference with trail use. Further COI may make any capital improvements it deems appropriate.

3. INDEMNIFICATION:

A. The _____ shall indemnify COI against all liability for damages, costs, losses and expenses resulting from, arising out of, or in any way connected with the occupation or use of the trail system by the _____ or the _____ invitees, or guests, or the failure on the part of the _____ to perform fully all of the _____ promises herein. COI shall not be liable to the _____ for any damages to physical improvements

erected by the _____ resulting from COI's operation of its canal system.

B. COI shall indemnify _____ against all liability for damages, costs, losses and expenses resulting from, arising out of or in any way connected with a break in the COI canal unless the same is caused or contributed to by the _____

4. JOINT RESPONSIBILITIES:

A. Annual Meetings. The Parties agree to meet from time to time and, at least annually, to discuss the ongoing implementation of this agreement, including provisions for new trail development, maintenance and operational issues.

B. Awareness Campaign. The parties shall work together to plan and implement a public awareness campaign of the trail system and the public's rights and responsibilities for use.

5. GOVERNING LAW: This agreement shall be governed by and construed in accordance with the laws of the State of Oregon, without regard to conflict-of-laws principles.

6. ATTORNEY FEES: If any arbitration, suit or action is instituted to interpret or enforce the provisions of the agreement, to rescind this agreement, or otherwise with respect to the subject matter of this agreement, the party prevailing on an issue shall be entitled to recover with respect to such issue, in addition to costs, reasonable attorney fees incurred in preparation or in prosecution or defense of such arbitration, suit, or action as determined by the arbitrator or trial court, and if any appeal is taken from such decision, reasonable attorney fees as determined on appeal.

CENTRAL OREGON IRRIGATION DISTRICT

Alice Hebr

BY: _____
ITS: *see sign.*

BY: _____
ITS: _____

PRELIMINARY