

ORDINANCE NO. 435

AN ORDINANCE OF THE WILSONVILLE CITY COUNCIL THAT ADOPTS THE PARKS & RECREATION MASTER PLAN (AKA the "PARKS MASTER PLAN"), ALONG WITH THREE (3) ASSOCIATED BACKGROUND REPORTS, AS A SUB-ELEMENT AND COMPONENT OF THE CITY'S COMPREHENSIVE PLAN AND, ADDITIONALLY, AMENDS THE COMPREHENSIVE PLAN MAP; THE BICYCLE AND PEDESTRIAN MASTER PLAN MAP AND THE TRANSPORTATION MASTER PLAN MAP TO SHOW THE APPROXIMATE ALIGNMENT AND LOCATION OF OFF-STREET BIKE AND PEDESTRIAN PATHWAYS; ADOPTS A CAPITAL IMPROVEMENTS PROJECTS LIST FOR PARKS; ADOPTS FINDINGS IN SUPPORT OF THE ABOVE; AND DECLARES AN EMERGENCY.

WHEREAS, the Wilsonville City Council, in September, 1992, directed the Parks and Recreation Advisory Board to prepare a City-wide Parks & Recreation Master Plan that would assess the present and future needs of the City's residents and to prepare a comprehensive parks plan that meets those anticipated needs; and

WHEREAS, the actual development of a Parks & Recreation Master Plan was assigned to a new citizen committee (known as the Parks Steering Committee) which was formed to coordinate and guide the planning effort; and

WHEREAS, the Parks Steering Committee oversaw the work of City staff and that of the consultant, McKeever/Morris, Inc., and held monthly public workshops and meetings over a two-year period to ensure that the public had an opportunity to be involved in all phases of the process; and

WHEREAS, the Parks Steering Committee has carefully coordinated it's parks planning with the West Linn/Wilsonville School District's Wilsonville Area School Siting Study and the Bicycle Advisory Task Force's (BATF) Bicycle and Pedestrian Master Plan (adopted December, 1993); and

WHEREAS, the Parks Steering Committee has presented a Parks, Recreation & Open Space Master Plan, along with the recommendations and report set forth therein, to the Parks and Recreation Advisory Board which, after holding public hearings in July and August, 1994, and taking testimony from interested parties, recommended that the Planning Commission and the City Council adopt the Plan; and

WHEREAS, the Planning Commission, designated and acting as the official planning body for the City, adopted Planning Commission Resolution No. 94PC36, which recommends that the City Council deny the entire Parks, Recreation & Open Space

Master Plan based upon its concerns over the open space and trail elements of the Plan; and

WHEREAS, after providing due notice in accordance with state law and local ordinance, a public hearing was held before the City Council on September 19, 1994, at which time the Council considered the public record, gathered additional evidence and afforded all parties an additional opportunity to present oral and written testimony regarding the Parks, Recreation & Open Space Master Plan; and

WHEREAS, the City Council directed staff to provide amendments modifying the adopting ordinance and Plan concerning open space and trails for the Council's further consideration at its October 3, 1994, meeting, which the staff has so provided to the City Council; and

WHEREAS, the Wilsonville City Council, having carefully considered the entire record of this proceeding, including the recommendations of the Parks Steering Committee, the Parks and Recreation Advisory Board, the Planning Commission and citizen testimony, and being fully advised.

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

Section 1. DETERMINATIONS AND FINDINGS:

(a) The Wilsonville City Council hereby accepts and adopts the recommendations and findings of the Parks Steering Committee and the Parks and Recreation Advisory Board to adopt a Parks, Recreation & Open Space Master Plan, including all maps and amendments thereto, as a component of the City's Comprehensive Plan, except as hereinafter set forth. The public records of the Parks committees clearly support a finding that it is necessary to adopt a Parks & Recreation Master Plan to meet the present and future recreation needs of the citizens and business community of the City of Wilsonville. However, a careful review of Planning Commission's determination indicates that it believes that a portion of the off-street trails and pathways needs further review and that it would be premature to adopt the Open Space designation without further evaluation. Citizens provided testimony which supported and opposed this position. Therefore, to address the Planning Commission's concerns and to provide a balanced approach to the citizen testimony, the Council will, at this time, delete the Open Space designation from the Parks & Recreation Master Plan map and will remand some of the off-street trails and pathways back to the Planning

Commission as set forth below so that it may conduct a further review and evaluation of the trails and pathways. The official City copy of the adopted Parks plan shall be titled the Parks & Recreation Master Plan, a copy of which is attached hereto and is identified as Exhibit "A".

(b) The City Council finds that the adoption of the Parks & Recreation Master Plan is necessary to help protect the public health, safety and welfare of the municipality in that it provides adequate and safe areas needed for public recreation and provides off-street bike and pedestrian facilities that will help the City (and METRO) to meet the State's Transportation Planning Rule (TPR), which generally requires the City to seek ways to reduce Vehicle Miles Traveled (VMT) and lessen our dependency on the automobile.

(c) The City Council finds that the proposed Parks, Recreation & Open Space Master Plan has aided the City in its compliance with Oregon's statewide Planning Goal 8 - Recreational Needs - which requires the City to inventory and protect land that is needed to provide for outdoor recreation opportunities for Wilsonville citizens. The Council finds that the process of Parks & Recreation Master Plan adoption and the proposed location of the Natural Areas inventory sites has provided a form of disclosure beneficial to site owners and notes that the sites need to be evaluated and adopted by the City in full compliance with Statewide Planning Goal 5 (i.e. the ESEE process). The Council also finds that the City needs to continue its work and evaluation of the preliminary inventory of the City's natural areas, including wetlands and wildlife habitats, before the Open Space locations can be shown on the Parks & Recreation Master Plan map. The Council specifically notes that for the final inventory, additional work is needed to evaluate the quality and quantity of specific areas and sites, including the need for specific open space sites, the ecological and scientific significance of specific natural area sites, and whether a scenic area is outstanding. After a final inventory is adopted, Goal 5 requires that the City identify conflicting uses for each site. Where conflicting uses are identified, more analysis is required to determine exactly what protective measures, if any, are required for each site. Goal 5 requires that the City evaluate the economic, social, environmental and energy (ESEE) consequences of the conflicting uses and develop a program to achieve the goal if the conflicting use is allowed. The maintenance and development of open space in urban areas is encouraged by Goal 5. Generally,

the maintenance and protection of open space and natural areas has a beneficial effect on the overall quality of air, water and land by maintaining a balance between "natural systems" which help remove pollution from the environment and development which may cause or introduce pollution into the environment.

(d) The City Council finds that the City's current comprehensive plan designations of **Primary Open Space (POS)** and **Secondary Open Space (SOS)** will continue in effect, as acknowledged by the State, and they will apply and protect those lands shown on the Comprehensive Plan map. Zoning code regulations concerning open space, natural areas and wildlife habitat shall remain in effect. Additionally, City staff shall, in keeping with ORS Chapter 192, open records laws, disclose the location of any potential Natural Area site in response to inquiries from any interested persons.

(e) The Council finds that the Parks & Recreation Master Plan identifies the potential future school sites favored by the West Linn/Wilsonville School District and the Council believes that, whenever possible, the City should coordinate its recreation programs, buildings and land acquisitions with the school district so that tax dollars are spent for the maximum public benefit for both the City and the District programs. To this end, the Council supports and encourages coordinated planning efforts between the District and the City. The City Council finds that the "wetlands" located next to Wood Middle School represent an unique educational and open space opportunity for the District and the City and that special efforts should be made to preserve and enhance this area for future generations.

(f) The City Council remands the following off-street trails and pathways back to the Planning Commission for their evaluation and recommendation, including alternative locations and routes for the trails, if appropriate: 1) #16 - all those portions of the Merryfield - Boones Trail that are located off of the Park at Merryfield subdivision plat; 2) #18 - Coffee Lake Wood Trail, all that portion located off state owned property; 3) #20 - that portion of the Wood - Boones Trail that lies east of the property subdivided by H. Hummelt (RWL Subdivision); 4) #22 - Wiedemann - Elligsen Trail; 5) #25 - Freeman - North Trail; and 6) #26 - that portion of the Seeley Ditch Trail that is located south of Wilsonville Road. The Commission is instructed to review the trail/pathway system for compliance

with the Transportation Planning Rule (TPR) guidelines and as it may deem appropriate, to suggest alternative routes and locations.

Section 2. DIRECTIVE TO THE PLANNING DIRECTOR and COMMUNITY DEVELOPMENT DIRECTOR:

(a) The City Council directs the Planning Director to amend the City's Comprehensive Plan, including the plan map, by adding the Parks & Recreation Master Plan and, in case of conflict, the new Parks & Recreation Master Plan shall take precedence over any earlier parks and recreation plan or policy, unless otherwise specifically set forth in this ordinance or the Parks & Recreation Master Plan. The City Council, as required by the Comprehensive Plan, has the final authority for interpretation of the Parks & Recreation Master Plan text and map. The Parks & Recreation Master Plan shall be identified as a supplement to the City's Comprehensive Plan and the Planning Director shall make such formal amendments to the Comprehensive Plan as are necessary to implement the Parks & Recreation Master Plan, including amendments to the Capital Improvements Project list.

(b) The Planning Director shall duly inform the Planning Commission of the off-street trails that have been remanded back to the Commission and shall assist the Commission in the analysis and evaluation of the trails/pathways. The Director shall coordinate the Commission's evaluation and recommendations with the Transportation Advisory Commission (TAC) and the Parks and Recreation Advisory Board by keeping the appropriate key staff members informed of meetings and decisions of the Commission. The TAC and Parks Board are encouraged to take an active role and are expected to review the Commission's final recommendations prior to presentation to the City Council.

(c) The City Council directs the Community Development Director to prepare an resolution establishing a systems development charge (SDC) to help pay for the capital improvements and projects identified in the Parks & Recreation Master Plan "Project List". The "projects" shall be incorporated into the overall City Capital Improvement Program (CIP) and the costs associated with the individual project(s) shall be updated on an annual basis in coordination with the Parks Department.

Section 3. EMERGENCY DECLARED:

In order to adopt the necessary SDC's methodology in a timely and prudent fashion without necessity to resort to significant extra costs, time is of the essence to enact this ordinance precedent to any adoption of SDC methodology; and it is in the public's interest, health, and welfare to do so immediately and therefore an emergency is declared.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 19th day of September, 1992, and scheduled for the second reading at a regular meeting of the Council on the 3rd day of October, 1994, commencing at the hour of 7:00 o'clock p.m. at the Community Development Hearings Room.


VERA A. ROJAS, CMC/A&E, City Recorder

ENACTED by the City Council on the 3rd day of October, 1994, by the following votes: YEAS: 4 NAYS: 1


VERA A. ROJAS, CMC/A&E, City Recorder

DATED and signed by the Mayor this 5th day of October, 1994.


GERALD A. KRUMMEL, Mayor

SUMMARY OF VOTES:

Mayor Krummel AYE
Councilor Lehan AYE
Councilor Hawkins AYE
Councilor Benson NO
Councilor Sempert AYE

EXHIBIT A

CITY OF WILSONVILLE, OREGON

PARKS & RECREATION

MASTER PLAN

Final Report

October 1994

**PARKS & RECREATION MASTER PLAN
DEVELOPMENT TEAM**

CITY COUNCIL

- * Mayor, Gerald Krummel
- * Councilor, Charlotte Lehan
- * Councilor, Dean Sempert
- * Councilor, Steve Benson
- * Councilor, Joanna Hawkins

**MASTER PLAN
STEERING COMMITTEE**

- * Craig Fairman, Chair
- * Steve Benson
- * Sandra Chandler
- * Holly Duckworth
- * Colleen George
- * Cathie Gleeson
- * Deborah Bleser
- * Jack Kohl
- * Jonathan Schatz
- * Steve Starner
- * Mary Woods

**PARKS & RECREATION
ADVISORY BOARD**

- * Bruce Barton, Chair
- * Louis Macovsky, Vice Chair
- * Cathie Gleeson
- * Maureen Larsen
- * Jerry Branch
- * Kempton Cushman
- * Kenneth Crowley
- * Joyce Campbell
- * Jim Patterson

MANAGEMENT TEAM

- * Arlene Loble, City Manager
- * Wayne Sorensen, Planning Director
- * Glenn Milnor, Recreation Coordinator

KEY ADVISORS TO THE STEERING COMMITTEE

- * Eldon Johansen, Community Development Director
- * Mike Stone, City Engineer
- * Dave Kanner, Public Relations Director
- * Susan Johnson, Engineering Technician
- * Blaise Edmonds, Associate Planner
- * Sally Hartill, Planning Secretary
- * Pam Munsterman, Parks & Recreation Secretary
- * West Linn/Wilsonville School Dist... Mike Tannenbaum, Superintendent
Nancy Hays, Boeckman Creek Principal
- * Consultant, McKeever/Morris, Inc.
- * Consultant, OTAK, Inc.

SPECIAL ACKNOWLEDGMENT AND THANKS TO:

- * Dean Sempert, Former Steering Committee Chair
- * Deborah Bleser, Former Parks & Recreation Director
- * Randy Wortman, Fox Chase Neighborhood Representative

CITY OF WILSONVILLE PARKS & RECREATION MASTER PLAN TABLE OF CONTENTS

SECTION 1	EXECUTIVE SUMMARY	p. 1
SECTION A	PURPOSE AND SCOPE	p. 9
SECTION B	PROFILE OF WILSONVILLE	p. 10
SECTION C	PLANNING FOR THE FUTURE	p. 12
SECTION D	PARK AND FACILITY CLASSIFICATIONS AND STANDARDS	p. 14
SECTION E	STEERING COMMITTEE ISSUES AND RESOLUTIONS	p. 18
SECTION F	IMPLEMENTATION	p. 31
SECTION G	PROJECT MAP AND DESCRIPTIONS	p. 36
SECTION H	POTENTIAL FUNDING SOURCES	p. 47
SECTION I	WHAT DOES THIS ALL MEAN? Implementation and Staff Issues	p. 56

Background Reports

VOLUME I	Prepared by McKeever/Morris, Inc.
VOLUME II	Prepared by OTAK, Inc.
VOLUME III	Meeting Minutes prepared by city staff

CITY OF WILSONVILLE PARKS & RECREATION MASTER PLAN -- FINAL REPORT

I. EXECUTIVE SUMMARY

The Wilsonville Parks & Recreation Master Plan was developed over a period of 18 months by a citizen steering committee working closely with city staff and a paid consultant.

The plan is intended to serve as a guide for the provision of the city's park and recreation needs for the next ten years, or until the city is built out.

As stated in the plan, there are a number of practical purposes to be served by this document. They are:

- To assist the residents of Wilsonville in fully realizing and developing a comprehensive parks and recreation system;
- To provide the Parks and Recreation Advisory Board a clear direction by providing goals and criteria which will guide the Board's recommendations to the City Council;
- To guide the Parks Department in developing and organizing its operations and budget strategies;
- To guide the Planning Commission and its staff in their review of development proposals; and
- To provide the Wilsonville City Council with a realistic and comprehensive view of the entire park system and associated recreation needs of the city.

The Master Plan classifies existing and planned parks, trails and open spaces and defines standards for the development of each. Those classifications are:

- **Neighborhood Parks.** These parks would be one to four acres in size and located within 1/4 mile of a residential area. They are intended to provide picnic areas and areas for unstructured play or passive recreation;
- **Community Parks.** These parks would be five to 50 acres in size and are intended to serve those who live or work within one mile of the site. They

may contain multi-use sports fields, playgrounds, picnic shelters, rest rooms and on-site parking;

- **Regional Parks.** The city's regional park is intended to be over 100 acres in size and designed to serve the needs of Wilsonville residents as well as those living outside the community;

- **Minor Limited Use and Minor Multi-use Recreation Centers.** These are buildings or facilities of less than 5,000 square feet. Limited use buildings would serve a particular group or activity, while a multi-use building would serve several recreational activities at different times.

- **Major Limited Use Recreation Centers.** These buildings or facilities would be larger than 5,000 square feet, have parking and rest rooms, provide a single activity and serve both the local population and populations from outside the city;

- **Major Multi-Use Recreation Centers.** These buildings or facilities would be larger than 5,000 square feet, have parking and rest rooms, accommodate multiple and concurrent activities and serve both the local population and populations from outside the city;

- **Nature Trails, Minor Pathways and Major Pathways.** The plan envisions an extensive off-street trail system for pedestrians and bicyclists, with the different classifications of trail or pathway intended to serve different kinds of traffic;

All told, the capital costs of the proposed improvements in the Master Plan as estimated by OTAK, Inc., are \$23 million. The Steering Committee has recommended specific funding for about \$11.04 million (in 1993 dollars). The elimination of trails and open space from the plan modifies the proposed cost down to \$10,055,377. The Plan also discusses potential funding sources which include:

- The city general fund;
- Private gifts and donations;
- Dedicated income, sales or gross receipts taxes;
- User fees;
- Surplus property sales;
- System development charges;
- Property tax levies;

- Revenue bonds;
- Certificates of participation;
- American Heritage Trust grants;
- State Marine Board grants; and
- Volunteer/joint efforts.

The Steering Committee recommends that the city review and update the current parks system development charge to help fund and implement the capital projects identified in the plan.

The projects identified in the plan are broken down into three categories or phases:

- **Early Opportunities (phase I)**, which are high priority projects that could be completed within one to two years;

- **Short-Term Projects (phase II)**, which could be developed within three to five years (although land acquisition for these projects could be completed during phase I); and

- **Long-Term Projects (phase III)**, which by virtue of their size, location or configuration are considered to be on the outside edge of certainty or reliability. These projects would be undertaken in five to ten years (although land acquisition for these projects could be completed during phase II).

Early Opportunities are as follows:

- Memorial Park West, phase I (regional park);
- Memorial Park East and the "Boozier Property," (regional park);
- Fox Chase Neighborhood Park (neighborhood park);
- Wilsonville Town Center Park (community park);
- Courtside Neighborhood Park (neighborhood park);
- Park at Merryfield/Hazelwood neighborhood Park (neighborhood park);
- South Interstate Trail to Charbonneau (major pathway); and
- Boones Ferry Park - Day Dream Trail (major pathway).

Short-Term Projects are as follows:

- Memorial Park West, Phase II (regional park);
- Town Center Walks (major pathways);
- Courtside School Trails (major pathway and minor trails);

- Meadows Neighborhood Park (neighborhood park);
- West Wilsonville Community Neighborhood Park (community park);
- Wilsonville Swim Center (major limited-use recreation center).

Long-Term Projects are as follows:

- Boeckman Creek Neighborhood Park (neighborhood park);
- West Wilsonville Community Center (major multi-use recreation center);
- Wood - Boones Trail (major pathway);
- Wiedemann Road Community Park (community park);
- Wiedemann Community Center (minor multi-use community center);

Further details on all of these projects, including cost estimates, are included in the full text of the Parks/Recreation and Open Space Master Plan.

PARKS & RECREATION MASTER PLAN QUANTITIES

DESCRIPTION	EXISTING QUANTITY	NEW QUANTITY	TOTAL REQUIRED QUANTITY	REQUIRED QUANTITY FOR NEW DEVELOPMENT	UNIT OF MEASURE
NEIGHBORHOOD PARKS					
TOTAL	11	12.5	23.5	8.5	ACRES
COMMUNITY PARKS					
TOTAL	71	55	126	45.8	ACRES
REGIONAL PARKS					
TOTAL	165	0	165	60	ACRES
MULTI-PURPOSE CENTER-MINOR					
TOTAL	13100	25000	38100	13854.5	SF
MULTI-PURPOSE CENTER-MAJOR					
TOTAL	0	10000	10000	3636.4	SF
RECREATION TRAILS-MINOR					
TOTAL	2000	36200	38200		LF
RECREATION TRAILS-MAJOR					
TOTAL	200	15200	15400		LF

PARKS & RECREATION MASTER PLAN QUANTITIES

DESCRIPTION	EXISTING QUANTITY	NEW QUANTITY	TOTAL REQUIRED QUANTITY	REQUIRED QUANTITY FOR NEW DEVELOPMENT	UNIT OF MEASURE
NEIGHBORHOOD PARKS					
Fox Chase Neighborhood Park					Acres
Courtside Neighborhood Park					Acres
Neighborhood Park @ Merryfield/ Hazelwood		3			Acres
Meadows Neighborhood Park		2			Acres
Wilsonville Road Neighborhood Park		2.5			Acres
Boeckman Creek Neighborhood Park		5			Acres
TOTAL	11	12.5	23.5	8.5	ACRES

PARKS & RECREATION MASTER PLAN QUANTITIES

DESCRIPTION	EXISTING QUANTITY	NEW QUANTITY	TOTAL REQUIRED QUANTITY	REQUIRED QUANTITY FOR NEW DEVELOPMENT	UNIT OF MEASURE
COMMUNITY PARKS					
Wilsonville Town Center Park					Acres
West Wilsonville Community Neighborhood Park		35			Acres
Wiedemann Road Community Park		20	20		Acres
TOTAL	71	55	126	45.8	Acres
REGIONAL PARKS					
Memorial Park West (Phase I)					Acres
Memorial Park East & Boozier					Acres
Memorial Park West (Phase II)					Acres
TOTAL	165	0	165	60	ACRES
MULTI-PURPOSE CENTER-MINOR					
West Wilsonville Community Center		20000	20000		SF
Wiedemann Community Center		5000	5000		SF
TOTAL	13100	25000	38100	13854.5	SF
MULTI-PURPOSE CENTER-MAJOR					
LIMITED PURPOSE CENTER - AQUATICS					
Wilsonville Swim Center		10000	10000		SF
TOTAL	0	10000	10000	3636.4	SF

PARKS & RECREATION MASTER PLAN QUANTITIES

DESCRIPTION	EXISTING QUANTITY	NEW QUANTITY	TOTAL REQUIRED QUANTITY	REQUIRED QUANTITY FOR NEW DEVELOPMENT	UNIT OF MEASURE
RECREATION TRAILS-MINOR					
Courtside School Trails (Meadows School Trail)		1200	1200		LF
RECREATION TRAILS - MAJOR					
South Interstate Trail Charbonneau		3500	3500		LF
Boones Ferry Day Dream Trail		2000	2000		LF
Town Center Walks		1200	1200		LF
TOTAL	200	6700	6700		LF

**CITY OF WILSONVILLE
PARKS & RECREATION
MASTER PLAN -- FINAL REPORT
DRAFT**

A. PURPOSE AND SCOPE

The City of Wilsonville Parks/Recreation and Open Space Master Plan is the city's guide to addressing the community's recreation needs by providing for the orderly and efficient development of park and recreation facilities over the next ten years. This Parks Master Plan addresses present needs, anticipates future demands and recommends concrete actions that the City should take to create a comprehensive system of parks, recreation centers, trails, pathways, and open space that meets the needs of the city's projected population at build-out of 16,500.

The Steering Committee's vision of establishing a comprehensive parks and recreation system that grows along with the community is a central concept of this plan. It is important to view Wilsonville's park system as a developing network of parks, trails, recreation centers and open space that is woven into the fabric of the community in a logical order. The various components are not just a scattered collection of individual sites. There are frequent references to building a proposed aquatic center (now renamed the Wilsonville Swim Center) as a high priority; but it is important to consider the whole picture, anticipating other needs and costs, before committing to a specific action. The Committee makes its recommendations after considerable study and debate about what is best for the city and after holding public information meetings and workshops over an 18 month period. Throughout the planning process, the Committee asked for and received testimony and comments from city residents and others who live nearby. As a result, the original plan concepts have been significantly altered and modified to reflect the citizens opinions and concerns. This Master Plan complements the city's Comprehensive Plan and provides guidance to amend

the Comprehensive Plan when it is updated. The Parks & Recreation Master Plan is a practical guide:

- to assist the residents of Wilsonville in fully realizing and developing a comprehensive parks and recreation system and assuring them of the City's commitment to balance growth and livability by protecting the beauty of their parks and open spaces from damage and over-use;
- to provide the Parks and Recreation Advisory Board a clear direction by clearly articulating goals and criteria to guide their recommendations to the Wilsonville City Council on future Park expansions and development;
- to assist the Parks Department by providing a plan of action for organizing operations and formulating budget strategies in considering the "vision" of the Park system;
- to guide the Planning Commission and their Staff in their consideration and review of development proposals; and
- to provide the Wilsonville City Council with a realistic and comprehensive view of the entire park system and the associated recreation needs of the city.

This plan is presented in two parts -- the **Final Report**, which was prepared by the Wilsonville Steering Committee and City Staff, and the associated **Background Reports**, Volume I, which was prepared by McKeever/Morris, Inc., the City's parks planning consultant, Volume II, which was prepared by OTAK, Inc., and Volume III, which was prepared by City staff.

B. PROFILE OF WILSONVILLE, OREGON

The City of Wilsonville is located in the I-5 Corridor approximately fifteen miles south of Portland. The city, incorporated in 1969, is the southern gateway to the Portland metropolitan area and is one of the fastest growing areas in the

State. Because of its proximity to Interstate 5 and 205, Wilsonville has become a popular distribution and commercial center for major companies such as Nike, Coca-Cola, PayLess Northwest, Mentor Graphics, Tektronix, GI Joe's, RFD Publications and the Incredible Universe (Tandy) among others.

Wilsonville's 10,000-plus residents enjoy a small town setting along the banks of the scenic Willamette River. The mild climate produces 41.7 inches of precipitation each year and the average summertime temperatures are 52 to 79 degrees F while the winter temperature range is 32 - 45 degrees F. Summer/fall is usually dry and the winters are wet!

Wilsonville has over 218 acres of public parks located within the city and many other state and county park facilities located within easy driving (or boating) distance. Two of the city parks, Memorial Park and Boones Ferry Park, are located on the Willamette River and offer a unique opportunity for city residents to enjoy water-related activities along with the tennis courts, ball fields, equestrian arena, picnic shelters, soccer, sand volleyball, nature trails and playgrounds. There is a 27-hole golf course, open to the public, in Charbonneau. The historic 622-acre Champoeg State Park is located eight miles southwest of Wilsonville, a fifteen minute drive, and offers river access, three museums, nature trails, a state campground, picnic areas and improved hiking/biking trails.

Throughout its history, the city has planned for (and has maintained) a good balance between development and the preservation of open spaces/habitat areas. The varied topography in the city offers a unique opportunity to utilize significant drainage, wetlands and wooded areas for education, outdoor recreation, and to enhance the scenic beauty of the town. There are currently 4,165 acres within the city's Urban Growth Boundary. Of this, 433 acres have been inventoried and designated as "Primary Open Space" (POS) in the city's Comprehensive Plan and 528 acres are designated as Secondary Open Space (SOS). The POS designation greatly restricts the opportunity for development and helps preserve significant natural areas. The SOS designation means that developers must take care to preserve vegetation and natural features in their development plans. The Willamette River frontage, both in the city and outside, is protected by local ordinances and state law which require that part of the adjacent properties and their associated riparian areas be designated as a "Greenway". Development within the Willamette Greenway is reviewed by the

Division of State Lands and the city to ensure that the Willamette River and the vegetation on its banks are impacted to the least extent and that uses on the river are tightly controlled. The city and the state take care to notify people who use the river that the Greenway designation does not allow public access to any private property or boat docks along the Willamette River.

C. PLANNING FOR THE FUTURE

The Wilsonville Parks and Recreation Department is responsible for the development, operation and maintenance of the parks system, while organizing and managing a city-wide recreation program. The first phase of planning for a new park and recreation program concluded in 1988 under the direction of a previous Parks and Recreation Commission. Though unsuccessful at completing and adopting a comprehensive parks master plan and capital improvement program, the Commission's efforts and initiative provided significant information and helped to set the stage for the following planning and design efforts for the next five years. A brief summary of the prior Commission's work may be found in section three of the Background Report which supports this plan.

In September, 1992, the Wilsonville City Council directed the Wilsonville Parks and Recreation Advisory Board to prepare a city-wide Parks, Recreation and Open Space Master Plan and a 10-year capital improvements program to develop a comprehensive system of active and passive recreation facilities throughout the city. The actual development of the Parks Master Plan was assigned to the newly formed Parks Steering Committee which oversaw the work efforts of the city's consultant, McKeever/Morris, Inc., and city staff. A key element of the process, (and a goal of the Steering Committee) was to provide opportunity for citizens to be involved. The Committee held monthly workshops and public information meetings over an 18 month period to ensure that there was every opportunity for the public to be involved in every phase of the parks planning process. The Steering Committee also maintained and oversaw coordination of the newly adopted (December, 1993) Bikeway and Pedestrian Master Plan and the West Linn - Wilsonville School District's Wilsonville Area School Siting Study. The Parks Master Plan is intended to support the overall recreation needs of the city's residents (including users from outside the city) and

to provide a direction for the continued development of a comprehensive system of active and passive facilities which will address future needs of individual neighborhoods, communities and the region.

This final report and planning document represents the complete findings and conclusions of the parks planning process.

The steps that the Parks Steering Committee undertook to complete this Plan are as follows:

1. Identify the decision criteria for evaluation and selection of a recommended master plan;
2. Conduct a complete physical inventory and analysis of existing resources;
3. Prepare a city-wide assessment of community needs;
4. Develop, evaluate and select a recommended master plan using the adopted decision criteria (developed by the consultant) and community needs assessment as a benchmark; and
5. Refine the preferred alternative into a Parks & Recreation Master Plan that the Parks Steering Committee could recommend for adoption by the Parks and Recreation Advisory Board, the Planning Commission and the City Council along with a capital improvements program.

This document is the final report and recommendation of the Parks Steering Committee and sets forth its vision of the Parks Master Plan. This is a dynamic document and, it is not intended that it remain static. Instead, this plan should be revisited from time to time and changes should be made that reflect the new needs and desires of the community and provides for maximum recreational opportunity while balancing the cost of providing those services. As in their preparation of this plan, the Steering Committee urges that the maximum opportunity for citizen involvement be provided whenever changes to the plan are proposed. The Committee also urges the participation of citizens in discussions

and actions concerning funding for the capital improvements and operations and maintenance of parks.

D. PARK AND FACILITY CLASSIFICATIONS AND STANDARDS

The Steering Committee completed a detailed review of two alternative concepts which are set forth in the Background Report (Concept "A" was the Committee's minimum concept and Concept "B" was the maximum concept) in the fall of 1993. These had been prepared by the city's consultant and from this review, the Committee determined they would recommend a "**preferred**" Parks Master Plan be adopted. The preferred plan combines the most desired elements from both of the alternative concepts and makes other significant changes based on the public testimony received by the Committee at their workshops and hearings. The Steering Committee adopted the following park facility classifications along with their companion development standards at their March 10, 1993, meeting:

1. **P-1 Neighborhood Parks.** The Neighborhood Parks are intended to be from 1 to 5 acres in size and, ideally, would be located within 1/4 mile (walking distance) of the city's residential areas. They would be developed in cooperation with the local neighborhood groups/associations and are intended to provide picnic areas and an area for unstructured play and passive recreation. They often provide playground equipment and/or a sports court and are located along local or collector streets. The Steering Committee set a standard of **2.5 acres/1000 residents** after finding that neighborhood parks were the area of greatest deficiency in meeting the needs of the neighborhoods and would be in demand both now and in the future. Examples of neighborhood parks are Tranquil Nature Park, Fox Chase Park and the Courtside Estates Park. The plan recommends that three (3) new sites be acquired in addition to the six existing sites. The Steering Committee recommends that the development of neighborhood parks should be a high priority item with the city and this plan reflects the Committee's concern regarding neighborhood parks.

2. **P-2 Community Parks.** The community parks would be 5 to 50 acres in size and are intended to provide service to those residents and employees who work and reside within one (1) mile of the park. These are larger sites which can be developed for organized play and community events and they often contain multi-use sport fields, playgrounds, shelters, picnic areas, restrooms, on-site parking and possibly some passive functions. Community parks are often located along collector or higher classification streets and are often associated with school property so that they may serve a dual function. The city has coordinated this plan with the West Linn - Wilsonville School District so that maximum use and compatibility of each site is promoted. The Committee adopted a standard of **8 acres/1000 residents** which is consistent with current service levels. In doing so, the Committee found that adequate service exists and no increase is necessary. An example of a community park is Boones Ferry Park. Two new community parks are proposed in this plan and the school site recreation facilities are included as part of the inventory.

3. **P-3 Regional Parks.** The city's proposed regional park is intended to be over 100 acres in size and is designed to serve the needs of Wilsonville residents as well as those living outside the community. Significant features include picnic areas and shelters, fully developed and lighted sports fields, restrooms, expansive on-site parking, a trail system, access to the Willamette River, and significant natural features. The Committee adopted a standard of **10 acres/1000 residents** which reflects the Committee's feeling that there is less current demand for community parks and that the school district's facilities will meet some of the future demands. The Steering Committee encourages the adoption of policies that promote intergovernmental cooperation and agreements that maximize the potential mixed-use of both City and school district facilities while reducing overall costs. Memorial Park is the example of a regional park.

4. **RC-1 Minor Limited-use Recreation Center and RC-3 Minor Multi-use Recreation Center.** A minor limited-use recreation center is less than

5,000 sq. ft. in size and is a building or facility that is focused to serve a particular group or activity. A multi-use center is a building that is designed to serve several recreational uses at different times. The standard for minor recreation centers, which includes both the RC-1 & RC-3 Centers, is **1,400 square feet per 1,000 residents**. Generally, these facilities and their associated activities are designed to serve city residents with incidental use by those who may come from outside the city. An example of the limited-use center is Wood Middle School and an example of a multi-use center is the Wilsonville Community Center.

5. **RC-2 Major Limited-use Recreation Center.** A major limited-use center is greater than 5,000 square feet in size and serves the local population who may live in or outside the city, but participate in city recreation events/activities. These facilities are designed for a particular group and provide on-site parking and accommodations such as restrooms and vending machines/snack bars. Access is important because of a high volume of use and it is recommended that they be located along collector or arterial streets. The standard major limited-use center is **1,400 square feet per 1,000 residents** and an example of this type of building is the proposed Wilsonville Swim Center which is included within this plan.

6. **RC-4 Major Multi-use Recreation Center.** A major multi-use recreation center is greater than 5,000 square feet in size and is designed to allow many concurrent recreational uses to occur at any given time. Significant accommodations are provided along with plenty of on-site parking for major events. Access is important because of the high volume of use and they should be located along or near an arterial street. The standard for this type of center is **2,800 square feet per 1,000 residents** and an example of this type of building is the new high school which is under construction and will be completed in 1994. This plan recommends that an appropriate intergovernmental agreement be adopted between the city and the school district that allows joint use of the building for community programs and recreation as well as education and school events.

7. **T-1 Nature Trails, T-2 Minor Pathway and T-3 Major Pathway.** If adopted, the recommendations of the Steering Committee will substantially increase the number of trails and pathways in and adjacent to the City. This reflects the Committee's desire for an extensive off-street system of trails and paths which enhance and complement the on-street systems. The Committee believes that the off-street systems may be safer and more comfortable for pedestrians and the casual bicyclist. This plan proposes that the city build a comprehensive off-street looping pathway system that considers future expansion outside of the city in case the Urban Growth Boundary is expanded. The trails and pathways recommended in this Plan have been coordinated with the Transportation Advisory Commission's Bikeway and Pedestrian Master Plan. However, in the case of conflict regarding off-street trails and paths, this plan shall be given preference. **Nature Trails** will be 4-8 feet wide (with a minimum right-of-way of 10 feet) and have a surface of dirt, mulch or gravel. They are intended to serve park and open space sites and will have little or no directional signage. Interpretive signage may be provided for information and/or self-guided tours. The trails at Memorial Park are a good example of this type of trail. The plan does not specify a standard for this type of system. **Minor Pathways** will be 6-10 feet wide (minimum right-of-way of 15 feet) and will be paved. Directional and interpretive signage, lighting, benches and a 4-foot wide jogging, soft-surface shoulder may be provided as deemed necessary. The standard for minor pathways is **1,500 lineal feet per 1,000 residents**. **Major Pathways** will be 10-17 feet wide (minimum right-of-way 15 to 25 feet) and will have an asphalt or concrete surface; except that a 4 foot wide soft-shoulder may be provided for joggers. The standard for major pathways is **3,000 lineal feet per 1,000 residents** and these pathways are intended to be designed to carry a significant amount of combined pedestrian and bicycle traffic. An example of a major pathway would be the bike/pedestrian path in Town Center

The City Council has remanded nine of the proposed off-street trails back to the Parks Commission for their final resolution and recommendation.

Proposed school facilities have been included in the park and facility classifications because of their obvious contributions to the city's recreational opportunities. The schools identified in this plan include only the West Linn-Wilsonville School District's facilities located within the Wilsonville city limits. The "best" potential school sites are those that have been identified in the Wilsonville Area School Siting Study, October, 1993.

E. STEERING COMMITTEE ISSUES AND RESOLUTIONS

Several specific issues were raised by citizens and Committee members during the review process. This resulted in several revisions and amendments to the recommended Master Plan. The following 18 issues are presented below along with the Committee's "Resolutions".

ISSUE 1 - COMBINED FACILITIES

Of particular interest was the opportunity to combine facilities owned and operated by the city with those of the school district. The primary desire was to find locations for future facilities that would be large enough to accommodate both or that offered linkages for easy pedestrian access and connection.

RESOLUTION

This issue resulted in the Steering Committee electing to expand a T-3 Major Pathway connection from Memorial Park to the new high school to accommodate easy access to and development of a T-1 Nature (cross country) Trail at the park; and to increase the demand for a community park on the west side of town to accommodate the siting of a new primary school with the park. The District's "Best Sites" will be shown on the Parks Master Plan map and the map will be amended as needed to reflect any changes the district may make.

ISSUE 2 - AQUATICS CENTER (the WILSONVILLE SWIM CENTER)

Committee members deliberated for several months about the future of a RC-2 Major Limited-Use Recreation Center (aquatics facility) in the city. Of particular concern was the prospect of a facility which would be too large and too expensive for the city to develop and maintain with a population of under 20,000 residents at full build-out. Previous planning efforts with the cities of Lake Oswego to the northeast and West Linn to the east failed to achieve a cooperative agreement. As a result, the city needed to resolve this issue at the local level.

RESOLUTION

The Steering Committee located a future RC-2 Major Recreation (Aquatics) Center in the expansion area of Memorial Park (the property that is commonly identified as the "Boozier" property) to take advantage of existing land and operation efficiencies associated with the existing park and library. The idea is to develop a basic "no frills" facility to keep the development costs lower . The Committee has renamed the proposed aquatic center the "Wilsonville Swim Center", which reflects a smaller size than had been proposed for a regional facility.

ISSUE 3 - EXISTING FACILITY EXPANSION

During the planning process, the city had an opportunity to pursue the purchase of a piece of land known as the Boozier property (see Issue 2 above) abutting Memorial Park and the East Memorial open space. Given the committee's decision to emphasize expansion of existing facilities whenever possible and the decision to plan only for expansion of the existing Memorial Park to satisfy regional park needs, this acquisition presented itself at a very opportune time.

RESOLUTION

Given its extremely critical location in the city and the anticipated demand for future regional park lands the Steering Committee elected to include the parcel as the preferred area of expansion for Memorial Park. The Boozier property has been acquired by the city and the Steering Committee recommends that it should be planned and developed along with the remainder of Memorial Park.

ISSUE 4 - DUPLICATION OF RECREATION CENTERS

The demand for two recreation centers was discussed at length. Of concern was the potential for duplication of services. The Steering Committee wanted to ensure that the quantity of square footage was provided to meet the demand, but wanted to avoid competing with the school facilities.

RESOLUTION

The Steering Committee concluded that the demand for a large multi-purpose general purpose indoor facility was critical to accommodate the growing demand and diminishing availability of activity centers in the city, thus allowing for a wider diversity of users. Also it was determined that one or both of them may ultimately be provided by the school district. The Steering Committee recommends that the 256 acres of State-owned land located to the west of Wood Middle School be considered as an alternative site for the west side recreation center if the property, or a portion of the property, becomes available.

ISSUE 5 - CHARBONNEAU PARKS

The Steering Committee felt strongly that every consideration should be given and every opportunity explored to address the provision of some parks in the Charbonneau area. The recommended Master Plan expressly left out any in the area. The Committee wanted to be certain of Charbonneau resident's interest in current or planned facilities.

RESOLUTION

*The former chair of the Steering Committee, Mr. Dean Sempert, who lives in Charbonneau, contacted many of the residents in the area as part of a survey (discussed later) and found almost complete consensus among Charbonneau residents that a city park in the Charbonneau district would **not** be desired. In addition, it was determined that insufficient vacant land existed in the Charbonneau district to accommodate one should the residents have felt otherwise.*

ISSUE 6 - DEVELOPMENT OF FACILITIES OUTSIDE THE CITY

Discussion continued throughout the final meetings about valuable natural areas and trail opportunities outside the city limits and urban growth area. The Steering Committee felt somewhat constrained and were challenged to anticipate the eventual demand for other facilities as the community continues to grow. They decided to ensure that these opportunities were not overlooked.

RESOLUTION

The Steering Committee elected to modify the recommended Master Plan to ensure that significant natural resources located outside the city, but directly connected to areas inside the city, be referenced for future inclusion in the recommended Master Plan, should the possible expansion of the urban growth boundary occur. In addition, the trail system was modified to extend into a number of these areas on the east, north and west sides of town, both to connect these areas and to provide trail linkages and connections to the communities in other directions. This would keep the city in line with Metros plans for the Metropolitan Greenspace program and other desires to extend the 40-mile loop into Wilsonville.

ISSUE 7 - CONCERNS OVER OPERATION AND MAINTENANCE

In general the Steering Committee was concerned about operation and maintenance as a driving principle behind the design of the recommended Master Plan and the detailed design of the future system facilities.

RESOLUTION

To address this point, the consensus of the Steering Committee was to make several park location changes to maximize the use of areas already identified for parks and to look to a more passive system for most of the facilities outside the regional scale. The Committee also recommends that no new capital improvements be made unless there is funding available and a long-term (more than 5 years) commitment is made to maintain the new land and facilities.

ISSUE 8 - FLEXIBILITY OF FINAL FACILITY SITE LOCATIONS

The Steering Committee wanted to be sure to maintain the flexibility to locate the final sites for facilities according to the best locations, within the framework of the planned needs, while ensuring that development would not be unduly affected and costs for land acquisition would not be unduly inflated.

RESOLUTION

To respond to this concern the Steering Committee designated only a few actual sites in the Recommended Master Plan as fixed locations. These sites were identified because they were either already in public ownership, were dedicated open space or were located where no other available sites existed within the proximity necessary to satisfy the Recommended Master Plan requirements for a given service area. The primary mentioned sites were:

- *the Fox Chase Park*
- *the Wilsonville Town Center Park*
- *the Courtside Estates Park*
- *the Memorial Park (including the Boozier Property)*
- *the Park and Open Space at The Park at Merryfield subdivision*
- *a future park site south of the Wilsonville Meadows subdivision*

Other sites were kept more generalized, but within the defined service area for their particular type of facility.

ISSUE 9 - EMPHASIS ON RESIDENTIAL AREA DEMAND

The Steering Committee, while acknowledging the strength of the business and industrial sector, felt very strongly that the recommended Master Plan must emphasize the provision of neighborhood parks in those areas subject to residential development.

RESOLUTION

The Steering Committee elected to delete four parks from the north and west sectors of the city and add one in the east sector to satisfy areas of higher demand and residential growth planned for the city.

ISSUE 10 - OPEN SPACE AS PART OF THE SYSTEM

Though extensive portions of the planned park acreage were defined by private wetlands and wildlife areas (as identified in the preliminary inventory prepared by the Planning Department under a separate project), the Steering Committee desired a way to include them in the Recommended Master Plan and secure them for public benefit.

RESOLUTION

The City Council, based upon the recommendations of the Planning Commission, decided to remove the open space designation from the Parks Master Plan and, instead, required a separate process for the goal 5 (OAR 660,) inventory requirements.

ISSUE 11 - NORTH END PARK COMPENSATION

In deciding to remove the neighborhood parks from the industrial sector of the city, the Steering Committee expressed concern that some accommodation be provided for appropriate facilities to compensate.

RESOLUTION

To this end, the Steering Committee elected to retain a community park in the eastern portion of the north sector of town (near Wiedemann Road and the future Canyon Creek road) a site that also maintains a modest chance of attracting a limited amount of residential development in the future. At the same time, they deleted a planned site near Boeckman Road at the center of the planning area. The major benefits of this decision were the ability to provide a park combined with a small recreation activity center and of a size and configuration which would be more in keeping with the historical demand and needs of the industrial and commercial sectors.

ISSUE 12 - WESTSIDE COMMUNITY CENTER

The Steering Committee understood that as the west side of Wilsonville grows, so too will the demand for a community center (similar to the one proposed for the east side of town) to accommodate the resident population west of I-5.

RESOLUTION

To address this issue, the Steering Committee elected to include a small recreation center in the planned community/neighborhood park on the west side of town. This would achieve the needs mentioned and increase the opportunity for combined uses within the park. It also offers potential integration with a future school site in the immediate vicinity. The Committee recommends that, should the land become available, that the plan be flexible enough to allow the west side recreation center to relocate to the state-owned 256 acre property next to Wood Middle School.

ISSUE 13 - THE WILLAMETTE RIVER CROSSING

About the time the Recommended Master Plan was coming to some degree of closure, a question arose concerning the status of a proposed crossing from the east sector of town to the south sector (Charbonneau) across the Willamette River. The Bicycle and Pedestrian Task Force, in a presentation to the Steering Committee had indicated that there was some debate about final location of such a crossing of the Willamette River and if one or more crossings would be appropriate.

The Steering Committee deliberated about the pros and cons of having a bicycle/pedestrian crossing from Memorial Park to Charbonneau. Of concern to all was the cost of the various crossings in economic and social terms. The need for two crossings was also mentioned.

RESOLUTION

To address this issue, the former chair of the Steering Committee, Dean Sempert, conducted a 100-person random survey in Charbonneau to determine their interest in either, both or any crossing to the north of the river. The results of that random survey and a subsequent meeting were presented to the Steering Committee and showed strong support for only one enclosed crossing which would be tied to the Interstate 5 bridge and run along the western edge of Charbonneau and to the south of the city without providing access into Charbonneau, except by the main access along Miley Road. The Steering Committee weighed this request in the context of the high costs of an alternative crossing to the east, the relative demand for more than one crossing, the loss of direct access to Memorial Park, and the expressed commitment of the Bicycle and Pedestrian Task Force to pursue the Interstate 5 crossing as one of their top priorities. Their final decision was to eliminate any future crossing except the Interstate 5 crossing from further consideration and to modify the trail alignment as it moves along the western border of Charbonneau so that it provides access to Charbonneau only by way of Miley Road. The South Interstate Trail (No. 7 on the parks project list) is identified as an "Early Opportunity" project .

ISSUE 14 - INTEGRATION OF FUTURE SCHOOLS

From the very outset of the planning process, The Steering Committee expressed a strong commitment to integrate the recreation system with the facilities provided by the school district. However, the city did not have the resources to directly analyze the various options for school siting and identify the most appropriate locations for future sites in the city.

RESOLUTION

Given this commitment by the city and in part because of the same commitment expressed by the school district, both by their participation and support of the planning process, the West Linn - Wilsonville School

District executed a contract to have a preliminary school siting feasibility study prepared to identify and prioritize the facilities needed for expansion of the school system within Wilsonville to the period of full build-out. The complete results of that study, which are attached as Appendix A to Volume I of the Background Reports, highlighted the need for three sites: a middle school and two primary schools. The middle school would be located on the east side of town and one primary school would be located on each of the east and west sides of town. Of particular note is the identification of the west side primary school next to the planned west side community park, and the possible location of the east side schools along major pathway routes, and the possible location of the east side primary school, depending on actual development patterns and timing of construction of an east side park location. The development of these facilities at these locations would satisfy the planned demand for service in the area and provide for a clear opportunity for collaboration and integration among the two providers of recreation facilities. In particular, the west side location would provide for the needs of the planned community park and small recreation center.

ISSUE 15 - TOWN CENTER LOOP PROPERTY

The Steering Committee desired to maintain a balance of parks within or adjacent to residential neighborhood areas. This resulted in several changes to the Recommended Master Plan. It was noted during the review process that the property located in Town Center had only minor residential development near it.

RESOLUTION

The Steering Committee felt that this site represented a unique opportunity to provide the city with a central "Wilsonville Commons" area where the citizens of Wilsonville could gather for special events and hold large activities in a more urban park setting. The decision of the Steering

Committee was to designate the site as a P-2 Community Park, but recognize that it would not be developed as other community parks. Rather, it would be developed as an urban park with a village plaza setting that would have outdoor sitting areas, an outdoor amphitheater atmosphere, and casual opportunities for lunching, sitting, reading and strolling, while retaining the ability to contain large numbers of people without ruining the site. This park is intended to be the "Center" of Town Center and would contain public art as well as a significant water feature or fountain which as was envisioned in the original Master Plan. This has been renamed the "Town Center Park" on the parks project list.

ISSUE 16 - TRAIL ALIGNMENT CONCERNS AND CONFLICTS

The single strongest desire within the parks system, as expressed by participants in the first workshop, confirmed by the Steering Committee in the development of their decision criteria and the results compiled from the community needs assessment, was the overwhelming public demand for trails. Throughout the planning process and in discussions with many of the various interests, it was clear that a complete and separated pathway system was of critical importance to the success of the Recommended Master Plan. However, as the Parks Master Plan was being finalized, a few members of the Steering Committee a small number of citizens, and the Planning Commission, expressed serious concern with the alignment of some of the proposed trails in general, and one trail in particular: the northern extension of the Boeckman Creek trail, running north from Boeckman Road to the future community park near Wiedemann Road. The concerns expressed at the last workshop and final Steering Committee meeting related to the issues of privacy, security, safety and natural resource protection. These issues, though critical to this specific alignment, may affect other pieces of the trail system and must be resolved in order for the Recommended Master Plan to be completed and adopted.

RESOLUTION

It was the expressed intention of the Recommended Master Plan to clearly define trail corridors, and the classifications and standards necessary to accommodate the anticipated demand within the system. It was anticipated that few, if any, of the alignments were specific and final as illustrated in the Recommended Master Plan. Rather, they were expected to delineate the connections necessary to provide access to various destinations, located along desirable recreational resource areas and achieving the Steering Committee consensus to create a complete trail loop system throughout the city. To complete the implementation process for all aspects of the Recommended Master Plan, it is required that every site and every corridor be finalized, analyzed and designed in detail in order to resolve the full range of environmental, economic and social concerns which may exist. The Steering Committee is very sensitive to the concerns voiced by the private property owners and note that all owners should be duly compensated for property and/or easements used for trails and open spaces. All property owners should be notified that trails are being planned and considered in the immediate area of their property and that separate easements should be acquired for the trail system.

The Wilsonville City Council determined that except for high priority and other Council approved trails, the remainder of the trail system should be remanded back to the Wilsonville Planning Commission for their further analysis and recommended solutions/alternatives.

NOTE: It is anticipated that during the final review and hearings process, several of the above-noted trail issues will be discussed and fruitful resolution achieved. It is expected that all off-street trail locations will require additional fine-tuning for their final design, location and configuration prior to any land acquisition, design and construction taking place. This will occur (i.e. the fine-tuning) during the Parks and Recreation Advisory Board and Design Review Board review phases.

ISSUE 17 - TO PROTECT WILDLIFE CORRIDORS

The Steering Committee desires to preserve and protect wildlife corridors by limiting fencing in significant corridors and in larger (i.e. greater than 5 acres) habitat areas to those designs that will allow for passage of wildlife. The specific habitats and corridors that are especially significant to the Steering Committee are Coffee Lake, Seeley Ditch, the Boeckman Creek drainage, Wood Creek and the Willamette River Greenway.

RESOLUTION

The Steering Committee recommends that the city Parks and Recreation Advisory Board take a lead role and set an example by limiting fencing within the identified habitat areas and Willamette Greenway in the city parks system, especially Memorial Park. The Committee recommends that the City Council enact a code amendment requiring that the Planning Commission and Design Review Board consider the impact to wildlife corridors when reviewing fences and any other structures and/or development in areas identified as "protected" in the adopted natural areas inventory. The Committee recommends that no fence in a "protected" area may be more than 5 feet in height and must provide passages under chain-link fences every 50 feet to accommodate small animals.

ISSUE 18 - TO REHABILITATE CREEKS AND STREAMS

The Steering Committee desires to rehabilitate and restore creeks and streams to once again support wildlife.

RESOLUTION

The Steering Committee supports the preservation of natural areas, wetlands and open spaces, both in and out of the city, as being important to improving water quality. The Committee supports and encourages city efforts to adopt a city-wide Storm Water Master Plan and to require compliance with Department of Environmental Quality water quality

standards. The Committee encourages the city to identify adversely impacted areas on the natural areas inventory and to begin a program to restore and rehabilitate. The Committee resolves and makes a commitment to follow-up its work on the Parks Master Plan by acting as the Steering Committee for the natural areas inventory.

F. IMPLEMENTATION

The capital costs to the City of Wilsonville of the proposed improvements in the Recommended Master Plan are estimated by OTAK, Inc., to be more than \$23 million. The Parks Steering Committee has recommended specific funding for about \$10.2 million (in 1993 dollars) for all parts, excluding those provided by the West Linn-Wilsonville School District as part of expansion of the school system over the next 10 to 20 years. This final section of the Parks Master Plan generally explains the role of the capital improvements program (CIP) and the projected phasing schedule.

A summary of the city's present financial abilities to pay for administration, operations and maintenance (O & M), and for proposed capital improvements are addressed in Appendix C, Section Five of Volume I of the Background Reports and in Section G of this document. This report also discusses potential revenues and how they will help meet future O&M and capital demands.

1. PHASING OF IMPROVEMENTS

One of the prerequisites for developing the funding basis for implementation was the preparation of a 10-year capital improvements program for the Parks Master Plan. To determine the phasing for new facilities, Wilsonville's population growth projections were reviewed. Once the anticipated growth curve was established, the population increases were calculated and a program of improvements was prepared.

The implementation program was then organized aiming to achieve two basic objectives. First, to expand the current system in a timely manner to

achieve the level of service standards that were adopted by the Steering Committee (additional regional parks and trails) in September, 1993. Second, to expand the system in appropriate incremental steps to accommodate growth as it is anticipated to occur through the next 10+ years and beyond while keeping a close eye on the system's ability to pay for the improvements.

With a long- range 10-year program it would be unwise to expect that all planned facilities will be needed to satisfy the demand at build-out. However, it is important to note that the recognized leaders in growth management modeling in the Portland metropolitan area (Portland State University and the Metropolitan Service District) have determined that the City of Wilsonville is expected to grow at an average annual rate of approximately 7.5%. This is three times the expected growth rate for the region and given this projection, it seems that it is likely that the city will achieve full build-out by the end of the 10-year implementation period (if no expansion of the Urban Growth Boundary occurs).

It is widely accepted that the further one projects into the future, the less certain are the reliability of growth projections. Given this fact, a staged implementation approach was prepared and adopted by the Steering Committee at their September, 1993, meeting to provide some flexibility in the parks implementation plans.

Establishing a major system of recreation facilities in conjunction and coordination with all the other needs of the community may be the ideal end result, but these improvements will obviously require a considerable period of time to finance, acquire and construct. Therefore, the Committee's priorities were established for a usable system that would serve the city into the foreseeable future and provide for flexibility in responding to changes which will occur to alter the future timing and demand for improvements in the future.

The facilities set forth in the Parks Master Plan and identified in Table 1 (Recommended Master Plan) were considered to be the most important by the Steering Committee and the public to achieve a comprehensive city-wide parks/recreation and open space system. The proposed improvements have been organized into discreet projects and grouped into three distinct phasing periods over the 10-year implementation period.

As defined by the Steering Committee the Parks Master Plan phases were called:

a. Early Opportunities - (High Priority) (1-2 years)

Early opportunities represent priority projects for investment and development in the initial years of the implementation period. The Steering Committee envisioned that the first phase could take approximately three to five years to complete and this phase would include the acquisition and construction of those projects termed early opportunities, the acquisition of property for those projects termed short-term, and the completion of site development plans for the projects identified as short-term.

b. Short-term Projects - (Medium Priority) (3-5 years)

Short-term projects include those planned improvements that would be developed during the second phase of implementation, acquisition of land for Long-term Phase III projects, and followed by a 6 to 9-month update and refinement period for the Parks Master Plan and a general update of the proposed financing program. It is anticipated that Phase II would have a duration of approximately three to five years depending on the availability of dollars that are needed to implement the program and the adoption of a strategic plan for parks.

c. Long-term Projects - (Low Priority) (5-10 years)

Long-term projects are all those projects which by their size, location or configuration and/or costs were determined to be on the outside edge of certainty and reliability. The Steering Committee decided to place several projects in this final phase which would likely require substantial progress towards full build-out before there is sufficient demand to justify the projects. It is anticipated that these improvements would be made during years of the capital improvement program implementation period. It is also expected that there will be additional "opportunity" projects which could be completed subsequent to the 10-year CIP implementation period. To accomplish these remaining improvements, it is recommended that the Parks and Recreation Advisory Board, Planning Commission and City Council schedule regular reviews, updates and evaluations every three (3) years to ensure that all the elements of the Parks Master Plan have been implemented in a manner consistent with the goals of the Wilsonville City Council and this program while maintaining an acceptable balance of service to the community and achieving a balanced and complete system of recreational opportunities and facilities. An acceptable balance of service may be determined by public input, community surveys, elections, and elections on levies for parks and recreation, or any other means that provides a measurable response to a specific question.

Coordination between the Parks Master Plan, the Wilsonville Bikeway and Pedestrian Master Plan and the Wilsonville Area School Siting Study is considered to be helpful to the success of all three plans and capital improvement programs. The final priorities for each has been carefully planned and coordinated and the Steering Committee recommends that the plans should continue to be complementary. The priority projects listed in the Parks Master Plan may need to be amended to coincide with the changes in these other plans as they occur. Any changes should first be reviewed by the Parks and Recreation Advisory Board prior to action by the Planning Commission and/or the City Council.




Because of the timing involved to complete these projects, the City of Wilsonville should annually re-evaluate the recommended project priorities to take advantage of any funding opportunities and related construction of the city improvements that may reduce construction costs and/or acquisition of parks projects. In addition to these improvements that will be largely financed by the City, other improvements should be pursued as appropriate with new development.

The overall phasing approach for the Recommended Parks Master Plan was designed to allow for early acquisition and construction of projects in phase one and to take advantage of any land acquisition before the opportunity is lost to new development. The second phase looks to expand existing facilities and purchase some additional acreage. The third and final phase will focus on completing the unfinished portions of the system and respond to changes in growth projections and service demands as they may occur in the community due to reductions in available land for development, changes in zoning and increases in residential development densities.

The Project Steering Committee's Recommended Phasing Plan (Illustration 2 - Sheet 8) in Section 1 of the Background Report coincides with the facilities identified in the Recommended Parks Master Plan and the three phases described above.

PARKS MASTER PLAN

CITY OF WILSONVILLE


-  ON-STREET BIKEWAY/PEDESTRIAN CONNECTIONS (NOT ALL ARE SHOWN)
-  MAJOR OFF-STREET BIKE/PATHWAY
-  MINOR OFF-STREET BIKE/PATHWAY

CITY PARKS

1. MEMORIAL PARK, 58.84 ACRES
2. MEMORIAL PARK E, 41 ACRES
3. FOX CHASE, 2.51 ACRES
4. TOWN CENTER PROPERTY
5. COURTSIDE ESTATES PARK
40. BOONES FERRY PARK, 6.0 ACRES
41. TRANQUIL NATURE PARK, 4.57 ACRES

OTHER PUBLIC PROPERTY

42. ELLIGSEN RESERVOIR, 2 ACRES
43. CITY HALL, 3.58 ACRES
44. B.N.R.R. PROPERTY, 3.88 ACRES
45. MONTEBELLO, .21 ACRES
46. CITY ANNEX
47. LIBRARY, 4 ACRES
55. WOOD MIDDLE SCHOOL
58. BOECKMAN CREEK PRIMARY SCHOOL
57. WILSONVILLE HIGH SCHOOL
58. WILSONVILLE GRADE SCHOOL

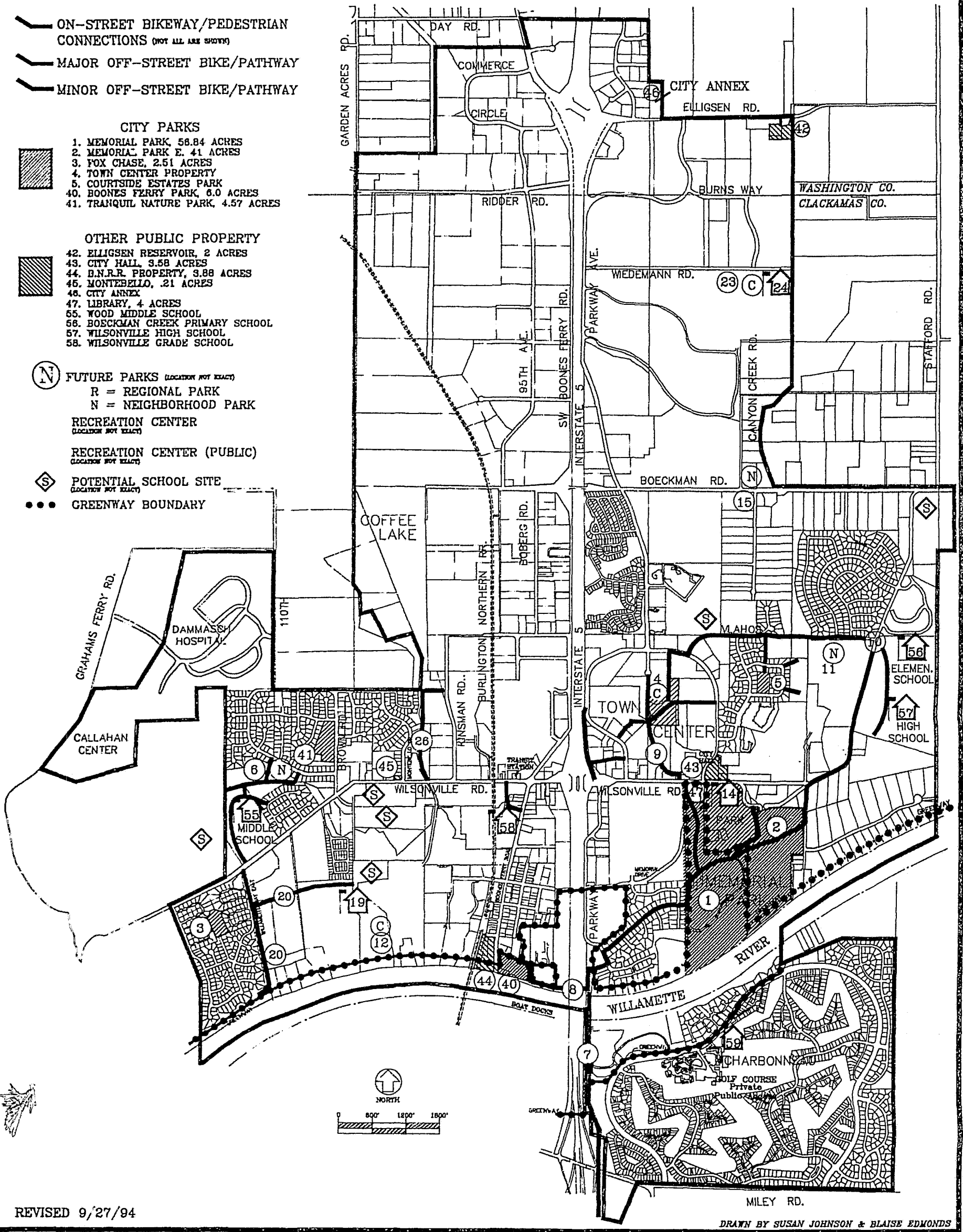
-  FUTURE PARKS (LOCATION NOT EXACT)
 R = REGIONAL PARK
 N = NEIGHBORHOOD PARK

RECREATION CENTER
 (LOCATION NOT EXACT)

RECREATION CENTER (PUBLIC)
 (LOCATION NOT EXACT)

 POTENTIAL SCHOOL SITE
 (LOCATION NOT EXACT)

 GREENWAY BOUNDARY



REVISED 9/27/94

DRAWN BY SUSAN JOHNSON & BLAISE EDMONDS

WILSONVILLE PARKS MASTER PLAN COST ESTIMATES

Early Opportunity Projects (High Priority) 1-2 years				
MAP #	DESCRIPTION	OTAK COST	STEERING COMMITTEE COST	COMMENTS
1	Memorial Park West (Phase 1)	\$1,818,000	\$727,200	Costs are taken from Memorial Park Plan
2	Memorial Park East & Boozier	\$176,415	\$1,100,000	Steering Committee wants to insure continue progress
3	Fox Chase Neighborhood Park	\$151,260	\$50,000	City matching funds
4	Wilsonville Town Center Park	\$50,750	\$1,050,750	Steering Committee has allocated \$1 million for development. Land has been donated.
5	Courtside Neighborhood Park	\$207,763	\$50,000	City matching funds
6	Neighborhood Park @ Merryfield/Hazelwood	\$243,452	\$50,000	City matching funds
7	South Interstate Trail (Charbonneau)	\$98,262	\$550,000	Steering Committee has recommended an additional \$500,000 for matching funds to complete the trail.
8	Boones Ferry - Day Dream Trail	\$58,918	\$111,500	Project is being bid FY 94/95.
11	Meadows Neighborhood Park	\$374,550	210,000	
	TOTAL	\$3,179,370	\$3,899,450	
Short Term Projects (Medium Priority) 2-5 years				
MAP #	DESCRIPTION	OTAK COST	STEERING COMMITTEE COST	COMMENTS
	Memorial Park West (Phase II)	\$0	\$1,090,800	See #1 above
9	Town Center Walks	\$67,554	\$30,000	Developers to pay majority of costs.
10	Courtside School Trails	\$111,738	\$56,000	A part of this project has been moved to No. 21 completed in conjunction with a school facility.
12	West Wilsonville Community Neighborhood Park	\$5,824,769	\$1,000,000	*May be located on 256 acres.
14	Wilsonville Swim Center	\$3,050,255	\$3,050,255	This is not a regional facility, and the reduced costs reflect this
	TOTAL	\$9,054,316	\$5,227,055	
Long Term Projects (Low Priority) 5-10 years				
MAP #	DESCRIPTION	OTAK COST	STEERING COMMITTEE COST	COMMENTS
15	Boeckman Creek Neighborhood Park	\$609,604	\$50,000	City matching funds-land acquisition needs to be accounted for, could be part of ROW acquisition.
19	West Wilsonville Community Center	\$1,382,855	\$700,000	* Resite to state'e 256 acres possible
20	Wood - Boones Trail	158,872	158,872	Approved by City Council
23	Wiedemann Road Community Park	\$1,165,437	\$50,000	Planning and design
24	Wiedemann Community Center	\$722,636	\$0	Planning and design costs in No. 23
	TOTAL	\$4,039,404	\$958,872	
	GRAND TOTAL	\$16,273,091	\$10,085,377	

**WILSONVILLE PARKS AND RECREATION MASTER PLAN
EARLY OPPORTUNITY PROJECTS
(HIGH PRIORITY) 1-2 YEARS**

Map #	Inventory #	Project Name and Description																																				
1	2	<p><u>MEMORIAL PARK WEST (Phase I)</u></p> <p>Current Status: City owned property that has been planned for development by the firm Walker & Macy in 1990. Facilities include four baseball/softball fields (one with light; one field is incomplete), boat docks, horse arena, two picnic shelters, numerous picnic tables, two horse shoe pits, gazebo, soccer fields, playground/tot lot equipment, two tennis courts, walking trails, on-site parking, sand volleyball court, benches, drinking fountain, two restroom facilities, storage barn.</p> <p>Location: On the Willamette River, east of I-5, south of Wilsonville Road.</p> <p>Category: P-3, Regional Park.</p> <p>Size: 56.84 acres.</p> <p>Possible Development:</p> <table style="width: 100%; border: none;"> <tr><td>*New Softball Fields with lights</td><td style="text-align: right;">400,000</td></tr> <tr><td>*Road System</td><td style="text-align: right;">222,275</td></tr> <tr><td>*Buffer Landscape</td><td style="text-align: right;">37,100</td></tr> <tr><td>*New Pedestrian Entry</td><td style="text-align: right;">1,000</td></tr> <tr><td>*Equestrian Area & Trails</td><td style="text-align: right;">188,000</td></tr> <tr><td>*Two New Tennis Courts w/Lights</td><td style="text-align: right;">57,000</td></tr> <tr><td>*New Picnic Shelter A</td><td style="text-align: right;">131,000</td></tr> <tr><td>*Renovating Shelter B(Gazebo)</td><td style="text-align: right;">4,450</td></tr> <tr><td>*Renovating Shelter C</td><td style="text-align: right;">41,000</td></tr> <tr><td>*Renovating Shelter D</td><td style="text-align: right;">37,900</td></tr> <tr><td>*Upgraded maintenance building w/new office and yard</td><td style="text-align: right;">30,000</td></tr> <tr><td>*Basketball Shelter</td><td style="text-align: right;">322,000</td></tr> <tr><td>*Concession Building</td><td style="text-align: right;">56,250</td></tr> <tr><td>*New Restroom</td><td style="text-align: right;">68,400</td></tr> <tr><td>*Upgrade Existing Restrooms</td><td style="text-align: right;">8,000</td></tr> <tr><td>*Hiking Trails</td><td style="text-align: right;">120,000</td></tr> <tr><td>*Westside Road Lighting</td><td style="text-align: right;"><u>160,000</u></td></tr> <tr><td style="text-align: right;">TOTAL COST:</td><td style="text-align: right;">\$1,818,000</td></tr> </table> <p style="text-align: right;">PHASE I: \$ 727,200 PHASE II: \$1,090,800</p> <p>Comments: The above figures are from a 1990 report. A 10% contingency should be added for inflation. The Committee divided Memorial Park into two phases to reduce the overall impact of such a large project.</p>	*New Softball Fields with lights	400,000	*Road System	222,275	*Buffer Landscape	37,100	*New Pedestrian Entry	1,000	*Equestrian Area & Trails	188,000	*Two New Tennis Courts w/Lights	57,000	*New Picnic Shelter A	131,000	*Renovating Shelter B(Gazebo)	4,450	*Renovating Shelter C	41,000	*Renovating Shelter D	37,900	*Upgraded maintenance building w/new office and yard	30,000	*Basketball Shelter	322,000	*Concession Building	56,250	*New Restroom	68,400	*Upgrade Existing Restrooms	8,000	*Hiking Trails	120,000	*Westside Road Lighting	<u>160,000</u>	TOTAL COST:	\$1,818,000
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<p>2 53</p>	<p><u>MEMORIAL PARK EAST/BOOZIER PROPERTY</u></p> <p>Current Status: Adjoins Memorial Park and the Willamette River. This is City-owned property that is in a natural state and is not improved. Little maintenance is involved at this time. This area has great future potential; but needs a development plan.</p> <p>Location: East side of Memorial Park, north of Willamette River.</p> <p>Category: Undeveloped park; zoned Public Facility (PF)</p> <p>Size: 61 acres.</p> <p>Possible Development: *Design and landscape plan TOTAL COST: \$1,100,000 SC COSTS \$176,415 OTAK COSTS</p> <p>Comments: Part of the regional park. The Committee wants a design and plan for all of this property.</p>
<p>3 29</p>	<p><u>FOX CHASE NEIGHBORHOOD PARK</u></p> <p>Current Status: City-owned property that is level and has been rough-graded. Undeveloped at this time.</p> <p>Location: Nestled in the center of Fox Chase (the west end of Wilsonville) at the end of Champoeg Drive.</p> <p>Category: P-1, Neighborhood Park</p> <p>Size: 3 acres</p> <p>Possible Development: *Sketch plan *Grading and seeding *Design and install irrigation *Drinking fountain *Bike rack *Basketball court (half) *Playground equipment TOTAL COST: \$151,260-OTAK \$50,000-SC COSTS</p> <p>Comments: The City has offered a \$50,000 match.</p>

6

44

NEIGHBORHOOD PARK @ MERRYFIELD

Current Status: Private property located in an area that is also designated as wetlands/open space. Density has been transferred to Park @ Merryfield subdivision.

Location: South of Park @ Merryfield housing development, north of Wood Middle School.

Category: P-1, Neighborhood Park

Size: 2-3 acres

Possible Development:

- *Sketch plan
- *Grading and seeding
- *Design and install irrigation
- *Drinking fountain
- *Bike rack
- *Basketball court (half)
- *Playground equipment
- *Install walkway (T-2; 300 ft.)

**TOTAL COST \$ 243,452-OTAK
\$ 50,000-SC**

Comments: Located next to wetland; City has offered a \$50,000 match.

7

57

SOUTH INTERSTATE TRAIL (Charbonneau)

Current Status: Need easement from ODOT; along with an Intergovernmental Agreement (IGA).

Location: I-5 Bridge and south of Willamette River

Category: T-3, Major Pathway

Size: 3500 lf.

Possible Development:

- *10-12 ft wide asphalt trail
- *signage
- *lighting

**TOTAL COST \$98,262-OTAK
\$550,000-SC**

Comments: The Committee has recommended that \$50,000 be used for Engineering and Design. \$500,000 matching funds has been recommended to complete the trail.

8

BOONES FERRY - DAY DREAM TRAIL

Current Status: City owned (easement from Joe Green); need easement and/or dedication from State of Oregon (ODOT)

Location: Parallel to Willamette River, connecting Boones Ferry Park to Day Dream Ranch and Memorial Park.

Category: T-3, Major Pathway

Size: 2,000 lf

Possible Development:

- *10-12 ft. wide asphalt trail
- *4-5 ft wide jogging path
- *Signage
- *Lighting
- *Benches

**TOTAL COST \$111,500-SC
\$58,918-OTAK**

Comments: This is a high priority and a City Council Goal.

11

45

MEADOWS NEIGHBORHOOD PARK

Current Status: Privately-owned land, yet to be acquired. Adjoins Boeckman Creek open space and drainage. Proposed location is on Meadows Parkway, south of the subdivision.

Location: Wilsonville Meadows development on Meadows Parkway; east of Boeckman Creek drainage.

Size: 2.5 acres

Possible Development:

- *Sketch plan
- *Grading and seeding
- *Design and install irrigation
- *Drinking fountain
- *Bike rack
- *Basketball court (half)
- *Playground equipment

TOTAL COST: \$210,000

Comments:

**SHORT TERM PROJECTS
(MEDIUM PRIORITY) 2-5 YEARS**

Map #	Inventory #	Project Name and Description
1	1	<p><u>MEMORIAL PARK WEST (Phase II)</u> See #1-Early Oppr. \$1,090,800-SC Costs</p>
9	40	<p><u>TOWN CENTER WALKS</u></p> <p>Current Status: Capital Realty has developed several "trails" as part of the Town Center. The City will have to develop and maintain additional linkages through the "Park" (See #4). The Post Office has granted the City additional land for a pathway along the east side of the apartments.</p> <p>Location: Interior of Town Center</p> <p>Category: T-3, Major Pathway</p> <p>Size: 1,200 lf</p> <p>Possible Development: *12 ft. wide concrete path *lighting *benches (several) *drinking fountain *signage</p> <p align="right">TOTAL COST: \$30,000-SC \$67,554-OTAK</p> <p>Comments:</p>

<p>10</p>	<p><u>COURTSIDE SCHOOL TRAILS</u></p> <p>Current Status: Developer shows this trail on the Wilsonville Meadows and Sundial Master Plans which has been approved by the City. Some portion may need to be acquired from private owners (300+ ft.)</p> <p>Location: Boeckman Creek Corridor, connecting Memorial-Boeckman trail to Meadows-School Trail, and the High School to Town Center-Boeckman Trail and Boeckman-Meadows trails.</p> <p>Category: T-3, Major Pathway, T-2, Minor Trail</p> <p>Size: 2,500 lf and 1,200 lf (est.) = 3,700 lf.</p> <p>Possible Development: *10-12 ft wide asphalt *Signage *Lighting *Bridge (developer to install)</p> <p style="text-align: right;">TOTAL COST: \$150,262</p> <p>Comments: Connects to Meadows-School trail system and provides a shortcut to Town Center and Memorial Park.</p>
<p>12 46</p>	<p><u>WEST WILSONVILLE COMMUNITY NEIGHBORHOOD PARK</u></p> <p>Current Status: Privately-owned property, undeveloped land that is planned for industrial uses. This site is in an area that is the potential future school site. A recreation center is planned for this area also. Land to the east will probably be developed as single family homes. Close to Wilsonville Concrete plant.</p> <p>Location: North of Willamette River, south of Oakleaf Home Park, north and west of Wilsonville Concrete.</p> <p>Category: P-2, Community Park</p> <p>Size: 35 acres</p> <p>Possible Development: *Design plan *Walkways *Picnic tables *Shelter *Restrooms *Playground *Sports field *On-site parking *Grading & landscaping</p> <p style="text-align: right;">TOTAL COST: \$1,000,000 SC \$5,824,769-OTAK</p> <p>Comments: This is the major park facility in the west half of Wilsonville</p>

<p>13 63</p>	<p><u>WILSONVILLE ROAD NEIGHBORHOOD PARK</u></p> <p>Current Status: Undeveloped, privately-owned property. The City would most likely have to purchase this site, currently planned for residential or industrial use. Will be very close to Wilsonville Road and Montebello Park site.</p> <p>Location: Vicinity of Wilsonville Road & Industrial Way</p> <p>Category: P-1, Neighborhood Park</p> <p>Size: 2-5 acres</p> <p>Possible Development:</p> <ul style="list-style-type: none"> *Sketch plan *Grading and seeding *Design and install irrigation *Drinking fountain *Bike rack *Basketball court (half) *Playground equipment <p style="text-align: right;">TOTAL COST: -0-</p> <p>Comments: Recommended to be deleted by the Steering Committee</p>
<p>14 66</p>	<p><u>WILSONVILLE SWIM CENTER</u></p> <p>Current Status: City-owned property, acquired for park and recreation purposes. This is a major recreation facility for the City.</p> <p>Location: South of City Hall and east of the library, next to and adjoining Memorial Park</p> <p>Category: RC-2, Major Limited-use Recreation Center</p> <p>Size: 10,000+ square feet</p> <p>Possible Development:</p> <ul style="list-style-type: none"> *Swim Center Design *Building Construction *Parking <p style="text-align: right;">TOTAL COST: \$3,050,255-SC & OTAK</p> <p>Comments:</p>

**LONG TERM PROJECTS
(LOW PRIORITY) 5-10 YEARS**

Map #	Inventory #	Project Name and Description
	64	<p><u>BOECKMAN CREEK NEIGHBORHOOD PARK</u></p> <p>Current Status: Undeveloped, privately-owned property. The City would most likely have to purchase site. Could be a part of right -of-way acquisition proceeding for Canyon Creek Road. Currently, the area is zoned and planned for residential use, except for the Mentor Graphics property located north and south of Beckman Road.</p> <p>Location: Boeckman Road & Canyon Creek Road vicinity</p> <p>Category: P-1, Neighborhood Park</p> <p>Size: 2-5 acres</p> <p>Possible Development:</p> <ul style="list-style-type: none"> *Sketch plan *Grading and seeding *Design and install irrigation *Drinking fountain *Bike rack *Basketball court (half) *Playground equipment <p style="text-align: right;">TOTAL COST: \$609,604 OTAK \$50,000-SC</p> <p>Comments: Steering Committee recommends a \$50,000 match be budgeted.</p>

<p>19</p>	<p><u>WEST WILSONVILLE COMMUNITY CENTER</u></p> <p>Current Status: Located in future Community Park, may be next to a future school site identified by the District.</p> <p>Location: North of Willamette River, south of Oakleaf Home Park, close to Wilsonville Concrete.</p> <p>Category: RC-4, Major multi-use Recreational Center</p> <p>Size: 20,000 sf</p> <p>Possible Development:</p> <ul style="list-style-type: none"> *Building Design *Construction *Parking *Landscaping <p style="text-align: right;">TOTAL COST: \$700,000 SC \$ 1,382,855 OTAK</p> <p>Comment: Steering Committee recommends possible resite to 256 acres of State land.</p>
<p>23 65</p>	<p><u>WIEDEMANN ROAD COMMUNITY PARK</u></p> <p>Current Status: Privately-owned, undeveloped property that is in an industrial area. BPA power lines may reduce overall cost of property and could be used for sport fields/pathways.</p> <p>Location: Wiedemann Road & Burns Way</p> <p>Category: P-2, Community Park</p> <p>Size: 20+ acres</p> <p>Possible Development:</p> <ul style="list-style-type: none"> *Design plan *Walkways *Picnic tables *Shelter *Restrooms *Playground *Sports field *On-site parking *Grading & landscaping <p style="text-align: right;">TOTAL COST: \$1,165,437-OTAK \$50,000-SC</p> <p>Comments: Steering Committee recommends \$50,000 for planning and design.</p>

24

67

WIEDEMAN COMMUNITY CENTER

Current Status: Privately-owned, undeveloped property.

Location: Wiedemann Road and Burns Way, see #23 above

Category: RC-3, Minor Multi-Use Recreation Center

Size: 5,000 sf

Possible Development:

*Building design

*Construction

*Parking

*Landscaping

TOTAL COST: \$722,636-OTAK

Comments: Steering Committee allocated -0- dollars for this project

H. POTENTIAL FUNDING SOURCES

The city has the ability to legally impose and enact a number of funding sources to finance recreation facilities and activities. The Parks Steering Committee recommends that the City Council seek to identify and establish dependable sources of revenue to pay for the operating and maintenance costs of existing recreational facilities and to acquire and develop new facilities. The following section highlights some of the many potential sources of funding and provides a very general description of each:

* **City General Fund**

The city general funds could be allocated to fund the parks and recreation programs by the Budget Committee and City Council. The funds are from the city's annual operating budget.

* **Private Gifts and Donations**

This represents the cheapest source of money and/or capital. However, the sources vary widely, the level of reliability is low, and gifts are generally considered to be inadequate for general maintenance and operations of the parks system because they rarely provide for substantial capital support.

* **Dedicated Income, Sales or Gross Receipts Taxes**

These sources of tax revenues can support any type of improvement or operational needs of the parks system. The main difficulty of using these type of revenues is in providing a reliable and continuous revenue stream. Overall revenues will drop off if the economy slows down even as the demand for services stays at the same level (or even increases) as revenues decline. Additionally, people can choose to avoid the tax altogether by purchasing their goods outside the tax area.

* **User Fees**

User fees represent a direct source of income based on the use of the program(s) and facilities and they can be used for capital improvements, operations and maintenance. It is difficult to generate sufficient funds to do more than minor capital improvement projects with user fees and there are limits to what the public will pay. The user fee may become self-defeating

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Current Status: Privately-owned, undeveloped property.

Location: Wiedemann Road and Burns Way, see #23 above

Category: RC-3, Minor Multi-Use Recreation Center

Size: 5,000 sf

Possible Development:

*Building design

*Construction

*Parking

*Landscaping

TOTAL COST: \$722,636-OTAK

Comments: Steering Committee allocated -0- dollars for this project

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if the fee is so high that participation falls off or if the facility or program is accessible only to citizens of means.

* **Surplus Property Sales**

Local communities do have the option of selling surplus land to raise capital for development or acquisition of other, more desirable sites. However, it may be that this type of land transfer or sale is not appropriate in Wilsonville. The decision to use this option would have to earn final approval from the City Council or the Urban Renewal District Agency and the disposal of public land would have to comply with the applicable state law as well as local ordinances.

* **System Development Charges**

System Development Charges (SDCs) are fees charged by the city that are collected when building permits are issued for all new development. In essence, if a new development creates an additional demand for a services; then state law allows the city to charge that development its "fair share" of costs to expand the infrastructure. If the city cannot demonstrate that new development creates a demand, then the SDC cannot be levied. SDCs are seen as a reliable source of revenue for parks systems and they must satisfy the strict standards set forth in state law which generally require that the monies collected are spent in a way that will directly benefit those who pay the SDC. SDC's are generally widely accepted by the development community and are used for public improvements such as streets, sewers, water, storm runoff and parks. Parks SDCs adopted by Oregon communities can range from about \$500 to \$2,000 per household.

* **Serial and Special Levies**

These are property tax assessments levied by the city that require voter approval and are subject to the \$10 tax limitation. Generally, levies require a simple majority of votes and are collected over a specified time. The purpose of the levy must be identified and the funds collected must be spent as approved by the voters. Levies can be used for property acquisition, operations and maintenance, personnel and capital improvements.

* **Revenue Bonds**

These are interest bearing bonds that are sold on the open market and paid off with revenues from the operation of the facility or facilities built with the proceeds of the bond sale. This type of financing does not currently require a vote of the people.

* **Certificates of Participation**

This is similar to revenue bonds and is a lease-purchase approach. The city would sell certificates of participation to a lending institution and would then pay off the loan from revenue produced by the facility or from some other dedicated revenue source. In all cases, the lending institution will require that the method of repayment be identified and pledged to retire the certificates. This does not require voter approval.

* **American Heritage Trust**

The U. S. Congress is evaluating a new park acquisition and development funding program to replace the former Land and Water Conservation Funds. The new bill, called the American Heritage Trust, would create a trust fund from the combined authorities of the Land and Water Conservation fund, the Urban Park and Recreation Recovery Program and the Historic Preservation Fund. It is anticipated that, if and when the funds become available, the local communities will have to provide up to 50% in matching funds.

* **State Marine Board**

The State Marine Board makes grants available for the development and operation of marine related facilities such as rest rooms, docks and boat ramps. The Marine Board grants may cover one hundred (100%) percent of the project costs.

* **Volunteer Efforts / Joint Venture**

The city has a "volunteer program" and sometimes volunteers can be effective in contributing cash, materials, labor or expertise. The city is starting a parks development program whereby the City will contribute up to \$50,000 for development of a neighborhood park if the local neighborhood association, or similar entity, will match the city's contribution with in-kind labor, materials or cash. A formal agreement between the city and the neighborhood is required outlining the duties and

responsibilities of each. The city also cooperates with the West Linn-Wilsonville School District to operate and share facilities and to cooperate in the acquisition of potential park and school sites. If the current trends continue, joint ventures and volunteers could have a significant impact on park development as well as on operations and maintenance. These programs should be adequately funded and fully staffed to give them the best chance for success. It is essential that all of the programs be monitored and evaluated by the city on an annual basis to determine the overall actual costs and how effective the program is.

The Steering Committee recommends that the city review and update the current parks systems development charge to help fund and implement the capital projects that are identified in this plan. Wilsonville has historically used SDCs to provide revenue for the parks system; however, state law has been modified since the initial imposition of the parks SDC and the city should now review it to insure compliance with Oregon Revised Statutes and to implement a funding source for the proposed Parks Master Plan. The revenues resulting from SDCs must be used for capital improvements and park/open space land acquisition. The anticipated revenue will significantly decline during times of economic recession and will greatly increase during "boom" periods. The city should discipline itself to follow a prudent savings and investment plan that constructs capital improvements, acquires land and builds reserves. The city's Community Development Director, Eldon Johansen, has prepared the following analysis of the systems development charges and tax rates that would be need to complete construction of the Parks & Recreation Master Plan.

Background & Assumptions for SDC's:

This section is to illustrate and explain the methodology used to calculate the SDC charge. Please refer to the revised resolution imposing a Parks and Recreation Capital Improvement SDC, (scheduled for adoption November, 1994). The analysis was conducted using the Wilsonville Parks Master Plan cost estimate, with revisions from City Council deleting open space and certain trails from the plan. Using OTAK costs, Steering Committee costs; and the City

Council revised costs; the costs, respectively, for the Master Plan, were: OTAK, \$22,414,345; and Steering Committee \$11,048,109; City Council, \$10,085,377.

Oregon Revised Statutes (ORS 223.297 through 223.314) allow improvement fees and reimbursement fees to be included in systems development charges (SDC). "Improvement fee" means a fee for costs associated with capital improvements already constructed or under construction.

The calculations for Improvement Fees are based on the standards in the Park Master Plan in that the requirements for the various types of facilities were based upon population.

The Planning Department reviewed the Comprehensive Plan and existing land use and have determined that the build-out population of the City (with current and projected land uses within the existing Urban Growth Boundary) will be 16,500. The Planning Department has calculated the current population of the City to be 10,500.

The Community Development Department reviewed employment and land use figures and determined that there will be an additional 6,325 commercial and industrial employees at build-out.

The City staff provided cost estimates, based on Steering Committee and City Council recommendations, for the required capital improvements. These costs are listed in the Master Plan and total \$10,085,377. The Steering Committee project list with cost estimate was further analyzed to identify costs to serve new development. The Steering Committee costs that serve new development are eligible for systems development charges and total \$4,825,382.

The City's regional parks are heavily used by Wilsonville commercial and industrial businesses. Although the commercial and industrial employees use other parks and recreation facilities, the analysis of SDC's for commercial and residential development have been limited to regional parks since records are only readily available concerning regional park use. Forty percent of regional

park reservations are for commercial and industrial users from Wilsonville and forty percent of regional park use is by reservation. Calculation of the SDC for commercial and industrial development is as follows:

	Current Undeveloped acres	Current Employees per Acre in developed areas	Industrial New Employees
Industrial & Commercial	525	12.05	6,325

Cost pro-rated for regional parks to commercial and industrial users:

\$1,061,091	- Total SDC cost for regional parks
X 40%	- portion reserved for commercial & industrial users
X 40%	- portion managed on reservation system.
<u>\$ 169,775</u>	

Commercial and industrial SDC cost = \$169,775 / 6,325 = \$ 27/employee

Calculation of the SDC for residents is as follows:

Master Plan SDC cost	\$4,825,382
less commercial & industrial SDC cost	<u>169,775</u>
Net SDC cost for residential development	\$ 4,655,608
Divide by total new residents	6,000
SDC cost per resident	776

SDC for improvements before allowance for pro-rata share payment of debt service to correct deficiency.

Commercial	\$27/employee
Industrial	\$27/employee
Single family residential 2.5 X 776	\$1,940/unit
Multi-family residential 1.9 X 776	\$1,505/unit

The Parks Master Plan includes projects with an estimated cost of \$5,259,995 which are for existing residents, (total estimate of \$10,085,337 minus \$4,825,382). It is assumed that payment for the acquisition and construction of capital improvements to serve existing residents could be by sale of bonds or by

a serial levy which could be paid in part by new residents. Based on this assumption the new residents should be credited for their contribution to acquisition and construction of capital improvements for existing residents.

Presently, 19% of the land in the City is undeveloped. Assuming that the assessed evaluation will increase in proportion to development, then the undeveloped property is credited as follows:

Deficiency \$5,259,995
 Present assessed valuation \$953,319,640
 Present value of assessed valuation
 at build-out = \$953,319,640 X $\frac{4,363 \text{ (total acres)}}{3,533 \text{ (developed acres)}}$ = \$1,177,280,900

Present value of deficiency to be paid by new development
 = \$5,259,995 ($\frac{\$1,177,280,900 - \$953,319,640}{\$1,177,780,900}$) = \$1,000,640

The credit for acquisition of land and construction of facilities is \$1,000,640 or 20.7% of the improvement costs.

The net Parks SDC for improvements is therefore the calculated improvement SDC less a credit of 20.7% of the improvement fee. A summary is as follows:

	Improvement SDC before credit	Less Credit	Net improve- ment SDC
Commercial	\$27	6	\$21
Industrial	\$27	6	\$21
Single family residential	\$1,940	402	\$1,538
Multi-family residential	\$1,505	312	\$1,193

Reimbursement fees are calculated by reviewing existing property and construction records to determine if it is feasible to have a reimbursement portion of the system development charge that is used to pay for use of capacity in the existing system which will serve new residents.

Reimbursement fees for this plan will be calculated for the regional parks.

The calculation of the capital improvements used as a basis for the reimbursement fee is as follows:

Date of Purchase	Cost	Description	Discount for Debt SDC Paid by undeveloped property	Not eligible for reimbursement
1969	\$198,500	61 acres - Memorial Park	20%	\$158,800
1987	\$1,079,447	43 acres - Nike Property	20%	\$863,600
1993	\$1,498,459	22 acres - Boozier/Roberts Property	20%	\$1,198,800
			TOTAL	\$2,221,200

Detailed figures on assessed evaluation are not available. It has been assumed that with tax deferral for undeveloped property, that no more than 20% of the total assessed valuation at the times of purchase of regional park land was for undeveloped property so the purchase price has been discounted 20%.

The land has not depreciated. The investment of funds in earlier years benefits new development. The current value of the reimbursable SDC component is calculated as follows:

Parcel	Cost	Date of Purchase	Change in value (6%\$ annual growth)	Present
Original				
Memorial Park	\$158,800	1969	4.29	\$681,252
Nike Property	\$863,600	1987	1.50	\$1,295,400
Boozier/Roberts Property	\$1,198,800	1993	1.06	\$1,270,728
			TOTAL	\$3,247,380

The reimbursement fee for commercial and industrial development is calculated as follows:

SDC eligible cost = \$3,247,380 X $\frac{6,000 \text{ (projected population growth)}}{16,500 \text{ (build-out population)}}$	=	\$1,180,866
X % of scheduled use by commercial and industrial reservation = 40%		
X % of use that is scheduled	=	40%
		\$188,938
Divided by number of commercial &* industrial employees	+	6,325
Reimbursable SDC component		
for commercial and residential employee		\$30

The calculation of the reimbursable SDC component of the Parks SDC for residential development is as follows:

SDC Eligible Cost	\$ 1,180,866
Less Commercial & Industrial Costs	<u>\$ 188,939</u>
Net Reimbursable SDC Costs for Residential Development	\$ 991,928
Divided by 6,000 new residents	<u>+ 6,000</u>
Reimbursement SDC per individual	\$ 165

Single family = \$164/person X 2.5 people/DU = 413

Multi-family = \$164/person X 1.9 people/DU = 314

The Parks and Recreation Systems Development Charge based upon applications of the foregoing methodologies shall thus be:

	Improvement	Reimbursement	SDC
Commercial	\$21	\$30	\$51
Industrial	\$21	\$30	\$51
Single family residential	\$1,538	\$413	\$1,951
Multi-family residential	\$1,193	\$314	\$1,507

In addition to capital improvements and land acquisition, another critical element of the parks system is the funding of the operations and maintenance (O & M) which ideally functions to maintain and protect the parks systems assets. The Steering Committee recommends that the City adequately fund and maintain the parks O & M functions and that the city not build and/or acquire new facilities unless there is adequate funding to maintain them. It is always important to consider the community's interest in supporting the parks system by allocating sufficient O & M funds and to develop an O & M funding program in concert with the capital improvement program. It follows that adequate O & M funding is to be secured for the duration of the program's existence. Staff has identified O & M costs as an important issue and this needs to be resolved before the three-year serial levy expires in June, 1997.

I. WHAT DOES THIS ALL MEAN?

The successful implementation of this parks, recreation and open space master plan depends on the wholehearted support and joint participation of individuals and public and private groups. Key to this will be specific action plans developed annually by the Parks & Recreation Advisory Board, and capital improvement programs developed by this board and the City Council. Coordination of projects and programs is crucial to maintaining optimum efficiency and equity in the development of Wilsonville's system of park and recreation improvements.

To implement all the Steering Committee's recommendations set forth in this plan would require an intensified effort for the next ten years. The approximate cost, without inflationary adjustments, is \$10 million for acquisition, planning and development of the city wide parks system.

The recommendations contained in this section are intended to implement the plan as it is described in the previous sections. Resources to develop the projects in the plan will come from many sources; the funding of the listed projects has been discussed in the previous section. Listed below are all of the projects and actions required to complete the entire plan.

**Projects required to implement the
Parks & Recreation Master Plan
City of Wilsonville**

PARK DEVELOPMENT Planning Acq. Dev. Upgrade Cost

Projects Previously Approved/Budgeted

Fox Chase Neighborhood Park	*	*			\$50,000
Courtside Neighborhood Park	*	*			\$50,000
Boones Ferry -Day Dream Trail	*	*			\$111,500

BUDGETED TOTAL: \$211,500

PROJECTS FOR FUNDING:

**Early Opportunity Projects
(1-2 years)**

Memorial Park West (1)#	*	*	*	\$727,200
Memorial Park E. & Boozier \$	*	*	*	\$1,100,100
Wilsonville Town Center Park	*	*	*	\$1,050,750
Neighborhood Park @ Merryfield	*	*	*	\$50,000
South Interstate Trail +	*	*	*	\$550,000
Meadows Neighborhood Park	*	*	*	# 210,000

TOTAL: \$3,687,950

The Wilsonville Parks, Recreation & Open Space Master Plan Steering Committee has designated completion of Memorial Park West as the top priority project.
\$ Memorial Park East has been designated for planning and development. The Boozier property has been funded for planning only in this phase.
+ The South Interstate Trail project has \$50,000 for planning and design. \$500,000 has been allocate to this project to serve as matching funds to possible state grants.

**Short Term Projects
(2-5 years)**

Memorial Park West (2-completion)	*	*	*	\$1,090,800
Town Center Walks	*	*	*	\$30,000
Courtside School Trails	*	*	*	\$56,000
W. Wilsonville Community Park	*	*	*	\$1,000,000
Wilsonville Swim Center	*	*	*	\$3,050,255

SHORT TERM TOTAL: \$5,227,055

**Long Term Projects
(5-10 years)**

Boeckman Creek Neigh. Park	*	*	*	\$50,000
W. Wilsonville Community Center	*	*	*	\$700,000
Wiedemann Rd Community Park ^	*	*	*	\$50,000
Wiedemann Comm. Center ^	*	*	*	\$0

LONG TERM TOTAL: \$800,000

^ Planning and design only.

MASTER PLAN GRAND TOTAL: \$10,058,377

Otak cost estimates for full acquisition, planning and development of the same projects comes to a total of \$22,414,345. The difference between Otak's full cost estimates of \$22,414,345 and the Parks, Recreation & Open Space Steering Committee's modified cost of \$11,048,109 is \$11,366,236. The removal of open

space and trails from the Parks Plan has deleted an additional \$962,732 to bring the final Master Plan cost to \$10,085,377.

STAFF IDENTIFIED ISSUES TO BE RESOLVED

1. A \$10 million parks master plan project is highly ambitious by anyone's standards, but it becomes almost overwhelming when you consider the population of Wilsonville is only 10,000 at the beginning of this plan.

At most, the City of Wilsonville will be able to collect roughly \$5,000,000 from System Development Charges. This leaves a shortfall of \$5 million dollars to be picked up by other sources. Of the different sources, a general obligation bond, to be voted on by the people, is an option, that if it is packaged right, may make the most sense for developing many of the projects. But as we know, the vote of the people all too often comes down to a popularity contest, and many fine ideas have fallen to defeat because of a lack of support from the public.

The general public distrust in all levels of government, as evidenced in Ballot Measure 5 and "Son of 5", makes passage of any measures at the polls difficult. The measure of discontent will mean that any money measure must be carefully packaged and fully promoted by an active citizen's group.

Unfortunately, some of the top priority projects in this master plan would probably not be considered an attractive enough incentive by the majority of voters to vote for increased taxes. For example, the Neighborhood Park @ Merryfield, a high priority level project, would benefit a small group of people, but would not be of interest to the majority of the population. On the other hand, the Wilsonville Swim Center is extremely popular among all residents but is not on the priority list until the second phasing. That being so, what would/should the priority list look like if the city elects to take a bond measure to the citizens of Wilsonville?

2. The City Parks and Recreation Dept. currently has \$300,000 for acquisition of park property, but no immediate projects are identified in the first stage of the Parks Master Plan.

Recommendation: The Parks Board should identify projects that are to be funded and acquired using this money. Staff recommends that the Meadows Neighborhood Park (Project No. 11); West Wilsonville Community Park (Project No. 12); Boeckman Creek Neighborhood Park (Project No. 15); and that \$50,000 be set aside to pay the incidental costs of land acquisition; such as title searches, surveys, etc..

3. Funding for development of neighborhood parks is not adequate - currently the Parks & Recreation Department has approximately \$160,000, the actual cost requires at least \$977,025 for acquisition and development of Fox Chase Neighborhood Park, Courtside Neighborhood Park, Neighborhood Park @ Merryfield/Hazelwood and Meadows Neighborhood Park in the first two phases of the plan. This results in a shortfall of \$817,025 in actual development cost.

Recommendation: Matching Neighborhood Park Development Grant Program should be implemented fully and the neighborhood homeowner associations should assume some of the responsibility to maintain the parks and some of the development costs of the parks. This is an item that should be addressed in a Strategic Plan or, perhaps, by a Task Force.

4. Resolution of open space/natural areas - final inventory and analysis:

Recommendation: Form an Open Space Steering Committee and dedicate adequate resources to finish the inventory and adopt a Natural Areas Plan. Staff notes that the recent *Dolan* decision may affect the preservation of Open Space and careful legal review and analysis is necessary to ensure that the City is on firm legal ground. Open space designations will be removed from the Parks Master Plan and map.

5. Coordinate school sites/facilities with park sites/facilities.

Recommendation: Incorporate specific school sites into the final Parks Master Plan. From the outset of the planning process, the Parks & Recreation Steering Committee expressed a strong commitment to integrate the parks system with the facilities provided by the School District.

In order to participate fully in the city's parks planning process, the School District hired McKeever/Morris to conduct a school siting study with the goals of identifying future school enrollment and expansion needs, establishing siting criteria, and conducting a siting feasibility analysis. Through that process seven sites have been identified, and they are included on the Parks Master Plan map as potential school sites. The School District has delayed any further refinement of their site selection pending the completion of a Long Range School Facilities Plan (September 1994). The process to develop the school siting facilities, policies and criteria has been arduous and complicated by the fact that the School District encompasses two cities, West Linn and Wilsonville, as well as substantial areas of unincorporated Clackamas County.

In order to serve the Wilsonville area school population at build-out, the School District anticipates the need for two elementary schools, possibly a new middle school, and the expansion of the new high school. Due to traffic hazards and increasing commercial development, the feasibility of re-locating Wilsonville Elementary School should also be considered, thus requiring a third elementary school site. The development of a west side community park in conjunction with a new elementary school seems to offer the most potential for coordinated development.

In evaluating the potential for joint school and park development, it is important to keep the following criteria in mind:

1. Primary school sites - minimum of 10 and maximum of 15 usable acres to include four to seven acres in playing fields.

2. Middle school sites - minimum of 17 and maximum of 22 usable acres with 11 to 13 acres of playing fields.

School sites outside of the UGB, Urban Growth Boundary, (i.e., the Wilsonville city limits) have been eliminated from consideration due to the lack of urban services.

In order to insure the availability of sites for future development within the city limits, the School District is anticipation a bond issue next spring to acquire sites in Wilsonville and West Linn.

6. G.O. Bond Priority - what park projects, if any, could we fund by electing to go to the voters to approve a Bond Measure?

Recommendation: Use public survey results to select popular projects that are highly likely to receive voter support and approval. This could fund the Wilsonville swimming pool or other very popular projects.

7. Is the project priority list accurate and sufficient?

Recommendation: The Parks Board should review and update the recommended project list on an annual basis to insure conformance with Master Plan and Council Goals. The Board's recommendations should be timely enough to be presented to the Budget Committee for their consideration.

8. Operations and maintenance (O & M) cost for all new park development projects.

Recommendation: The City of Wilsonville's Fiscal Management Policy requires the City to address the issue of funding maintenance for all new park developments. The recent passage of the Serial Levy is a great help in the short-term and will ease the restraints put on the park maintenance crews by a lack of funds. A comprehensive long-term strategic plan should be developed to help set the guidelines for dealing with the long range maintenance requirements. The

success of this program will require the active participation of the City employees, including the Public Works Supervisors, who are most knowledgeable and responsible for the maintenance functions. These people should provide direct staff support to the strategic planning process.

9. What constitutes a neighborhood park and could a neighborhood park be left in a natural state?

Recommendation: The Neighborhood Parks are only those which are depicted on the Parks Master Plan map and the development of the neighborhood parks should be accomplished in concert with the Homeowner's. The Park could be in a "natural" state if that is what is agreed to by the City and the Homeowner's.

The implementation of the Wilsonville Parks, Recreation & Open Space Master Plan has many hurdles to jump before success can be claimed. On somewhat of a bright note, the decreased availability of tax support for parks and recreation services in the past decade has served as a stimulus for innovation across the country. It has encouraged Parks & Recreation Departments to be proactive rather than reactive. The City of Wilsonville will need to adopt this same philosophy and copy many of the concepts that Parks & Recreation Departments all over the United States are using if we too are to claim success.

Innovation means more than espousing creative ideas. These ideas must be accompanied by persistence and professional propensity to bring them to fruition.