

ORDINANCE NO. 635

**AN ORDINANCE ADOPTING THE TROUTDALE PARKS,
RECREATION AND GREENWAYS MASTER PLAN**

WHEREAS, the current Troutdale Parks Plan was prepared in 1979 and last updated in 1984; and,

WHEREAS, because of the rapid growth that has occurred over the past decade, the current parks plan does not adequately address the need for expanded park and recreation services; and,

WHEREAS, it is important for the City to have a plan that responds to the demands and challenges of an ever increasing population; and,

WHEREAS, the Troutdale Parks Advisory Committee has assisted in the preparation of a Parks, Recreation and Greenways Plan to guide phasing of future parks, open space and recreation improvements undertaken by the City; and,

WHEREAS, the Planning Commission held a public hearing on September 27, 1995 to consider the proposed Plan and has forwarded this matter onto the City Council with a recommendation for adoption; and,

WHEREAS, the City Council held a public hearing concerning this matter on October 24, 1995; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE THAT:

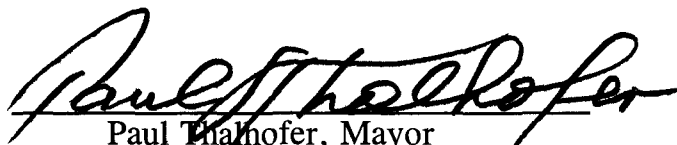
SECTION 1. Findings Findings of fact in support of the proposed Parks, Recreation and Greenways Plan are as follows:

1. Adoption of the Plan involves a legislative action which is being processed in accordance with Chapter VIII of the Troutdale City Charter.
2. The Parks, Recreation and Greenways Plan is a functional plan which serves as an element of the City's Comprehensive Plan.
3. The Plan identifies needed parks, facilities and programs to meet the recreational needs of the City's expected population to the year 2015.

4. The Plan will guide decisions on improvements to existing parks and facilities along with acquisition and improvement of new sites.
5. The Plan is consistent with the General Goals and Objectives of the Troutdale Comprehensive Plan and with all applicable Statewide Planning Goals.
6. The Plan will contribute to the public health, safety and welfare of Troutdale citizens.
7. The staff report and minutes from the September 27, 1995 Planning Commission hearing, each of which is incorporated herein by reference, shall constitute findings in support of the proposed Plan.

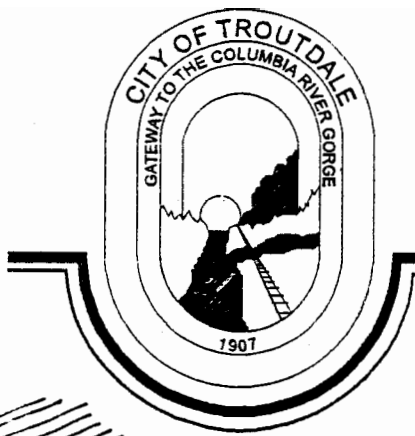
SECTION 2. Troutdale Parks, Recreation and Greenways Plan. Based upon the above findings, the Troutdale Parks, Recreation and Greenways Plan (Exhibit A) is hereby adopted.

YEA: 5
NAY: 0
ABSTAIN:


Paul Thalhofer, Mayor
Dated: November 15, 1995

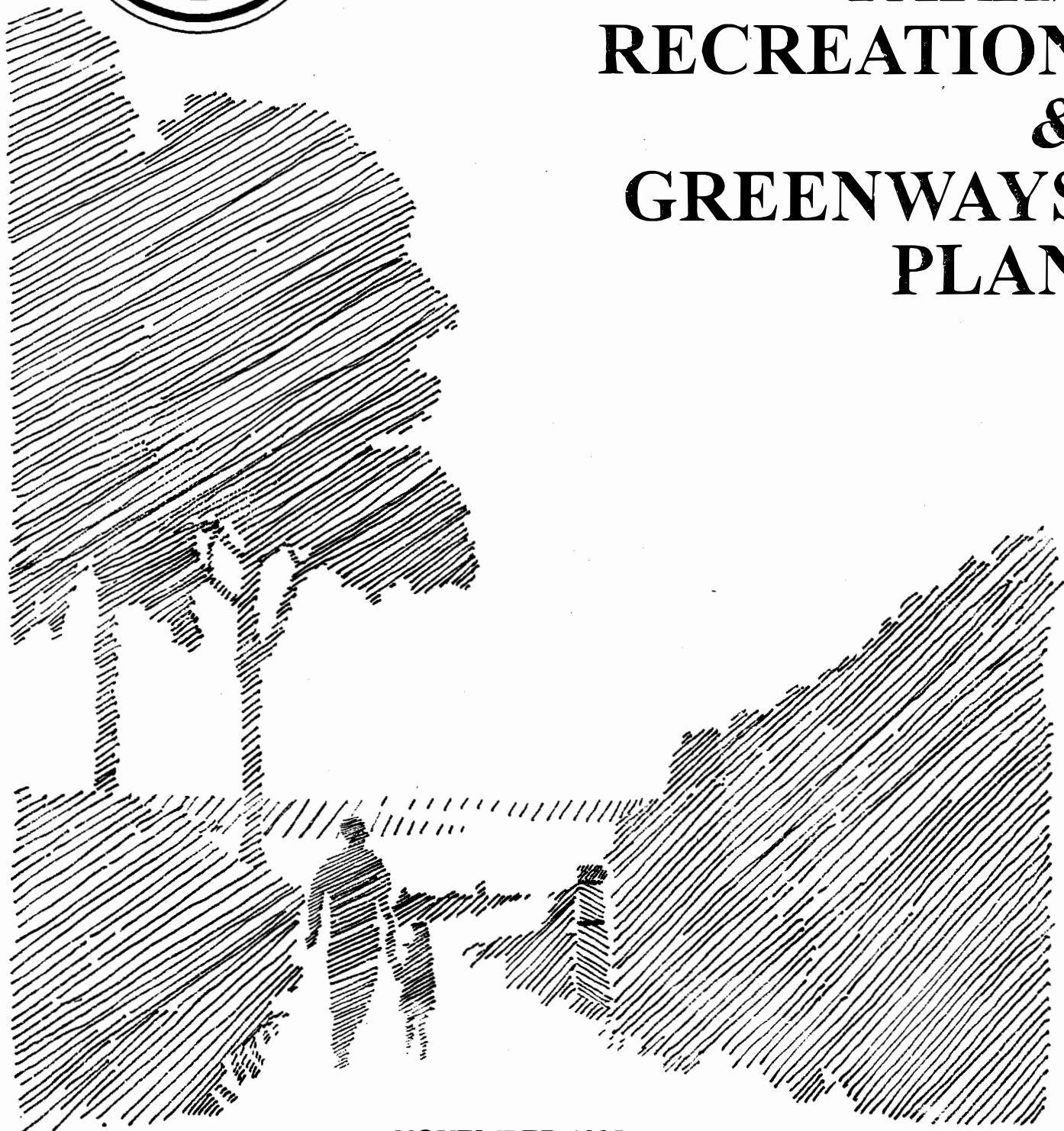

George Martinez, City Recorder

Adopted: November 15, 1995



TROUTDALE

PARKS RECREATION & GREENWAYS PLAN



NOVEMBER 1995

**City of Troutdale,
Oregon**

**PARK, RECREATION AND
GREENWAY PLAN**

November 14, 1995

ACKNOWLEDGMENT

JC Draggoo & Associates would like to recognize the time and effort the Parks, Recreation and Greenways Plan Advisory Committee spent on this planning study. This committee which represented different recreation interests, spent many hours discussing issues and reviewing background material. Their work was of major importance and contributed directly to the success of the study.

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SECTION I

INTRODUCTION

SECTION I

INTRODUCTION

INTRODUCTION

The City of Troutdale in response to growth and the desire for expanded park and recreation services, has decided to update the City's 1979 Parks Master Plan. Over the past decade, Troutdale has nearly doubled from a population of 5,908 in 1980 to a population of over 11,400 in 1995.

Upgrading existing parks, acquiring and developing new park and open space sites, expanding recreation services, developing administrative and procedural policies and even acquiring additional staff are all challenges facing the Troutdale Parks and Facilities Division. Making the challenge even more difficult is the demand for more park and recreation services. This, coupled with the fact that the city is growing rapidly, emphasizes the importance of acquiring park and open space land while it is available.

All of these issues point to the importance of developing the city's Parks, Recreation and Greenways Plan. This document, when adopted, will become an integral part of the City's Comprehensive Plan.

PURPOSE OF THE PLAN

The purpose of the plan is to assess the recreation and facility needs within the community and to establish policies for providing future park and recreation services. The plan is intended to serve as a guide for the acquisition and development of future parks, open space areas and trails facilities.

Listed below are brief descriptions of the elements contained in the Parks, Recreation and Greenways Plan.

1. An analysis of existing park, open space and trail facilities.
2. An analysis of existing park and facility maintenance division operations.
3. An analysis of recreation and facility demand.
4. An assessment of park and facility needs.
5. Recommendations for improving existing parks; acquiring and developing new parks, open space and trail systems; managing and operating parks and facilities; and providing new recreation services.
6. Recommendations and strategies for funding and implementing the plan including a six year capital improvement plan.

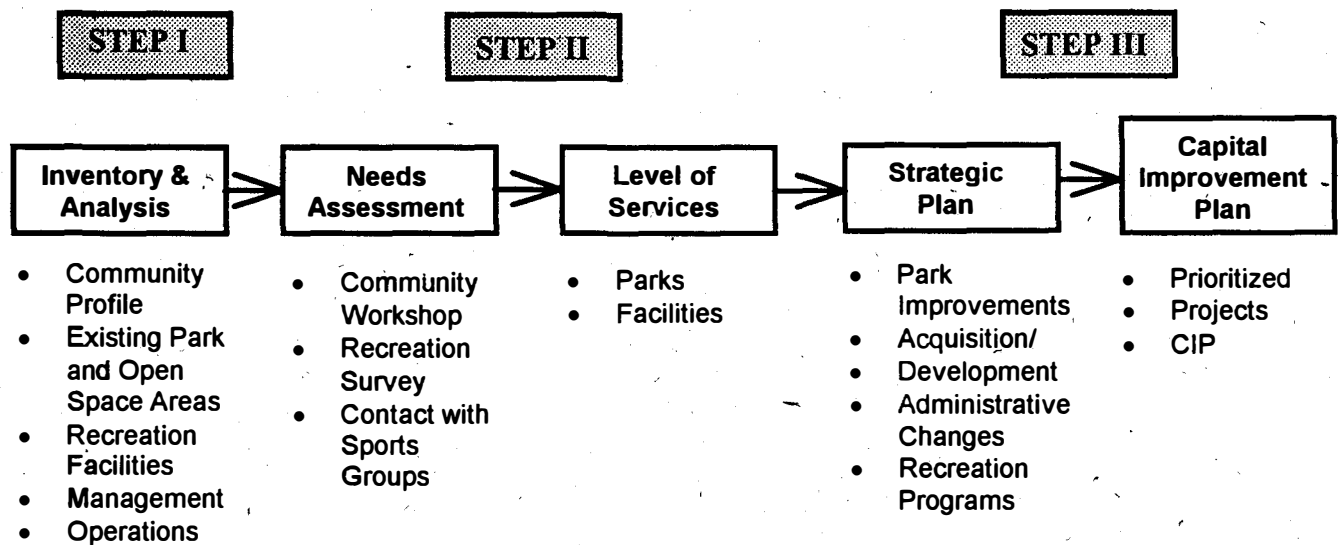
PLANNING PROCESS

The planning process for this study essentially consisted of three steps. The first step was to collect relevant background information on the community and assess its impact on recreational activity. This included an analysis of the community, an inventory and evaluation of the park system and a review of the operations related to park and recreation services.

The second step was to assess the recreational needs in the Troutdale area and determine the level of service to be provided. This was determined primarily through a recreation survey, a community workshop meeting, contact with individual sports groups and discussions with the Parks, Recreation and Greenways Plan Advisory Committee and City staff.

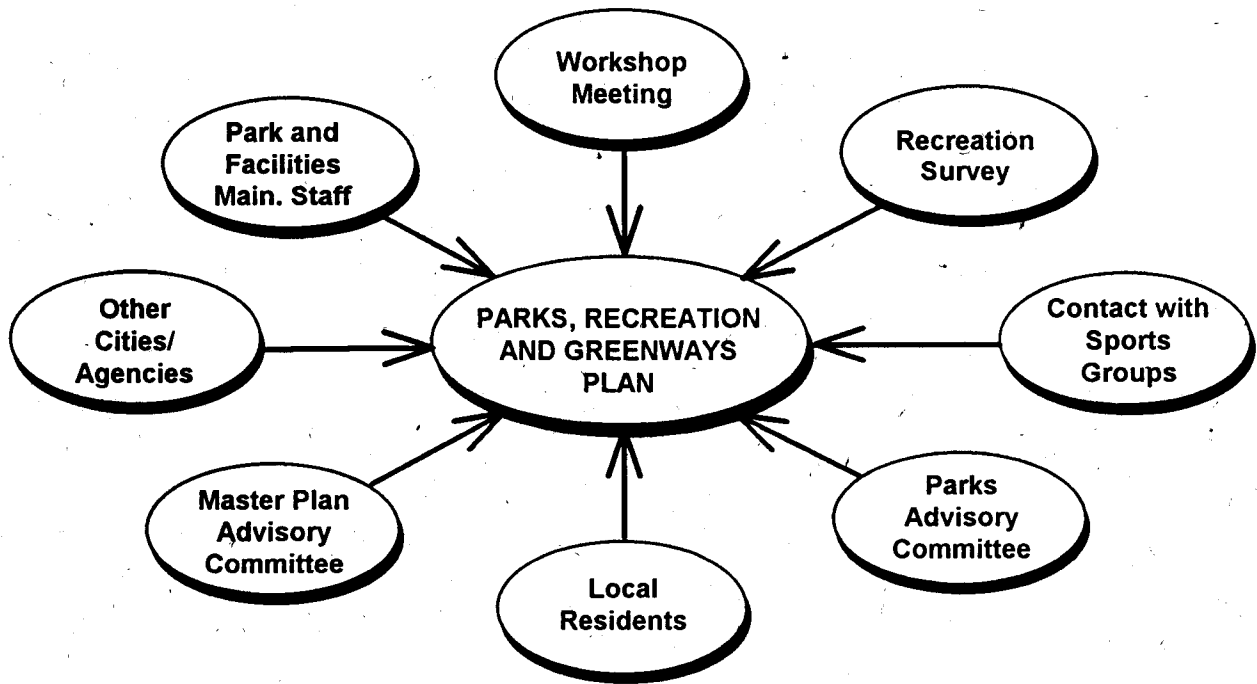
The final step in the planning process was to develop recommendations for improving existing parks; acquiring and developing new parks, open space areas and trails; changes in administration and recreation services. The facility plan identifies the general location of all proposed parks, open space areas and trail systems. This plan will be reviewed by the Parks Advisory Committee, Planning Commission and City Council before the final plan will be adopted. Also included in the step was the development of a capital improvement plan which prioritized the improvements.

The planning process is diagrammed below:



PUBLIC PARTICIPATION

Public input and involvement was critical in this study because the plan needed to reflect the values and priorities of Troutdale. To achieve this objective, public participation and input was achieved in the following ways.



SECTION II

COMMUNITY PROFILE

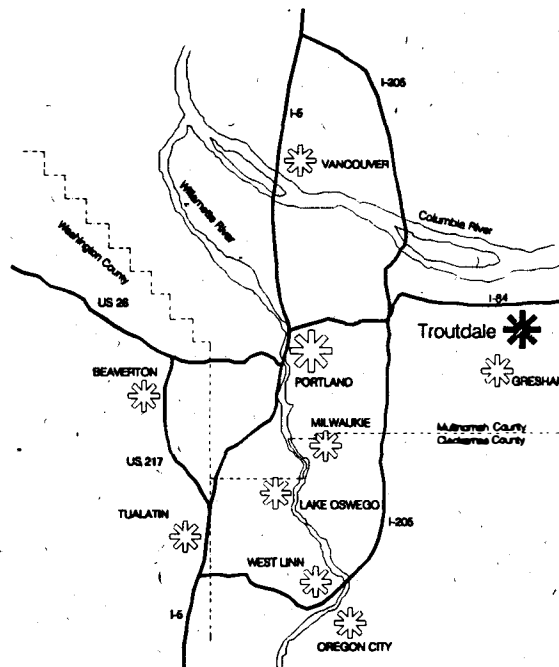
SECTION II

COMMUNITY PROFILE

REGIONAL LOCATION

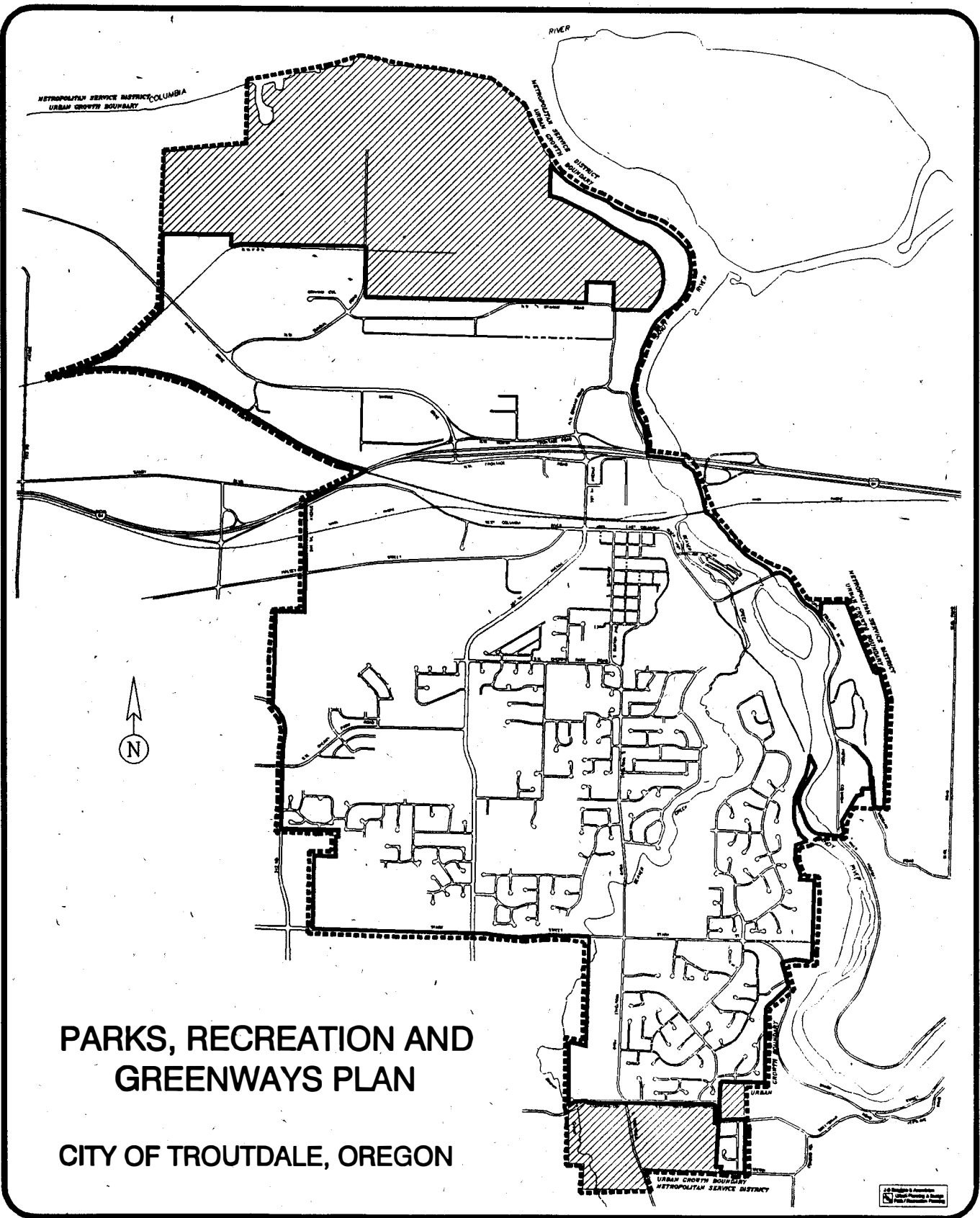
The City of Troutdale is situated in east Multnomah County, approximately 15 miles from downtown Portland. Located at the eastern edge of the Portland metropolitan area near the confluence of the Sandy and Columbia Rivers, the City serves as a gateway to the Columbia River Gorge.

The City is linked with the Portland metropolitan area and the Columbia River Gorge by various modes of transportation. Interstate 84 connects the City of Troutdale with destinations east and west along the Columbia River Gorge. Highway 30, also known as the Columbia River Highway, connects the City with communities to the south and east. The city is also served by a major rail line (Union Pacific Railroad). Aside from the highways and rail line, the City is also served by a commercial airport located directly north of Interstate 84.



PLANNING AREA




The planning area for this study includes the city limits of Troutdale plus some unincorporated lands that are directly influenced and impacted by the City. The specific boundaries are the Columbia River on the north, the Sandy River on the east, the Gresham city limits and Strebin Road on the south, and the Gresham, Wood Village and Fairview city limits on the west. The planning area encompasses approximately eight square miles of land area, of which five square miles are in the existing city limits of Troutdale.



**PARKS, RECREATION AND
GREENWAYS PLAN**

CITY OF TROUTDALE, OREGON

Legend:

-  Area Within Urban Growth Boundary
-  City Limits
-  Planning Area

**PLANNING
AREA**

PHYSICAL FEATURES

Physical features have divided the City of Troutdale into several distinct areas. The largest of these areas is a plateau that begins at 7th Street and extends south to Gresham city limits. The terrain is generally level and consists of gentle to moderate slopes. The one exception is the Beaver Creek canyon, which contains hillsides that typically exceed 30% slope.

Similarly, the area between the Columbia River and the Union Pacific Railroad is also a plateau that is comprised of level terrain. Along the edge of the Columbia River and Sandy River the topography is fairly steep. The land adjacent to the river's edge lies within the floodplain and is susceptible to erosion.

The terrain south of the railroad and north of 7th Street consists of moderate to steep hillsides. This area slopes toward the Columbia River and Sandy River, and offers excellent views of the Columbia River Gorge and Sandy River.

Within Troutdale, there are several natural features that could potentially provide some recreational opportunities. Two of the most significant features are the Sandy and Columbia Rivers. In addition to boating and swimming, these waterways provide open space and wildlife habitats. In addition to the rivers, there are several other noteworthy features. Beaver Creek, which flows through the City, is bordered by steep hillsides and mature vegetation. The City has acquired portions of this area in an effort to create a continuous greenway through the City.

CLIMATE

Similar to most communities in the Portland Metropolitan Area, the climate in Troutdale can be characterized as relatively mild. In general, the climate is wet and windy in the winters and warm in the summers. The average winter temperature ranges in the mid 40's and the summer temperature ranges in the mid 60's. Precipitation averages about 41 inches a year.

Throughout much of the winter months, the City of Troutdale experiences strong winds that originate in eastern Oregon and flow down the Columbia River gorge. These winds are usually very cold and significantly affects the local climate throughout much of the winter.

POPULATION CHARACTERISTICS

An analysis of population characteristics is important because age, income and education are major determinants of recreation interests. In general, the older the population, the less they participate in active or competitive recreation activities.

The youth age groups tends to participate in recreation activities more frequently than any other age group and they tend to favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, bicycling, etc. Young adults (ages 18-35) are also an active age group and form the core of adult competitive sports. Adults (ages 35-65) typically have less time to devote to recreational activities and tend to be more concerned about maintaining a home and a job. Recreational time is at a premium and often limited to weekends and occasional evenings.

According to the US Census, the City's 1990 population was placed at 7,852 persons. This is a 33% increase from the 1980 population of 5,908. The 1995 population was estimated at approximately 11,400.

Table 1 below, illustrates population growth for the City of Troutdale as well as for Multnomah County since 1900. As one can see, the growth rate has fluctuated over the last ninety years. However, over the last 30 years the growth rate has steadily increased. The largest growth period for the City of Troutdale occurred between 1960 and 1980.

Table 1
Historical Population Growth, 1910-1990
City of Troutdale and Multnomah County

Year	City of Troutdale	Percent Increase	Multnomah County	Percent Increase
1910	309	---	226,261	---
1920	191	-38.2	275,898	22.0%
1930	227	18.8%	338,241	22.6%
1940	211	-7.0%	355,099	5.0%
1950	514	143.6%	471,537	32.8%
1960	522	1.6%	522,813	10.9%
1970	1,661	218.2%	554,668	3.9%
1980	5,908	255.7%	562,647	1.4%
1990	7,852	32.9%	583,887	3.8%

⁽¹⁾ City of Troutdale was incorporated in 1907

**Source: Portland State Population Research Center
United States Census**

Table 2 on the following page, shows the population growth in the City of Troutdale on a year by year basis starting in 1985. As can be seen, the population has steadily increased over the last 10 years averaging about 6% per year. It should be noted that the greatest growth has occurred in the last five years.



**Table 2
Population Growth 1985-1990
City of Troutdale**

Year	Population	% Change
1985	6,890	0.6%
1986	7,095	3.0%
1987	7,115	0.3%
1988	7,255	2.0%
1989	7,375	1.7%
1990	7,852	6.5%
1991	8,195	4.4%
1992	8,790	7.3%
1993	9,410	7.1%
1994	10,495	11.5%
1995 ⁽¹⁾	11,400	8.6%
⁽¹⁾ Estimate		

Source: Portland State Population Research Center

The demographic profile for the City of Troutdale is slightly different from the rest of Multnomah County and the State of Oregon. In general, the population as a whole is significantly younger than the population of Multnomah County and the State of Oregon. An analysis of the age groups indicates a higher percentage of people under the age of 18. The demographic profile also indicates a significantly lower percentage of people over the age of 65. Overall, the age distributions suggests a younger age profile characterized by families with young children. This means that currently or in the near future there will be a demand for children's playgrounds and other similar facilities. In a few years, this same population will be seeking places for active sports, such as baseball, soccer and basketball.

**Table 3
Age Distributions 1990
Selected Geographic Areas**

	City of Troutdale	Multnomah County	State of Oregon
Under 18	33.7%	23.1%	24.4%
18-64	63.1%	63.3%	59.9%
65 and Over	3.2%	13.6%	15.7%
Median Age	30.0	34.2	35.5

Source: Portland State Population Research Center
1990 United States Census

The specific age breakdowns are listed below.

Table 4
Age Breakdowns 1990
City of Troutdale

Category	Population	Percentage
0-9	1,468	18.7%
10-14	771	9.8%
15-17	404	5.1%
18-24	619	7.9%
25-34	1,544	19.7%
35-44	1,747	22.2%
45-54	713	9.1%
55-64	331	4.2%
65+	255	3.2%
TOTAL	7,852	1.00%

**Source: Portland State Population Research Center
1990 United States Census**

Income levels are also important clues in recreation planning because the higher income groups tend to be more active and participate in the more expensive types of activities. Income levels within the City of Troutdale are significantly higher than the rest of Multnomah County and the State of Oregon as a whole. The higher average household income may be partially attributed to the high percentage of two income households.

A comparison of the 1990 household incomes is shown below.

Table 5
Household Income Levels 1990
Selected Areas

Area	1990 Household Income
City of Troutdale	\$38,993
Multnomah County	\$26,928
State of Oregon	\$27,250

Source: Portland State Population Research Center; 1990 United States Census

An analysis of the labor force in Troutdale revealed that the largest class of employment type is business services followed by professional services. This employment distribution would tend to support a suburban population profile. A breakdown of employment classifications is listed in Table 6 on the following page.



**Table 6
Employment Classification 1990
City of Troutdale**

Type	Percentage
Business Services	22.0%
Professional Services	16.7%
Retail/Trade	14.4%
Manufacturing	9.2%
Health and Education Services	9.1%
Personal Services	7.5%
Transportation/Utilities	5.2%
Construction	4.4%
Finance/Insurance/Real Estate	4.3%
Misc. Services	2.7%
Agricultural/Forestry/Fisheries	2.0%
Wholesale Trade	1.9%
Public Administration	0.6%

**Source: Portland State Population Research Center
1990 United States Census**

POPULATION PROJECTIONS

Shown below is the population projection for the City of Troutdale. As can be seen from the table below, the 10 year projection estimates the population at 15,800 and the 20 year projection at 21,400. The City's estimated buildout population is 25,000 (year 2021). The projection assumes an average annual growth rate of 3.2 which is lower than the current rate.

**Table 7
Population Projections
City of Troutdale and Troutdale Planning Area**

Year	Troutdale Population
1990	7,852
1995	11,400
2000	13,300
2005	15,800
2010	18,400
2015	21,400

Source: City of Troutdale

SECTION III

**EXISTING PARK AND
RECREATION AREAS**

SECTION III

EXISTING PARK AND RECREATION AREAS

INTRODUCTION

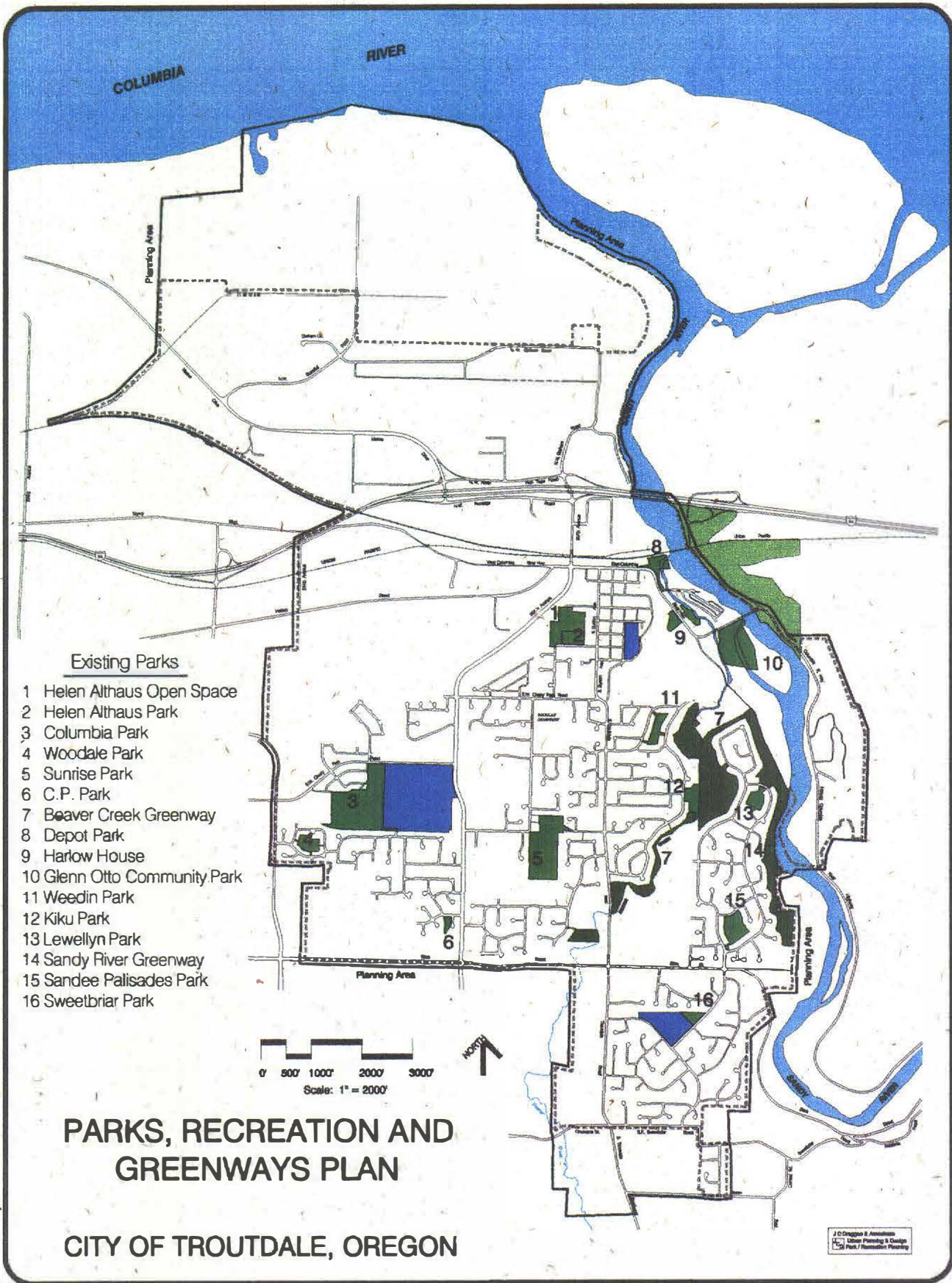
Listed below is a summary of parks and recreation areas located within the Troutdale area. This includes land owned by the City of Troutdale and the State of Oregon.

**Table 8
Summary of Parks and Facilities
Troutdale Planning Area**

Park Recreation Areas	No. of Acres	Sites
City of Troutdale Parks and Facilities		
Mini-Parks	2.10	2
Neighborhood Parks	14.37	5
Community Parks	11.96	1
Regional Parks	0.0	0
Special Use Areas *	4.12	2
Linear Parks	0.0	0
Natural Open Space/Greenways	56.06	10
Landscaped Areas	1.84	8
Undeveloped Park Land	41.00	3
Other City Facilities	13.15	32
Total City Areas	144.60	63
State of Oregon		
Special Use Areas	2.56	1
Total State Areas	2.56	1
TOTAL	147.16	64
* Special use areas include miscellaneous sites that do not fit into any other category. They often include sites such as specialized single-purpose areas and land occupied by major recreation structures.		

Analysis of Existing Park Areas

On the following page is a map of the existing parks and open space/greenway areas. This is followed by a detailed analysis of existing park areas and open space areas maintained by the City of Troutdale.



Legend:

- CITY BOUNDARY
- █ EXISTING PARKS
- █ GREENWAY

EXISTING PARKS AND OPEN SPACE AREAS

Beaver Creek Greenway

This 22.84 acre natural area is located east of Troutdale Road. It begins at the confluence of the Sandy River and extends south through Mt. Hood Community College. Access to this site is provided through several adjacent greenway parcels and an existing park. Land surrounding the site is composed of a mixture of residential developments and vacant land.

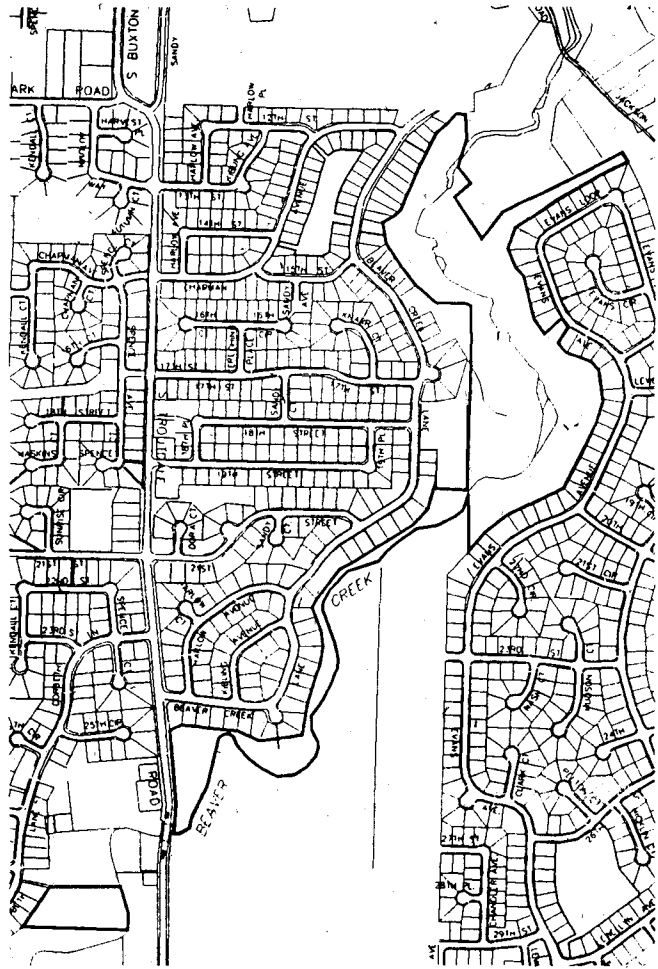
The site is composed of several parcels of land that lie along the Beaver Creek canyon. Most of these parcels are contiguous, however, there are several parcels of land that act as islands that provide no public access. The canyon itself consists of the creek channel and the adjacent hillsides. In most cases, the hillsides exceed 30% slope.

Facilities at the site are limited to natural trails. A majority of the canyon is heavily wooded and provides open space and wildlife habitat. Repair work is planned on the trails to minimize erosion.

In terms of expansion, the site offers numerous opportunities for future land acquisitions. Currently, only a small portion of the canyon remains in public ownership. The City has implemented a steep slope ordinance which restricts development along a majority of the canyon. Although this limits the development, it does not provide for public access. With the addition of new parcels of land, there is some opportunity to expand the existing trail system along the length of the canyon to connect the north and south portions of the City.

Site Information

- Size:** 22.84 Acres
- Facilities:** Natural Area
Unpaved Trail
- Planned Facilities:** Trails
Interpretive Area



Columbia Park

Located off Cherry Park Road, this 22.27 acre parcel of land is situated adjacent to Reynolds High School. Main access to the site is off Cherry Park Road, however, there are several walkways that access the site through the surrounding neighborhoods. The site is bordered by residential developments on the south and west, and Reynolds High School on the east.

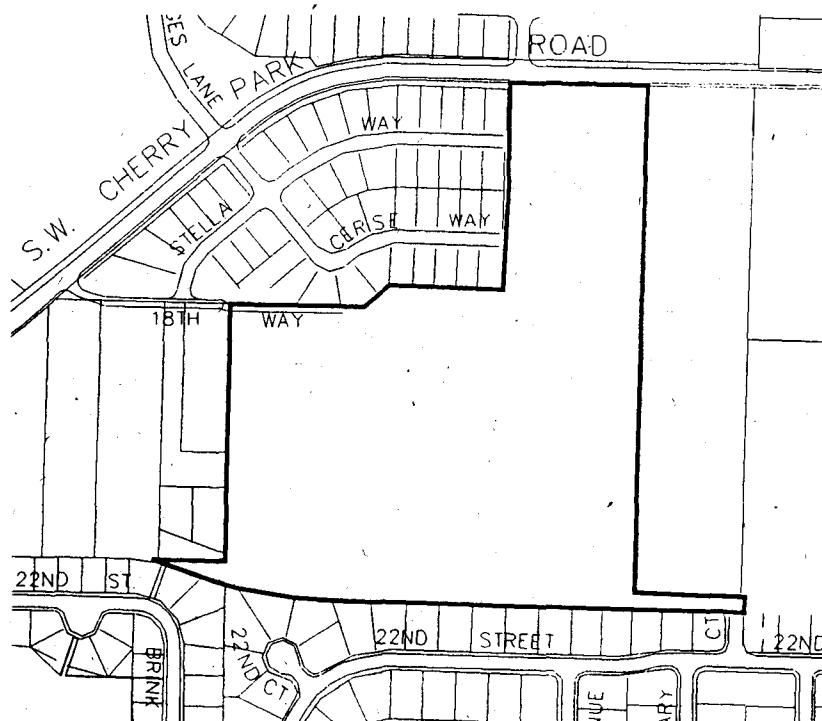
For the most part, the site is relatively undeveloped. However, the City with assistance from local residents, has developed a large playground area known as "Imagination Station". Because of its age, this facility is in excellent condition. In addition to the playground, the site contains a large gravel parking area. The only other notable feature on the site is a water reservoir. This area is fenced and is surrounded by a large wooded area.

Because a majority of the park remains undeveloped, the site offers unlimited opportunities for future development. Currently, there are plans to develop two youth baseball fields in the southeast corner of the site, adjacent to the Reynolds High School baseball fields.

Site Information

Size: 22.27 Acres
Facilities: Children's Playground (Imagination Station)
Parking Area (gravel)

Planned Facilities: Youth Baseball Fields
Paved Parking Area
Restroom Building



CP Park

This 1.37 acre site is located at the corner of 28th Street and Faith Court. Main access to this site is off Faith Court, however, there is an additional access point that connects the undeveloped land to the south. Land surrounding the site is primarily residential development with a large undeveloped parcel to the south.

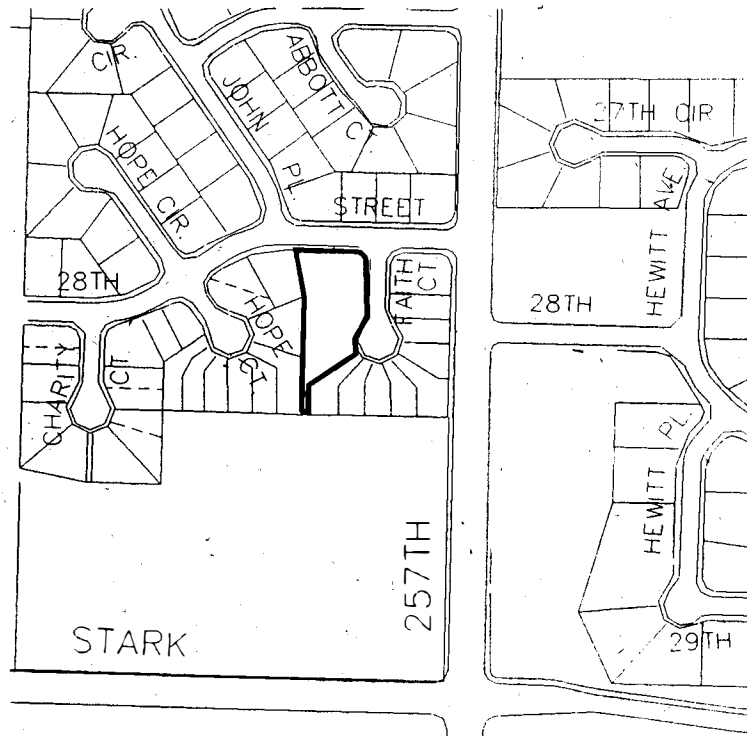
Facilities include a small open play area, a children's playground, a half-court basketball court, picnic area and a paved walkway. Overall, the park is in very good condition. Only minor improvements are needed at this site.

Because of the existing size and the lack of developable land immediately adjacent to the site, there are very few opportunities for additional facilities. However, land to the south of the walkway is currently undeveloped. There may be some opportunity to link this site with the eventual development of this property.

Site Information

Size: 1.37 Acres
Facilities: Children's Playground
Picnic Area (3 tables)
Basketball Court (half court)
Open Grass Area (small)
Pathway

Planned Facilities: Undetermined



Depot Park

Located off East Columbia River Historic Highway, this 2.74 acre park lies adjacent to the Union Pacific Railroad. The site is bordered by a bus station on the west, the Union Pacific Railroad on the north and Beaver Creek on the east.

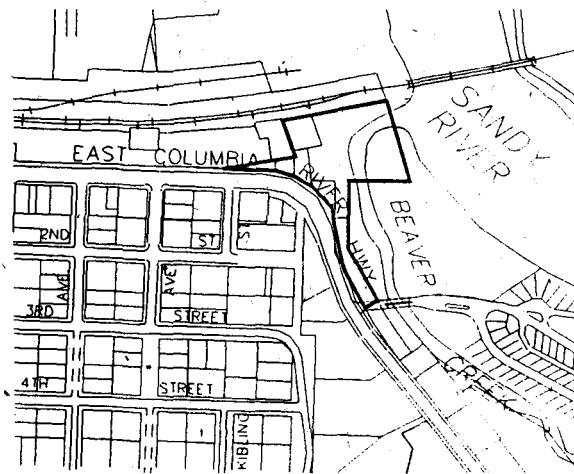
Facilities consist of the historic railroad depot, a parking area and a trail system. The depot building serves as the offices for Parks and Facilities Division as well as the Troutdale Chamber of Commerce and museum. Overall, facilities at the site are in fair condition. There are however, some design and operational problems associated with the site. The entrance to this facility is also used by Tri-Met for a bus turn-around. This not only generates some safety concerns but also creates congestion for individuals wishing to visit the Chamber of Commerce and Parks and Facilities Division offices. The second issue relates to accessibility. Currently, the building and gravel parking area do not meet ADA accessibility requirements.

Due to the existing land uses surrounding the property, there is little opportunity to expand this site. However, there is some opportunity to add some additional facilities. The City currently has plans to build a new Parks and Facilities Division office. With the development of new maintenance offices and storage building, different uses could be added to the site. There is also some opportunity to develop a pedestrian linkage along west bank of the Sandy River and along the north edge of the Columbia River Historic Highway.

Site Information

Size: 2.74 Acres
Facilities: Historic Train Depot
Parking Area
Riverfront Access
Trail

Planned Facilities: Trail Improvements
Accessible Fishing Area
Landscaping



Glenn Otto Community Park (formerly Troutdale Community Park)

This 11.96 acre park is the most heavily used park in the Troutdale park system. Access to the site is off East Columbia River Historic Highway and is bordered by the Sandy River on the east, Beaver Creek on the west and a few residential homes on the south.

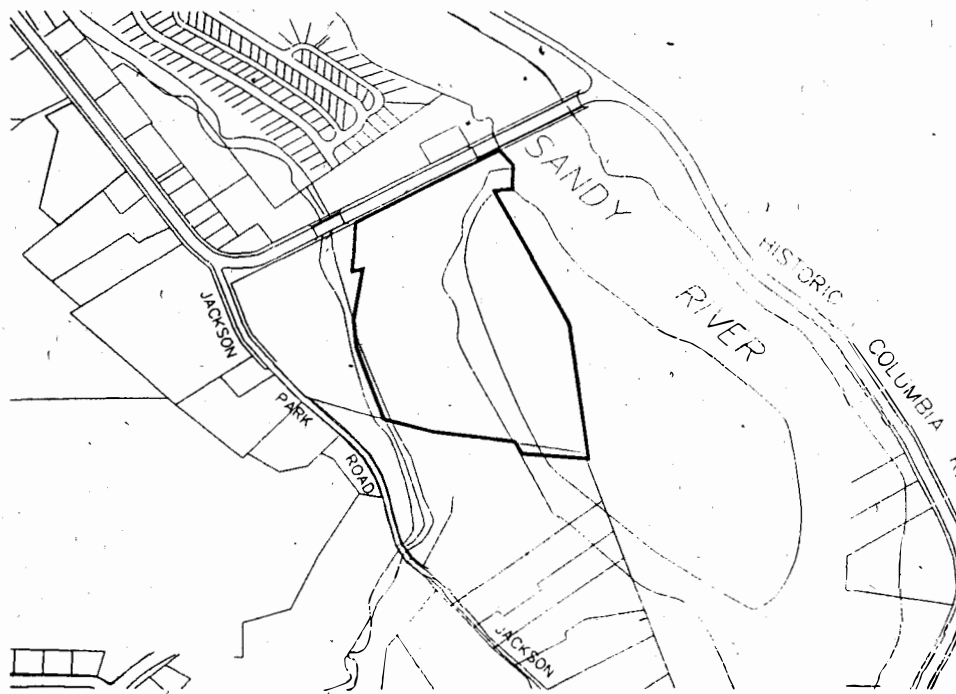
Overall, the park is in fair condition. Facilities include a caretakers home, meeting hall, swimming beach, restroom building, picnic area, a children's playground and an open play area. In addition to these facilities, there are several small buildings on the site which are used by community organizations. Because a majority of the park is hidden from the parking area by the caretaker's residence and meeting hall, the developed portion of the park is under-utilized.

Due of the existing level of development south of the site, there is no opportunity for expanding the park. However, there may be some opportunity to provide some additional recreational opportunities along the Sandy River.

Site Information

Size: 11.96 Acres
Facilities: Caretaker's Residence
Meeting Hall (Sam K. Cox Building)
Restroom Building
Children's Playground
Picnic Area
Riverfront Access
Parking Area

Planned Facilities: Picnic Shelter



Harlow House

This 1.38 acre site is located off East Columbia River Historic Highway. The site is bordered by residential property on the north and south sides, and vacant land on the west.

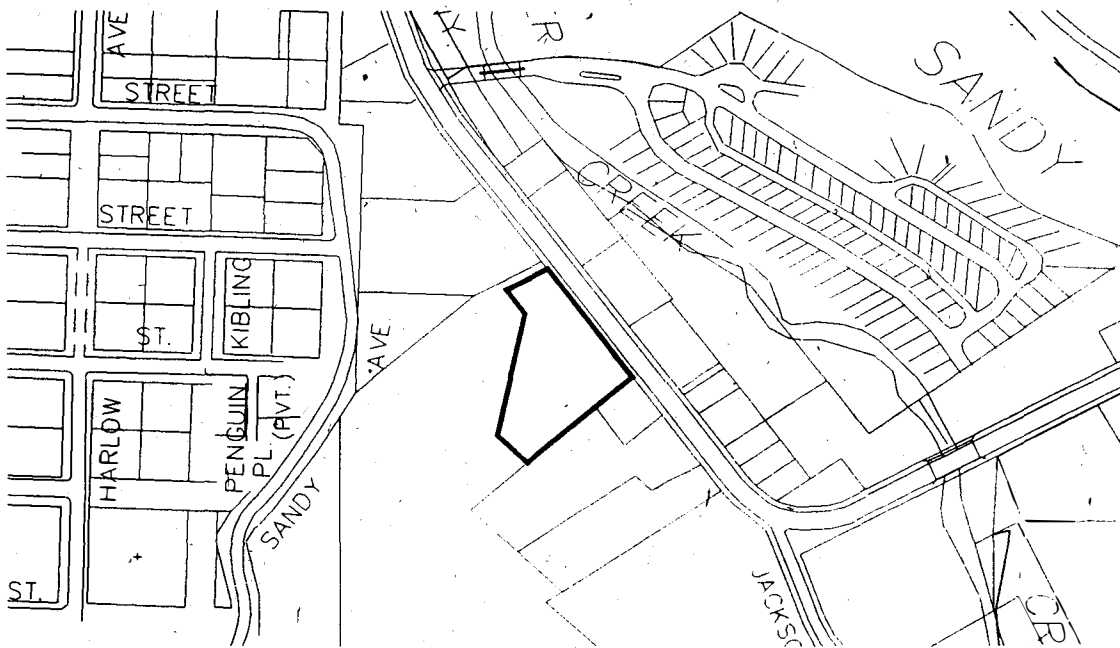
Facilities consist of the historic Harlow House and a gravel parking area. The building serves as a museum and is owned and operated by the local historical society. Overall, the building is in fair condition, however, the site requires substantial improvements. The gravel parking lot needs to be paved in order to meet ADA accessibility requirements. A system of walkways needs to be constructed in order to provide access to the site. In addition, the historic trout ponds need to be rehabilitated.

Due to the size and the surrounding terrain, there are very few opportunities to expand this site. The City has recently acquired a portion of the hillside west of the park. This area contains a trail that follows the course of a historic wagon route. There is some opportunity to connect this trail with the Beaver Creek trail system.

Site Information

Size: 1.38 Acres
Facilities: Historic Museum
Parking Area (gravel)

Planned Facilities: Access Improvements



Helen Althaus Park

Located off 7th Street, this 2.0 acre park was at one time a portion of the City's watershed. Access to the site is off 7th Street on the south. The site is bordered by residential homes on the east and Helen Althaus open space on the west and north.

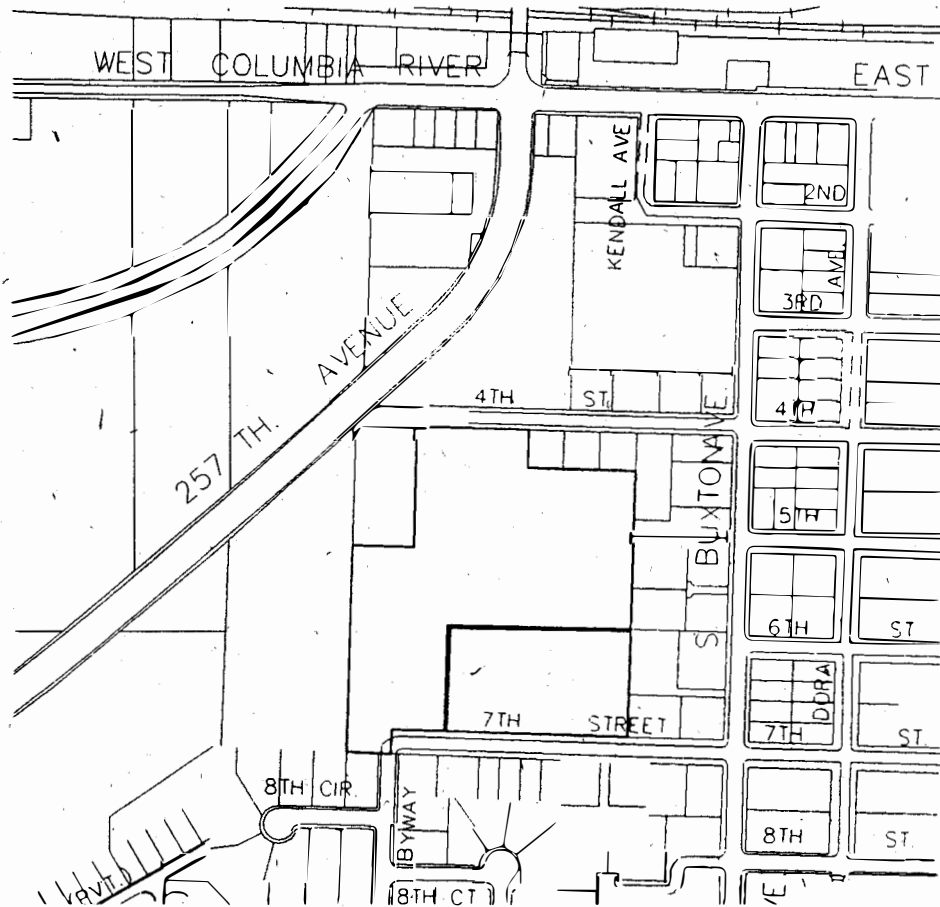
Currently, the park is only partially developed. Facilities at the site include a full-court basketball court and a small open grass area. In general, the facilities are in fair condition. There are a few problems associated with the level of development. Several of the facilities are not accessible and do not meet accessibility requirements.

In terms of expansion, there is some opportunity to add some more facilities at the site.

Site Information

Size: 2.00 Acres
Facilities: Basketball Court (full court)
Open grass area

Planned Facilities: Picnic Facilities



Helen Althaus Open Space

This 8.26 acre site, in combination with the Helen Althaus Park, formed the City's original watershed. Access to the open space area is off 7th Street on the south and 4th Street on the north. The site is bordered by residential homes on the east, public work shops and well site on the south and undeveloped land on the west.

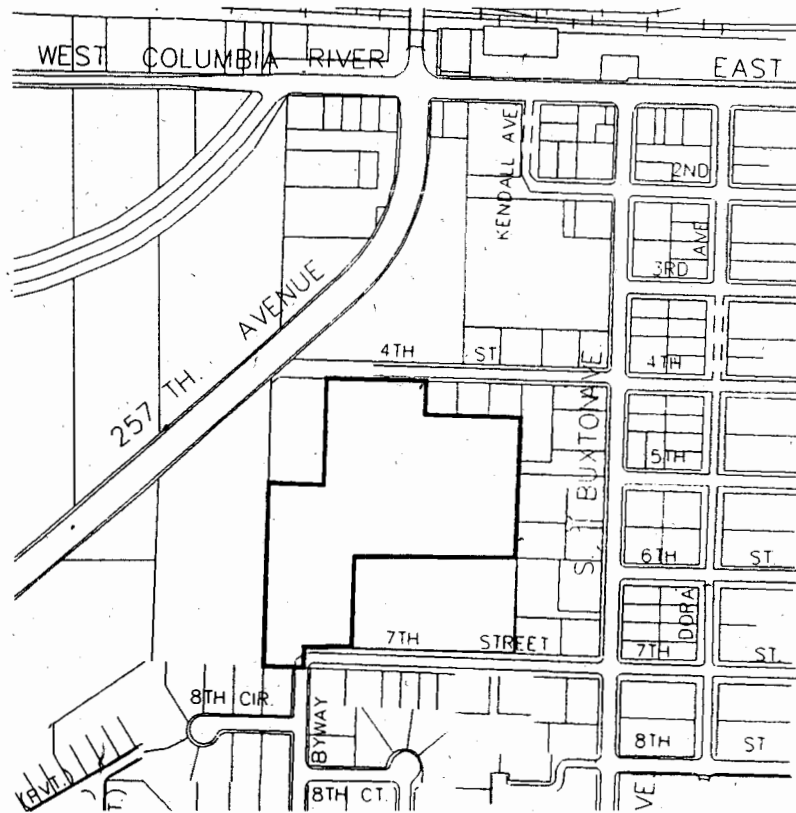
Currently, the site is only partially developed. Facilities at the site include a large natural area and a unpaved trail system. In general, the facilities are in fair condition. Because the terrain is fairly steep, portions of the site are susceptible to erosion and sedimentation.

In terms of expansion, there is some opportunity to acquire additional land to the west of the site. A majority of this area consists of steep hillsides which is undevelopable under the City's steep hillside ordinance. If additional land is acquired to the west, the existing trail system can be expanded.

Site Information

Size: 8.26 Acres
Facilities: Trail System (unpaved)
Natural Area

Planned Facilities: Trail Improvements



Kiku Park

This 2.75 acre park is located off Beaver Creek Lane. Situated in a residential area, the park is bordered by homes on two sides and Beaver Creek Greenway on the other.

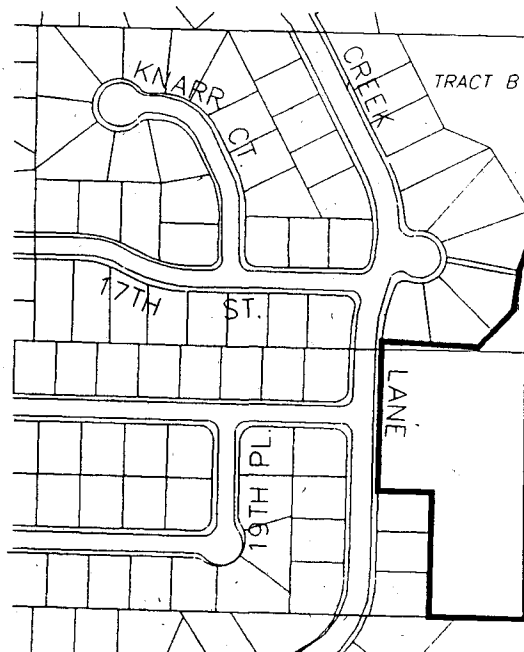
Facilities at the park include a tennis court, a half court basketball hoop, an open play area and a children's playground. Facilities at the site are in fair condition. There are a few operational and design problems associated with the site. The first involves pedestrian circulation within the site. Because the park serves as a trailhead for the Beaver Creek canyon, there is a need to provide pedestrian access from the street to the edge of the canyon. The current access trail bisects the open play area rendering the space unusable. The second problem is associated with the tennis courts. Due to settling and probably improper installation, the tennis courts have developed cracks and created an uneven playing surface.

Due to the existing land uses surrounding the property, there is no opportunity to expand this site. However, there may be some opportunity to relocate some of the existing facilities to improve the circulation and design of the site.

Site Information

Size: 2.75 Acres
Facilities: Tennis Court
Children's Playground
Basketball Court (half court)
Open Play Area
Trailhead

Planned Facilities: Undetermined



Lewellyn Park

Located off Lewellyn Avenue, this 2.39 acre park is located between Beaver Creek and the Sandy River. Situated in a residential area, the park is bordered by homes on all sides.

The park is fully developed and contains two tennis courts, a paved pathway, an open play area and a children's playground. Overall, the facilities are in good condition. Because of the existing level of development, there is no opportunity for expanding the site. There is some opportunity to expand the recreational opportunities within the site by adding some more facilities.

Site Information

Size: 2.39 Acres
Facilities: Tennis Court (2)
Children's Playground
Open Play Area
Paved Pathway
Parking Area

Planned Facilities: Undetermined



Sandee Palisades Park

This 4.71 acre park is located off 26th Street. This site is bordered by residential development on three sides. Access to the site is off 26th avenue and from a walkway that accesses the site through the immediate neighborhood.

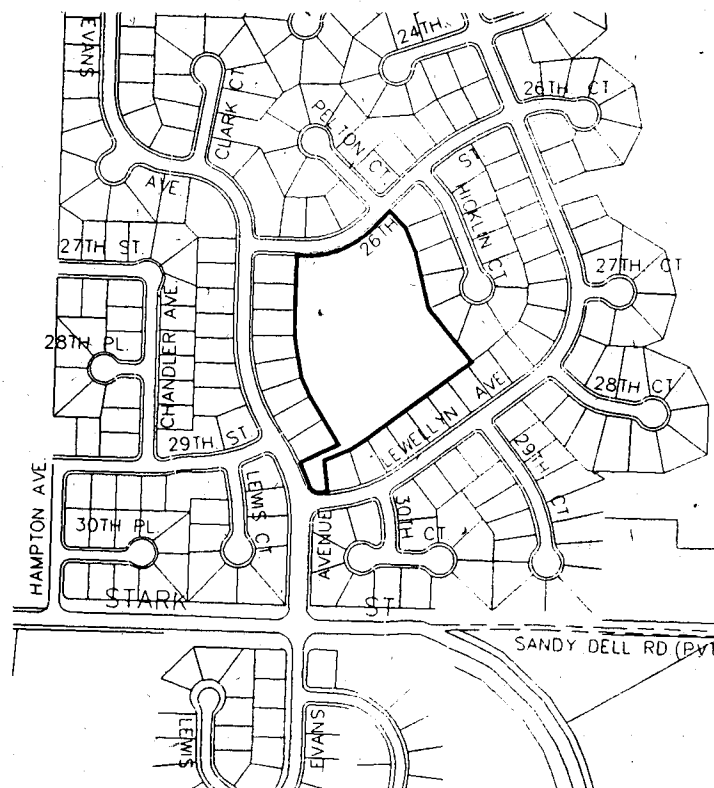
Currently, the site is fully developed. Facilities include a paved pathway, a youth baseball field, an open play area and a children's playground. The only other notable facilities are two Public Works well sites, one of which is underground. Overall, the facilities at the site are in very good condition and only minor improvements are needed.

Because of the existing level of development, there is no opportunity to expand the site. By re-orienting some facilities, there may be some opportunity to expand the recreational opportunities within the site.

Site Information

Size: 4.71 Acres
Facilities: Youth Baseball Field
Children's Playground
Open Play Area
Paved Pathway
Parking Area

Planned Facilities: Undetermined



Sandy River Greenway

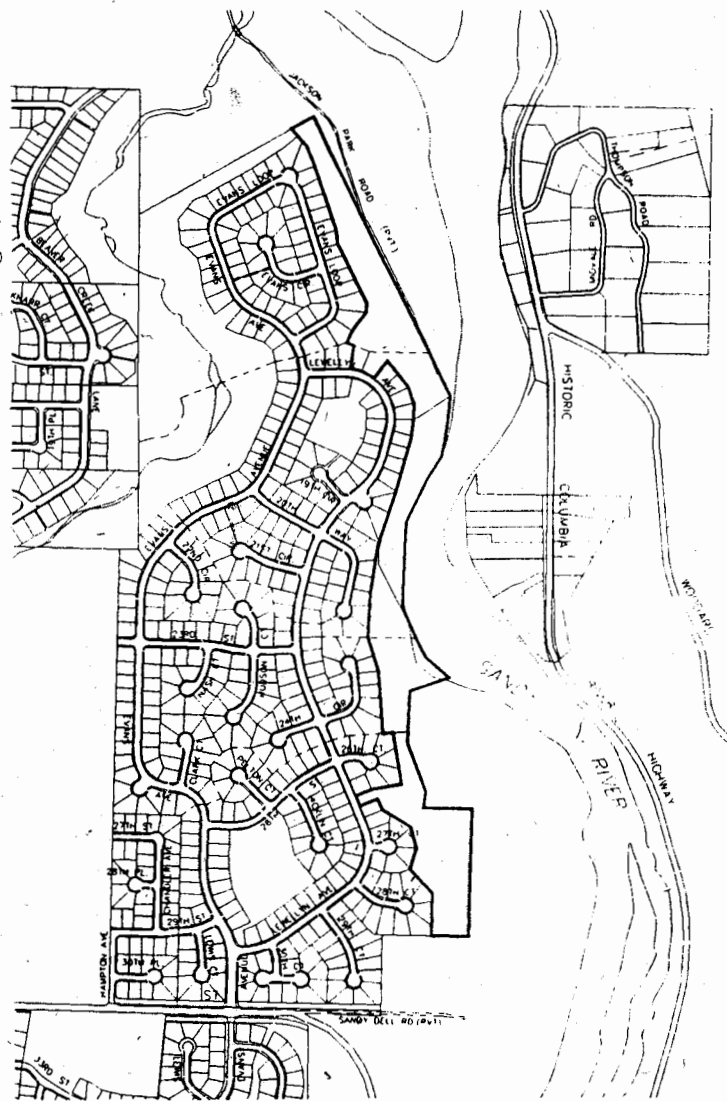
This 20.97 acre natural area is located on the western edge of the Sandy River. It begins near the confluence of Beaver Creek and extends south along the Sandy River. Land surrounding the site is composed of a mixture of residential developments.

The site is composed of several parcels of land along the slopes overlooking the Sandy River. Most of the land consists of steep to moderate hillsides and is heavily wooded. For the most part, public access to this area is discouraged due to the steep and fragile nature of the slopes. While the cliffs above the canyon present some hazards, they provide excellent viewing opportunities of the river below. Currently, there is one small developed area with a pathway and picnic table located at the north end of Lewellyn Avenue that provides access to this site.

The site offers numerous opportunities for future land acquisitions. Currently, only a small portion of the western edge of the river remains in public ownership.

Site Information

Size: 20.97 Acres
Facilities: Natural Area
Planned Facilities: Trails



Sweetbriar Park

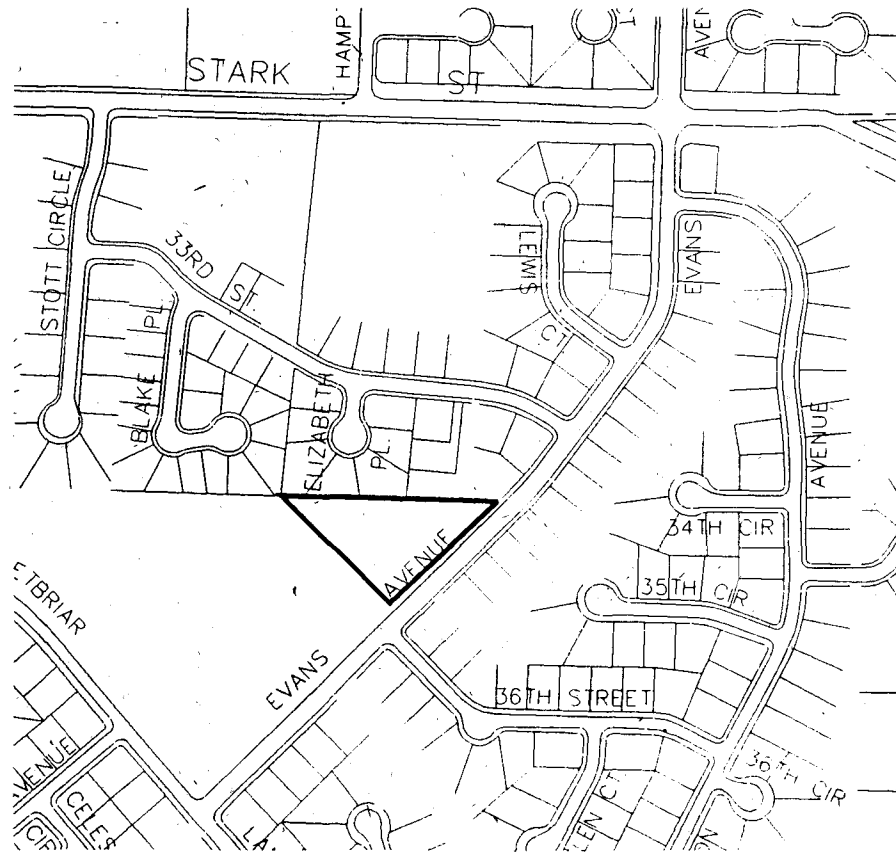
This 1.37 acre parcel of land is located off Evans Avenue. This site is a triangular parcel of land that is bordered by a residential development on the north and elementary school on the west. It functions as an extension of the school grounds.

Currently, the site is partially developed. Facilities are limited to a open grass area, some landscaping and a paved pathway. Overall, the site appears to be in very good condition. The Public Works Department has a well located at this site.

Because of the existing level of development, there is no opportunity for expanding the site. There is some opportunity to expand the recreational opportunities within the site by adding some more facilities.

Site Information

Size: 1.37 Acres
Facilities: Open Grass Area
Paved Pathway
Planned Facilities: Extend Pathway



Sunrise Park

Located between Hensley Road and 21st Street, this 16.23 acre parcel of land offers excellent views of Mount Hood and the bluffs above the Sandy River. The site is bordered by residential developments on all sides. Access to the site is off Hensley Road on the west and 21st Street on the east.

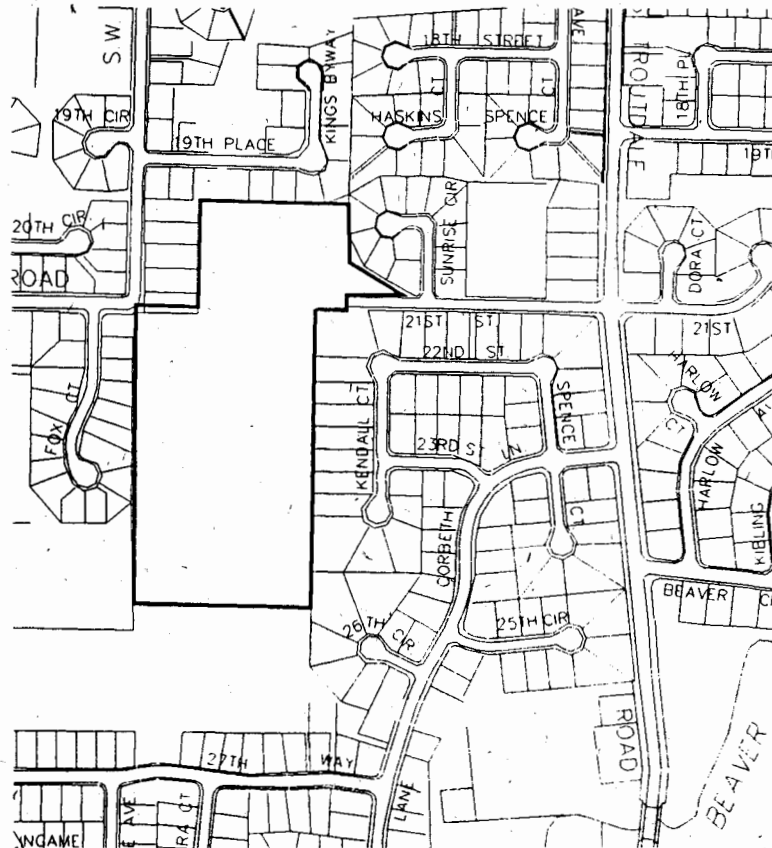
Currently, the site is undeveloped and contains a small pond. The site was at one time a landfill and has since been reclaimed for a park site. As part of the landfill closure plan, the City has graded, added a thin layer of topsoil and re-seeded the site.

Because the site is currently undeveloped, the site offers unlimited opportunity for additional facilities.

Site Information

Size: 16.23 Acres
Facilities: None

Planned Facilities: Preparing Master Plan



Weedin Park

This 2.52 acre park is located off Beaver Creek Lane. Situated in a residential area, the park is bordered by homes on all sides. Access to the site is provided through a small parking area and several walkways through the adjoining neighborhood.

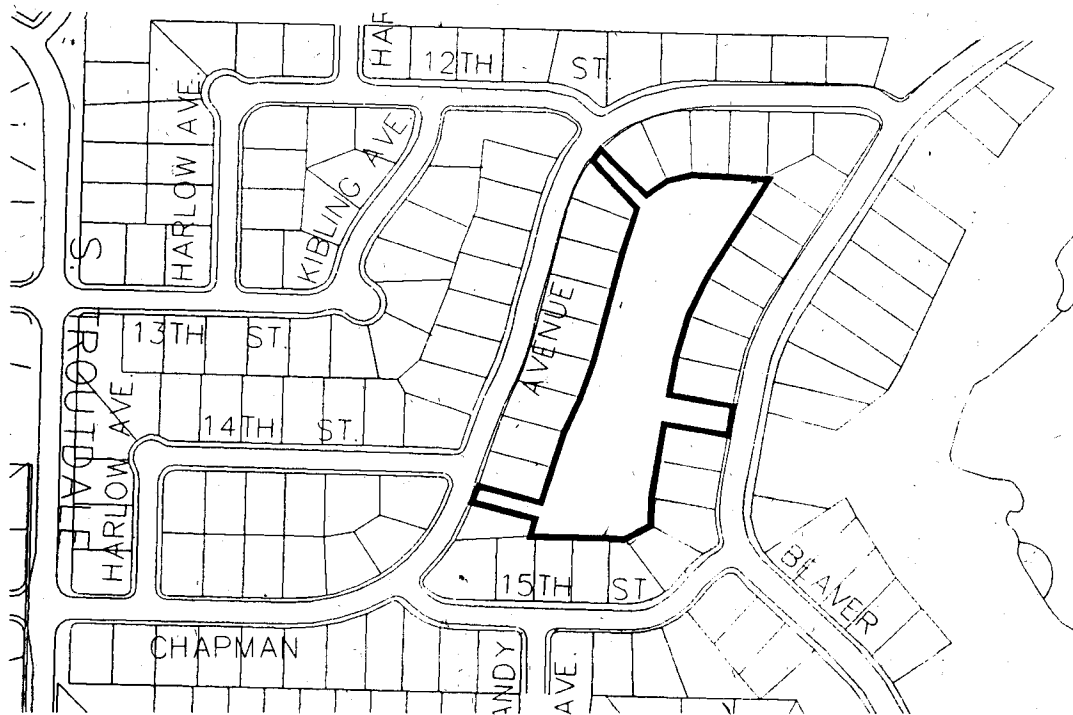
Facilities at the park include two tennis courts, a paved trail, an open play area and a children's playground. Overall, the park is in good condition. However, there is a problem associated with visibility into the site. Currently, the park is heavily vegetated near the entrance into the park, which prevents visual access into the site. This presents some safety concerns for children using the facilities.

Because of the existing level of development, there is no opportunity for expanding the site. There is some opportunity to expand the recreational opportunities within the site by adding some more facilities.

Site Information

Size: 2.52 Acres
Facilities: Tennis Courts (2)
Children's Playground
Open Play Area
Paved Pathway
Parking Area

Planned Facilities: Undetermined



Woodale Park

This 2.50 acre parcel of land is located in the middle of a developed residential area. Bordered by residential homes on all four sides, access to the site is off four short walkways.

Currently, the site is undeveloped. Facilities at the site are limited to a open grass area.

Because the site is undeveloped, there are unlimited opportunities for the development of this site. The concern over development of this site is the lack of visibility and access.

Site Information

Size: 2.50 Acres
Facilities: None

Planned Facilities: Undetermined

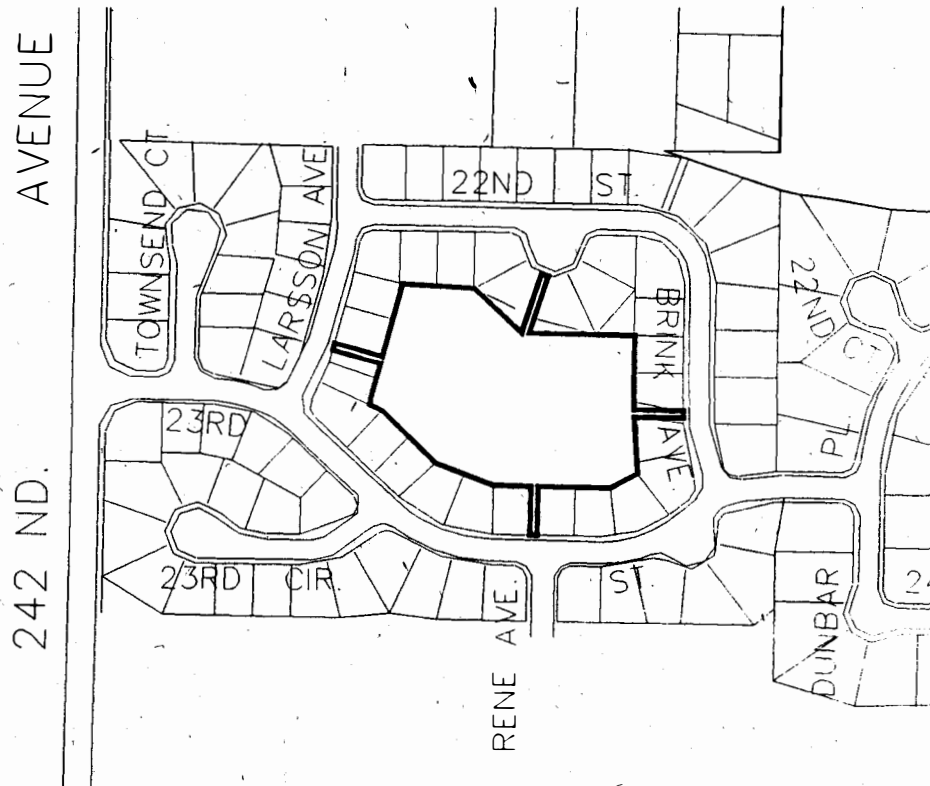


Table 9
Summary of City Parks, Greenways and Landscaped Areas
City of Troutdale

Area	Acres	Facilities
Developed Land		
Beaver Creek Lane/ Troutdale Road	0.91	Street right-of-way
Buxton Street Island	---	Approximately 265 sq. ft.
Corbeth I Greenway Entrance	0.03	Developed
C.P. Park	0.73	Picnic area, basketball court, children's playground and paved pathway
Depot Park	2.74	Historic train depot, Historical Society and Parks and Facilities Maintenance offices, trails and parking area
Entry Monument	---	Approximately 375 sq. ft.
Evans Street Island	0.11	Street right-of-way; median
Glenn Otto Community Park	11.96	Caretaker's residence, meeting hall, picnic area, restrooms, children's playground, riverfront access and parking area
Harlow House	1.38	Historic residence, museum, gardens, gazebo and parking area
Helen Althaus Park	2.00	Open play area and basketball court
Jackson Park Road Street Island	0.01	Approximately 600 sq. ft.
Kiku Park	2.75	Open play area, tennis court, basketball court (half court), children's playground and paved pathway
Lewellyn Greenway	2.04	Developed
Lewellyn Park	2.39	Open play area, tennis courts (2), children's playground, pathways and parking area
N. Weedin Access	0.03	Developed
Sandee Palisades Detention Basin	0.51	Developed
Sandee Palisades Greenway	0.28	Developed
Sandee Palisades Park	4.71	Open play area, youth baseball field, children's playground, pathway and parking area
S. Weedin Access	0.03	Developed
Sweetbriar Park	1.37	Pathway and open play area
Weedin Park	2.52	Open play area, tennis courts (2), children's playground, pathways and parking area
Stark Street Hampton to Sandy Dell Road	0.55	Street right-of-way

Area	Acres	Facilities
Undeveloped Sites		
Beaver Creek Greenway	22.84	Natural area and trails
Bus Stop Island at Historic Columbia	0.25	Parking and surrounding area
Columbia Park	22.27	
Helen Althaus Open Space	8.26	Natural area and trails
Sandy River Greenway	20.97	Natural area
Stuart Ridge Greenway	1.07	
Sunrise Park	16.23	
Woodale Park	2.50	
2nd Street Islands	---	2 areas approximately 32 sq. ft.

PARK LAND DEFINITIONS

In order to address specific land needs, parks and recreational areas have been divided into categories. Each category provides a distinct type of recreational opportunity. The ideal park system for a community is one made up of several different types or classifications of park areas. The classification system we propose for Troutdale is as follows:

Mini-Parks Mini-parks, tot lots and children's playgrounds are all small single purpose playlots designed primarily for small children usage. Because of their size, the facilities are usually limited to a small open grass area, a children's playground and a picnic area.

Neighborhood Parks Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (about 2-7 acres) and serve an area of approximately one half mile radius. Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood children. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer, Little League baseball, etc.



Community Parks

A community park is planned primarily to provide active and structured recreation opportunities for young people and adults. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks can also provide indoor facilities to meet a wider range of recreation interests. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, covered play areas, etc. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius.

Regional Parks

Regional parks are recreational areas that serve the city and beyond. They are usually large in size and often include one specific use or feature that makes it unique. Typically, use focuses upon passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

Special Use Areas

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, waterfront parks, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Linear Parks

Linear parks are open space areas, landscaped areas and other lands that follow abandoned railroad right-of-ways, dikes, powerlines and other elongated features. This type of park usually contains trails, viewpoints and seating areas.

Natural Open Space Areas

Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

Landscaped Areas

Landscaped areas are beautification areas that are located along street right-of-ways and intersections, entry features and plazas. These types of facilities usually consist of landscaping, fountains and entrance signage.

Undeveloped Land

This is land that is undeveloped and has not been designated for a specific park use at this time.



Parks and facilities assigned to each category are listed below.

Table 10
Summary of Parks by Type
City of Troutdale

Park Area	Acres	Status
Mini-Parks		
C.P. Park	0.73	Developed
Sweetbriar Park	1.37	Partially Developed
TOTAL	2.10	

Neighborhood Parks		
Helen Althaus Park	2.00	Partially Developed
Kiku Park	2.75	Developed
Lewellyn Park	2.39	Developed
Sandee Palisades Park	4.71	Developed
Weedin Park	2.52	Developed
TOTAL	14.37	

Community Parks		
Glenn Otto Community Park	11.96	Developed
TOTAL	11.96	

Regional Parks		
None	0.00	
TOTAL	0.00	



Park Area	Acres	Status
Special Use Areas		
Depot Park	2.74	Partially Developed
Harlow House	1.38	Partially Developed
TOTAL	4.12	

Linear Parks		
None	0.00	
TOTAL	0.00	

Natural Open Space Areas/Greenways		
Beaver Creek Greenway	22.84	Undeveloped
Corbeth I Greenway Entrance	0.03	Developed
Helen Althaus Open Space	8.26	Partially Developed
Lewellyn Greenway	2.04	Developed
N. Weedin Access	0.03	Developed
S. Weedin Access	0.03	Developed
Sandee Palisades Greenway	0.28	Developed
Sandee Palisades Detention Basin	0.51	Developed
Sandy River Greenway	20.97	Undeveloped
Stuart Ridge Greenway	1.07	Undeveloped
TOTAL	56.06	

Landscaped Areas		
Beaver Creek / Troutdale Rd	0.91	Street right-of-way
Bus Stop Island at Historic Columbia	0.25	Parking and surrounding area
Buxton Street Island	---	Approximately 265 sq. ft.
Entry Monument	---	Approximately 375 sq. ft.
Evans Street Island	0.11	Street right-of-way; median
Jackson Park Rd Street Island	0.01	Approximately 600 sq. ft.
Stark Street Hampton to Sandy Dell Road	0.55	Street right-of-way
2nd Street Islands	---	2 areas approximately 32 sq. ft.
TOTAL	1.84	

Park Area	Acres	Status
Undeveloped Park Land		
Columbia Park	22.27	
Sunrise Park	16.23	
Woodale Park	2.50	
TOTAL	41.00	

OTHER CITY FACILITIES

City Hall Grounds	0.29	
Pedestrian Walkways		
Hewitt Place Walk	0.03	
Mt. Vista Beaver Creek Walk	0.07	
Mt. Vista Sunrise Walk	0.03	
Charity Court	0.03	
Woodale to Columbia	0.19	
Sweetbriar to 34th Circle	0.23	
22nd to 21st Street	0.08	
Public Works Shops	0.80	
Police Grounds	0.47	
Reservoirs/Well sites		
Reservoir I @ Helen Althaus Pk.	---	Acreage included in park site
Reservoir II @ Stark St.	0.37	
Reservoir III @ Columbia Park	0.89	
Reservoir IV @ Strebin	2.07	
Well I @ Drinker at Fujii	0.23	
Well II @ Stark Street	---	
Well III @ 257th	0.18	
Well IV @ PW Shops	---	Acreage included in public work shops
Well V	---	
Well VI @ Sweetbriar	---	Acreage included in park site
Well VII @ Sandee Palisades	---	Acreage included in park site
Well VIII @ Sandee Palisades	---	Acreage included in park site
Well IX @ Cherry Ridge	1.00	
WWTP Sites		
Lift Station I PTA	0.13	
Lift Station II Husky	0.13	
Lift Station III Frontage Rd	0.03	
Lift Station IV Columbia	0.13	
Lift Station V Beaver Creek	0.13	
Lift Station VI 19th Street	0.18	
Lift Station VII Sundial Rd	0.13	
Lift Station VIII Marine Dr.	0.13	
WWTP	5.20	
TOTAL	13.15	



OTHER PUBLIC FACILITIES

Schools

Schools are an important resource for recreation facilities such as fields and gymnasiums.

**Table 11
Summary of Existing Facilities
City of Troutdale and Vicinity**

	Acres	Facilities
Elementary Schools		
Sweetbriar Elem. School	5.00	Youth baseball field, open play area, basketball courts (2 half court), exercise course, children's playground (5 pieces) gym
Troutdale Elem. School	3.00	Youth baseball field, multi-use field, basketball courts (4 half court), children's playground
Middle Schools		
None		
High Schools		
Reynolds High School	25.00	Baseball fields (2 - 1 practice), softball fields (2), soccer field, football field, track, gym, tennis courts (2)
TOTAL	33.00	

State of Oregon

**Table 12
Summary of Existing Facilities
City of Troutdale and Vicinity**

Area	Acres	Facilities
Historical Marker Pull-Out	2.56	Paved vehicle turn out
TOTAL	2.56	

TRAILS/BIKEWAYS

**Table 13
Summary of Existing Facilities
City of Troutdale and Vicinity**

Area	Miles	Surface
Beaver Creek Trail	1.3	Unpaved
Helen Althaus Open Space	0.2	Unpaved
TOTAL	1.5	

OTHER RECREATION AREAS AND FACILITIES

Private Parks and Facilities/Miscellaneous Facilities

**Table 14
Summary of Private Outdoor
Recreation Facilities/Misc. Facilities
Troutdale Area**

Recreation Facilities (Outdoor)		Activity/Facility
Douglas Cemetery	9.25	Cemetery, open space
Sweetbriar Open Space		Private; contains lighted trail system

**Table 15
Summary of Private Indoor
Recreation Facilities/Misc. Facilities
Troutdale Area**

Recreation Facilities (Indoor)		Activity/Facility
Churches	NA	Indoor spaces



NEARBY RECREATIONAL RESOURCES

**Table 16
Summary of Existing Facilities
Troutdale Area**

Recreation Area	Acres	Activity/Facility
Dabney State Park		
Lewis and Clark State Park	25.00	Picnic area, restrooms, trails and parking area
Mt. Hood Community College		50 meter pool, soccer fields (2), tennis courts (8), baseball field, football stadium, track, gym and trail (1.1 miles)
Sandy River Delta	1,500.00	Islands and natural area

SUMMARY OF FACILITIES

**Table 17
Summary of Existing Facilities
City of Troutdale and Vicinity**

SENIOR BASEBALL FIELDS (Babe Ruth/American Legion Fields)

Number	Location	Comments
2	Reynolds High School	Grass infield; 1 practice
2	TOTAL (Baseball Fields)	

YOUTH BASEBALL FIELDS (Little League Fields)

Number	Location	Comments
1	Troutdale Elementary School	Grass infield
1	Sandee Palisades Park	Used for practice
1	Sweetbriar Elementary School	Grass infield
3	TOTAL (Baseball Fields)	

SOFTBALL FIELDS

Number	Location	Comments
2	Reynolds High School	Skinned infield
2	TOTAL (Softball Fields)	

SOCCER FIELDS

Number	Location	Comments
1	Reynolds High School	
1	TOTAL (Soccer Fields)	

FOOTBALL FIELDS

Number	Location	Comments
1	Reynolds High School	
1	TOTAL (Football Fields)	

OPEN PLAY AREAS

Number	Location	Comments
	CP Park	Small grass area
1	Kiku Park	
1	Lewellyn Park	
1	Sweetbriar Elementary School	
1	Weedin Park	
4	TOTAL (Open Play Areas)	

TENNIS COURTS

Number	Location	Comments
1	Kiku Park	Needs repair
2	Lewellyn Park	
2	Reynolds High School	
2	Weedin Park	
7	TOTAL (Tennis Courts)	

BASKETBALL COURTS (Outdoor)

Number	Location	Comments
	CP Park	Half court
1	Helen Althaus Park	
	Kiku Park	Half court
	Sweetbriar Elementary School	2 half court
	Troutdale Elementary School	4 half court
1	TOTAL (Basketball Courts) - Full Court	

RUNNING TRACK

Number	Location	Comments
1	Reynolds High School	
1	TOTAL (Track)	

PLAYGROUNDS

Number	Location	Comments
1	Columbia Park	Imagination station
1	CP Park	
1	Glenn Otto Community Park	
1	Kiku Park	
1	Lewellyn Park	
1	Sandee Palisades Park	
1	Sweetbriar Elementary School	
1	Troutdale Elementary School	
1	Weedin Park	
9	TOTAL (Playgrounds)	

GYMNASIUMS (for basketball and volleyball play)

Number	Location	Comments
1	Reynolds High School	
1	Sweetbriar Elementary School	
1	Troutdale Elementary School	
3	TOTAL (Gymnasiums)	

SWIMMING POOLS

Number	Location	Comments
	None	
0	TOTAL (Pools)	



SECTION IV

MANAGEMENT AND OPERATION

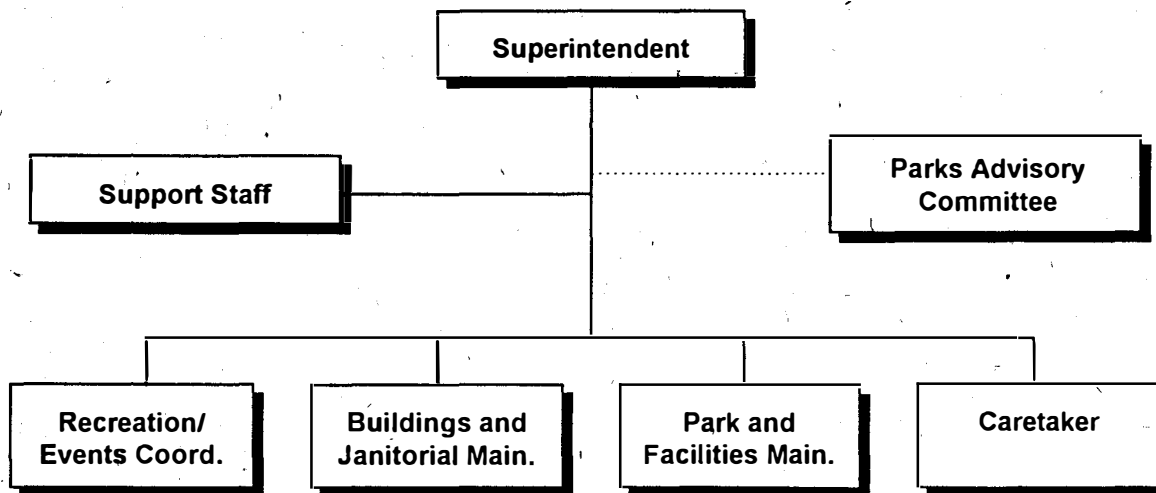
SECTION IV

MANAGEMENT AND OPERATION

ORGANIZATIONAL STRUCTURE

The Troutdale Parks and Facilities Division is one of three divisions under the jurisdiction of the City's Community Development Department. The two remaining divisions are the Planning Division and the Building Division. The Community Development Department along with the Finance Department, Public Works Department and Public Safety Department report directly to the City Administrator, which in turn report to the Mayor and City Council.

Within the Parks and Facilities Division, there are four major responsibilities. These include recreation/event coordination, building and janitorial maintenance, parks and facilities maintenance and contracts. The Parks Advisory Committee which is a citizen advisory committee provides direction on issues and decisions that impact park and recreation services. The Parks and Facilities Division's responsibilities are as follows:



The Parks and Facilities Division is somewhat unique in that it has some additional responsibilities not typically found in other cities. This includes the maintenance and janitorial service of all City buildings and grounds. Street tree planting and care is another responsibility of this Division.

Total Staffing Levels

Over the course of a year, the City Parks and Facilities Division maintains a permanent staff of eight people and hires an equivalent of 2.5 more employees during the summer season. The table on the next page illustrates the staffing levels for the major functions within the Division.

**Table 18
Staffing Level for Park and
Facilities Division 1994-95
City of Troutdale**

Function	Permanent FTE's ⁽¹⁾	Seasonal FTE's	TOTAL FTE's
Administration	1.45	--	1.45
Recreation/Events Coord.	--	0.5	0.5
Building/Janitorial Maint.	2.0	--	2.0
Park/Facilities Maint.			
Parks	3.55	2.0	5.55
Other City Facilities	1.0	--	1.0
Contracts ⁽²⁾	--	--	--
TOTAL	8.0	2.5	10.5
⁽¹⁾ Number of full time equivalent employees based on 2,080 annual hours per employee			
⁽²⁾ Contract - caretaker at Glenn Otto Community Park			

It should be noted that while the Division employs a total of 10.5 full time equivalents (FTE's), one employee maintains grounds at the public works facilities and two of the employees maintain and provide janitorial services to City buildings. Excluding these three positions, there is a total of ten FTE's (five full time employees and 2.0 full time equivalents during the summer) that maintain the City's parks, green spaces and landscaped areas. In addition, a seasonal recreation/event coordinator is responsible for a summer recreation program and city-wide picnic/parade.

DEPARTMENT OPERATIONS

Operating Cost

The cost of Parks and Facilities Division services in Troutdale has averaged about 4.5% of the total City's operating budget over the last five years. For the 1994-95 fiscal year, park and recreation services was 5.7% of the total city operating budget. Table 9 on the following page shows the ratio of the Parks and Facilities Division budget to City budget since 1990-1991.



Table 19
Comparison of Parks and Facilities Division
Budget to Total City Budget
City of Troutdale

Year	Total City Budget ⁽¹⁾	Parks and Facilities Division Budget ^{(1) (2)}	% of Total City Budget
1990-91	\$6,929,481	\$288,366	4.1%
1991-92	\$8,021,561	\$304,988	3.8%
1992-93	\$9,500,328	\$349,096	3.7%
1993-94	\$8,914,581	\$401,917	4.5%
1994-95 ⁽³⁾	\$10,275,547	\$584,416	5.7%
⁽¹⁾ Excludes debt service and capital outlay			
⁽²⁾ Includes building and janitorial maintenance			
⁽³⁾ Adopted budget			

Source: City of Troutdale

When compared to other cities of similar size services, the share of the park services in Troutdale is slightly below average. However, it is important to note that this analysis includes the maintenance and janitorial service of City buildings. If this portion of the budget were excluded, the share of the Parks and Facilities Division would be significantly lower than average. Typically in communities that provide recreation programs and services, the budget ranges between 8-12% of the total City budget.

Table 20
Ratio of Parks and Facilities Division
Budget to Total City Budget Comparisons
Selected Cities

City	City Budget ^{(1) (2)}	Parks and Facilities Div. Budget ⁽¹⁾	% of Total City Budget
Troutdale, Oregon	\$10,275,547	⁽³⁾ \$584,416	5.7%
Canby, Oregon	\$7,669,600	\$304,700	4.0%
Forest Grove, Oregon	\$5,914,900	\$356,000	6.0%
Gladstone, Oregon	\$3,696,000	\$220,000	6.0%
Wilsonville, Oregon	7,800,000	\$461,000	5.9%
⁽¹⁾ Excludes debt service and capital outlay			
⁽²⁾ Adopted budget			
⁽³⁾ Includes building and janitorial maintenance			

Division Expenditures

The expenditures for the Parks and Facilities Division are shown below. Again, it important to note that a portion of the budget is allocated for janitorial and maintenance of City buildings. As can be seen from the table below, the greatest increase in expenditures has been in material and services. This large increase is attributed to professional services. In contrast, personal services has only increased by 27.2%. Most of this increase is attributed to the hiring of a Parks Supervisor. The capital outlay reflects improvements to buildings, parks and the purchase of new equipment.

**Table 21
Expenditures By Type
Troutdale Parks and Facilities Division**

Budget Fund	1993-1994	Adopted 1994-1995	% Increase
Personal Services	\$304,127	\$386,974	27.2%
Materials and Services	\$84,576	\$179,865	112.7%
Capital Outlay	\$58,550	\$90,980	55.4%
Other	\$13,214	\$17,577	33.0%
TOTAL	⁽¹⁾ \$460,467	⁽¹⁾ \$675,396	
⁽¹⁾ Includes Capital Outlay			

Listed below is a breakdown of expenditures by function within the Parks and Facilities Division. As you can see, approximately 25% of the Division's budget is allocated for the maintenance and janitorial service of City buildings. Typically, administration ranges between 10-15%, recreation programs and services range between 20-30% and park maintenance operations range between 40-60% of the total budget. With the exception of recreation programs and services, the Parks and Facilities Division is average.

**Table 22
Estimated Expenditures By Function
Troutdale Parks and Facilities Division**

Function	1994-1995 ⁽¹⁾	Percentage
Administration	\$82,650	12.2%
Recreation/Events Coord.	\$14,939	2.2%
Building/Janitorial Maint.	\$169,932	25.2%
Park/Facilities Maint.	\$407,875	60.4%
Contracts ⁽²⁾	---	
TOTAL	⁽²⁾ \$675,396	100.0%
⁽¹⁾ JCD/City of Troutdale Estimate		
⁽²⁾ Includes Capital Outlay		



Division Revenues

Aside from local taxes, the Parks and Facilities Division receives very little revenue from other sources, such as fees and charges. This is due to the lack of recreation program/services and revenue producing facilities. When compared to the total budget, revenues only account for 1% of the total operating budget. In many communities, 50% or more of the total operating budget comes from fees and charges. The revenues for the division are shown below.

Table 23
Revenue Sources
Troutdale Parks and Facilities Division

Function	Adopted 1994-1995
Administration.	
None	\$0
Building/Janitorial Maintenance	
Rental - Park Buildings	\$4,500
Rental - City Hall	\$800
SUBTOTAL	\$5,300
Park/Facilities Maintenance	
None	\$0
Recreation/Events Coordination	
Summer Rec. Activities	\$600
SUBTOTAL	\$600
Contracts	
None	\$0
TOTAL	\$5,900

It should be noted that if revenue from the rental of non-park facilities were deducted, less than one percent of the total operating budget would come from fees and charges. This is an extremely low percentage.

The table below compares expenditures and revenues for each function within the Parks and Facilities Division. It should be noted that some functions are not in a position to charge for services.

**Table 24
Expenditures and Revenue Comparison
Troutdale Parks and Facilities Division**

Function	1994-1995 Expenditures ⁽¹⁾	1994-1995 Revenues ⁽²⁾	Revenue, as Percent of Expenditure
Administration	⁽³⁾ 82,650	\$0	0.0%
Building/Janitorial	⁽³⁾ \$139,932	\$5,300	3.8%
Park/Facilities	⁽³⁾ \$346,895	\$0	0.0%
Recreation/Events	⁽³⁾ \$14,939	\$600	4.0%
Contracts	\$0	\$0	
TOTAL	\$584,416	\$5,900	1.0%
⁽¹⁾ Excludes capital outlay			
⁽²⁾ Proposed budget			
⁽³⁾ JCD/City of Troutdale estimate			

One means of analyzing revenue production is to compare operating costs on a per capita basis. The gross cost per capita is the total cost of the services divided by the number of persons in the service area. However, this is not necessarily the true cost to the taxpayer because it does not reflect the net cost after revenue is deducted. Since the Parks and Facilities Division does not produce much revenue from fees and charges, there is little difference between the gross and net cost per capita for services. Below is the gross cost per capita for park services. This assumes a 1995 City population of 11,400 persons.

Gross Cost per Capita:	38.99
Excludes costs/revenues associated with janitorial and building maintenance	

When compared to other cities, Troutdale spends somewhat more per capita for park and facility maintenance services. This is due primarily to the higher standard of maintenance and quality of development of the park system. The net cost is essentially the same due to the low amount of revenue generated from services.

Shown on the following page is a comparison of Troutdale to other cities in terms of gross and net cost per capita for park and recreation services. Net cost is based on the cost after revenue has been deducted. As you can see, there is very little difference between the gross and net cost of services for most of the communities. The only exception is Wilsonville which produces roughly 65,000 in revenues from program fees and rentals.



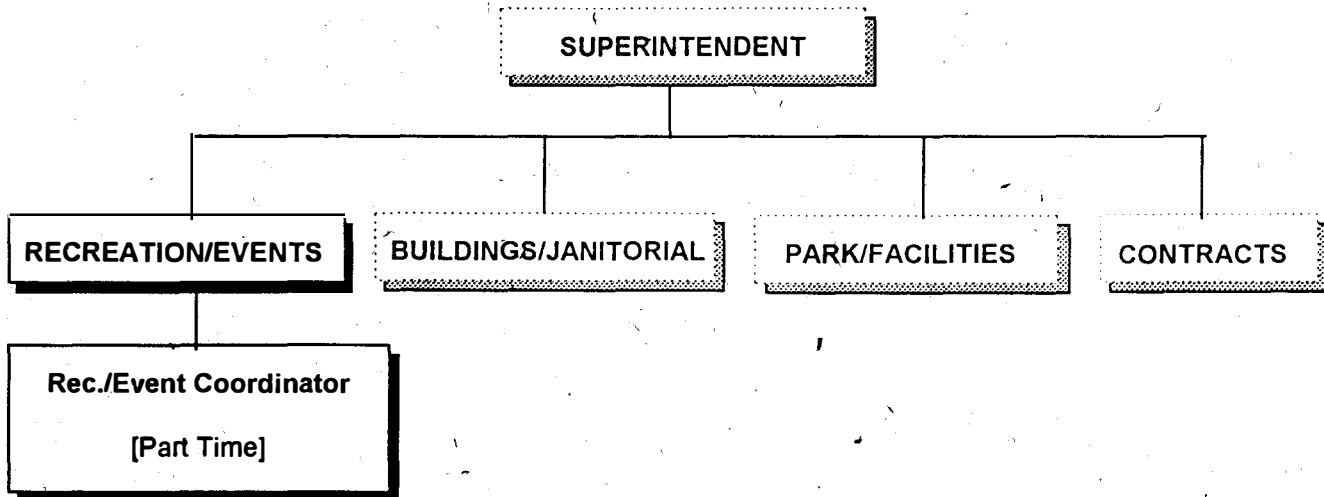
**Table 25
Operating Budgets for Park and
Recreation Services (1994-1995)
Selected Northwest Cities**

City	Population	Operating Budget ⁽¹⁾	Gross Cost /Capita	Net Cost /Capita	Revenue Rate
Troutdale, Oregon	11,400	⁽²⁾ \$444,484	\$38.99	\$38.94	0.1%
Canby, Oregon	10,405	\$200,000	\$19.22	\$19.12	0.5%
Forest Grove, Oregon	14,295	\$356,000	\$24.90	\$24.60	1.0%
Gladstone, Oregon	11,325	\$220,000	\$19.43	\$19.21	1.0%
Wilsonville, Oregon	9,680	\$461,000	\$47.62	\$40.91	14.0%
⁽¹⁾ Excludes capital outlay					
⁽²⁾ Excludes capital outlay and costs associated with building and janitorial maintenance					

RECREATION/EVENTS

The recreation/events function coordinates the summer recreation activities held throughout the City. This function is managed by a part time coordinator that is employed during the summer months.

This organization of the recreation/events function is illustrated below:



Troutdale Parks and Facilities Division offers a limited recreation program. The table on the following page summarizes recreation participation levels for the few activities the City sponsors. The heading "participant days" means one person participating in one activity in one day. For example, one person taking a dance class that meets ten times, accounts for ten "participant days".

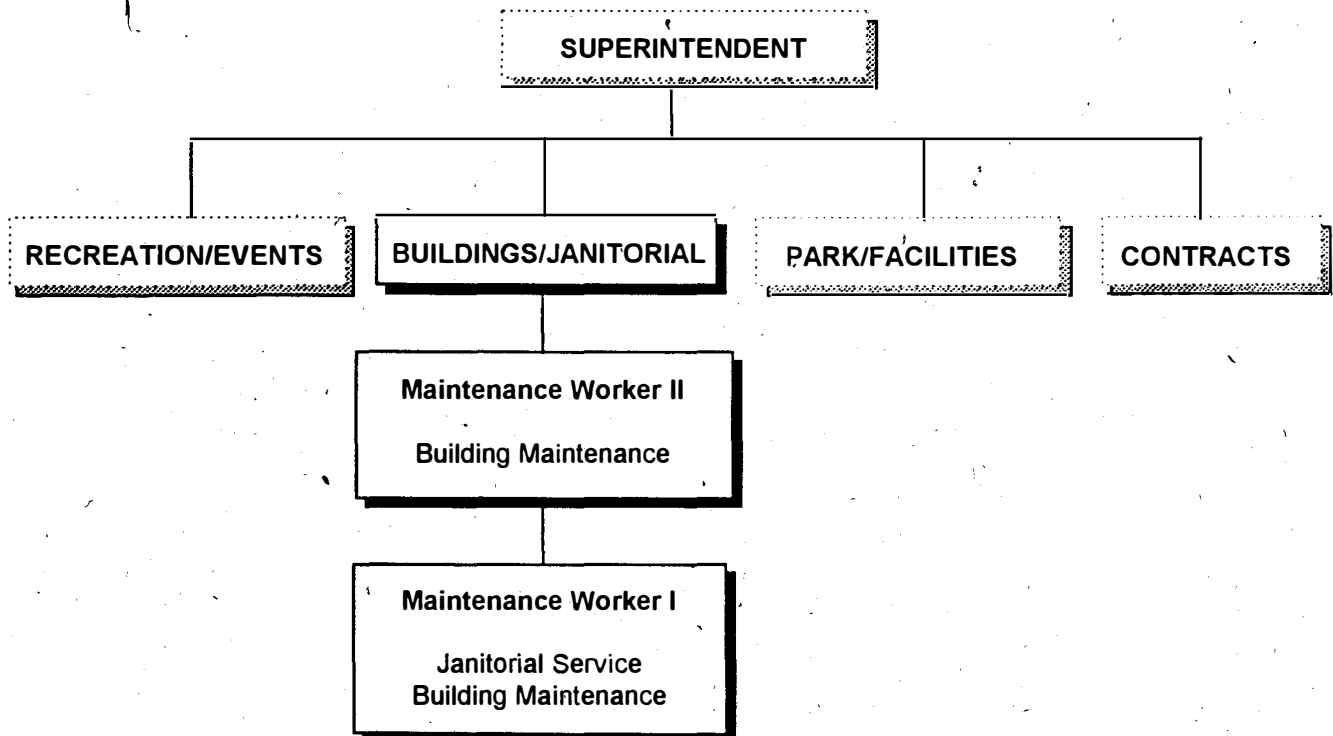
**Table 26
Summary of Recreation Participation, 1994
City of Troutdale Parks and Facilities Division**

Activity	Number of Participants	Participant Days
Summer Recreation Activities		
Instructional Clinics/Classes	15	150
Crafts	30	840
Parade/Picnic	700	700
TOTAL	745	1690

The total amount of participation in city-sponsored park and recreation activities represents about 0.2 occasions per capita.

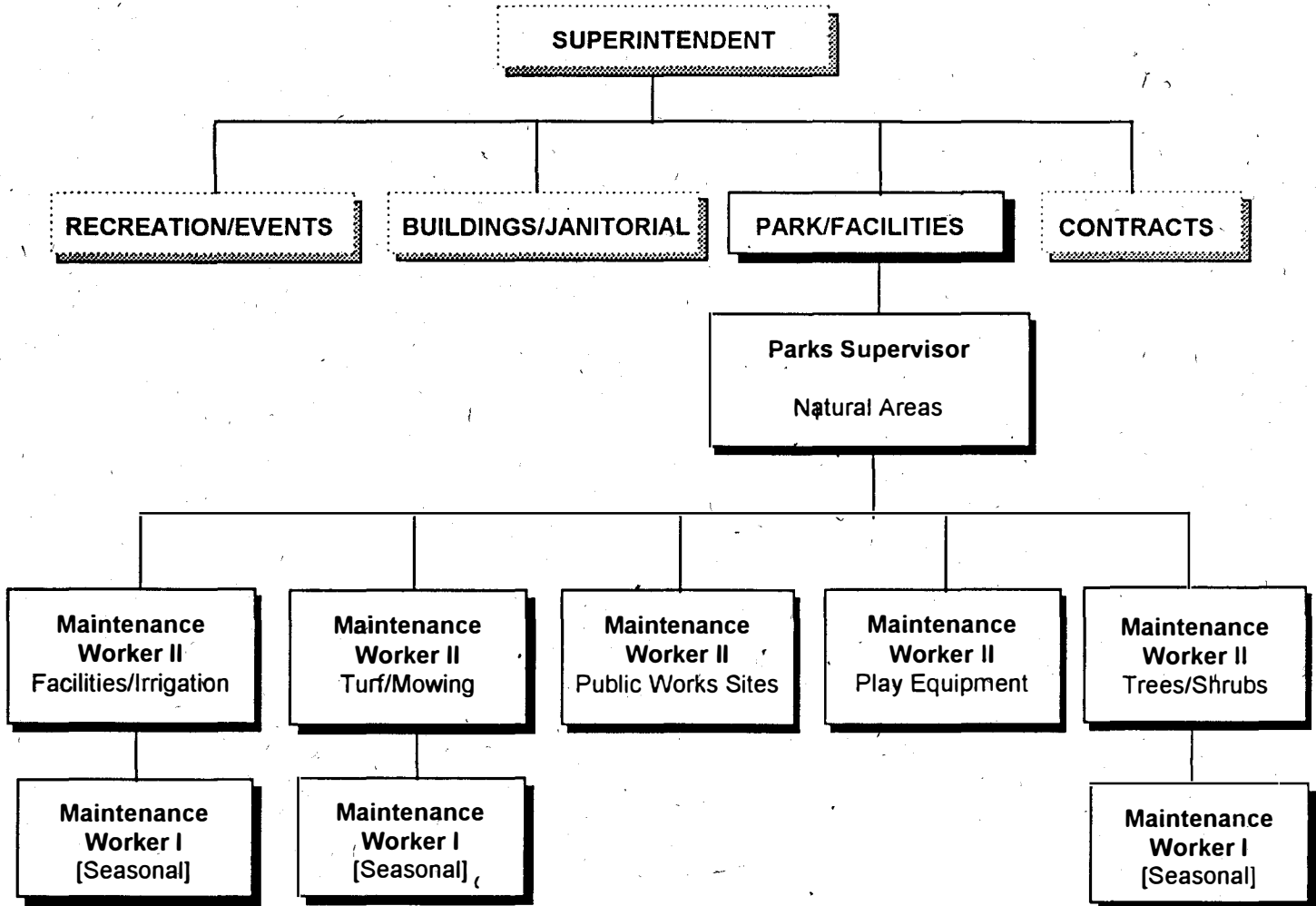
BUILDING/JANITORIAL MAINTENANCE

Unlike most communities, the City's buildings and indoor facilities are maintained by the Parks and Facilities Division. Responsibilities include janitorial service and maintenance of City Hall, police station, public works shops, the Sam K Cox Building and a number of smaller buildings at Glenn Otto Community Park. All totaled, the Division maintains 33,543 sq. ft of building space. The organization of this function is illustrated below.



PARK/FACILITIES MAINTENANCE

Park/facilities maintenance is responsible for maintaining all public land within the jurisdiction of the City of Troutdale. This includes the upkeep of small landscaped areas, the grounds of the city hall and police station, sewer pump station sites, well sites, waste water treatment plant and neighborhood walkways. The organization of this division is illustrated below.



Shown on the following page is the cost per acre for park maintenance operations. As you can see, the City of Troutdale spends approximately \$6,800 per acre of developed park land. While this figure is slightly higher than many communities of similar size, it does not reflect the quality of maintenance or the level of development. As mention earlier, the City's parks are very well maintained and are developed to a fairly high level.

In many communities throughout the northwest, agencies are spending as much as \$7,000-8,000 per acre for park maintenance.

Table 27
Maintenance Cost per Acre
Selected Cities

City	Parks and Facilities Maintenance	Maintained Acres ⁽¹⁾	Cost per acre
Troutdale, Oregon	⁽²⁾ \$346,895	50.81	\$6,827
Canby, Oregon	\$200,000	35.50	\$5,634
Forest Grove, Oregon	\$356,000	58.00	\$6,138
Gladstone, Oregon	\$220,000	109.63	\$2,007
Wilsonville, Oregon	\$248,000	66.71	\$3,718
⁽¹⁾ Excludes open space and undeveloped park land			
⁽²⁾ Excludes capital outlay and costs associated with building maintenance			

The \$6,827 per acre figure is average considering the excellent quality of maintenance and number of non-park facilities. While the non-park facilities do not require an extensive amount of maintenance, the large number of sites decreases the efficiency of the maintenance operations as well as increases the cost of personal service through increased travel time.

CONTRACTS

The function of the Parks and Facilities Division applies to the operation and maintenance of Glenn Otto Community Park. The City of Troutdale maintains a contract with a private individual care and maintenance of the park and Cox Building.



SECTION V

NEEDS ASSESSMENT

SECTION V

NEEDS ASSESSMENT

INTRODUCTION

Identifying recreation demand and needs is a very important part of the Parks, Recreation and Greenways Plan. It is also one of the most difficult tasks because so many different variables influence public recreation participation and demand. These variables are distinct and vary widely from community to community. What might be right for one area will probably not be right for another. The problem is compounded by the fact that under-estimating the need can result in over-utilization of facilities, whereas over-estimating the need can mean spending money for facilities that are not needed.

Developing the recreation needs assessment for Troutdale was a four part process. This included:

1. Analysis of the recreation survey
2. Analysis of the public workshop meeting
3. Determining standards for park areas and facilities
4. Multiplying the demand standard by the population base to generate the number of acres or facilities needed today and at a future date (2015).

SUMMARY OF SURVEY RESULTS

Overall, the response rate of the Troutdale survey was about average by comparison to other surveys conducted by JC Draggoo & Associates (JCD). As can be seen from the chart below, Troutdale had a 62% return.

Number of Questionnaire Distributed	747
Number of Questionnaires Returned	460
Return Ratio	62%

A summary of the results for the Troutdale survey is shown below. (Please refer to Technical Supplement A for specific results).

1. The most heavily used parks in Troutdale are Glenn Otto Community Park and Columbia Park. When asked why they don't use the parks in Troutdale, the most common responses were "too busy/no time" and "don't know where they are".

2. Overall, the respondents feel that the general upkeep and maintenance is good to excellent.
3. When asked to identify what improvements were needed most in the parks they use, the most common responses were restrooms and basketball courts.
4. A majority of the respondents felt that the City should provide programs and facilities for the teen age youth. When asked how the City should expand its recreation services, "youth organized sports", "classes and activities for youth" and "after school activities" were the most popular.
5. When asked to list the three most needed recreation areas or facilities in Troutdale, the top items listed were: basketball courts, baseball fields and a swimming pool.
6. When asked how the City should spend the "neighborhood" portion of the bond issue funds, "picnic areas and facilities" and "pathways and walkways" were cited most often.
7. When asked which direction the City should focus its effort in park services, a large proportion of respondents felt the City should upgrade existing parks.
8. "Further development of existing parks", "acquisition of greenways and natural areas" and "better maintenance of parks" were the most common responses when asked how the City should expand its park and recreation services.
9. Overwhelmingly, 84% of the respondents supported the City's policy of acquiring land along Beaver Creek in an effort to create a continuous greenway.
10. From a list of given projects, "preservation of major greenways and natural open space areas" was cited most often.
11. 75% of the respondents indicated a need to develop restrooms in Troutdale parks.
12. Roughly 65% of the respondents feel that the City should budget money for City beautification
13. Overall, recreation participation in Troutdale is about 13% higher than for other communities surveyed by JCD. The five most popular recreation activities in Troutdale are watching TV/video, reading for pleasure, using personal computers, family activities and walking for pleasure.
14. The top preferred activities are: basketball, bicycling, wind surfing, family activities and camping.

SUMMARY OF COMMUNITY WORKSHOP MEETING

A community workshop meeting was held in early April to give residents an opportunity to identify issues and needs related to parks and recreation facilities. This meeting was held at the Sam K Cox building in Glenn Otto Community Park.

A summary of the results for the Troutdale workshop is shown below. (Please refer to Technical Supplement B for specific results).

- 1. When asked what areas or facilities are most needed in Troutdale, the participants of the workshop identified a variety of recreational activities. Some of the items mentioned include: basketball courts, trails and pathways, picnic facilities and sports fields.**
- 2. The participants of the workshop meetings were asked to identify what improvements were most needed in their neighborhood. While the responses varied, most related to the upkeep and maintenance of park facilities.**
- 3. When asked where should the emphasis be on Division services, acquisition of more parkland and open space, maintenance of existing parks and trail development were cited most often.**
- 4. In terms of providing services, participants of the workshop meeting felt that the City's role parks and recreation services should be focused on local activities and programs.**
- 5. From a list of eight recreation activities, open space acquisition, major trail development and a sports field complex received the most support.**

DETERMINING STANDARDS IN TROUTDALE

In Troutdale, input and feedback from the public was an important part of the planning process. A meeting was held to give the general public an opportunity to discuss issues related to park and facility needs. In addition, staff input and contacts with user groups was also made. The sum of this information plus the results of the household survey was used to develop the needs for park and recreation facilities in Troutdale.

The method used in Troutdale to forecast needs was to develop a standard and measure that standard against the existing inventory. Standards are guides by which communities may estimate in quantifiable terms the number of acres or facilities needed to meet the recreation demand in their area. By attaching the standard to a population variable, it is easy to forecast future needs as the population grows. For a complete analysis on park and facility needs, please refer to Technical Supplement C.

Listed on the following page is a summary of park and facility needs for Troutdale.

SUMMARY OF LAND AND FACILITY NEEDS

Table 28
Comparison of Current Ratio and Recommended Standard
Troutdale Planning Area

Recreation Area	NRPA Standard	Current Standard	Recommended Standard
Areas			
Mini-Parks	25-.5 Ac./1,000 Pop.	0.18 Ac./1,000 Pop	0.10 Ac./1,000 Pop
Neighborhood Parks	1-2 Ac./1,000 Pop	1.26 Ac./1,000 Pop	1.5 Ac./1,000 Pop
Community Parks	5-8 Ac./1,000 Pop	1.08 Ac./1,000 Pop	2.5 Ac./1,000 Pop
Regional Parks	5-10 Ac./1,000 Pop.	None	None
Special Use Areas	NA	0.59 Ac./1,000 Pop	1.1 Ac./1,000 Pop
Linear Parks	NA	None	0.7 Ac./1,000 Pop
Natural Open Space	NA	4.92 Ac./1,000 Pop	12.4 Ac./1,000 Pop
Landscaped Areas	NA	0.16 Ac./1,000 Pop.	0.25 Ac./1,000 Pop
Undeveloped Land	NA	3.60 Ac./1,000 Pop.	None
Facilities			
Baseball Fields	1 Field/5,000 Pop.	1 Field/2,280 Pop.	1 Field/1,700 Pop.
Softball Fields	1 Field/5,000 Pop.	1 Field/5,700 Pop.	1 Field/4,000 Pop.
Soccer Fields	1 Field/1,000 Pop.	1 Field/11,400 Pop.	1 Field/5,000 Pop.
Tennis Courts	1 Court/1,000 Pop.	1 Court/2,047 Pop.	1 Court/2,000 Pop.
Swimming Pools	1 Pool/20,000 Pop.	None	80 Sq. Ft/1,000 Pop.
Gymnasiums	1 gym/50,000 Pop.	1 Court/3,800 Pop.	1 Court/3,500 Pop.
Pathways and Trails	NA	.13 Miles/1,000 Pop.	.51 Miles/1,000 Pop.



**Table 29
Summary of Park and Facility Needs (2015)
Troutdale Planning Area**

Area or Facility	Existing Inventory	Year 2015 Demand	Additional Need
Areas			
Mini-Parks	2.10 Ac.	2.14 Ac.	--
Neighborhood Parks	14.37 Ac.	17.10 Ac.	2.7 Ac.
Community Parks	11.96 Ac.	53.50 Ac.	41.54 Ac.
Regional Parks	None	None	None
Special Use Areas	6.68 Ac.	23.54 Ac.	16.86 ac.
Linear Parks	None	14.98 Ac.	14.98 Ac.
Natural Open Space	56.04 Ac.	265.36 Ac.	209.32 Ac.
Landscaped Areas	1.84 Ac.	2.90 Ac.	1.0 Ac.
Undeveloped Land	41.00 Ac.	None	--
Facility			
Baseball Fields	5 Fields	13 Fields	8 Fields
Softball Fields	2 Fields	5 Fields	3 Fields
Soccer Fields	1 Field	4 Fields	3 Fields
Tennis Courts	7 Courts	11 Courts	4 Courts
Swimming Pools	None	1,712 Sq. Ft.	1,712 Sq. Ft.
Gymnasiums	3 Courts	6 Courts	3 Courts
Pathways and Trails	1.5 Miles	10.9 Miles	9.4 Miles

SECTION VI

LEVELS OF SERVICE

SECTION VI

LEVELS OF SERVICE

INTRODUCTION

A critical element of this study is to determine what role the City of Troutdale should take in providing park and recreation services. Currently, the City and the Reynolds School District are the primary providers of park and recreational areas and facilities in the Troutdale area. Private clubs and organizations offer little in terms of recreational facilities. In contrast, private clubs and organizations are the primary providers of recreation programs and activities. The City of Troutdale provides some limited types of recreation programs.

CURRENT SUPPLIERS OF RECREATION SERVICES

To help in analyzing current service levels, the following two matrices were prepared. These illustrations demonstrate who and to what extent recreation services are provided in the Troutdale area. The first matrix is an evaluation of park and recreation facility providers. The second is an evaluation of recreation program providers. Each of their roles were defined as follows:

- **Primary responsibility** (defined as a leadership role)
- **Secondary responsibility** (defined as a limited role)
- **Minor responsibility** (defined as a supportive role)

Park and Recreation Facilities

Figure 1 illustrates the existing role of each of the park and recreation facility provider in the Troutdale area. The types of parks and recreation facilities are listed in the left column and various providers are listed across the top. The current role of each provider is depicted by a circle representing their role within the community (either primary, secondary or minor).

FIGURE 1 - RECREATION FACILITY PROVIDER MATRIX

RECREATION AREAS OR FACILITIES	STATE					REGIONAL					LOCAL																									
	State of Oregon					METRO					City of Troutdale					Public Schools					Private Clubs/ Enterprise					University/ College										
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5						
Mini-Parks											●	●	●	●	●																					
Neighborhood Parks											●	●	●	●	●	●	●		●																	
Community Parks											●	●	●	●	●																					
Regional Parks																																				
Linear Parks																																				
General Open Space										●	●	●	●		●	●																				
Special Use Areas	○	●		○							●	●	○	●	●						○	●	●													
Landscaped Areas											●	●		●	○																					
Sport Fields											●	○	○	●	●	●	●	●	●	○	○	●	●	○	○											
Swimming Pools (indoors)																																				
Swimming Pools (outdoors)																																				
Swimming Beaches											●	●	●	●	●																					
Riverfront Access	●	●		○							●	●	●	●	○																					
Trails (paved)										●																										
Trails (unpaved)										●	●	●	○	●	●																					
Indoor Facilities (gym)																●	●	●	●	○																
Boating Facilities																																				

● PRIMARY ROLE ● SECONDARY ROLE ○ MINOR ROLE

1 Land Acquisition 2 Development and/or Operation 3 Programming 4 Funding 5 Planning

Observations of the Facilities Providers Matrix:

In summary, nearly all the park and recreation facilities in Troutdale are provided by the City or the Reynolds School District. Specific comments and observations are as follows:

1. The City of Troutdale is the primary provider of neighborhood and community park facilities.
2. Lewis and Clark State Park, which is located just outside the planning area, is a regional park that is owned and operated by the Oregon State Parks Department.
3. Currently, there are no linear parks in the Troutdale area.
4. The City of Troutdale is the only provider of open space in the Troutdale area. While the USFS owns and manages several islands near the Sandy River delta, these areas are inaccessible and are located just outside the Troutdale planning area. Currently, the USFS is in the process of developing a management plan for this area. It is important to mention the funding opportunities associated with the Greenspaces Bond Measure. The bond measure will provide funds for the acquisition of an additional 808 acres of land along the Sandy River Gorge and 95 acres of land along the Columbia River.
5. The most highly developed sports fields are provided by the Reynolds School District. The City currently has one field located in Sandee Palisades Park. This field is not programmed for games due to the close proximity to homes and the lack of parking.
6. With the exception of paved pathways in existing parks, paved trails are very limited in the Troutdale area. In terms of unpaved trails, the City has developed a few trails in the Beaver Creek Greenway and Helen Althaus Open Space. Aside from these areas, there are very few unpaved trail systems. The Greenspaces Bond measure can provide funds toward developing an eight mile contiguous trail corridor along the Beaver Creek Canyon.
7. There are no indoor public pool facilities within the City of Troutdale. However, it is important to mention that many residents of the Troutdale area utilize the indoor pool facility at Mt. Hood Community College.
8. The City of Troutdale is the only agency to provide swimming beaches. This occurs at Glenn Otto Community Park.
9. The schools are the primary providers of indoor recreation spaces. To a lesser extent, the City provides some limited indoor spaces.

Recreation Programs

Figure 2 on the next page shows an evaluation of current recreation programs and services. The types of recreation programs and activities are listed in the left column and various providers are listed across the top. The current role of each provider is depicted by a circle representing their role within the community (either primary, secondary or minor).

FIGURE 2 - RECREATION SERVICE PROVIDER MATRIX

RECREATION PROGRAMS OR ACTIVITIES	STATE					REGIONAL					LOCAL																			
	State of Oregon					METRO					City of Troutdale					Public Schools					Private Clubs/Enterprise					University/College				
	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5
Youth Sports																○	●	○	●	○	●	●	●	●	●					
Adult Sports																					●	●	●	●	●					
Youth Programs/Classes											○	○	○	○	○															
Adult Programs/Classes																														
Senior Programs																					●	●	○	●	○					
Child Care/Day Care																					●	●	●	●	●					
Programs for Special Pop.																														
Fitness Classes																														
Outdoor Nature Programs																														
Aquatics (indoor)																														
Aquatics (outdoors)																														
Special Events											●	●	○	●	○															

● PRIMARY ROLE ● SECONDARY ROLE ○ MINOR ROLE

1 Administration 2 Scheduling 3 Instruction 4 Funding 5 Planning

Observations of the Programs Providers Matrix:

In contrast to the park and facilities evaluation, there are very few agencies or groups providing recreation services to residents of Troutdale. Specific observations are as follows:

1. Private clubs and organizations are the primary provider of youth and adult sports in the Troutdale area. To a lesser extent, the school district also plays a role in the provision of youth sports.
2. Youth and adult programs/classes are very limited in the Troutdale planning area. The City offers some limited youth playground and summer programs. No organization is providing adult programs and classes.
3. The Troutdale Historical Society currently provides some programs and activities for seniors.
4. Child care and day care are provided by private enterprises.
5. No agency is providing programs for special populations in the Troutdale area.
6. Currently, there is no agency or group that offers fitness classes in the Troutdale area. However, Mt. Hood Community College, which is located just outside the planning area, offers some fitness programs and classes.
7. No agency is providing outdoor programs.
8. There is no agency that provides aquatic programs in the Troutdale area. However, it is important to note that Mt. Hood Community College offers some indoor aquatic programs.

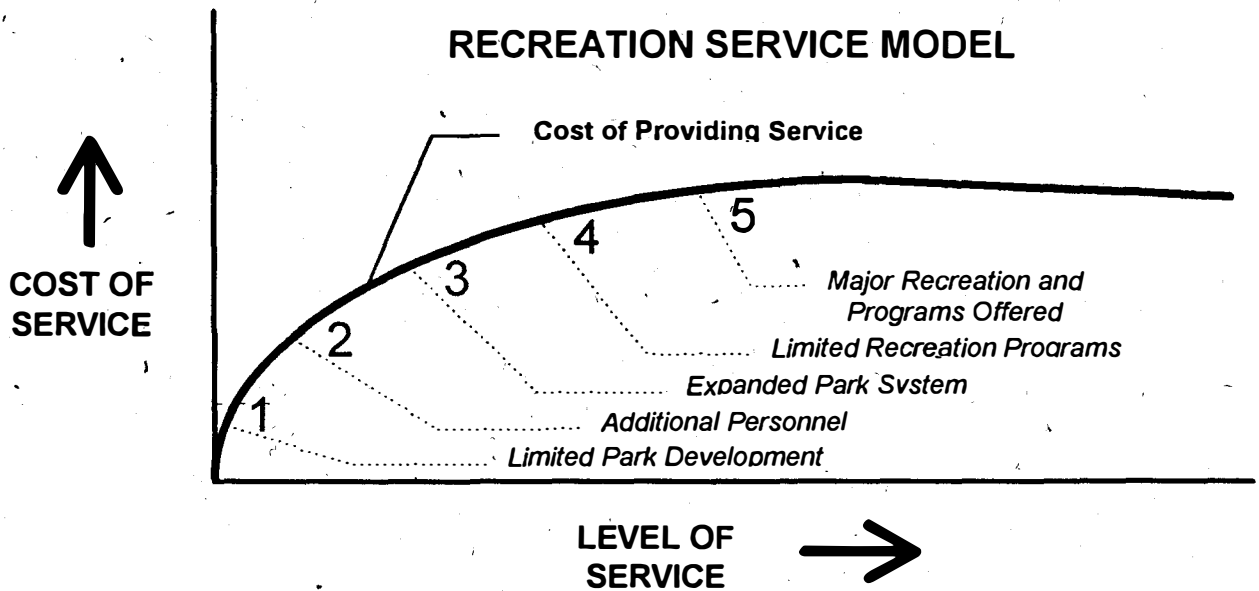
IMPACT OF VARYING SERVICE LEVELS

Many factors must be considered when evaluating the type and levels of recreation services that a city should offer. These factors include community interests and needs, availability of facilities, and the ability of the agency to finance desired improvements and programs.

The illustration on the following page assists in explaining the importance of providing a balance of recreation services. The two key variables for operating a park and recreation program in an efficient manner are: (1) low operating costs and (2) the ability to produce revenue through charges for services. As can be seen on the following page, the cost of services goes up as the level of service increases. However, the rate is not constant. An agency offering programs (service level, 4 and 5) will show less cost per unit of service than at lower service levels because much more revenue is produced to help offset the operating cost.

To put it another way, steps 2 and 3 may produce about \$0.05 of revenue for every \$1.00 spent. Steps 4 and 5, however, may generate as much as \$0.75 to \$0.95 of revenue for every \$1.00 spent.

To illustrate the importance of this concept, a comparison is made of two cities in Oregon. In 1986, the City of Gresham (population 55,000) had a moderate-sized park system, but did not offer recreation programs of any type. The City of Hillsboro (population 40,000), on the other hand, had a moderate-sized park system, but a fairly extensive recreation program including some indoor facilities.



The difference in their operating cost is illustrated below. Gross cost per capita is the result of dividing the cost of the total park and recreation program by the population of the city. Net cost per capita is the result of subtracting the revenue from the total operating cost and dividing by the population size. The revenue rate is the ratio of revenue to operating cost.

City	Gross Cost Per Capita	Net Cost Per Capita	Revenue Rate
Gresham, OR	\$9.38	\$9.38	-0-
Hillsboro, OR	\$25.29	\$11.04	56%

The information above illustrates that while Hillsboro first appears to be offering a much more expensive program, in reality, Hillsboro taxpayers are paying nearly the same rate as Gresham; yet Hillsboro is providing ten times as much service. The reason for the difference is that for every \$1.00 spent on park and recreation services in Hillsboro, \$0.56 is returned as revenue. In Gresham, no revenue is produced.

PARK AND RECREATION SERVICES IN TROUTDALE

There are four major ingredients to offering an economical and efficient park and recreation program. The first is to provide a balance between park facilities and recreation programs. The second key point is to provide a wide range of services rather than concentrating on one or two types of activities. The third point is to provide facilities and programs that generate revenue. In general, park facilities do not achieve this objective and is the reason that an agency should offset this cost by providing a substantial recreation program that does generate considerable revenue. The fourth point is that the park system must be efficiently designed to minimize operating and maintenance cost.

In Troutdale, most of the ingredients of operating an efficient park and recreation program are absent. For example:

1. Troutdale does not have a balance between park facilities and recreation programs. It is primarily oriented to a park and open space system with little emphasis on recreation programs.
2. The few recreation programs that the City offers are oriented toward the youth. Most communities subsidizes the cost of providing services to this age group as much as 50-75%.
3. Except for the rental of the Sam Cox Building at Glenn Otto Community Park, the city does not have any facilities that generate revenue.
4. For the most part, the parks are fairly well designed. With the exception of some minor improvements, it appears that most of the facilities are fairly efficient to maintain.

SECTION VII

LOCATION AND
DEVELOPMENT POLICIES

SECTION VII

LOCATION AND DEVELOPMENT POLICIES

INTRODUCTION

The following policies and standards apply to the acquisition and design of parks, open space areas, specialized facilities, and trail systems in Troutdale. Once adopted by the City, they will provide direction to the Park Advisory Board, the City Council city staff regarding the acquisition and development of park sites in the future.

MINI-PARKS

Definition:

Mini-parks, tot lots, or children's playgrounds are single-purpose playlots, typically designed for young children. They are small in size (less than 2 acres), and often are only a single residential lot. Because of their size, facilities are usually limited to a small grass area, a children's playground and a bench or picnic table. On a per-unit basis, mini-parks are expensive to construct and maintain, and generally attract very little use. A nearby school playground, if appropriately designed and available for use, can often meet this need.

Design Policies:

1. No public parks of this type should be developed, unless no other option exists for larger park sites.
2. There is no size requirement for mini-parks, although they should be at least a half acre in size.
3. Appropriate facilities include:
 - Children's playground
 - Open grass play area
 - Picnic tables or benches
4. Site selection criteria:
 - The site should be central to the area it serves and be relatively level. If possible, walking distance should not exceed one-quarter mile, and not require crossing of busy streets.



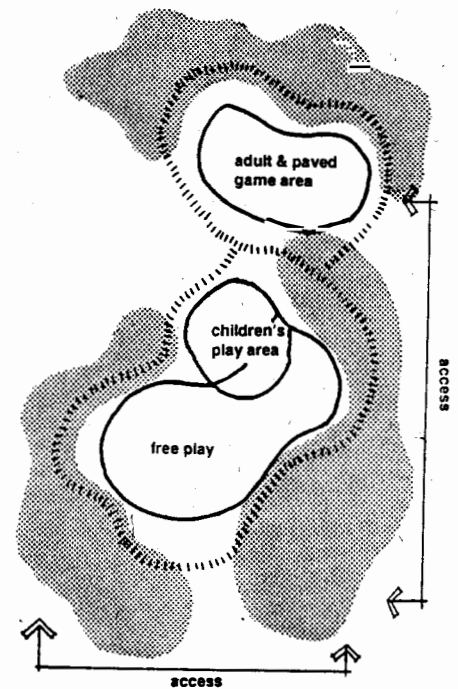
NEIGHBORHOOD PARKS

Definition:

Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are generally small in size (5 to 10 acres), and typically serve residents within a half-mile radius. At average residential densities, this amounts to a service area population of about 3,000 to 5,000 residents. Since these parks are located within walking and bicycling distance of most users, the activities they support often become a daily pastime for neighborhood children.

Design Policies:

1. Under most conditions, neighborhood parks should be no smaller than about five acres in size, with optimum size being 7 - 10 acres.
2. At least 50% of the site should be flat and usable, and provide space for both active and passive uses.
3. Appropriate facilities include:
 - Unstructured open play areas for practice or pickup games. Sport fields for league play should be discouraged
 - Children's playground
 - Paved games court
 - Tennis courts
 - Picnic areas with shelter
 - Trails or pathways
4. Restroom buildings should be discouraged in local neighborhood parks unless facilities of a more community wide nature are located in the park.
5. Parking Requirements: If less than 300 lineal feet of street frontage occurs, a minimum of 3 spaces per acre of usable active park area should be provided. The park design should encourage access by foot or bicycle, and provide bicycle racks at each primary access point.



COMMUNITY PARKS

Definition:

A community park is planned primarily to provide active and structured recreation activities for young people and adults. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks can also provide indoor facilities to meet a wider range of recreation interests. Where there are no neighborhood parks, the community park can also serve this function.

In comparison to neighborhood parks, community parks serve a much larger area and offer more facilities. Their service area is about a one-mile radius, and will support a population of approximately 7,500-15,000 persons, depending upon size and facilities. As a result, they require more support facilities such as parking, restrooms, covered play areas, etc. Community parks usually exceed 20 acres in size and often have sports fields or similar facilities as the central focus of the park.

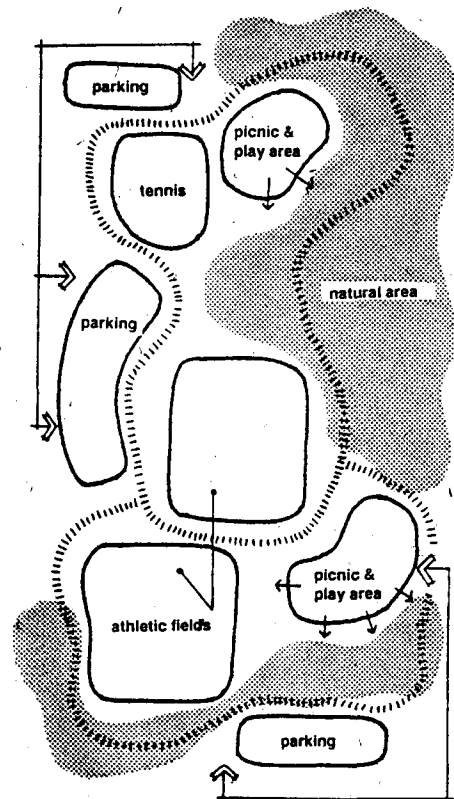
Design Policies:

1. Minimum size should be 20 acres with the optimum being about 25-30 acres.

2. At least two-thirds of the site should be available for active recreation use.

3. Appropriate facilities include:

- Formal sport fields - softball, baseball, soccer, etc.
- Tennis courts
- Sand or grass Volleyball courts
- Open multi-use grass area
- Restrooms
- Picnic facilities (including shelters)
- Group picnic facilities
- Trails/pathway systems
- Outdoor basketball
- Children's playground (if needed to serve the neighborhood)
- Space for special outdoor events



4. Parking requirements: dependent upon facilities provided. Require 50 spaces per ballfield plus 5 spaces per acre of active use area.

REGIONAL PARKS

Definition:

Regional parks are recreational areas that serve the City and the area beyond. They are usually large in size and often include one specific use or feature that makes the park unique. Typically, use focuses upon passive types of recreation. Those located within an urban area sometimes offer a wider range of facilities and activities, including museums and other cultural attractions. Most of these parks attract large numbers of people from a wide region. Often these types of parks are provided by state agencies as is the case in Troutdale.

Design Policies:

1. The regional park can be designed to meet a wide range of activities and interests but should emphasize the features that make it unique.
2. Size will be dependent upon the site itself and the facilities offered.
3. If the site will attract large volumes of traffic, access should be via a collector or arterial street.
4. Possible facilities include:
 - Viewpoints
 - Trail systems
 - Special or unique physical natural features (river, lake, ridgeline, etc.)
 - Single-purpose, specialized facilities
 - Picnic areas
 - Open play areas
 - Interpretive facilities
 - Large group picnic/game areas
5. Parking requirements: dependent upon the activities offered.

LINEAR PARKS

Definition:

Linear Parks are open space areas that generally follow a stream corridor, ravine or some other elongated feature, such as a powerline or railroad right-of-way. They often provide the space for regional trail systems.

Design Policies:

1. Activities are generally passive in nature, allowing mostly for paved or unpaved trail use.
2. Linear parks should generally follow drainage corridors, natural vegetation or other special feature strips.
3. If possible, linear parks should be at least 100' wide.
4. The natural vegetation should be maintained, and appropriate buffers provided to protect natural features.
5. Paved pathways should be designed to accommodate maintenance and patrol vehicles. (See trail design standards.)
6. Where general public use is promoted, adjoining uses should be protected by fences or other buffer features to control access and view intrusion to accommodate public safety.
7. Parking should be provided at trailheads and/or several access points of the park. The number of spaces will be dependent upon the anticipated type of use (local or regional).

SPECIAL USE AREAS

Definition:

Special use areas are public recreation areas occupied by a single purpose facility or contain activities that do not fit into any of the other categories. Some of the present facilities in Troutdale that fall into this classification include the Harlow House and Depot Park.

Design Policies:

1. Prior to the development of any special use area, the City should prepare a detailed cost/benefit analysis and maintenance impact statement for each proposed site being considered.
2. Design criteria will depend upon the facilities and activities proposed.

NATURAL OPEN SPACE/GREENWAYS

Definition:

Natural open space is defined as land left primarily in its natural condition, with recreation uses discouraged and limited to trail related activities. Such lands provide opportunities to observe nature, and obtain a higher level of solitude than is found in developed parks. Open space is usually owned or managed by a governmental agency, and some areas may not be readily available to the general public. Lands in this category include wetlands, steep hillsides, sensitive wildlife or plant habitat, riparian corridors, or other unique natural values

Design Policies:

1. Where feasible, public access and use of these areas can be permitted, but environmentally sensitive areas should be protected from overuse.
2. Improvements should be kept to a minimum, with the natural environment, interpretive and educational features emphasized.

CITY BEAUTIFICATION AREAS

Definition:

These are areas whose primary purpose is to beautify the cityscape and provide little if any recreation value. They include such features as landscaped entrance areas into the city, street medians and triangles, and landscaped areas around buildings.

Design Policies

1. The level of design and quality of development will depend upon their location and public visibility.
2. Sites should be larger than 10,000 square feet. Only consider smaller sites when unique conditions exist and the maintenance cost can be justified.
3. The design should reflect ease of maintenance. The planting of annuals and other high maintenance plant materials should be discouraged.
4. The city should encourage the maintenance adoption of these sites.
5. The use of non-plant materials such as landscape rock, etc. as well as draught tolerant plant materials should be encouraged in the design.
6. Always consider the potential of vandalism.



TRAILS AND PATHWAYS

Definition:

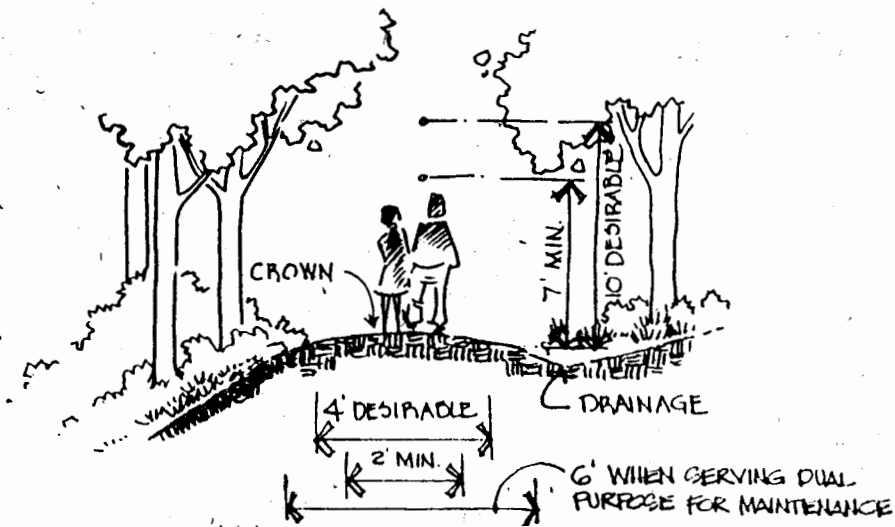
Trails and pathways in this context are designed to provide walking, bicycling, and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they can also provide non-vehicular options for travel throughout the community. Trails can be designed for a single or multiple types of users. The trails and pathways emphasized here are those that are recreational and multiple use in nature. Bike routes with more emphasis on transportation are not included in this definition.

Trails may be either unsurfaced or treated with a variety of hard surfacing materials including concrete, asphalt or granite chips. Unsurfaced trails may be left in their natural condition or supplemented with gravel, bark chips, sand or other material. Surfacing will be dependent upon the soil type, type of use and amount of use.

Design Policies:

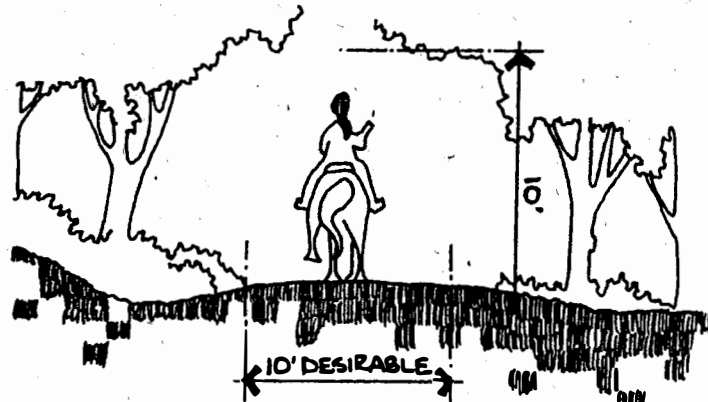
1. The primary purpose of recreation trails is to provide a recreation experience. Transportation to other parts of the community should be a secondary objective.
2. Whenever possible, recreation pathways and trails should not be part of a street roadway.
3. Recreation trails should be interesting to the user and maximize the number and diversity of enjoyable viewing opportunities.
4. Trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
5. Trails should be planned, sized, and designed for non-motorized multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
6. Centralized and effective staging areas should be provided for trail access. Trailheads should include parking, orientation and information, and any necessary specialized unloading features.
7. Trails should be looped and interconnected to provide a variety of trail lengths and destinations. They should link various parts of the community, as well as existing park sites.
8. Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users.

9. Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points. Each proposed trail should be reviewed on a case by case basis to determine if it should be part of the city's park and recreation program.
10. Developers should be encouraged to provide pathways through proposed developments, where such improvements would provide needed linkages between trail routes and access to public destinations.



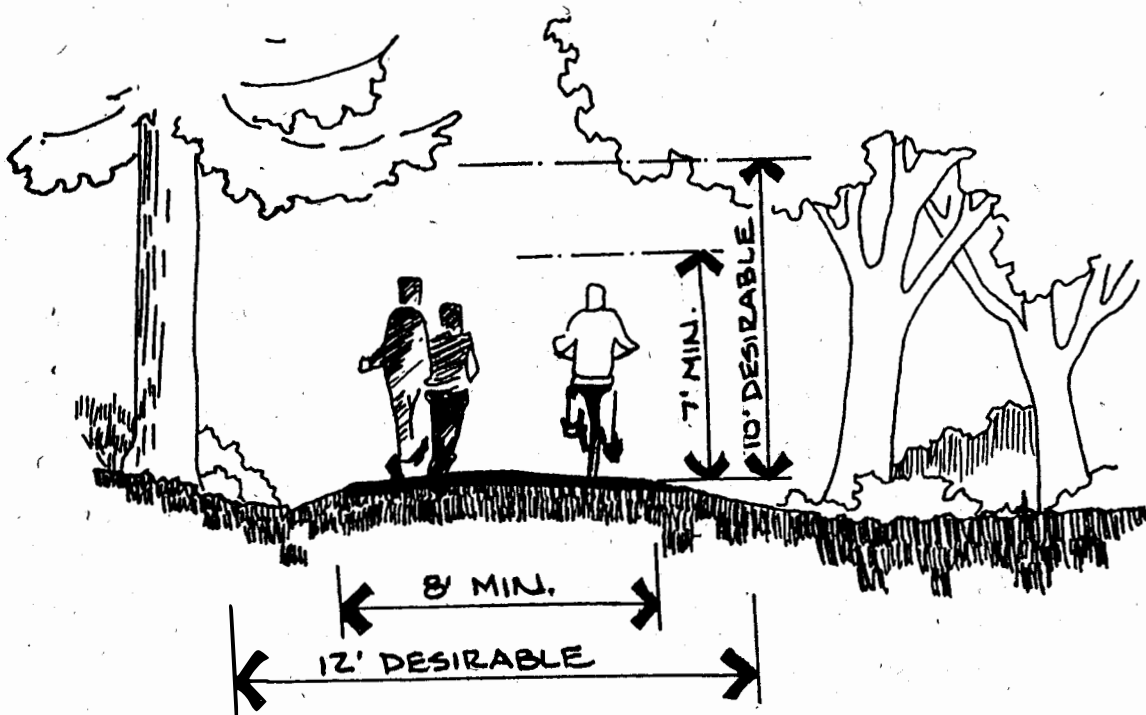
NATURE TRAILS





ABSOLUTE MIN. 2' WIDE TRAIL
TREAD W/ 5' SIDE CLEARANCE

UNPAVED HIKING/EQUESTRIAN TRAILS



MULTI-PURPOSE PAVED TRAILS

SECTION VIII

PLAN RECOMMENDATIONS

SECTION VIII

PLAN RECOMMENDATIONS

INTRODUCTION

In this section, specific recommendations are made for the development, rehabilitation, operation and management of the park and recreation services in Troutdale. These recommendations are divided into the following categories:

1. Facility Plan (includes parks and open space)
2. Trails Plan
3. Specialized Recreation Facilities
4. Administration and Management Recommendations
5. Park Maintenance Operations
6. Recreation Services
7. Urban Forestry Program
8. City Beautification

1. FACILITY PLAN

The ideal park system for a community is one made up of a hierarchy of various park types, each offering a certain type of recreation and/or open space opportunity. Separately, each park type may only serve one basic function, but collectively they serve the entire needs of the community. By recognizing this concept, Troutdale can provide services more efficiently and eliminate conflicts between park users and adjacent neighbors.

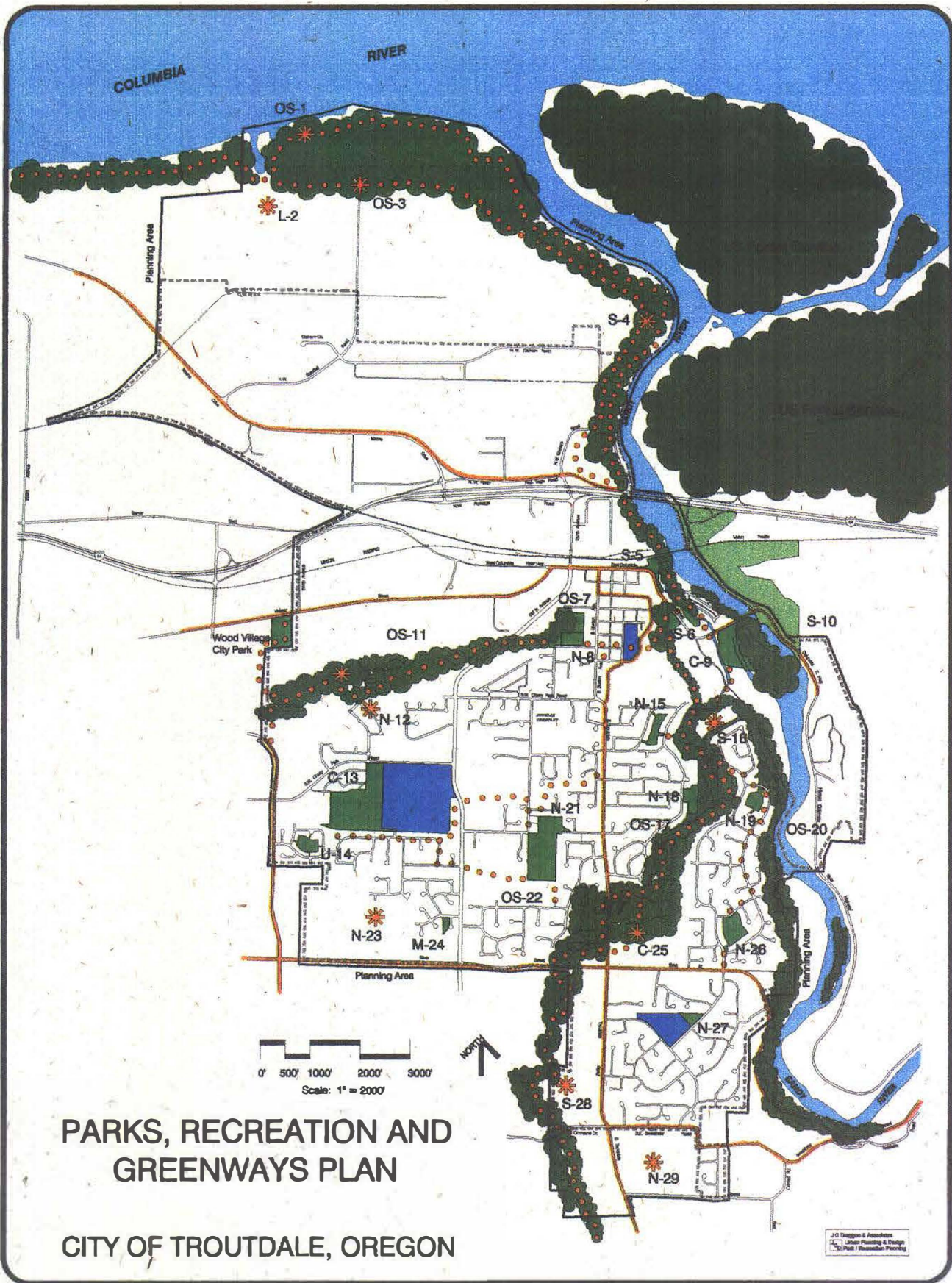
The basic concept of the Facility Plan is to assure that every neighborhood in Troutdale is served by either a neighborhood or community park. These areas would be supplemented by mini-parks, open space areas, special use facilities and school facilities.

General Notes About the Facility Plan

1. Each site is defined by a number and a letter of the alphabet such as *12-N*. The number is for site identification only. The letter represents the type of existing or proposed park and are identified as follows:

M	Mini-Park	SU	Special Use Area
N	Neighborhood Park	L	Linear Park
C	Community Park	OS	Natural Open Space/Greenway
R	Regional Park	U	Undeveloped Sites

2. On the Facility Plan, future park sites are described by an asterisk. The intent is to only show a general location of where a park site should be reserved.



Legend:

	CITY BOUNDARY		GREENWAY
	EXISTING PARKS		PROPOSED PARKS & OPEN SPACE
	STATE PARK		PROPOSED TRAILS
	SCHOOLS		BIKE PATH

FACILITY PLAN

Park Areas

Shown below is a list of existing and proposed park sites discussed in the plan and their page reference.

EXISTING PARK AND OPEN SPACE SITES

<u>PARK NAME</u>	<u>Page #</u>
Beaver Creek Greenway	Page 11
Columbia Park.....	Page 8
CP Park.....	Page 13
Depot Park.....	Page 5
Glenn Otto Community Park	Page 7
Helen Althaus Open Space.....	Page 6
Helen Althaus Park	Page 7
Harlow House.....	Page 6
Historical Turnout.....	Page 8
Kiku Park	Page 11
Lewellyn Park.....	Page 12
Sandee Palisades Park	Page 15
Sandy River Greenway	Page 12
Sunrise Open Space	Page 13
Sunrise Park.....	Page 12
Sweetbriar Park.....	Page 15
Weedin Park	Page 9
Woodale Park	Page 9

PROPOSED PARK AND OPEN SPACE SITES

<u>PARK NAME</u>	<u>Page #</u>
Beaver Creek Park.....	Page 9
Cherry Ridge Open Space	Page 8
Cherry Ridge Park	Page 8
College Park Trailhead.....	Page 15
Company Lake Open Space	Page 4
Columbia River Shoreline.....	Page 4
Hood View Park.....	Page 14
Latourell Park	Page 13
Sandy River Dike Park	Page 4
Sandy River Day Use Park	Page 5
Sweetbriar Heights Park	Page 16

Proposed Columbia River Shoreline**Site OS-1****25 Acres**

This proposed open space area is located along the Columbia River and primarily consists of riparian habitat. The intent is to create a continuous greenway along the Columbia River from the mouth of the Sandy River to Chinook Landing Marine Park. In doing so, this site would preserve over 11,000 linear feet of shoreline and protect valuable wildlife and wetland habitat.

The Metropolitan Greenspaces Bond Measure which was passed in May of 1995 identified this area for immediate acquisition. It is recommended that the City coordinate with the Metropolitan Service District (METRO) to preserve a minimum of 100' of riparian zone along the Columbia River.

Suggested improvements to the site should include:

- Habitat enhancement
- Bank stabilization and re-vegetation
- Viewpoints
- Interpretive trails (unpaved)

Proposed Sandy River Dike Park**Site L-2****15.0 Acres**

This proposed linear park follows the course of the dike along the Sandy and Columbia Rivers. It is recommended that the City work cooperatively with the Sandy River Drainage District to obtain the use of the dike for recreational purposes. This would include a trail system that would extend from the I-84 bridge to Chinook Landing Marine Park.

Suggested improvements to the site should include:

- Paved multi-use trail system
- Seating areas
- Viewpoints

Proposed Company Lake Open Space**Site OS-3****110 Acres**

This open space area is located at the terminus of Northwest Sundial Road, between the Columbia River and the Reynolds Aluminum Plant. The site is heavily wooded and contains a small lake, known as "Company Lake". The intent is to develop a refuge area for wildlife and waterfowl in coordination with the acquisition of the Columbia River shoreline (Site OS-1).

As mentioned earlier, the Metropolitan Service District (METRO) has identified some of the shoreline along the Columbia River for immediate acquisition. Since specific parcels have not been designated yet it is recommended that the City encourage Metro to expand the acquisition project to include this parcel of land.

Suggested improvements should include:

- Habitat enhancement
- Observation areas
- Boardwalks
- Interpretive signage (unpaved)



Proposed Sandy River Day Use Park**Site S-4****10.0 Acres**

This proposed park site is located on the west side of the Sandy River and northeast of the Troutdale Airport. Situated on a sandy bar of the Sandy River, this site offers a number of recreational opportunities. With the overcrowding problems at Glenn Otto Community Park, there is a need for another waterfront park in the Troutdale area. The intent is to develop this site into a day use park.

Suggested improvements should include:

- Beach area
- Designated swimming area
- Restrooms
- Parking area (50+ spaces)
- Trailhead for Sandy River Dike Trail
- Open grass area

Depot Park**Site S-5****2.74 Acres**

This existing park is located off East Columbia River Historic Highway, adjacent to the Sandy River. Facilities consist of a historic railroad depot, a park maintenance area, a parking lot and a trail head leading to the Sandy River.

Currently, the depot building houses the office for Park and Facilities Division and the Troutdale Chamber of Commerce and museum. Because of the lack of office space and outside storage, it is recommend that the operations for the Parks and Facilities Division be relocated to another site. With the development of a new maintenance office and storage building, the existing depot building could be remodeled and converted into additional space for the Chamber of Commerce or another community service organization.

Once the Parks and Facilities Division has been relocated, it is recommended that a site master plan be prepared for the remainder of the site. The master plan should address issues such as parking, vehicular access, compatibility with the Depot Building and pedestrian linkages with the Sandy River and downtown. While the Sandy River is a significant recreational resource, it is recommended that trail development in this area be kept to a minimum due to river conditions.

Suggested improvements to the site should include:

- Riverbank stabilization
- Planting of more trees and landscaping
- Trailhead facilities (parking, information kiosk, restrooms, etc.) for the proposed Sandy River Dike Trail.
- Installation of benches/seating areas with views to the river
- Development of picnic tables and pads



Harlow House**Site S-6****1.38 Acres**

This site is located off East Columbia River Historic Highway. Facilities consist of the historic Harlow House, barn and a gravel parking area. While the building is owned and operated by the local historical society, the Parks and Facilities Division is responsible for the maintenance of the grounds.

The Troutdale Historical Society has completed renovations to the Harlow House and recently completed restoring the barn. The barn will serve as an agricultural museum and display antique farm machinery. Because the site possesses significant historical value, it is recommended that the City work cooperatively with the Troutdale Historical Society to restore the grounds, particularly the historic trout ponds.

Suggested improvements should include:

- Restore historic trout ponds
- Install paved pathways
- Construct paved parking area
- Plant more trees and landscaping
- Install irrigation and storm drainage
- Provide miscellaneous items (benches, trash receptacles, etc.)

Helena Althaus Open Space**Site OS-7****(Existing) 8.26 Acres
(Proposed Addition) 2 Acres**

This existing open space area is located between 4th Street and 7th Street and was at one time the City's watershed. The site include a large natural area and a primitive unpaved trail system.

It is recommended that the City acquire an additional five acres of land to the west in order to develop an unpaved trail system that would connect with 257th Avenue and the proposed Ridgeline Trail. If possible, a trailhead should be developed to support this trail.

Suggested improvements should include:

- Trailhead facilities
- Erosion control on the steep slopes
- Trail improvements and trail expansion (unpaved)
- Hillside re-vegetation



Helen Althaus Park**Site N-8****2.0 Acres**

This park is adjacent to Helen Althaus Open Space and is found on top of the hill. Currently a basketball court is found on an existing water reservoir. A small open grass area surrounds the reservoir. While somewhat smaller than what is normally preferred, this site could be further developed to provide more neighborhood park facilities. One of the difficulties in developing this site is the limited amount of level terrain. However, with some minor re-contouring, there is an opportunity to expand the recreational opportunities at this site.

Suggested improvements should include:

- Grading to create more active play area
- Upgrade the basketball court (new standards and playing surface)
- Add a picnic area with a small shelter
- Add children's playground equipment
- Construct pathways that connect with the Helen Althaus Open Space area
- Add a drinking fountain
- Plant trees
- Install irrigation system

Glenn Otto Community Park**Site C-9****11.96 Acres**

This park is located off the East Columbia River Historic Highway, adjacent to the Sandy River. Currently, facilities include a caretakers home, large meeting hall, swimming beach, restroom building, picnic area, a children's playground and an open play area.

This site is the most heavily used park in Troutdale and attracts people from all over the region. Because of its heavy use, need for rehabilitation and current design problems, the park has a number of operational problems. These problems are further compounded by the lack of continuity and cohesiveness of elements within the park. Because the existing structures act as a barrier within the middle of the site, the southern portion receives less use.

While the sandy beach is not officially part of the park, the City has assumed responsibility for this area as well. The river and sandy beach creates a strong attraction that other parks in the region cannot provide. Unfortunately, a safe swimming beach cannot be constructed because of continually changing river conditions. Combining this problem with heavy use during hot weather creates some management and operational problems.

A detailed master plan is needed for this site to address building rehabilitation, pedestrian circulation, parking, need for new facilities, beach access and pedestrian linkages to the Sandy River and Beaver Creek. Some immediate needs include:

- Install a new children's playground
- Construct paved pathways through the site and to the adjacent use areas
- Add picnic table pads
- Remove and develop a new restroom facility (ADA accessible)
- Replace fencing and barricades
- Complete paving of the parking area
- Provide improvements to beach and trails
- Construct a bridge over Beaver Creek
- Add a basketball court
- Develop a large group picnic area and shelter

Historical Turnout (State)**Site S-10****2.56 Acres**

This site is located adjacent to the Sandy River, on the east side of the Columbia River Highway bridge. It is owned by the State Department of Transportation and serves a vehicular turnout. No recommendations are made for this site.

Proposed Cherry Ridge Open Space**Site OS-11****15.0 Acres**

This proposed open space area follows the steep hillside that extends from 257th Avenue west to 242nd Avenue. It is recommended that the City preserve a 150' wide corridor along the hillside to develop a greenway that would connect Helen Althaus Open Space Area along the ridge to the west. This greenway would provide a corridor for the development of the proposed Ridgeline Trail. Improvements then could include:

- Unpaved trail system
- Viewpoints

Proposed Cherry Ridge Park**Site N-12****3.0 Acres**

This proposed park site is located north of Cherry Park Road. This is a developing neighborhood that needs a park to serve its needs. It is recommended that a three acre neighborhood park site be acquired serve these residents. If acted upon in the very near future, it may be possible to develop this park in conjunction with a developer's proposal for an urban plaza. This area should have direct physical access to the proposed Cherry Ridge Open Space area. Suggested facilities for this site should include:

- Multi-use grass area for pick-up games, etc.
- Children's playground
- Multi-use paved court for basketball, volleyball, etc.
- Picnic area
- Internal paved pathway system

Columbia Park**Site C-13****22.57 Acres**

Located off Cherry Park Road, this parcel of land is situated adjacent to Reynolds High School. Currently, facilities at the site include a large wooded area and an adventure playground structure known as "Imagination Station".

This proposed park site should be developed to serve the community park needs of the entire west end of the city. It should also be designed to serve the neighborhood needs as well. Based on a series of public meetings related specifically to the design of this park site, recommended facilities should include:

- Group picnic area
- Picnic facilities including a large shelter
- Basketball courts
- Open grass play area
- Two baseball/softball fields and a soccer field
- Restroom building
- Police training course
- Pathways



Woodale Park**Site U-14****2.50 Acres**

This existing site is located off 242nd Avenue near the edge of the City limits. The City acquired the site through a land foreclosure after a local neighborhood association refused to maintain it. Since the time the city has acquired it, only minor maintenance has occurred and improvements have been made.

There are a number of problems associated with this site. First of all, Columbia Park is located only about 400 feet from this site and it will provide neighborhood park services to the area. Secondly, the site is entirely encircled by homes resulting in no visibility from the street and very poor physical access. It is essentially an open space area for the sole benefit of the adjacent homes. Because of these conditions, it is recommended that the site not be further developed for park use. This then leaves the issue of what to do with the property. Several options exist.

First, the property could be sold as surplus property. The local neighborhood could then purchase the property or it could be sold to a developer for housing. This second approach would require the purchase of an adjacent lot to gain public access into the site.

The second option would be for the city to keep control of the property. If this occurred, it is recommended that no maintenance or improvements occur unless a local improvement district is formed to pay the costs.

Weedin Park**Site N-15****2.52 Acres**

This park is located off Beaver Creek Lane. Currently, facilities at the park include two tennis courts, a paved trail, an open play area and a children's playground. Because the site is in relatively good condition, only minor improvements are needed. These include:

- Remove shrubs near entrance of the park to improve visibility
- Upgrade the lighting
- Add a drinking fountain
- Add a basketball court
- Install a new playground

Proposed Beaver Creek Park**Site S-16****5.0 Acres**

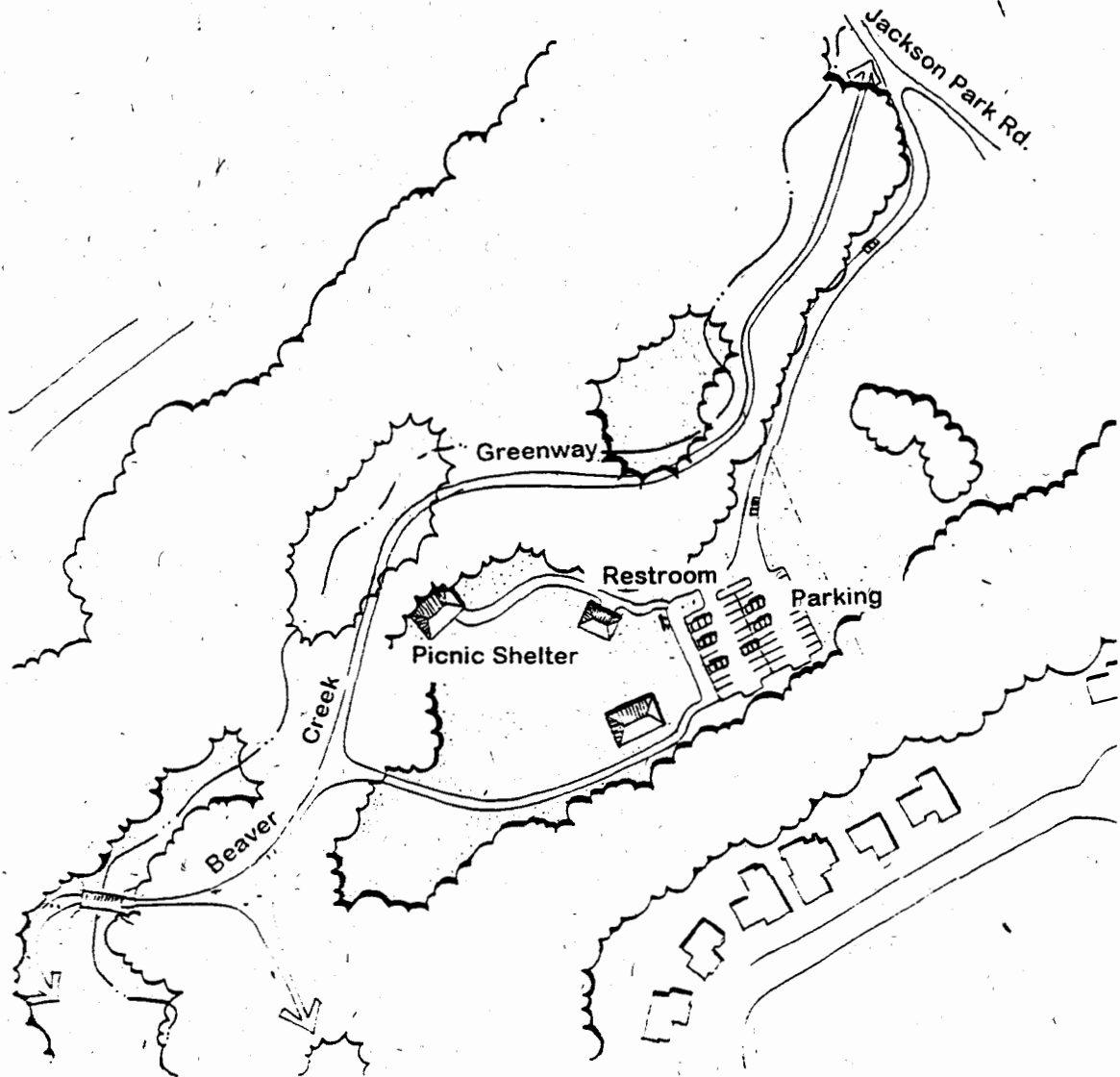
This proposed site also known as the "Shilke Property" is located off Jackson Park Road. Situated on a level parcel of land adjacent to Beaver Creek, this site offers an excellent tranquil setting between the steep hillsides on the west and the Sandy River on the west. Because of this setting and the fact that the land is quite flat, many different types of opportunities exist for this site. The largest problem with any type of intensive use is the fact that automobile access is via a very small and narrow road. To widen this road would require considerable improvements including a bridge across Beaver Creek.

With the development of a continuous trail along Beaver Creek, there will be a need to develop staging areas to serve as trailheads. This site will meet that need very well. However, some other uses should also occur. Based on the conditions and setting, it is recommended that this site also be developed for large group picnics. Therefore, the intent is to develop this site into a combination day use park and trailhead facility.



Suggested improvements should include:

- Restrooms
- Parking (paved and unpaved for a total of 100 cars)
- Trailhead for Beaver Creek Trail
- Large multi-use grass area
- Two large picnic shelters



Beaver Creek Greenway**Site OS-17 (Existing) 22.84 Acres
(Proposed Addition) 30.0 Acres**

This natural area begins at the confluence of the Sandy River and extends south along Beaver Creek, terminating at Mt. Hood Community College. Access to this site is provided through several adjacent greenway parcels and Kiku Park. Because a majority of the canyon is heavily wooded and provides open space and wildlife habitat, existing facilities are limited to unpaved trails.

The Metropolitan Greenspaces Bond Measure identified this corridor for the acquisition and development of an eight mile trail system. Approximately \$257,000 was allocated for this project. It is recommended that the City coordinate with the Metropolitan Service District (METRO) to ensure that adequate land along Beaver Creek Canyon is preserved.

Suggested improvements within this greenway should include:

- Construction of an unpaved trail system along the creek corridor
- Bridge crossings
- Slope/bank stabilization
- Stream restoration
- Re-vegetation

Kiku Park**Site N-18****2.75 Acres**

This park is located off Beaver Creek Lane. Currently, facilities at the park include a tennis court, a half court basketball hoop, an open play area and a children's playground. In general, many of the facilities are in need of repair or need to be replaced.

Suggested improvements to the site should include:

- Plant more trees
- Install drainage
- Add a new pathway
- Upgrade irrigation system
- Repair tennis courts
- Install new playground equipment

Since many of the facilities are in need of repair or replacement, it may be an opportune time to prepare an overall site master plan. The master plan should address issues such as parking/trailhead facilities for Beaver Creek Greenway, re-orientation of existing facilities and location of new facilities.

With the development of a new master plan, there are several facilities that could be added to the site. These include:

- Picnic area and shelter building
- Parking area
- Trailhead facilities
- Basketball court

Lewellyn Park**Site N-19****2.39 Acres**

Located off Lewellyn Avenue, this park is located between Beaver Creek and the Sandy River. Current facilities include two tennis courts, a paved pathway, an open play area and a children's playground. Since a majority of the site is in very good condition, only minor improvements are recommended. These include:

- Landscaping
- Install new playground
- Construct a basketball court
- Replace drinking fountain
- Add picnic facilities

Sandy River Greenway**Site OS-20 (Existing) 20.97 Acres
(Proposed Addition) 20.0 Acres**

This natural area is located on the western edge of the Sandy River. It begins near the confluence of Beaver Creek and extends south along the Sandy River. A majority of the canyon is heavily wooded and provides open space and wildlife habitat

The Metropolitan Greenspaces Bond Measure identified this area for immediate acquisition for land along the Sandy River. It is recommended that the City coordinate with the Metropolitan Service District (METRO) to ensure that the land along the Sandy River will be preserved.

Sunrise Park (north section)**Site N-21****4.0 Acres**

This undeveloped park site is located off 21st Street, west of Troutdale Road. This site was once a construction debris landfill and has since been reclaimed and is ready for park development. Currently, the City is in the process of preparing a landfill closure plan to meet state and federal regulations. This plan will address issues such as water quality, soil compaction, etc. Once completed, the City can begin development of facilities on this site.

In early June of 1995, a master plan was prepared conceptualizing the future development of the site. Due to some uncertainties regarding the planned extension of 21st Avenue, the site was divided into two separate but distinct areas. The northern portion of the site is level and offers several opportunities for future development. In contrast, the southern portion of the park consists of a variety of topographic conditions and without extensive grading would be difficult to develop. Based on the recreational needs expressed by local residents and the existing site conditions, it is recommended that the northern portion be developed for neighborhood use and the southern portion maintained as a natural area. (see Site # OS-23 for more discussion).

As stated earlier, it is recommended that the northern portion of the site be developed as a neighborhood park. Facilities for this site should include:

- Multi-use grass area
- Children's playground
- Multi-use paved court for basketball, volleyball, etc.
- Picnic area with small shelter
- Paved internal pathway system
- Automatic irrigation system

Sunrise Open Space (southern portion)**Site OS-22****12.23 Acres**

As mentioned in the discussion under Site # N-22, Sunrise Park was once a construction debris landfill. The terrain in the southern portion of this site ranges from flat to extremely steep hillsides. The park offers excellent views of Mount Hood and the bluffs above the Sandy River. It also contains a small pond and seasonal stream.

Because of the terrain and the site conditions, it is recommended that this portion of Sunrise Park be developed into a passive recreational area encouraging the growth of natural vegetation. Care should be given to the selection of plant materials so that they don't impair the views of the homes on the west side of the park. Improvements should then include:

- Planting of native plant materials
- Paved trail system around the park
- Pond and wetland enhancement

Proposed Latourell Park**Site N-23****5.0 Acres**

This proposed park site is located north of Stark Street in the vicinity of Latourell Street. It is recommended that a five acre neighborhood park site be acquired in this area to serve this developing neighborhood. Possible facilities for this proposed park site should include:

- Multi-use grass area with a backstop
- Children's playground
- Multi-use paved court for basketball, volleyball, etc.
- Picnic area with small shelter
- Internal paved pathway system
- Automatic irrigation system

CP Park**Site M-24****1.37 Acres**

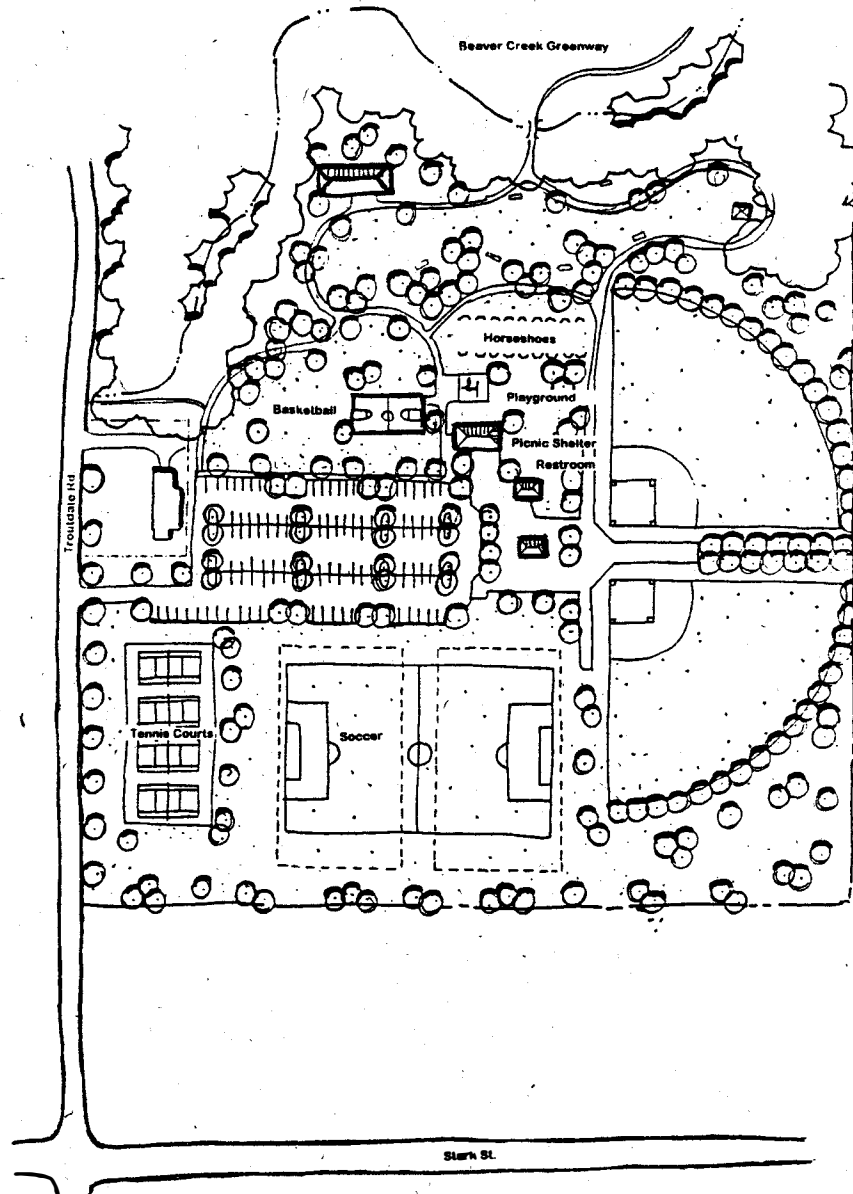
This park is located at the corner of 28th Street and Faith Court. Facilities include a small open play area, a children's playground, a half-court basketball court, picnic area and a paved walkway. Only minor improvements are recommended for this site.

- Landscaping
- Add new picnic tables
- Install drinking fountain



This proposed site known as the "Strebin Property" is located at the corner of Troutdale Road and Stark Street. Because this land is relatively level and located adjacent to the Beaver Creek canyon, this site offers a number of recreational opportunities. The intent is to develop a community park in the area to serve the southern portion of the City. This site would also serve as a trailhead for the Beaver Creek Trail. Facilities should include:

- Two softball fields
- Four tennis courts
- Children's playground
- Picnic area with shelter
- Open play area
- Basketball court
- Paved pathways system
- Trailhead and internal trail system
- Horseshoe pits (10)



Sandee Palisades Park**Site N-26****4.71 Acres**

This park is located off 26th Street. Currently, facilities include a paved pathway, a youth baseball field, and open play area and a children's playground. Because the site is in fairly good condition, only minor improvements are recommended. These include:

- Upgrade ballfield
- Add basketball court
- Add landscaping
- Install new playground equipment

Sweetbriar Park**Site N-27****1.37 Acres**

This park is located off Evans Avenue and functions as an extension of the school grounds. Currently, facilities include a open grass area, some landscaping and a paved pathway. Since the park is located in close proximity to Sweetbriar Elementary School, it is recommended that any improvements to the site complement the existing facilities located on the school grounds. The City should work cooperatively with the school district to provide facilities for local residents in the area.

Suggested improvements to this site should include:

- Add picnic area with shelter
- Improve drainage
- Enhance wetland landscaping

College Park Trailhead**Site S-28****2.00 Acres**

With the development of a continuous trail along Beaver Creek, there will be a need to develop staging areas to serve as trailheads. The site is currently owned by Mount Hood Community College. It is recommended that the City work cooperatively with the community college to provide trail access opportunities in this area.

Suggested improvements should include:

- Restrooms
- Parking (paved for a total of 30 cars)
- Trailhead for Beaver Creek Trail

This proposed park site is located south of Southeast Sweetbriar Road and east of South Troutdale Road. This area is currently outside the existing City limits, but within the City's urban growth boundary. It is recommended that a five acre neighborhood park site be acquired in this area to serve this future neighborhood. Possible facilities for this proposed park site should include:

- Multi-use grass area with a backstop
- Children's playground
- Multi-use paved court for basketball, volleyball, etc.
- Picnic area with small shelter
- Paved internal pathway system
- Automatic irrigation system
- Tree preservation

2. RECREATION TRAILS

The recreation survey and the public workshop meetings identified considerable participation in trail activities as well as a desired need for more trail opportunities. The Recreation Needs Assessment quantified a current need for about 9.5 miles of off-street paved pathways. There are now only about 1.5 miles of paved pathways within the city limits of Troutdale.

In this plan, a recreational trails plan has been developed. This is in contrast to the city's bicycle plan which utilizes, for the most part, street right-of-way and focuses bicycle lanes as the primary means of transportation. The recreational trails plan is a combination of paved and unpaved pathways and wherever possible is separated from the street or road pavement. However, in some cases where no other option exist, the route utilizes road right-of-way. Where this occurs, the recreational trails plan follows the bicycle plan very closely.

Listed below is a summary of the trail recommendations in the Troutdale area.

Trail #	Name	Use	Length
Trail T-1	Sandy River Dike Trail	Paved	2.5 Miles
Trail T-2	Company Lake Trail	Unpaved	1.5 Miles
Trail T-3	Beaver Creek Trail	Unpaved/Paved	3.0 Miles
Trail T-4	Ridgeline Trail	Unpaved	1.0 Miles

Trailheads

Trailheads will be important elements of the trail system acting as staging areas and offering support facilities along the trail route. For the most part, existing parks can offer parking and other conveniences. However, three trailheads should be developed. They should provide parking, signage and restroom facilities. The recommended locations are:

- Proposed Strebin Park - Site # C-24
- Proposed Beaver Creek Park - Site # S-16
- Proposed College Park Trailhead - Site # S-28

3. SPECIALIZED RECREATION FACILITIES

Sport Fields

Youth and adult field sports are an important recreation activity in Troutdale. To date, the City has not been actively involved in providing sports fields or offering sports programs. Because of this, many private organizations such as the Reynolds Little League have been required to use facilities outside the city or raise funds to develop their own facilities.

It is recommended that the City strive to provide enough facilities to satisfy the need for games and competitive play only. This includes games for softball, baseball and soccer. Practice should occur at school district fields.

Considering the City is deficient in all types of sports fields, it is recommended that facilities be located and designed to accommodate a wide array of uses. For example, baseball and softball fields should be developed with skinned infields and a minimum of 200' outfields with opportunity to expand to 300'. Soccer should be able to be overlaid on the outfields of these fields during the off season.

Park Maintenance Facility

Currently, the Depot Building houses the offices for Parks and Facilities Division and the Troutdale Chamber of Commerce and Museum. Because of the limited amount of space, neither organization has sufficient space for storage or room for expansion. This is particularly true for the Parks and Facilities Division which stores materials and equipment at various locations throughout the City. Currently, the Division stores equipment and material at Depot Park, at Glenn Otto Community Park and at the public works maintenance shops.

Based on the lack of office space and storage area for materials and equipment, there is a need to develop a new Parks and Facilities Division building and storage yard.

4. ADMINISTRATIVE AND MANAGEMENT RECOMMENDATIONS

The following are suggested changes for managing park and recreation services in Troutdale.

1. Establish a Parks and Recreation Department

Currently, the Parks and Facilities Division is under the administration of the Community Development Director. As the city grows, there will be more importance placed on park and recreation services. As this occurs, it may be necessary to establish a Parks and Recreation Department.

2. Cost Reporting System

It is recommended that the City develop a cost reporting system that accurately reflects the costs of the various services offered by the department. With this type of information available, better tracking of costs can occur and provides more information for setting budget allowances. At the very least, cost should be broken out by:

- administration
- park maintenance
- non park grounds
- street trees
- city beautification
- building and janitorial services
- recreation programs and special events
- city beautification

3 Use Agreement with Reynolds School District

Because the City lacks facilities to provide indoor programs and services, it is recommended that the City work out a agreement with the Reynolds School District to use school district facilities.

4. Emphasize the Importance of Revenue

In Troutdale, revenue from park and recreation services is extremely low. This is due to the lack of revenue generating facilities. It is recommended that when the City develops new facilities that a greater importance be placed on the potential for raising revenue.

5. Annual Goals and Work Program

Each year at the beginning of the budget process, the division should meet as a group to set goals based on Council's direction and identify specific work tasks for the forthcoming year. At the end of the year an evaluation should be made to measure how well these goals were met.

6. Annual Report

The division should prepare an annual report describing the park services, participation levels and changes, and other operating information that occurred over the past year. This document should be prepared in a professional manner and widely distributed. It is a very valuable document at budget time.



7. Publicize Park and Recreation Services

To promote more interest in park and recreation services (and to gain more support) the Parks and Facilities Division should make a major effort to publicize its services. This can be done in many ways. For example:

- Prepare individual brochure for all parks and facilities
- Advertise special events
- Promote and expand summer recreation services

8. Update System Development Charges

System development fees are charges to developers for the impacts their development has on the park system. Currently, the charges by the city for park improvements do not reflect the actual cost. Based on this plan and the level of service it recommends, the city should update its system development fees.

9. Prepare As-Built Drawings

Currently, there are no records of what exists in the existing parks. To help maintain records of its facilities, it is recommended that the Parks and Facilities Division prepare drawings of all park sites.

5. PARK MAINTENANCE OPERATIONS

1. Update and Expand the Park Maintenance Management Plan

The park maintenance management plan is a management approach where maintenance and time standards are established, priorities are identified and yearly work schedules prepared. By approaching park and facility maintenance on a systematic basis, crisis maintenance can be reduced, the quality of maintenance improved and work tasks spread out more evenly over the year. This type of plan can also track maintenance costs so that the Division can determine which parks are costing the most to maintain or what specific type of task is the most expensive. If maintenance levels are then compared to these costs, informed judgments can be made as where to cut, add or alter according to annual goals. This type of plan will become more critical as the community grows.

2. Contract Maintenance Services

More and more cities are contracting out portions of their maintenance responsibilities because it has been demonstrated that it can be done more efficiently. This can be particularly effective on tasks that are labor intensive and do not require special skills. While contracting can be a management headache, the end results can be satisfying.

3. Contract Services to Other Cities

The nearby cities of Wood Village and Fairview do not have a parks division and as a result, do little in the areas of park maintenance and program services. The City may want to consider offering these services to these cities on a contract basis. Both Troutdale and the adjoining cities could benefit from this approach because of the efficiency of staff and equipment.

4 Other Park Maintenance Approaches and Programs

Some ideas include:

- Encourage retired people to become involved in park maintenance
- Promote "adopt-a-park" programs
- Hold public spring cleanup events
- Utilize people assigned to public service from the court system
- Develop "Park Watch" programs to help reduce vandalism

6. RECREATION PROGRAMS

The City should recognize that recreation services in Troutdale is virtually non-existent. Because of the cost effectiveness of offering recreation programs and the need within the community, the city should consider expanding its summer recreation program. However, to do so will require the commitment and innovative thinking of the City and staff. At the same time, keep in mind that the city does not need to conduct the actual class. The role of the staff should be to set up the program, collect the fees and find instructors.

It is important to note that recreation programs provide more service per unit of cost than any other type of recreation activity. It is also important to recognize that private non-profit groups and even private enterprises are an essential part of a city-wide recreation delivery program. Because the community as a whole benefits from this approach, the City of Troutdale should view its responsibility to encourage and promote cooperation between private providers, the school district and other agencies.

1. Fees and Charges Policy

With cost recovery in mind, the city should establish policies on how future recreation program fees will be charged. These policies should include the overall subsidy rate and the degree of subsidy for the various types of programs. The city should also decide what costs should be allocated towards a program. For instance, should any of the accounting cost in the Finance Department be charged against a program? Does any of the Departments Director's labor go against the program?

Our recommendation is that the wages of the people directly assigned to the recreation program, plus any contract costs, room rentals, materials or other direct and related costs be included.



2. Hire a full time Recreation/Events Coordinator

In order to begin a recreation program, the City will need to finance this position for 12-18 months to give that person time to develop the program. Once in place, very little subsidy should be needed. Some of the responsibilities of this new person should be:

- Identify the current program needs and opportunities
- Develop a rental agreement with the school district
- Develop a fees and charges policy
- Develop a campaign to interest potential users
- Advertise programs
- Evaluate programs

3. Potential Recreation Programs

- "youth at risk" programs
- nature and outdoor programs
- arts and crafts
- special one day events
- sport instructional programs and camps

7. URBAN FORESTRY PROGRAM

The recreation survey revealed strong support for the planting and maintenance of trees along major streets. In many communities, a Forestry Division is created to assume this responsibility. Usually the Forestry Division is under the Parks and Recreation responsibility.

It is recommended that the city expand its current program for planting and maintaining street trees. In the future, the City may wish to hire a person with specific training in this area. Some of the responsibilities of this program should be:

- Procure funds for street tree care
- Purchase special equipment for tree pruning and removal
- Develop information brochures on tree care
- Develop a recommended street tree list
- Assist in the review of land developments as related to street trees
- Act as a special consultant to private property owners regarding tree care

8. CITY BEAUTIFICATION

The City has a number of small "landscaped areas" that have very little recreation value but improve the overall appearance of the City. These would include areas such as street triangles, islands and portions of right-of-ways. Currently, the maintenance of these type of facilities are the responsibility of the Parks and Facilities Division.

Due to the high cost associated with the maintenance of these areas, it is recommended that the City confine these types of areas to major entrance areas into the City. Some of these areas are listed below.

Area
Marine Drive Entrance
Columbia River Highway E. Entrance
Stark Street Entrance
Halsey Street Entrance
Troutdale Road Entrance
257th Street Entrance

Because of the cost associated with this activity, a separate budget item should be created for city beautification.

SECTION IX

IMPLEMENTATION PLAN

SECTION IX

IMPLEMENTATION PLAN

INTRODUCTION

This section of the report identifies potential funding sources for implementing the recommendations identified in the previous section. Some of these funding sources are new to the City whereas others have been utilized in the past. The intent of this section of the plan is to identify a six year strategy for funding park and facility improvements. This strategy identifies when a certain action should occur as well as the source of funding. The summary of this planning process is shown in the six year capital improvement plan identified in Table 30 listed on page IX-5.

PROJECT PRIORITIES

The following criteria are recommended for prioritizing projects in the capital improvement plan. The listing of criteria are not in any priority.

- Upgrading existing park and recreation areas should have the highest priority, since funds are already allocated and they will have an immediate impact.
- The acquisition of future park sites should have a high priority because it is critical to preserve land while it is still available. This is particularly true for the larger community park.
- Preservation of open space, particularly along Beaver Creek should have a high priority because of the minimal cost associated with acquisition and maintenance.
- Trail development should be a high priority considering the lack of facilities and the high interest in trail related activities.
- Wherever possible, the joint use of public facilities should be encouraged.
- Increasing riverfront opportunities should be given a high priority.
- New park development should have a medium priority. Those neighborhoods that do not have access to park and recreation facilities should be given the first priority.

FUNDING SOURCES

The following are possible sources of revenue for acquiring, developing and maintaining parks and other recreational areas.

1. City General Fund

This source comes from the City's annual operating budget. In the past, park development and improvements has not been a high priority of the City.

2. General Obligation Bond

These are voter approved bonds with the assessment placed on real property. The money can only be used for capital improvements and not maintenance. This property tax is levied for a specified period of time (usually 20-30 years). Passage requires a majority approval by the voters. This type of property tax does not affect the overall tax limitation. One disadvantage of this type of levy is the high interest costs.

3. Systems Development Charges

These are development fees imposed on new development. The money can only be used for park land acquisition and/or development. Troutdale has this type of charge in place but is extremely low (about \$374 per household). This amount does not come close to reflecting the actual cost impacts of new housing on the park system. Typically, cities in Oregon run in the \$500-1,000 range with some as high as \$2,000 per household

4. State Bicycle Funds

This is revenue from state gas taxes that are distributed to each city based on size. For Troutdale, the amount averages about \$ 3,000 a year. Currently, the City has approximately \$18,000 in this fund and will be used to develop a bicycle lane along Troutdale Road

5. State Marine Board Grants

Grants are available for the development and operation of marine related facilities. Such items as restrooms, docks, boat ramps, parking areas, etc. are eligible. Money is also available for education, safety training and maintenance of facilities. Grants up to 100% are available.

6. Donations

Donations of labor, land or cash.



7. Lifetime Estates

This is an agreement between a land owner and the city that gives the owner the right to live on the site after it is sold.

8. Joint Public/Private Partnership

This concept is relatively new to park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a private corporation to help fund, build and/or operate a public facility. Generally, the three primary incentives that a public agency can offer is free land to place a facility (usually a park or other piece of public land), certain tax advantages and access to the facility. While the public agency may have to give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.

9. Private Grants and Foundations

Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.

10. Urban Forestry Grants

There are several grant programs in the area of urban forestry. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. Urban street tree planting programs are sometimes funded by this method.

11. Intermodal Surface Transportation Efficiency Act (ISTEA)

Oregon has received considerable revenue over the past four years for transportation enhancement activities and facilities. Some of the eligible projects are related to recreation include trail development, acquisition of scenic easements, landscape and other scenic beautification projects and mitigation of water pollution due to highway runoff. This program is administered by the Oregon Department of Transportation (ODOT).

12. Open Space, Parks and Streams Ballot Measure 26-26

This funding source is a general obligation bond measure that was passed in May of 1995 for the purpose of acquiring and developing greenspaces and trail projects. The projects have been broken into two categories 1) local projects and 2) regional projects. On a local level, Troutdale will receive \$257,000 for the acquisition of land along Beaver Creek, trail improvements and riparian habitat and watershed improvements.

The regional projects have been broken into greenspace acquisition and regional trail development. Currently, there is \$72 million for the acquisition of 6,000 acres of open space. This consists of 15 projects, two of which are located in the Troutdale area (Sandy River Gorge and Columbia River shoreline). There is an additional \$16 million allocated for five regional trail projects, which includes Beaver Creek trail.

13. Troutdale Parks Bond Measure

This general obligation bond was passed in 1992. Of the \$600,000 that was allocated for park, greenway and trail projects, about \$400,000 remains unspent. The remaining amount is allocated as follows:

Park Name	Amount
Glenn Otto Community Park	\$25,000
Harlow House	\$4,300
Depot Park	\$20,000
Helen Althaus Open Space	\$10,000
Columbia Park	\$80,000
CP Park	\$5,000
Kiku Park	\$5,000
Lewellyn Park	\$5,000
Sandee Palisades Park	\$5,000
Maintenance Facility	\$100,000
Sunrise Open Space	\$40,000
Weedin Park	\$5,000
Woodale Park	\$22,000
Beaver Creek Canyon	\$77,000
TOTAL	\$403,300.00

FINANCING STRATEGY

A six year capital improvement program of approximately 3,320,000 is proposed for improving park and open space in Troutdale. The major sources of revenue will come from:

- Expending the remaining funds from the 1992 Troutdale Parks Bond Measure
- Expending 1995 Metropolitan Open Space, Parks and Streams Measure 26-26
- Updating and increase the City's System Development Charges
- Allocating funds from the annual budget for additional administrative expenditures and the hiring of a full time recreation/events coordinator
- Seeking grants and other sources

Shown below is a suggested capital improvement plan for improving park and recreational facilities within the Troutdale area. The plan is intended to be flexible and serve as a guideline for park and recreation expenditures over the next six years.

Table 30
Suggested Capital Improvement Plan
Park, Open Space and Trail Development
City of Troutdale

Priority	Project	Cost (1995 \$)	Suggested Funding Mechanisms
Current Year (1995)			
	Columbia Park Improv. (Phase I)	\$135,000	1, 3, 6
	Beaver Creek Greenway Acq.	\$200,000	12
	Hire Recreation/Event Corrd.	\$35,000	1
	Misc. Improvements	\$20,000	
	Subtotal	\$390,000.00	
Year 1			
	Sunrise O.S. Improv. (Phase I)	\$40,000	13
	Columbia Park Improv. (Phase II)	\$150,000	12
	Beaver Creek Greenway Acq. (Proposed Beaver Creek Park)	\$200,000	12
	Trail Dev. (along Beaver Creek)	\$50,000	12
	Sandee Palisades Park Imp.	\$5,000	13
	Weedin Park Improvements	\$5,000	13
	Misc. Improvements	\$20,000	
	Subtotal	\$470,000.00	
Year 2			
	Sunrise O.S. Improv. (Phase II)	\$50,000	13
	Columbia Park Improv. (Phase III)	\$150,000	3
	Hood View Park Acq. (Phase I)	\$150,000	3
	Beaver Creek Greenway Acq.	\$75,000	12
	Trail Dev. (along Beaver Creek)	\$10,000	12
	Lewellyn Park Improvements	\$5,000	13
	Glenn Otto Community Park Improvements	\$25,000	13
	Helen Althaus Open Space Improvements	\$10,000	13
	Misc. Improvements	\$20,000	
	Subtotal	\$495,000.00	
Year 3			
	Hood View Park Acq. (Phase II)	\$350,000	3
	Beaver Creek Greenway Acq.	\$75,000	12
	Trail Dev. (along Beaver Creek)	\$50,000	12
	Misc. Improvements	\$20,000	
	Subtotal	\$495,000	

Priority	Project	Cost	Funding Mechanism
Year 4			
	Hood View Park Acq. (Phase III)	\$350,000	3
	Beaver Creek Greenway Acq.	\$50,000	12
	Trail Dev. (along Beaver Creek)	\$100,000	12
	Subtotal	\$500,000	
Year 5			
	Sunrise Park Dev. (Phase I)	\$100,000	
	Beaver Creek Greenway Acq.	\$50,000	12
	Trail Dev. (along Beaver Creek)	\$100,000	12
	Maintenance Facility	200,000	
	Misc. Improvements	\$20,000	
	Subtotal	\$470,000	
Year 6			
	Sunrise Park Dev. (Phase II)	\$150,000	
	Beaver Creek Greenway Acq.	\$50,000	12
	Trail Dev. (along Beaver Creek)	\$100,000	12
	Sandy River Day Use Park	\$200,000	6
	Subtotal	\$500,000	

TOTAL EXPENDITURE FOR SIX YEARS: \$3,320,000 (includes year 1995)

