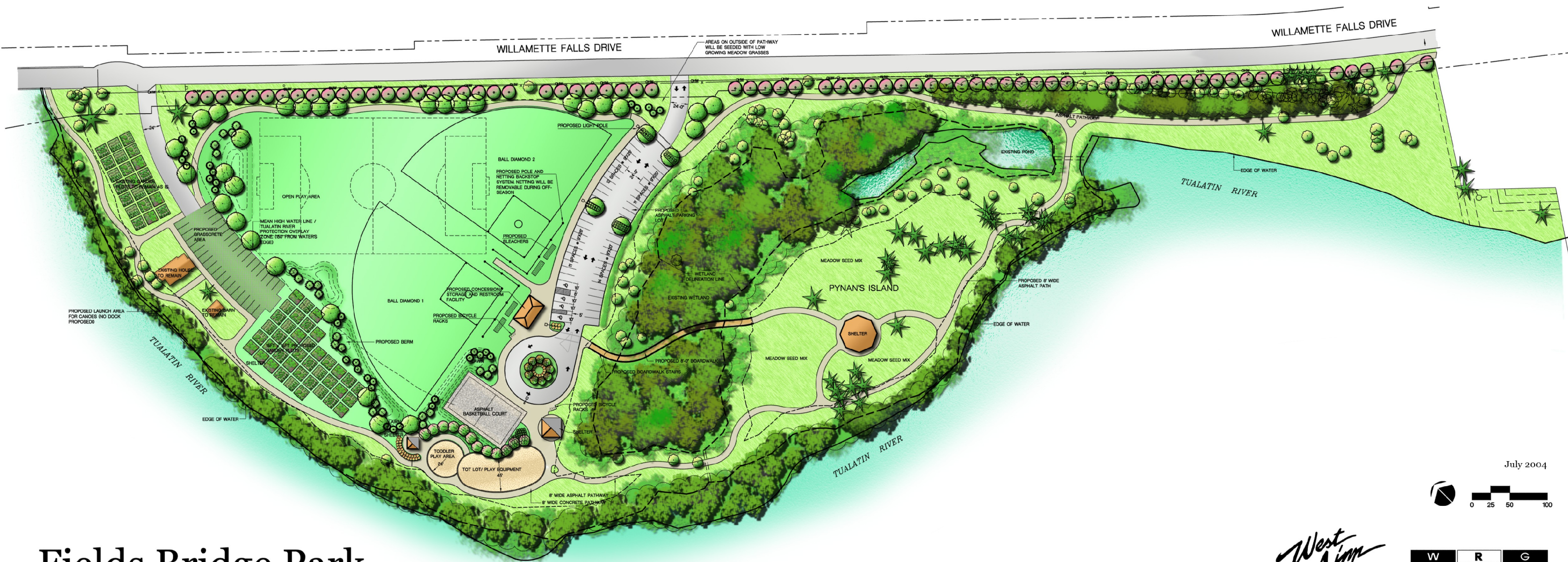


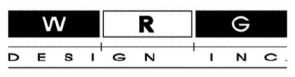
Appendix A
Park, Recreation, and Open Space Plan
ADOPTED PARK MASTER PLANS



July 2004

Fields Bridge Park

A "City of West Linn" Development



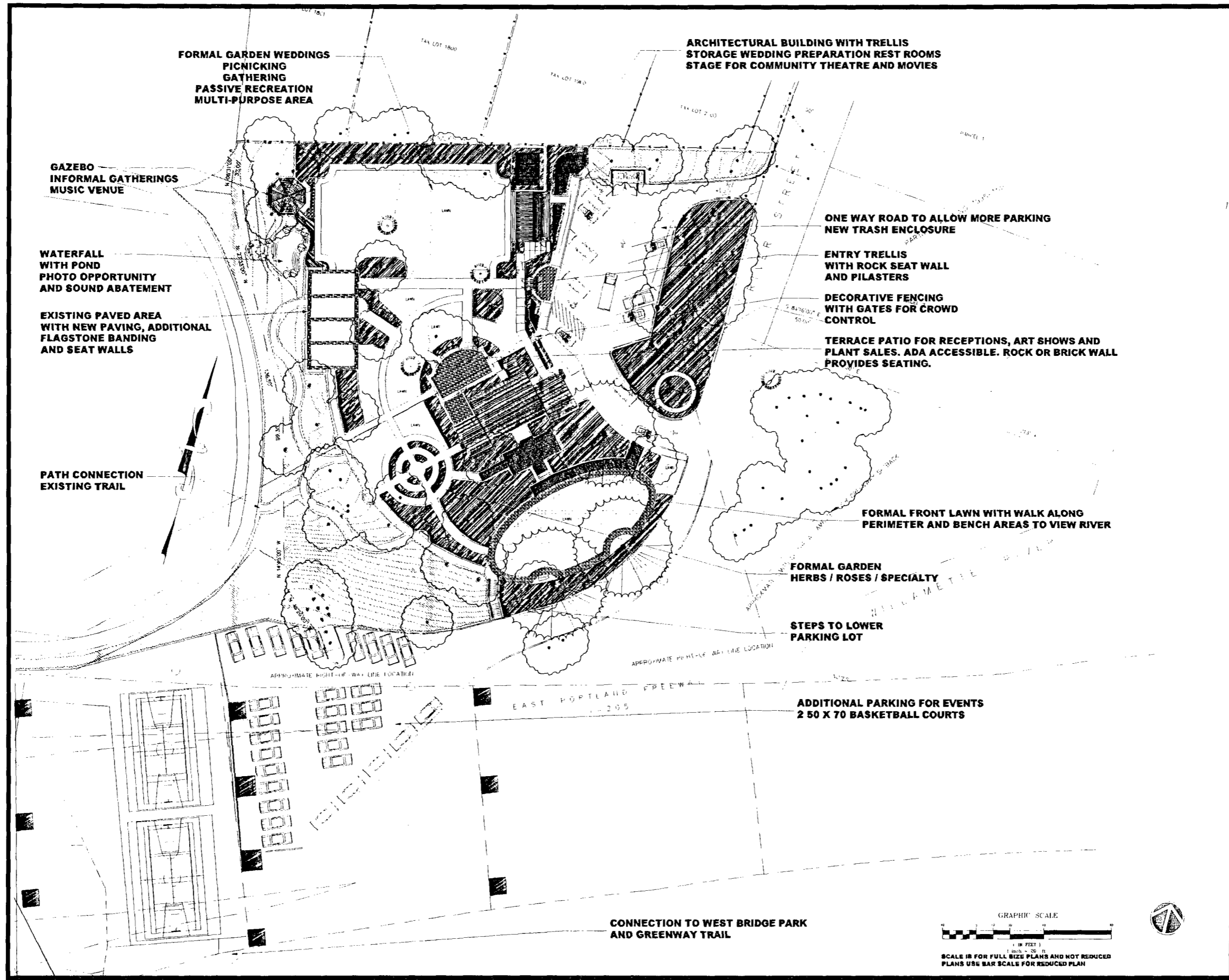
Site Plan

MADDAX WOODS PARK

FEBRUARY, 2005

West Linn





FORMAL GARDEN WEDDINGS
PICNICKING
GATHERING
PASSIVE RECREATION
MULTI-PURPOSE AREA

ARCHITECTURAL BUILDING WITH TRELLIS
STORAGE WEDDING PREPARATION REST ROOMS
STAGE FOR COMMUNITY THEATRE AND MOVIES

GAZEBO
INFORMAL GATHERINGS
MUSIC VENUE

ONE WAY ROAD TO ALLOW MORE PARKING
NEW TRASH ENCLOSURE

WATERFALL
WITH POND
PHOTO OPPORTUNITY
AND SOUND ABATEMENT

ENTRY TRELLIS
WITH ROCK SEAT WALL
AND PILASTERS

EXISTING PAVED AREA
WITH NEW PAVING, ADDITIONAL
FLAGSTONE BANDING
AND SEAT WALLS

DECORATIVE FENCING
WITH GATES FOR CROWD
CONTROL

TERRACE PATIO FOR RECEPTIONS, ART SHOWS AND
PLANT SALES. ADA ACCESSIBLE. ROCK OR BRICK WALL
PROVIDES SEATING.

PATH CONNECTION
EXISTING TRAIL

FORMAL FRONT LAWN WITH WALK ALONG
PERIMETER AND BENCH AREAS TO VIEW RIVER

FORMAL GARDEN
HERBS / ROSES / SPECIALTY

STEPS TO LOWER
PARKING LOT

ADDITIONAL PARKING FOR EVENTS
2 50 X 70 BASKETBALL COURTS

CONNECTION TO WEST BRIDGE PARK
AND GREENWAY TRAIL

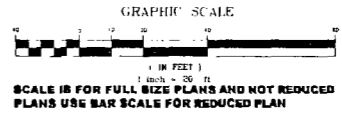
PLANS WERE DERIVED FROM SITE SURVEY
BY ANDY PARIS & ASSOCIATES AND
REQUIRE PROPERTY LINE VERIFICATION
BEFORE CONSTRUCTION.

MainLine Design, Inc.
19703 Suncrest Drive Phone: (503) 657-5374
West Linn, Oregon 97068 Fax: (503) 722-4057
Landscape Architecture * Irrigation Design

Client
Friends of McLean House
Address
5350 River Street
West Linn, Oregon
Project
McLean House
West Linn, Oregon

**SITE AND
LANDSCAPE PLAN**

Job No.	04021
Date	11-18-05
Drawn By	BES
Revision	

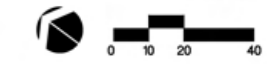




Midhill Park

A "City of West Linn" Development

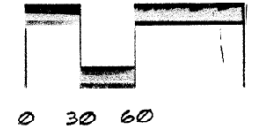
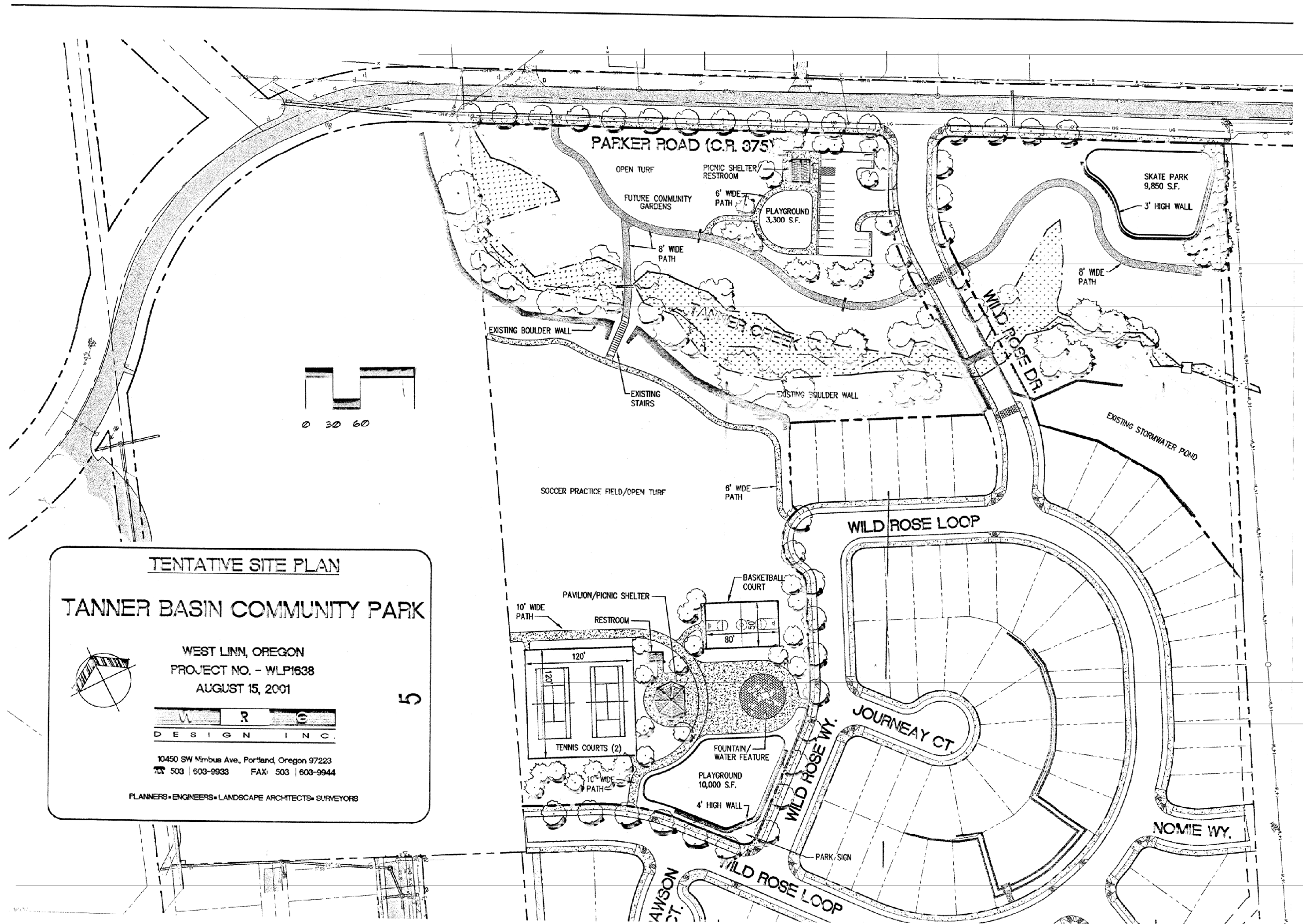
West Linn



W R G
DESIGN INC.

Site Plan

July 2004



TENTATIVE SITE PLAN

TANNER BASIN COMMUNITY PARK

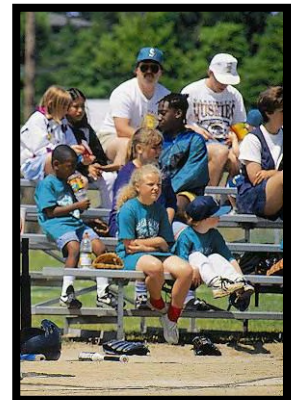
WEST LINN, OREGON
PROJECT NO. - WLP1638
AUGUST 15, 2001

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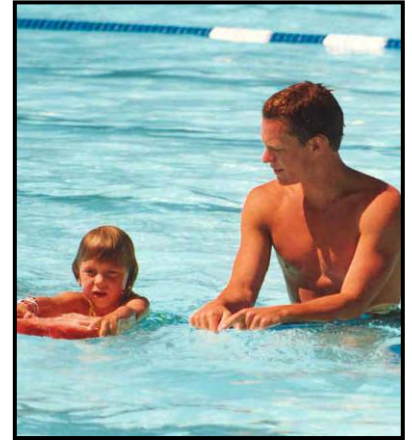
Appendix B
Park, Recreation, and Open Space Plan
PUBLIC INVOLVEMENT RESULTS

PUBLIC INVOLVEMENT RESULTS

Public participation and input are crucial to Plan development because of the City's desire to have a park system that reflects community needs and values. The 1996 Park and Recreation Survey provided a foundation for understanding community demands for recreation opportunities. However, current public opinion was also gauged to identify changes in public opinion and recreation patterns.

This appendix presents the key findings from the following community involvement activities:

- 1996 Park and Recreation Survey
- Community Booth Display Boards
- Winter Public Outreach
- Community Survey 2006



B.1 1996 Park and Recreation Survey

A statistically valid community survey designed to elicit information about recreation interests, behavior, attitudes, and participation was distributed in West Linn in November/December 1996, as a basis for the 1998 PROS Plan. With the help of non-profit organizations (West Linn Riverview Lions Club, Cedaroak Parent Organization and the West Linn Community PreSchool), 1014 questionnaires were distributed to randomly selected households within the West Linn city limits. Each member of a selected household aged ten and over was asked to fill out a questionnaire.

Based on the City's population, the 523 returned questionnaires were sufficient to obtain a 95% confidence level. A total of 306 households were represented, with the greatest percentage of responses (37%) from the Northwest quadrant of the city. Many of the key findings and recreation trends identified in the 1996 survey are still relevant for this Plan update.

Survey Responses

Key findings from the 1996 survey include:

- The most heavily used parks are the ones with a significant amount of facilities, such as ballfields, playground equipment, picnic areas, and/or other unique high use facilities. Willamette, Hammerle, and Mary S. Young were the most popular parks, all with over 30% of respondents using these sites between 1 and 5 times in the previous year.

- The most important reasons that residents seldom use parks was that there is not enough time and they are unaware of the locations of parks/facilities. Three additional issues of concern are: lack adequate facilities, not interesting or enjoyable and not conveniently located.
- The improvements that were most needed in West Linn parks, according to write-in responses to an open ended question, are upgrades to play equipment, trail improvements, and sport field improvements.
- According to the results of an open-ended question, the three most needed recreation facilities or programs in West Linn were a swimming pool, a community center, and trails/pathways.
- The top three types of park and open space types that were most needed in West Linn include a city-wide pathway and trail system, riverfront parks, and natural open spaces were second and third respectively.
- Scenic areas, river and stream corridors, fish and wildlife areas were the top three priorities for the City when obtaining natural open space, according to the most popular responses.
- In natural open space areas, the most important facilities to provide were paved trails for bicycling and walking, unpaved trails, and undisturbed natural areas. Canoe access, fishing access, and viewpoints also received a significant number of responses.
- Most residents (36.8%) preferred off-street paved pathways in West Linn, although unpaved walking trails were popular as well (29.5%).
- Over 80% of respondents (81.5%) indicated that a public indoor swimming pool and recreation center was needed in West Linn.
- The most preferred facilities to include in a multi-purpose recreation center were an indoor swimming pool (22.6%), a gymnasium (14.8%), a teen activity area (12.2%), and an exercise/aerobics area (11.7%)
- If the city were to expand its recreation programs, the top activities that should be expanded were youth organized sports (17.1%), after-school activities (16.3%), youth classes (12.7%), and adult organized sports (11.2%).

- In 1996, priorities for park management included acquiring land for future facilities and upgrading existing facilities.
- According to survey responses, the City should increase its park and recreation budget for trail development.
- When asked what role should the City take in offering programs to specific user groups, over 75% of respondents said both programs and facilities should be provided for youth and teens. Seniors and the disabled are also important and received over 60% voting for both services and facilities for these user groups.
- When asked who should provide specific services related to the provision of sport fields, residents indicated that field development and maintenance are clearly chores for the City, while pre-game preparation and league administration are the responsibility of private sport organization. Field scheduling should be managed jointly.
- Over 75% of respondents indicated that the City of West Linn should continue its current policy of acquiring corridors for pathways and trails.
- The majority of residents (56.9%) did not feel that the City should budget money to plant and maintain street trees in existing, developed portions of West Linn.
- Over a third of respondents (36.5%) wanted West Linn to construct and maintain an indoor pool and recreation center; however, many residents (28.8%) were willing to consider a partnership with a neighboring community in order to build this type of facility.
- In 1996, support was favorable for a general obligation bond. Over 80% of respondents would support a measure depending on the amount and facilities. (Note: Voters approved an \$8 million Bond Measure in 1998.)
- If a general obligation bond were placed before the voters, the highest priority projects, as ranked by respondents, included: Development of a recreation / aquatic complex, upgrading of existing park sites, and acquisition of park land and open space.
- In 1996, over 47% of respondents were willing to support a bond measure that costs \$50-100 per household. Over 77% would support at least \$20 per household.

- Even though System Development Charges (SDC's) will not fund the acquisition or development of parks in the older portions of West Linn, 38% indicated that no more parks or facilities were needed there. However, almost a third favored a city wide assessment to fund park development in these areas, and 18% felt an increased allocation from the General fund should be used.

Recreation Participation

In order to gauge recreation demand, the average participation of respondents in specific recreation activities in a 30-day period was measured. This average participation rate for respondents in West Linn was compared to the NORTHWEST AVERAGE, which is the average participation rate for the last fifteen communities surveyed in those same activities. By comparing participation rates for West Linn with the NORTHWEST AVERAGE, it can be determined where the city differs from other Northwest communities.

Many factors will influence local participation patterns, such as:

- Lack of facilities
- Recreation trends
- Fad or trend activities
- Present economic conditions
- Economic profile of the community
- Climate
- Poor quality of facilities and programs
- Cost of using facilities and programs

Still, the recreation participation data for West Linn can assist in developing meaningful park and facility standards that reflect use patterns.

Table B-1 presents participation rates for both indoor and outdoor activities in West Linn. The per capita occasions for a 30 day period refers to the average amount of participation per person in 30 days, when the activity is in season. The activities are ranked so that the most popular activities in the West Linn area appear first. The survey questionnaire listed 50 activities.

The City of Troutdale is shown as a means of comparison, along with the NORTHWEST AVERAGE. Troutdale was chosen because its total population was close to West Linn and it occupies a similar niche in the Portland Metropolitan area. The Troutdale survey was conducted in February and March 1995.

Key findings are summarized in bullets following the table.

Table B-1
Top 50 Recreation Participation Activities, 1996

Activity Ranking	Activity	Per Capita Occasions per 30 Days		
		City of West Linn	NW Average	City of Troutdale
1	Music Listening	7.4	7.8	--*
2	Walking for Pleasure	7.0	5.8	5.6
3	Computers, Personal	6.7	3.8	6.0
4	Gardening	5.7	4.5	4.6
5	Family Activities	4.8	3.7	6.0
6	Exercise / Aerobics	4.5	3.7	4.2
7	Playground - visit / use	4.2	2.9	4.0
8	Swimming, indoor	4.0	2.2	2.5
9	Swimming, outdoors	3.8	3.1	3.3
10	Jogging / Running	3.7	2.4	2.6
11	Bicycling, Pleasure	3.6	4.1	5.5
12	Nature Walks	3.3	2.8	2.8
13	Wildlife Watching	3.3	2.8	1.8
14	Picnicking	3.2	2.7	3.3
15	Soccer	2.6	1.6	2.1
16	Basketball	2.5	2.4	4.6
17	Fairs, Festivals	2.4	2.6	2.5
18	Concerts (attending)	2.1	2.0	1.6
19	Fishing, Freshwater	2.1	2.6	2.5
20	Boating, Power	2.1	1.7	2.3
21	Hiking / Backpacking	2.1	1.8	2.2
22	Golf, Play	2.1	1.7	2.0
23	Baseball, Youth	1.9	2.0	2.8
24	Tennis	1.9	1.3	1.3
25	Skiing (downhill)	1.7	1.6	1.4
26	Cultural events - (attending)	1.4	1.5	--
27	Golf, Driving Range	1.4	1.2	1.5
28	Crafts	1.4	1.6	2.8
29	Football	1.4	1.3	2.1
30	Roller Skating / Blading	1.3	1.3	2.4

*Activity not used in Troutdale survey.

Table B-1 (continued)
Top 50 Recreation Participation Activities

Activity Ranking	Activity	Per Capita Occasions per 30 Days		
		City of West Linn	NW Average	City of Troutdale
31	Softball	1.3	1.7	1.6
32	Painting Sketching	1.2	1.1	1.2
33	Volleyball, indoor	1.2	0.9	1.0
34	Bicycling, Unpaved	1.1	1.6	2.2
35	Water Skiing	1.1	1.0	1.4
36	Canoe / Kayaking	1.0	0.5	0.6
37	Drama, attending	1.0	0.7	--
38	Bicycling, touring	0.9	1.2	--
39	Volleyball, outdoor	0.9	0.9	1.0
40	River Rafting	0.8	0.8	0.9
41	Dancing, Ballet, Tap	0.7	0.6	0.5
42	Group Day Trips	0.6	0.9	0.9
43	Skiing, X-country	0.6	0.7	0.3
44	Rollerblade Hockey	0.6	0.4	1.0
45	Skateboarding	0.5	0.4	0.6
46	Handball / Racquetball	0.4	0.5	--
47	Jet Skiing	0.4	0.4	0.5
48	Rock Climbing	0.3	0.2	--
49	Boating, Sailing	0.3	0.5	0.3

- West Linn is a very active community: A total of 31 of the 40 measured activities are higher than the NORTHWEST AVERAGE. Eighteen were higher than participation rates in Troutdale. The most dramatic differences included walking for pleasure, personal computers, gardening, visiting / using playgrounds, and indoor swimming.
- The top ten activities for all age groups are generally personal or family oriented activities.
- The first competitive sports to appear are soccer at No. 15 and basketball at No. 16.
- Overall participation in the top 49 activities in West Linn is 15% higher than the NORTHWEST AVERAGE.

- Overall, participation in competitive sports is about 13% above than the NORTHWEST AVERAGE.
- Soccer is 63% higher and tennis is 46% higher than the NORTHWEST AVERAGE, showing a strong demand for these facilities and programs.
- Jogging / running and walking for pleasure are much higher than the NORTHWEST AVERAGE; 54% and 20% higher respectively.
- Trail related activities are an important part of West Linn's recreation habits. The average for such activities is 12% higher than the NORTHWEST AVERAGE.
- The demand for swimming is very high. Participation is 82% higher than the NORTHWEST AVERAGE.
- As can be expected of a city located on two rivers, water has an important role in residents' recreation. On average, participation in the activities listed is about 16% higher than the NORTHWEST AVERAGE.
- Canoe / kayaking is 100% higher than the NORTHWEST AVERAGE. Boating under power is 24% higher; under sail its 40% lower.

Table B-2, on the next page, shows the top ten activities for the 10-17 age group. Their participation rates are higher than rates for the population overall.

Table B-3 shows the top ten activities for seniors. Average participation for these activities is 37% lower than for the population as a whole.

Table B-2
Top Ten Recreation Activities, 10-17 Age Group

Activity Ranking	Activity	Per Capita Occasions per 30 Days		Ranking All Ages
		Age 10-17	All Age Groups	
1	Music (listening)	13.3	7.4	1
2	Computers (personal)	12.2	6.7	3
3	Basketball	8.2	2.5	16
4	Swimming (indoors)	7.0	4.0	8
5	Swimming (outdoors)	6.7	3.8	9
6	Baseball	6.4	1.9	23
7	Bicycling for pleasure	6.3	3.6	10
8	Jogging / Running	5.8	3.7	11
9	Soccer	5.7	2.6	15
10	Family Activities	5.5	4.8	5

Table B-3
Top Ten Recreation Activities, Seniors (Age 55 and above)

Activity Ranking	Activity	Per Capita Occasions per 30 Days		Ranking All Ages
		Age 55+	All Age Groups	
1	Walking for pleasure	6.1	7.0	1
2	Gardening	5.4	5.7	3
3	Music (listening)	3.3	7.4	2
4	Wildlife watching	2.8	3.3	12
5	Exercising / aerobics	2.4	4.5	6
6	Swimming (indoors)	2.2	4.0	8
7	Nature walks	2.1	3.3	12
8	Computers (personal)	1.9	6.7	4
9	Picnicking	1.8	3.2	13
10	Boating (power)	1.7	2.1	17

Preferred Recreation Activities

Respondents were also asked to rank their top nine preferred recreation activities, if facilities were available. The activity rankings were then scored with a weighted value, by giving a first choice a value of nine, a second choice a value of eight, etc. The total weighted score was then added up for each activity. The 20 highest-ranking activities are shown in Table B-4. The weighted score is shown only for ranking purposes.

The last column lists the current participation ranking from Table B-1. While not directly comparable to the ranking of preferred activities, it does help to give an idea of differences between desired participation and current participation. This difference between what people are currently doing and what they would like to be doing is called *latent demand*.

Table B-4
Top 20 Preferred Recreation Activities

Ranking	Activity	Weighted Score	Current Participation Ranking
1	Swimming, indoor	954	8
2	Walking for Pleasure	878	2
3	Bicycling for Pleasure	593	10
4	Nature Walks	466	12
5	Golf, Play	418	22
6	Swimming, outdoor	404	9
7	Music (listening)	401	1
8	Gardening	386	4
9	Family Activities	379	5
10	Exercising / Aerobics	355	6
11	Wildlife Watching	349	13
12	Concerts (attending)	333	18
13	Picnicking	321	14
14	Hiking / Backpacking	307	21
15	Jogging / Running	304	11
16	Playground (visit)	283	7
17	Fairs / Festivals	280	17
18	Tennis	260	24
19	Crafts	252	28
20	Fishing, Freshwater	249	19

- Only four of the top 20 preferred activities are outside of the top 20 in current participation: golf (play), hiking/backpacking, tennis and crafts.
- For activities such as swimming, current participation closely matches the preferred ranking. This means residents are satisfying their demand at a facility outside of West Linn.
- Latent demand for almost all of the activities listed is rather low. Demand is highest for golf, in current participation it is ranked No. 22, in the preferred list residents rank it at five.

B.2 Community Booth Display Boards



Community booth display boards and a questionnaire were used to register citizen input on key directions for the plan update. The display boards were designed so that community members could vote with stickers for their preferred priority projects and services. A short questionnaire/handout summarized the projects funded through the 1998 Bond Measure and will gather specific input on current project priorities for funding. Parks staff set up this booth at community events throughout July and August 2005.

Questions and Results

The questions from the display board and the overall results from the tally of responses are presented below:

1. If a public indoor recreation center could be provided in West Linn, what should the facility contain?

- 79 Indoor swimming pool
- 33 Multi-use gymnasium
- 29 Space for teen activities
- 20 Climbing wall
- 18 Performing arts space
- 16 Theatre
- 9 Lounge/coffee shop
- 7 Large multipurpose/reception room
- 7 Space for senior activities
- 6 Art studio space
- 6 Exercise and aerobics classrooms
- 5 Childcare
- 3 Meeting rooms/classrooms

2. Which types of recreation programs should West Linn offer more of?

- 51 Aquatic programs
- 28 Outdoor/environmental programs
- 32 Special events
- 25 Sports
- 19 Drop in activities
- 19 Fitness and wellness programs
- 14 Arts
- 11 Before/after school programs
- 6 General interest classes

3. Which of these parks and open space types are most needed in West Linn?

- 55 Pathways and trail systems
- 36 Riverfront parks
- 32 Indoor facilities
- 21 Beautification projects
- 20 Passive natural areas
- 16 Sports fields
- 5 No additional park or open space needed
- 4 Skateparks
- 3 Active oriented parks

4. How important are parks and recreation to West Linn's quality of life?

- 81 Very important
- 7
- 0
- 0
- 1 Not important

5. What are the primary reasons to develop more trails in West Linn?

- 51 Experience nature
- 45 Recreation
- 32 Exercise
- 31 Increase non-motorized transportation options
- 11 Improve children's access to schools

Other comments:

- A trail/walkway is needed between Kenthorpe and Mapleton around the H2O treatment plant. It would only be about 150 yards long.
- Provide maps/handouts of all the parks.
- Provide published maps showing running paths.
- Rethink Willamette River Path so it is less intrusive to neighboring property owners.

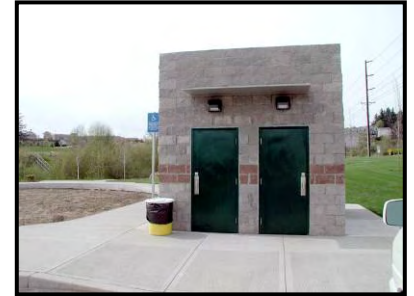
Key Findings

Key findings from the display board activity include:

- An indoor swimming pool, gymnasium, and space for teens are the top three desired facilities in an indoor recreation center.
- More aquatic and outdoor/environmental programs, along with special events, are desired in West Linn.
- Pathways/trails, riverfront parks, and indoor facilities are the top three types of park land needed in West Linn, according to respondents.
- Nearly all respondents (88 out of 89) thought that parks and recreation are very important or important to quality of life.
- The primary reason to develop more trails in West Linn is to experience nature, although these trails would also be valued for recreation, exercise, and non-motorized transportation.

B.3 Winter Public Outreach

West Linn Parks staff attended community events on December 3, 10, and 17 and worked with the Library to provide a display kiosk to obtain input from city residents related to desired park improvements and recreation services. Community members were invited to respond to a short questionnaire regarding specific improvements at existing sites, desired trail connections, and interest in recreation programs. The questionnaire was also placed on the City's web site. A total of 94 responses were received through these events.



Questions and Results

The questions from the display board and the overall results from the tally of responses are presented below:

**1. Are there specific improvements you would like to see at existing parks? (e.g., picnic shelters, drinking fountains, etc.)
List the name of park and the improvement.**

- 16 Willamette Park (swings, baseball diamond, sidewalk, drinking fountains, paved parking, boat ramp, accessible restrooms, trail linkages along river, tennis courts, volleyball courts)
- 13 Wilderness Park (trail improvements, water pipe removal, canoe access, restoration)
- 11 Tanner Creek Park (perimeter path, baseball field, soccer field, completion, community center, water fountain, dog park, tree cover, large picnic shelter, benches)
- 10 Fields Bridge Park (concessions, picnic tables, shelter, restrooms, native plant restoration, trail linkages along river, canoe launch, Frisbee golf, tennis courts, walkway under Boreland, house as historical museum, brush clearing)
- 8 Mary S. Young Park (ivy, paved riverfront path, trail improvements, restrooms/fountains near fields, natural areas, fenced dog park, benches)
- 8 Robinwood Park (trail, play area, restrooms, drinking fountains, shelter, ballfields, parking, wading pool, location signage, off leash area)
- 6 Hammerle Park (covered dugouts, field improvements, gazebo, storm drains/drainage, trail connections, drinking fountain)
- 5 Midhill Park (development)
- 2 Benski Park (picnic shelter, court upgrades)
- 2 Burnside Park (trail improvements, stairs, rain shelters, river access, viewpoint)
- 2 North Willamette Park (trail improvements, play equipment upgrades)

- 2 Palamino Park (trail connection to Mary S. Young, new play structure)
- 2 Sunburst Park (drinking fountain, restroom)
- 1 Cedar Island (blackberry removal)
- 1 Cedar Oak Park (covered dugouts)
- 1 Maddax Woods (trail connections)
- 1 Mark Lane Tot Lot (more facilities)
- 1 Marylhust Park (completion)
- 1 Oppenlander (sidewalk)
- 1 Sahallie Illahee Park (fencing by court)
- 1 Skyline Ridge (play equipment)
- 1 Swiftshore Park (trail signage)
- 1 Tualatin River Open Space (mowing)
- 1 Upper Tanner basin (park needed)
- 1 WLWVSD property (park needed)
- 1 swim pool
- 1 softball fields
- 1 bike lanes
- 1 handicap parking
- 1 covered play areas

2. Are there trail connections within or between existing parks that are missing? Are there trail connections missing between existing parks and other destinations? Please describe or mark on the map (provided).

- 9 Fields Bridge/Swiftshore/Willamette /Tualatin Riverfront
- 9 Willamette riverfront trails (Mary S. Young/West Bridge/Willamette Park)
- 8 Maddax Woods/Burnside
- 5 Connections to Library
- 5 Robinwood Park/Midhill area
- 4 Wilderness Park
- 3 Camassia Natural Area
- 1 Ibach Park
- 1 North Willamette Park to Tanner Open Space
- 1 Hidden Springs area
- 1 Connection between Mark Lane Tot Lot and Mary S. Young Park
- 1 Carriage Meadows
- 1 Equestrian trails

3. Are there specific recreation programs you would like the City of West Linn to offer?

- 16 Aquatic programs/swimming opportunities
- 9 General recreation center opportunities (all ages)
- 8 Outdoor/environmental programs (including river-related recreation)
- 8 Youth recreation programs
- 5 Sports
- 5 Trail-related programming
- 3 Special Events
- 2 Drop-in gymnasium opportunities
- 2 Toddler recreation programs
- 1 Adult recreation programs
- 1 Senior recreation programs

Key Findings

Key findings from the winter outreach include:

- Willamette Park, Tanner Creek Park, and Fields Bridge Park are the most frequently mentioned parks in terms of general improvements and development. Wilderness Park was also frequently mentioned in the context of removing a water pipe.
- Riverfront trails connecting parks along the Tualatin and Willamette Rivers are clearly desired. Improved connectivity in the Maddax Woods/Burnside/Library area was also noted frequently for trail connectivity.
- The need for a swimming pool/multi-purpose recreation center was noted most frequently by respondents to support aquatic and recreation programming. Outdoor/environmental programs and trail-related recreation are popular, and youth are especially noted as an age group in need of more programming.

B.4 Community Survey 2006



A scientific, random-sample telephone survey was conducted by Riley Research Associates in January 2006 to measure community satisfaction with City services, the need for change, residents' views on various issues, and city priorities. The survey was designed to produce a confidence level of 95%, with a margin of error of plus or minus 4.88% on any given question.

Key Findings

Key findings related to the provision of park and recreation facilities and services include the following:

- Residents most frequently mentioned growth and how it will be managed as West Linn's biggest priority. (Q2)
- Nearly one in two residents think the livability of West Linn has remained the same over the past couple of years. Just over one in four believe the livability has improved, and just fewer than one in four believe it has declined. (Q3)
- An aquatic park and swimming pool were the most frequently mentioned services or feature residents would like to have that are not currently available in West Linn. Other features residents would like to have included a community center/recreation center, a gymnasium, and a youth center. (Q16)
- Concerts, bookstores, and art exhibits and festivals were the three highest related arts and culture items residents would like to see more of. (Q30-35). Concerts, art exhibits, and festivals can be successful park special events.
- Residents were asked their level of support for a number of ideas that would require increase tax rates. A teen center and the acquisition of parks and open space had the highest levels of support. Third highest was an aquatic center. (Q22-27).



Appendix C
Park, Recreation, and Open Space Plan
RECREATION NEEDS ASSESSMENT

RECREATION NEEDS ASSESSMENT

In developing the 1998 PROS Plan, a highly detailed and customized needs assessment was undertaken to identify specific level of service standards for park land and recommended guidelines for recreation facilities. For park land, the standards were expressed in terms of acreage per 1,000 residents. For recreation facilities, the guidelines were expressed as a ratio of facilities to population.

The public outreach conducted for the recent PROS Plan update revealed similar trends and recreation demands as was found in 1998. Therefore, the general methodology and assumptions used the 1998 analysis were determined to be valid for the Plan update.

Appendix C presents the findings from the 1998 Recreation Needs Assessment, which supports the new standards and guidelines presented in Chapter 4 of this Plan. Sections C.1 and C.2 describe the methods used to develop the 1998 standards for park land and guidelines for recreation facilities. Section C.3 presents the park land needs analysis using the park classification system proposed in 1998. C.4 contains the analysis of recreation facility needs by type. Tables that summarize both park and facility needs, as determined in 1998, are presented in C.5.



C.1 Methods for Analyzing Recreation Needs

Assessing the need for park and recreation facilities is a difficult task because many different variables influence recreation patterns. The assessment is made more complicated by considering personal values and residents' willingness to pay for services, which varies widely from community to community.

A number of approaches have been developed to forecast needs for parks and recreation facilities, including the use of national standards, measurement of participation levels, user trend analyses, input from surveys and public meetings, along with goal setting and participation models. The needs analysis for West Linn uses a combination of methods, which are briefly described in this section.

- **Standards:** Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, e.g., 10 acres of park land per 1,000 residents. The most well recognized standards are those published by the National

Recreation and Park Association (NRPA). In 1983, these standards were published in a report titled "Recreation, Park and Open Space Standards" that was well respected in the recreation field. This document was later updated to reflect changes in park use and recreation patterns, and resulted in recommendations to identify "levels of service" to reflect the specific needs in an individual community.

- ***Analysis of Participation Levels:*** Recognizing a need for standards that reflect local conditions, MIG, Inc., has used community surveys to measure per capita participation in various recreation activities for communities throughout the Northwest. Participation levels are measured in terms of the average number of times that an individual participates in a specific activity in a 30-day period when that activity is in season. The average activity level for each activity is then compared to the average obtained for other similar communities or with the MIG AVERAGE, which is the weighted average of the last 15 communities surveyed. A comparison of West Linn with the MIG AVERAGE highlights where local participation is above or below average. A high participation rate indicates a greater demand for specific types of recreation facilities. It may also indicate whether the standard or guideline should be strengthened.
- ***User Trend Analysis:*** Facility demand estimates can be developed by extrapolating statistics regarding the use of specific facilities over time. If local statistical information is used, the results can be reasonably accurate because they reflect use in a specific community. However, the user trend analysis can be influenced by local conditions or current trends in recreation interests. As an example, if tennis playing is measured over the last twenty years, a cycle of interest and level of play emerges. But operating conditions--such as the maintenance condition and quality of the facility, its location, user fees, and hours of operation--can all play an important role in the level of use. This method can be helpful to forecast team registration if the number of facilities remain constant.
- ***Service Area Analysis:*** This approach involves an analysis of the existing service areas for park and facilities to determine where overlaps and gaps in services are located. This information is then used to determine the number of sites or facilities needed to correct the deficiency. For example: Community "A" consists of two square miles and currently has two neighborhood parks located in the northeast and northwest quadrants of the

community. The service area for a neighborhood park is 1/2 mile. Based on the service area analysis, two additional neighborhood parks are needed in the southeast and southwest quadrants to provide adequate service for the entire community.

- **Recreation Surveys:** Future facility needs are sometimes extrapolated from survey information on user characteristics, participation patterns, opinions and perceived needs. If the survey results represent a statistically valid sample, a reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. For example, if one thousand people express an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also difficult through the survey approach to measure future recreation participation.

- **Workshop/Public Meeting:** Some communities rely on input from the general public to assess needs. However, special interest groups can heavily influence a meeting's outcome and may not necessarily represent communitywide interests and priorities.
- **Goals:** In some instances, needs are expressed through statements of community goals. For example, a specific city or community may desire "to acquire as much natural open space as possible". This is a valid approach if the goal can be supported by community input on priorities and values. However, its drawback is that no quantifiable or statistical analysis supports the goal and needs cannot be quantified.
- **Demand Models:** Demand models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual users. When a large sampling is taken, a fairly accurate statistical profile can be made. The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility.

C.2 West Linn Recreation Needs Assessment Methodology



To forecast needs in West Linn, a variety of methods were used to develop a standard or guideline, measure the existing inventory against that standard, and then project future needs using the standard. Standards and guidelines allow communities to estimate in quantifiable terms the number of acres or facilities needed to meet their recreation demands. By attaching the standard to a population variable, future needs can be forecasted as the population grows.

In West Linn, input and feedback from the public was an important part of the needs analysis. As part of the development of the 1998 PROS Plan, public input about recreation needs was obtained through a statistically valid survey, a public workshop, and contacts with user groups. In addition, staff input provided important background information and policy direction. The sum of this information plus the results of the various analysis methods were used to develop the statement of need for park and recreation facilities in West Linn.

West Linn Population Data

Population growth is one of the primary reasons for an increased demand for recreation areas and facilities. The population forecast used in the 1998 needs assessment was taken from the System Development Charge Update Final Report.

Table C.1
Future Population
West Linn Planning Area

Year	City Population
1996	19,960
2015	32,470

The estimated population for 2015 included potential residents within the 1996 city limits and the future urban area extending to the Metro Urban Growth Boundary. The 1996 population was used to identify current needs, and the estimated 2015 population was used to project future needs.

Population data used in the assessment of 2005 needs are presented in Chapter 4.

C.3 Park Land Needs Analysis

Developing a statement of park land needs depends upon factors such as the existing inventory and condition of parks, as well as the value a community places in park land. When discussing the need for park land, even the classification of park and open space can play a role in the development of park standards.

While there are a wide variety of lands and facilities that contribute to recreation opportunities in a community, this needs assessment only evaluates public land used primarily for recreation or open space. This does not include school sites, which are primarily used for education, unless there are agreements in place to provide public use of a portion of the site. In this case, only that acreage available to the public is considered in the evaluation.

To determine specific land needs for West Linn, several analytical methods were used. These included a comparison to the NRPA Standards, a comparison to other similar communities, land availability, results of the survey, national trends, financial feasibility and a review of unserved areas of West Linn that are not now being served by parks and open space. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

In this section community needs for specific types of park land are determined. Based on the 1998 proposed park classification system, these park types include:

- Mini-parks
- Neighborhood parks
- Community parks
- Regional parks
- Special use areas
- Natural open areas/greenways
- Landscaped areas

In many cases, comparisons to the NRPA Standard or other communities are provided. This information is included for comparison, but it should not be used by itself to establish a standard.

In some tables an "existing ratio" is listed. The existing ratio is the existing amount of park land (in 1998) divided by the existing population (using 1996 population data). The recommended standard is the desired amount of park land expressed in terms of acres per 1,000 residents.



Mini-Parks

Definition:

Mini-parks are all small single purpose play-lots designed primarily for use by small children. Because of their size, these facilities are usually limited to a small open grass area and a children's playground.

Analysis:

In 1998, there were three mini-parks in West Linn totaling 2.58 acres.

Table C.2
Existing Mini-Parks (1998)
West Linn Planning Area

Park	Acres
Palamino Park	0.57
Mark Lane Tot Lot	0.10
Illahie Creek Park	1.91
Total	2.58

On a per-acre-basis, mini parks are very expensive to construct and maintain and generally serve a very limited population. This type of park is often popular in new subdivisions, which traditionally have a high ratio of young children. However, as the children grow older, mini parks attract less use and eventually become an open space area only.

Table C.3 shows existing ratio for mini-parks for selected Oregon cities.

Table C.3
Existing Mini-Park Service Levels (1998)
Selected Cities

City	Existing Ratio
West Linn	0.13 Ac./1,000 Pop.
Troutdale	0.18 Ac./1,000 Pop.
Canby	0.09 Ac./1,000 Pop.
Lake Oswego	0.05 Ac./1,000 Pop.
Gladstone	0.02 Ac./1,000 Pop.
Oregon City	0.21 Ac./1,000 Pop.
Wilsonville	0.07 Ac./1,000 Pop.
NRPA Recommendation	.25-.50 Ac./1,000 Pop

Determination of the Standard

Comparison to Other Standards: The NRPA recommends 0.25-0.50 acres per 1,000 population. West Linn's current ratio of 0.13 acres/1,000 is slightly below this range. However, when compared to other communities in the region, it is above average.

Service Area: The service area of a mini-park is roughly a quarter mile radius and designed to serve a specific subdivision.

User Trends: In some communities, the development of mini-parks or playgrounds has become popular. This is because they are relatively cheap to build and are closer to most residents. However, on a per acre basis, they are very expensive to maintain. They also provide a limited service due to size constraints.

Survey/Workshop: Mini-parks had little support with workshop participants. In general, larger neighborhood parks providing more interesting and varied activities were preferred. Participants noted that such parks make lower demands on the maintenance budget.

Recommendations:

NRPA Standard: 0.25-0.5 acres/1,000 population

Current Inventory: 2.58 Acres

Current Ratio: 0.13 acres/1,000 population

Recommended Standard: Maintain existing standard

It is recommended that the present level of service be maintained. Consequently, no new mini-parks are being recommended. This type of facility should only be considered when no other options are available.

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 (average about 3-7 acres) and serve an area with a radius of approximately one-half mile. 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.

In general, facilities in a neighborhood parks include children's playgrounds, picnic facilities, trails, open space and nature areas, tennis courts, an outdoor basketball court and a multi-use open play field. In general, sport fields are discouraged from these parks because of the noise and intensity of use.

Analysis:

Five parks in West Linn were classified as neighborhood parks for the 1998 Plan:

Table C.4
Existing Neighborhood Parks (1998)
West Linn Planning Area

Park	Acres
Sahallie-Illahee Park	3.85
Skyline Ridge Park	2.37
Benski Park	1.68
Sunburst Park	5.50
Total	13.40

Table C.5 shows existing ratio (acres/1,000 population) for neighborhood parks in selected Oregon cities.

Table C.5
Existing Neighborhood Park Service Levels (1998)
Selected Cities

City	Existing Ratio
West Linn	0.67 Ac./1,000 Pop.
Troutdale	1.26 Ac./1,000 Pop.
Canby	0.19 Ac./1,000 Pop.
Lake Oswego	0.64 Ac./1,000 Pop.
Gladstone	0.56 Ac./1,000 Pop.
Oregon City	1.11 Ac./1,000 Pop.
Wilsonville	0.62 Ac./1,000 Pop.
NRPA Recommendation	1-2 Ac./1,000 Pop.

Determination of the Standard

Comparison to Other standards: The NRPA recommends 1-2 acres per 1,000 population. West Linn's current ratio of 0.67 acres/1,000 is below standard. However, when compared to other communities in the region, West Linn is about average.

Service Area: The service area of a neighborhood park is roughly a half-mile radius. Using this means of analysis, some portions of the City are more than adequately being served while others areas are not being served at all.

The service area analysis indicated that the Hidden Springs Neighborhood contains two neighborhood parks while Sunset, Bolton, Rosemont-Summit, Willamette and Skyline neighborhoods each have one. Skyline Ridge Park also serves the majority of Marylhurst neighborhood. In contrast, no parks serve the Robinwood or north Bolton neighborhood in this capacity although Cedaroak School does have facilities which serve this need to some extent. Most of the Willamette Neighborhood and the rapidly developing Tanner Basin have no neighborhood park facilities.

User Trends: Users of neighborhood parks tend to be older children and adults who visit them on a non-structured and passive basis. Generally, they are in close proximity to most residences which is meant to encourage pedestrian and bicycle usage. As a result, large automobile parking areas are not needed.

The recreation survey did not show a high level of use in the existing neighborhood parks.

Survey/Workshop: Responses to the recreation survey suggested that parks are not used in part due to a lack of adequate, interesting or enjoyable facilities. In addition it was also noted that parks were not conveniently located for some residents. Workshop participants felt that larger facilities were a wiser use of Parks Department resources than small mini-parks. The location of neighborhood parks in currently unserved portions of West Linn will alleviate these problems because their larger size allows for a higher concentration of varied activities in one park.

Recommendations:

NRPA Standard:	1-2 acres/1,000 population
Present Inventory:	13.4 acres
Present Ratio:	0.67 acres/1,000 population
Recommended Standard:	1.49 acres/1,000 population

Based on the analysis, it is recommended that the present ratio be increased based on the following factors:

- Some portions of the City are not being served by neighborhood park facilities.
- Survey respondents desired a wider variety of activity spaces which would appeal to a broader range of people. Neighborhood parks, due to their size can satisfy this need.

There are seven areas that are not currently served by neighborhood parks. Assuming an average size of 5 acres each, this would require 35 additional acres of neighborhood park land. This converts to a recommended standard of 1.49 acres per 1,000 population in the year 2015. Based on this standard, an additional 16.34 acres of land are needed at this time.

Mary S. Young and Cedaroak School could be modified to satisfy this need in the Robinwood and north Bolton Neighborhoods.

Community Parks

Definition:

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. Where there are no neighborhood parks, the community park can also serve this function. 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, play areas, etc. They usually exceed 10 acres in size and often have sport fields as the central focus of the park. Their service area is at least a 1-2 mile radius.

Analysis:

Three parks serve the community park function in West Linn. Although Hammerle and Sunset are small in overall acreage and lack the variety of facilities found in typical community parks, they do appeal to and draw a high volume of West Linn's residents from around the City. Sunset's location next to a school and ability to make use of its playfield makes it more similar to a typical neighborhood park. The 1998 inventory of community parks is listed in the table below, totaling 30.45 acres.

Table C.6
Existing Community Parks (1998)
West Linn Planning Area

Park	Acres
Hammerle Park	5.78
Sunset Park	5.62
Willamette Park	19.05
Total	30.45

West Linn has a community park ratio 1.53 acres/1,000 population. Table C.7 compares this ratio with that of other Oregon cities and the NRPA recommendation.

Table C.7
Existing Community Park Service Levels (1998)
Selected Cities

City	Existing Ratio
West Linn	1.53 Ac./1,000 Pop.
Troutdale	1.05 Ac./1,000 Pop.
Canby	2.50 Ac./1,000 Pop.
Lake Oswego	2.78 Ac./1,000 Pop.
Gladstone	1.35 Ac./1,000 Pop.
Oregon City	1.64 Ac./1,000 Pop.
Wilsonville	6.20 Ac./1,000 Pop.
NRPA Recommendation	5-8 Ac./1,000 Pop.

Determination of the Standard

Comparison to Other Standards: The NRPA recommends 5-8 acres per 1,000 population. The existing ratio in West Linn is 1.53 acres per 1,000 population. While this is quite low when compared to the national standard, it is on average with other Oregon cities.

Service Area: The service area of a community park is 1-2 miles. Based on this service area radius, only the north half of West Linn is not served by this type of park.

User Trends: In most communities, the larger multi-service community parks have become more popular than the smaller park types because they provide a wider range of activities, are easier to program and cheaper to maintain on a per-acre basis.

The results of the recreation survey revealed that this type of park has the highest amount of use in West Linn.

Survey/Workshops: Workshop participants thought this type of park was the most economical to operate and develop and would provide a wider variety of activities. This further reflects the trend in other communities noted above. However survey respondents presented other facilities as higher priorities for development than more community parks.

It should be noted that many participants in both the survey and workshop realize that with continued development fewer parcels of land able to accommodate a community park will be available. As a

consequence many thought the city should give high consideration to purchasing sites to serve this function, even if actual development were delayed.

Recommendations:

NRPA Standard:	5-8 acres/1,000 population
Current Inventory:	30.45 acres
Current Ratio:	1.53 acres/1,000 population
Recommended Standard:	2.48 acres/1,000 population

Based on this standard, West Linn has a current need for 19.1 additional acres of community park land. By 2015, 50.08 acres will be needed.

Consideration should be given to the location of future community parks such that it is easily accessible by all areas of town. The Tanner Basin neighborhood is a relatively prime location.

Recognizing the deficiency and the extreme size requirements of these facilities, special consideration should be given to acquire these sites well in advance of their actual need.

Regional Parks

Definition:

Regional parks are large recreation areas that serve the city and areas well beyond. They often include areas suitable for outdoor recreation activities such as group picnicking, camping and hiking. If located within an urban area, they sometimes offer a wider range of facilities and activities oriented more towards the community itself.

Analysis:

Mary S. Young is a state-owned regional park offering trails and open space as well as picnic facilities. Since the 1998 Plan, the City has taken over operation of Mary S. Young Park on a long-term lease with the state. The park includes trails that provide pedestrian access to the Willamette River and ramble through wooded ravines and drainage corridors. It is also used for soccer and T-ball although the site does not have adequate infrastructure, such as parking, for these activities

Table C.8
Existing Regional Parks (1998)
West Linn Planning Area

Park	Acres
Mary S. Young Park	126.53
Total	126.53

Determination of the Standard

Comparison to Other Standards: The NRPA recommends 5-10 acres per 1,000 population. Mary S. Young provides West Linn with 6.34 acres per 1,000.

Service Area: The service area of a regional park depends upon the facilities and activities it offers. It can be as much as a 50 mile radius.

User trend: Opportunities are not available to develop further regional parks or facilities in West Linn.

Survey/Workshops: The participants of the community workshop meetings and the recreation survey did not specifically identify a need for regional park facilities.

Recommendation:

NRPA Standard:	5-10 acres/1,000 population
Current Inventory:	126.53 acres
Current Ratio:	6.34 acres/1,000 population
Recommended Standard:	Maintain Existing Standard

It is recommended that the City not acquire additional regional park land based on the following factors:

- Mary S. Young satisfies the regional park needs for West Linn.
- Workshop and survey participants recommended that facilities and services of local use take priority.
- There is no opportunity within the current planning area to develop an additional park of this size.

Special Use Areas

Definition:

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 specialized facilities, community gardens and single purpose sites used primarily for field sports and community centers.

Analysis:

In West Linn, four sites fall into the Special Use category. Table C.9 shows their cumulative acreage, which gives the City an existing ratio of 1.49 acres/1,000 population.

Table C.9
Existing Special Use Areas (1998)
West Linn Planning Area

Park	Acres
Cedarock Boat Ramp	11.0
Cedar Island Park	14.58
McLean House	1.94
Bernert Landing	2.16
Total	29.68

Determination of the Standard

Comparison to Other Standards: There is no specific NRPA standard for special use areas.

Service Area: There is not a defined service area for special use areas considering the various types of facilities and the services they provide.

Survey/Workshops: There were many participants in the community workshop meeting that expressed a need for a senior center, a pool and meeting spaces. All of these facilities would fall under the category of special use areas.

Recommendations:

NRPA Standard:	None
Current Inventory:	29.68 acres
Current Ratio:	1.49 acres/1,000 population
Recommended Standard:	1.49 acres/1,000 population

It is recommended that the ratio for special use areas be maintained at the present standard based on the following factors:

- Participants in both the survey and workshop indicated a desire for an indoor pool, senior center and community meeting/gathering rooms. These are typical components that can be found in special use areas.
- Interest in the senior center and indoor pool is currently strong. Both groups have made repeated attempts to develop such facilities. Past attempts have met difficulty due to financial cost. Options should be investigated to determine if present voter/financial climate would support this facility.

The recommended standard will allow for acquisition of additional land as the community grows. Based on this standard, an additional 18.70 acres will be needed by 2015. This should be sufficient to develop the facility noted above.

Linear Park Needs

Definition:

Linear parks are areas that generally follow an elongated feature, such as railroad right-of-ways, rivers or powerlines. This type of park area usually contains a trail system.

Analysis:

Currently, there are no linear parks in the West Linn area (in 1998). However, there are opportunities to develop this type of facility, such as along the Tualatin or a portion of the Willamette.

Determination of the Standard

Comparison to Other Standards: The NRPA does not have a standard for linear parks.

Service Area: There is not a defined service area for linear parks. It is dependent upon the function it serves.

Survey/Workshops: A high percentage of respondents to the survey identified the need for pathways and trails. This feature is often the focus of linear parks.

NRPA Standard:	None
Current Inventory:	None
Current Ratio:	None
Recommended Standard:	0.94 acres/1,000 population

Recommendations:

Based on the analysis, it is recommended that the linear park standard be established at 0.94 acres per 1,000 population. This conclusion is based on the following factors:

- There are currently no linear parks in West Linn or the nearby area.
- The City currently owns a number of parcels along both rivers. These pieces might be connected to form a contiguous trail.
- A high percentage of survey returns showed a desire for more paths and trails.
- Current participation in trail related activities is very high in West Linn.

Natural Open Space Needs

Definition:

Natural open space is undeveloped land primarily left in a natural state with recreation use as a secondary objective. This land is often owned or managed by a governmental agency and may or may not have public access. Open space often includes steep hillsides, wetlands, or other environmentally sensitive areas and may include wildlife habitats, stream and creek corridors, or unique or endangered plant species. Development, if any, is usually limited to trails.

Analysis:

West Linn has a considerable amount of open space acreage. Table C.10 includes those sites categorized as natural open space

Table C.10
Existing Open Space Areas (1998)
West Linn Planning Area

Site	Acreage
City Owned Open Space	
Troon	6.16
Skye Parkway	6.48
Arran	1.17
Interstate Tractor Property	10.85
Marylwood	1.43
Wildwood Open Space	12.64
Carriage Meadows Open Space	5.72
Hidden Springs Open Space	25.16
Hidden Springs Open Space	12.51
Ibach Park	1.23
Parkside Open Space	1.12
Burnside Park	13.22
West Bridge Park	5.44
Wilderness Park	64.73
Wellington Wetland	0.61
Riverknoll Open Space	27.26
Tanner Creek Park	4.32
Tualatin River Open Space	13.75
Swiftshore Open Space	9.44
Sub-Total	223.24
Open Space (Other Agencies)	
Camassia Conservatory	24.91
Goat Island	17.24
Sub-Total	42.15
Grand Total	265.39

West Linn’s open space parcels vary in size and site characteristics. For example, Wilderness Park is 65 acres with parking and an extensive trail system. In contrast, the Arran Site in the Skyline Ridge neighborhood is one acre with limited access and no development. Each of these sites plays a significant role in the city's park system. Almost all parcels cover a variety land types, which are undevelopable such as steep slopes, flood plains or upland drainage corridors.

A number of those sites currently owned by the city could become part of the linear park system described in the previous section.

Table C.11 shows West Linn's current ratio of open space as compared to selected other cities. The existing ratio for West Linn excludes land not owned by the City. When Camassia Conservatory and Goat Island are included, the current ratio becomes 13.30 acres/1,000 population.

Table C.11
Existing Open Space Service Levels (1998)
Selected Cities

City	Existing Ratio
West Linn	11.18 Ac./1,000 Pop.
Troutdale	4.92 Ac./1,000 Pop.
Canby	2.23 Ac./1,000 Pop.
Lake Oswego	5.60 Ac./1,000 Pop.
Gladstone	0.26 Ac./1,000 Pop.
Oregon City	2.03 Ac./1,000 Pop.
Wilsonville	7.08 Ac./1,000 Pop.

Determination of the Standard

Comparison to Other Standards: The NRPA does not have a standard for natural open space. Compared to other communities in the region, West Linn is significantly above average.

Service Area: There is not a defined service area for open space. It is dependent upon the function it serves. These include buffers between different land uses, separation of neighborhoods, places of undeveloped land, environmentally sensitive lands, view corridors, etc.

Survey/Workshops: Participants of the recreation survey and community workshop specifically identified a need for open space and trail opportunities.

Recommendations:

NRPA Standard:	None
Current Inventory:	265.39 acres
Current Ratio:	13.30 acres/1,000 population
Recommended Standard:	10.18 acres/1,000 population

A decrease in the current standard will still require the acquisition of further open space to meet demand of the 2015 build out population. Reasons for continuing to acquire open space include:

- A number of steep drainage corridors exist in developing portions of the city, especially Tanner Basin. The terrain in these areas precludes development and could contribute to trails systems linking different portions of the city.
- Trail related activities were identified as important preferred recreation activities for residents.

Landscaped Areas

Definition

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.

Analysis

Currently, there are four landscaped areas maintained by the parks department.

Table C.12
Existing Landscaped Areas
West Linn Planning Area

Park Site	Acreage
Hidden Springs Medians	0.5
Salamo Rd. Median	1.0
Santa Anita Medians	0.5
Seventh St. Medians	0.5
Total	2.5

Determination of Standard

Comparison to Other Standards: The NRPA does not have a standard for landscaped areas or city beautification areas.

Service Area: There is not a defined service area for landscaped areas. It is dependent upon the function it serves.

User Trends: In some communities, landscaped areas and city beautification projects have become popular. This includes items such as entrance beautification projects, hanging baskets or banners along major transportation corridors or street tree plantings. While these types of areas improve the appearance of the City, they are fairly expensive to maintain.

Survey / Workshop: Very few people mentioned beautification projects in the survey. Workshop participants often mentioned eliminating maintenance of landscaped areas to cut the operating budget.

Recommendations:

NRPA Standard:	None
Current Inventory:	2.5 acres
Current Ratio:	0.13 acres/1,000 population
Recommended Standard:	Maintain Existing Standard

Based on the previous analysis, it is recommended that the standard remain the same. This conclusion considers the following factors:

- Landscaped areas are a high maintenance park area. In light of impending budget cuts the city should not develop such areas any further.
- Existing areas should be maintained at an absolute minimum standard. To let these areas go altogether would mean a significant loss to an existing investment.
- In both the survey and workshop, responses indicated residents want to see their tax investment pay for items with high active use, such as a community center or citywide path and trail system.

Total Park Land

Analysis

Park sites can be classified into three basic types:

Type 1: Sites close to most residents, such as mini-parks, neighborhood parks, and community parks.

Type 2: Sites that serve an area beyond the city, such as regional parks and open space areas.

Type 3: Special use sites.

NRPA suggests that a core system of parks consisting primarily of Type 1 should range from 6.25 to 10.5 acres per 1,000 population. For West Linn, the present ratio is 2.33 acres, and the recommended standard is 4.05 acres.

The total park land ratio as compared to other selected cities is found in Table C.13. The table reflects total public recreation land including land owned by the state and other agencies.

Table C.13
Total Park Land Levels
Selected Cities

City	Existing Ratio
West Linn	23.61 Ac./1,000 Pop.
Troutdale	11.76 Ac./1,000 Pop.
Canby	6.15 Ac./1,000 Pop.
Lake Oswego	13.85 Ac./1,000 Pop.
Gladstone	10.45 Ac./1,000 Pop.
Oregon City	7.05 Ac./1,000 Pop.
Wilsonville	14.95 Ac./1,000 Pop.

Recommendations:

NRPA Standard:	None
Current Inventory:	471.20 acres
Current Ratio:	23.62 acres/1,000 population
Recommended Standard:	20.64 acres/1,000 population

C.4 Recreation Facility Needs Analysis

A variety of analytical approaches were used to establish needs for recreation facilities such as sport fields and trails. This included an analysis of current (in 1998) recreation participation levels; needs expressed in the survey; NRPA Standards; input from user groups; trends identified in national surveys; play and practice time requirements of sport teams and from mathematical models developed from other studies.

Adult Baseball Field Needs

Definitions:

Regulation or Senior Baseball - American Legion and High School: 90' bases, 320'+ foul line, pitcher's mound.

Current Supply:

Table C.14
Existing Regulation Baseball Fields (1998)
West Linn Planning Area

Number	Location	Comments
1	West Linn High School	No public access

Current Demand:

Table C.15
Existing "Senior" Baseball Teams (1998)
West Linn Planning Area

Program	No. Teams	Season
American Legion	1	Summer
High School Programs	4	Spring
Total	5	

Analysis

In West Linn, Senior baseball programs are managed entirely by the School District. Seasons do not conflict between American Legion and the High School program. However, high school teams practice and play some games on park facilities. Field one at Willamette Park is used on these occasions.

Determination of the Standard:

Comparison to Other Standards: The NRPA standard for baseball fields is one field per 5,000 population. West Linn has an existing ratio of 1 field per 19,960 population for regulation fields.

Service Area: The NRPA standard recommends a service area of 1/4 to 1/2 mile radius for baseball fields. In West Linn the existing field would only serve the southeast portion of the community. However, access to this field is limited by the school district.

User Trends: On a national scale, youth baseball has increased by nearly 50% since 1984. Several of the Little Leagues have also shown a steady increase in membership.

Survey/Workshop: Ballfields were a relatively low priority to workshop participants but survey respondents showed general support for athletic fields. However their overall priorities lay in specialized facilities such as a recreation/community center, trails or acquiring park sites for future development.

Participation: Baseball participation is 5% below the MIG AVERAGE. This rate could be due in part to a lack of facilities. Baseball ranked 23rd in current participation and was not in the top 20 preferred recreation activities.

Recommendations:

NRPA Standard:	1 field per 5,000 population
Current Participation:	5% below average
Current Inventory:	1 Baseball field
Current Ratio:	1 Field per 19,960 population
Recommended Standard:	1 field per 10,000 population

Recommendations include increasing the ratio for the following reasons:

- Currently, baseball play is limited due to a lack of adequate facilities.
- Baseball teams are playing on fields inadequate for adult play.

Based on this recommendation, one additional field is needed.

Youth Baseball /Softball Field Needs (Senior)

Definitions:

Youth Baseball:

60' bases 200-300' foul line

Youth/Adult Softball:

275-300' foul line - slow pitch

225' foul line - men's fast pitch

250' foul line - women's slow pitch

Current Supply

Table C.16
Existing Youth Baseball/Softball Fields (1998)
West Linn Planning Area

Number	Location	Comments
3	Willamette Park	Field #1 and #2: 285' outfield, skinned Field #3: 300' outfield, skinned
1	Sunset Elementary School	200' outfield, skinned
2	Oppenlander Field	Field #1: 300' outfield, skinned (poor drainage) Field #2: 200' outfield, skinned
1	Hammerle Park	Field #1: 200' outfield, skinned
2	Athey Creek Middle School	Field #1: 300' outfield, grass infield Field #2: 200' outfield, grass infield
9	Total	

Field 1 at Oppenlander and Field 2 at Athey Creek School need moderate renovation and drainage work to be brought within reasonable playing standards.

Current Demand

Table C.17
Existing Youth Baseball/Softball Teams (1998)
West Linn Planning Area

Program	No. Teams 1996	No. Teams Projected 1997	Season
Adult Softball	0	8	Currently play in Clackamas County League
Youth Baseball			
Junior/ Senior	7	8	March - June
Majors	6	8	Spring*
AAA	8	9	Spring*
Youth Softball			
High School	3	3	Spring
ASA	6	5	March - June
Majors	5	5	March - June
Total	31	35	

*Both Majors and AAA have 2 all star teams each which continue playing into the summer through July. All 4 teams require 4 practices per week.

Analysis

Youth baseball and softball are analyzed by level of play. That is, demand is calculated using fields, which match the requirements of the particular age group using them.

Analysis based on current scheduling of fields shows no shortage of fields in West Linn.

Determination of the Standard:

Comparison to Other Standards: West Linn has a current standard of 1 field per 2,218 population.

Service Area: The NRPA standard recommends a service area of 1/4 to 1/2 mile radius for softball fields. In West Linn, all the existing fields that are used for league softball are situated at Oppenlander, Hammerle and Willamette. This leaves the north half of the city without service.

User Trends: On the national scale, interest in softball has remained somewhat constant for the last ten years. Locally, the number of youth teams has been increasing.

Survey/Workshop: Both workshop and survey participants thought sport fields were important and needed. However, other facilities have developmental priority.

Participation: In West Linn, participation in softball is also significantly below the MIG AVERAGE. Participation in softball ranked 31st in current activity and did not appear on the list of preferred activities. It was not in the top ten for current youth participation.

Recommendations:

NRPA Standard:	1 field per 5,000 Population
Current Participation:	24% below average
Current Inventory:	9 fields
Current Ratio:	1 Field per 2,218 Population
Recommended Standard:	1 field per 2,800 population

We recommend the ratio be reduced to 1 field per 2,800 population for the following reasons:

- Participation is lower than the MIG AVERAGE.
- Supply is greater than demand.

Youth Baseball /Softball Field Needs (Junior)

Current Supply

Table C.18
Existing Youth Baseball/Softball Fields (1998)
West Linn Planning Area

Number	Location	Comments
3	Oppenlander Field	2 fields have poor drainage
2	Stafford Primary School	
4	Athey Creek Middle School	
1	Mary S. Young Park	
1	Hammerle Park	
11	Total	

Current Demand

Table C.19
Existing Youth Baseball/Softball Teams (1998)
West Linn Planning Area

Program	No. Teams 1996	No. Teams Projected 1997	Season
Youth Baseball			
Minors	10	10	March - June
Rookie	10	10	March - June
Total	20	20	
Youth Softball			
Minors	10	9	March - June
Rookie	6	4	March - June
Total	16	13	
Grand Total	36	33	

Determination of the Standard:

Comparison to Other Standards: West Linn has a current standard of 1 field per 1,815 population.

Service Area: The NRPA standard recommends a service area of 1/4 to 1/2 mile radius for softball fields. With six of these fields at Athey and Stafford schools, West Linn itself is left with very little coverage.

User Trends: On the national scale, interest in softball has remained somewhat constant for the last ten years. Locally, the number of youth teams has been increasing while coed adult teams are generally forced to play elsewhere, such as the Clackamas County League.

Survey/Workshop: Both workshop and survey participants thought sport fields important and needed. However, other facilities have developmental priority.

Participation: In West Linn, participation in softball is also significantly below the MIG AVERAGE. Participation in softball ranked 31st in current activity and did not appear on the list of preferred activities. It was not in the top ten for current youth participation.

Recommendations:

NRPA Standard:	1 field per 5,000 population
Current Participation:	24% below average
Current Inventory:	11 fields
Current Ratio:	1 Field per 1,815 population
Recommended Standard:	1 field per 2,500 population

It is recommended that the ratio be reduced to 1 field per 2,500 population for the following reasons:

- Participation is below average.
- Supply is greater than demand.

Note that while supply is adequate, not all fields are up to standard in terms of playing quality and condition. With minor improvements, all fields could be brought up to a league play standard.

Soccer Field Needs

Definition:

- Adult:** 225' x 360' lined fields
- Youth:** Size range varies
U-9 - 140' x 110' up to U-14 - 260' x 140'

Current Supply

Table C.20
Existing Soccer Fields (1998)
West Linn Planning Area

Number	Location	Comments
Adult Fields		
1	Stafford Primary School	
2	Athey Creek Middle School	
2	Oppenlander Field	
2	Mary S. Young Park	
7	Total	
Youth Fields (U9 - U14)		
2	Willamette Park	
1	Oppenlander Field	
4	Mary S. Young Park	
6	Mini-fields (U6-U8)	Various locations
13	Total	
20	Grand Total	

Current Demand

Currently there are no adult soccer teams or leagues formed in West Linn (in 1998). However an equivalent of about 5 teams play in leagues in the surrounding area.

Due to overlap in leagues using various field sizes we will analyze adult and youth soccer needs together.

Table C.21
Existing Youth Soccer Teams (1998)
West Linn Planning Area

Program	No. Teams 1996	Season
Recreation	118	August - mid November
Classic	16	February - mid November

Over 2,000 kids take part in the Recreation Classic soccer leagues. The majority of teams are recreation-oriented, only 16 teams are involved in the competitive Classic league.

Determination of the Standard

Comparison to Other Standards: The NRPA standard recommends a ratio of one field per 10,000 population. There are 20 fields in the West Linn Area providing a ratio of one field per 998 persons which is well above the ratio recommended by the NRPA. We have found the NRPA standard to be extremely low.

Service Area: The NRPA recommends a service area of 1 to 2 miles for soccer fields.

User Trends: In the Northwest, soccer play has increased significantly in the last ten years.

Survey/Workshop: The participants of the recreation survey and community workshops indicated a need for additional soccer fields. In terms of current recreation participation, soccer ranked 15th, highest of all competitive sports. Soccer did not appear in the preferred list of recreation activities

Participation: In West Linn, participation in soccer is 63% above the MIG AVERAGE.

Recommendations:

NRPA Standard:	1 field per 10,000 population
Current Participation:	63% above average
Current Inventory:	20 fields
Current Ratio:	1 Field per 998 population
Recommended Standard:	1 field per 900 population

We recommend that the ratio be increased for the following reasons:

- Soccer participation is above average.
- Demand is greater than current supply.

Based on the recommended standard, 2 additional fields are needed.

Gymnasium Needs

Definitions :

Basketball Court - 50'x84' (high school);

Volleyball Court - 30'x60'

Current Supply:

Table C.22

Summary of Gymnasium Supply (1998)
West Linn Planning Area

#	Location	Comments
3	West Linn High School	
1	Bolton Primary School	
1	Sunset Primary School	
1	Willamette Primary School	
1	Athey Creek Middle School	
1	Cedar oak Primary School	Gym/cafeteria - tile floors
1	Stafford Primary School	
9	Total	

Analysis:

Currently gym space is at a premium in West Linn. School district programs rely heavily on the nine gyms listed in Table C.22. In addition, the City runs an adult program as well as summer basketball camps.

Current Demand:

Table C.23
Summary of Gymnasium Demand (1998)
West Linn Planning Area

Program	No. Teams 1996	Season
High School - Girls	5	December - March
High School - Boys	5	December - March
High School intramural	8	December - March
Middle School Program (boys)	14	December - Mid January
Middle School Program (girls)	13	Mid January - March 8
Non-profit youth recreational league: 3rd - 8th grade	84	December 15 - March 8
AAV	11	December - March
1st and 2nd grade program	18	December - March; 1 practice/1 game per week per team
Volleyball (fall sports)		Fall
Adult Basketball (Fall)	43	Fall
Adult Basketball (Winter -Spring)	81	December - March
Adult Basketball (Summer)	28	Summer
Total	158	

Determination of the Standard

Comparison to Other Standards: The NRPA standard of 1 gym per 50,000 population is very high. Currently West Linn has 1 gym per 2,220 population.

Service Area: The NRPA standard recommends a service area of 1/4 to 1/2 mile radius for gymnasiums. The existing gyms are all school district facilities and evenly distributed throughout the city. Areas outside of the 1/2 mile radius include Tanner Basin, portions of Willamette and the Marylhurst and Hidden Springs Neighborhoods.

User Trends: Regionally, basketball and volleyball are increasing in popularity.

Survey/Workshop: Gyms alone were not mentioned very often in either the survey or the community workshop. However, it was often included in the list of facilities proposed for a community recreation center. It was in fact the second most requested facility behind swimming pool.

Participation: Basketball ranked 16th and indoor volleyball 33rd in current participation. Participation levels are 4.2% higher than the MIG AVERAGE for basketball and 33% higher in volleyball. However, neither sport made the top 20 preferred activities.

Recommendations:

NRPA Standard:	1 gym per 50,000 population
Current Participation:	
Basketball:	4.2% above average
Volleyball:	33.3% above average
Current Inventory:	9 courts
Current Ratio:	1 courts per 2,218 population
Recommended Standard:	1 court per 2,000 population

We recommend the standard be increased to 1 court per 2,000 population for the following reasons:

- Participation in basketball and volleyball is above average.
- There is currently a shortage of courts.

Based on the recommended standard, 1 additional court is needed at the present time.

Tennis Court Needs

Current Supply

Currently (in 1998) there are 13 tennis courts in the planning area. The current inventory is shown in Table C.24.

Table C.24
Summary of Tennis Court Supply (1998)
West Linn Planning Area

#	Location	Comments
2	Cedaroak Primary School	Outdoor; no lighting
3	Athey Creek Middle School	New, outdoor, no lighting
4	West Linn High School	Outdoor, no lighting
1	Hammerle Park	Outdoor, no lighting
1	Sunset Park	Outdoor, no lighting; needs resurfacing
2	Skyline Park	Outdoor, no lighting
13	Total	

Determination of the Standard:

Comparison to Other Standards: West Linn has a ratio of 1 court per 1,535 population. This is slightly higher than the standard recommended by the NRPA of 1 court per 2,000 population.

Service Area: The Willamette and Tanner Basin Neighborhoods have no tennis courts.

User Trends: On a national scale, interest in tennis has remained steady over the last 10 years.

Survey/Workshops: Tennis was not mentioned in the workshop, though it was in the survey; with 20 people requesting an indoor facility.

Participation: Tennis ranked 19th in current participation, over 46% higher than the MIG AVERAGE. It was also one of the few competitive sports to make the top 20 preferred activities at No. 18.

Recommendations:

NRPA Standard:	1 court per 2,000 population
Current Participation:	46% above average
Current Inventory:	13 courts
Current Ratio:	1 courts per 1,535 population
Recommended Standard:	1 court per 1,400 population

We recommend that the standard be increased for the following reasons:

- Participation is significantly above average.
- Based on the service area analysis, portions of the city are currently not being served.

Based on the recommended standard 2 additional courts are needed at the present time.

Swimming Pool Needs (Indoor)

Definition:

- 25 meter 6 lane pool = 3,608 sq. ft. water area
- 25 yard x 25 meter "L" pool = 4,996 sq. ft. water area
- 50 meter x 8 lane pool = 8,610 sq. ft. water area

Analysis:

Currently (in 1998) there are no indoor swimming pools in West Linn. Lake Oswego has a private indoor facility, Mountain Park, while the North Clackamas Park and Recreation District operates a public facility.

Determination of the Standard

Comparison to Other Standards: The NRPA standard is 1 pool per 20,000 population.

Service Area: The NRPA service area is 15-30 minutes travel time.

Survey/Workshops: Survey participants noted a high demand for a pool.

Participation: Participation in indoor swimming is 82% higher than the MIG AVERAGE. Indoor swimming ranked 8 in current recreation

participation and ranked 1 for preferred recreation activities.

Demand Model: The survey indicated a very high demand for indoor swimming on a per capita basis. The current rate is 4.0 occasions per capita over a 30-day period.

Only about 5-10% of the swims will take place in a public pool in a winter month. An indoor pool should be designed for winter use demand. Based on an existing population of 19,960, there are:

4.0 x 19,960 = 79,840 Potential Swimming Occasions

Using the assumption that 10% of the annual swimming occasions will occur in a given month, there is:

4.0 x 19,960 x 10% = 7,984 Peak Month Swimming Demand

It is a fact that 75% of all swimming takes place in shallow water (water 5 feet or less). Using this information, we can determine the shallow and deep water requirements of a pool in West Linn.

Shallow Water Demand

Multiply 7,984 monthly swims by 75%	=5,988 shallow swims
Divide by average of 30 days per month	=200 daily swims
Multiply by a 60% peak load factor	=120 peak swimmers
Multiply by 12 sq. ft. per swimmer	= 1,440 sq. ft. water area demand

Deep Water Demand

Multiply 7,984 monthly swims x 25%	=1,996 shallow swims
Divide by average of 30 days per month	=67 daily swims
Multiply by a 60% peak load factor	=40 peak swimmers
Multiply by 27 sq. ft. per swimmer	= 1,080 sq. ft. water area demand

Recommendations:

Total Indoor Pool Area Demand =2,520 sq. ft. water area

NRPA Standard:	1 Pool per 20,000 population
Current Participation:	81% above average
Current Inventory:	None
Current Facility Ratio:	None
Recommended Standard:	127 sq. ft. per 1,000 population

It is recommended that the present ratio be increased based on the following factors:

- There is no public indoor pool facility in the West Linn area.
- Participation rates for indoor swimming are substantially higher than average in West Linn.
- There is strong support for a pool facility as shown by the survey.

Pathway and Trail Needs

Analysis:

West Linn offers a variety of trails through various parks and terrain. Most notably, Mary S. Young and Wilderness Park offer residents quiet wooded paths to stroll or jog. There are a number of other pieces in West Linn's inventory that, if connected, could provide an extensive network of interconnected trails. For the needs analysis we have only considered the Tanner Basin network. There are two reasons for this:

- Tanner Basin offers connections to places and neighborhoods beyond the confines of a particular site. All other trails in West Linn are limited to a particular site without these external links.
- Tanner Basin is developed to a standard which provides safe trail opportunities suitable for all segments of the population. Other internal trail loops such as those at Wilderness or other sites may be too remote to be safe or may lack adequate construction to be passable by the disabled or elderly.

Current Supply:

Table C.25
Summary of Trails (1998)
West Linn Planning Area

Location	Miles	Comments
Tanner Basin Trails	2.25	Paved
Total	2.25	

Determination of the Standard:

Comparison to Other Standards: There are no national standards for recreation trails.

Survey/Workshops: Respondents to the survey expressed a high interest in trails, along with open space areas in which trails are often found. Over half of respondents selected trails and pathways as one of the most needed open space types in West Linn. Off-street paved pathways were the most requested pathway type, unpaved was second followed by commuter bike lanes. Despite the difficulties involved in developing trail corridors, over 75% of respondents believe the City should continue to do so. Over half also expressed a desire to continue purchasing riverfront land and used it in part for a trail system.

User Trends: In the West, interest in trail-related activities (walking, hiking, bicycling, rollerblading, jogging, etc.) has shown a remarkable increase in the last five years. Local, trail related activities are very popular.

Participation: Trail related activities are on average 27% higher than the MIG AVERAGE. Jogging is the highest at 54% above average.

Demand Model: The following analysis and recommendations are for recreation related to off-street pedestrian and bicycle paths. The mathematical model on the following page has been developed for identifying trail needs. This information has been developed over the years by comparing participation and trail systems in other communities. Total annual occasions for paved trails are based on current activity of walking for pleasure, bicycling for pleasure, jogging/running and rollerblading. Total annual occasions for unpaved trails are based on participation in nature walks, bicycling (unpaved) and hiking.

Formula: $\frac{A \times B \times C}{D \times E} = \text{miles of trail needed}$

Paved Trails:

- A. Total annual participation: 311,376 occasions
- B. % of use on average peak day: 2.0%
- C. % who wish to use trail: 10%
- D. Occasions per mile: 12
- E. Turnover rate: 10

Current need = 5.2 miles of paved trail

Unpaved Trails:

- A. Total annual participation: 129,740 occasions
- B. % of use on average peak day: 2.0%
- C. % who wish to use trail: 10%
- D. Occasions per mile: 6
- E. Turnover rate: 10

Current need = 4.3 miles of unpaved trail

Total current need = 9.5 miles of trail

Recommendations:

Current Participation:

Paved: Walking 20.7% above average
Bicycling 12.2% below average
Jogging/Running 54% above average
Rollerblading average

Unpaved: Nature Walks 17.9% above average
Biking 31% below average
Hiking 16.7% above average

Current Inventory: 2.25 miles

Current Ratio: 0.11 miles per 1,000 population

Recommended Standard: 0.48 miles per 1,000 population

It is recommended that the current ratio be increased due to the following reasons:

- Participation in trail related activities is significantly higher than the overall MIG AVERAGE.
- A city-wide trail system was important to survey respondents.

Based on the recommended ratio, the current need for trails is 7.3 miles.

C.5 Summary of Park and Facility Needs

Table C.26
Summary of Park Needs (1998)
West Linn Planning Area

Park or Recreation Areas	Existing Total Park Land (Acres)	Existing Ratio ¹ (ac./1,000)	Proposed Demand Standard (ac./1,000)	Total Need 1996 (Acres)	Net Need 1996 (Acres)	Total Need 2015 (Acres)	Net Need 2015 ² (Acres)
Mini-Parks	2.58	0.13	0.08	1.60	--	2.60	0.02
Neighborhood Parks	13.40	0.67	1.49	29.74	16.34	48.78	35.38
Community Parks	30.45	1.53	2.48	49.50	19.05	80.53	50.08
Regional Parks	126.53	6.34	3.90	77.84	--	126.63	0.10
Special Use Areas	29.68	1.49	1.49	29.74	0.06	48.38	18.70
Linear Parks	0.00	0.00	0.94	18.76	18.76	30.52	30.52
Natural Open Space / Greenway	265.39	13.30	10.18	203.19	--	330.54	65.15
Landscaped Areas	2.50	0.13	0.08	1.54	--	2.60	0.10
Undeveloped Park Land	0.67	0.03	0.00	0.00	0.00	0.00	0.00
Total	471.20	23.62	20.64	411.91	54.21	670.58	200.05

¹ Assumes a 1996 population of 19,960.

² Assumes a 2015 build out population of 32,470

Table C.27
 Summary of Facility Needs (1998)
 West Linn Planning Area

Facility	Existing Total Facilities	Existing Ratio ¹	Proposed Demand Standard	Total Need 1996	Net Need 1996	Total Need 2015	Net Need 2015 ²
Regulation Baseball Fields	1	1/19,960	1/10,000	2	1	3	2
Senior Youth Baseball/Softball	9	1/2,218	1/2,800	9	0	12	3
Junior Youth Baseball/Softball	11	1/1,815	1/2,500	11	0	13	2
Soccer Fields	20	1/998	1/900	22	2	36	16
Tennis Courts	13	1/1,535	1/1,400	15	2	23	10
Swimming Pools	0	NA	127 S.F per 1,000	2,520 S.F.	2,520 S.F.	4,124 S.F.	4,124 S.F.
Gymnasiums	9	1/2,218	1/2,000	10	1	16	7
Pathways / Trails	2.25	0.11/1,000	.48/1,000	9.6	7.30	15.59	13.34

¹ Assumes a 1996 population of 19,960.

² Assumes a 2015 build out population of 32,470