



Appendix A: West Linn Parks and Open Space Inventory

Table A-1: West Linn Parks & Open Space Inventory

	Acres	Outdoor Recreation				Athletic Facilities				Trails/ Natural Features			Amenities				Specialized			Notes/ Other Features					
		Play Features	Flexible Use Lawn Areas	Horseshoe Pits	Skate Park / Spots	Spray Parks / Water features	Rectangular Fields	Ball Fields	Basketball Courts (Outdoor)	Tennis Courts	Volleyball Court	Natural Areas & Wildlife Viewing	Trails	River Access	Interpretive Features	Barbeques	Covered Picnic Shelters	Restrooms	Picnic Tables		Reservable Areas	Porta Potties	Community Gardens	Boat Ramps	Special Use Buildings
City Parks & Open Space																									
ACTIVE-ORIENTED PARKS																									
Benski Park	1.7	•	•					1																	
Douglas Park	2.0	•	•					1																	
Hammerle Park	5.7	•	•	•	•	1 ^m	2 ^y		1	1						•	•	•	•						
Mark Lane Tot Lot	0.1	•	•																						
Marylhurst Heights Park Addition	2.0																							Planned development	
Marylhurst Heights Park	8.2	•	•		•							•		•	•	•	•								Labyrinth, open turf area; turf area for sports practice; planned basketball courts
Palomino Park	0.6	•	•						1																
Sahallie Illahee Park	4.3	•	•						1			•						•							
Skyline Ridge Park	2.3	•	•						1	1								•							
Sunburst Park	5.3	•	•						1			•						•							
Sunset Park	3.9	•	•						1	1					•	•	•	•	•						
Tanner Creek Park	9.1	•	•		•				1	1		•			•	•	•	•	•						
<i>Active-Oriented Parks Subtotal</i>	45.1	11	11	1	1	3	1	2	8	4	1	0	4	0	1	1	4	4	9	4	0	0	0	0	
SPECIAL USE PARKS																									
Adult Community Center	2.0		•													•	•	•				•			Programmed by Parks & Recreation Department
Bernert Landing Boat Ramp	5.2		•									•	•	•		•	•					•			Site adjacent to Willamette Park
Cedaroak Boat Ramp	7.7											•	•	•		•	•								
Fishing Dock	0.6												•												Fishing dock adjacent to Oregon City Arch Bridge
McLean House and Park	2.5		•									•	•	•		•	•	•							Community Resource Center (operated by non-profit and open by reservation only)
Sunset Fire Hall	1.0															•	•								Programmed by Parks & Recreation Department
The White Oak Savanna	19.7											•	•			•									Planned restroom; planned play area
<i>Special Use Facilities Subtotal</i>	38.7	0	3	0	0	0	0	0	0	0	4	4	4	0	0	0	5	6	3	0	0	2	3		
MULTI-USE PARKS																									
Fields Bridge Park	23.0	•	•				2 ^y	1				•	•	•	•		•	•			•				ADA-accessible fishing pier, art, fire pit/contemplative memorial
Mary S. Young Park	136.0		•				4					•	•	•	•	•	•	•							Small climbing feature, off leash dog area
Midhill Park	5.2	•	•					1				•	•			•	•								Planned skate spot, planned shelter
North Willamette Park	6.3	•	•					1	1			•	•			•	•								
Robinwood Park	15.0	•	•	•	•				1			•	•			•	•								
Willamette Park	22.0	•	•	•	•	3 ^m	3 ^m			1		•	•	•	•	•	•	•							Art; kayak locker; site adjacent to Bernert Landing
<i>Multi-Use Parks Subtotal</i>	207.5	5	6	1	1	2	7	5	4	1	1	6	6	3	2	2	2	6	6	2	1	1	0	0	
PASSIVE-ORIENTED PARKS																									
Burnside Park	11.5											•	•	•											
Carriage Way Open Space	2.7											•	•	•											
Cedar Island	18.5											•	•	•											Seasonal foot bridge
Hidden Springs Open Space	34.4											•	•												
Horton Road Park	0.4																								
Ibach Nature Park	1.1											•	•												
Interstate Tractor Open Space	11.2											•													Planned trail
Maddax Woods	9.2		•									•	•	•				•							Viewing platform for heron rookery at Goat Island; planned restroom
Pocket Park	0.4																								
Renaissance Open Space	1.6											•	•												
Riverbluff Open Space	1.4											•	•	•											
Skye Parkway Open Space	1.4											•	•												
Swiftshore Park	8.9		•									•	•	•				•							
Tanner Open Space	5.6											•	•												
Tualatin River Open Space	7.3											•	•	•											Fishing platform
Westbridge Park	4.2											•	•	•											Site adjacent to McLean House and Park
Wilderness Park	64.4											•	•					•			•				
Unnamed Open Space	0.1											•													
Unnamed Open Space	0.1											•													

	Acres	Outdoor Recreation				Athletic Facilities				Trails/ Natural Features			Amenities				Specialized			Notes/ Other Features							
		Play Features	Flexible Use Lawn Areas	Horseshoe Pits	Skate Park / Spots	Spray Parks / Water features	Rectangular Fields	Ball Fields	Basketball Courts (Outdoor)	Tennis Courts	Volleyball Court	Natural Areas & Wildlife Viewing	Trails	River Access	Interpretive Features	Barbeques	Covered Picnic Shelters	Restrooms	Picnic Tables		Reservable Areas	Porta Potties	Community Gardens	Boat Ramps	Special Use Buildings		
Unnamed Open Space	0.1																										
Unnamed Open Space	0.1																										
Unnamed Open Space	0.1																										
Unnamed Open Space	0.2																										
Unnamed Open Space	0.4																										
Unnamed Open Space	0.4																										
Unnamed Open Space	0.5																										
Unnamed Open Space	0.7																										
Unnamed Open Space	0.7																										
Unnamed Open Space	0.8																										
Unnamed Open Space	1.0																										
Unnamed Open Space	1.2																										
Unnamed Open Space	1.3																										
Unnamed Open Space	1.5																										
Unnamed Open Space	1.7																										
Unnamed Open Space	1.7																										
Unnamed Open Space	1.9																										
Unnamed Open Space	1.9																										
Unnamed Open Space	2.5																										
Unnamed Open Space	3.2																										
Unnamed Open Space	3.9																										
Unnamed Open Space	4.3																										
Passive-Oriented Parks Subtotal	213.9	0	2	0	0	0	0	0	0	0	15	38	7	0	0	0	1	2	0	1	0	0	0				
NATURAL RESOURCE AREAS																											
Arran Open Space	1.1																										
River Park (Parkside) Open Space	1.8																										
Tanner Creek Open Space	3.4																									Planned Trails	
Troon Open Space	4.9																										
Wildwood Open Space	13.1																										
Unnamed Open Space	0.2																										
Unnamed Open Space	0.2																										
Unnamed Open Space	0.2																										
Unnamed Open Space	0.3																										
Unnamed Open Space	0.3																										
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Unnamed Open Space	0.5																										
Unnamed Open Space	0.5																										
Unnamed Open Space	0.7																										
Unnamed Open Space	0.7																										
Unnamed Open Space	1.3																										
Unnamed Open Space	1.6																										
Unnamed Open Space	3.4																										
Unnamed Open Space	6.5																										
Unnamed Open Space	0.6																										
Natural Resources Total	43.1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total City Park and OS Facilities	548.3	16	22	2	2	5	8	7	12	5	2	25	52	14	3	3	6	16	23	9	2	1	2	3			
Other Park and Recreation Resources																											
OTHER CITY-OWNED SITES																											
Old Bolton Firehall	0.5																										• Ownership: City of West Linn; Community Resource Opportunity (not in use)
Robinhood Station	0.9																										• Ownership: City of West Linn; Community Resource Center (operated by non-profit)
Old City Hall/Police Station																											• Ownership: City of West Linn; Community Resource Opportunity (not in use)
Other City-Owned Sites Total	1.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	3

	Acres	Outdoor Recreation					Athletic Facilities				Trails/ Natural Features			Amenities				Specialized			Notes/ Other Features			
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SCHOOL FACILITIES																								
Athey Creek Middle School		•				6 ^m	4 ^{ym}	1	1						•									3 soccer fields are managed by WUSC
Bolton School		•	•					1																
Cedar oak School	11.2	•	•			1 ^v	1 ^v	1	2															
Oppenlander Field	10.0					1 ^m	1 ^m																	
Rosemont Ridge Middle School	20.6	•	•			1	2	1							•									
Stafford School		•	•			1	1	1																
Trillium Creek School	18.3	•	•			1	1	1				•												
School District Property	21.8																							Across the street from Fields Bridge Community Park
Sunset School	3.5	•	•					1																Field to be installed
West Linn High School	39.0					1 ^s	1 ^s	4		•	•			•										
Willamette School	3.6	•	•					1																Small turf field to be installed
School Facilities Total	128.0	7	8	0	0	12	11	8	7	0	1	2	0	0	3	0	0	0	0	7	0	0	0	0
OTHER RESOURCES																								
Camassia Natural Area	26.8										•	•												Ownership: The Nature Conservancy (passive-oriented)
Goat Island	21.7											•												Ownership: State of Oregon (natural resource)
Marylhurst Heights/ODOT Property	2.3																							Ownership: Oregon Department of Transportation (ODOT)
PG&E Corridor	8.1											•	•											Ownership: Pacific Gas and Electric Company (PG&E)
Tri City Sewer District Property	31.9												•											Ownership: Tri-City Sewer District
Unnamed Island	3.0																							Ownership: Oregon Parks & Recreation Department (natural resource)
Unnamed Open Space	1.2																							Ownership: Columbia Land Trust (natural resource)
Other Resources Total	95.0	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	0	0	0	0	0	0
Total Other Resources	96.4	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	0	0	0	1	0	3

Revised: 11/01/18

m Multi-use

L Lighted

s Synthetic Turf

y Youth Fields



Appendix B: Tapestry Segmentation

Appendix B: Tapestry Segmentation

A. INTRODUCTION

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 65-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2000 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for West Linn. The data assists the organization in understanding the consumers/constituents in their service area and supply them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the tapestry segments in West Linn and provide a brief description of each. This information combined with the key indicators and demographic analysis of each service area help further describe the markets that the West Linn looks to serve with programs, services, and special events.

Table B-1: Top 10 Tapestry Segments in United States

Tapestry Segment	Percentage
Green Acres (6A)	3.2%
Southern Satellites (10A)	3.2%
Savvy Suburbanites (1D)	3.0%
Salt of the Earth (6B)	2.9%
Soccer Moms (4A)	2.8%
Total US Percentage	15.1%

Tapestry Segment	Percentage
Middleburg (4C)	2.8%
Midlife Constants (5E)	2.5%
Comfortable Empty Nesters (5A)	2.5%
Heartland Communities (6F)	2.4%
Old and Newcomers (8F)	2.3%
Total US Percentage	12.5%

Table B-2: West Linn Tapestry Segment Comparison

	WEST LINN		DEMOGRAPHICS	
	PERCENT	CUMULATIVE PERCENT	MEDIAN AGE	MEDIAN HH INCOME
Savvy Suburbanites (1D)	35.2%	35.2%	44.1	\$104,000
In Style (5B)	27.0%	62.2%	41.1	\$66,000
Soccer Moms (4A)	20.1%	82.3%	36.6	\$84,000
Professional Pride (1B)	10.5%	92.8%	40.5	\$127,000
Exurbanites (1E)	5.3%	98.1%	49.6	\$98,000
Golden Years (9B)	1.8%	99.9%	51.0	\$61,000

B. SAVVY SUBURBANITES (1D)

This segment includes families with empty nests or soon to be. Live active lifestyles including sports and exercise. They enjoy food and wine as well as the arts. Savvy Suburbanites utilize technology and make informed decisions. They value quality in purchases. Expenditures on Entertainment and Recreation are 84% above the national average.

Figure B-1: Savvy Suburbanites



C. IN STYLE (5B)

This segment includes professional couples without children. They have time to spend on personal interests and planning retirement. With their spare time, they support the arts and travel. They are engaged in charitable organizations and causes. In Style spend time around the home and garden. They plan extensively and spend 25% above the national average on Entertainment and Recreation.

Figure B-2: In Style



D. SOCCER MOMS (4A)

This segment includes affluent, family oriented segment. Mostly married couples with children. Lead a fast-paced life that favors time-saving pursuits. Lead a connected life with a variety of wireless devices. Expenditures are family oriented. Spend free time in activities such as riding bikes, running, visiting theme parks and zoos. In the household budget, Soccer Moms spend 52% more on Entertainment and Recreation than the average household.

Figure B-3: Soccer Moms



E. PROFESSIONAL PRIDE (1B)

This segment includes affluent families with busy schedules due to school age children. They are goal oriented couples that invest wisely. These modern families keep up with the latest fads in their homes including home gyms and theatres. Most parts of their days and lives are scheduled and organized. With their high income, Professional Pride also expend much more twice the annual average on most household items such as food, transportation and health care. Entertainment and Recreation is 132% above the national average.

Figure B-4: Professional Pride



F. EXURBANITES (1E)

This segment includes empty nesters that are sociable and enjoy physical activity. Although this demographic is approaching retirement, they lead an active lifestyle. Exurbanites are concerned more about quality than price. They support the arts as well as public television and radio. Entertainment and Recreation spending is 82% above the national average.

Figure B-5: Exurbanites



G. GOLDEN YEARS (9B)

This segment includes active seniors that enjoy the free time, often spending it on fitness and sports. Primarily live alone and fully employed. This segment is experiencing a fair amount of growth. Without children, Golden Years actively pursue and generously support sports, museums and concerts. Expenditures are 29% greater than the national average.

Figure B-6: Golden Years

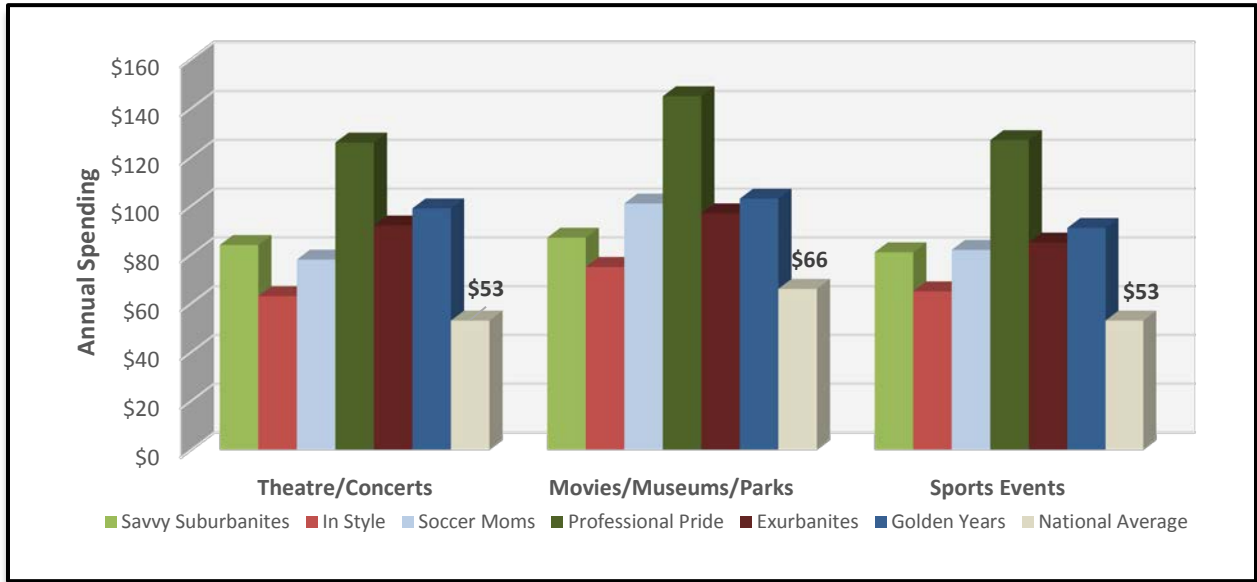


H. NATIONAL AVERAGE

Figure B-7: National Average



Figure B-8: Annual Spending

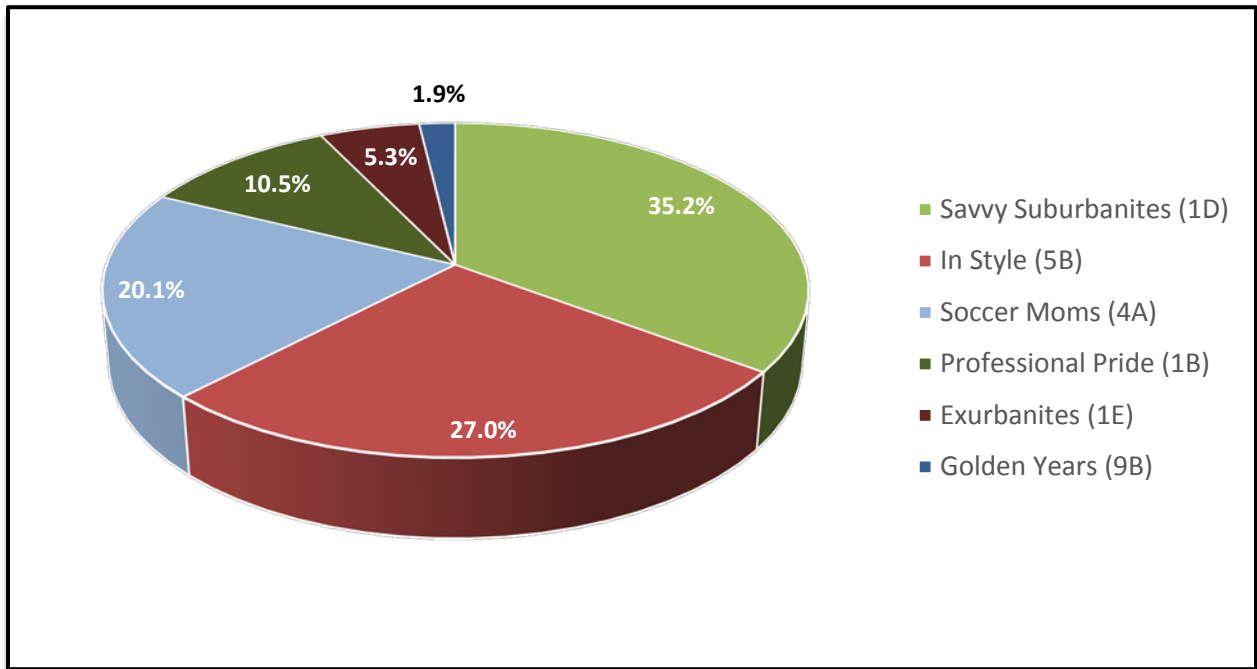


I. PARKS AND RECREATION IMPACT SUMMARY

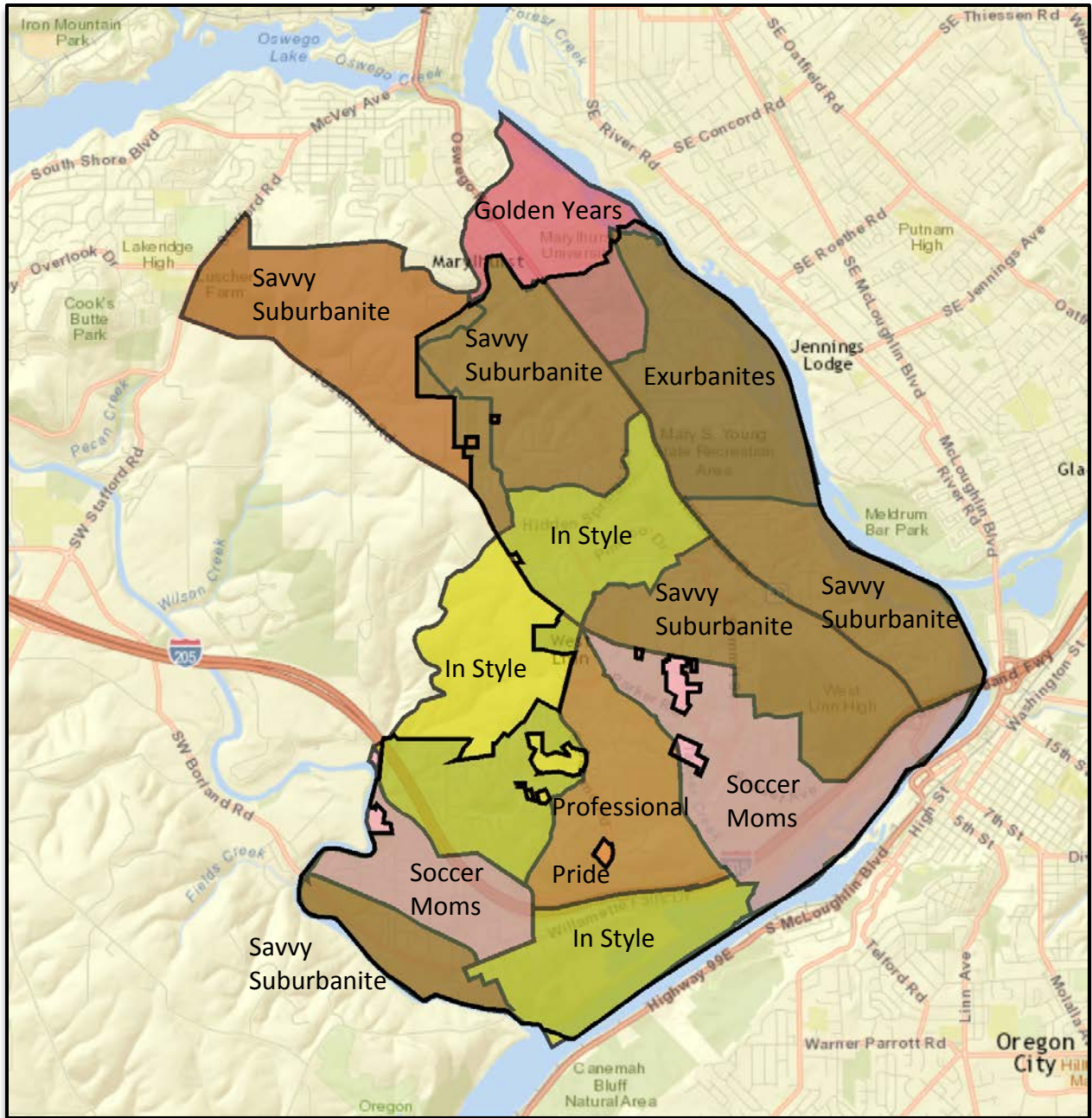
The following summarizes the possible impact of Tapestry Segments on parks and recreation services in West Linn.

- Key demographic segments to serve include:
 - Young professionals
 - Families
 - Young/active seniors
- There is a high level of expenditures on entertainment and recreation services.
- There is participation in the following types of recreation pursuits.
 - Arts and theater
 - Sports and exercise
 - Bike riding
 - Running
 - Gardening
 - Travel

Figure B-9: West Linn Tapestry Segment Representation by Percentage



Map B-1: Dominant Tapestry Segment in West Linn by Census Block





LifeMode Group: Affluent Estates

Savvy Suburbanites



Households: 3,543,000

Average Household Size: 2.83

Median Age: 44.1

Median Household Income: \$104,000

WHO ARE WE?

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise. They enjoy good food and wine, plus the amenities of the city's cultural events.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- Married couples with no children or older children; average household size is 2.83.
- 91% owner occupied; 71% mortgaged (Index 156).
- Primarily single-family homes, with a median value of \$311,000 (Index 175).
- Low vacancy rate at 4.5%.

SOCIOECONOMIC TRAITS

- Education: 48.1% college graduates; 76.1% with some college education.
- Low unemployment at 5.8% (Index 67); higher labor force participation rate at 68.5% (Index 109) with proportionately more 2-worker households at 65.4%, (Index 122).
- Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.
- Informed shoppers that do their research prior to purchasing and focus on quality.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by CTR, MRI.

1D LifeMode Group: Affluent Estates
Savvy Suburbanites



MARKET PROFILE (Consumer preferences are estimated from data by GfK MR)

- Residents prefer late model, family-oriented vehicles: SUVs, minivans, and station wagons.
- Gardening and home remodeling are priorities, usually DIY. Riding mowers and power tools are popular, although they also hire contractors for the heavy lifting.
- There is extensive use of housekeeping and personal care services.
- Foodies: They like to cook and prefer natural or organic products.
- These investors are financially active, using a number of resources for informed investing. They are not afraid of debt; many households carry first and second mortgages, plus home equity credit lines.
- Physically fit, residents actively pursue a number of sports, from skiing to golf, and invest heavily in sports gear and exercise equipment.

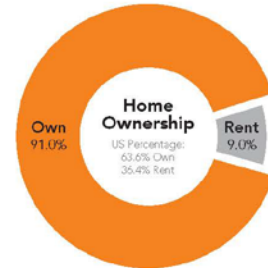
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



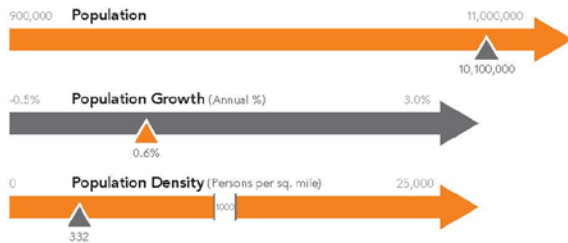
Typical Housing:
Single Family

Median Value:
\$311,000
US Median: \$177,000



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: GenXurban
In Style

5B

Households: 2,675,000
Average Household Size: 2.33
Median Age: 41.1
Median Household Income: \$66,000

WHO ARE WE?

In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.33.
- Home ownership average at 69% (Index 108); more than half, 51%, mortgaged (Index 112).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 133) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at \$213,500.
- Vacant housing units at 8.8%.

SOCIOECONOMIC TRAITS

- College educated: 46% are graduates (Index 162); 75% with some college education.
- Low unemployment is at 5.6% (Index 65); higher labor force participation rate is at 68% (Index 108) with proportionately more 2-worker households (Index 112).
- Median household income of \$65,600 reveals an affluent market with income supplemented by investments (Index 143) and a substantial net worth (Index 179).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by ORF 1000.



LifeMode Group: GenXurban
In Style



MARKET PROFILE (Consumer preferences are estimated from data by GK MR)

- Partial to late model SUVs or trucks.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, from a variety of investments to home equity lines of credit.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

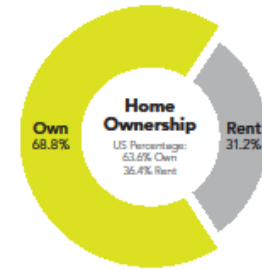
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



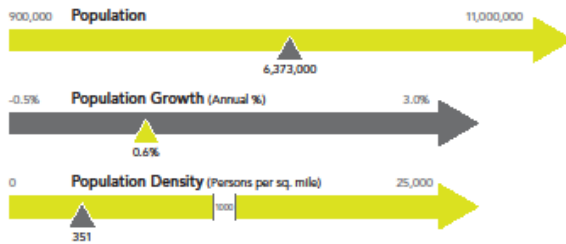
Typical Housing:
Single Family

Median Value:
\$214,000
US Median: \$177,000



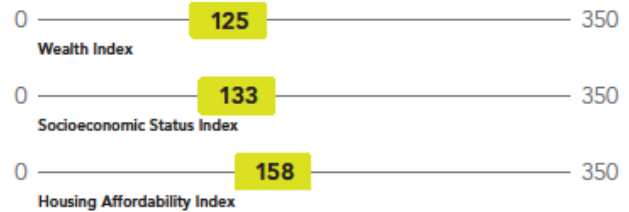
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: Family Landscapes

Soccer Moms

4A

Households: 3,327,000

Average Household Size: 2.96

Median Age: 36.6

Median Household Income: \$84,000

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

OUR NEIGHBORHOOD

- Soccer Moms residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s (Index 253), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74% (Index 163), and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 133).

SOCIOECONOMIC TRAITS

- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 159) and second mortgages (Index 154) and auto loans (Index 151).



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by QSR, Inc.

4A LifeMode Group: Family Landscapes
Soccer Moms



MARKET PROFILE (Consumer preferences are estimated from data by GRK MR)

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions (Index 165), movie purchases or rentals, children’s apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery, like bicycling, jogging, golfing, boating, and target shooting.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like riding mowers and tillers.

HOUSING

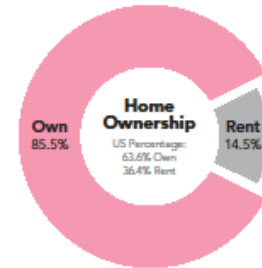
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau’s American Community Survey.



Typical Housing:
Single Family

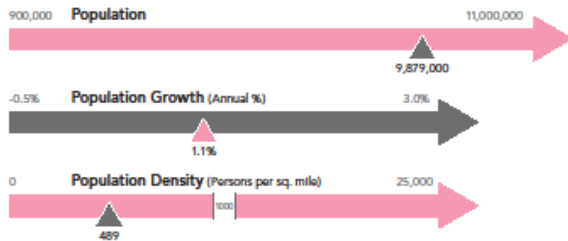
Median Value:
\$226,000

US Median: \$177,000



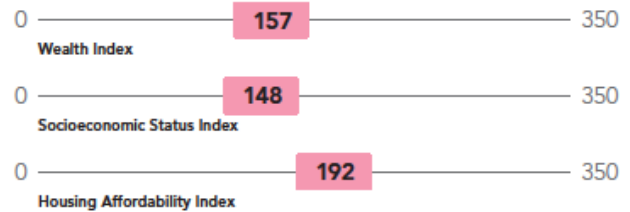
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: Affluent Estates
Professional Pride

1B

Households: 1,878,000
Average Household Size: 3.11
Median Age: 40.5
Median Household Income: \$127,000

WHO ARE WE?

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of 1.5 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

OUR NEIGHBORHOOD

- Typically owner occupied (Index 173), single-family homes are in newer neighborhoods: 59% of units were built in the last 20 years.
- Neighborhoods are primarily located in the suburban periphery of large metropolitan areas.
- Most households own two or three vehicles; long commutes are the norm.
- Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off.
- Families are mostly married couples (almost 80% of households), and more than half of these families have kids. Their average household size, 3.11, reflects the presence of children.

SOCIOECONOMIC TRAITS

- *Professional Pride* consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses.
- These consumers are willing to risk their accumulated wealth in the stock market.
- They have a preferred financial institution, regularly read financial news, and use the Internet for banking transactions.
- These residents are goal oriented and strive for lifelong earning and learning.
- Life here is well organized; routine is a key ingredient to daily life.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by CTR/MRI.



LifeMode Group: Affluent Estates
Professional Pride



TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GK MR)

- These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the Internet.
- Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects.
- To keep up with their busy households, they hire housekeepers or professional cleaners.
- Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and prescription insurance through work. They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities.
- Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on Internet shopping; Amazon.com is a favorite website.
- Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly.
- All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines.
- Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the features each has to offer.

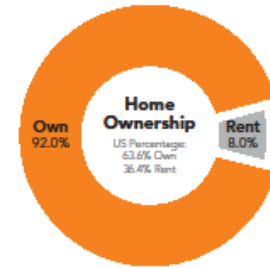
HOUSING

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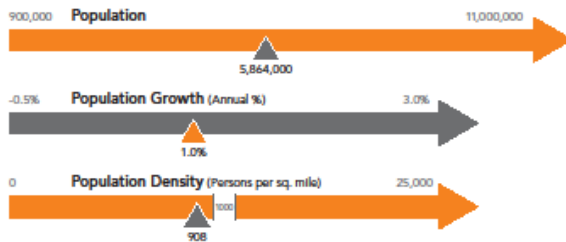
Typical Housing:
Single Family

Median Value:
\$387,000
US Median: \$177,000



POPULATION CHARACTERISTICS

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ESRI INDEXES

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LifeMode Group: Affluent Estates
Exurbanites

1E

Households: 2,320,000
Average Household Size: 2.48
Median Age: 49.6
Median Household Income: \$98,000

WHO ARE WE?

Ten years later, *Exurbanites* residents are now approaching retirement but showing few signs of slowing down. They are active in their communities, generous in their donations, and seasoned travelers. They take advantage of their proximity to large metropolitan centers to support the arts, but prefer a more expansive home style in less crowded neighborhoods. They have cultivated a lifestyle that is both affluent and urbane.

OUR NEIGHBORHOOD

- Established neighborhoods (most built between 1970 and 1990) found in the suburban periphery of large metropolitan markets.
- A larger market of empty nesters, married couples with no children; average household size is 2.48.
- Primarily single-family homes with a high median value of \$346,000 (Index 195), most still carrying mortgages.
- Higher vacancy rate at 9%.

SOCIOECONOMIC TRAITS

- Residents are college educated; more than half have a bachelor's degree or higher; almost 80% have some college education.
- This labor force is beginning to retire. 1 in 3 households currently receive Social Security or retirement income. Labor force participation has declined to less than 60% (Index 94).
- Unemployment remains low at 5.5% (Index 64); more of the residents prefer self-employment (Index 184) or working from home (Index 181).
- Consumers are more interested in quality than cost. They take pride in their homes and foster a sense of personal style.
- *Exurbanites* residents are well connected, using the Internet for everything from shopping to managing their finances.
- Sociable and hardworking, they still find time to stay physically fit.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Affluent Estates
Exurbanites



TAPESTRY SEGMENTATION
esri.com/tapestry

MARKET PROFILE (Consumer preferences are estimated from data by GfK MR)

- Exurbanites residents' preferred vehicles are late model luxury cars or SUVs.
- They are active supporters of the arts and public television/radio.
- Attentive to ingredients, they prefer natural or organic products.
- Gardening and home improvement are priorities, but they also use a number of services, from home care and maintenance to personal care.
- Financially active with wide-ranging investments, these investors rely on financial planners, extensive reading, and the Internet to handle their money.

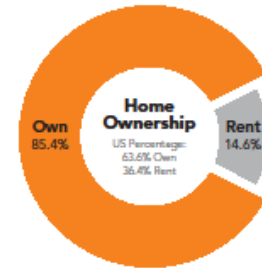
HOUSING

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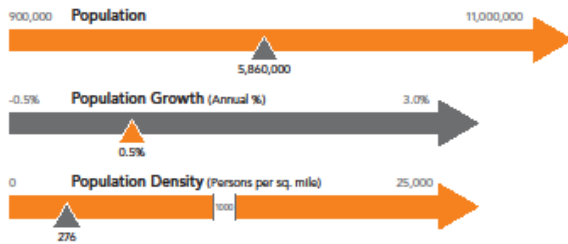
Typical Housing:
Single Family

Median Value:
\$346,000
US Median: \$177,000



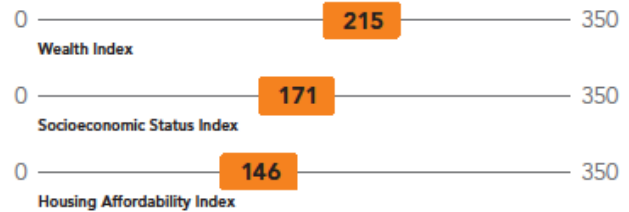
POPULATION CHARACTERISTICS

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ESRI INDEXES

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LifeMode Group: Senior Styles
Golden Years

9B

Households: 1,597,000
Average Household Size: 2.05
Median Age: 51.0
Median Household Income: \$61,000

WHO ARE WE?

Independent, active seniors nearing the end of their careers or already in retirement best describes Golden Years residents. This market is primarily singles living alone or empty nesters. Those still active in the labor force are employed in professional occupations; however, these consumers are actively pursuing a variety of leisure interests—travel, sports, dining out, museums, and concerts. They are involved, focused on physical fitness, and enjoying their lives. This market is smaller, but growing, and financially secure.

OUR NEIGHBORHOOD

- This older market has a median age of 51 years and a disproportionate share (nearly 30%) of residents aged 65 years or older.
- Single-person households (over 40%) and married-couple families with no children (one-third) dominate these neighborhoods; average household size is low at 2.05 (Index 79).
- Most of the housing was built after 1970; approximately 43% of householders live in single-family homes and 42% in multiunit dwellings.
- These neighborhoods are found in large metropolitan areas, outside central cities, scattered across the US.

SOCIOECONOMIC TRAITS

- Golden Years residents are well educated—20% have graduate or professional degrees, 26% have bachelor's degrees, and 26% have some college credits.
- Unemployment is low at 7% (Index 76), but so is labor force participation at 55% (Index 88), due to residents reaching retirement.
- Median household income is higher in this market, more than \$61,000. Although wages still provide income to 2 out of 3 households, earned income is available from investments (Index 172), Social Security benefits (Index 153), and retirement income (Index 149).
- These consumers are well connected: Internet access is used for everything from shopping or paying bills to monitoring investments and entertainment.
- They are generous supporters of the arts and charitable organizations.
- They keep their landlines and view cell phones more as a convenience.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by CSM, MRI.



LifeMode Group: Senior Styles
Golden Years



MARKET PROFILE

(Consumer preferences are estimated from data by GK MR)

- Avid readers, they regularly read daily newspapers, particularly the Sunday edition.
- They subscribe to cable TV; news and sports programs are popular as well as on-demand movies.
- They use professional services to maintain their homes inside and out and minimize their chores.
- Leisure time is spent on sports (tennis, golf, boating, and fishing) or simple exercise like walking.
- Good health is a priority; they believe in healthy eating, coupled with vitamins and dietary supplements.
- Active social lives include travel, especially abroad, plus going to concerts and museums.
- Residents maintain actively managed financial portfolios that include a range of instruments such as common stock and certificates of deposit (more than six months).

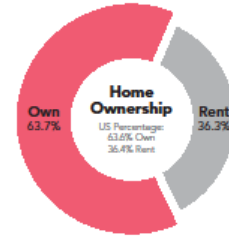
HOUSING

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Typical Housing:
Single Family;
Multiunits

Median Value:
\$283,000
US Median: \$177,000



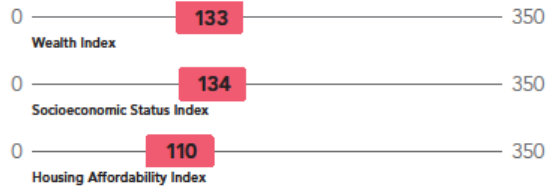
POPULATION CHARACTERISTICS

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ESRI INDEXES

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Appendix C: Site Recommendations Matrix

Appendix C: Site Recommendations Matrix

Appendix C presents recommendations for each site in West Linn’s park and open space systems.

A. MATRIX INTRODUCTION

The Park Recommendations Matrix provides a list of recommended capital projects for existing parks and potential future park sites and recreation facilities. These recommendations are tied to Plan goals presented in Chapter 3 and are the basis of the planning-level cost estimates presented in Appendix F.

B. MATRIX DEFINITIONS AND ASSUMPTIONS

Table C-1: Site Recommendations Matrix includes the following information:

CHARACTERISTICS AND SITE OVERVIEW

- **Acres:** Total acreage of site.
- **% To Be Developed or Programmed:** The area of the site that will be developed upon completion of recommended improvements. This percentage is an estimate that help account for the natural resources present on site.
- **Park Type:** One of the three categories of parks that define the general intent and purpose of the park. In general, recommendations for Type I parks will have a higher cost than Type II due to existing park assets in need of improvement and/or the level of use these sites receive and impact on maintenance. Type III parks are not City parks and are treated separately.
 - TYPE I: active-oriented, special use, multi-use parks
 - TYPE II: passive-oriented parks, natural areas/islands, natural resource areas"
 - TYPE III: schools, other partnership properties
- **Design Recommendations:** Summary of intended capital improvements for the site.
- **Site Opportunities + Vision:** Additional ideas to consider for the long-term future of the site.
- **Related Plan Goal:** Indicates which goals will be supported based on the recommended improvements.

CAPITAL PROJECTS/REINVESTMENT

- **Acquire:** Where appropriate, obtain new land for future park or trail development.
- **Plan:** Where appropriate, reexamine or revise existing Master Plans for park sites, develop new design concepts and/or conduct feasibility studies. This applies to proposed new parks and trails and to existing sites slated for significant enhancements.
- **Develop Park:** Develop a new park or trail on an existing or acquired piece of property.

Parks, Recreation and Open Space Plan

- **Major Enhancement:** Provide extensive level of improvements/upgrades to an existing park. Major renovations many include new, large-scale, signature park elements such as play areas, sports fields, extensive trails, considerable accessibility improvements, new picnic shelters, new restrooms, etc. Major renovations are anticipated to affect approximately half of the developed portion of the site, or add costly features and facilities to the site
- **Minor Enhancement:** Provide small to medium level of improvements/upgrades to an existing park. Minor renovations can include elements such as small park features, an enhanced play area, a seating area, trail, new/renovated sports court, small circulation adjustments, site furnishings, plantings, boat lockers, etc.
- **Other Added Facility or Improvement:** Provide unique or specific features at a site or make a specific improvement that does not involve further site enhancements or renovations.
- **Address Deferred Maintenance/Repair:** Attend to deferred tasks required to maintain, preserve, and enhance a park or building site to a level that is aesthetically pleasing, well-tended, and safe. Includes work such as turf care, refreshed plantings, repair/replacement of site furnishings, accessibility adjustments, building painting or residing, roof or infrastructure repairs, etc.
- **Natural Resource Stewardship/Restoration:** Attend to preservation, restoration or protection of natural resource areas as identified by the City.
- **Reinvestment/Replacement:** Set aside funds annually to offset the costs of replacing facilities at the end of their lifecycles. Funds can be used for major repairs, but these funds are not intended to support routine maintenance.

MAINTENANCE

The Design, Use and Maintenance Standards in Appendix D provide a complete summary of recommended park maintenance levels. All sites receive basic maintenance to take care of developed and natural areas. Some sites also receive a greater level of maintenance as noted below.

- **Basic:** The basic level of maintenance includes routine monitoring, inspection and care of recreation facilities, natural areas and landscaping. At a basic level of maintenance, the City provides routine maintenance for health and safety, but no specialized care for asset protection.
- **Standard:** More heavily or frequently- used sites require a higher standard of maintenance. These sites receive the types of maintenance provided at “basic” maintenance sites on a more frequent basis.
- **Enhanced:** Enhanced maintenance is needed at sites that include specialized assets and are highly visible and heavily used. These sites are maintained at the highest level and receive priority during peak use times.



Appendix D: Design, Use and Maintenance Standards

Appendix D: Design, Use and Maintenance Standards

A. PURPOSE

The following standards apply to the planning, design, development and ongoing maintenance of all new and redeveloped park sites in West Linn. These guidelines are intended to provide direction to the Park and Recreation Advisory Board, the City Council and City staff regarding future investments and park improvements. They include general guidelines for all park land, for the acquisition, development and renovation of parks by classification, for the provision of amenities and facilities in parks by classification, and for maintenance level of service.

Note that the design of future parks and renovation of existing sites will depend on site-specific characteristics, the envisioned use of the site as well as community interests and priorities. Site master plans or facility designs may be needed to provide additional design guidance, and all projects should adhere to national, State and local regulations. Additional guidance for trail corridors is provided in the *2013 West Linn Trails Plan: A 50-year Vision for the Future*.

B. GENERAL STANDARDS

- **Cutting-Edge Community:** West Linn has been at the leading edge of recreation trends and should continue to provide parks and facilities to exhibit new trends and innovations in recreation and park design.
- **Community Context and Sense of Place:** When redesigning or updating parks, the identification of design themes will help guide park design choices. Parks should connect to West Linn's history and natural resources, take cues from the surrounding neighborhood and use art, color palettes, interpretive elements, and diverse amenities and facilities to tell a unique story and enliven play and recreation experiences.
- **Multi-Use and Flexible Use Facilities:** West Linn will maximize efficient use of park land by designing multi-use features and flexible-use facilities that can respond to changing community needs over time. Examples include sport field overlays, shared-use sports courts (e.g., futsal, pickleball and tennis), and shelters with movable tables for picnicking and programming.
- **Sustainable Design:** The City should maximize sustainable design, landscaping and water- and energy-conservation in its parks and facilities. Facility design should incorporate green building techniques and materials where feasible.
- **Design for Different Abilities, Skill Levels and Interests:** Parks improvements should maximize access for all, not only meeting ADA standards, but also providing varied recreation options to engage participants of all ages, different abilities, interests and skill levels to encourage recreation among as many residents as possible.
- **Shared Public Infrastructure:** When possible, improvements should utilize existing infrastructure or planned infrastructure development, such as street projects, to support new park, facility, and trail development. Consider joint development when possible.

C. ACTIVE-ORIENTED PARKS

Intent: Active-oriented parks provide nearby active recreation opportunities with facilities such as playgrounds, playing fields, sports courts and open turf areas to support a range of uses. The parks are typically small to medium in size and easily accessible to pedestrians and bicyclists. Sites are intended to serve residents locally, such as from the surrounding neighborhood(s). Depending on the size and scale of the park, these sites may include support amenities that allow people to stay and play longer, such as restrooms, picnic shelters, tables, benches and parking.



Size and Access

- Site should be at least 2 acres if feasible, but may range from one to 10 acres in size.
- The site should front a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, the street should have bicycle lanes.
- The site should be relatively central to the area it is intended to serve.
- The site should be level or adequate to support intended active uses. Site character may be enhanced through topography or natural resources on less than one-quarter of the site.



Minimum Resources

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

- Park identification sign
- ADA-compliant internal pathway system
- Playground or designed play features (may include nature play)
- Level flexible use lawn area (at least 20,000 sf in size for parks of two acres or more)
- Active use element (e.g., sports field or sports court) and/or small group activity hubs (e.g., skate spots, outdoor exercise equipment, outdoor ping pong, or shuffleboard)
- Small group social space (e.g., seating area, picnic area, shelter)
- Site furnishings (e.g., benches, picnic tables, trash receptacles, bike rack, shade, etc.)
- Additional support amenities to accommodate site uses (e.g., restrooms, off-street parking, drinking fountain)

D. SPECIAL USE PARKS

Intent: Special use parks include stand-alone, single-purpose or special-purpose sites. These sites are designed to serve a citywide audience and should provide support amenities and facilities in sufficient size and scale to accommodate visitation from beyond surrounding neighborhoods. The facilities may accommodate reservable or large group uses. Indoor or outdoor specialized facilities may be provided. Facilities may require a site operator or staffing, as identified in a financial feasibility and market study.



Size and Access

- Size depends on the type of use proposed. Site size should be adequate to accommodate facility and associated features.
- Site location is dependent upon the type of specialized use provided. For larger specialized facilities and indoor facilities, location criteria should be defined through a market study and business plan.
- Access should be provided from a collector or thoroughfare, or as recommended by a traffic study conducted for the special use.
- Pedestrian and bicycle access should be maximized where feasible.



Minimum Resources

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

- Park identification sign
- ADA-compliant internal pathway system
- Primary specialized facility
- Unique elements to emphasize West Linn's character
- Restrooms
- Off-street parking
- Additional site furnishings and support amenities to accommodate site uses (e.g., shade, benches, picnic tables, trash receptacles, bike rack, boat-trailer parking, kayak rack, life-jacket stations)
- Where applicable, revenue-generating options to support facility operations and use

E. MULTI-USE PARKS

Intent: Multi-use parks are medium or large sites that support both active and passive recreation uses. These parks provide both developed and natural areas to support a greater variety of recreation experiences, ranging from active sports to quiet nature strolls. Multi-use parks should provide amenities and facilities to support large group social gatherings and small or large-scale events and organized programs. Sites may attract users from a large part of the city or the entire city, and should have amenities to support longer site visits. These parks are designed to accommodate and/or protect natural resources, including the tree canopy.



Size and Access

- The site should have frontage on a public street.
- Access to the site should be provided via a street with sidewalks. If access is via a collector or arterial street, it should have bicycle lanes.
- Site size should be adequate to support a variety of uses, while protecting natural resources. New sites should be at least 10 acres where possible.



Minimum Resources

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

- Site identification signage
- ADA-compliant internal pathway system
- Unique elements to emphasize West Linn's character
- Unique or destination play areas (may include nature play, water play and universal play areas)
- Level flexible use lawn area (at least 20,000 sf. in size)
- Active use element (e.g., basketball, tennis, pickleball, futsal or other sports court or sports field)
- Small group activity hubs or specialized feature (e.g., skate spot, outdoor exercise equipment, off-leash dog area, fishing pier, swimming area, boat launch, community garden)
- Small group social and programming space (e.g., seating area, picnic area, shelter)
- For larger sites, large group social and programming space (e.g., amphitheater, picnic shelter, event space)

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- Passive-oriented recreation uses (e.g., wildlife viewpoints, trails and nature paths, contemplative memorial, river access, cultural/historical/natural interpretive features)
- Natural resource area, such as forest, wetland or water feature
- Permanent restrooms
- Off-street parking
- Appropriate site furnishings for the intended scale and use of the park (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.)

F. PASSIVE-ORIENTED PARKS

Intent: Passive-oriented parks focus on providing trail-related recreation opportunities and passive outdoor activities, such as bird and wildlife watching. Accessory uses can also be provided in this type of park, such as picnic areas, nature play features, trailheads, and environmental education facilities, provided they are accessory to the park's passive uses. As these sites are primarily natural, turf, ornamental plantings and active-oriented recreational facilities should be avoided. Amenities should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.

Size and Access

- Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- Public access and use of natural open space areas should be encouraged through trails and other features, but environmentally sensitive areas should be protected from overuse.
- The site should have access to a public street.

Minimum Resources

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

- Site identification signage
- Hard or soft-surfaced trails and pathways (including accessible trails at sites as required to meet ADA standards)
- Appropriate site furnishings for the intended scale and use of the park (e.g., interpretive signage, picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.)



G. NATURAL RESOURCE AREAS AND NATURAL AREAS/ISLANDS

Intent: Natural resource areas and natural areas/islands are sites set aside for natural habitat preservation, protection or restoration. These sites may also offer low-impact public enjoyment of natural features, including trail use, picnicking and wildlife viewing.

Size and Access

- Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource.
- The dedication of any new site should consider surrounding land uses and proximity to other nearby sites with similar qualities to promote an integrated network of natural resource areas/natural areas/islands.
- Prior to the acceptance of a dedication of any new site, the property should be free of any hazards and invasive species.
- Public access and use of natural open space areas other than those described in **Intent** above should be restricted or not encouraged.



Minimum Resources

Nature resource areas typically do not provide resources to support public use.

H. FACILITY OR AMENITY GUIDELINES FOR ALL PARKS

The following table provides a list of compatible recreation facilities or amenities that should be considered for different park types.

Facility or Amenity Type	Active-Oriented Parks	Special-Use Parks	Multi-Use Parks	Passive-Oriented Parks	Natural Resource Areas
Additional special use facilities and features that support the primary special use		●			
Aquatic facility or swimming dock (indoor or outdoor)		●	●		
Basketball court, futsal, or other sports courts	●		●		
Bike skills area or pump track	●	●	●		
Bocce courts	●		●		
Climbing wall	●	●	●		
Community center or building		●	●		
Community garden		●	●	●	
Concessionaire		●	●		
Demonstration area (habitat improvements)		●	●	●	●
Disc Golf	●	●	●		
Horseshoe pits	●		●		
Interactive water feature/sprayground	●		●		
Interpretive or educational facilities or classrooms (indoor or outdoor)		●	●	●	
Interpretive signage	●	●	●	●	
Lighting	●	●	●	●	
Maintenance facilities/yard	●	●			
Natural area (if present on site)		●	●	●	●
Non-motorized boat launch		●	●	●	
Off-leash dog area	●	●	●		
On or off-street parking	●	●	●	●	

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Facility or Amenity Type	Active-Oriented Parks	Special-Use Parks	Multi-Use Parks	Passive-Oriented Parks	Natural Resource Areas
Open turf area for unstructured play	●		●		
Parkour	●		●		
Performance space, such as a stage area or bandshell		●	●		
Permanent or portable restrooms	●	●	●	●	
Picnic areas	●	●	●	●	
Picnic shelters (able to accommodate 25 to 30 people)	●		●	●	
Picnic shelters (able to accommodate 75 to 100+ people)		●	●		
Play areas (ages 2-5 and 5-12)	●	●	●	●	
Play areas (destination, universal, water)		●	●		
Plaza	●	●	●	●	
Public art	●	●	●	●	
Seating areas	●	●	●	●	
Skate park or skate spot	●	●	●		
Sports field or complex	●		●		
Stage/amphitheatre	●	●	●		
Stormwater feature	●	●	●	●	●
Tennis court or pickleball court	●		●		
Trail	●	●	●	●	●
Trailhead or entry kiosk	●	●	●	●	
Viewpoints or viewing blinds		●	●	●	●
Volleyball court or badminton court	●		●		
Warming shelter			●	●	

I. PARK MAINTENANCE LEVELS

The application of different maintenance levels should reflect the amount of maintenance needed at each site, rather than the amount of funding available. All sites need a basic level of maintenance to ensure public safety, even though the maintenance tasks will vary depending on the amount of developed vs. natural areas. Sites that are not designed for public access may still need periodic pruning and natural resource management for fire prevention, riverbank and slope stabilization, invasive removal and/or cleanup from unauthorized dumping or uses. In addition to this basic level of maintenance, heavily-used sites and sites with the most valuable assets should be maintained at higher levels.

There are three levels of maintenance for the City’s developed park land: basic, standard and enhanced. Table D1 identifies the recommended maintenance level for each park in West Linn.

Table D1: West Linn Park and Recreation Maintenance Levels

Maintenance Level	MAINTENANCE TASKS NEEDED		Example Site
	Routine	Occasional	
Basic (necessary for all sites)	Monitoring and inspection Hazard removal Litter removal Basic landscape maintenance (mowing, irrigation) Janitorial services where applicable	Park amenity repair and replacement Pest or invasives control Arbor care	All sites
Standard (for sites with heavier or more frequent use)	Moderate level of care Same as “basic” on a more frequent basis Sports field turf irrigation and management where applicable	More frequent amenity repair and replacement	Midhill Park Mary S. Young Park Maddax Woods
Enhanced (for sites with specialized assets, landscaping, and heavier/more frequent use)	Highest level of care Floral and botanical plantings, weeding, pruning where applicable Specialized facility maintenance (e.g., community center, water sprayground)	Repair or replacement of major facilities Natural area restoration where applicable	Fields Bridge Park Adult Community Center Willamette Park

BASIC

The basic level of maintenance includes routine monitoring, inspection and care of recreation facilities, natural areas and landscaping. It involves trash pick-up, hazard removal, and where applicable, mowing, restroom cleaning, repair of facilities for safety and irrigation management for selected turf areas. The sites do not have floral displays that require intense maintenance nor irrigation, since watering may be reduced in the summer at these sites as required to achieve water conservation. As a result, lawns may brown and become more stressed at these sites. At a basic level of maintenance, the City provides routine maintenance for health and safety, but no specialized care for asset protection. This level of maintenance typically does not budget for unanticipated circumstances, such as storms, vandalism or heavy use, which would require additional maintenance resources to address. Because the level of maintenance is not sufficient to address problems as they arise, capital maintenance needs may be accelerated.

STANDARD

More heavily or frequently-used sites require a higher standard of maintenance. Sites needing a standard level of care include popular or programmed facilities such as group picnic areas, sport fields and boat ramps (especially in the summer season). These sites receive the types of maintenance provided at “basic” maintenance sites on a more frequent basis. Emphasis is placed on both routine and preventative care. These sites also require more intensive repairs, such as infield repair, fencing upgrades or building repairs. Some limited floral areas may be provided. Other botanical displays are kept at a minimum. Irrigation at these sites also is reduced during water conservation periods in some park areas, but not throughout the entire site. Irrigation is not reduced for ball fields, picnicking areas, and turf play areas.

ENHANCED

Enhanced maintenance is needed at sites that include specialized assets and are highly visible and heavily used. These sites are maintained at the highest level and receive priority during peak use times and during the growing season for janitorial care, weeding, plantings, and irrigation. During periods of drought, floral and botanical areas in these parks continue to be watered to maintain plant health. Turf areas also are watered to accommodate public events and heavy use. Specialized facilities may require specialized maintenance tasks to ensure continued operations, revenue generation and/or programming.



Appendix E: Top Community Projects

Appendix E: Top Community Projects

Chapter 4 presents the top recommended projects that would help fulfill plan goals and community priorities. The following summaries design and program recommendations that are essential to carrying out each project or project type.

MADDAX WOODS

- Provide a restroom and an open-air shelter/outdoor classroom for events and nature studies.
- Create a site character that reflects the heritage of Virgil Maddax's boats and the boat barn that was once located on this site.
- Provide a warming feature to extend the park's use in the shoulder seasons.
- Enhance trails and wildlife viewing opportunities, including the viewing platform overlooking the heron rookery.
- Restore and enhance the natural habitat.

FIELDS BRIDGE PARK

- Develop a master plan that creates a vibrant social space in the northwest corner to invigorate the park, attract year-round use, and bolster programming and events.
- Create new experiences for older children, tweens, and teens including interactive or moveable features, musical instruments, seating and overlooks, climbing or challenge play and other elements.
- Provide a rentable warming shelter for hosting family reunions, birthday parties, environmental education classes, community garden classes/events, sports-related get-togethers, and occasional wedding receptions.
- Provide opportunities to host wedding ceremonies in the large, open lawn area along the Meteorite Trail.
- Enhance the play area by adding a picnic shelter, upgrading the play equipment/experience, and developing a climbing wall that connects play to the meteorite.
- Create a canoe/kayak boat launch along the Tualatin River.
- Enhance community garden area as needed.
- Enhance fishing dock as needed.

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SUNSET PARK

- Provide a strong physical and programmatic connection to the neighboring Sunset Primary School.
- Upgrade all existing facilities to provide safe and modern features with a rustic character.
- Develop natural play areas and experiences.
- Provide opportunities for environmental education and outdoor learning.

MARYLHURST HEIGHTS PARK ADDITION

- Acquire 2.0-acre parcel (if still unobtained).
- Transform lower addition into a bike skills park and pump track for different ability levels.
- Provide additional parking and necessary site furnishings to support the new park amenities, such as seating, bike parking, bike repair stations, shade cover, etc.

OPPENLANDER FIELD

- Ensure access for public use and competitive play.
- Create clear responsibilities and roles for field maintenance and upkeep, as well as site improvements and maintenance to amenities and site circulation.

CEDAR OAK BOAT RAMP

- Provide seating area/benches for river viewing and boat watching.
- Improve the parking area and enhance the site as a trailhead that connects to the Riverfront Trail.

SPORTS AND GAMES ACTIVATION

- Develop spaces for challenge sports such as bike skills, parkour, and climbing.
- Create sports court areas for games such as pickleball, futsal, bocce ball, horseshoes, shuffleboard, and badminton.
- Create all-ages outdoor space and add equipment for different games including chess, badminton, dominoes, ping pong, and foosball.
- Create small, flexible, outdoor green spaces for putting and games such as kubb or bocce ball.
- Provide exercise stations along walking/jogging paths and trails to support outdoor fitness for novices and conditioned athletes across all ages.

ENHANCED PLAY EXPERIENCE AT TARGETED SITES

- Consider this approach at the new Riverfront Park, as well as Tanner Creek, Hammerle, and Sahallie Illahee parks as their play areas are renovated and improved.
- Include elements such as nature play, water play, ziplines, climbing features, and other elements that support play across all ages (from toddlers to young children, from older children to tweens, from teens to young adults, and from adults to older adults).

USER COMFORT AND ACCESSIBILITY

- Ensure that all renovated parks provide ADA accessibility and are designed to maximize use by people of varying ages and abilities.
- At sports courts and play areas, consider the use of shade sails, sun screens, and other features that create shade and protect from rain to encourage year-round use.
- Provide a range of amenities across the parks, including drinking fountains, foot washing stations, trash receptacles, benches, seating areas, picnic tables, community tables, bike racks, picnic shelters, restrooms, shade cover, warming features, and wifi.

RIVERFRONT PARK

- Interpret the site's historic, natural, and cultural history through art, architecture, landscaping, signage, and in the design of site amenities and infrastructure that tell the story of West Linn's history and natural resources.
- Provide a swimming dock and support amenities that attract both residents and visitors.
- Provide a multi-use plaza with soft and hardscape features, hookups, and infrastructure to support riverfront programs, events, and activities.
- Provide an attractive, reservable, heated, mid-size shelter with an adjacent programming lawn that supports both open-air and closed group gatherings throughout the year (such as citywide festivals, farmer's market, weddings, large group gatherings, and riverfront classes and programs).
- Provide moveable tables for multi-purpose use of the site.
- Create a 15- to 20-foot-wide waterside esplanade that extends north and south from the new Riverfront Park and connects to the trail system.
- Develop a non-motorized boat launch and boathouse with a concessionaire that offers boat rentals and storage, as well as dining/cafe, seating, and swimming areas.
- Enhance ecological systems and natural resources throughout the park.
- Coordinate with DEQ to ensure that water quality standards are met as part of the effort to protect and reveal natural resources both in and around the lagoon.
- Integrate extraordinary play opportunities, such as climbable art pieces, water play areas, and thematic/historic play pieces.

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WILLAMETTE GREENWAY TRAIL AND TUALATIN RIVER GREENWAY TRAIL

- Implement riverfront trail recommendations as per the adopted 2013 Trails Master Plan. This may require the use of sidewalks or on-road pathways in certain areas.
- Provide opportunities for walking, biking, and gathering, including amenities such as benches, interpretive signage, and art.
- Develop an attractive wayfinding system that identifies trail distance, mileage, and direction to key destinations on and off the trail.
- Create/support trailheads at Special Use and Multi-Use Parks along these routes.

LAND AND WATER TRAILHEADS

- Identify a new trailhead on the west side of West Linn in conjunction with the planned trail development.
- Provide signage and water access information for non-motorized boaters that align with water trail stops.
- Co-locate supporting facilities at existing parks or larger trailhead sites with small play areas and plaza spaces to maximize the use of existing restrooms and parking.
- Showcase local history and green building in the design of trailhead facilities, including signage, seating, fencing, lighting, bike repair stations, gateway monuments, stormwater management, and parking areas.
- Incorporate trail information signage and interpretive displays/kiosks into the design of new trailheads.
- Locate park entrances and trailheads near transit stops, off-street parking areas, boat launches, safe crossings, and bike racks to promote connections to other transportation modes.
- Focus on Fields Bridge Park, Willamette Park, the new Riverfront Park, West Bridge Park, Cedaroak Boat Ramp, and a new trailhead on the west side.

WEST LINN FISHING DOCK

- Create a permanent parking area.
- Improve signage and access to the dock.
- Provide covered areas, fire pits, or small warming huts to improve user comfort and extend use throughout the year.

A MULTI-PURPOSE INDOOR RECREATION SPACE

- Evaluate facility development options in a new Public Facilities Master Plan that takes into account Community Resource Centers and Community Resources Opportunities. Be strategic in investments to meet community-wide needs and long-term goals.
- Re-evaluate programmatic needs for a potential community center, recreation center and aquatic center to consider the market and operational elements of completing a facility in phases.
- Identify a revenue-generating element to offset the operational subsidy and address community recreation and gathering needs.



Appendix F: Indoor Facility Recommendations

Appendix F: Indoor Recreation Facility Recommendations

A. INTRODUCTION

West Linn residents desire indoor public space that supports community gatherings and recreation. The community's need for this type of facility –potentially with amenities and facilities to support indoor swimming—has been discussed and studied for many years. The discussion has evolved and be continued in several different planning efforts, including:

- 1983 Aquatic Center Feasibility Study
- 2003 West Linn - Lake Oswego Aquatic Center Feasibility Study
- 2004 Advisory Ballot Concept Plan
- 2007 West Linn Parks, Recreation and Open Space Plan
- 2009 West Police Station and Aquatic Center Site Concept Studies
- 2010 West Linn Police Station Preliminary Design

In 1998, voters approved a ballot measure that including funding to purchase land for a recreation center and to study options for building and operating this facility. However, a 2013 ballot measure specifically for an aquatic and community center was rejected by nearly 75% of voters.

The 2018 Online Questionnaire conducted for this planning process revealed a strong interest in indoor facility space and an interest in swimming. Current swimming needs can be addressed by enhancing outdoor swimming opportunities. However, indoor facility space is needed immediately to increase the numbers and types of recreation programs and events offered.

Small neighborhood-serving buildings are insufficient to address desired and needed indoor recreation space and community-wide gathering spaces. A larger facility is needed. This recreation and community center may or may not include an indoor aquatic facility, depending on the level of public support. It is worth testing public support for an indoor recreation center separately from the aquatic facility.

This appendix summarizes a phased approach for addressing indoor recreation facility needs. Details are defined by Ballard*King & Associates, based on some of their original work in the 2011 West Linn Recreation Center Concept Design and Operational Plan, completed in conjunction with Opsis Architecture.

B. CURRENT SITUATION

- The West Linn Parks and Recreation Department has relied on neighborhood facilities (Sunset Fire Hall and McLean House) and the Adult Community Center to provide recreation services throughout the community. These facilities are the primary location for most of the recreation programs and services that are offered by the Department. These facilities also limit the types of

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services provided and do not meet all the community-wide needs, specifically gym sports and large group gathering space.

- The primary indoor facility for recreation programs and services is the Adult Community Center, which has an emphasis on senior services but also supports other adult and youth program demands and rentals. In the afternoon hours, it also provides programming for youth.
- The Sunset Fire Hall is a renovated fire station, which has meeting rooms and a kitchen downstairs, as well as a larger ballroom upstairs. These spaces can be used for meetings, rentals and other recreation activities, such as dance classes.
- The McLean House is a restored residence that is utilized for social gatherings, weddings, special events, corporate functions and other activities by reservation. The house and grounds are operated by the Friends of McLean Park and House.
- These facilities are small and support primarily passive uses. Other than the Adult Community Center, none of the indoor recreation facilities were designed and built for the functions they now support.
- The Department makes use of West Linn-Wilsonville School District facilities (primarily gymnasiums) for some recreation programs. School facilities are also used by other community groups, especially youth sports groups.
 - The City also owns three other small buildings that are not managed for recreation use: the Robinwood Station, the Bolton Fire Hall and Old City Hall. The former functions as a community resource center (operated by a non-profit), and the latter two are community resource opportunities that are not currently in use..

C. INDOOR RECREATION FACILITY TRENDS

The following is a brief analysis of public indoor recreation facility trends. This assessment has been broken down into three areas. General trends that are evident in facilities, trends in the active use areas of a facility and trends in passive use areas.

GENERAL

The following are general trends regarding the amenities found in recreation facilities and design issues that affect overall function and design.

- Communities (and even large cities) have been moving away from the concept of having smaller, more singular purposed, neighborhood-based recreation facilities to having one or two larger, more comprehensive, community recreation centers that serve a wide range of needs. This has resulted in operational cost savings, reduced maintenance/capital costs, and enhanced revenues.
- Facilities are typically supported by equity partners or through several smaller partnerships with other providers, health and wellness organizations, non-profits, school districts, and the private sector.
- Most comprehensive community recreation centers include four primary components: A) Community rooms and or classroom spaces; B) Multipurpose gymnasium space (often with an elevated track); C) Exercise and fitness rooms; and D) an aquatics area, usually with leisure amenities to increase revenue-generation.
- Comprehensive community recreation centers are continuing to grow, with the average center (nationally) now being between 60,000 and 70,000 square feet. These include facilities that incorporate the following:

- The adoption of an open design concept with the use of natural light, sustainable materials, and green building concepts.
- Amenities and facilities with a strong multigenerational appeal.
- Multi-use and flexible spaces that can easily be converted for a variety of uses.
- Greater emphasis on revenue production and operational efficiency.
- Stronger appeal toward serving all ages, including active seniors and youth.
- Integration of indoor spaces with outdoor amenities.
- The need for more office and administrative space to house staff that is operating the facility.
- Expanded storage space to accommodate a variety of programs, services and events that occur at a center.
- Reduction in the size of conventional men's and women's locker rooms while increasing dramatically the number of universal changing rooms.
- Provision of drop-in child care rooms to support fitness related classes and programs.

ACTIVE RECREATION SPACE

Trends in the active use areas of a community recreation center are listed below. Most active use areas reflect:

- A steady increase in the size and magnitude of weight cardiovascular equipment areas.
- The development of a second group exercise studio that can support more specialty activities such as yoga, Pilates, and group cycling.
- The establishment of functional training areas as part of the overall fitness/weight/cardio area.
- The development of small group/individual fitness rooms where on-demand classes can be offered through video.
- Larger and more sophisticated climbing walls including bouldering walls.
- Longer, elevated, walk/jog tracks that have 10 laps or less to a mile.
- The development of multipurpose activity courts (MAC) to replace or be built in addition to conventional gyms. These courts have true multi-use flooring as well as walls that allow balls and other game instruments to be played from the surface. This allows for the more non-traditional sports to be played and most of these amenities have a strong youth orientation.
- Indoor fieldhouses with artificial turf to support field sports such as football, lacrosse, soccer, field hockey, and even softball and baseball.
- Specialty spaces for personal training, massage therapy, and fitness assessments.
- The conversion of indoor tennis and racquetball courts to other active spaces that can accommodate a larger number of users and generate a stronger income stream.
- Adjacent outdoor active recreation space including sports fields and courts to support indoor/outdoor camps, classes and programs.
- Increasingly larger and more sophisticated leisure pools with a variety of elements including slides, current channels/lazy rivers, interactive play features, zero depth entry, and other specialty features.
- The inclusion of water playgrounds either indoors in a center or immediately outdoors on the pool deck.
- The development of dedicated therapy pools to support medically based therapy programming and activities.

PASSIVE RECREATION SPACE

Trends in the passive use areas of a community recreation center are listed below. Most passive use areas reflect:

- Reservable multi-purpose rooms, ranging in size from rooms with a capacity of 40-50 to larger banquet rooms with movable tables, chairs and space to serve several hundred people. These rooms typically are technology-equipped with audio and video equipment and Wi-Fi. This includes:
 - Meeting rooms
 - High-end event space for rentals, community events and other activities.
- The provision of comfortable social hubs and gathering spaces with support amenities such as coffee carts, reading areas, and fireplaces.
- The inclusion of program space for all ages.
- The development of themed indoor playgrounds.
- The establishment of program space for youth activities, camps and other activities.
- Reservable rooms for private events, such as two or more birthday party rooms placed near an indoor leisure pool.

D. RECREATION FACILITY DEFINITIONS

Below are the descriptions for the three most common classifications of indoor recreation facilities found in most communities.

- **Community Center:** This title usually refers to a facility that has more of a passive use orientation. The center usually contains multi-purpose space, classroom and social gathering areas. These centers often have a senior focus. Costs to build are generally lower but the operational cost recovery level is also low. On a national basis, this type of facility is generally sized between 10,000 and 20,000 SF, but it could be larger. The Adult Community Center is this type of facility.
- **Recreation Center:** This type of center typically has a very stronger active use focus. It may contain elements such as a fitness center, gym and raised track, aquatic center and multi-purpose room. Centers with these types of amenities are typically larger and are often between 50,000 and 60,000 SF (on a national basis). Capital construction costs are much higher, but the operational cost recovery level is also generally much higher.
- **Community Recreation Center:** This type of center is a combination of the other two options as it provides both passive and active use elements in the same facility. Most municipal facilities developed today combine community gathering space with active recreation, sports and fitness space. As a result, these centers are often larger—in the range of 60,000 to 70,000 SF (on a national basis) but could be larger or smaller depending on demand. Capital costs are the highest and cost recovery is mid-range.

E. INDOOR FACILITY RECOMMENDATIONS

- The City's current method of providing indoor recreation facilities is not financially sustainable for the long term.

- Having a series of small, renovated buildings increases maintenance and operational costs. Revenue opportunities are also not maximized with this approach.
- Current facilities do not support active amenities that generally receive the most use and generate the greatest revenue.
- **To identify a strategic investment approach for all facilities, the City should conduct a comprehensive Public Facilities Master Plan to evaluate the long-term community needs, potential site uses, capital costs for improvements and development, ongoing operating expenses and revenues (cost recovery) of all current and future City-owned facilities.**
- The Adult Community Center should be maintained and improved to continue its emphasis on senior programs and, after hours, on passively-based community activities. The center should also be a prime location for community rentals.
- The City should consider a strategy of moving toward a phased approach to build a new community recreation center in the future. This center should ultimately serve a variety of indoor recreation needs, including active and passive elements. If desired by the community and affordable, it could eventually include an aquatics facility.
- A new community recreation center should have a focus on serving the following needs:
 - General
 - Adults
 - Youth
 - Active seniors
 - Families
 - Multi-generational activities
 - Program Areas
 - Fitness/Wellness
 - Youth and adult sports
 - Teens
 - General interest and arts
 - Aquatics
 - Social activities/indoor events

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- Recreation program partners
 - Youth sports groups
 - Community based recreation service providers
- When a new community recreation center is in place, the Sunset Fire Hall could be converted to a facility operated by another community organization.
- Options for the McLean House should be re-evaluated when the I-205 Bridge is expanded, as this may affect site programming and use.

F. POTENTIAL NEW FACILITY DEVELOPMENT

The comprehensive Public Facilities Master Plan should propose an approach for potentially improving, renovating and developing new facilities to address long-term community needs. It will consider in more detail potential site uses for existing, improved or new facilities, as well as associated capital costs, operating expenses and cost recovery targets. That study will determine what steps—if any—should be taken in the development of a community recreation center. When the City is ready to move forward in developing a community recreation center, the following steps are intended to provide general guidance on the types of features to be considered and potential costs. Phasing, costs, facility elements, size, location, staffing, partnership opportunities and operations should all be addressed in a business plan and master plan prior to construction to ensure the facility meets City expectations and desired level of subsidy. :

Step 1 – Determine the Best Approach to Developing a Community Recreation Center

- Timeline is 1-3 years
- Test community priorities and willingness to pay for recreation center development
- If public support exists, update the current recreation center feasibility study to determine:
 - Community needs and expectations
 - Possible other sites for a center that support indoor/outdoor programming space
 - Facility program and phasing options
 - Capital cost estimates
 - Operational costs/revenues
 - Recreation programming plan and options
- Establish possible capital funding sources
- Determine possible equity partners
- Test potential bond measure language before submitting a measure for voter approval

Step 2 – Develop a First Phase Facility

- Timeline is 2-3 years
- Basic Program
 - Multi-Purpose Classrooms
 - Catering Kitchen
 - Gym Space
 - Group Exercise Rooms
 - Large Group Meeting Room
- Recreation Program Focus
 - Multigenerational programs

- Passive uses
- Fitness classes
- Youth programming

- Planning-level Capital Cost Estimate for Potential Facility (2018 dollars): \$9 to \$10.2 million (no site costs) (Capital costs by Opsis Architecture)
- Planning-level Operational Cost Estimate (2020 dollars): \$1,100,000 in expenses
- Note: Costs could vary substantially from these estimates depending on the types of amenities and programs offered and the size and type of facility provided

Step 3 – Develop a Second Phase to the Facility

- Timeline 3 to 6 years
- Basic Program
 - Expanded Gymnasium
 - Walk/Jog Track
 - Additional Teen Space
- Recreation Program Focus
 - Multigenerational
 - Sports and active recreation
 - Youth activities

- Planning-Level Capital Cost Estimate (2018 dollars): \$8.7 to \$10 million (no site costs) (Capital costs by Opsis Architecture)
- Planning-level Operational Cost Estimate (2020 dollars): \$1,475,000 in expenses for Phases 1 and 2
- Note: Costs could vary substantially from these estimates depending on the types of amenities and programs offered and the size and type of facility provided

Step 4 – Develop a Final Phase to the Facility

- Timeline 7-9 years
- Basic Program
 - Potential Aquatics Facility
 - Aquatic Support Space
- Recreation Program Focus
 - Multigenerational
 - Aquatics

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- Planning-Level Capital Cost Estimate (2018 dollars): \$18 to \$20 million (no site costs) (Capital costs by Opsis Architecture)
- Planning-level Operational Cost Estimate (2020 dollars): \$2,600,000 in expenses for Phases 1-3
- Note: Costs could vary substantially from these estimates depending on the types of amenities and programs offered and the size and type of facility provided

*Table F-4: Phases 1 & 2 – Operational Cost Estimate (2020 dollars)**

Category	Estimate
Expenses	\$1,475,000
Revenues	\$1,390,000
Difference	(85,000)
% Recovery	94%

*Note: Costs are for the Full Center, including both Phases 1 and 2. Operational costs could vary substantially from these estimates depending on the types of amenities and programs offered, as identified in a revised feasibility study.

Step 4 – Develop a Final Phase to the Facility

- Timeline 7-9 years
- Basic Program
 - Aquatics
 - Aquatic Support Space
- Recreation Program Focus
 - Multigenerational
 - Aquatics

*Table F-5: Phase 3 – Community Recreation/Aquatic Center - Additional Space**

Space	Number of Spaces	Square Footage	Total SF
Support			
Conventional Locker Room Expansion	2	700	1,400
Unisex Change Room Expansion	4	100	400
Aquatics			
25-yard x 6 Lane Pool	1	7,500	7,500
Leisure Pool (4,500 SF water surface area)	1	9,000	9,000
Aquatic Staff and Support Spaces	1	1,500	1,500
Pool Storage	1	1,000	1,000
Party Rooms	2	300	600
Sub-Total			21,400
Net to Gross (25%)			5,350
Total			26,750

*Note: The actual size of the center, amenities/facilities, and capital costs would be identified in a revised feasibility study.

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- Capital Cost Estimate (2018 dollars): \$18 to \$20 million (no site costs) (Capital costs by Opsis Architecture)

*Table F-6: Phases 1-3 – Operational Cost Estimate (2020 dollars)**

Category	Estimate
Expenses	\$2,600,000
Revenues	\$2,300,000
Difference	(300,000)
% Recovery	88%

*Note: Costs are for the Full Center, including Phases 1-3. Operational costs could vary substantially from these estimates depending on the types of amenities and programs offered, as identified in a revised feasibility study.



Appendix G: Capital and Operations Cost Model

Appendix G: Capital and Operations Cost Model

A. COST MODEL DEFINITIONS AND ASSUMPTIONS

This appendix introduces the planning-level cost estimates associated with recommendations for existing parks and potential future park sites and recreation facilities. The estimates are based on general order-of-magnitude in costs to assist in evaluating and prioritizing projects for future consideration in the City-wide CIP. Costs are in 2018 dollars not accounting for inflation.

B. COSTS BY SITE

Table F-1: Estimated Planning and Project Costs by Site, include the following information as noted below. Costs are based on per-acre or per-site costs for three different classifications of sites, as note in Table F-2: West Linn Park Planning-Level Costs by Category. Cost are assessed in some cased for developed areas only, or in the case of natural resource restorations, for the undeveloped/natural portions of parks. Basic maintenance costs are assessed for the entire site, reflecting the need to maintain both developed facilities and natural areas.

CHARACTERISTICS AND SITE OVERVIEW

- **Acres:** Total acreage of site.
- **% To Be Developed or Programmed:** The area of the site that will be developed upon completion of recommended improvements. This percentage is used in costing facility improvements and natural area restoration.
- **Park Type:** One of the three categories of parks that define the general intent and purpose of the park. In general, projects for Type I parks will have a higher cost than Type II due to existing park assets in need of improvement and/or the level of use these sites receive and impact on maintenance. Type III parks are not City parks and are treated separately.
 - TYPE I: active-oriented, special use, multi-use parks
 - TYPE II: passive-oriented parks, natural areas/islands, natural resource areas"
 - TYPE III: schools, other partnership properties
- **Design Recommendations:** Summary of intended capital improvements for the site.
- **Site Opportunities/Vision:** Summary of potential future actions to consider.

CAPITAL PROJECTS/REINVESTMENT

- **Acquire:** This is a per-acre cost to obtain new land for future park or trail development. Costs assume purchase of property and are based on West Linn land cost estimates. Sites may be acquired through other means (e.g., easement, partnership) that would offset acquisition costs.

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- **Plan:** This cost for site master plans, design concepts and/or feasibility studies assume a medium level of effort by designers/planners based on industry profession averages. Larger sites will have greater planning costs.
- **Develop Park:** These estimates are fully-loaded costs to account for the development of all or a portion of the site, as indicated in the “% of site to be developed/programmed.” Costs for site development will range in scale based on site conditions and park type/design, so some costs may be lower or higher than provided. Costs are based on West Linn estimates with updates by MIG based on cost averages of comparable communities.
- **Major Enhancement:** Major renovations are anticipated to affect approximately half of the developed portion of the site or add costly features and facilities to the site. Costs are calculated at ½ of full development costs, based on MIG estimates using averages of comparable communities and projects.
- **Minor Enhancement:** Major renovations are anticipated to affect approximately one quarter of the developed portion of the site and cover small to medium level of improvements to an existing park. Costs are calculated at 1/4 of full development costs, based on MIG estimates using averages of comparable communities and projects.
- **Other Added Facility or Improvement:** These cost estimates apply to unique or specific features added to a site. The costs are specifically identified to cover the cost of the added facility.
- **Address Deferred Maintenance/Repair:** These costs represent an allowance to attend to deferred maintenance tasks. Costs are based on West Linn estimates with updates by MIG based on cost averages of comparable communities.
- **Natural Resource Stewardship/Restoration:** Attend to preservation, restoration or protection of natural resource areas as identified by the City.
- **Reinvestment/Replacement:** A small annual allowance of \$7,500 per acre for developed parks and \$2,500 per acre for natural/passive parks to have some funds on hand when needed to replace facilities at the end of their lifecycles. Funds can be used for major repairs, but these funds are not intended to support routine maintenance.

MAINTENANCE

Maintenance costs are identified in three categories to be more in line with the maintenance investment in comparable communities. All sites receive basic maintenance to take care of developed and natural areas. Some sites also receive a greater level of maintenance as noted below.

- **Basic:** The basic level of maintenance includes routine monitoring, inspection and care of recreation facilities, natural areas and landscaping. At a basic level of maintenance, the City provides routine maintenance for health and safety, but no specialized care for asset protection. Costs are calculated for 100% of every site, reflecting maintenance needs after sites are developed or improved.
- **Standard:** More heavily or frequently- used sites require a higher standard of maintenance. These sites receive the types of maintenance provided at “basic” maintenance sites on a more frequent basis. Costs are based on the percentage of developed acreage at selected sites and added to the basic maintenance cost.

- **Enhanced:** Enhanced maintenance is needed at sites that include specialized assets and are highly visible and heavily used. These sites are maintained at the highest level and receive priority during peak use times. Costs are based on the percentage of developed acreage at selected sites and added to the basic maintenance cost.

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	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS							REINVEST	MAINTENANCE			TOTAL COSTS				
						Acquire	Plan	Develop	Enhance			Sustain		Reinvestment/Replacement	Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (100% of Site Acreage)	TOTAL CAPITAL COSTS (10-YEARS)	TOTAL Reinvestment/Replacement (ANNUAL)	TOTAL MAINTENANCE COSTS (ANNUAL)	
						Acquire Land	Update/Develop Site Master Plan/Design	Develop Park	Major Enhancement	Minor Enhancement	Other Added Facility or Improvement (Write-in Cost)	Address Deferred Maintenance									Natural Resource Stewardship + Restoration
Tanner Creek Park	9.1	25%	I	Connect to expanded site to include adjacent 7-acre City property. Complete sidewalks on Parker Road frontage*, add new small playground as per the site master plan*, develop small playground as nature play area, resurface tennis courts*, add outdoor fitness area, add pickleball overlay to tennis courts, add more seating options	Consider encouraging access to wooded area and creek, consider using park as a pilot site for diversified sports courts/fitness/challenge elements/games, create unique and extraordinary play experiences as play areas are renovated and improved				\$453,000					\$16,988		\$4,530	\$72,480	\$453,000	\$16,988	\$77,010	
SPECIAL USE PARKS																					
Adult Community Center	2.0	100%	I	Evaluate facility use and investment in Public Facilities Master Plan. Consider potential expansion of program options												\$8,000		\$16,000	\$0	\$24,000	
Bernert Landing Boat Ramp	5.2	10%	I	Connect the Willamette River trail through this site, route trail to avoid conflicts with boat ramp traffic					\$51,500					\$3,863		\$1,030	\$41,200	\$51,500	\$3,863	\$42,230	
Cedaroak Boat Ramp	7.7	50%	I	Rehabilitate parking lot with an asphalt overlay*, enhance site as a trailhead the connects to Riverfront Trail, enhance natural portion of the site to provide better habitat an viewing opportunities, provide seating for river viewing and boat watching					\$386,500					\$28,988		\$7,730	\$61,840	\$386,500	\$28,988	\$69,570	
Willamette River Fishing Dock/Ladder	0.6	100%	I	Add permanent parking area, improve signage and access, provide covered areas/warming features to extend shoulder season use. Connect to trail that would extend to Arch Bridge.				\$120,000						\$4,500			\$4,800	\$120,000	\$4,500	\$4,800	
McLean House and Park	2.5	100%	I	Evaluate facility use and investment in Public Facilities Master Plan. Address deferred maintenance through minor improvements. Defer any major projects until after the planned I-205 expansion. Consider use of Carriage House for events.								\$25,000		\$18,750	\$10,000		\$20,000	\$25,000	\$18,750	\$30,000	
Sunset Fire Hall	1.0	100%	I	Evaluate facility use and investment in Public Facilities Master Plan. Paint exterior of building* and provide minor improvements.						\$25,000				\$7,500	\$4,000		\$8,000	\$25,000	\$7,500	\$12,000	
The White Oak Savanna	19.7	20%	I	Develop park per approved site master plan*			\$1,578,400							\$29,595		\$7,892	\$157,840	\$1,578,400	\$29,595	\$165,732	
MULTI-USE PARKS																					
Fields Bridge Park	23.0	65%	I	Create master plan for area where house was removed, construct new shelter(s)*, perform general site improvements near/around the shelters as per the mitigation agreement with the Historic Preservation Office*, add canoe/kayak launch, develop climbing wall play concept based on meteorite, add play/game features for children of older ages (including tweens and teens), provide rentable warming shelter to host events and classes, provide opportunities to host a few weddings per year in the open lawn area along the river, enhance community garden as needed, enhance fishing dock as needed, create trailhead.				\$2,988,700			\$149,435		\$112,076	\$59,774		\$183,920	\$3,188,135	\$112,076	\$243,694		
Mary S. Young Park	136.0	50%	I	Improve traffic circulation and parking as per the approves site master plan*, renovate restroom*, provide a trail linkage along the Willamette River to the Cedaroak Boat Ramp	Consider integrating natural play into play experience				\$6,801,500		\$680,150		\$510,113		\$136,030	\$1,088,240	\$7,481,650	\$510,113	\$1,224,270		
Midhill Park	5.2	75%	I	Update basketball court, improve athletic fields, add open-air shelter, add skate spot, incorporate some natural play in wooded area, continue to protect wetland, use wetland as way to interpret natural resources					\$391,500			\$6,525	\$29,363		\$7,830	\$41,760	\$398,025	\$29,363	\$49,590		
North Willamette Park	6.3	75%	I	Resurface tennis court*, upgrade play facilities geared towards younger children*, incorporate nature play features, address drainage issues, create a more cohesive planting palette, address maintenance of hardscape surfaces and invasive species, enhance overlook area with seating and interpretive signage					\$471,000		\$47,100		\$35,325			\$50,240	\$518,100	\$35,325	\$50,240		
Robinwood Park	15.0	50%	I	Employ marketing strategies to make the park more enticing and well-known/well-used, provide trail linkages between park and community-wide trail system, connect park by bridge and trail to Old River Road, repair basketball court surfacing, manage tree canopy and planted areas	Consider using park as a pilot site for diversified sports courts/challenge elements/games. Incorporate natural play features as play areas get redesigned in the future.				\$748,500	\$40,000	\$74,850		\$56,138		\$14,970	\$119,760	\$863,350	\$56,138	\$134,730		

	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS						REINVEST	MAINTENANCE			TOTAL COSTS				
						Acquire Land	Plan Update/Develop Site Master Plan/Design	Develop Park	Enhance				Sustain		Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (100% of Site Acreage)	TOTAL CAPITAL COSTS (10-YEARS)	TOTAL Reinvestment/Replacement (ANNUAL)	TOTAL MAINTENANCE COSTS (ANNUAL)
									Major Enhancement	Minor Enhancement	Other Added Facility or Improvement (Write-in Cost)		Address Deferred Maintenance	Natural Resource Stewardship + Restoration						
Willamette Park	22.0	90%	I	Upgrade picnic shelters, improve athletic fields, add warming feature for year-round waterfront use, improve trails, add interpretive signage, remove old boat ramp remnants and restore riverbank, develop the Willamette River Trail throughout the park, add permeable overflow parking area*, create trailhead	Introduce natural play area and thematic play features when play equipment needs replacing				\$3,961,800			\$198,090		\$148,568	\$79,236	\$176,080	\$4,159,890	\$148,568	\$255,316	
PASSIVE-ORIENTED PARKS																				
Burnside Park	11.5	25%	II	Address invasive ivy, maintain trails, provide resting/seating areas								\$12,881	\$7,156			\$17,175	\$12,881	\$7,156	\$17,175	
Carriage Way Open Space	2.7	25%	II	Provide trail improvements to improve neighborhood access, maintain trails, manage the site for invasive species					\$33,125			\$2,981	\$1,656			\$3,975	\$36,106	\$1,656	\$3,975	
Cedar Island	18.5	25%	II	Maintain foot bridge, trails, and fishing platforms; manage site for invasive species, support wildlife habitat								\$20,790	\$11,550			\$27,720	\$20,790	\$11,550	\$27,720	
Hidden Springs Open Space	34.4	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat								\$38,644	\$21,469			\$51,525	\$38,644	\$21,469	\$51,525	
Horton Road Park	0.4	0%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat												\$645	\$0		\$645	
Ibach Nature Park	1.1	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat								\$1,283	\$713			\$1,710	\$1,283	\$713	\$1,710	
Interstate Tractor Open Space	11.2	25%	II	Provide trail improvements, provide trails to improve neighborhood access, manage the site for invasive species, support wildlife habitat								\$12,566	\$6,981			\$16,755	\$12,566	\$6,981	\$16,755	
Maddax Woods	9.2	50%	II	Add small restroom*, add kayak launch, complete remaining projects as per the approved park site master plan*, continue with caretaker to oversee space, add open-air shelter and outdoor classroom paying homage to the original boat barn, provide a warming feature to extend the park's use in the shoulder season, enhance trails and wildlife viewing opportunities, restore and enhance natural habitat, control for invasive species				\$458,500			\$22,925	\$6,878	\$11,463	\$4,585		\$13,755	\$488,303	\$11,463	\$18,340	
Renaissance Open Space	1.6	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat								\$1,755	\$975			\$2,340	\$1,755	\$975	\$2,340	
Riverbluff Open Space	1.4	30%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat, provide seating and picnic tables at waterfront					\$20,700			\$1,449	\$1,035			\$2,070	\$22,149	\$1,035	\$2,070	
Skye Parkway Open Space	1.4	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat								\$1,586	\$881			\$2,115	\$1,586	\$881	\$2,115	
Swiftshore Park	8.9	30%	II	Develop the Tualatin Trail through the site, maintain trails, maintain river's edge, manage site for invasive species, support wildlife habitat, provide seating and picnic tables at water					\$132,900			\$9,303	\$6,645			\$13,290	\$142,203	\$6,645	\$13,290	
Tanner Open Space	5.6	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat								\$6,289	\$3,494			\$8,385	\$6,289	\$3,494	\$8,385	
Tualatin River Open Space	7.3	30%	II	Place a sign at the street to make the park more visible to the community, add a boardwalk or floating trail that connects to the park to Fields Bridge Park, maintain trails and trailheads, manage site for invasive species, support wildlife habitat, enhance interpretive signage and education	Consider having a video tour of the site on the City's website				\$108,900			\$7,623	\$5,445			\$10,890	\$116,523	\$5,445	\$10,890	
West A Pocket Park	0.4	100%	I	Manage site for invasive species.												\$3,200	\$0		\$3,200	
Westbridge Park	4.2	50%	II	Create trailhead, improve trails, maintain accessible water access and add kayak launch, provide seating and picnic tables at water. Defer any major projects and natural area restoration until after the planned I-205 expansion. After that, consider developing in conjunction with McLean House improvements.					\$105,000				\$5,250			\$6,300	\$105,000	\$5,250	\$6,300	
Wilderness Park	64.4	5%	II	Create trailhead, develop internal trails, manage site for invasive species, support wildlife habitat. continue collaboration with the School District and the Nature Conservancy for consistency in the management of the Park, High School Property and the Cammassia Conservatory.					\$161,100			\$91,827	\$8,055			\$96,660	\$252,927	\$8,055	\$96,660	

	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS							REINVEST	MAINTENANCE			TOTAL COSTS				
						Acquire	Plan	Develop	Enhance			Sustain		Reinvestment/Replacement	Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (100% of Site Acreage)	TOTAL CAPITAL COSTS (10-YEARS)	TOTAL Reinvestment/Replacement (ANNUAL)	TOTAL MAINTENANCE COSTS (ANNUAL)	
						Acquire Land	Update/Develop Site Master Plan/Design	Develop Park	Major Enhancement	Minor Enhancement	Other Added Facility or Improvement (Write-in Cost)	Address Deferred Maintenance									Natural Resource Stewardship + Restoration
Planned Willamette Riverfront Trail		100%	II	As recommended in the City's Trails Plan, acquire trail corridors and develop as passive-oriented parks. Over time, complete a trail that extends from Bernert Landing Boat Ramp to Cedarock Boat Ramp, including the trail segment that runs from Willamette Park to the West Linn Paper Co. above Willamette Falls to open ~1.5 miles of riverfront to public*. Connect to parks, trailheads and the Willamette River Greenway, providing a connection from Willamette Park to Fields Bridge Park. Add benches/interpretive signage/art, wayfinding system.		\$800,000	\$25,000	\$1,000,000							\$12,500	\$5,000	\$7,500	\$1,825,000	\$12,500	\$12,500	
Unnamed Open Spaces (multiple sites)	30.0	25%	II	Maintain these sites as trail corridors										\$18,750		\$45,000	\$0	\$18,750	\$45,000		
NATURAL RESOURCE AREAS																					
Arran Open Space	1.1	0%	II	Continue to maintain as a natural area													\$1,590	\$0	\$1,590		
River Park (Parkside) Open Space	1.8	0%	II	Continue to maintain as a natural area													\$2,655	\$0	\$2,655		
Tanner Creek Open Space	3.4	0%	II	Continue to maintain as a natural area													\$5,070	\$0	\$5,070		
Troon Open Space	4.9	0%	II	Continue to maintain as a natural area													\$7,320	\$0	\$7,320		
Wildwood Open Space	13.1	0%	II	Continue to maintain as a natural area													\$19,650	\$0	\$19,650		
Unnamed Open Spaces (multiple sites)	20.1	0%	II	Continue to maintain as a natural area													\$30,150	\$0	\$30,150		
Subtotal Existing System	554.6					\$1,262,300	\$125,000	\$3,382,400	\$8,676,800	\$10,174,995	\$185,000	\$1,274,740	\$222,380	\$1,301,144	\$217,221	\$180,012	\$2,728,005	\$25,303,615	\$1,301,144	\$3,125,238	
PROPOSED PARK SITES																					
Future Community Park	15.0	75%	I	Acquire land* and complete Phase 1 development of a 15-acre community park to support both active and passive uses.	Consider use of this site for a future community and recreation center. See facility recommendation below.	\$3,450,000	\$50,000	\$4,500,000									\$84,375	\$120,000	\$8,000,000	\$84,375	\$120,000
Future Community & Recreation Center	5.0	100%	I	Evaluate facility development options in Public Facilities Master Plan. Acquire land for a special use park potentially to support an indoor/outdoor multi-purpose community, recreation and aquatic facility. Assess the feasibility of developing and programming the facility in phases, beginning with a community center. Develop Phase 1. (See Appendix E.)		\$1,150,000	\$50,000	\$2,000,000		\$10,200,000				\$37,500	\$20,000	\$40,000	\$13,400,000	\$37,500	\$60,000		
Future Neighborhood Park	3.0	75%	I	Acquire* and develop a 3.0 acre neighborhood park to support active uses.		\$690,000	\$50,000	\$900,000						\$16,875		\$24,000	\$1,640,000	\$16,875	\$24,000		
Future Open Space + Future UGB Buffer Properties	34.0	25%	II	Acquire regional open space* to provide a buffer for future UGB expansion.		\$5,440,000								\$21,250		\$51,000	\$5,440,000	\$21,250	\$51,000		
Future Riverfront Park (Future Regional Park @ Tri-City Sewer District Property)	30.0	50%	I	Acquire Tri-City Sewer District property and transform into regional park*, add historic/cultural/natural history interpretation, add swimming dock, add a multi-use plaza to support programs/events/activities, add mid-sized heated shelter, provide moveable tables, create a waterside esplanade connecting to riverfront trail system, add non-motorized boat launch with a concessionaire, protect and reveal natural resources, integrate extraordinary play opportunities, create trailhead		\$6,900,000	\$50,000	\$6,000,000		\$4,000,000		\$75,000	\$112,500	\$60,000		\$240,000	\$17,025,000	\$112,500	\$300,000		
Planned Regional Trail System	12.0	100%	II	Create an allowance to develop regional trails as per recommendations in the City's Trails Plan.						\$850,000				\$30,000	\$12,000	\$6,000	\$18,000	\$850,000	\$30,000	\$36,000	
Proposed Westside Regional Trailhead	1.0		II	Develop a trailhead on the west side of West Linn to enhance access to the Rosemont Regional Trail.		\$160,000	\$25,000	\$0						\$0	\$0	\$1,500	\$185,000	\$0	\$1,500		
Tanner Creek Park Expansion	7.0	50%	I	Develop City-owned site as an expansion of Tanner Creek Park as potential location for future community center. Provide perimeter walking/biking path and incorporate view points to take advantage of territorial views.	Consider use of this site for a future community and recreation center. See facility recommendation below.		\$50,000	\$1,400,000						\$26,250	\$14,000		\$1,450,000	\$26,250	\$14,000		
Subtotal Proposed Park Sites	107.0					\$17,790,000	\$275,000	\$14,800,000	\$0	\$0	\$15,050,000	\$0	\$75,000	\$328,750	\$106,000	\$6,000	\$494,500	\$47,990,000	\$328,750	\$606,500	
POTENTIAL PARTNER SITE																					
Oppenlander Field	10.0	100%	III	Explore a partnership/joint-use agreement with the School District to improve and manage the site as a high-level sports facility with artificial turf and lighting						\$4,500,000				\$40,160		\$80,320	\$4,500,000	\$0	\$120,480		
OTHER CITY-OWNED SITES																					
Old Bolton Firehall	0.5	100%	III	Evaluate facility use and investment options in Public Facilities Master Plan.													\$0		\$0		
Robinwood Station	0.9	100%	III	Evaluate facility use and investment options in Public Facilities Master Plan.													\$0		\$0		
Old City Hall/Police Station		100%	III	Evaluate facility use and investment options in Public Facilities Master Plan.													\$0		\$0		
Subtotal Partner Sites + Other	11.4					\$0	\$0	\$0	\$0	\$0	\$4,500,000	\$0	\$0	\$0	\$40,160	\$0	\$80,320	\$4,500,000	\$0	\$120,480	
TOTAL ALL PARKS	673.0					\$19,052,300	\$400,000	\$18,182,400	\$8,676,800	\$10,174,995	\$19,735,000	\$1,274,740	\$297,380	\$1,629,894	\$363,381	\$186,012	\$3,302,825	\$77,793,615	\$1,629,894	\$3,852,218	

*Project is noted in West Linn's Six-Year Capital Improvement Plan, 2018-2023.
 **Note: All costs are in 2018 dollars not accounting for inflation.
 *** Costs represent planning-level estimates only.

Table G-2: West Linn Park Planning-Level Costs by Category

PARK TYPE	Park Type	CAPITAL PROJECTS								REINVESTMENT	MAINTENANCE		
		Acquire	Plan	Develop	Enhance			Sustain			Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (100% of Site Acreage)
		PER ACRE	PER SITE	PER DEVELOPED ACRE	PER DEVELOPED ACRE	PER DEVELOPED ACRE	FLAT COST	PER DEVELOPED ACRE	PER UNDEVELOPED ACRE				
TYPE I Active-oriented, special use, multi-use parks	I	\$230,000	\$50,000	\$400,000	\$200,000	\$100,000	write-in	\$10,000	\$5,000	\$7,500	\$4,000	\$2,000	\$8,000
TYPE II Passive-oriented parks, natural areas/islands, natural resource areas	II	\$160,000	\$25,000	\$200,000	\$100,000	\$50,000	write-in	\$5,000	\$1,500	\$2,500	\$1,000	\$500	\$1,500
TYPE III Partnership properties	III	N/A	\$25,000	write in	write in	write in	N/A	N/A	N/A	N/A	\$4,000	\$2,000	\$8,000

Note: Funds are in 2018 dollars not accounting for inflation.