



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.:
Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing.** (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **City of West Linn**

Local file no.: **PLN-18-01**

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- UGB amendment** over 100 acres by a metropolitan service district
- Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- Periodic review task** – Task no.:
- Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgement plan amendment)

Local contact person (name and title): Jennifer Arnold
 Phone: 503-742-6057 E-mail: jarnold@westlinnoregon.gov
 Street address: 22500 Salamo Road City: West Linn Zip: 97068

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

The proposal is to adopt the 2018 West Linn Park Master Plan update. This will include amendments to the Comprehensive Plan Goals 2, 5, and 8 and Development Code Chapters 2 and 56. A staff report will be available 10 days before the first public hearing. The first evidentiary hearing will be held by the Planning Commission on May 16, 2018, and the final hearing will be held by the City Council on June 11, 2018.

Date of first evidentiary hearing: 05/16/2018
 Date of final hearing: 06/11/2018

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
- Comprehensive Plan map amendment(s) – Change from N/A to
Change from to
- New or amended land use regulation
- Zoning map amendment(s) – Change from N/A to
Change from to
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- Acres affected by map amendment: 0

Location of property, if applicable (site address and T, R, Sec., TL):

List affected state or federal agencies, local governments and special districts: Metro and Clackamas County. For more information refer to <https://westlinnoregon.gov/planning/parks-master-plan-update>

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

<http://www.oregon.gov/LCD/Pages/forms.aspx>

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT NO(S). <i>PLN-18-01</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>22500 SALAMO ROAD</i>	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

PARK MASTER PLAN UPDATE

Applicant Name: *WEST LINN PARKS & RECREATION* Phone: *503-742-6050*
(please print)
Address: *22500 SALAMO RD* Email: *KWORKSTEW@WESTLINNOREGON.GOV*
City State Zip: *WEST LINN, OR 97068*

Owner Name (required): Phone:
(please print)
Address: Email:
City State Zip:

Consultant Name: *MIG* Phone: *503-297-1005*
(please print)
Address: *815 SW 2nd* Email: *LINDY M@MIG.COM*
City State Zip: *PORTLAND, OR 97204*

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

[Signature] _____ *03/21/2018* _____
Applicant's signature Date Owner's signature (required) Date



CITY OF
West Linn

parks, recreation and open space plan



Draft Plan | March 2018



City of West Linn

Parks, Recreation and Open Space Plan

Draft Plan | March 2018

Prepared by:



815 SW 2nd Avenue | Portland, OR 97204
503.297.1005 | www.migcom.com

In cooperation with:

Ballard*King & Associates

Acknowledgements

The City of West Linn greatly appreciates the efforts of community members and Advisory Board members, City staff, and other City leaders who contributed to this planning effort. Your interest and support will continue to foster the success of our park and recreation system.

City Council

Russ Axelrod, Mayor
Teri Cummings, Councilor
Brenda Perry, Council President
Richard Sakelik, Councilor
Bob Martin, Councilor

Parks and Recreation Advisory Board

Stacey Epstein
Scott Etheridge
Vicky Handy
Don Kingsborough
Dave Kleinke
Steve Miesen
Sarah Silvernail

Project Management Team

Ken Worcester, Parks and Recreation Director
Ken Warner, Assistant Director

Table of Contents

Chapter 1: Our Park and Recreation System.....	1
Purpose of the Plan	
State of the Park & Recreation System	
Chapter 2: Our Vision.....	11
Our Community	
Public Involvement and Key Themes	
Chapter 3: Goals for the Future.....	17
Goal 1	
Goal 2	
Goal 3	
Goal 4	
Goal 5	
Goal 6	
Goal 7	
Chapter 4: Recommendations.....	27
High Satisfaction Ratings	
Increasing Maintenance and Operations Needs	
Site Recommendations	
Top Community Projects	
Programming Recommendations	
Chapter 5: Plan of Action.....	39
Cost Summary	
Prioritization	
Funding Alternatives	
Going Forward	

Appendices

A. West Linn Parks and Open Space Inventory
B. Tapestry Segmentation
C. Site Recommendations Matrix & Maps
D. Design, Use and Maintenance Standards
E. Top Community Projects
F. Indoor Facility Recommendations
G. Capital and Operations Cost Model

List of Tables

Table 1: Parks Summary by Classification.....	3
Table 2: City Recreation Facilities.....	5
Table 3: Recreation Participation Rates by Category.....	9
Table 4: West Linn Age Breakdown.....	12
Table 5: West Linn Tapestry Segments.....	12

Table 6: Numbers of Sites Needing Improved Maintenance and Reinvestment.....	30
Table 7: Highlights of Recommendations for Existing Sites.....	31
Table 8: Highlights of Recommendations for Proposed Sites.....	32
Table 9: Cost Summary.....	40
Table A-1: West Linn Parks & Open Space Inventory.....	A-1
Table B-1: Top 10 Tapestry Segments in United States.....	B-1
Table B-2: West Linn Tapestry Segment Comparison.....	B-3
Table C-1: Park Site Recommendations Matrix	C-1
Table D-1: West Linn Park and Recreation Maintenance Levels.....	D-1
Table F-1: Phase 1- Community Recreation Center.....	F-7
Table F-2: Phase 1- Operational Cost Estimate.....	F-7
Table F-3: Phase 2- Recreation Center.....	F-8
Table F-4: Phases 1&2- Operational Cost Estimate.....	F-9
Table F-5: Phase 3- Community Recreation/ Aquatic Center.....	F-9
Table F-6: Phases 1-3- Operational Cost Estimate.....	F-10
Table G-1: Estimated Planning and Project Costs by Site.....	G-5
Table G-2: West Linn Park Planning-Level Costs by Category.....	G-8

List of Maps

Map 1: Existing Parks and Facilities.....	7
Map 2: Access to Existing Recreational Elements.....	8
Map 3: Potential Sites for Enhanced Water Experiences.....	26
Map 4: Potential Sites for Enhanced Social Hubs.....	26
Map 5: Potential Sites for Showcasing Unique Park Qualities.....	26
Map 6: Potential Sites for Enhanced Park Experiences.....	26

Map 7: Potential Sites for Programming Improvements..... 26

Map 8: Potential Sites for Enhanced Access and Connectivity..... 26

Map 9: Recommended Park Projects by Goal. 33

Map B-1: Dominant Tapestry Segment in West Linn by Census Block..... B-8

List of Figures

Figure 1: Community Involvement and Plan Development..... 2

Figure 2: Park Spectrum..... 3

Figure 3: Favorite Park or Facility..... 15

Figure 4: Funding Preferences if the City Pursued a Future Tax Measure..... 17

Figure 5: Bond Measure Study Findings on Facility Priorities..... 28

Figure 6: Increase in Developed Acres and Maintained Acres per Staff Person..... 29

Figure 7: Cost Distribution for Existing and Proposed Parks..... 40

Figure B-1: Savvy Suburbanites..... B-2

Figure B-2: In Style..... B-3

Figure B-3: Soccer Moms..... B-3

Figure B-4: Professional Pride..... B-4

Figure B-5: Exurbanites..... B-4

Figure B-6: Golden Years..... B-5

Figure B-7: National Average..... B-5

Figure B-8: Annual Spending..... B-6

Figure B-9: West Linn Tapestry Segment Representation by Percentage..... B-7



Chapter 1: Our Park and Recreation System



1 OUR PARK AND RECREATION SYSTEM

Purpose of the Plan

The people of West Linn are proud of their community and recognize parks and recreation are a major reason that residents enjoy such a high quality of life. There are over 200 acres of parkland that offer places to play, relax, learn and gather. Last year, more than 55,000 people took part in a City-sponsored special event or program. In addition, more than 2,000 community members, stakeholders and City leaders participated in developing this plan, providing new ideas and opportunities to consider for the future. Given the community's enthusiasm for parks and recreation, the *Parks, Recreation and Open Space Plan* (the Plan) provides a comprehensive look at City priorities today to create a committed and sustainable approach to building the system of tomorrow.

The *Parks, Recreation and Open Space Plan* provides renewed direction for West Linn's parks and recreation system. As an update to the 2006 Plan, this Plan continues the forward-thinking commitment to parks and recreation, by reassessing the City's park assets, revising the inventory to consider recent acquisitions and improvements and identifying current needs and future opportunities. This is a long-term plan, building on past planning and investment and looking into the next decade and beyond, outlining guidance to operate and sustain the envisioned system.

A Planning Legacy

The City of West Linn has a long history of successfully planning park and recreation system improvements. Recommendations in the 1998 Plan led to a voter-approved bond measure that funded the acquisition and development of key park sites.

With priority projects completed, the 2007 Plan provided new direction for the enhancement of parks and facilities. Despite the Great Recession that followed, the City leveraged opportunities and prioritized investments by applying Plan policies and goals. Over time, the City carefully evaluated options for a recreation and aquatic facility in the 2011 *Recreation Center Concept Design and Operational Plan*. Plus, it adopted the 2013 *Trails Plan* to guide development of an integrated trail system.

Now a decade later, the people of West Linn continue to place a high value on parks and recreation as a primary ingredient in making West Linn a place to live and thrive. This 2018 Plan prioritizes park projects to address identified community needs.

Community Involvement and Plan Development

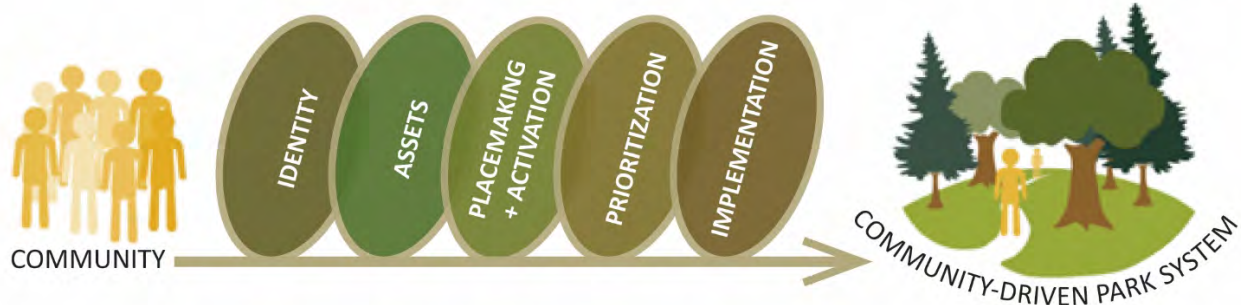
The public process for West Linn’s plan is built on multiple layers of input from the community, staff, neighborhood organizations and partner agencies. The process involved a combination of hands-on workshops, online questionnaires, website updates, and Neighborhood Association engagement.

Residents, stakeholders and community leaders have driven decisions throughout the planning process, resulting in a plan rooted in their vision, values and identity. The result is a community-driven plan that supports continued momentum and investment to create a unique park and open space system that is truly West Linn’s. Figure 1 highlights the key steps in the planning process, which included:

- **Identity**, establishing a plan foundation focused on the unique character of West Linn;
- **Assets**, inventorying and evaluating the parks and recreation system;
- **Placemaking and Activation**, identifying recommended improvements and opportunities;
- **Prioritization**, addressing costs, funding, management and operations; and
- **Implementation**, identifying strategies to carry out Plan recommendations.



Figure 1: Community Involvement and Plan Development



State of the Park and Recreation System

The City of West Linn provides parks on a spectrum from more developed to more natural park sites. These parks support different recreation opportunities ranging from active and specialized uses to passive recreation. The City also owns open space areas focused on natural resource protection, with no recreation opportunities. Each of the City’s parks integrate natural elements, ranging from developed parks with some natural elements, to natural resource areas with no developed uses.

Park Types

City parks and open space are classified in five categories (Table 1). Most park acreage is provided in Passive-Oriented Parks that are primarily natural or in Multi-Use Parks that provide a mix of developed space and natural areas. Highly developed Active-Oriented Parks account for 8% of the City’s park acreage, and Special Use Parks account for another 7% of the City’s park acreage. The fact that only 15% of the system is highly developed for recreation affects recreation opportunities and the character of park sites.

Figure 2: Park Spectrum

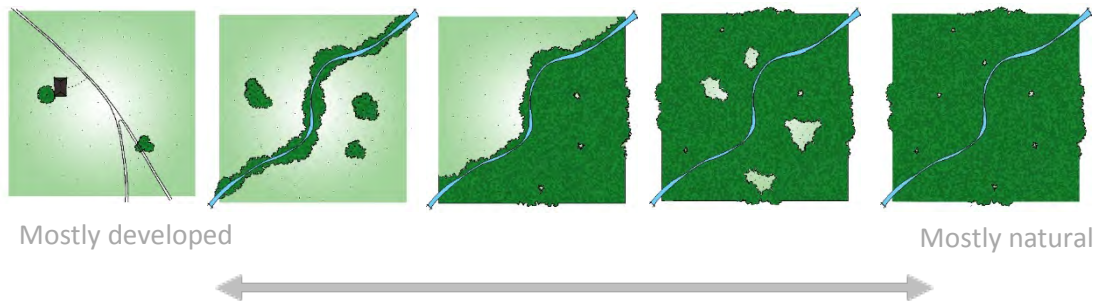


Table 1: Parks Summary by Classification

Classification	Size Range (in acres)	# of Existing Sites	Total Park Acreage	Examples
Active-Oriented Parks	0.1 - 9.1	12	45.1	Benski, Marylhurst Heights, Sunset, Tanner Creek
Special Use Parks	0.6 - 19.7	7	38.7	Adult Community center, Bernert Landing Boat Ramp, McLean House
Multi-Use Parks	5.2 - 136.0	6	207.5	Mary S. Young, Fields Bridge, Willamette
Passive-Oriented Parks	0.1 – 64.4	41	213.9	Maddox Woods, Swiftshore Park, Ibach Nature Park
Natural Resource Areas	0.2 – 13.1	25	43.1	Arran Open Space, Troon Open Space, many unnamed sites
Totals		91	548.30	

Note: See Appendix A for details.



Marylburst Heights Park (Active-Oriented)



Adult Community Center (Special Use)



Fields Bridge Park (Multi-Use)



Tualatin River Open Space (Passive-Oriented)



Natural Resource Area

Active-Oriented Parks are more developed sites that support recreation opportunities including sports and play with facilities, often featuring restrooms, picnic shelters and tables.

Special Use Parks are single-purpose developed sites that include specialized facilities such as a community center, boat ramp, or fishing dock or other unique use.

Multi-Use Parks mix developed and natural areas and offer both active and passive recreation opportunities, ranging from active sports to quiet nature strolls. Several of these parks also have amenities and facilities to support large group gatherings and events.

Passive-Oriented Parks are more natural sites that provide trail-related recreation opportunities and passive outdoor activities such as wildlife watching, nature interpretation and picnicking. Several sites also provide river views or river access.

Natural Resource Areas are undeveloped open space areas that are not intended to serve as recreation resources. Instead, these sites provide habitat, green buffers for developed areas, and ecological value such as stormwater filtration.

Park Distribution

The City of West Linn has parks and open space distributed across the City (Map 1). These sites are supplemented by school facilities and other recreation and open space resources, such as sites provided by the Nature Conservancy, State of Oregon, Oregon Department of Transportation, and others. (See Appendix A.)

Table 2: City Recreation Facilities

Facility Type	# of Existing Facilities
Outdoor Recreation	
Play Features	16
Flexible Use Lawn	22
Covered Picnic Shelter	6
Skate Park / Spots	2
Spray Parks / Water features	5
Athletic Facilities	
Rectangular Fields	8
Ball Fields	7
Basketball Courts (Outdoor)	12
Tennis Courts	5
Volleyball Court	2

Recreation Facilities

West Linn’s parks emphasize trails at 52 sites, along with facilities that provide access to natural areas. Many parks also support play, with open lawn areas, play features, picnic areas, and sports/recreation features, which makes some parks feel full of activities (Map 2).

Facility Type	# of Existing Facilities
Trails/Natural Features	
Natural Areas & Wildlife Viewing	25
Trails	52
River Access	14
Interpretive Features	3
Specialized	
Community Gardens	1
Boat Ramps	2
Special Use Buildings	3

Note: See Appendix A for detail



Park Differentiators

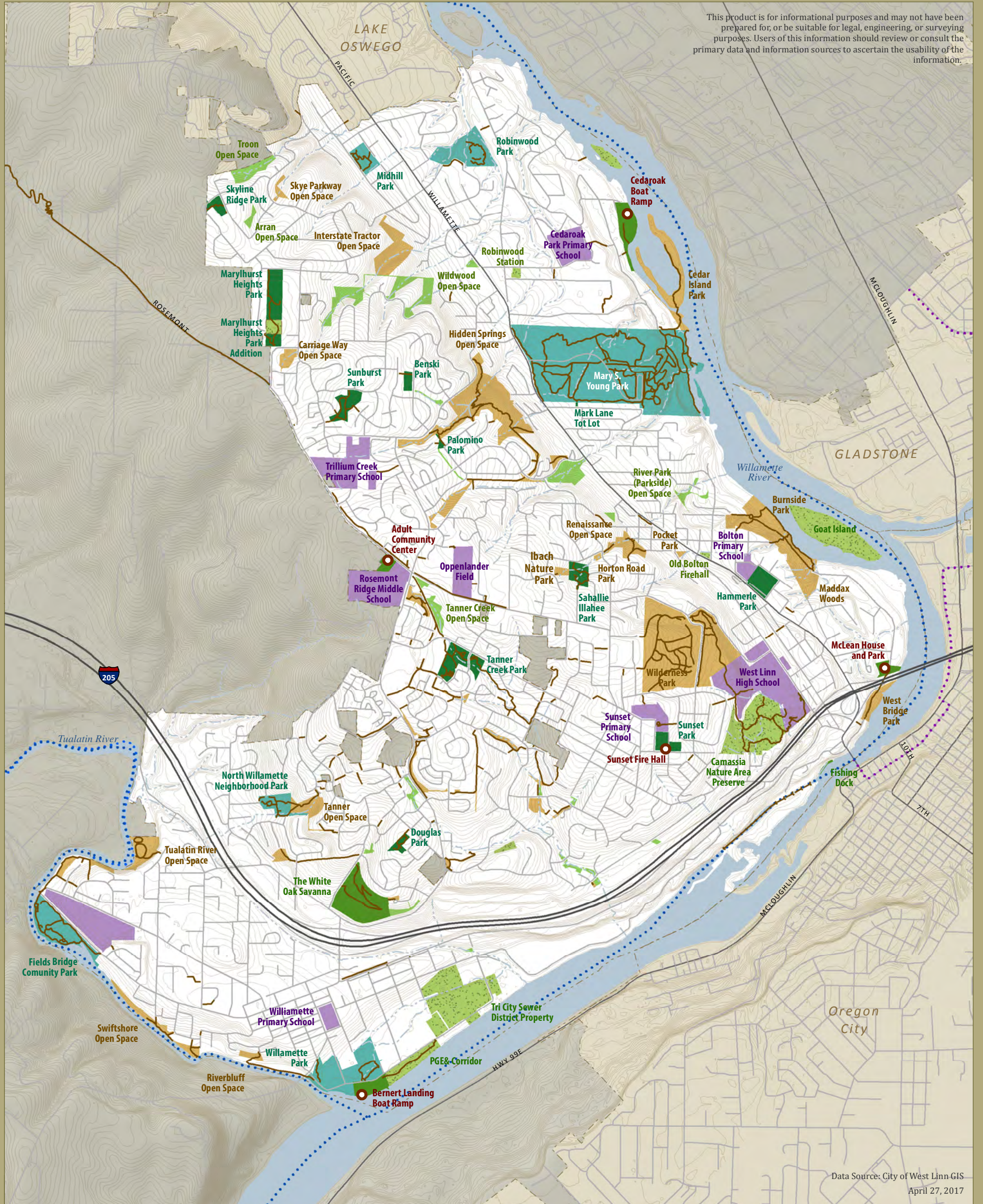
In January 2017, West Linn's parks were evaluated as part of the planning process. Five overarching observations emerged from the tour about the uniqueness, condition and opportunities that differentiate City parks.

- **River Frontage:** Fourteen of the City's parks are directly adjacent to the Willamette or Tualatin Rivers and provide river access. Two sites have boat ramps, two have fishing docks, and several have visual access to the water. Few cities can boast this type of water access.
- **Natural Features and Connectivity:** West Linn's parks strongly connect residents to nature. Wildlife viewing areas, trails and interpretive features are common. Many sites are covered in trees, include changes in topography, and/or are set amidst wetlands. City parks support extraordinary wildlife programs, such as the West Linn Beaver Ambassadors.
- **Park Character and Homogeneity:** A few City parks have unique and defining features, such as the Meteorite Trail at Fields Bridge Park, the giant hill slide at Sahallie Illahee Park, the basalt water feature at Robinwood Park, and art at several parks. However, many parks have a similar level and type of development that makes them feel relatively homogenous.
- **Recreation and Play:** There are 16 play areas in City parks, but most playgrounds are similar off-the-shelf pieces that are outdated and need modernizing. With the exception of some water play areas, current play equipment does not encourage unstructured, open-ended play, which is an important component of a rich play experience. Few sites have active recreation and sports facilities to support health and fitness. Schools provide most of the city's sports fields.

- **Maintenance and Facility Condition:** The City's parks are well maintained and reflect pride in the park system. Some site furnishings and recreation facilities are aging or outdated, which will require replacement for continued use. Winter storms have taken a heavy toll in the last few years, requiring clean-up of fallen trees and branches. This has pulled resources away from other general park repair and updates.



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Data Source: City of West Linn GIS
April 27, 2017

City Parks & Open Space

- Active-Oriented Park
- Special Use Parks
- Multi-Use Parks
- Passive-Oriented Parks
- Natural Resource Areas

Other Resources

- School Facilities
- Other Resources

Community Facilities

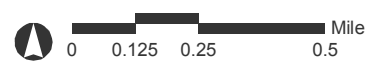
- Facilities

Existing Trails

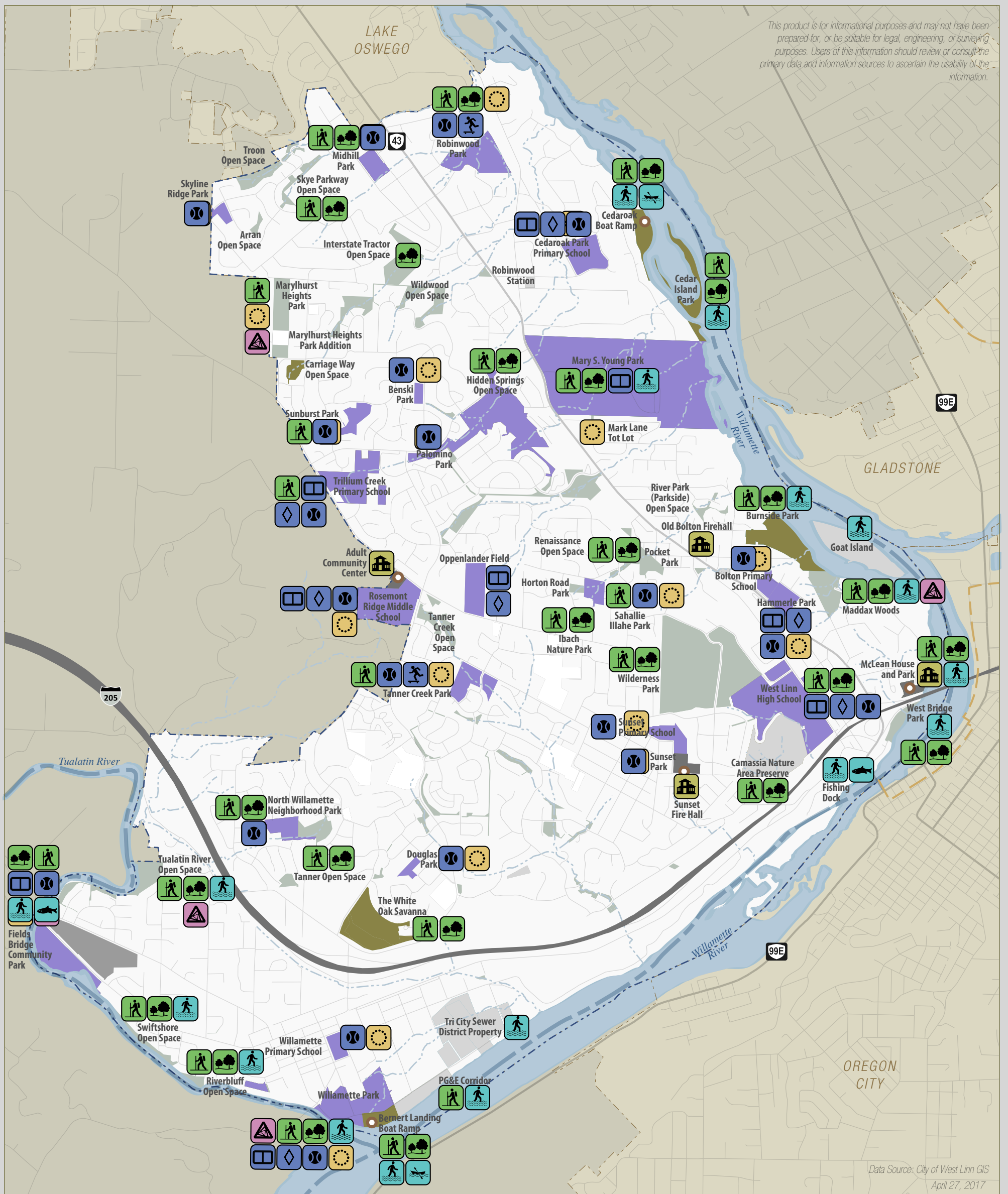
- Trails
- Water Trail
- Existing Regional Trail

Base Map Features

- City Limits
- Other City
- Unincorporated Clackamas County
- Water Feature
- Highway
- Street



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Data Source: City of West Linn GIS
April 27, 2017

BASE MAP FEATURES

- City Limits
- River
- City Parks & Open Space
- School Facilities
- Other Resources
- Community Facilities
- Highway
- Street
- Existing Regional Trail
- Water Trail

PARK & OPEN SPACE ACCESS

- Water Access**
 - Boating
 - River Access
 - Fishing
 - Water Views
- Active Recreation**
 - Sports Courts
 - Skate Parks
 - Ball Fields
 - Rectangular Sports Fields
 - Play**
 - Play Features
- Nature Access**
 - Natural Resources
 - Walking Trail
- Other Sites**
 - Art Installations
 - Interpretation



Programs and Events

West Linn supports key recreation activities, even though the City does not offer expansive recreation programs. In 2016-17, the City of West Linn served more than 55,554 participants through City programs and events (Table 3). The Parks & Recreation Department focuses most of its programming efforts on special events, youth sports, cultural arts, education, older adult/senior programs, and summer camps. Most recreation programs (approximately 90%) are offered by contract instructors, who provide youth sports, fitness, cultural arts, and education.

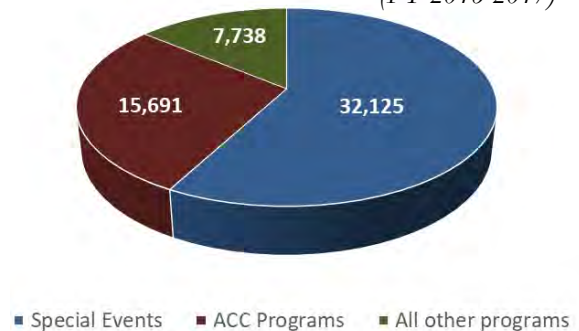
Table 3: Recreation Participation Rates by Category (FY 2016-2017)

Area	Classes/Camps Offered	# of Participants
Recreation Programs	814 classes	4,117
Adult Volleyball	2 programs	1,115
Summer Camps	55 camps	780
Skyhawk's Sports Camps	38 camps	606
Youth Basketball	68 teams	730
Safety Town	2 sessions	120
Special Needs Dances	3 events	150
Drivers Education	4 classes	120
Special Events	13	32,125
ACC Adult and Senior Programs	Varied	15,691
Total		55,554

The Department has limited staff as well as limited space to support indoor programming. These factors affect the types and magnitude of recreation programs and services that are offered. Recreation programs and services are generally delivered out of the Adult Community Center (ACC), Sunset Firehouse, or West Linn/Wilsonville School District facilities. There has been a challenge in determining what types of programs to offer. Approximately 40% of classes last year had no registrants, and classes on average are 26% full. On the other hand, many of the community's special events attract people from across the City, and in some cases beyond. Indoor facilities are programmed to capacity.

Most of West Linn's residents have the resources to take advantage of private programs and programs offered in other areas. Based on expressed community interests and needs, it appears the City could attract residents with more outdoor recreation and nature programs, cultural arts, and fitness/wellness programs, as well as place a continued emphasis on special events and programs for older adults and seniors.

Participants at City Programs & Events (FY 2016-2017)



“The offering of recreational activities in West Linn is impressive, but a greater variety of programs for different ages are needed.”

Questionnaire Respondent

As working parents of very young children, our family would love to see more family/youth-oriented programs on weekends.”

Questionnaire Respondent





Chapter 2: Our Vision



2 OUR VISION



Our Community

The community of West Linn is highly regarded as a great place to live and raise a family, with engaged neighborhoods and a rich history connected to the Willamette and Tualatin Rivers.

A City of Growth and Change

West Linn is primarily a residential community, characterized by 11 neighborhood associations, each with its own unique goals. It's important to respect that diversity while also focusing on larger citywide needs. The City is experiencing modest population growth focused in four neighborhoods, generally those with multi-family housing. While the population of West

Linn was estimated at 25,615 in 2016, as many as 31,471 residents may live in the city by 2040, creating an increased demand for parks and recreation opportunities (data from the *Transportation System Plan*). More than a third of residents are new since the 2007 *Park, Recreation and Open Space Plan* was adopted, reflecting changing needs and priorities in the community.

More than one-quarter of residents are young, ages 19 or under. However, that percentage has decreased on the last 15 years, while the population of residents age 65+ has increased from 7.8% to 14.5%. This also suggests that priorities may have changed since the last Plan was completed (Table 4).

Table 4: West Linn Age Breakdown

Age of West Linn Residents	2000 Census	2015 Census
Under 5	6.6	3.7
5-9	8.2	7.6
10-19	16.5	14.4
20-34	13.7	13.4
35-64	47.4	46.4
65 years or older	7.8	14.5

A Community with Unique Needs and Opportunities

Socioeconomic and demographic data helps us better understand the changing priorities and market preferences of West Linn residents. Table 5 summarizes the six primary socio-economic segments of West Linn, using ESRI’s Tapestry data to categorize lifestyle choices, purchase options and recreation preferences. (See Appendix B for details.)

Overall, West Linn’s population is savvy with a higher than typical spending on recreation and entertainment. Residents tend to live active lifestyles, including participating in sports and exercise, and have time to spend on personal interests, including the arts and travel. Three of the top market segments are family-oriented, suggesting a stronger market for this demographic.



Residents characterized as Savvy Suburbanites spend 84% above the national average on entertainment and recreation. These are families with empty nests or soon to be.

Tapestry Segmentation

Tapestry Segmentation™ classifies U.S. neighborhoods based on their socioeconomic and demographic compositions to identify 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. These attributes help us understand the preferences of West Linn residents.

Table 5: West Linn Tapestry Segments

Segment Type	Percent	Median HH Income
Savvy Suburbanites	35.2%	\$104,000
In Style	27.0%	\$66,000
Soccer Moms	20.1%	\$84,000
Professional Pride	10.5%	\$127,000
Exurbanites	5.3%	\$98,000
Golden Years	1.8%	\$61,000



In Style residents, professional couples without children, engage in the arts and travel. While they spend 25% more than the national average on entertainment and recreation, they are less engaged in active activities.



Public Involvement and Key Themes

Nearly 2,000 members of the community were involved in developing the plan, sharing their insights and preferences to help shape recommendations. Based on community input, the 2018 *Park, Recreation, and Open Space Plan* identifies new priorities for parks and recreation in West Linn. The following key themes emerged from public comments.

Activating the City’s Waterfront While Respecting Community Context

West Linn’s location along two rivers is a big part of the City’s identity and a major draw for recreation. To improve access and connectivity along the Willamette River between Willamette Park and West Bridge Park, nearly 70% of questionnaire respondents want an off-street multi-use path along the river. There is additional interest in an improved bike/pedestrian route along Willamette Falls Drive.

Participants in the Vision Workshop identified the river frontages as a major opportunity to

enhance the City of West Linn’s identity. Participants suggested developing waterfront trails and facilities that support water sports and recreation such as kayaking, boating and jet skiing. Priorities included designing quality community gathering spaces along the river to provide social and economic benefits. Participants suggested a community esplanade along the river where people can walk, bike, shop and gather. Some participants suggested small boat (non-motorized) launch facilities, swimming docks and rentals.

Protecting a System of Natural Areas

Opportunities to be outdoors or in nature was identified as a top benefit offered by West Linn’s parks and recreation system, as noted in Online Questionnaire results. Workshop participants emphasized the need to invest in natural area protection, especially in light of pressure from new development. Suggestions included acquiring natural areas near developing properties and restoring compromised wetlands and other environmentally sensitive areas.

Participants also emphasized that riparian habitat and sensitive natural areas along the water should be preserved.

Continuing to Connect Parks and Places with Trails

Trails and community connectivity continue to be a high priority for residents. Community members identified trails and connectivity as a primary reason for visiting parks or open space and expressed a need for better connectivity along the City's riverfront. Adding nature trails and multi-purpose trails was also identified as a high priority according to questionnaire respondents.

Increasing Recreation Variety

Residents want to see a greater variety of outdoor recreation facilities in West Linn, especially those that engage residents of all ages and can be enjoyed year-round. Participants suggested adding swimming opportunities, small entertainment venues, tennis or pickleball courts, and facilities that promote youth participation such as climbing walls, ziplines and bicycle courses. Other ideas included enhancing existing parks with community gardens, reservable shelters, dog parks and amenities that can be enjoyed by active families.

Desired park characteristics

Residents noted that their favorite parks have several things in common. These include attributes such as convenient locations, natural character, shade, high quality amenities in good condition, riverfront or water access, trails and dog-friendly spaces.

Improving Indoor Options

Community members voiced a need for more year-round and indoor activities. Less than 30% of questionnaire respondents felt that the current quality of indoor recreation facilities provided by the City is good or excellent.

When asked what could be improved, many respondents noted the desire for new indoor recreation/community space, potentially including an aquatic facility, or repurposed multi-purpose spaces to support indoor sports and activities for all age groups.

Popularity of Community Events

Public events are very popular in West Linn. Community members feel it's important to continue or increase these activities. More than 54% of Online Questionnaire respondents or their family members participated in community events and festivals in 2016.

Offering Greater Flexibility in Recreation Classes and Programs

According to Online Questionnaire results, more programming options are needed. Opportunities to increase program participation include providing more weekend programs, a greater variety of programs or events, more family-friendly options and flexible scheduling or drop-in opportunities. More activities for different age groups and better communication regarding upcoming opportunities would also be helpful. Overall, residents indicated that children (age 6-12), as well as older adults or seniors, had more recreation opportunities. However, other age groups need improved and a greater variety of recreation services.

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Chapter 3: Goals for the Future



3

GOALS FOR THE FUTURE



Based on the ideas and needs summarized in Chapter 2, seven overarching goals and related recommendations provide direction for enhancements to the park system. Key themes and priorities from the extensive community involvement process directly informed the following goals:

- 1. Re-envision West Linn’s Water Experience**
- 2. Create social hubs that provide year-round gathering places for all West Linn residents**
- 3. Create parks and open spaces that showcase West Linn’s unique qualities**
- 4. Provide new and extraordinary experiences in West Linn’s parks**
- 5. Re-imagine West Linn’s future indoor recreation opportunities**
- 6. Activate parks with recreation programs and events that encourage social interaction and a sense of community**
- 7. Create a more connected and accessible environment for pedestrians, bicyclists and other recreation uses**

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GOAL 1: Re-envision West Linn's water experience

Overview

The Willamette and Tualatin Rivers are defining features of West Linn and important assets in the community. The rivers are also a big part of the City's history and identity. Parks and recreation play a vital role in bringing people to water, with ten city parks located along the Willamette or Tualatin Rivers, and several more with a river view.

Water-based resources provide access to the rivers and diverse recreation experiences, such as wildlife viewing, fishing, boating, swimming and strolling along the river.

Access to the water is a tremendous differentiator for West Linn's park system. Based on responses to the community questionnaire, parks near water are of the most popular park types in the city, including Mary S. Young, Willamette and Fields Bridge. River access was one of the most popular choices when asked about desired activities. Equally important, sites with access to water have the potential to increase community identity, public interest and general park character that are all important to residents.

Photo: Riva Row Boathouse (The Woodlands, TX)

Recommendations

- Prioritize trail improvements near or along rivers or that connect riverfront parks.
- Establish an esplanade along the river near Riverfront Park where people can walk, bike, shop and gather, including public viewing areas towards Willamette Falls.
- Develop non-motorized boat launches, swimming docks and boat rentals, and a boathouse with boat storage, lockers and concessionaire space.
- Prioritize the preservation and restoration of riparian habitat and sensitive natural areas along waterfront and wetland areas.
- Create designated fishing areas and enhance existing fishing opportunities, including waterfront near an eddy, near submerged trees or vegetation.
- Enhance and maintain views of the rivers by maintaining breaks in vegetation and orienting viewpoints and seating areas towards river views.
- Consider a riverfront access plan addressing parking management in conjunction with added amenities along the riverfront.
- Identify properties that would increase water access and/or habitat and park land connectivity through inventory of desirable properties and through conversations with willing property owners and/or partnering with other land managers.
- Increase awareness of riverfront sites by adding consistent wayfinding with sign icons that depict the different features offered at each site.
- Address increased programming needs associated with waterfront opportunities.



GOAL 2: Create social hubs that provide year-round gathering places for all West Linn residents

Overview

Social interaction is one of the most fundamental and inherent benefits of public parks: places that provide a chance for unexpected encounters, social cohesion, demonstration and celebration. Respondents of the questionnaire felt that parks are important for neighborhood and family gatherings, as well as bringing the entire community together at large events. Different scales of social spaces ranging from smaller less-formal spaces (such as a seat wall or open lawn), to larger-scale facilities (such as a reservable shelter or amphitheater) will help create the types of environments where social interaction and gathering can occur. These social hubs can create a network of indoor and outdoor gathering spaces for the community.

When outdoors, protection from rain, wind and sun are important considerations, such as the six parks that provide a covered picnic shelter. In a separate question, poor weather was one of the top reasons why people seldom use parks. Covered amphitheaters, program pavilions and community buildings are all facilities that provide year-round gathering spaces or serve as social hubs.

Photo: Hemisfair Park (San Antonio, TX)



Recommendations

- Develop flexible use programming areas, such as spaces for special events, different types of outdoor classes, programs and activity practice space throughout the city.
- Integrate accessible seating and gathering areas in existing parks, including reservable picnic shelters and pavilions, lookouts along rivers, and dispersed tables and seating areas in parks and along trails.
- Design gathering spaces to shelter from the elements. Consider vegetation that provides a wind break, shade and shelters, and fire pits with defensible space from vegetation and structures.
- Continue to program existing indoor spaces in meeting needs of nearby residents.
- Integrate permanent and temporary public restrooms in parks that attract a high level of community use or attract users for extended time, such as fishing areas.
- Activate gathering spaces to attract and retain users. Consider small retail outlets or concessionaires (eg. coffee stands, small boat rentals), farmers' markets and guided tours and classes and activities as part of site programming to contribute to livelier social or activity hubs.
- Emphasize connections to nearby resources with improved connections and signage, to encourage use of nearby park sites for use during throughout the day. In particular, parks near schools have excellent potential to generate more activity from kids and families.

GOAL 3: Create parks and open spaces that showcase West Linn's unique qualities

Overview

As public spaces, West Linn's parks and open spaces should reflect the very best of the City and its people, showcasing an identity that is unique to West Linn and to each park. West Linn has many unique qualities that can shine through in local parks, including its many neighborhoods, natural features and unique history. Most parks have some combination of open lawn area, wooded area, trails, play area, picnic area, and sports/recreation features, which makes the parks feel full of activities. However, this similarity also makes them feel relatively homogeneous, without distinct identities for each park.

A few parks have unique and defining features, such as the Meteorite Trail at Fields Bridge Park, the giant hill slide at Sahallie Illahee Park, the basalt water feature at Robinwood Park, and the new design features at Marylhurst Heights Park. Several parks have unique public art displays. There is an opportunity to create more site-specific, interpretive art outdoors. Employing placemaking and park activation techniques in selected parks would help increase the variety of recreation experiences and would help transform these sites into distinctive, animated parks for all to enjoy. Maintaining a more rustic, natural character at other sites would help differentiate park character in West Linn.

Recommendations

- Identify priority sites for natural resources restoration and stewardship, including sites with high resource value, riparian corridors or wetlands, wildlife habitat, sites with continuous tree canopy, and pollinator pathways.
- Support opportunities for historical, natural and cultural interpretation and wildlife viewing in parks.
- Provide signage and facilities to support environmental education and interpretation in developed parks and natural areas, particularly at points of interest such as trailheads, waterfront sites, viewpoints and sensitive areas. Facilities may include elements such as outdoor classrooms, kiosks, interactive and educational play features.
- For parks with steep slopes or hill sides, incorporate facilities that accentuate the topography such as switch-back trails, slides, view points and vistas or steps and seating areas.
- Establish a tree health monitoring protocol and tree replacement plans for existing parks. Pursue pilot projects to test new or innovative facilities in parks. Encourage volunteer-driven initiatives and ideas through an annual improvement campaign.
- Build opportunities and options for increasing art in parks, to reflect local history and context.
- Design new facilities for sustainable energy efficiency, water conservation, ease of maintenance and minimized impacts to the natural environment.



GOAL 4: Provide new and extraordinary experiences in West Linn's parks

Overview

West Linn's parks offer incredible settings to support play, learning, exercise and relaxation. There are opportunities to maximize the full potential of parks to support a greater variety and diversity of recreation opportunities. For example, most play areas are similar off-the-shelf pieces that do not encourage unstructured, open-ended play, which is an important component of a rich play experience.

Some parks lack a defining feature or memorable and unique recreation options. Parks also would benefit from a variety of facilities to serve youth, teens, young adults, adults, and older adults. Similarly, many sports fields and courts in parks are outdated, and additional active recreation opportunities are needed. In some parks, adjacent private property encroaches onto public space and detracts from the park character and erodes the necessary edge between public and private realms.

Recommendations

- Support new and emerging recreational facilities across the city. Consider adding activities for young adults and teens, such as parkour, climbing walls, bike skills areas, zip lines, pump tracks, and outdoor ping-pong.
- Enhance play areas to feature fun and unique play sites not found in nearby parks. Consider nature play in addition to or as an alternative to traditional play equipment when replacing aging or worn structures. Prioritize accessible design.
- Design park features around a common theme or style that showcases West Linn's unique natural areas and local history, providing settings that are comfortable, functional and engaging.
- Open new or underused areas of parks where there is potential to add appropriate new recreational facilities, art installations, viewpoints boardwalks or trails.
- Increase low impact, social opportunities for adults and seniors in parks. Consider pickleball, lawn bowling, badminton, petanque, and outdoor exercise equipment.
- Partner with schools to address sport field needs. Design synthetic turf, multipurpose fields suitable for traditional and newer emerging athletic activities.
- Update the City's policies on park encroachment and use boundary markers and maintenance to delineate park boundaries where they abut residential uses. Conduct annual GIS park boundary surveys. Develop an annual reporting database of encroachment violations and actively enforce violations.



GOAL 5: Re-imagine West Linn's future indoor recreation opportunities

Overview

West Linn residents desire indoor public spaces that have the potential to fulfill some of the top needs identified by the community, including opportunities for youth, year-round recreation options, health and fitness activities, and social gatherings. The existing inventory includes five indoor facilities that can be rented or programmed, but three of these are available by reservation only, limiting use of these facilities. Many are smaller spaces not designed for recreation use.

Many residents feel that existing indoor facilities are not satisfactory. Of all potential types of facilities selected by questionnaire respondents, a new indoor community/recreation center is one of the highest priorities, but also the most costly. Any new indoor facility should provide a community-wide benefit to maximize the public return on investment. This includes designing such a facility to include aquatics, fitness and social space, with opportunities for all age groups and ability levels. Having another facility would increase participation in events, classes and programs. Existing indoor spaces that serve a local benefit (eg. Sunset Fire Hall, McLean House) are also in need of upgrades.

Given the costs associated with these projects, a long-term strategy is needed to find, build and program future multipurpose indoor recreation center.



Recommendations

- Continue to monitor the community's willingness to pay increased taxes to support a multipurpose recreation and community center.
- Determine deferred maintenance and major capital costs to repair existing neighborhood-scale indoor facilities. Consider alternative funding sources to help pay for these costs, volunteer labor, including crowd funding, private endowments and state or local grants.
- Encourage co-location of public facilities. For example, fire stations can be co-located next to or within parks, with a design that includes accessible restrooms and meeting rooms, while providing convenient park access.
- Recruit private businesses, non-profits and other partners to manage operate neighborhood-scale indoor facilities. Encourage them to include revenue-generating options such as small retail concessions, coffee or food stands, and equipment rentals to offset costs.
- Avoid investing in or managing neighborhood-scale indoor facilities that do not provide a community wide benefit.
- Allow drop-in times or open use of indoor facilities during designated times, especially after school/work hours and on weekends.
- Program indoor facilities for seasonal or year-round activities and exhibits, such as art shows, plays, neighborhood gatherings and movie nights.

GOAL 6: Activate parks with recreation programs and events that encourage social interaction and a sense of community

Overview

West Linn residents enjoy opportunities to come together, connect with friends and neighbors and spend time with family. Based on questionnaire responses, many respondents indicated that the City already provides great community events, and more than half attended community events and festivals. Yet, according to the questionnaire, respondents rated the recreation programs, classes and events for young adults and teens poorly. Overall, programs, classes and events for children (age 6-12) and older adults or seniors were rated better than programs and classes offered for other population groups.

Parks and recreation facilities provide great places to accommodate social gathering and serve as venues for learning, celebrating, demonstrating and playing, together. Open and flexible hours and locations are a starting point to encourage a greater variety of events and programs. The City should lead the effort to further improve social gathering opportunities, actively testing different times and types of opportunities to better meet the diverse needs of West Linn.

Existing and new partners are also key to building and sustaining this important part of the park and recreation system. Recreation programs offered by the City should be expanded to increase opportunities for residents to interact and gather.

Recommendations

- Consider testing new program options that increase a variety of choices, weekend options and flexible scheduling and drop-in opportunities.
- Work with volunteers or private businesses to provide access to outdoor recreation-based programs and activities, including nature-based or environmental learning.
- Offer additional programs catering to young adults and teens, including a greater variety of outdoor concerts and movies, and beginner classes and field trips to regional recreation and institutional destinations.
- Direct resources to help recruit new program instructors or volunteers. Showcase providers when advertising events and programs to the public.
- Promote West Linn's parks and recreation opportunities, partnerships and programs to a higher degree. This will help increase participation and also inform people about the benefits that are being created with their tax dollars. Retain specialists in advertising and social media to promote the full range of opportunities offered by the City and its partners, using already popular events to showcase the park system and its supporters.
- The City should continue to collaborate with a range of partners to put on public events. This strategy is cost effective and reduces demand on City resources.
- As new facilities are developed, program and activate these spaces. For example, be prepared to staff a new swimming area with lifeguards during peak times.



GOAL 7: Create a more connected and accessible environment for pedestrians, bicyclists and other recreation uses

Overview

The City of West Linn has a long history planning for trails and non-motorized connections. The City's Trails Plan (2011) outlines a network of 62 miles of trail routes, including on-and off-street facilities. A larger, more robust trail network envisioned by the plan would make the entire city more walkable/bikeable and would connect people to the waterfront, schools, neighborhoods, the regional trail network and other community destinations.

Based on more recent interests and needs identified from the Plan Update, trails continue to be a top priority. Respondents to the community questionnaire identified several priorities, including an off-street multi-use path to connect between Willamette Park and West Bridge Park, and an overall desire for more nature trails and multi-purpose trails for hiking or biking.

Trail corridors can provide many of the same experiences that residents would expect from a local park and further improve access to recreation, as well as non-motorized transportation. Trails also provide places to learn, reflect, explore and play. Seating and interactive or interpretive art, as well as boulders, downed trees or other natural materials for play, can all be added next to trails.



Recommendations

- Using the Trails Plan for guidance, leverage the interconnected trail and greenway system as a major attraction, a recreation resource and a transportation asset.
- Prioritize pursuing a continuous multi-use path along the river (south of I-205).
- Improve Willamette Falls Drive to include a separated bike/pedestrian route
- Build pathways within existing parks and natural areas to increase access to and interaction with natural areas, where appropriate.
- Design chicanes or pockets alongside trails that include features for play, learning or relaxing. Consider natural or built materials to crawl under or climb over, engaging art pieces or seating and rest areas.
- Create a comprehensive wayfinding system that is recognizable and understandable to all users. The system of signs should indicate where trails, bike routes and trailheads are located, distances between destinations, and safety and educational information. The system should conform to a consistent design theme that is durable and easy to maintain.
- Locate park entrances and trailheads near transit stops, off-street parking areas, safe crossings and bike racks to promote connections to other transportation modes. safe crossings and bike racks to promote connections to other transportation modes.

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Chapter 4: Recommendations



4

RECOMMENDATIONS

West Linn’s goals for parks and recreation identify key moves to promote the community’s character through its park system. These moves together require a major investment in parks, facilities, programs and operations. Recent bond measures, however, have shown a reluctance to support some parks and recreation projects. For this reason, it’s important to understand what types of investment residents truly support.

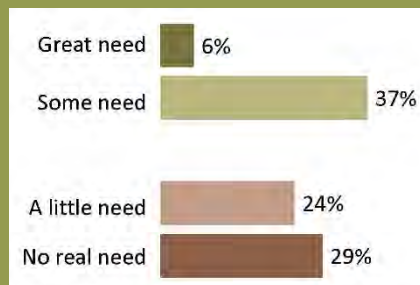
In December 2017 and January 2018, the City of West Linn surveyed 458 voters to identify priorities for a potential bond measure to improve to improve parks, trails, natural areas, streets, and community facilities. This chapter shares highlights from the West Linn Bond Measure Feasibility Study to define community support for parks projects. Considering these findings, the chapter also recommends site specific improvements and policies to enhance the development and management of West Linn’s park and recreation system.

High Satisfaction Ratings

West Linn residents appreciate City parks and facilities. In the 2017 Online Questionnaire conducted for the Master Plan process, 85% of respondents rated the City’s parks and facilities as good or excellent. The 2018 Bond Measure Feasibility Study survey also found high ratings for the Parks and Recreation Department (see sidebar). Because current satisfaction levels are

Bond Feasibility Study

- The Parks & Recreation Department has a stronger approval rating (85%) than the Streets Department, City Council, Neighborhood Associations and City management overall.
- Almost 70% of voters visit parks, natural areas and trails once a month or more.
- The Department does such a good job of maintaining sites that only 39% of respondents think that deteriorating and run-down parks are a serious problem. Parks issues overall are perceived to be less serious than other city issues.
- Fewer than half see a need for funding for neighborhood parks, trails, natural areas, and recreation facilities.



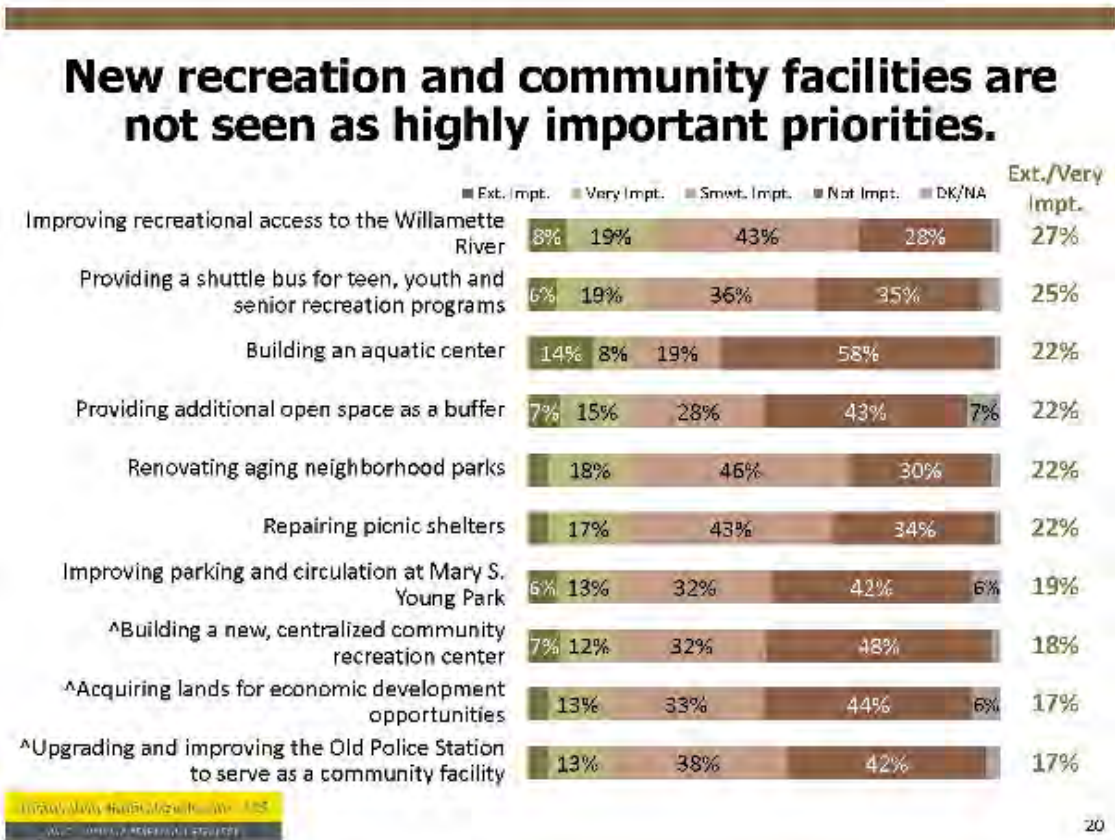
FM3: West Linn Bond Measure Feasibility Study

so high, however, few respondents saw a need for improved or new recreation and community facilities. Among a list of spending priorities tested, traffic/safety improvements are at the top (48-67% of respondents noting these as extremely or very important). Cycling, hiking, and park improvements are lower priorities, followed by new parks and facilities (Figure 5). However, one of the top reasons for supporting the bond measure is to invest in West Linn’s quality of life.

Quality of Life Investment

The third most important reason for supporting a bond measure is that parks, natural areas, and recreation and community facilities provide people of all ages opportunities to relax, exercise and appreciate nature. Investing in parks and recreation improves our quality of life.

Figure 5: Bond Measure Study Findings on Facility Priorities



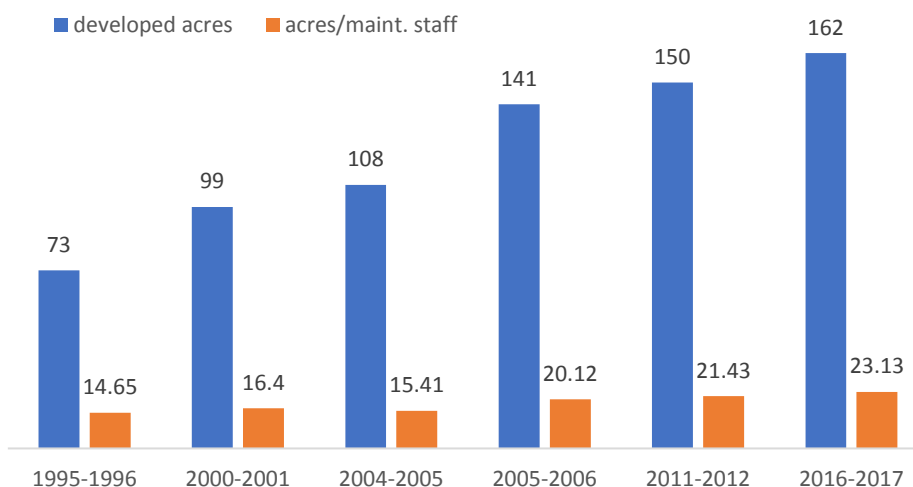
Increasing Maintenance and Operations Needs

The high satisfaction ratings mask the fact that the City’s parks and recreation facilities are at a critical junction. The City’s growing population is putting a greater demand on parks.

Recreation program participation also has increased in recent years. Department staff have been scrambling to take care of and operate its parks and facilities. Staffing has not kept pace with increases in the City’s population, developed park acreage and program participation through the years.

Currently, nine full time staff take care of 548.3 acres of City park land and natural areas, with some seasonal and volunteer support. Since there isn’t enough funding to maintain all parks, staff wisely focus resources on developed park areas only. However, more staff are needed as park to maintain the system as it grows. As the amount of developed park acreage has grown since 1995, the numbers of acres that each staff maintains has continued to grow as well (Figure 6). This FTE per maintained acre is not sustainable.

Figure 6: Increase in Developed Acres and Maintained Acres per Staff Person Since 1995.



Needed Maintenance

The combination of deferred maintenance, storm-related maintenance issues, aging and worn facilities, increasing park and facility use, and added new facilities has pushed West Linn parks maintenance to a tipping point.

Without an increase in staffing and funds for site stewardship and asset replacement, the Parks & Recreation Department will be unable to maintain its parks adequately. If the City wants to sustain its high public approval ratings for parks and recreation, the Master Plan strongly recommends increasing funding to address maintenance needs.

While the Department has been able to keep things looking good and operational, staff know they are facing the perfect storm. Increased maintenance funding and staffing are critically needed. A higher level of maintenance is needed at 18 existing sites (Table 6).

Table 6: Numbers of Sites Needing Improved Maintenance and Reinvestment

Maintenance Classification	Definition	# of Existing Sites	# of Proposed Sites	Examples
Basic Maintenance	A basic level of maintenance includes routine monitoring, inspection and care of recreation facilities, natural areas and landscaping. At this level, the City provides routine maintenance for health and safety, but not specialized care for asset protection. All sites need at least basic maintenance.	50	8	All parks and natural areas
Standard Maintenance	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.	7	1	All boat ramps, Tanner Creek Park, White Oak Savannah. Mary S. Young, Midhill Park
Enhanced Maintenance	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.	10	6	All indoor facilities, Fields Bridge Park, Willamette, planned Riverfront Trail and Riverfront Park
Reinvestment/Replacement	An allowance should be set aside annually to offset the costs of replacing facilities at the end of their lifecycles. In the timeframe of this plan, this applies to all sites.	41	9	All developed park sites

Note: See Appendix D for details.

Site Recommendations

The issue the City is facing is not just about park maintenance. To meet community expectations, aging parks and facilities need to be updated and refreshed, plus new recreation facilities should be developed to support changing recreation trends. The Master Plan includes a Park Site Recommendations Matrix that documents site by site needs for improvements and maintenance (Appendix C). It presents recommended capital projects for existing parks and potential future parks and facilities. It also identifies maintenance needs based on anticipated levels of site use. These recommendations are tied to Plan goals presented in Chapter 3 and consistent with the Design Use and Maintenance Standards presented in Appendix D.

Many existing sites need improvements (Table 7). Fortunately, most of them simply need minor facility enhancement and natural resource restorations. Deferred maintenance is a significant issue at nine sites.

Site Recommendations

There are five categories of recommendations for existing parks. Appendix G provides additional description of these terms.

- **Major Enhancement:** A feature that would affect roughly half of the developed portion of a site or add costly features.
- **Minor Enhancement:** A feature that would affect roughly ¼ of the developed portion of a site or add improvements with a moderate cost.
- **Added Facility:** A unique or specific feature recommended for a site.
- **Deferred Maintenance:** Providing upkeep to existing parks with known maintenance needs.
- **Natural Resource Restoration:** Attending to preservation, restoration or protection of natural resource areas of a site.

Table 7: Highlights of Recommendations for Existing Sites (# of sites needing improvements)

	Major Enhancement	Minor Enhancement	Added Facility	Deferred Maintenance	Natural Resource Restoration
Active-Oriented	2	5	4	2	0
Special Use	1	2	1	1	0
Multi-Use	2	4	0	5	1
Passive-Oriented	1	6	0	1	14
Natural Resource Areas	0	0	0	0	0
TOTAL Existing Parks	6	17	5	9	15

See Appendix C for all site recommendations.

Table 8 summarizes recommendations for proposed (new) sites that will add new recreation opportunities for West Linn residents and promote community livability. There are also opportunities to cost effectively partner at Oppenlander Field (potential partner site) to add sports capacity to West Linn. Map 9, on the next page, shows how these improvements advance the goals of this plan.

Table 8: Highlights of Recommendations for Proposed Sites (# of sites needing improvements)

	Acquire	Plan	Develop	Enhance	Sustain
Proposed park sites	6	6	6	3	1
Potential Partner Sites	0	0	0	1	0
Other Sites	0	0	0	1	0
TOTAL	6	6	6	5	1

See Appendix C for all site recommendations.

Project Types

Capital projects for proposed sites, potential partner sites and other sites include five types:

- **Acquire:** Obtaining new land
- **Plan:** Creating or revising a master plan, design or study
- **Develop:** Building a new park
- **Enhance:** Adding a specialized feature or facility
- **Sustain:** Attending to the maintenance, restoration or preservation of site features

Map 9: Recommended Park Projects by Goal



RELATED PLAN GOALS

- Enhance Water Experience
- Showcase Unique Qualities
- Reimagine Indoor Recreation*
- Create a Connected & Accessible Environment
- Create Social Hub
- Create New & Extraordinary Experiences
- Activate Parks

* Refer to Trails System Concept Plan * Potential future indoor recreation center (TBD)

Top Community Projects

Since the Master Plan includes more projects than the community can fund, projects were screened according to Master Plan goals and the community priorities noted in the Online Questionnaire and Community Workshop. The following projects are important to achieving Plan goals. These are not noted in priority order and should be prioritized along with other capital projects as part of the City's capital improvement planning process (see Chapter 5). Appendix E provides additional details for each top project.

Maddox Woods

Enhance Maddox Woods as a unique natural park site that better supports events and holiday festivals and provides opportunities for hiking, wildlife viewing, and environmental education.



Fields Bridge Park

Strengthen some of the best features of Fields Bridge Park to reinforce it as a one-of-a-kind destination park experience that offers a wide range of activities and environments for all ages and interests.

Sunset Park

Reinvest in Sunset Park by creating an outdoor neighborhood oasis that provides community spaces for play, gathering, and learning under the canopy of mature conifer trees.

Marylhurst Heights Park Addition

Develop the addition to Marylhurst Park to complete the overall park's design and installation.

Oppenlander Field

Explore a partnership or joint-use agreement with the School District to improve and manage this site as a high-level sports facility with artificial turf and field lighting.



Cedar Oak Boat Ramp

Add to the recent boat ramp improvements by enhancing existing features and introducing new ones that improve user comfort.

Sports and Games Activation

Strengthen West Linn's existing activity areas and sports facilities with diversified sports courts, challenge elements, and game features in two to three pilot sites. These outdoor sports courts and game areas should be designed to encourage community interaction, activate public spaces, promote play, and present opportunities for friendly competition and

intergenerational connection. Consider sites such as Tanner Creek Park, Hammerle Park, Marylhurst Heights Addition, and Robinwood Park.

Enhanced Play Experience at Targeted Sites

Target four to five sites to provide unique and extraordinary play experiences – ones that offer surprising, contextual, and open-ended experiences and that are designed for people of all ages and abilities.

User Comfort and Accessibility

Enhance user comfort and accessibility by providing a variety of accessible amenities with a special focus on priority projects. Clean, comfortable, and accessible parks are aesthetically pleasing and are a major contributor to the community’s general quality of life.



Riverfront Park

Create a community destination and year-round social hub that provides an extraordinary riverfront experience. Acquire and adaptively reuse the Tri-City Sewer District Property into a new regional park that enhances the character of West Linn’s riverfront. Include attractive plazas, a swimming dock, a non-motorized boat launch, a boathouse, a reservable shelter with

gathering and social spaces and connect to nearby parks via a riverfront esplanade. This park will connect to the portion of the waterfront that is currently owned by PGE.



Riverfront Trail

Where possible, develop a riverside trail that provides visual and physical water access, connects riverfront parks, highlights natural resources, and transforms the riverfront area into a lively, usable, valuable treasure for the entire city. Along the Willamette River, create a riverfront trail extending from Bernert Landing Boat Ramp to Cedaroak Boat Ramp. Connect to the new Riverfront Park esplanade, as well as to the West Linn Public Fishing Dock, West Bridge Park/ Maclean House, Maddox Woods, Cedar Island Park, and Mary S. Young Park as feasible.

Land and Water Trailheads

Design and develop new trailheads and support facilities as gateways to popular or prioritized future land and water trails. Focus on the new Riverfront Park, as well as existing Special Use and Multi-Use Parks with the largest demand or need for improved access, including the future Riverfront Trail.

West Linn Fishing Dock

Enhance the existing fishing dock by improving parking and access and by increasing use throughout the shoulder seasons.



A Multi-Purpose Indoor Recreation Space

Strategically prioritize investments to move towards the long-term goal of building an indoor community hub that supports active programming and enrichment activities for residents of all ages. As noted in the more specific indoor facility recommendations in Appendix F, consider a stepped or tiered approach to develop a community center with indoor/outdoor programming space and reservable uses, which could later be expanded to support a gymnasium, aquatics facility, and other increased uses over time.



As part of this strategy, maintain and improve the Adult Community Center to continue its emphasis on senior programs and, after hours, on passively-based community activities. Continue operating the center as a prime location for community rentals. On the other hand, do not invest in acquiring, developing or improving any additional neighborhood or community recreation facilities that are less than 10,000 SF in size. These small facilities are better managed by neighborhood or community organizations. Funding them slows progress toward providing a larger facility with the capacity to serve all City residents.

Programming Recommendations

The development of a new indoor recreation facility will significantly change the business of the Parks and Recreation Department to emphasize more recreation programming. In the short-term, however, the City must carefully consider ways to invest in increasing recreation programs and events. Increased activities in parks will increase maintenance demands as well. Consequently, the Master Plan recommends that the City increase programming as a revenue-generating opportunity, responding to West Linn's market considerations (see Appendix B). That includes focusing on cost recovery, specific types of programs, and a longer-term strategy for meeting indoor needs.

Cost Recovery and Program Reinvestment

Based on West Linn's market profile, residents are well above the national average in the funds they spend annually on recreation and entertainment. That means residents have a strong capacity to "pay to play" for recreation

services provided by public, private and non-profit groups. Given the City's limited investment in recreation, the pricing policies and cost recovery established for programs and services is critical to being able to provide programming. Any revenues collected through City events and programs must be reallocated to the Parks and Recreation Department and re-invested in park maintenance and programs.

The City should revisit and update its pricing policies that define how fees are set for programs, events, and facility reservations. A comprehensive fee philosophy and cost recovery policy will:

- Ensure that facility reservation and use fees are based on time reserved and set to recover costs for labor and materials associated with staffing, equipment, janitorial services and utilities, plus some indirect costs as per market capacity.
- Increase fees to include a facility impact/capital replacement fee to offset the long-term impact of facility use.
- Address the different rates charged for City residents and non-residents and non-profits vs. other for-profit or private facility users.
- Address fees for special uses, such as vendors, alcohol and sound permits, special equipment rentals, application processing fees, reservation changes, added event monitors, etc., as well as deposits for cleaning and damage.
- Determine cost recovery rates based on the types of benefits provided. For example, activities that have individualized benefits have a higher cost recovery rate, potentially recovering 100% or more of direct costs. Events and programs with community-wide benefits, or provided by community partners in parks, may have lower cost recovery rates.

Programming Recommendations

- Revenues collected through City events and programs should be reallocated to the Parks and Recreation Department and re-invested in park maintenance, programs and operations.
- Facility use fees should include a facility impact charge to apply towards repair or replacement as facilities wear and age.
- Activities that have individualized benefits should recover 100% or more of direct costs, unless it involves services to a targeted underrepresented group. Events and programs with community-wide benefits, or provided by community partners in parks, may have lower cost recovery rates as defined in an updated cost recovery and fee philosophy.
- Outdoor programs should be expanded in the following areas: Outdoor Recreation/Nature Programs, Cultural Arts, and Fitness/Wellness.
- Special Events and Older Adult/Senior programs should be continued.
- Additional program staff should be hired to phase in new programs and expand the recreation business prior to investing in a new indoor recreation and community facility.
- Park concessions should be added to generate revenues and increase recreation opportunities in the city.

Revenues collected from all programs, as well as park and facility user fees, should be reinvested in the Parks and Recreation Department to support park maintenance, programs and operations.

Core Program Areas

Based on West Linn’s market profile and needs identified in the Online Questionnaire, City staff should expand programs in the following areas: Outdoor Recreation/Nature Programs, Cultural Arts, and Fitness/Wellness. The City should continue providing Special Events and programs for Older Adults and Seniors. Recognizing that current indoor facilities are at capacity, most of these programs will be held outdoors in City parks.

Indoor Program Expansion

The three-phased approach for the development of a new indoor recreation facility, outlined in Appendix F, will require either working with an equity partner to handle operations or significantly expanding recreation programs to generate revenue and offset the cost of facility operations. This will require a substantial change in Department operations. The City should be prepared to subsidize facility operations for several years, as noted in a financial feasibility and market analysis.

Prior to this shift, the City should explore opportunities to expand facility use agreements with the West Linn-Wilsonville School District, initiated pilot recreation programs. Additional dedicated program staff would be needed to phase in new programs and expand the recreation business prior to investing in a new indoor recreation and community facility.

Park Concessions

The City should explore opportunities to add concessionaires in parks to generate revenues and increase recreation opportunities in the city. Preceding the development of a new

regional park, the City should evaluate revenue-generating options to help make the Riverfront Park cost-neutral. This would require planning and operating this site similar to an enterprise facility, with all revenues collected and kept by the Parks and Recreation Department to support operations.



Chapter 5: Plan of Action



5 PLAN OF ACTION



As noted in Chapter 4, the path towards Master Plan implementation requires a clear understanding of costs, community priorities, and funding options. Chapter 5 outlines these ingredients, as well as criteria to guide the timing of these projects and implementation steps for carrying out the plan.

Cost Summary

The City of West Linn must be prepared to invest in its park and recreation system in four different ways. Costs will include:

- **Capital Costs:** Land acquisition, planning, development, and park improvements.
- **Reinvestment/Replacement Costs:** Annual cost to sustain recreation facilities.

- **Maintenance Costs:** Annual maintenance cost scaled to match park characteristics.
- **Recreation and Facility Operations Costs:** Annual costs to support programming, events and operations of existing indoor recreation facilities.

Assuming a stronger cost recovery and reinvestment program is implemented for operations and programming, the City must still fund a higher level of maintenance, the replacement of aging and worn facilities, and improvements to existing parks. The community also values new park development to support community livability.

Table 9, on the next page, summarizes planning level costs for all capital projects, maintenance

and reinvestment/replacement presented in this Master Plan, based on a cost analysis presented in Appendix G.

Table 9: Cost Summary

	Total Capital Costs (10 Years)	Total Reinvest./ Replace. Costs (annual)	Total Maint. Costs (annual)
Active-Oriented	\$3,424,100	\$192,400	\$412,000
Special Use	\$2,186,400	\$93,200	\$348,300
Multi-Use	\$16,609,200	\$891,600	\$1,957,800
Passive-Oriented	\$3,084,000	\$124,000	\$340,600
Natural Resource Areas	\$0	\$0	\$66,400
Subtotal Existing Parks	\$25,303,600	\$1,301,100	\$3,125,200
Proposed Parks	\$47,990,000	\$328,800	\$606,500
Partner Sites/Other	\$4,500,000	\$0	\$120,500
TOTAL	\$77,793,700	\$1,630,000	\$3,852,100

See Appendix G for a complete summary of costs.

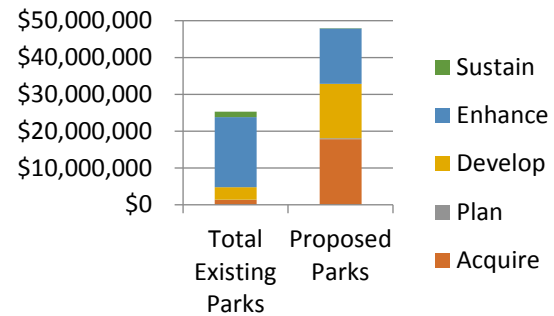
As shown above, if all Plan recommendations were implemented, approximately \$25.3 million would be needed to improve existing parks. An additional \$1.3 million would be needed annually for reinvestment and replacement, and \$3.1 million for annual maintenance.

Proposed parks would require approximately \$47.9 million for land acquisition, planning and development. If added, these sites would increase the funds needed annually for park maintenance by \$606,500. The annual set-aside allowance for facility reinvestment and replacement would increase by \$328,800. If the City invested in potential partner sites, improvements would cost approximately \$4.5

million, with \$120,500 in annual maintenance costs.

Figure 7 compares costs for existing parks with proposed parks.

Figure 7: Cost Distribution for Existing and Proposed Parks



Prioritization

While all these improvements are desired, the cost is more than the City can afford and more than the community is willing to pay. The envisioned parks and recreation system will take time, resources and adaptability to achieve over the long term. Not all recommendations will be carried out in 10 years. So how does the City decide what to advance?

Prioritization Criteria

The decision-making criteria noted below can be used in the City's budgeting process to identify higher priority projects for funding. Projects that more closely meet the intent of these criteria should rise to the top of the list, while those that do not should be moved lower in the queue and considered at a later date. This process can also help decide what to include in citywide funding measures if put before voters for decision-making.

1. **Multiple Benefits:** Would the project help fulfill multiple plan goals?

2. **Community-Wide Value:** Does the project deliver high value for the cost or resource needed for the benefit of the greater community, relative to other projects?
3. **City Priority:** Does the project coincide with or support another City project, goal or City Council initiative that supports community wide services?
4. **Completing Connections:** Will the project result in improved connectivity as envisioned by this Plan and the Trails Master Plan?
5. **Replacement and Revitalization:** Will the project remove, replace or enhance facilities or landscaping in poor condition to ensure high quality parks and facilities compliant with current safety and ADA standards?
6. **Programming Options:** Will the project improve a facility or park area to support a program, class, camp, organized sport or event?
7. **New or Unique Opportunity:** Will the project add a new type of recreation facility to address changing recreation trends and support a greater variety of recreation opportunities in West Linn?
8. **All Ages, Abilities and Users:** Does the project serve several neighborhoods or the entire community, provide recreation opportunities for different age groups and people of all abilities and skill levels, and/or support activities targeting teens, young adults, and adults?
9. **Community Heritage and/or Natural Resources:** Does the project create engaging parks and facilities that reflect local heritage and history, and/or protect the urban forest, stream corridors, natural resources and open space?

10. **Sense of Community and Social Cohesiveness:** Does the project create social gathering places or respond to the City's demographic character, cultural diversity and community cohesion?

Project Sequencing

After identifying top community priorities using the prioritization criteria, the City should consider the following questions to determine when implementation is feasible. These questions will help decide which projects to include in the City's five-year CIP, which is updated annually, and which projects to implement when funding or other resources arise.

Capital and Resource Availability: Are there adequate resources to move the project forward and maintain it in the future?

Available Partnerships: Does the project have the committed support of one or more partners?

Timing: Is immediate action needed before the opportunity is lost?

Value: Is there potential to reduce costs or be more efficient by bundling projects?

Capacity: Is there adequate staff capacity to implement the project and support ongoing maintenance and operations?

11. **Local Economy:** Does the project increase opportunities to generate revenue or support community events and encourage tourism that indirectly supports local businesses?
12. **Sustainability:** Does the project reduce operations and maintenance costs or help achieve City sustainability goals?

Funding Alternatives

The City primarily relies on the General Fund to pay for parks and recreation. Ultimately multiple funding sources will be needed to fund both capital projects and operations. Some of most strategic funding moves are noted here.

General Fund

The City’s General Fund budget is used to provide routine public services to the community. Given the role parks and recreation plays in supporting the City’s high approval ratings, the City should strive to maintain and increase its General Fund allocations for parks and recreation services. Any revenues collected from parks and programs should automatically be reinvested in Department services to ensure high quality services.

Best for funding: park maintenance, capital replacement, management, administration and programming

Bond Measure

By 2021, the City’s General Obligation Bond for parks will be fully paid off. Passage of a new bond with at least partial funds dedicated to parks projects could provide a major source of revenue to cover recommended capital improvements. While the Bond Measure Feasibility Study showed a reluctance to pass a May 2018 bond measure dedicated to parks projects alone, it did highlight the importance of community livability in voter decision-making. The voters who participated in the

survey seems unaware of the pressing need to fund park improvements. This highlights the need for voter education before a parks bond measure is put before voters for renewal.

The City should continue to consider the right mix of park and non-park projects, as well as timing of the bond measure, to ensure its passage. Even if the City goes forward with a transportation-focused bond measure in 2018, it should consider strategies to bolster support for the parks system and to build a larger constituency that supports a bond measure for parks in the future.

Best for funding: park enhancements, new parks

System Development Charges

The City of West Linn should consider updating its parks and trails system development charges to ensure that any new development is paying their fair share for the increased demand and need for new facilities. Since residential growth is slowing, the City may consider whether charges for commercial and industrial impact fees may be warranted depending on plans for future growth.

Restricted for funding: capacity-enhancement capital projects

Operating Levy

Unlike the General Obligation Bond—which would only cover major construction projects—an operating levy would help pay for needed park maintenance and recreation operations over the lifetime of the levy. Maintenance and upkeep of parks and recreation assets are important to the public and such a levy could provide a valuable resource to pay for ongoing maintenance to the system. Additional operations funding is also needed to cover the additional community events and recreation services desired.

Best for funding: park maintenance and recreation events and programs

Maintenance Fee

The City should continue to rely on the park maintenance fee as part of the larger strategy to fund needed park maintenance. The City doesn't currently require a fee for commercial uses, though many businesses and workers in West Linn rely on nearby parks, trails and other recreation facilities during a lunch break or before or after work. The City should discuss the merits of assessing a fee to commercial uses to help offset the existing shortage of maintenance funding.

Best for funding: park maintenance

User Fees and Programming Fees

The City should redefine its pricing policies and cost recovery targets to increase revenues from programming fees, facility-use charges and where applicable, facility-entry fees. Facility use charges should cover all direct costs, and rates may also be set higher to subsidize parks maintenance and address the long-term impacts of facility use. Charges for programming should be based on a cost-recovery strategy or fee philosophy that identifies which programs and events can be subsidized, and where costs can be offset by revenue-generating programs that more than fully recover their cost. It's critical that these revenues return to the Parks and Recreation Department.

Best for funding: recreation programming and operations, maintenance

Concessions

Food, beverage and merchandise vendors or concessionaires that operate coffee kiosks, food carts, equipment rentals such as bicycles or kayaks or provide other revenue-generating facilities or services in parks can also generate

excess revenues to support the park system. The City can set-up specific arrangements with vendors and concessionaires for these services. Vendors are also required to obtain a license from the City.

Best for funding: park maintenance and operations

Foundation Support

A new parks foundation can be a valuable asset that can raise money and garner support for development and stewardship of the park and recreation system. A parks foundation can leverage its non-profit status to make the most of tax-deductible donations and can use its independence from the City to put on a range of fundraising events. The tapestry segmentation for West Linn (Appendix B) suggests potential support for a parks foundation, with higher median income and other demographic indicators in West Linn, including residents with a likelihood to support charitable organizations and recreation expenditures.

Best for funding: specific projects

Private Contributions and Endowments

Cash contributions from private organizations can add up when successfully managed. The program must be thoughtfully designed so that potential contributors can see the results of their donations. Options to purchase benches, playground equipment, trees and other items are great ways to show that donations are making a difference. The program should also be prepared for larger endowments for playgrounds, picnic structures or entire parks. The City should seek contributions from estates and trusts and have the resources needed to accommodate more complex transactions.

Best for funding: park maintenance, new parks, partner sites

Going Forward

The path to leverage Master Plan recommendations will require deliberate action. The Parks and Recreation Department staff should work with the City Manager, parks and Recreation Advisory Board and City Council to undertake the following:

1. Revise City funding policies to ensure that all revenues generated in parks and from recreation programs, events and activities are placed in a special fund for the Parks and Recreation Department.
2. Increase the General Fund budget for park maintenance to hire more staff to reduce the staff-per-developed acre ratio and improve maintenance quality. Ensure that all sites receive basic maintenance to ensure public safety and that high-use sites and higher value assets receive the attention they need.
3. Ensure that at least one significant parks project is part of the package for the 2018 bond funding measure. Studies show that having a mix of projects typically garners broader support. The role that parks play in supporting community livability tested as the third most powerful message to support a May 2018 bond passage.
4. Create a “Support the Parks” campaign to highlight the importance of parks and recreation to West Linn’s quality of life and character, plus raise awareness of the need to take care of assets, improve aging and deteriorating facilities, and enhance sites. The campaign will provide the level of awareness and “buzz” needed to gather support for future funding measures and for attracting new partners and sponsors. Involve Parks and Recreation Advisory Board members in being ambassadors for the park and recreation system. Continue

to publicize success and popular parks projects and programs to build community interest.

5. Fund parks and recreation as essential services. The City is facing several competing funding priorities, and staff and City Council will need to make some significant decisions on overarching priorities. Both the Parks and Recreation Master Plan outreach and Bond Measure Feasibility Study show the importance of taking care of park assets to ensure community support and a high level of satisfaction in City services. As the City seeks to increase other funds, ensure that parks remain part of the funding package for essential services.
6. Pursue an operations levy or utility fee to fund maintenance and recreation services. Ensure costs are recovered from recreation programs to have funding on hand to continue to re-invest in programming and operations.
7. Invest in priority projects that have the broadest benefit; avoid investing in small or interim projects that serve only one or two neighborhoods. Since funding is tight, the City must make conscientious decisions to spend funds on critical projects and withhold funds from other requests to accumulate sufficient funding for larger priority projects.
8. Maintain a dedicated Parks and Recreation Department and staff. City parks are clearly valued assets. During transitions in park staff, it is important to ensure quality leadership and expertise in parks and recreation to guide the management and operations of West Linn’s park and recreation system.

9. Acquire land for the riverfront regional park while the opportunity exists to do so. Create a master plan and market study to develop the park as a cost-neutral site with revenue generation to offset operations.
10. Annually prioritize projects and update the Capital Projects List. Using the criteria listed in this chapter, review the capital projects and rank each project according to how well it meets the identified prioritization and sequencing criteria. Each year, as conditions, preferences and funding opportunities change, the City should readdress the project list and re-prioritize the project queue.



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		•													•	•	•						•	By reservation only	
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		•								•	•	•					•	•	•					•	Site adjacent to West Bridge Park; By reservation only
Sunset Fire Hall	1.0																	•	•	•					•	By reservation only
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																									

	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/Paths	River Access	Interpretive Features	Barbeques	Covered Picnic Shelters	Restrooms	Picnic Tables	Reservable Areas	Porta Potties	Community Gardens	Boat Ramps		Special Use Buildings		
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										•	•	•														
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										•	•	•														
<i>Passive-Oriented Parks Subtotal</i>	213.9	2	3	1	1	1	2	1	1	1	1	17	39	8	1	2	1	2	3	1	2	2	1	1			
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																										

	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/Paths	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	0.2																											
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Unnamed Open Space	0.4																											
Unnamed Open Space	0.4																											
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		
Total City Park and OS Facilities	548.3	18	23	3	3	6	10	8	13	6	3	27	53	15	4	5	7	17	24	10	3	3	3	4				
Other Park and Recreation Resources																												
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	0	12	11	8	7	0	1	2	0	0	3	0	0	0	0	7	0	0	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)	
Old Bolton Firehall	0.5																										• Ownership: City of West Linn	
PG&E Corridor	8.1											•	•															Ownership: Pacific Gas and Electric Company (PG&E)
Robinhood Station	0.9																					•						• Ownership: City of West Linn; Community Center; Community Gardens
Tri City Sewer District Property	31.9												•															Ownership: Tri-City Sewer District (future park)
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	96.4	0	0	0	0	0	0	0	0	0	0	1	2	3	0	0	0	0	0	0	0	0	0	0	0	1	0	2
Total Other Resources	224.4	7	8	0	0	0	12	11	8	7	0	2	4	3	0	3	0	0	0	7	0	1	0	2				



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

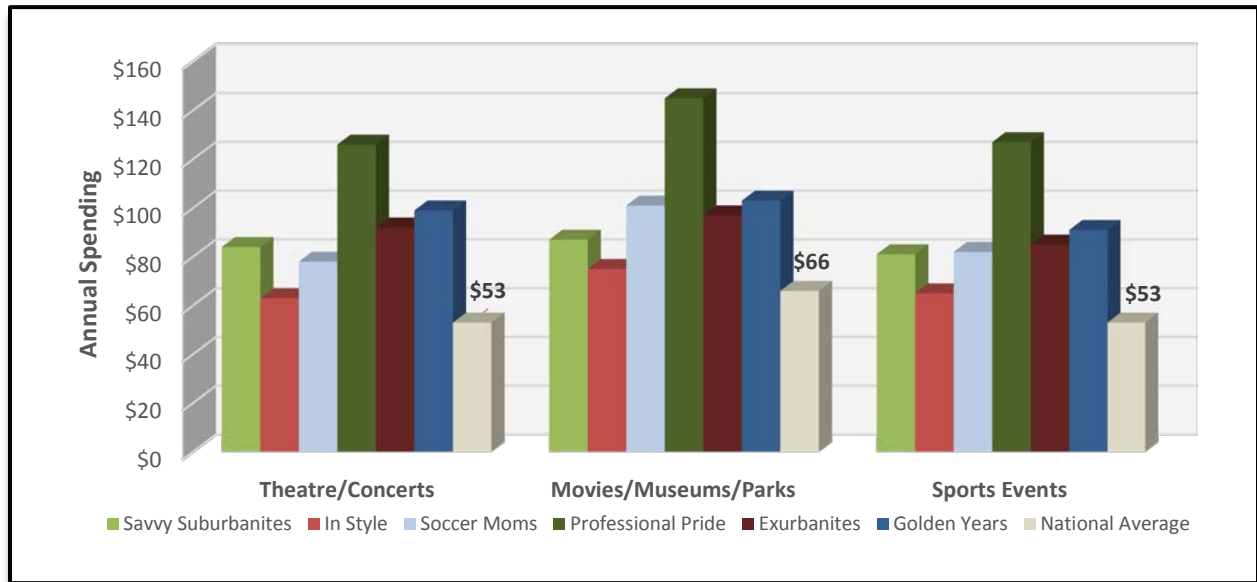


H. NATIONAL AVERAGE

Figure B-7: National Average



Figure B-8: Annual Spending

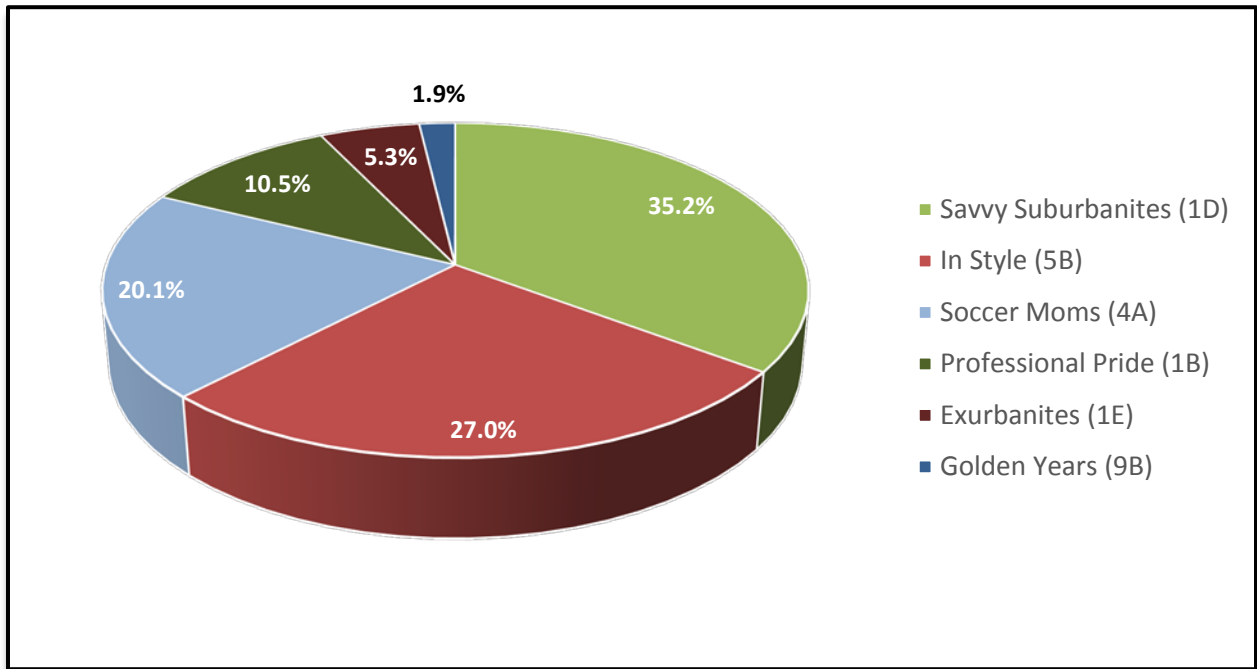


I. PARKS AND RECREATION IMPACT SUMMARY

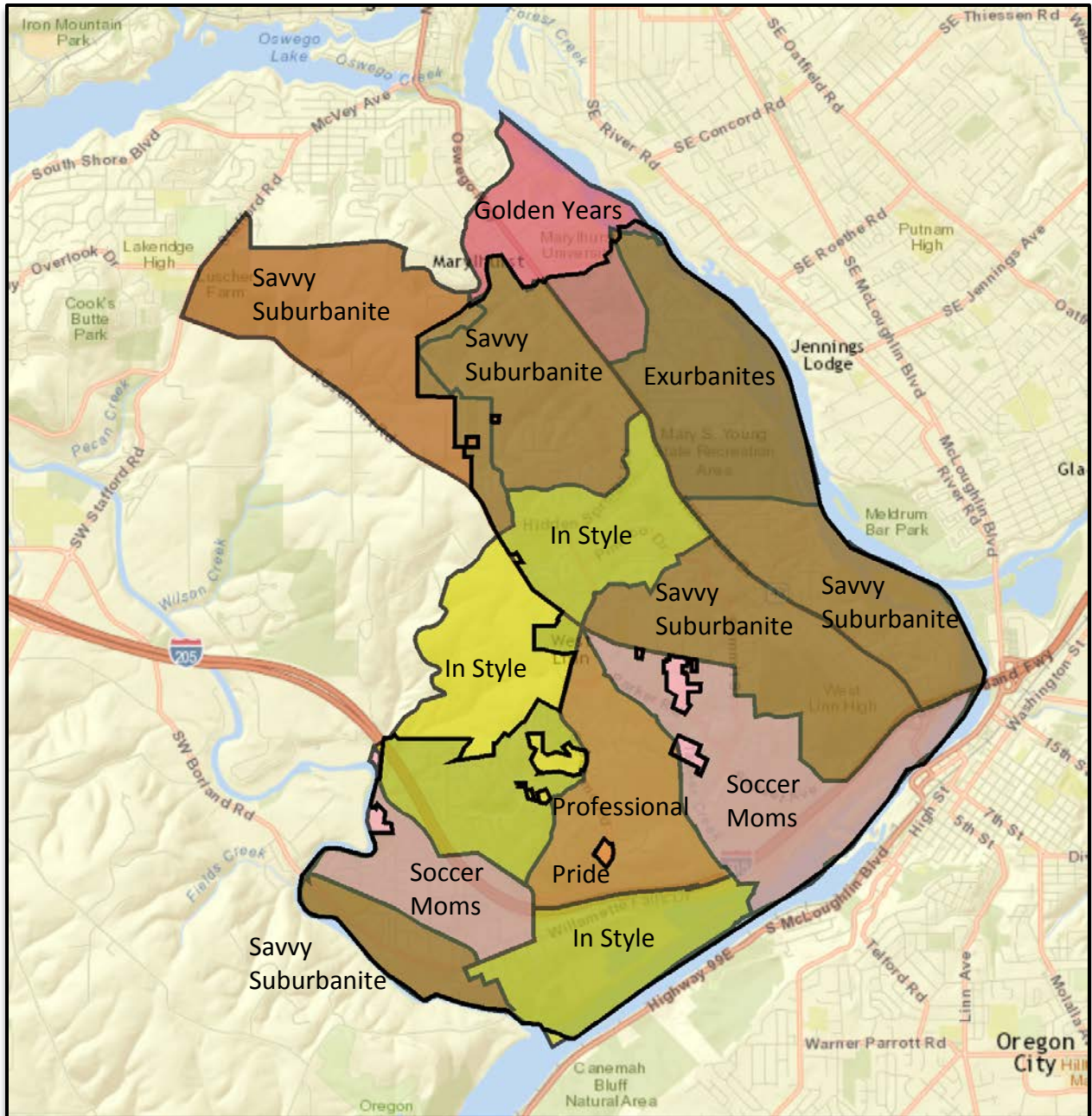
The following summarizes the possible impact of Tapestry Segments on parks and recreation services in West Linn.

- 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 ORF, NRI.

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.

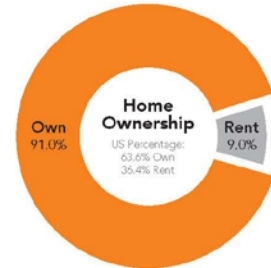
HOUSING

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 100.



LifeMode Group: GenXurban
In Style



MARKET PROFILE (Consumer preferences are estimated from data by GfK 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.

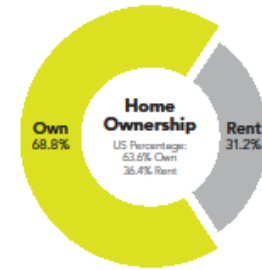
HOUSING

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Typical Housing:
Single Family

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



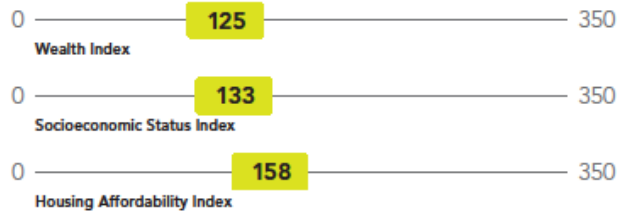
POPULATION CHARACTERISTICS

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

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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



TAPESTRY
SEGMENTATION
esri.com/tapestry

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

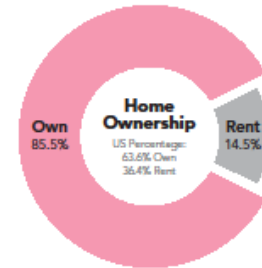
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Typical Housing:
Single Family

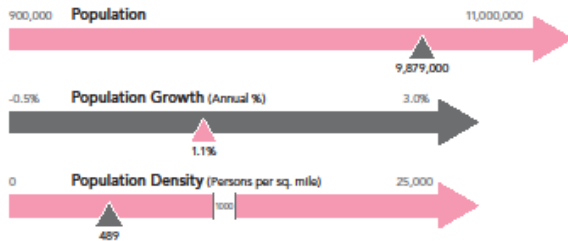
Median Value:
\$226,000

US Median: \$177,000



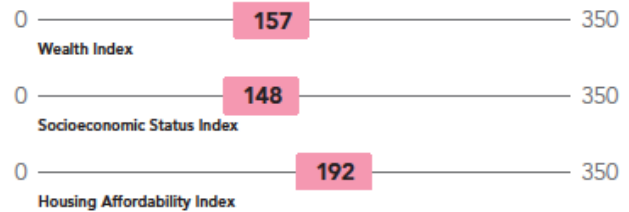
POPULATION CHARACTERISTICS

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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.

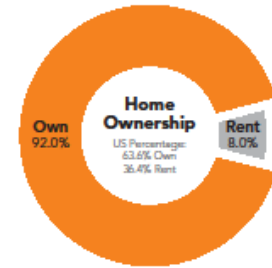
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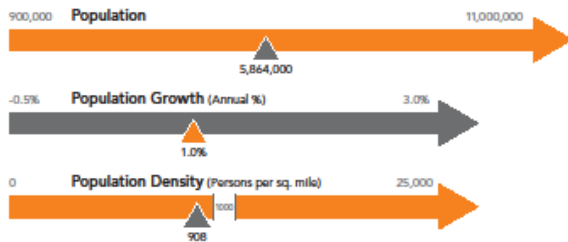
Typical Housing:
Single Family

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



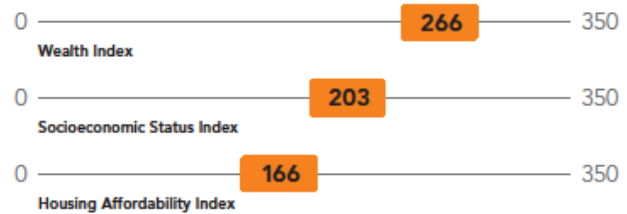
POPULATION CHARACTERISTICS

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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
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.

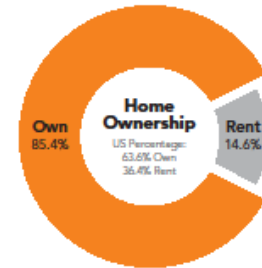
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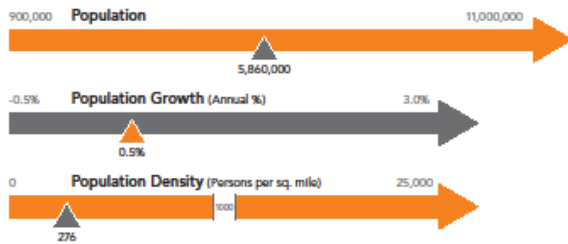
Typical Housing:
Single Family

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



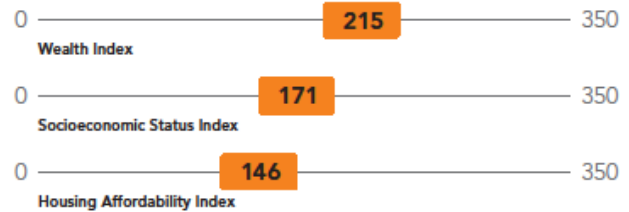
POPULATION CHARACTERISTICS

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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).

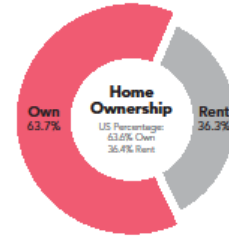
HOUSING

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.



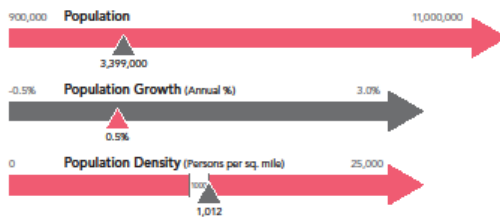
Typical Housing:
Single Family;
Multiunits

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



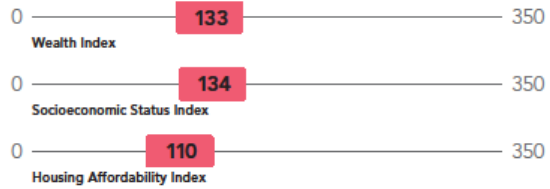
POPULATION CHARACTERISTICS

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.





Appendix C: Site Recommendations Matrix and Maps

Appendix C: Site Recommendations Matrix & Maps

Appendix C presents recommendations for each site in West Linn’s park and open space systems, along with a series of maps that illustrates how these site recommendations tie to Master Plan goals.

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.

C. SITE RECOMMENDATION MAPS BY GOAL

West Linn’s goals and recommendations can be achieved by enhancing and improving key park sites. The maps that are presented following the matrix illustrate West Linn park sites where proposed improvements would support the Parks, Recreation and Open Space Master Plan goals detailed in Chapter 3. Maps include:

Map C-1: Potential Sites for Enhanced Water Experiences

Map C-2: Potential Sites for Enhanced Social Hubs

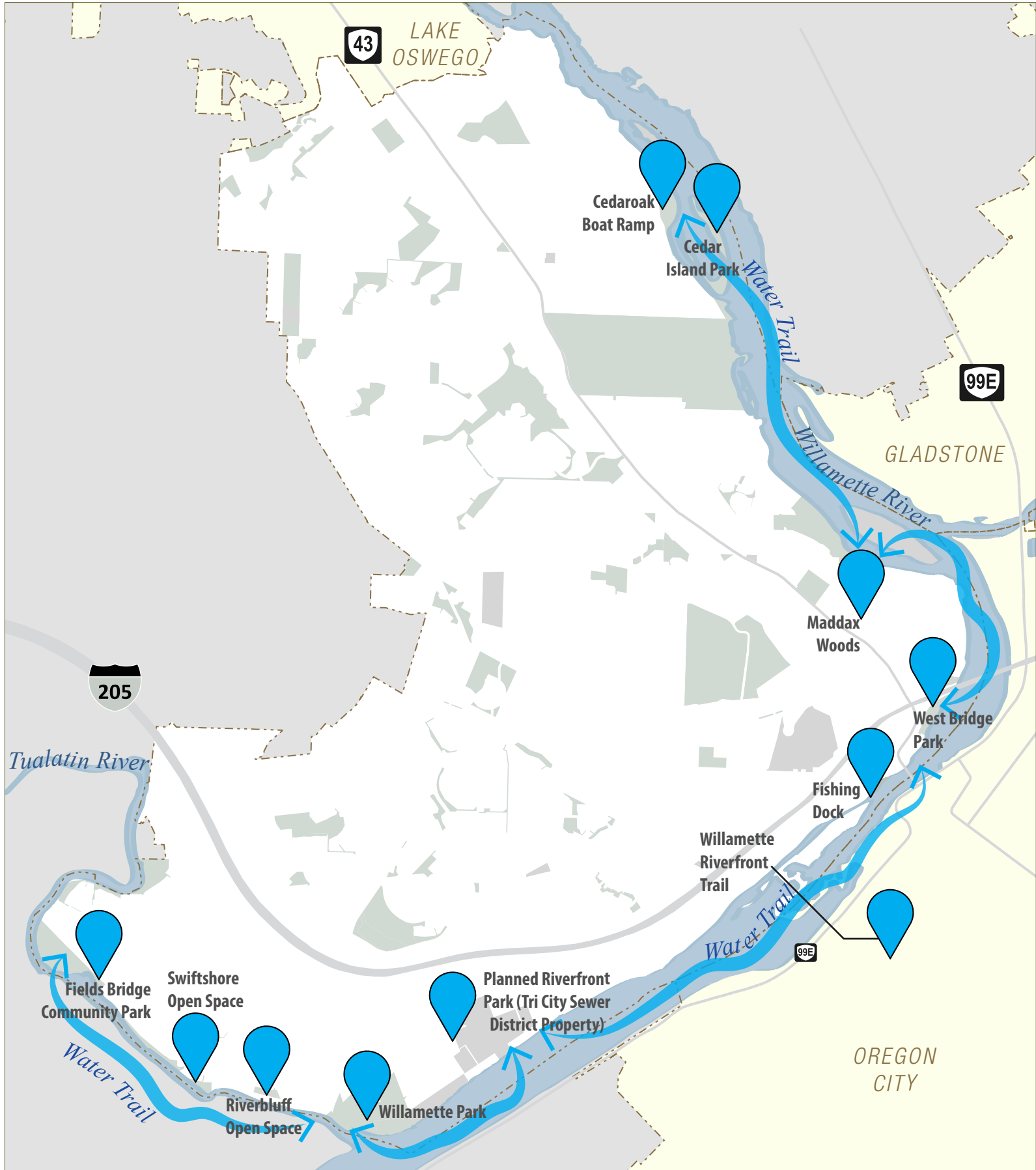
Map C-3: Potential Sites for Showcasing Unique Park Qualities

Map C-4: Potential Sites for Enhanced Park Experiences

Map C-5: Potential Sites for Programming Improvements

Map C-6: Potential Sites for Enhanced Access and Connectivity

Note: Recommendations for Goal 5, Re-imagine West Linn’s future indoor recreation opportunities, are not mapped. A potential site for a future recreation and community facility will be identified when funding and equity partners are available to support the project.



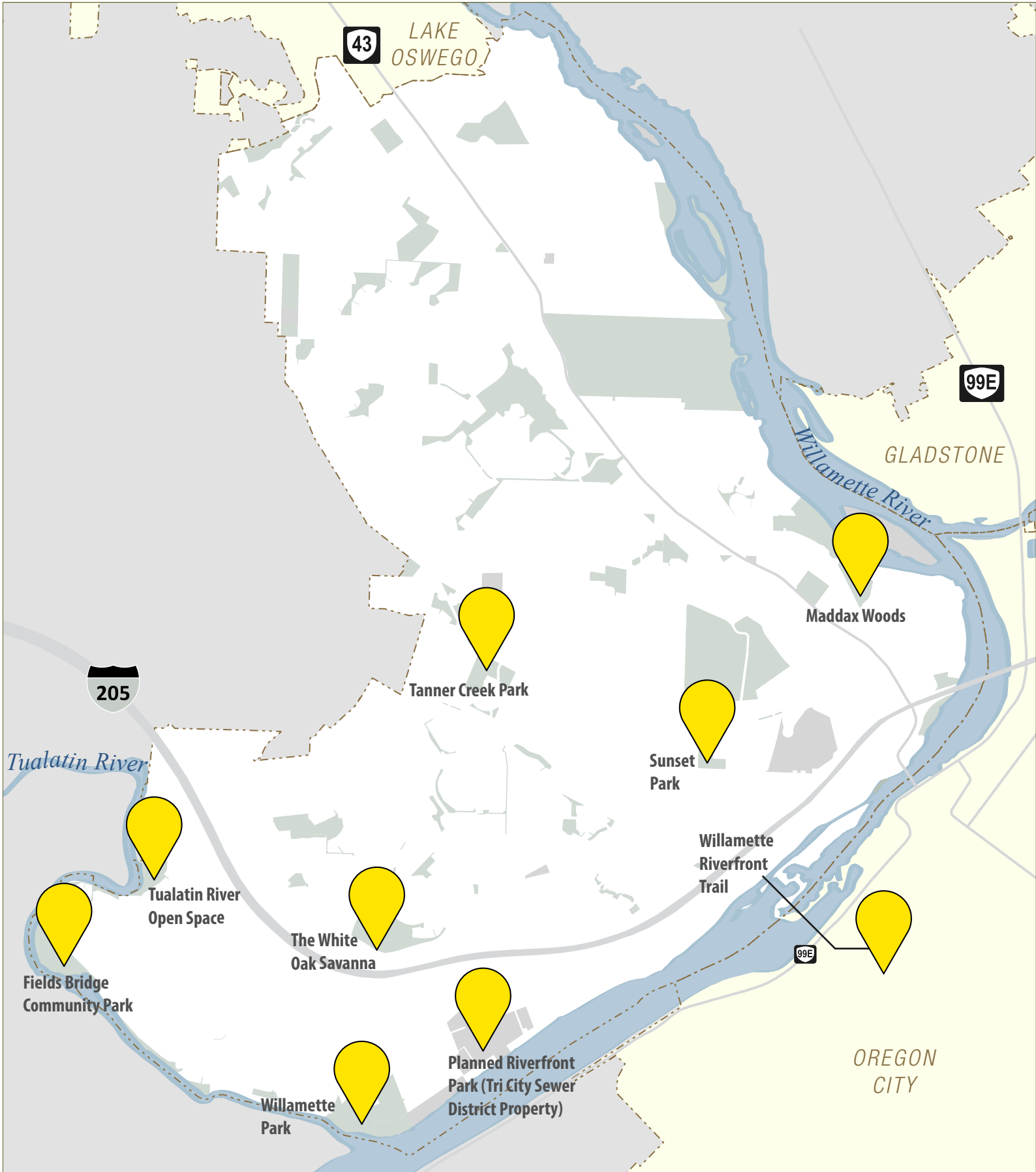
 Enhance Water Experience

Map C-1: Potential Sites for Enhanced Water Experiences



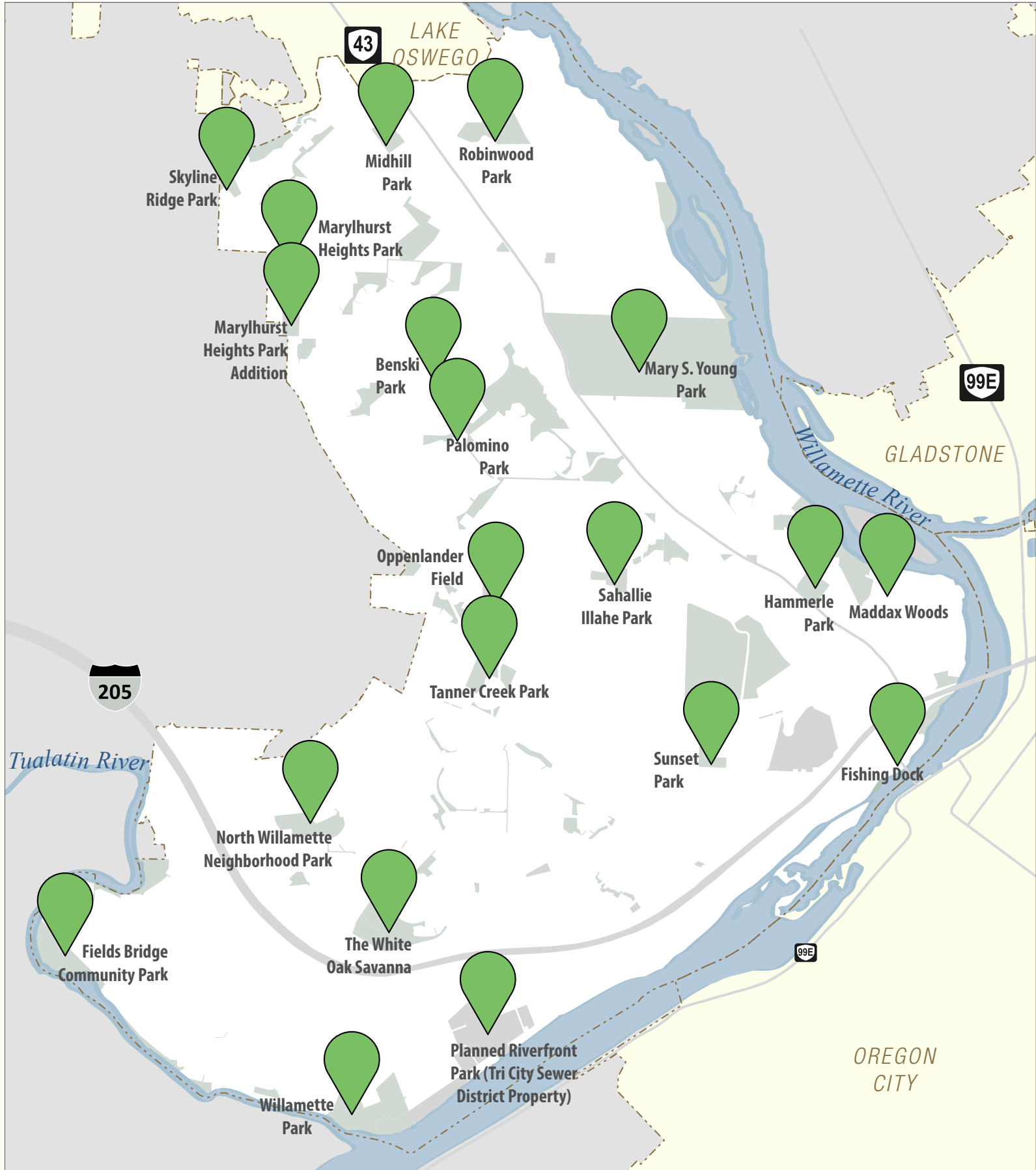
 Create Social Hub

Map C-2: Potential Sites for Enhanced Social Hubs



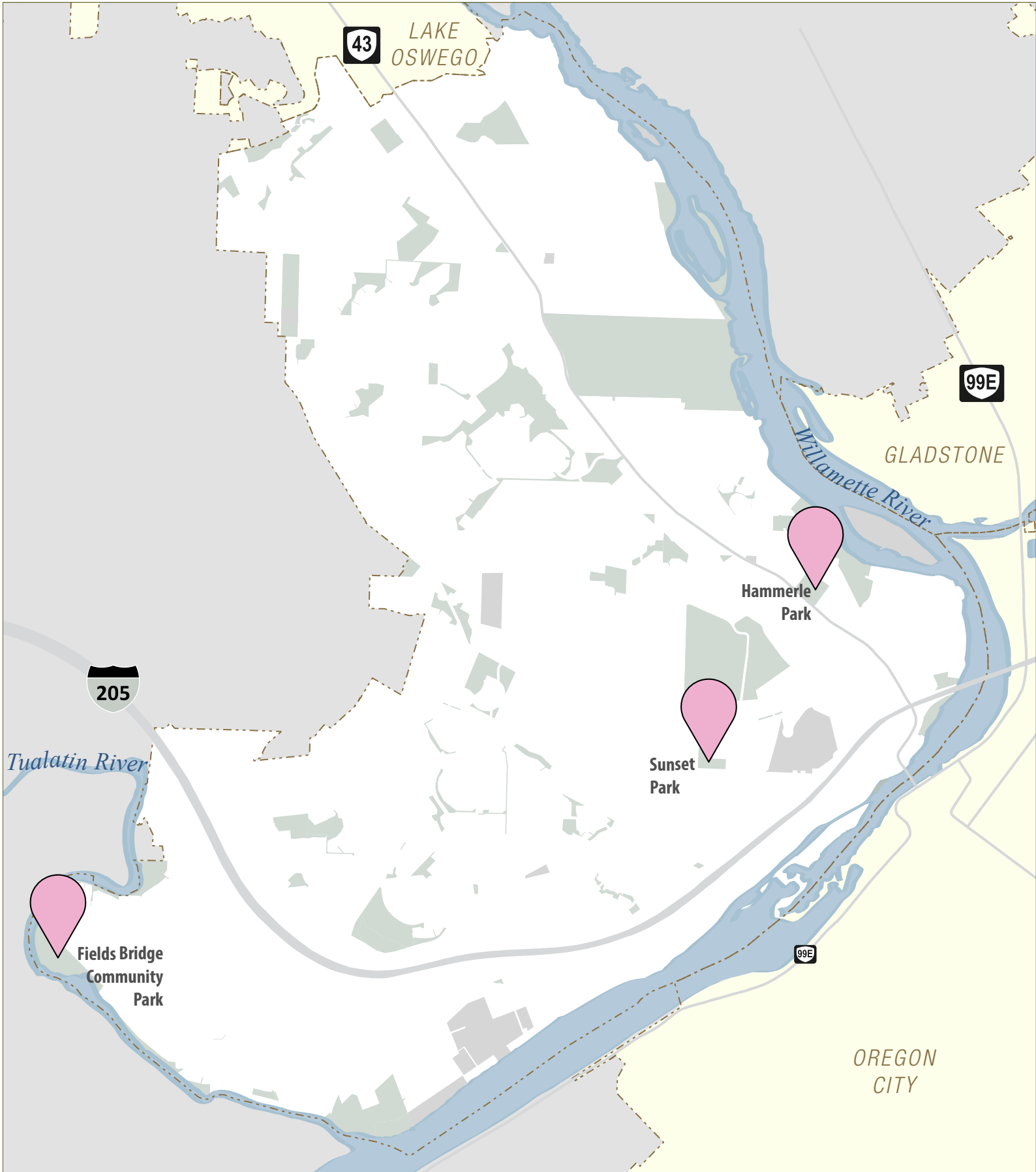
 Showcase Unique Qualities

Map C-3: Potential Sites for Showcasing Unique Park Qualities



 Create New & Extraordinary Experiences

Map C-4: Potential Sites for Enhanced Park Experiences



 Activate Parks

Map C-5: Potential Sites for Programming Improvements



Create a Connected & Accessible Experience

** Refer to Trails System Concept Plan*

Map C-6: Potential Sites for Enhanced Access and Connectivity



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)

Parks, Recreation and Open Space Plan

- 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	●	●	●	●	

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 Needs		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 summarizes design and program recommendations that are essential to carrying out each project or project type.

MADDOX 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 Maddox'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.

Parks, Recreation and Open Space Plan

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 riverfront 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.

Parks, Recreation and Open Space Plan

RIVERFRONT TRAIL

- Link the Willamette Riverfront Trail to the proposed portion of the Willamette River Greenway. This may require the use of sidewalks or on-road pathways in certain areas.
- Along the Tualatin River, create trail and on-street connections from Willamette Park to Fields Bridge Park.
- 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

- Save resources to meet community-wide needs and long-term goals. Avoid investing in smaller neighborhood facilities.
- Update the existing recreation center/aquatic feasibility study 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 been 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

Parks, Recreation and Open Space Plan

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 does make 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.
- Across West Linn, there are a few other smaller facilities that serve primarily as neighborhood-focused gathering space. These are operated by non-profit organizations.
 - *Robinwood Station* – This renovated fire station is very small and is operated by Friends of Robinwood Station. It has a 35 x 40 room with a high ceiling, board room, commons area and kitchen. It is used for small events, rentals and primarily neighborhood activities. The facility needs costly renovation measures to improve functionality and use. The City has provided limited capital support for this building in the past. However, these funds do not support the community’s desired investment into recreation programming space that meets community-wide needs and will be difficult to sustain financially.
 - *Old Bolton Firehall* – This small, old fire station could be renovated for similar uses as the Robinwood Station but would most likely not be financially sustainable. Like the Robinwood Station, this small site is limited to serving local neighbors by its size and cannot address community-wide recreation programming needs.

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.

Parks, Recreation and Open Space Plan

- 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 based amenities that generally receive the most use and generate the greatest revenue.
- As the City of West Linn strives to make progress toward meeting community-wide indoor recreation facility needs, the City should not rely on acquiring or developing any additional indoor community recreation facilities that are less than 10,000 SF in size. Due to property constraints, there should not be any additions to existing centers.
- 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 adopt a strategy of moving toward a phased approach of a new community recreation center in the future. This center should ultimately serve a variety of indoor recreation needs, including active and passive elements. In the long term, 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
 - Supporting the needs of recreation program partners
 - Youth sports groups
 - Community based recreation service providers
- When a new community recreation center is in place, convert Sunset Fire Hall to a facility operated by another community organization.
- Re-evaluate options for the McLean House when the I-205 Bridge is expanded, as this may affect site programming and use.

Parks, Recreation and Open Space Plan

- To support community-wide recreation needs, avoid investing in the Robinwood Station, Bolton Firehall and other small facilities that are better managed by neighborhood or community organizations.

F. IMPLEMENTATION

To implement the recommendations above, the following steps should be taken. Note, if public support is not identified for a community recreation center in Step 1, repeat that step again in another 2-5 years.

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

Table F-1: Phase I – Community Recreation Center*

Space	Number of Spaces	Potential SF*
Support		
Lobby	1	1,000
Office Space (admin, conf. room, work space)	1	1,000
Drop-in Child Watch (includes unisex restroom)	1	1,000
Conventional Locker Rooms	2	1,600
Unisex Change Rooms	2	200
Restrooms	2	800
Activity Space		
Multi-Purpose Classroom (youth/adult programs)	3	2,700
Catering Kitchen	1	400
Gym	1	3,500
Group Exercise Room	1	2,000
Group Exercise Studio	1	1,200
Sub-Total		15,400
Net to Gross (25%)		3,850
Total		19,250

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

- Capital Cost Estimate (2018 dollars): \$9 to \$10.2 million (no site costs) (Capital costs by Opsis Architecture)

Table F-2: Phase 1– Operational Cost Estimate (2020 dollars)*

Category	Estimate
Expenses	\$1,100,000
Revenues	\$1,000,000
Difference	(100,000)
% Recovery	91%

*Note: Operational costs could vary substantially from these estimates depending on the types of amenities and programs offered, as identified in a revised feasibility study.

Parks, Recreation and Open Space Plan

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

*Table F-3: Phase 2 – Recreation Center – Additional Space**

Space	Number of Spaces	Square Footage	Total SF
Support			
Office Space Expansion	1	500	500
Active Use			
Gymnasium (high school court/2 cross courts)	1	8,400	8,400
Walk/Jog Track	1	5,000	5,000
Activity Space			
Teen Space	1	1,000	1,000
Sub-Total			14,900
Net to Gross (25%)			3,725
Total			18,625

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

- Capital Cost Estimate (2018 dollars): \$8.7 to \$10 million (no site costs) (Capital costs by Opsis Architecture)

*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.

Parks, Recreation and Open Space Plan

- 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.

Parks, Recreation and Open Space Plan

- **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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Table G-1: Estimated Planning and Project Costs by Site

					COSTS															
	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS						REINVESTMENT	MAINTENANCE			TOTAL COSTS				
						Acquire	Plan	Develop	Enhance		Sustain		Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (Lot/ 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	Reinvestment/Replacement	Enhanced (Developed Acres)	Standard (Developed Acres)	Basic (Lot/ of Site Acreage)	TOTAL CAPITAL COSTS (10 YEARS)	TOTAL Reinvestment/Replacement (ANNUAL)	TOTAL MAINTENANCE COSTS (ANNUAL)
CITY PARKS + OPEN SPACE																				
ACTIVE-ORIENTED PARKS																				
Benski Park	1.7	75%	I	Provide more seating (especially under mature trees for shade), enhance planting areas, replace some of the open lawn area with a waterwise, low-mow ecolawn mix	Consider integrating a natural play area when the manufactured play structure needs replacement						\$15,000			\$9,506			\$13,520	\$15,000	\$9,506	\$13,520
Douglas Park	2.0	75%	I	Integrate more open and covered seating options	This site could act as the neighborhood's living room: a place for gatherings, barbecues, collective family and neighbor events, and everyday happenings. Consider incorporating natural play and more features that support community gathering and interaction in the future.						\$25,000			\$11,250			\$16,000	\$25,000	\$11,250	\$16,000
Hammerle Park	5.7	75%	I	Renovate tennis court*, replace existing playground border*, maximize safety at play area*, improve existing storm drain*, add drinking fountain for the ball diamond*, maintain trees and attend to necessary tree work, provide outdoor classroom support facilities at shelter for school to use the space as an outdoor classroom, use park as a pilot site for diversified sports courts/challenge elements/games	Create unique and extraordinary play experiences as play areas are renovated and improved. Support summer park programming by City or other recreation programming organizations.				\$424,500		\$42,450		\$31,838			\$45,280	\$466,950	\$31,838	\$45,280	
Mark Lane Tot Lot	0.1	100%	I	Add play features, address accessibility from street, add plantings and seating	Consider integrating natural play and creating an entrance to Mary S. Young Park from the Tot Lot.					\$10,000				\$750			\$800	\$10,000	\$750	\$800
Marylhurst Heights Park Addition	2.0	100%	I	Acquire additional two acres of State-owned property that divides the park and improve the park as planned* in conjunction with Marylhurst Heights Park. Incorporate formal bike skills park and pump track, either provide ping pong tables or provide a few select challenge elements such as parkour equipment, provide additional parking and site furnishings such as seating/bike repair stations/bike parking/shade cover	Consider using park as a pilot site for diversified sports courts/challenge elements/games	\$462,300		\$804,000					\$15,075	\$8,040		\$16,080	\$1,266,300	\$15,075	\$24,120	
Marylhurst Heights Park	8.2	75%	I	Add a basketball court.						\$50,000				\$46,294	\$24,690		\$65,840	\$50,000	\$46,294	\$90,530
Palomino Park	0.6	90%	I	Continue to develop trails that connect to the Hidden Springs trail system, provide more seating, address accessibility from the street	This site could act as the neighborhood's living room: a place for gatherings, barbecues, collective family and neighbor events, and everyday happenings. Consider incorporating natural play, games for youth and teens, and more features that support community gathering and interaction in the future.				\$51,300				\$3,848			\$4,560	\$51,300	\$3,848	\$4,560	
Sahalie Illahee Park	4.3	25%	I	Update existing play structures*, incorporating nature play into existing play areas; incorporate one or two games for all ages, including tweens, teens, and younger and older adults; add more seating; enhance and maintain vegetation; control for invasive species	Consider adding a restroom; consider using park as a pilot site for diversified sports courts/challenge elements/games					\$108,250			\$8,119			\$34,640	\$108,250	\$8,119	\$34,640	
Skyline Ridge Park	2.3	74%	I	Add a restroom*, renovate tennis court*, add more seating options (especially under mature tree canopy), enhance planting areas	Consider integrating natural play when play structure needs replacing. Consider replacing some lawn with waterwise, low-mow ecolawn mix.					\$168,720				\$12,654			\$18,240	\$168,720	\$12,654	\$18,240
Sunburst Park	5.3	25%	I	Integrate more seating options, use plantings to define spaces. Renovate basketball court and add pickleball lines.	Consider incorporating nature play, all-ages sports courts and games, and an outdoor shelter; this site could act as the neighborhood's living room (a place for gatherings, barbecues, collective family and neighbor events and everyday happenings); consider redesigning frontage on Derby St to lure people in to the main area, which is currently hidden from view					\$30,000			\$9,975			\$42,560	\$30,000	\$9,975	\$42,560	
Sunset Park	3.9	90%	I	Create master plan for park site, upgrade play equipment*, enhance/update play experience, develop nature play areas and experiences, upgrade picnic shelters*, upgrade restroom*, upgrade picnic areas*, make restroom available throughout the year, provide programming for camps and other outdoor park experiences, provide strong physical and programmatic connection to Sunset Primary School, provide opportunities for environmental education and outdoor learning, evaluate tree health and life span and create tree replacement plan in response to findings			\$50,000	\$694,800			\$34,740		\$26,055	\$13,896		\$30,880	\$779,540	\$26,055	\$44,776	
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	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	
Cedarook Boat Ramp	7.7	50%	I	Rehabilitate parking lot with an asphalt overlay*, enhance site as a trailhead that 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	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	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

PARK NAME	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS						REINVESTMENT	MAINTENANCE				TOTAL COSTS		
						Acquire	Plan	Develop	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)	
						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
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.															
Mary S. Young Park	136.0	50%	I	Improve traffic circulation and parking as per the approved site master plan*, renovate restroom*, provide a trail linkage along the Willamette River to the Cushman Boat Barn	Consider integrating natural play into play experience														
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															
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															
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 related 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.														
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														
PASSIVE-ORIENTED PARKS																			
Burnside Park	11.5	25%	II	Address invasive ivy, maintain trails, provide resting/seating areas															
Carriage Way Open Space	2.7	25%	II	Provide trail improvements to improve neighborhood access, maintain trails, manage the site for invasive species															
Cedar Island	18.5	25%	II	Maintain foot bridge, trails, and fishing platforms; manage site for invasive species, support wildlife habitat															
Hidden Springs Open Space	34.4	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
Horton Road Park	0.4	0%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
Ibach Nature Park	1.1	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
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															
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															
Renaissance Open Space	1.6	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
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															
Skye Parkway Open Space	1.4	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
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															
Tanner Open Space	5.6	25%	II	Maintain trails and trailheads, manage site for invasive species, support wildlife habitat															
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														
West A Pocket Park	0.4	100%	I	Manage site for invasive species.															
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.															
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.															

	ACRES	% TO BE DEVELOPED or PROGRAMMED	PARK TYPE (I, II, III)	DESIGN RECOMMENDATIONS	SITE OPPORTUNITIES + VISION	CAPITAL PROJECTS						REINVESTMENT	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 per recommendations in the City's adopted Trails Plan, acquire trail corridors and develop as a passive-oriented park. 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 as many parks as feasible, connect to the Willamette River Greenway, create a connection from Willamette Park to Fields Bridge Park, add benches/interpretive signage/art, provide wayfinding system on the on-street portions of the trail, connect to trailheads provided at Special Use and Multi-Use Parks along these routes		\$800,000	\$25,000	\$1,000,000									\$12,500	\$5,000	\$7,500	\$1,825,000	\$12,500	\$12,500
Unnamed Open Spaces (represents 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 (represents 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	Acquire land for a special use park and develop Phase 1 of an indoor/outdoor multi-purpose community, recreation and aquatic facility. Update the Recreation Center Concept Plan and assess the feasibility of developing and programming the facility in phases, beginning with a community center. (See Appendix E for details.)		\$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 SITES																						
Old Bolton Firehall	0.5	100%	III	Avoid investing in this site for City-run recreation as per indoor facility recommendations.															\$0		\$0	
Robinwood Station	0.9	100%	III	Avoid investing in this site as a community-wide recreation facility per indoor facility recommendations.															\$0		\$0	
Old City Hall/Police Station		100%	III	Avoid investing in this site for City-run recreation as per indoor facility recommendations.															\$0		\$0	
Subtotal Partner Sites + Other	225.4					\$35,580,000	\$550,000	\$29,600,000	\$0	\$0	\$34,600,000	\$0	\$0	\$0	\$40,160	\$0	\$80,320	\$4,500,000	\$0	\$120,480		
TOTAL ALL PARKS	887.0					\$54,632,300	\$950,000	\$47,782,400	\$8,676,800	\$10,174,995	\$49,835,000	\$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.
 *** Cost 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 (schools, other 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.

**CITY OF WEST LINN
PLANNING COMMISSION PUBLIC HEARING
PLN-18-01**

**TO ADOPT THE WEST LINN PARKS MASTER PLAN UPDATE AND ASSOCIATED AMENDMENTS
TO COMPREHENSIVE PLAN GOALS 2, 5, AND 8; AND COMMUNITY DEVELOPMENT CODE
CHAPTERS 2 AND 56.**

The West Linn Planning Commission will hold a public hearing on **Wednesday, May 16, 2018 starting at 6:30 p.m.**, in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider adoption of the West Linn Parks Master Plan (PMP) update. The PMP is a supporting document of the West Linn Comprehensive Plan. The Commission will also consider amendments to West Linn Comprehensive Plan Goals 2, 5, and 8 and West Linn Community Development Code (CDC) Chapters 2 and 56 to address regulatory changes.

The hearing will be conducted in accordance with the rules of CDC Chapter 98, 100 and 105. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open, or close the public hearing and make a recommendation on the request as provided by state law. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue. At least 10 days prior to the hearing, a copy of the proposed amendment and associated staff report will be available for inspection and also on the City's web site at <https://westlinnoregon.gov/planning/parks-master-plan-update>. In addition, the file, PLN-18-01, Parks Master Plan Update, containing the proposed amendments and related information is available for review at the Planning Department.

Following the hearing, the Planning Commission will make a recommendation to the City Council. The Council will make a final decision regarding the proposed amendments following its own public hearing tentatively scheduled starting at 6:30 pm in the Council Chambers of City Hall on Monday, June 11, 2018. For further information, please contact Jennifer Arnold, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, or 503-742-6057, or jarnold@westlinnoregon.gov.

The City of West Linn
Parks, Recreation, and Open Space Plan Update

West Linn Comprehensive Plan Changes

Proposed Comp Plan and CDC Amendments

The following text amendments are proposed for the City of West Linn Comprehensive Plan and development code. Additions are shown with underlined and **bolded** text while deletions are shown with ~~strikethrough~~ text.

Goal 2: Land Use Planning

Comprehensive Plan Exhibit: Figure 2-1 does not show the most up to date park land parcels and needs to be replaced with an updated version.

Goal 5: Intergovernmental Coordination

Comprehensive Plan Exhibit; Figure 5-3 does not show the most up to date park land parcels and needs to be replaced with an updated version.

Goal 8: Parks and Recreation

BACKGROUND AND FINDINGS

A variety of recreational opportunities exist in the City of West Linn. Over time, the Willamette and Tualatin Rivers have created bluffs that provide many spectacular view-points; water flowing from higher elevations to these rivers has, in turn, created scenic view corridors. There are over nine miles of shoreline in West Linn along the Willamette and Tualatin Rivers. There are eight public access points to the water, some of which have beaches and boat ramps. Some of the best sports fishing on the Willamette are found near the Willamette's confluence with the Clackamas River.

West Linn contains a hierarchy of parks, each type offering a specific mix of recreational opportunities. The park system includes neighborhood, community, regional, and linear parks, mini-parks, and special use facilities, landscaped areas, and natural and open space areas. The City owns and or manages ~~approximately 373~~ **over 500** acres of parks and natural open spaces ~~the state and the Nature Conservancy own an additional 168.6 acres~~ within the City limits (Figure 8-1). ~~The state-owned Mary S. Young Park consists of 128 acres.~~

~~Results from a survey conducted for the 1998 Park, Recreation and Open Space Plan noted that walking, jogging, nature walks, and hiking participation were rated higher among West Linn residents than the average in the Pacific Northwest. Currently, the City has trail systems within five major parks, but no pedestrian linkages between them. The 2013 West Linn Trails Plan: A 50-Year Vision for the Future identifies gaps in the City's existing trails network and recommends solutions to eliminate these gaps.~~

The City's natural beauty and parks system afford residents access to a rich variety of recreation resources, including boating, athletics, hiking, biking, and ample opportunities for naturalists and photographers. Despite West Linn's increased urban development in recent years, wooded hillsides and the preservation of natural areas continue to give City neighborhoods a park-like setting.

...

POLICIES

...

4. Provide a range of active/passive and structured/non-structured recreation experiences.
5. Provide for specialized recreation needs such as soccer fields, baseball diamonds, tennis courts, swimming pools, senior centers, and other facilities that have City-wide demand, based on the ~~2007~~ Parks, Recreation and Open Space Plan and the ~~2013~~ West Linn Trails Plan.
6. Design City parks to encourage best use consistent with their natural features and carrying capacity.
7. Reduce noxious weeds and vegetation, as appropriate, on City-owned land.
8. Require land divisions and major developments to set aside or dedicate land based on standards that provide for:
 - a. An area composed of developable lands that may provide active recreational space;
 - b. An adequate passive open space area to protect natural resources at the site and protect development from hazard areas; and,
 - c. A link between existing public-owned parks or open space areas and/or public rights-of-way.
3. Plan for park usage of a quiet, contemplative nature as well as for more active uses such as athletics.

RECOMMENDED ACTION MEASURES

1. Continue an aggressive program for acquisition and development of a park and open space system to provide an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents, based on the park classification system and standards in the ~~2007~~ Parks, Recreation and Open Space Plan and the ~~2013~~ West Linn Trails Plan.
2. Continue cooperation between the West Linn-Wilsonville School District and the City's Parks and Recreation Department.

3. Update the City's Community Development Code to ensure implantation of the 2007 Parks, Recreation and Open Space Plan and the 2013 West Linn Trails Plan, consistent with industry best standards.

4. Integrate those trail recommendations from the 2013 West Linn Trails Plan that occur within the public right-of-way or that serve primarily a transportation function, into the analysis and evaluation of pedestrian, bicycle, transit and other non-motor vehicle alternatives in the City's Transportation System Plan.

...

Comprehensive Plan Exhibit: Figure 8-1 does not show the most up to date park land parcels and needs to be replaced with an updated version.

West Linn Community Development Code (CDC)

02.030 SPECIFIC WORDS AND TERMS

~~Passive-oriented recreation and parks. The focus is upon unstructured play, relaxation, environmental interpretation, family picnics and similar activities. Support facilities, such as covered picnic, play structures or playing fields, etc. are discouraged or limited. Restrooms, trails and interpretive facilities would be appropriate.~~ **Passive-oriented parks are more natural sites that provide trail-related recreation opportunities and passive outdoor activities such as wildlife watching, nature interpretation and picnicking. Several sites also provide river views or river access.**

56.015 CATEGORIES OF PARKS AND NATURAL RESOURCE FACILITIES

There are eight categories of park and natural resource facilities as established in the Parks Master Plan. The categories are:

1. Active-oriented parks.
2. Passive-oriented parks.
- ~~3. Mini-parks.~~
- ~~4.~~ **3. Special use areas parks.**
- ~~5.~~ **4. Linear parks/open space.**
- ~~6.~~ **5. City beautification areas.**
- ~~7.~~ **6. Pathways and trails.**
- ~~8.~~ **7. Natural resource areas.**
- 8. Multi-use parks.**

Active-oriented parks. An Active-oriented parks are park's primary focus is providing playing fields and other facilities that can be used for team and individual sports and activities. An active-oriented park is intended to serve a large area. As a result, it will require more support facilities such as restrooms, playgrounds, shelters and parking. developed sites that support recreation opportunities including sports and play with facilities, often featuring restrooms, picnic shelters and tables.

Passive-oriented parks. Passive-oriented parks' focus is upon unstructured play, relaxation, family picnics and similar activities. These parks are often within walking or biking distance of most users; the activities they support often become a daily pastime for neighborhood children. Support facilities, such as covered picnic or play areas, etc. are discouraged unless the facilities of a more community wide nature are included at the park. are more natural sites that provide trail-related recreation opportunities and passive outdoor activities such as wildlife watching, nature interpretation and picnicking. Several sites also provide river views or river access.

Special use parks areas. Special use parks areas are public recreation areas occupied by a single-purpose facility or containing activities that do not fall into the other categories. In West Linn, typical examples include the McLean House and the City's boat ramps. Another example might be an enclosed leash free dog park. Design of these facilities should be specific to the needs of that facility and intended user group. These uses are not considered essential to the development of a basic parks inventory and should only be considered when full cost benefit analysis and understanding of operation and maintenance costs are understood and justified. are single-purpose developed sites that include specialized facilities such as a community center, boat ramp, or fishing dock or other unique use.

Linear parks/Open space. Linear parks are open space areas that often bring together patchworks of City-owned lands, stream corridors, and rights-of-way to create a linear facility whose primary goal is to provide a passive recreation experience.

Limited facilities such as benches and picnic tables may be provided, but these parks are primarily designed as corridors for trails, bike and pedestrian paths. The TPR is often well served by these bike and pedestrian paths. Linear parks also provide important visual relief from the built environment. Given their physical and visual accessibility, and the fact that they can extend long distances through the community and be used by many neighborhoods, linear parks can be one of the best investments that cities can make. Ideally, they will be at least 100 to 200 feet wide; however, critical linkages in the system can be as narrow as 10 to 20 feet if that is what it takes to make the connection. Trailheads at the termini of the park are helpful as are trailheads at regular intervals along the length of the linear park.

City beautification areas and public spaces. City beautification areas are intended to provide for the aesthetic needs of the residents. Rather than a physical experience, these areas provide a visual experience. They can take the form of landscaped entryways to the City, landscaped medians, or street corners. Expanding beyond that definition and the expectations of the Parks

Master Plan, this park category shall also include public spaces, such as plazas and squares, where the emphasis is on outdoor concerts, farmers' markets, street fairs, and socialization.

Pathways and trails. Pathways and trails may be incorporated into park facilities, but may also be stand-alone facilities in open space. Communities provide urban paths and trails for their recreational value as well as their value as part of a community's commitment to the TPR. Trails and paths should be developed to provide linkages between schools, parks, neighborhoods, and the community and even integrate with regional trail systems. An example would be the trails and paths that crisscross the Tanner Basin neighborhood of West Linn and make it possible for children to access school on foot or bicycle in relative safety. Rudimentary gravel foot trails can be three to six feet wide. Paths in high use areas should be in the four- to 10-foot width range and paved. In neighborhoods that are built up with limited space to accommodate the paths or trails, reduced widths and non-traditional designs are encouraged if the alternative is no trail or path at all. Emphasis on providing routes that follow the cognitive patterns of residents is important. Surveillance potential and defensible space are also important considerations.

Natural resource areas. The primary focus is on the long-term protection of natural areas. These natural areas can come in the form of natural drainageways, creeks, wetlands, river greenway areas, habitat protection areas, steep hillsides, significant tree clusters or plant materials, or where the preservation of an open space area provides a visual relief from the images of the built and urbanized environment.

Since the emphasis is upon the protection of the resource, the facilities should be limited. Typically, these facilities include interpretive centers, restrooms, trails, vehicular access, and parking lots. Active recreation facilities, such as organized playing fields, are discouraged. They should only be accommodated if the park is large enough and there is adequate separation between the activity area and the natural resource. At all times, the central philosophy is deference to the natural resource over human needs. (Ord. 1604 § 54, 2011)

Multi-use parks. Multi-use parks mix developed and natural areas and offer both active and passive recreation opportunities, ranging from active sports to quiet nature strolls. Several of these parks also have amenities and facilities to support large group gatherings and events.