



City of Troutdale

Parks Master Plan

2006

Adopted November 14, 2006 Ordinance No. 783

City of Troutdale Parks Master Plan

Submitted to:

City of Troutdale

Prepared by:

Community Planning Workshop

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Chapter 1

Introduction

Troutdale is growing. As the population expands, new residents will create additional demand for parks and recreation facilities. The Troutdale Parks Master Plan is intended to guide development of the municipal parks system until the City reaches build-out sometime between 2015 and 2020.

This 2006 Parks Master Plan is an update to the 1995 Parks Master Plan. A parks master plan is a long-term vision and plan of action for a community's park system. Currently, Troutdale has fifteen parks facilities – fourteen developed and one undeveloped. This plan identifies strategies and techniques for operation and development of parks, land acquisition, and funding. Through this plan, the City of Troutdale intends to continue improving the level and quality of its parks to meet the needs of current and future residents.

Planning for Parks Is Important

Parks encourage passive and active recreational activities and preserve open space, wildlife habitat, and historical and cultural resources. Parks also serve aesthetic purposes and create gathering spaces for public activities and events. Parks provide a number health and psychological benefits to residents of a community:

Parks are spaces where people can participate in active, outdoor pursuits, which encourage increased movement and can help reduce the risks of weight-related health problems.¹ The trees and plants in the park help clean the air and soil of environmental contaminants, decreasing potential harm to residents.² A well-designed park encourages people to leave the solitude of their homes and make more social connections. Parks provide opportunities for residents of different generations and social classes to mix, strengthening community bonds. Preservation of open space has been shown to enhance a community's livability and character.³

Parks can also improve property values. Studies have shown that there is a statistically significant link between location of parks and property values. A study of housing values in Boulder, Colorado, found that

¹ American Diabetes Association Website. Online; available: <http://www.diabetes.org>. Accessed April 16, 2005.

² United States Environmental Protection Agency Website. Online; available: <http://www.epa.gov>. Accessed April 16, 2005.

³ Mertes, James D. and James R. Hall. *Park, Recreation, Open Space and Greenway Guidelines*. 1996. National Recreation and Park Association.

property values decreased by \$4.20 for each foot farther away from the green space.⁴ In summary, parks provide a broad range of community benefits.

Natural areas are lands usually set aside to preserve natural resources, to protect wildlife habitats and sensitive areas, and to retain visual aesthetics. These areas are usually less developed than parks and, depending on their location, can contain such facilities as trails for hiking and wildlife viewing.

Troutdale has recognized the importance of interaction with natural resources by connecting community assets with an elaborate trail system. Trails and the recreation they provide improve the health and wellness of the community while building community vision. Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development.⁵

The Parks Planning Process

Planning for parks ensures the City can recognize and meet the changing park and recreation needs of the community by identifying potential areas for future parkland and open space and suggesting methods for securing and funding these areas. Parks planning works with the community to determine the best way to plan for the future.

The parks planning process used in creating this Plan followed a “systems approach” recommended by the National Recreation and Park Association (NRPA). A systems approach “places importance on locally determined values, needs, and expectations. The systems planning approach is defined as the process of assessing the park, recreation, and open space needs of a community and translating that information into a framework for meeting the physical, spatial and facility requirements to satisfy those needs.”⁶ The guidelines from the NRPA are adapted to Troutdale’s unique local characteristics and needs through a combination of community input and technical analysis. The Parks Master Plan can also be integrated into other planning decisions and strategies addressing other community needs.

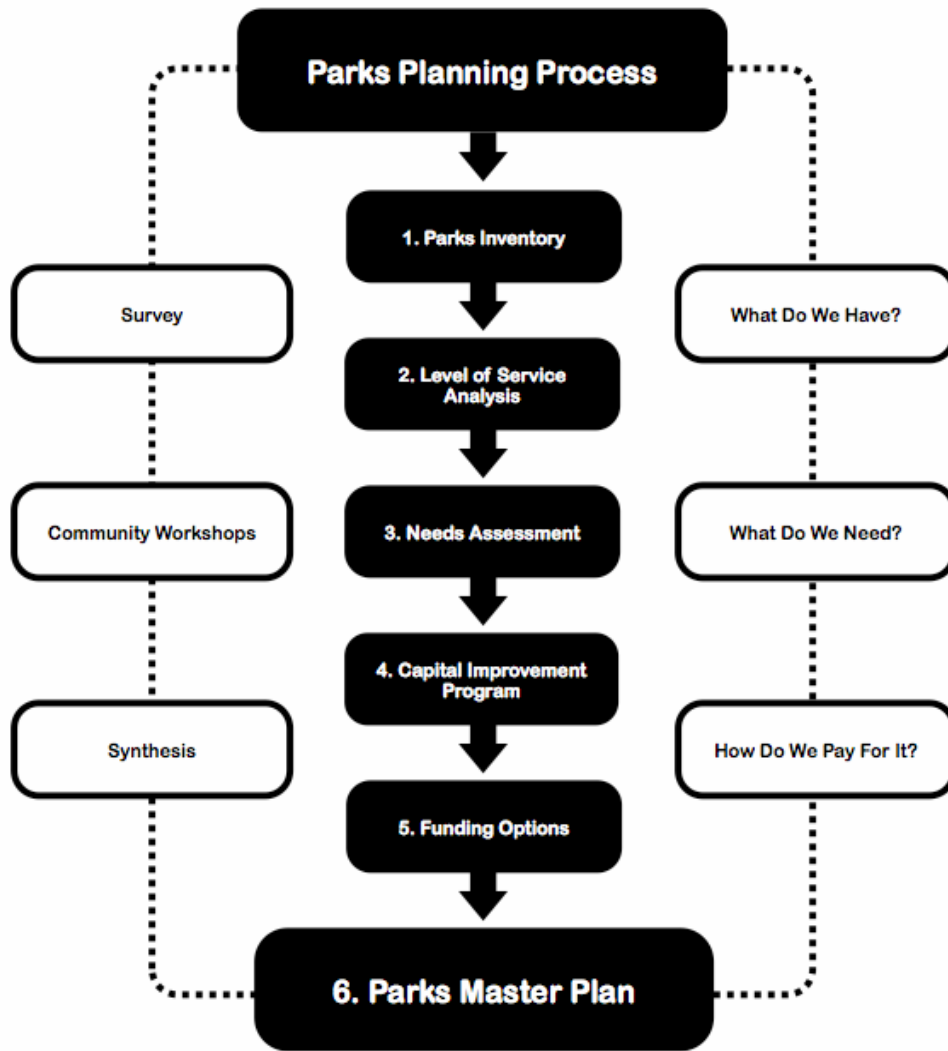
The parks planning process used to update the Troutdale Parks Master Plan had five steps. Figure 1-1 summarizes the process used to develop the Troutdale Parks Master Plan.

⁴ Walker, Chris. “The Public Value of Urban Parks.” *Beyond Recreation: A Broader View of Urban Parks*. 2004.

⁵ More information on trails and trail benefits, including benefits and bibliographies, can be found on the Oregon Statewide Trail Planning Website at: http://www.prd.state.or.us/trailsplanning_benefits.php.

⁶ Mertes and Hall, pp. 12-14.

Figure 1-1. The Parks Planning Process



Source: Community Planning Workshop

Step 1 is an inventory of existing parks. The inventory identifies existing park facilities, assesses general park condition, lists existing improvements, and identifies needed maintenance or additions.

Step 2 is a determination of level of service, usually expressed as acres of developed parkland per 1,000 residents.

Step 3 is to conduct a needs assessment. This step focuses on identifying key needs in the community, drawing from demographic and recreational trends and community input. The needs assessment considers factors such as population growth, demographic characteristics, and activity participation trends to identify the types of facilities needed by current and future residents.

Step 4 is to create a capital improvement program (CIP) and land acquisition plan using the inventory of existing facilities, level of service, and needs identified in steps one through three. The CIP is a separate document that identifies and prioritizes projects the City will implement to meet park needs over the first ten years of the plan. The land acquisition plan identifies targeted areas for land acquisition to ensure adequate service of areas within the City in the future.

Step 5 is to identify potential sources and methods of acquiring funds for parks.

The Troutdale parks planning process relied heavily on the input and suggestions from residents. As is common in most complex planning processes, there is a large number of resident interests to be taken into account. The “stakeholders” in the Troutdale parks planning process include:

- The residents of Troutdale
- Troutdale City Council
- Troutdale Parks Advisory Committee

The Troutdale Parks Plan used four primary methods for gathering input from the community: (1) a household survey mailed to randomly selected residents of Troutdale; (2) youth workshops with students from Reynolds High School and Walt Morey Middle School; (3) a general workshop with members of the community; and (4) Sunrise Park design workshops with residents in the immediate vicinity of the park.

The 2006 Parks Master Plan is the result of this planning process. The Plan expresses a cohesive and achievable synthesis of ideas from community members, stakeholders, and technical advisors. The outcome is a long-term vision for Troutdale’s parks and recreation with clear and flexible paths for achievement.

Purpose of this Plan

Providing adequate parks can be a challenge. Troutdale must allocate limited resources amongst a range of city services. Prioritizing park improvements based on available resources can help to efficiently balance the community’s competing service needs.

While existing park and recreation facilities continue to provide the amenities that Troutdale residents expect from their park system, this Plan guides future development and management efforts for the Troutdale park system over the next 8 years. This Plan:

- Provides an inventory of existing parks and an analysis of appropriate park classifications and standards;
- Identifies current and future park needs using input from the community as well as technical data;

- Identifies a level of service standard that is suitable for the needs of Troutdale;
- Provides a capital improvement program (CIP) that prioritizes park improvements;
- Creates a strategy for short-term and long-term land acquisition; and
- Identifies potential funding techniques and sources to execute the CIP.

In summary, the Plan is an articulation of Troutdale’s vision for its park system and strategies for achieving the vision. Revisions to the plan will ensure its continued success as a working tool to help create a parks system that meets the needs of the community well into the future. Reviews should occur at five-year intervals.

Relation to Other Plans

Troutdale Riverfront Renewal Plan

On May 16, 2006 voters passed the ballot measure to create the \$7 million Riverfront Urban Renewal District. The site will include a mix of open space, residential units and retail or office space.

In the 1995 Parks Master Plan, increasing riverfront opportunities was listed as a high priority in the project’s capital improvement plan. There are several goals and objectives of the Riverfront Renewal Plan that directly support the goals in this master plan:

Goal: Improve Transportation Linkages. One of the objectives is to provide a system of pedestrian and bicycle trails that connect downtown to the Sandy River. The connectivity of recreational trails is one goal within the Parks Master Plan.

Goal: Provide public spaces for events and other use by Troutdale residents, patrons of area businesses and tenants and residents within the area. The objective of incorporating public spaces within the development plan provides for cultural, recreational and other community-oriented uses.

Goal: Preserve and enhance Troutdale’s natural, cultural and historic resources. One of the objectives of the Riverfront Renewal Plan is to promote Troutdale’s natural resources and to reflect historical Troutdale in future development. The preservation of open space and increasing riverfront opportunities are listed as priorities in the 1995 Parks Plan and should be listed for implementation in the updated Parks Plan.

Transportation System Plan

On August 23rd, 2005, the City of Troutdale adopted a Transportation System Plan (TSP) that addresses multi-modal travel options for the

City of Troutdale. The plan replaces the previous TSP adopted in 1995, and primarily examines how projected growth will influence traffic patterns on Troutdale's existing transportation network, and identifies system improvements designed to relieve congestion. The plan establishes guidelines for implementing multiple travel options, including pedestrian, bicycle, transit, and vehicle travel. The plan also examines the impact of freight transit on local roads, as well as the major State and County corridors within Troutdale.

Of particular relevance to parks was a proposed transportation improvement project that would have extended SW Henley Road through Sunrise Park to connect with SW 21st Street. Strong opposition voiced by residents over the impact this connection would have on Sunrise Park convinced the City Council to remove this project from the Transportation System Plan. That action has resulted in taking a new look at how Sunrise Park should be designed and developed.

Town Center Plan

The Town Center Plan, implemented in January 1997, is comprised of several components related to Town Center development: a land use plan, development policies, proposed projects, and incentive programs.

The land use component of the town center plan establishes zoning that directs future growth and development in and around the central business district of Troutdale. The objective of the land use plan is to concentrate retail activity in the central business district while encouraging the development of high-density residential and mixed-use office and housing. The plan also changes zoning to areas east and west of downtown, to accommodate further commercial development and high-density residential, including the former sewage treatment plant.

The Town Center Plan outlines a series of projects based on plan objectives and related facility improvements. A key component of facility improvements is provision of parks and open space. The Plan recognizes the importance of neighborhood parks as an amenity and neighborhood focal point. As a part of the plan, three potential sites for park and open space development are identified:

1. Near the Sandy river;
 - At the end of a proposed street through the Columbia Factory Stores Complex
 - South of the railroad, providing a link between downtown and proposed housing north of the railroad
2. On the County Farm property north of McMinnimums; and
3. On a tree grove south of SW Halsey Street.

Organization of this Plan

The remainder of this plan is organized as follows:

Chapter 2: Park Inventory

This chapter provides information on the population of Troutdale, a summary of park classifications and an inventory of Troutdale parks and recreation facilities, a discussion of service areas, and associated maps.

Chapter 3: Community Needs Analysis

This chapter summarizes key findings synthesized from community survey results and input from community workshops.

Chapter 4: Goals and Objectives

This chapter provides a vision of the Troutdale park system and establishes goals and objectives to help realize that vision.

Chapter 5: Park System Improvements

This chapter details system-wide improvements, including trail and connectivity enhancements; provides a conceptual park development plan for Sunrise Park; and describes land acquisition needs.

Chapter 6: Funding Strategies

This chapter provides information on the current parks budget, establishes future budgetary needs, and includes recommendations for funding.

Appendix A: Expanded Park Inventory

Appendix B: Park Design Guidelines

Appendix C: Community Survey Summary

Appendix D: Community Workshop Summary

Appendix E: Youth Workshops Summary

Appendix F: Funding Sources

Chapter 2

Park Inventory

The 1995 parks master plan created a profile for the existing parks system. However, changes in the community and park system have rendered this profile outdated. To create an updated profile for the Troutdale Park System facilities inventory, it is important to create a new parks classification system, and conduct a level of service analysis (LOS). These components characterize the existing park system and establish a framework to help identify current and future park needs. This chapter outlines the methodology and presents the results for each analysis.

Community Description

The community of Troutdale is located 15 miles from Portland and is serviced by Interstate Highway 84. The northern section of the city is bordered to the North by the Columbia River and to the East by the Sandy River.

The southern section of the city contains the downtown and most of the community's residential neighborhoods. Troutdale's population is projected to grow from 14,880 people in 2005 to build-out of approximately 21,400 residents somewhere between 2015 and 2020.

Other community demographics that should be considered when creating a vision for the park system include:

- In 2000, the median age in Troutdale was 31.8 and 36.3 in the state as a whole. Approximately 33% of Troutdale residents are 19 years and younger compared to 25% in Multnomah County. This indicates that there are more families with young children living in Troutdale than in the county as a whole.
- According to the 2000 Census, the ethnic makeup of Troutdale is not as diverse as Multnomah County. At that time, Troutdale was 86% white, whereas the county was comprised of 79% white residents. There is a need to track changes in diversity over time to determine if programs or facilities are meeting the needs of ethnic and cultural preferences.
- Troutdale has a higher median household income (\$62,000) than Multnomah County (\$51,000) and the State of Oregon (\$49,000).

Inventory

A critical aspect of planning for the future of a city's park system is to conduct an inventory and condition assessment of existing parks and natural areas. The inventory includes a description of all City owned,

developed and undeveloped parklands, and an evaluation of the condition of improvements in developed parks. In addition, the inventory provides information about schools, civic and private recreation areas, as well as those parks that may be outside the community but are commonly used by Troutdale residents.

The 1995 Parks Master Plan identified fourteen developed parks and one undeveloped park. Using existing documentation and predefined criteria from the 1995 Parks Master Plan as well as input from City staff and members of the Parks Advisory Committee, the CPW team conducted a field analysis for each park. (See Appendix A for a description of each park.)

Park Classifications

Park classifications serve as a guideline to evaluate the current park system. The Parks Master Plan used the National Recreation and Park Association's (NRPA) classifications as a reference in creating a classification system that is specific to Troutdale's needs, resources, and facilities. The classification system categorizes developed parks based on the following characteristics: benefits, functions, size, service area, and amenities. In establishing these guidelines, park function was considered a more important factor than park size.

The ideal park system for a community is one made up of several different types or classifications of park areas. Troutdale uses the following classifications: mini, neighborhood, community, special use, undeveloped, and natural areas. Each classification provides a distinct type of recreational opportunity. Troutdale currently contains three mini parks, five neighborhood parks, three community parks, three special use parks, four natural areas and one undeveloped park. Table 2.1 details the park classification system for Troutdale.

Table 2.1- Proposed Troutdale Park Classifications

Classification	Definition	Service Radius	Size	Benefits and Use
Mini	Provide passive or limited active recreation opportunities. They are small in size and are often limited to a small grassy area or developed lot with limited amenities. They are located within biking and walking distance of users and should be accessible by sidewalks, trails, and/or low volume streets.	.25 miles	.25 - 2 acres	Mini parks preserve a balance between open space and residential development. They add activity and character to a neighborhood as well as providing a place for neighborhood gatherings. Typical facilities and use include: children's play area, picnic area, benches, or open grassy area.
Neighborhood	Provide access to basic recreation opportunities to nearby residents of all ages. Neighborhood parks should accommodate the needs of a wide variety of ages and user groups. They are located within walking and biking distance of users and should be accessible by sidewalks, trails, and/or low volume streets.	.5 miles	2 - 10 acres	Neighborhood parks provide access to basic recreation opportunities to nearby residents. They enhance neighborhood identity and preserve open space. Typical facilities and uses include: basketball and tennis courts, children's playground, picnic areas, multi-use sports fields, bike racks, paths, and lighting.
Community	Community parks provide a variety of active and passive recreation opportunities for all city residents. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group, individual, and family activities.	1 mile	10 - 50 acres	Community parks provide recreation opportunities for all age groups. They provide educational opportunities, serve recreation needs of families, preserve open spaces and unique landscapes, and provide spaces for community activities and events. These parks can serve as a focal point for the community. Typical uses and facilities include: parking, bike racks, restrooms, covered areas, paths, competitive sports fields with lights, picnic and play areas, public art, water access.
Special Use	Special use parks are facilities that provide a civic function or cultural and historical significance.	None	None	Special use parks can be used for a variety of civic functions and community gatherings.
Undeveloped	This is land that has not been designated for a specific park use at this time. It does not have any permanent facilities.	None	None	None
Natural Areas	Undeveloped land often located in environmentally sensitive areas including: wetlands, steep hillsides, riparian areas, and endangered plant/animal habitats. Provides trail orientated activities and nature based recreation. Open space and greenways protect natural resources and wildlife and allow residents to experience the natural environment close to home.	None	None	Natural Areas may provide environmental and/or historical education. Typical facilities include: interpretive signs, maps, benches, and trashcans. Typical uses include wildlife viewing and trail activities.
Trails	Trails provide community recreation and connectivity. Trails usually offer limited motorized access and may be single or multi-use.	None	None	Trails provide community recreation and connectivity. Trails offer pedestrian and bicycle access to meaningful destinations reducing auto dependency. Trails provide access to parks and open space areas. Typical facilities include: interpretive signs, maps, benches, and trashcans. Typical uses include: walking, jogging, hiking, biking, wildlife viewing, equestrian, and limited motorized access.

Troutdale's Parks and Natural Areas

Table 2.2 summarizes each park by type and denotes individual park facilities. The inventory reveals a parks and natural area system of 258.18 acres (see Map 2.1 City of Troutdale Parks and Natural Areas).

Table 2.2 - Summary of Troutdale Parks and Natural Areas

Developed Parks	Acreage	Amenities
Glenn Otto Park	6.38	Parking, restrooms, lighting, community center, memorial, benches, horseshoe pit, picnic shelter, picnic tables, BBQ grills, playground, beach access
Columbia Park	19.90	Parking, restrooms, picnic shelter, playground, benches, baseball/softball fields, soccer field, BBQ grills, picnic tables, concession stand
Sunrise Park	15.76	Picnic tables, benches, trails, wildlife
Helen Althaus Park	9.51	Basketball (half-court), playground, picnic table, benches
Kiku Park	2.62	Lighting, Playground, basketball (half-court), picnic table
Lewellyn Park	2.39	Parking, lighting, bench, playground, tennis court, picnic table
Sandee Palisades	4.62	Parking, lighting, playground, softball field, open space, picnic tables
Weedin Park	2.62	Parking, lighting, playground, basketball (half-court), tennis court, picnic table
CP Park	0.71	Lighting, playground, basketball (half-court), picnic table
Sweetbriar Park	1.38	Open space
No Name Park	0.68	Benches
Depot Park	2.55	Parking, lighting, memorial, benches, picnic tables, museum
Harlow House Park	1.40	Parking, benches, museum, trails, gazebo
Mayors Square	0.17	Lighting, benches, public art, picnic table
Total Developed Parks	70.69	
Undeveloped Parks		
Woodale Park	2.5	Open space
Total Undeveloped Parks	2.5	
Natural Areas (City Owned)		
Beaver Creek Greenway	75.86	Trails, viewpoints, creek
Sandy River Greenway	20.43	Natural area,
Bellingham Greenway	2.62	Trail, Boardwalk, natural area, wetland
Stuart Ridge Greenway	1.07	Trail connection, viewpoint
Total City Owned N.A.	99.98	
Natural Areas (City maintained, but not owned)		
Glenn Otto Natural Area	5.58	Beach, natural area trails
Mt. Hood CC Natural Area	62.62	Natural area, trails
Strebin Property	15.59	Natural area, wildlife habitat
Parcels adjacent Beaver Creek	1.22	Natural area
Total City maintained but not owned natural areas	85.01	
Total Troutdale System	258.18	

Mini Parks

Provide passive or limited active recreation opportunities. They are small in size and are often limited to a small grassy area or developed lot with limited amenities. They are located within biking and walking distance of users and should be accessible by sidewalks, trails, and/or low volume streets.

- C.P. Park (0.71 acres)
- Sweetbriar Park (1.38 acres)
- No Name Park (0.68 acres)

Neighborhood Parks

Neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should accommodate the needs of a wide variety of age and user groups. These should be accessible by sidewalks, trails, low traffic residential streets.

- Helen Althaus Park (9.51 acres)
- Kiku Park (2.62 acres)
- Lewellyn Park (2.39 acres)
- Sandee Palisades Park (4.62 acres)
- Weedin Park (2.62 acres)

Community Parks

Community parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group activities, individual, and family activities:

- Glenn Otto Park (6.38 acres)
- Columbia Park (19.90 acres)
- Sunrise Park (15.76 acres)

Special Use Parks

Special use parks are facilities that provide a civic function or cultural and historical significance.

- Depot Park (2.55 acres)
- Harlow House Park (1.40 acres)
- Mayors Square (0.17 acres)

Undeveloped Parks

This is land that has not been designated for a specific park use at this time. It does not have any permanent facilities.

- Woodale Park (2.5 acres)

Natural Areas

Natural areas consist of undeveloped land primarily left in its natural condition. This type of land includes forested areas, open space, steep hillsides and river and creek corridors. In some cases, this land may include environmentally sensitive areas that are intended to protect natural environment, while other land may contain trails that provide citizens with an opportunity to connect to local natural resources.

City owned and maintained

- Beaver Creek Greenway (75.86 acres)
- Bellingham Greenway (2.62 acres)
- Sandy River Greenway (20.43 acres)
- Stuart Ridge Greenway (1.07 acres)

City maintained, but not City owned

- Mt Hood Community College Natural Area (62.62 acres)
- Glenn Otto Park Natural Area (5.58 acres)
- Strebin Property (15.59 acres)
- Parcels adjacent to Beaver Creek (1.22 acres)

Trails

Trails provide community recreation and connectivity.

Greenways

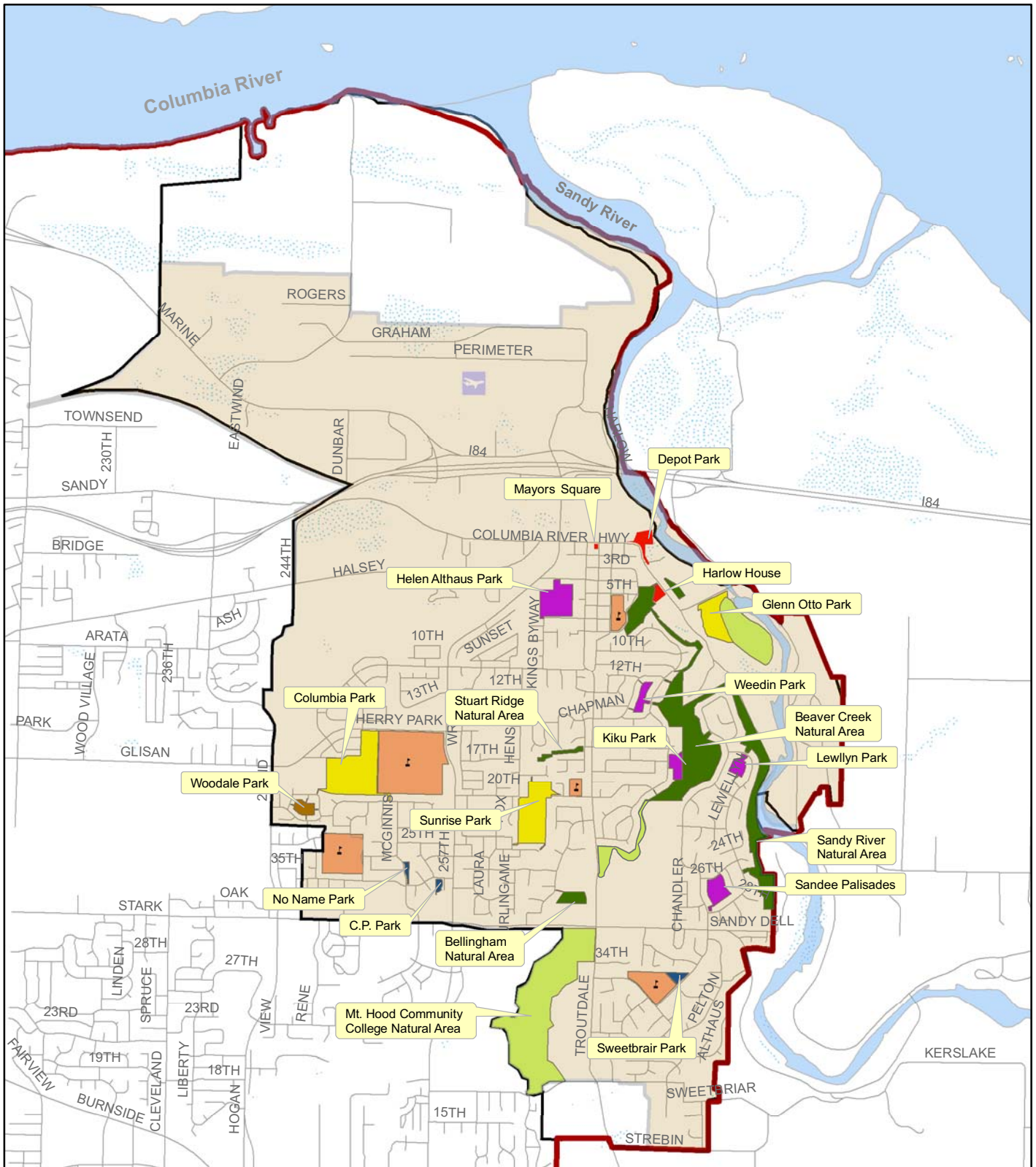
- Beaver Creek Trail (2.4 miles)

Internal park trails


- Helen Althaus Open Space (0.7 miles)
- Glenn Otto Park Trail (1.5 miles)
- Columbia Park Trail (0.9 miles)
- Sunrise Park Trail (1.0 miles)
- Depot Park Trail (0.1 miles)

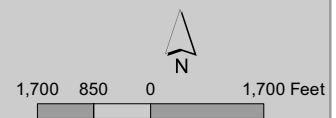
Pedestrian connections

The City maintains 6.51 acres of various pedestrian connections and paths throughout the city.



**Map 2.1 City of Troutdale
Parks and Natural Areas**

- | | | |
|---|--|---|
|  Community Park |  Natural Area -not city owned |  Airport |
|  Mini Park |  Natural Area -city owned |  UGB |
|  Neighborhood Park |  Schools |  Planning Boundary |
|  Special Use Park |  Wetlands |  Troutdale City Boundary |
|  Undeveloped Park | | |



Projection: NAD 1983 HARN/State
Plane, Oregon North
Date: May 2006
Created by: CPW, Kristine Killoy

Public Parks and Recreation Facilities – Not City Owned

Non-City recreation facilities are community assets that serve similar functions as city owned parks and recreation facilities. These assets include all schools, and state and regional parks within a reasonable proximity to Troutdale.

School Facilities

School facilities provide recreational resources similar to parks. Therefore it is important to inventory all school owned facilities to limit duplication of recreation facilities already provided by the school district. All elementary, middle, and high schools in the Reynolds School District that are within Troutdale city limits are considered in the inventory, as well as Mt Hood Community College.

Table 2.3 - School Recreation Facilities in the Troutdale Area

School Facilities		
Name	Acreage	Facilities
Sweetbriar Elementary	5	Baseball field, play equipment, two half-court basketball courts, exercise course, gymnasium, covered play area with ½ court basketball
Troutdale Elementary	3	Gymnasium, (4) half-court basketball courts, playground
Walt Morey Middle	14.13	Track, football field, baseball field, small and large gymnasium, covered area with basketball hoops
Reynolds High School	31.79	(2) Baseball fields, (2) softball field, soccer field, football field, track, gymnasium, (2) tennis courts
Mt. Hood Community College	200	Swimming pool, soccer field, (2) tennis courts, football stadium, track, gymnasium, fishing pond
Total	253.92	

State Parks

Troutdale is situated near the western end of the Columbia River Gorge. The Columbia River Gorge is known for its many state parks, with several located near Troutdale. State park and recreation facilities in this inventory are determined to be those within reasonable proximity to Troutdale.

Table 2.4 - State Park and Recreation Facilities in the Troutdale Area

State Parks		
Name	Acreage	Facilities
Dabney State Recreation Area	135	Disc golf, picnic shelter, tables, grills, boat ramp, beach access, swimming, restrooms, parking
Lewis and Clark State Recreation Site	25	Picnic tables, boat ramp, beach access, swimming, restrooms, parking
Total	160	

Regional Parks

Metro Regional Government operates several regional parks and natural areas, one of which is located near Troutdale (Table 2.5). This park is maintained by Metro and funded through bond measures voted on by constituents within the Metro region.

Table 2.5 - Regional Parks in the Troutdale Area

Regional Parks		
Name	Acreage	Facilities
Blue Lake Regional Park	64	Swimming, fishing dock, playgrounds, basketball, archery, volleyball, softball, horseshoes, boat and canoe rentals, picnic shelter, event facility
Total	64	

Level of Service (LOS) Analysis

The Level of Service (LOS) analysis is based on existing park and recreation facilities and the 2005 population estimate for Troutdale. The LOS evaluation provides the basis for defining Troutdale's park needs and for subsequent capital improvements and parkland acquisition programs. The baseline LOS analysis provides guidelines, represented by a ratio expressed as developed acres per 1,000 residents, to help identify the minimum amount of parkland needed to meet present and future recreation demands. Table 2.6 shows the baseline LOS of service for each park classification based on the 2005 population estimate (14,880 people).

In 2005, the City of Troutdale owned and maintained 70.69 acres of developed parks. As shown in Table 2.6, the LOS provided by developed parks is 4.75 acres per 1,000 residents.

Table 2.6 - Troutdale Park System 2005 Level of Service Analysis

Park Classification (Developed Parks)	Acreeage	Level of Service (LOS) (acres per 1,000 people)*
Community Parks		
Glenn Otto Park	6.38	
Columbia Park	19.9	
Sunrise Park	15.76	
Subtotal Community Parks	42.04	2.83
Neighborhood Parks		
Helen Althaus Park	9.51	
Kiku Park	2.62	
Lewellyn Park	2.39	
Sandee Palisades Park	4.62	
Weedin Park	2.62	
Subtotal Neighborhood Parks	21.76	1.46
Mini Parks		
C.P. Park	0.71	
Sweetbriar Park	1.38	
No Name Park	0.68	
Subtotal Mini Parks	2.77	0.19
Special Use Parks		
Depot Park	2.55	
Mayor's Square	0.17	
Harlow House	1.40	
Subtotal Special Use Parks	4.12	0.28
Total Troutdale System	70.69	4.75

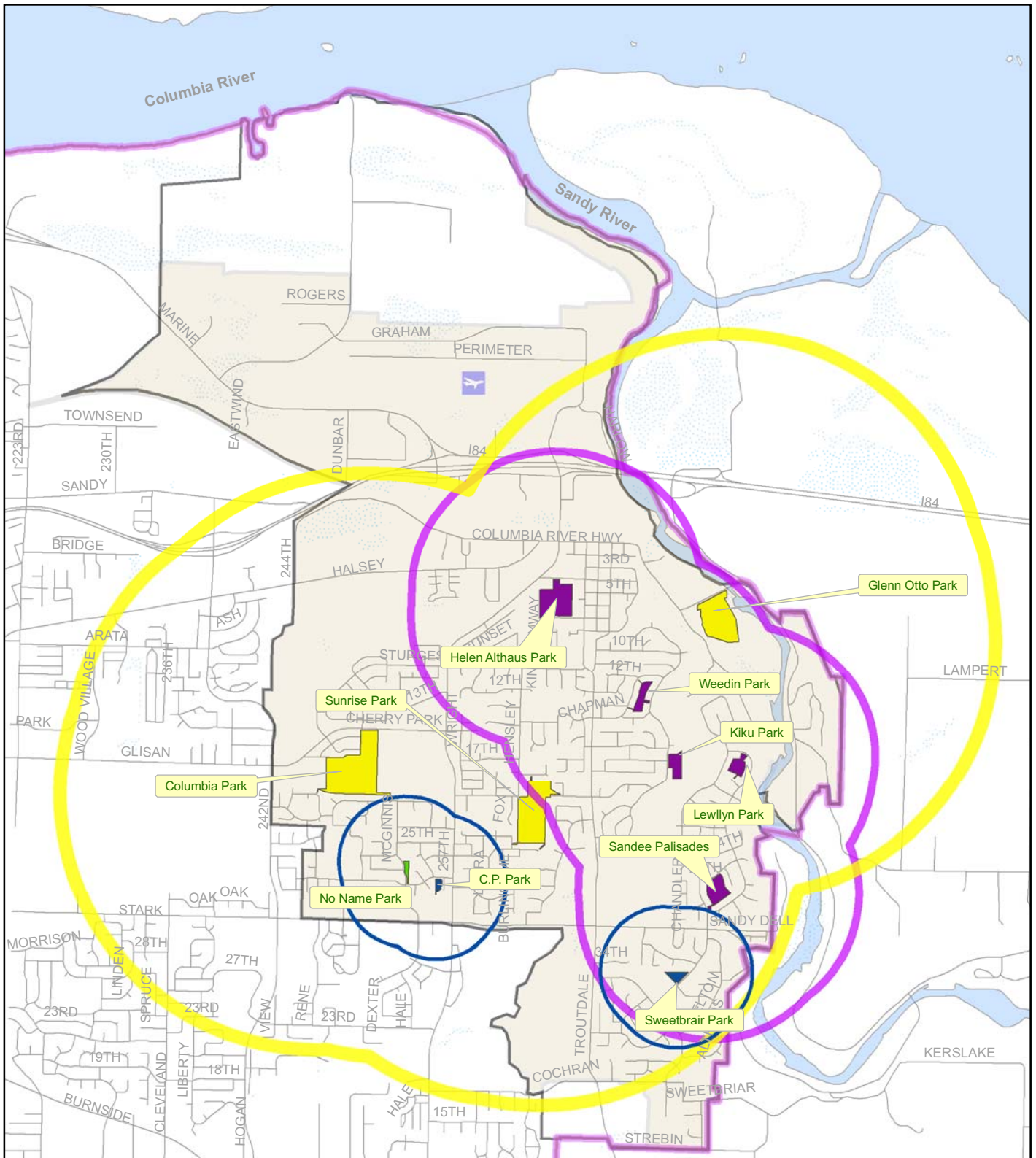
* Based on Portland State University Population Research Center, 2005 estimated population of 14,880.

Service Areas

Parks of different sizes and types are needed to serve a diverse population. Currently, Troutdale contains developed mini, neighborhood, and community parks. Each park type has a different service area. In general, mini parks are designed to serve those within a 0.25 mile radius, neighborhood parks 0.5 mile radius, and community parks 1 mile radius.

Special use parks and natural areas are designed to serve varying groups based on the park's amenities and location. When determining the need for, and possible location of, additional parks, it is important to consider these service areas and which areas are currently 'well-served' by parks. Map 2.2 displays park service areas. Each circle

represents the service area for one park: the smallest are those of mini parks and the larger, neighborhood parks and then community parks.



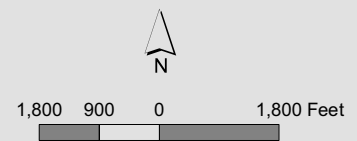
Map 2.2 City of Troutdale Parks Plan

Service Area

- Community Park radius = 1 mile
- Neighborhood Park radius = 1/2 mile
- Mini Park radius = 1/4 mile

Service Area

- Planning Boundary
- UGB
- Troutdale City Boundary
- Wetlands



Projection: NAD 1983 HARN/State
Plane, Oregon North
Date: May 2006
Created by: CPW, Kristine Kiloy

Chapter 3

Community Needs Analysis

A key step in the parks planning process is to identify and address community needs. In order to identify specific park system needs, public input was gathered from Troutdale residents through one community wide workshop, two local workshops specific to Sunrise Park, two youth workshops, and a community survey. In addition, information from the Statewide Comprehensive Outdoor Recreation Plan (SCORP) was analyzed to assess regional recreation trends. Methodology and raw data for community input activities are found in Appendices C, D, and E.

According to the survey distributed to Troutdale residents in the fall of 2005, 94% of respondents felt that parks are “Very Important to Somewhat Important” and 66% are “Very Satisfied to Satisfied” with the overall quality of the Troutdale parks system. However, residents that participated in the public involvement activities during the park planning process also pinpointed areas that could be improved. This chapter summarizes community needs as they relate to each of the identified park system goals:

Park Diversity	Land Acquisition
Community Stewardship	Design
Natural Areas/Greenways	Maintenance
Connectivity	Funding
Accessibility	

Park Diversity

Troutdale residents expressed the need to create a variety of park types that serve a diverse group of park users. Survey results indicate that providing park services to senior citizens, families, and the disabled is important for an equitable park system. Similarly, workshop participants identified the need to maintain variety of park types for a variety of park users. This includes improvements specific to a variety of user groups. Some of these improvements may include play structures for children, skate parks for teenagers, and walking trails for adults and seniors.

Most survey respondents felt that parks are most important for families and children. According to the survey, 89% of the respondents felt that parks are important for families and 88% felt they are important for children. In addition, 73% felt that parks are important for teenagers. Also 65% and 65.7% felt that parks are important for senior citizens and the disabled.

Community Stewardship

Many people involved in the public input process expressed the need to raise awareness about parks and natural areas in their community. Some citizens were unaware that the City owned and maintained some parks. To raise awareness of Troutdale Parks, City staff and residents were interested in creating an outreach strategy to encourage community participation and stewardship. This could be accomplished by creating volunteer opportunities and structured educational programming. Another strategy that was identified through the survey was to create educational and interpretive trails. According to the survey, almost 40% of residents felt this strategy is important.

Natural Areas / Greenways

Natural areas and open space are key elements of a park system. They provide environmental benefits, such as flood control, water purification, and wildlife habitat, as well as an opportunity to create trails and increase connectivity. In addition, many people enjoy natural areas because they facilitate passive use activities like walking and picnicking.

Through the public input process, Troutdale residents expressed interest in more safe and enjoyable natural areas. During the community workshop, participants mentioned how much they enjoy the natural areas at Sunrise Park and Glenn Otto Park. Specifically, they enjoy the openness, trails, wildlife, and the access to the river and pond.

According to the survey, 46% of park users enjoy wildlife viewing on a monthly or weekly basis and 56% felt that river access is important. In addition, when asked to allocate a portion of \$100 to different park system improvements, respondents allocated \$10.88 to the acquisition of natural areas (see Table 3-1). This was one of the top three areas of priority for survey respondents. These findings also align with statewide findings, which indicate that nature and wildlife observation is the fastest growing outdoor activity in Oregon (see Appendix F). Specifically, residents expressed an interest in obtaining more natural areas in the north part of Troutdale. Many indicated these areas should be near the confluence of the Sandy and Columbia Rivers. Similarly, statewide data indicates the need for more water-based recreation resources and facilities.

Table 3.1: Average Allocation of \$100.00 for Park System Improvements

1. Maintenance & Improvements to Existing Facilities	\$36.24
2. Additional Community Parks	\$10.97
3. Additional Natural Areas	\$10.88
4. Additional Trails	\$10.63
5. Additional Play Structures	\$10.02
6. Additional Neighborhood Parks	\$7.97
7. Additional Sports Facilities	\$7.21
8. Additional Mini Parks	\$2.79

Source: Troutdale Community Parks Survey, 2005

Connectivity

During the community input process, Troutdale residents identified the need to create a well-connected park system. Connecting trails and pathways to existing parks, future parks, and the rest of the community can enhance enjoyment and increase overall park system use. According to the Statewide Comprehensive Outdoor Recreation Plan (SCORP), connectivity was one of 8 recreation issues that will affect future outdoor recreation in Oregon (see appendix F).

In addition, walking is the most common activity in Troutdale parks. Survey results indicate that 48% of respondents walk or hike on a weekly basis. Similarly, 16% jog on a weekly basis and 11% jog on a monthly basis. Findings from the youth workshop and community workshop indicate that residents want more trails for walking and jogging. These results also align with statewide and regional trends identified in the SCORP. According to the SCORP survey, running and walking for exercise are the most popular activities in the State of Oregon. Creating trails is an important part of connectivity, and many residents identified the need for a local and regional trail network. Statewide surveys also indicate that state residents feel that trails and connectivity are important. In Troutdale more than 50% of respondents believed that paved and unpaved trails were important, which highlights the perceived need for trails.

Accessibility

Creating accessibility for a variety of park users and a variety of modes of transportation helps maximize the enjoyment of a park system. Based on survey results and community input, residents identified accessibility as an important issue for Troutdale Parks. In fact, 59% of residents walk to parks, 35% drive to parks, and 2% ride their bike.

Pedestrian accessibility to parks appears to be good in Troutdale, based on the high percentage of residents who walk to parks. However, a low percentage of people ride bikes to the parks. This may be due to the quality of the bicycle infrastructure in the community or purely based on preference. Some participants in the youth and community workshops indicated a need for more bicycle racks in the parks. Many workshop participants indicated the need for more parking, especially in high-use parks, such as Glenn Otto Park.

Both youth and community workshop participants indicated the need for more trail access. This includes better signage at trailheads and more trails leading to parks and natural areas. Similarly, participants expressed a need for more ADA accessibility in both parks and natural areas.

Land Acquisition

Identifying if, and where, the City should acquire new land is another key element of the parks planning process. Similarly, land acquisition is an important statewide recreation goal. According to the SCORP, the need for land acquisition was one of eight recreational issues that will affect future outdoor recreation in Oregon.

In Troutdale, residents must decide if they want to acquire more land, where land should be acquired, and what purpose it should serve. According to the survey, 38% of residents think the City of Troutdale needs additional parks and 44% felt no additional parks are needed. When asked how to allocate \$100, survey respondents distributed their money in the following way: \$36 to maintain and improve existing facilities, \$11 to additional natural areas, \$11 to additional community parks, \$8 to additional neighborhood parks, \$3 to additional mini parks (see Table 3.1). The total amount residents dedicated to land acquisition, which includes the addition of all park types, was \$32.61 (see Table 3-1). This is only slightly below what respondents allocated to maintenance and improvements to existing facilities.

During the workshop, some residents expressed the need to acquire more natural areas as well as the need for a dog park and a skate park. According to the survey, 13% of the respondents wanted parks in the Town Center Area, 16% wanted parks in the Sweetbriar Area, and 21% wanted parks in North Troutdale. Workshop participants also expressed an interest in acquiring land along the Sandy or Columbia Rivers to create more river access.

Design

Residents felt that parks should be designed so that they are enjoyable, safe, efficient, and sensitive to natural systems. Research indicates that park design greatly affects park use. Throughout the public process, residents identified a number of design issues. One of the issues of concern to Troutdale residents is the balance of active use activities and passive use activities. This was especially apparent in conversations

about Sunrise Park. Similarly, this issue was raised by residents asking for more private picnic shelters away from play areas in Glenn Otto Park.

Another issue that concerned residents was park safety. According to the survey, 94% of respondents felt that park safety is important. Some respondents indicated the need to make natural areas safer. In addition, residents wanted more lighting in parks to improve safety and allow for nighttime activities like soccer or baseball. Residents also expressed an interest in more benches and picnic tables.

Maintenance

Troutdale residents agree that parks should be maintained in such a way that satisfies the leisure expectations of both residents and visitors. During the public process, residents indicated that park maintenance is good and should be adequately funded. According to the survey, 68% of respondents felt that park maintenance was good, and 16% felt it was excellent. When asked how they would allocate \$100, survey respondents allocated the highest percentage of money to maintenance and improvement to existing facilities.

Residents also had suggestions for individual park maintenance. One issue that was brought up was the need for more trail maintenance. Specifically, the trail surfaces could be improved. In addition, there is a need to maintain established pathways and adequate trail signage. Other concerns identified include the need to repair parts of Imagination Station and resurface basketball and tennis courts. City staff were concerned about degradation of the soccer fields at Columbia Park.

Funding

Both residents and City staff expressed the need to research funding options in order to diversify funding sources and reduce reliance on System Development Charges (SDCs). These funding options may include grants, fundraising activities, private donation, and/or private-public partnerships. One way to increase revenue would be to charge for certain services. The survey asked the following question: "Should a user fee be charged at Glenn Otto Park in the summer months to help defray the cost to operate and maintain the beach area and for needed park improvements?" The majority of survey respondents (61%) indicated that this would be appropriate - 45% suggested \$2 per car and 25% suggested \$3 per car.

Chapter 4

Park System Goals and Objectives

This chapter provides a framework for the development and maintenance of parks in the City of Troutdale. It provides goals and objectives that outline ways to address the needs identified by Troutdale citizens, as discussed in the Community Needs Analysis in Chapter 3. The goals are broad statements of what Troutdale would like to achieve for its parks system. These statements are based on the issues identified by Troutdale citizens through participation in community workshops and a survey. The objectives offer specific steps the City can take to realize its parks system goals, and are designed to complement comprehensive plan policies.

Goals

Plan goals are intended to represent the general end towards which the city's efforts are directed. These goals establish a vision of the future and identify how Troutdale will meet its mission.

Objectives

Objectives are detailed recommendations for activities that the City should undertake to fulfill its goals.

The Troutdale Parks Master Plan establishes the following goals and objectives. These goals and objectives are not listed in order of priority.

Park Diversity

Ensure that all areas and populations within the City are adequately served by a variety of recreation areas and facilities.

Objectives

- Develop parks in underserved areas, particularly the northern and western parts of town.
- Explore options for community park development near the confluence of the Sandy and Columbia rivers.
- Provide sports fields that meet the needs of organized and unorganized users.
- Explore options for providing a community skate park.
- Explore options for allowing on-leash dog access to parks.

Community Stewardship

Encourage community participation and stewardship by creating volunteer opportunities and structured educational programs for all age groups.

Objectives

- Develop public and private partnerships to create educational and volunteer opportunities.
- Increase volunteer efforts in park development and maintenance.
- Involve existing community organizations such as sports teams and volunteer groups in parks development and maintenance.
- Coordinate dissemination of information concerning both public and private recreation programs to better reach community residents.
- Offer nature awareness activities through the City's recreation program, such as nature hikes or talks.

Natural Areas / Greenways

Provide safe and enjoyable natural areas that preserve wildlife habitat and ecological functions, provide opportunities for passive recreational use, and create educational and interpretive opportunities.

Objectives

- Identify areas of environmental significance (wetlands, sensitive species, and habitat) to be fully protected from development.
- Identify areas of environmental significance that could also be used for passive recreation.
- Seek technical advice on measures to preserve and protect identified areas.
- Acquire natural areas through land dedications or work with Metro to acquire them.
- Avoid the use of plant species that have the potential to become invasive.
- Develop interpretive signage for natural area features of interest, such as wetlands.
- Provide self-guided nature walk opportunities.
- Provide vegetative buffers between active use facilities and natural areas.

Connectivity

Create and maintain a variety of trail types that provide connectivity throughout the park system and community.

Objectives

- Create multi-use trails that provide for walking, biking and jogging.
- Explore opportunities for trail connections to the region's 40-mile loop trail system.
- Provide adequate and safe sidewalks, crosswalks and connections between community and neighborhood parks.
- Pursue easement acquisition options for the Beaver Creek Trail connection to Glenn Otto Park.
- Explore options to create a trail from 257th Avenue to the western city limits along the top of the steep slope area south of Halsey Street.
- Develop standardized trail signage and create kiosks for educational and interpretive services.

Accessibility

Ensure parks are easily accessible.

Objectives

- Provide directional signage to parks, natural areas, trails and greenways from key roads and pathways.
- Comply with American Disabilities Act standards in the development of parks, recreation facilities, trails and natural areas.
- Provide greater parking opportunities by installing bike racks and creating parking spaces, where none now exist.

Land Acquisition

Acquire appropriate parklands to achieve desired park level of service.

Objectives

- Provide community parks at a level of service of 3.3 acres per 1000 persons.
- Provide neighborhood parks at a level of service of 1.8 acres per 1000 persons.

- Provide mini parks at a level of service of 0.1 acres per 1000 persons.
- Acquire land for parks in the southern, western, and northern parts of the city.
- Encourage joint use of parks and school facilities by locating them adjacent, or close to each other.
- Develop criteria for suitable land acquisition.
- Consider the acquisition of parks and conservation lands that have community-wide significance, such as historic, cultural, archaeological, natural or other meaningful features.
- Consider selling, trading or converting the use of selected small, underutilized, undeveloped public lands.

Design

Design parks that meet community recreational needs and are safe, efficient and easy to maintain.

Objectives

- Define Best Management Practices for the development of safe and efficient parks and facilities.
- Create design criteria for each park type.
- Prepare a master plan for the development of parklands as soon as possible after acquisition.
- Involve citizens in developing master plans for acquired land.
- Plan, design and build parks and facilities to support multiple functions within the limitations of the site or proposed improvement.
- Incorporate historic and cultural resources and art into park master plans, when possible.
- Establish maintenance standards, vegetation standards and management plans for the various types of parks the City maintains.
- Select durable materials that are sustainable, resource efficient and non-toxic for construction of new facilities.

Maintenance

Maintain parks to ensure safety, designated function, and the integrity of natural systems.

Objectives

- Annually assess needed maintenance and renovation projects system-wide, including bringing existing facilities up to ADA standards.
- Create a priority system for park maintenance defining which maintenance needs should be addressed immediately.
- Increase collaborative and volunteer efforts to maintain and beautify parks.
- Maintain trail surfaces consistent with intended use.
- Repair damage from vandalism within 48 hours, or as soon as possible after occurrence.
- Manage fields to prevent overuse and significant damage to playing surfaces.
- Utilize locally produced goods, materials and services where possible for the development and improvement of park system.
- Conduct periodic user evaluations of park and recreation facilities and develop an action plan to improve any that are rated below standard.
- Consider staffing needs for long-term maintenance and operations when adding or developing new parks.

Funding

Reduce financial dependence on System Development Charges by developing diverse sources and opportunities for funding parkland acquisition and improvements.

Objectives

- Maintain a park system development charge that accurately reflects the actual cost impact of population growth upon the City's park system.
- Seek grants, intergovernmental partnerships and public-private partnerships where mutually beneficial and appropriate.
- Dedicate the revenues from disposed properties to improve the existing parks system or develop parks in underserved areas.
- Support funding for additional parks staff as the parks system grows.
- Reduce costs associated with future park acquisition and development through partnerships with schools.
- Pursue charging a user fee for parking at Glenn Otto Park during the peak summer season.

Chapter 5

Park System Improvements

This chapter provides a framework for improvements to existing parks and the development of new parks, natural areas and trails through 2015, or until build-out. It includes a discussion of improvements to the current system, including a conceptual plan for Sunrise Park, and recommendations for future system enhancements. The improvements proposed in this chapter were developed through community participation, assistance from the Parks Advisory Committee, and input from City staff.

Part I: Improvements to Current System

As discussed in Chapter 3, the City owns several park facilities that are in need of upgrades to meet the needs and expectations of residents. This section specifically describes capital improvements and/or policy changes for Columbia Park, Wooddale Park, CP Park and Sunrise Park. It is recommended that these parks receive major improvements or policy changes. The other parks in the system only require small upgrades. A detailed list of improvements and costs for these parks is found in Chapter 6.

Columbia Park

Columbia Park is a 19.9 acre community park, located off of Cherry Park Road and adjacent to Reynolds High School. Current facilities include two baseball fields, an adventure play structure known as “Imagination Station”, a soccer field, parking, restrooms, group picnic areas (including shelter), and a large wooded area with pathways.

The west side of the park is under consideration as the relocation site for the City's Parks and Facilities building. If this site is chosen, the building should be located in the northern portion of the western side to facilitate easy access and provide the maximum amount of buffer from the adjacent neighborhoods. Additional suggested improvements include routine improvements such as trash cans, bike rack, additional seating (benches and picnic tables).



Woodale Park

Woodale Park is a 2.50 acre undeveloped park. The site is located off of 242nd Avenue near the western edge of the City limit. The land was acquired through a tax foreclosure after the Woodale Subdivision Homeowners Association declined to pay taxes. The site is encircled by homes preventing both visual and physical access. The lack of access has been the primary obstacle preventing the park's development. Currently, the site serves almost exclusively as open space for the surrounding homeowners.



The Parks Advisory Committee recommends exploring options to relieve the City of park maintenance responsibilities.

Among the options that should be evaluated is retaining ownership of the park but transferring its maintenance to a private homeowners association, and selling the property but offering it first to surrounding property owners for purchase. If the property is sold, the money from the sale should be used for park acquisition, improvements, and/or a maintenance trust fund.

CP Park

CP Park is a 0.71 acre developed mini park. Existing improvements to the park include: a playground, basket ball (half-court), picnic table, and small connector trail. CP Park trail connects 28th Street in the north to the commercial area in the south. The trail has been closed off in response to neighborhood complaints about misuse of this pathway due to its lack of visibility.

Sunrise Park

Sunrise Park, located off of 21st Street, west of Troutdale Road, is a 15.76 acre undeveloped community park. The site was originally a rock quarry which was later converted into a landfill before being reclaimed as a community park. Use of this site as a park is subject to conditions of a solid waste disposal site closure permit issued by Department of Environmental Quality (DEQ) in 1999 and applicable to 2009. The original Sunrise Park conceptual plan (June 1995) and subsequent description in the 1995 Troutdale Parks Recreation and Greenways Plan divided the park into two separate areas, north and south. The north portion of the site is flat, and was identified as a location for

improvements including, a multi-use grass area, children's playground, multi-use paved basketball court, picnic area with a small shelter, paved internal pathway, and automatic irrigation. The south portion of the site was to remain undeveloped, with the exception of native plantings, a paved trail system, and pond and wetland enhancements.

Though the 1995 Parks Master Plan recommended developing the northern end as a neighborhood park, many residents view the park as a passive use natural area. The City of Troutdale held two community workshops about this park and the Park Advisory Committee discussed it at length. The outcome of these workshops and meetings was a community based vision for the park. Residents envision improvements that support the 'natural' feel of the park with a conceptual framework tied to the history and geology of the area. Specific desired improvements include: changing the path surface, additional parking, pond and wetland expansion, exercise equipment, native vegetation, humpy lump lawn, and natural play equipment.

Amenities

Trail improvements

- Improvement should focus on changing the surface material of the trails. This material could range from smaller more compact gravel to the latest in rubber surfacing.

Parking

- A small amount of parking should be added on both the west and east sides of the park. Design of this element is critical, with safety, and the privacy of neighboring properties a high priority.

Pond expansion

- Subject to approval by the DEQ upon expiration of the current landfill closure permit in 2009.

Wetland expansion & trail

- The current wet area in the north end of the park should be enhanced to include wetland vegetation (subject to DEQ approval). A trail should be constructed on the outer slope around the perimeter of the wetland.

Exercise equipment

- Exercise stations should be added at each entrance and in the center of the park. These stations should not be clumped together, but should be distributed through out the park. These stations should be made of wood and weather resistant steel to fit into the natural theme of the park.

Interpretive signs

- Interpretive signs should cover recent park history, including information about the former quarry, later landfill, and current reclamation as a park. Other information should cover natural

history including the Missoula floods, geology, native vegetation and topography.

Native vegetation

- Native vegetation should be added throughout the park. This should include flowering trees, shade trees, a variety of shrubs and ground cover, the addition of wetland plants, and a large quantity of native wildflowers. The views from the park are very important to the public, therefore additional trees and shrubs should remain under 30 feet in height. The larger trees should be planted on the East side of the park.

Natural play equipment & humpy lumpy lawn

- Play structures should fit into the natural theme of the park. This should include interactive features such as synthetic climbing rocks and a grassy play area. The play area should be located to the east of the pond and will provide rolling mounds / hills for children to run on.

Part II: Proposed Parks, Natural Areas and Trails

Parkland Need

Communities need parks of different sizes and types to adequately serve diverse populations. Troutdale needs to acquire and develop new parkland to meet the needs of the current and future population. Based on evaluation of the current park system, discussions with City staff, and input received from the community, acquiring new parkland is important in developing and maintaining the park system.

The City has established a desired parkland LOS standard of 5.2 acres per 1000 population. An objective of the Troutdale parks system is to achieve and maintain this level of service through the year 2015. To achieve the level of service standards for the Troutdale Park System, it will be necessary for the City of Troutdale to acquire additional land as demand increases. Park demand is determined by multiplying every 1,000 residents by the LOS standard.

A demand forecast through the year 2015 reveals an additional parkland need of 40.59 acres. Table 5.1 calculated land needs by classification through 2015 based on a total LOS standard of 5.2 acres per 1,000 residents, and a 2015 projected population of 21,400.

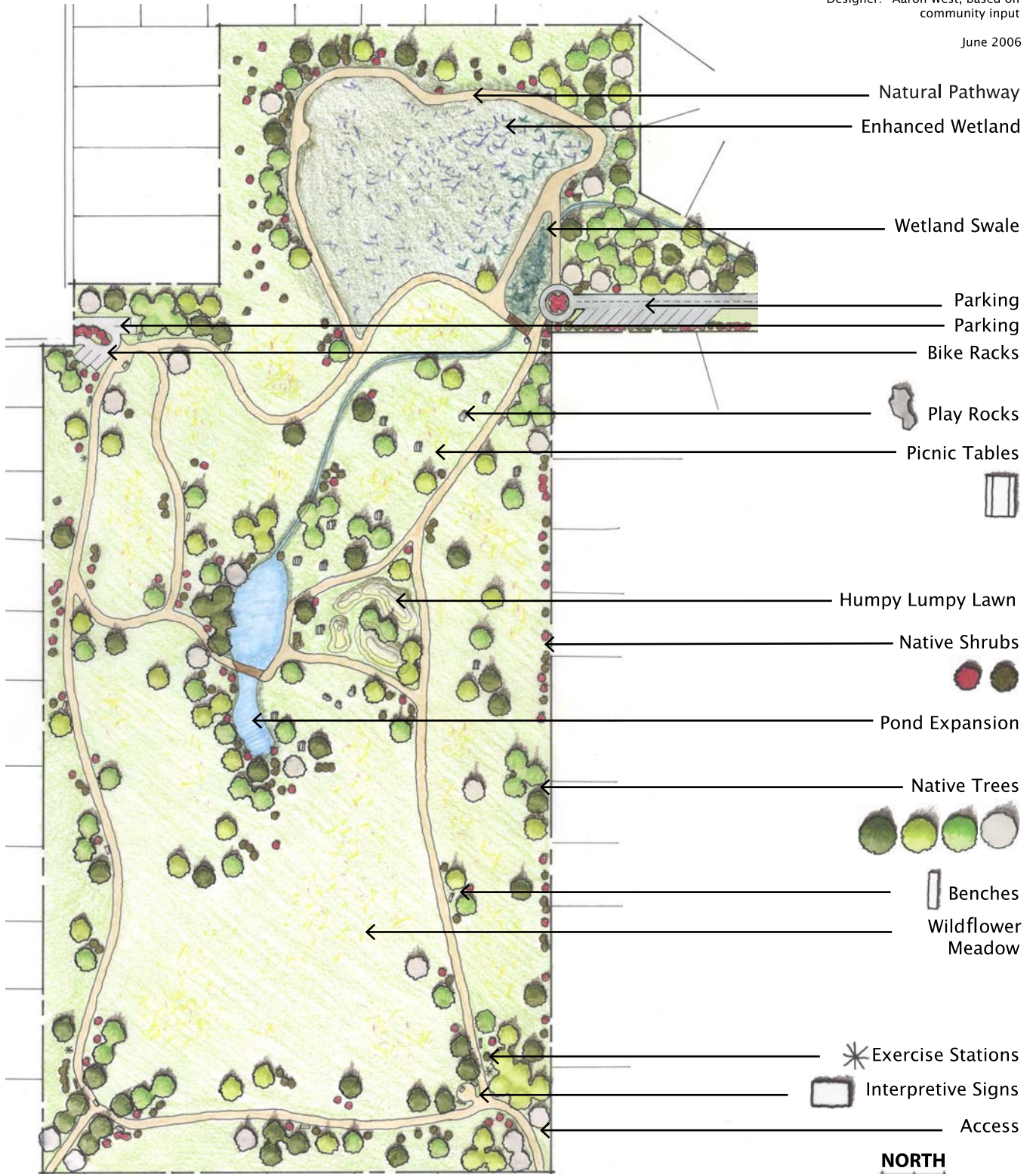
Concept: A natural park that highlights stunning views of Mt. Hood and the surrounding area and provides opportunity for passive recreation and education about the natural environment.

CITY OF TROUTDALE



Designer: Aaron West, based on community input

June 2006



Sunrise Park



Table 5.1 - Parkland Need by Classification and Level of Service, 2005-2015

Park Classification	LOS Standards	Existing Inventory	Demand		Surplus/(Need)	
			2005	2015	2005	2015
Mini Parks (including Special Use Parks)	0.1 Ac./1000 Pop.	6.89	1.49	2.14	5.40	4.75
Neighborhood Parks	1.8 Ac./1000 Pop.	21.76	26.78	38.52	(5.02)	(16.76)
Community Parks	3.3 Ac./1000 Pop.	42.04	49.1	70.62	(7.06)	(28.58)
Total Parkland	5.2 Ac./1,000 Pop.	70.69	77.38	111.28	(6.69)	(40.59)

The acquisition and development of three neighborhood parks and one large or two smaller community parks by 2015 would provide the City with a sufficient amount of parkland to maintain the desired LOS of 5.2 acres per 1000 residents. Strategically locating neighborhood parks in areas currently underserved by park facilities would address system deficiencies.

As stated in Chapter 4, Goals and Objectives, the City of Troutdale expects to acquire natural areas through land dedication or Metro will acquire the land for regional use. This plan does not establish a LOS for natural areas; however, the 1995 Parks Master Plan and 2003 SDC ordinance prescribes the level of service standard for natural areas to be 12.40 acres per 1,000 persons. The City currently owns 99.98 acres of natural areas. Additionally, 85.01 acres of natural areas serve Troutdale residents and are City maintained but not City owned. These lands total 184.99 acres. If the City maintains the natural area LOS used in the previous parks master plan and 2003 SDC ordinance, it will need an additional 80.85 acres by 2015.

Parkland Opportunity Areas

In addition to maintaining an established LOS, a primary goal of an efficient park system is to ensure park facilities are equitably distributed and accessible for a variety of users. Considering service area, expected growth areas, and the community’s expressed desire for more area for active recreation areas and river and trail access, the following areas have been identified as parkland opportunity areas:

- County farm property, north of Halsey;
- Southern area (south of Troutdale city limits, within planning boundary, and north of Strebin Road); and
- Area north and west of Troutdale airport

Map 5.1 depicts general opportunity areas for potential parkland acquisition based on evaluation of the current park system, (input from City staff), direction from the Parks Advisory Committee, and public input.

Parkland Development

The acquisition and development of an additional 40.59 acres of parkland is necessary for the City to meet the desired 5.2 acres per 1000 residents LOS standard. The acquisition and development of three neighborhood parks (approximately 5 acres in size) and one large community park (approximately 25 acres in size) or two smaller community parks by 2015 would provide the city with a sufficient amount of developed parkland to meet this goal (See Map 5.2). As the City develops parks, it should refer to the Design Guidelines found in Appendix B of this plan.

Neighborhood Parks

Neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should accommodate the needs of a wide variety of user groups and be accessible by sidewalks, trails, and low volume residential streets.

Proposed Cherry Ridge Park and Natural Area ***5-NA/NP**

This proposed area would have a dual purpose – to protect a grove of trees and serve as a natural learning laboratory for Reynolds School District and meet the recreational needs of the proposed neighborhoods. The City should pursue joint use opportunities with the school district to acquire and develop this land.

Proposed Neighborhood Park ***6-NP**

As this area of town develops, residents will need access to a neighborhood park. A portion of this area is wetlands and could be incorporated into the park design.

Proposed Sweetbriar Heights Park ***7-NP/CP**

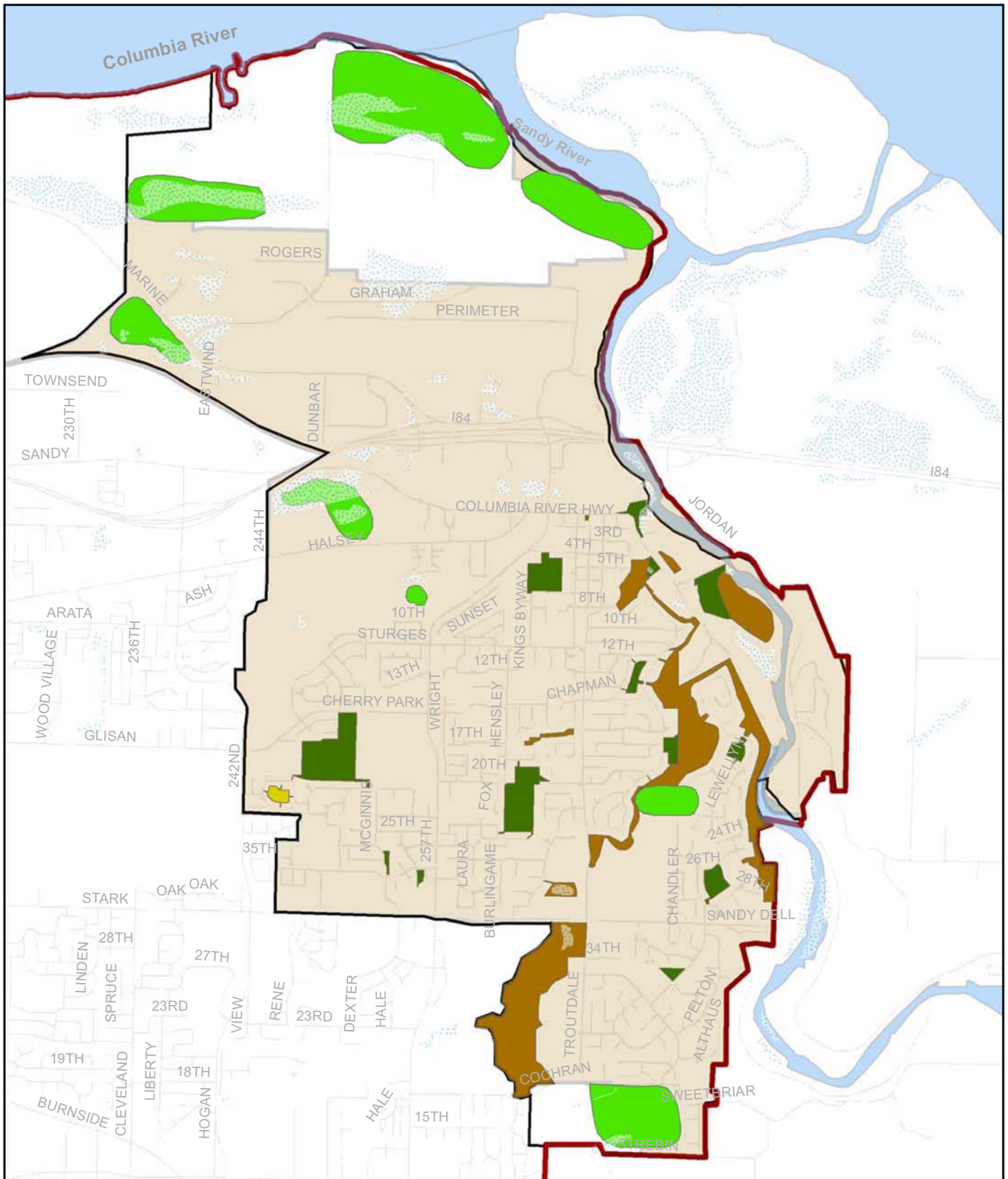
This proposed park is currently outside of the existing City limits, but within the City's planning area. It is recommended that a neighborhood park or community park be developed in this area to serve growing residential needs.

Community Parks

Community parks offer a variety of active and passive recreation. These parks are large in size and serve a wider service area than neighborhood parks. Community parks often include facilities for organized group, individual, and family activities.


Proposed Hood View Park ***8 –CP**

This proposed community park is located adjacent to the Beaver Creek Canyon and north of the Mount Hood Community College. Locating a community park in this area meets multi-objective criteria, both increasing active recreation service for the growing southern portion of the City, and further linking Beaver Creek Canyon Natural Area and Mount Hood Community College Natural Area. Approximately 21 acres of this site are now held in a charitable trust; one-third of that acreage is




Map 5.1 Parkland Opportunity Areas

Parks Master Plan City of Troutdale

- | | | | |
|---|---------------------------|---|---------------|
|  | Parkland Opportunity Area |  | City Limits |
|  | Natural Area |  | Planning Area |
|  | Developed Park |  | UGB |
|  | Undeveloped Park |  | Wetlands |

1,500 750 0 1,500 Feet




Projection: NAD 1983 HARN/State
Plane, Oregon North
Date: May 2006
Created by: CPW, Kristine Killoy

areas, and activity centers around the community. Trails and connectors provide opportunities for connections between park facilities and neighborhoods and reduce reliance upon automobiles for travel. Citywide trails and park specific trails will also create recreational opportunities.

The intent of the Troutdale trail plan is to provide a system of off-street recreation trails to serve the City. The trail system includes a total of approximately 8 miles of proposed trails.

Several major trails serve as the backbone of the trail system and provide connection routes around and through the City and to natural features surrounding the City. Troutdale's existing major trails consist of Beaver Creek trail, Glenn Otto Park trail, Columbia Park trail, Sunrise Park trail, Helen Althaus Trail, and Depot Park trail.

The household survey and community workshops identified a desire for additional trail opportunities. Additional proposed trails consist of Mt. Hood Community College trail, Ridgeline trail, Cherry Park trail, and Dike trail. Trail recommendations also include further extension of both Beaver Creek trail and Depot Park trail. (See Map 5.3)

1 - Proposed Beaver Creek Trail Extension, 1.6 miles

Beaver Creek Trail is the backbone of Troutdale's trail network providing passive recreation opportunities for numerous residents. The trail can be accessed across the street from Weedin Park. The proposed extension would add 1.6 miles to the existing network, connecting to Glenn Otto Park/trail system to the north and Mt. Hood Community College Natural Area/trail system to the south.

2- Proposed Ridgeline Trail, 0.9 miles

This proposed trail would follow a steep hillside from 257th Avenue to 242nd Avenue.

3 – Proposed Depot Park Trail Extension, 0.4 miles

This proposed trail would extend north along the Sandy River providing access to the proposed urban renewal project in this area. This trail would link to the proposed dike trail.

4 - Proposed Mt. Hood Community College Trail, 0.8 miles

The proposed Mt. Hood Community College Trail would begin in the southwest corner of the Mt. Hood Community College Natural Area. The trail will meander north connecting to the southern most terminus of Beaver Creek Trail north of Stark Street. This trail would also potentially serve to connect to the region's 40 Mile Loop Trail.

5 - Proposed Dike Trail, 3.7 miles

This proposed trail would follow the course of the dike along the Sandy and Columbia Rivers. The trail would further serve to connect the proposed Sandy River Day Use Area, Company Lake Natural Area, and

earmarked to be deeded to the City some time in the future without restrictions as to its use.

Proposed Sweetbriar Heights Park

***7-NP/CP**

(See description in Neighborhood Parks)

Natural Areas

Natural areas consist of undeveloped land often located in environmentally sensitive areas including: wetlands, steep hillsides, and river/creek corridors. A Level of Service for natural areas is not being recommended as part of this plan. However, natural areas and open space areas are an important component of a community's overall park system. Natural areas provide trail orientated activities and nature based recreation while protecting natural resources. The following is a description of opportunity areas for the natural areas identified on Map 5.1.

Proposed Company Lake Natural Area

***1 -NA**

This proposed Natural Area is located north of the former Reynolds Aluminum Plant and south of the Columbia River. As mentioned in the 1995 Plan, Metropolitan Service District (Metro) has interest in acquiring land along the Columbia River shoreline. It is recommended the City work in conjunction with Metro to expand acquisition efforts to include this area. Possible amenities for this site include: wildlife viewing areas, habitat restoration, interpretive signage, and Sandy/Columbia River Dike Trail access.

Proposed Sandy River Day Use Area

***2 -NA**

The proposed natural area is located north of the Troutdale airport and on the west side of the Sandy River. This site offers a number of recreational opportunities, including river and trail (proposed Sandy/Columbia River Dike Trail) access. It is recommended that METRO work to acquire this land.

Proposed Natural Areas

***3-NA and *4-NA**

These proposed natural areas could protect sensitive wetland environments in the northern portion of the City. The City should work with developers to dedicate this land as part of their development.

Proposed Cherry Ridge Park and Natural Area

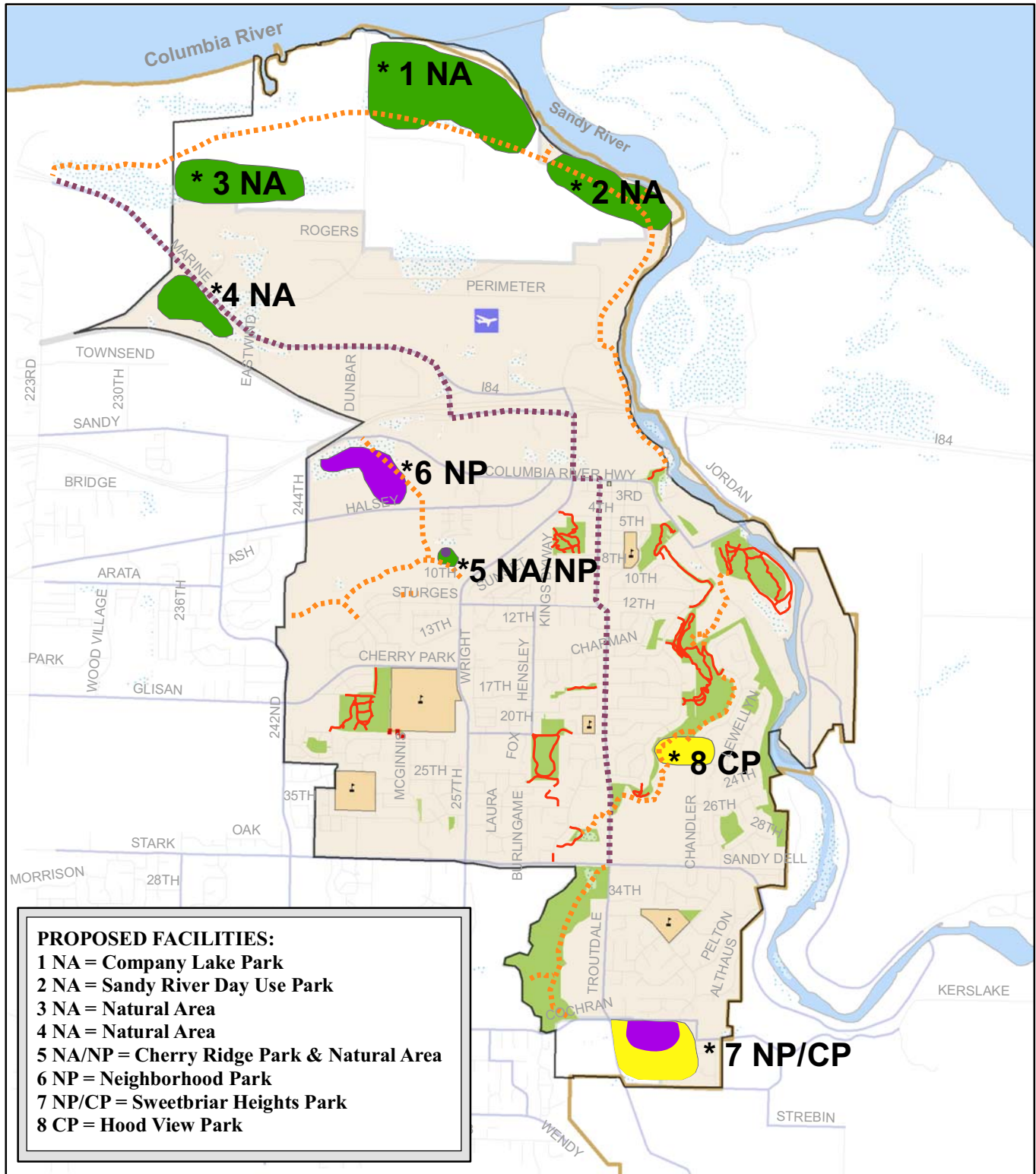
***5-NA/NP**

(See description in Neighborhood Parks)

Trail Development

Trails and pathways are an important component of the park system. Connecting different sites via natural areas, trails and pathways leads to more usable, accessible, and visible parkland. The park and natural area system becomes better integrated, connecting neighborhoods, commercial areas, parks, schools, and other points of activity.

Trails and pathways include sidewalks, bike paths, and multi-use trails. These emphasize safe pedestrian travel to and from parks, residential

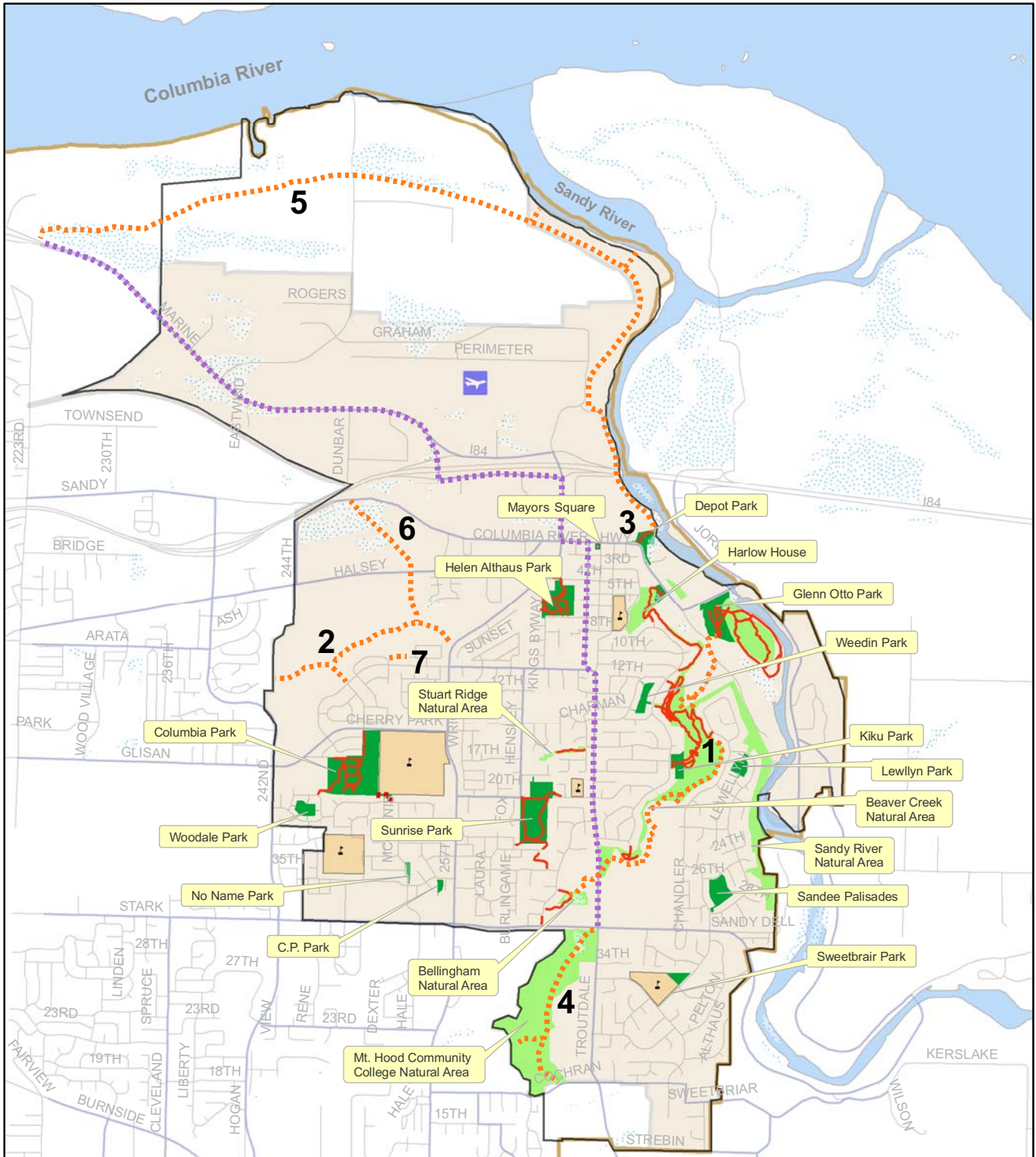


Map 5.2 Facilities Plan
Parks Master Plan
City of Troutdale

- | | | |
|--------------------------------|-----------------------------|-------------------------|
| Community Park | Proposed Trails | Wetlands |
| Natural Area | Regional 40 Mile Loop Trail | UGB |
| Neighborhood Park | Existing Trails | Planning Boundary |
| Existing Parks & Natural Areas | Bike Paths | Troutdale City Boundary |

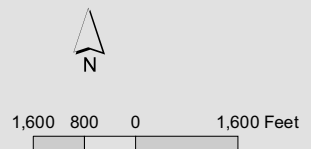


Projection: NAD 1983 HARN/State Plane, Oregon North
 Date: May 2006
 Created by: CPW, Kristine Killoy



Map 5.3 City of Troutdale Trail Plan

- Existing Trails
- Proposed Trails
- Regional 40 Mile Loop Trail
- Bike Paths
- Natural Area
- Park
- Troutdale City Boundary
- Wetlands
- Schools
- Airport
- UGB
- Planning Boundary



Projection: NAD 1983 HARN/State Plane, Oregon North
 Date: May 2006
 Created by: CPW, Kristine Kiloy

Columbia Shoreline Natural Area. The trail would follow the western banks of the Sandy River connecting with Depot Park in the south.

6 – Proposed Cherry Park Trail, 0.6 miles

This proposed trail would connect with the Ridgeline trail in the south and extend north through a proposed neighborhood park terminating at the historic Columbia River Highway. This trail is consistent with the City's pedestrian plan in the Transportation System Plan.

7 – Proposed Connection between Sturges Rd to Sturges Lane, 0.2 miles

This proposed short trail would provide a needed connection between Sturges Rd and Sturges Lane.

Regional 40 Mile Loop trail

The 40-mile loop trail is a regional trail that loops throughout the Portland Metropolitan area. Currently the 40 Mile Loop has lengthened to approximately 140 miles and connects over 30 parks. It is recommended the City act in conjunction with the 40 Mile Loop Land Trust and Metro to pursue potential partnerships along the proposed route.

Summary

This chapter provides a description of major improvements and changes to the current system, as well as proposed new park development. Key improvements include enhancing Sunrise Park, pursuing the option to locate the Parks and Facilities building at Columbia Park, and developing 3 new neighborhood parks and 1-2 community parks. Chapter 6 provides the costs associated with these desired improvements.

Chapter 6

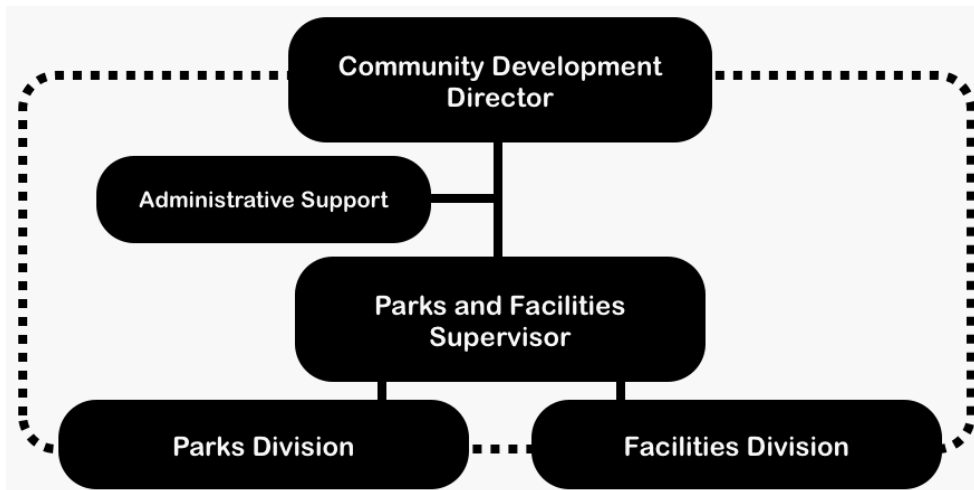
Funding

This chapter provides information on the current parks budget, and establishes future budgetary needs.

Troutdale Parks Division

Troutdale Parks Division is one of three divisions of the Department of Community Development. Figure 6.1 provides the organizational chart for the Troutdale Parks Division.

Figure 6.1 Organizational Chart for the Troutdale Parks Division



Source: City of Troutdale, 2006

The Parks budget is divided into three primary requirements: personal services, materials and services, and capital outlay

The Parks department budget derives its funding from the City's general fund. Capacity-enhancing improvements, which include land acquisition, debt service, and other projects, receive funding from the Troutdale Parks Improvement Fund.

Current Operating Budget

The approved operating budget for Troutdale Parks for fiscal year 2005-2006 reveals a total budget of \$423,290. The approved operating budget for fiscal year 2006-2007 is \$431,501. It is important to note that this only represents operating expenses related to personal services and maintenance, and excludes capital outlay. Table 6.1 compares annual operating budgets from fiscal years 2001-2006.

Table 6.1- Parks Operating Budget by Expenditure Unit, 2001 - 2006

Year	Personal Services	Materials and Services	Total Park Budget
2001-2002	\$ 198,005	\$ 124,814	\$ 322,819
2002-2003	\$ 206,277	\$ 152,530	\$ 358,807
2003-2004	\$ 221,426	\$ 154,554	\$ 375,980
2004-2005	\$ 225,559	\$ 147,630	\$ 373,189
2005-2006*	\$ 242,510	\$ 180,780	\$ 423,290
2006-2007**	\$ 249,081	\$ 182,420	\$ 431,501

*adopted budget, **proposed budget

Park Maintenance Expenditures

Maintenance represents expenditures toward non-capacity enhancing improvements and other park operating expenditures. The parks maintenance budget for each fiscal year outlines three unit requirements that are primarily related to maintenance: personal services, materials and services, and capital outlay, which represents expenditures for maintenance equipment. Table 6.2 illustrates park maintenance expenditures as a percentage of the total city general fund for fiscal years 2001-2006. Table 6.3 provides the average annual change in park maintenance expenditures for fiscal years 2001-2006. Table 6.4 calculates the annual increase in per acre expenditures on park maintenance for fiscal years 2001-2006. The average annual change reveals an increase of 6% per acre, or \$110.

Table 6.2 - Park Maintenance Expenditures as Percentage of Total General Fund, 2001-2006

Year	Total City General Fund Expenditures*	Parks Maintenance Expenditures*	% of Total
2001-2002	\$5,914,882	\$322,819	5.5%
2002-2003	\$5,951,476	\$358,807	6.0%
2003-2004	\$5,985,668	\$375,980	6.3%
2004-2005	\$6,268,265	\$373,189	6.0%
2005-2006	\$7,423,324	\$423,290	5.7%

*Excludes capital outlay and debt service

Table 6.3 - Annual Park Maintenance Expenditures and Percent Change, 2001-2006

Year	Parks Maintenance Expenditures	Annual % Change
2001-2002	\$322,819	NA
2002-2003	\$358,807	11%
2003-2004	\$375,980	5%
2004-2005	\$373,189	-1%
2005-2006	\$423,290	13%
Average Annual Change	\$20,094	6%

Table 6.4 – Annual Park Maintenance Expenditures Per Acre and Percent Change, 2001-2006

Year	Parks Maintenance Expenditures	Acres*	Exp/Acre	Annual Change	Annual % Change
2001-2002	\$322,819	170.24	\$1,896	NA	NA
2002-2003	\$358,807	170.24	\$2,108	\$211	11%
2003-2004	\$375,980	170.24	\$2,209	\$101	5%
2004-2005	\$373,189	173.17	\$2,155	-\$53	-2%
2005-2006	\$423,290	173.17	\$2,444	\$289	13%
Average Annual Change				\$110	6%

*Includes all parks and city owned natural areas

Funding Sources

As discussed previously, the Parks Division receives funding in two ways: from the City’s general fund, or from the Parks Improvement Fund.

Parks Improvement Fund

The City of Troutdale’s Parks Improvement Fund is a direct funding source, dedicated to capital improvements and necessary services related to capital improvements that enhance the city’s capacity to provide parks and recreation services.

The primary sources of the Parks Improvement Fund are system development charges for new residential development and interest income that is earned from the fund. Table 6.5 illustrates Park Improvement Fund resources by type for fiscal year 2001-2006.

Table 6.5 - Parks Improvement Fund Resources by Type, 2001-2006

Year	Beginning Fund Balance	SDC Revenue	Interest Income	Miscellaneous	Total
2001-2002	(\$10,837)	\$203,820	\$2,353	\$0.00	\$195,336
2002-2003	\$167,279	\$39,130	\$2,689	\$0.00	\$209,098
2003-2004	\$174,318	\$168,499	\$3,595	\$250,000	\$596,142
2004-2005	\$332,733	\$605,600	\$10,482	\$0.00	\$948,815
2005-2006*	\$816,426	\$550,900	\$6,000	\$0.00	\$1,373,321

*Adopted Budget

Park System Development Charges (SDCs)

Park system development charges are impact fees assessed to all new residential developments to accommodate added demand on existing facilities. The fees pay for added capacity to either improve the system to meet projected growth, or maintain a level of service standard.

Currently, the adopted SDC for each residential unit is \$3,600. Under current zoning, the City of Troutdale has capacity for approximately 1,400 residential units before it reaches build-out, yielding additional park SDC revenue of \$5,040,000 under the current rate.

Grants

An additional source of funds comes from grants. Table 6.6 details the status of grant funds for the City of Troutdale’s Parks Division, which uses these resources to fund specific grant-related projects as noted under the “Project” heading.

Table 6.6 - Grant Funding by Status and Project

Grants	Date	Amount	Project
Local Government Grant	4/2002	\$ 4,000	Install paved path at Harlow House Park
Land & Water Conservation Fund	3/2004	Amount Undetermined	Rehabilitation of Beaver Creek Canyon
Local Government Grant*	9/2005	\$ 106,842	Renovation of restrooms, two additional covered shelters, installation of a bike rack and foot wash area at Glenn Otto Park

* Includes 50% matching provision

Funding Requirements

To maintain level of service standards for the Troutdale Park System, it will be necessary for the City of Troutdale to acquire additional parkland as demand increases. In addition, the City will need to improve parks that are in the current system to meet the increased demand. The LOS standard for the Troutdale Park System is 5.2 acres per 1,000 residents. Table 6.7 calculates land needs by classification through 2015 based on a total LOS standard of 5.2 acres per 1,000 residents, and a 2015 projected population of approximately 21,400. The demand forecast reveals a total parkland need of 40.59 additional acres when looking at the system as a whole. When looking at the specific park types, there is a combined need of 45.34 acres of parkland for neighborhood and community parks. The system wide need is reduced to 40.59 acres because of the 4.75 acre surplus of mini parkland.

Table 6.7- Parkland Need by Classification and Level of Service, 2005-2015

Park Classification	LOS Standards	Existing Inventory	Demand		Surplus/(Need)	
			2005	2015	2005	2015
Mini Parks*	0.1 Ac./1000 Pop.	6.89	1.49	2.14	5.40	4.75
Neighborhood Parks	1.8 Ac./1000 Pop.	21.76	26.78	38.52	(5.02)	(16.76)
Community Parks	3.3 Ac./1000 Pop.	42.04	49.10	70.62	(7.06)	(28.58)
Total Parkland	5.2 Ac./1,000 Pop.	70.69	77.38	111.28	(6.69)	(40.59)

* Includes Special Use Parks

Land Acquisition

Troutdale will require 40.59 additional acres of developed parkland to maintain a system wide LOS standard of 5.2 acres per 1,000 residents. If the City wants to achieve the desired park type specific LOS, it will need to acquire 16.76 acres of neighborhood parkland and 28.58 acres of community parkland. The proposed distribution of parkland by classification would likely add three neighborhood parks and one community park to the Troutdale park system. Parkland development is comprised of two cost components: land acquisition, and site development. The land acquisition component, illustrated in Table 6.8, is based on high and low cost assumptions for land inside and outside of Troutdale city limits. Site development costs are shown in Table 6.9 and are based on average costs around the state. Table 6.10 estimates trail costs by linear miles.

Table 6.8 - Average Land Acquisition Costs Per Acre

Land Acquisition	
Location	Cost Per Acre
Inside City Limits*	
Low Value	\$ 250,000
High Value	\$ 350,000
Average Cost Per Acre	\$ 300,000
Outside City Limits**	
Low Value	\$ 175,000
High Value	\$ 300,000
Average Cost Per Acre	\$ 237,500

Source: New Line Development; Centex Homes

*Residential

** Southern planning area, along Strebin Rd.

Table 6.9 - Park Development Cost Per Acre

Park Development	Cost Per Acre
Neighborhood and Community Parks	
Land Acquisition*	\$ 268,750
Development**	\$ 100,000
Total Park Development Cost	\$ 368,750

*Average land cost methodology based on land acquisition inside and outside of the Troutdale city limits

**Average cost

Table 6.10 - Trail Construction Cost Per Linear Mile

Trail Construction Cost Per Lineal Foot	Miles	Total LF	Total
\$35.00	8.0	42,240	\$1,478,400

* Hard surface estimate (8 ft. width)

Proposed Improvements to Current Parks and Unimproved Parklands

In addition to developing new parks, the City of Troutdale should improve existing parks and land that it currently owns designated to be a future park. This section provides rough cost estimates for proposed improvements at the park level. Implementing these park projects will help the City of Troutdale fulfill its park system goals and objectives.

The proposed projects were developed from input from three sources: (1) residents of Troutdale, gained through the community workshop, the youth workshops, and the household survey; (2) an inventory of existing parks and facilities, as well as discussions with parks staff; and (3) the Parks Advisory Committee. Table 6.11 – 6.13 summarizes park-specific projects, including cost estimates, and sources. Table 6.14 provides a cost estimate for the proposed Riverfront Park and Plaza. Because this property is within the riverfront renewal area, improvements can be paid for with urban renewal tax increment funds.

Table 6.11 – Proposed Projects – Community Parks

Community Parks						
Park Name	Capital Improvement Project	Quantity	Units	Unit Cost	Total Cost	Source
Columbia	Picnic Tables	3	Ea	\$800.00	\$2,400.00	RS Means
	Benches	4	Ea	\$628.00	\$2,512.00	RS Means
	Drinking Fountain	1	Ea	\$3,000.00	\$3,000.00	CPW
	Picnic Shelter 15' x 20'	1	Ea	\$9,650.00	\$9,650.00	Enwood Structures
	Soccer Goals	2	Ea	\$1,600.00	\$3,200.00	Colorado Park Planning Standards
	Trash Cans	2	Ea	\$350.00	\$700.00	RS Means
	Bicycle Rack, 10' (Permanent)	1	Ea	\$465.00	\$465.00	RS Means
	Park Maintenance Facility: Lump Sum				\$750,000.00	City of Troutdale
	Total Project Estimate					\$771,927.00
Sunrise	Picnic Tables	5	Ea	\$800.00	\$4,000.00	RS Means
	Benches	8	Ea	\$628.00	\$5,024.00	RS Means
	Trash Cans	5	Ea	\$350.00	\$1,750.00	RS Means
	Bicycle Rack, 10' long permanent	2	Ea	\$465.00	\$930.00	RS Means
	Exercise Equipment (10 stations)			\$5,000.00	\$5,000.00	Fit Trail
	Interpretive Signs	4	Ea	\$300.00	\$1,200.00	Envirosigns
	Parking Lots	9100	SF	\$6.00	\$54,600.00	Willamette Graystone
	Trees	100	Ea	\$20.00	\$2,000.00	City of Troutdale
	Shrubs	500	Ea	10	\$5,000.00	City of Troutdale
	Misc. Wildflower and Grass Seed				\$500.00	City of Troutdale
	Pond Expansion (Soil Extraction)	1000	CY		\$3,000.00	Kerr's cost data
	Pond Liner (124' x 44')	5456	SF.	\$0.39	\$2,128.00	Bend Pond Liners
	Humpty Lumpy Lawn	450	CY		\$10,000.00	Kerr's cost data
	Trail Improvements (Poly Pavement + Rock Base)	47,875	LF	\$21.72	\$1,039,845.00	CPW
	Trail Improvements (Drainage Structures)	10	Ea	\$1000.00	\$10,000.00	CPW
	Play Rocks	4	Ea	\$3,000.00	\$12,000.00	Playworld
Total Project Estimate					\$1,156,977.00	
Glenn Otto	Various projects (See Glenn Otto Park Master Plan)				\$2,929,486.00	City of Troutdale
	Land Acquisition (Glenn White Property)	1.5	Ac.		\$500,000	City of Troutdale
	Land Development (Glenn White Property)				\$350,000	City of Troutdale
Total Project Estimate					\$3,779,486.00	

Table 6.12 – Proposed Projects – Neighborhood Parks

Neighborhood Parks						
Park Name	Capital Improvement Project	Qty.	Units	Unit Cost	Total Cost	Source
Helen Althaus	Picnic Tables	2	Ea	\$800.00	\$1,600.00	RS Means
	Trees	3	Ea	\$400.00	\$1,200.00	RS Means
	Drinking Fountain	1	Ea	\$3,000.00	\$3,000.00	CPW
	Total Project Estimate				\$5,800.00	
Kiku	Picnic Tables	1	Ea	\$800.00	\$800.00	RS Means
	Swings	1	Ea	\$1,000.00	\$1,000.00	Outdoor Fun Store
	Drinking fountains	1	Ea	\$3,000.00	\$3,000.00	CPW
	Trash Cans	1	Ea	\$350.00	\$350.00	RS Means
	New Basketball Posts	1	Ea	\$1,800.00	\$1,800.00	Colorado Park Planning Standards
	Total project Estimate				\$6,950.00	
Lewellyn	Picnic Tables	1	Ea	\$800.00	\$800.00	RS Means
	Benches	3	Ea	\$628.00	\$1,884.00	RS Means
	Total Project Estimate				\$2,684.00	
Sandee Palisades	Hard Surface Court/Basketball	1	Ea	\$30,000.00	\$30,000.00	Colorado Park Planning Standards
	Benches	2	Ea	\$628.00	\$1,256.00	RS Means
	Expand Playground	1	Ea	\$20,000.00	\$20,000.00	Colorado Park Planning Standards
	Total Project Estimate				\$51,256.00	
Weedin	Benches	2	Ea	\$628.00	\$1,256.00	RS Means
	Drinking Fountain	1	Ea	\$3,000.00	\$3,000.00	CPW
	Trash Cans	2	Ea	\$350.00	\$700.00	RS Means
	Total Project Estimate				\$4,956.00	

Table 6.13 – Proposed Projects – Special Use and Mini Parks

Special Use Parks						
Park Name	Capital Improvement Project	Qty	Units	Unit Cost	Total Cost	Source
Depot	Benches	1	Ea	\$628.00	\$628.00	RS Means
	Picnic Tables	1	Ea	\$800.00	\$800.00	RS Means
	Bathrooms	1	Ea	\$110,000.00	\$110,000.00	Biological Mediation Systems
	Total Project Estimate				\$111,428.00	
Harlow House	Interpretive Signage	2	Ea	\$500.00	\$1,000.00	Envirosigns
	Total Project Estimate				\$1,000.00	
Mayor's Square					\$0.00	
	Total Project Estimate				\$0.00	

Mini Parks						
CP	Picnic Tables	1	Ea	\$800.00	\$800.00	RS Means
	Benches	1	Ea	\$628.00	\$628.00	RS Means
	Bicycle Rack, 10' (Permanent)	1	Ea	\$465.00	\$465.00	RS Means
	Lighting, Steel Pole (Galvanized 20')	2	Ea	\$1,325.00	\$2,650.00	RS Means
	Total Project Estimate				\$4,543.00	
Sweetbriar	Benches	1	Ea	\$628.00	\$628.00	RS Means
	Trash Cans	1	Ea	\$350.00	\$350.00	RS Means
	Total Project Estimate				\$978.00	
No Name						
	Total Project Estimate				\$0.00	
Total for Improvements to Current System					\$5,897,985.00	

Notes: All prices represent costs as if professional contractors did work. The City may achieve considerable savings by doing improvements in-house.
 Source: Community Planning Workshop (CPW), 2006

Table 6.14 – Proposed Development of Riverfront Park

Proposed Development of Riverfront Park	
Riverfront Park and Plaza: Lump Sum	\$4,000,000.00

Source: City of Troutdale

Total Park System Costs

Table 6.15 calculates the costs of proposed improvements to existing parks and the total development costs for parkland acquisition through 2015 to maintain a LOS standard of 1.8 acres per 1,000 residents for neighborhood parks, and 3.3 acres per 1,000 residents for community parks. Total improvement and development costs are compared with projected revenue streams to assess potential funding deficit. Based on the current park improvements strategy, the development of the Riverfront Park and Plaza, and the acquisition and development scenario it will cost approximately \$28,117,635 to develop the necessary parkland to meet the proposed level of service standard. Projected SDCs for 2006 to 2015 will provide approximately \$5,040,000 in revenue to the Parks Improvement Fund (PIF) at the current rate of \$3,600 per new dwelling unit. This leaves the PIF with a deficit of \$21,704,314 assuming there is no increase in the SDC rate.

Table 6.15 - Total Park System Development Costs vs. Projected Revenue Through 2015

Capital Expenditure	FY 2006-2015
Neighborhood Park	
Acquisition and Development Costs Per Acre*	\$ 368,750
Acres Needed to Meet LOS Standard	16.8
Total Neighborhood Park Development Cost	\$ 6,195,000
Community Park	
Acquisition and Development Costs Per Acre	\$ 368,750
Acres Needed to Meet LOS Standard	28.6
Total Community Park Development Cost	\$ 10,546,250
Trails	
Construction Costs Per Lineal Foot**	\$35.00
Miles	8.00
Total Lineal Feet	42,240
Total Trails Construction Cost	\$ 1,478,400
Total Cost for Current Park Improvements	\$ 5,897,985
Total Cost for Urban Renewal Area Parkland	\$ 4,000,000
Total Development Cost	\$ 28,117,635
Revenue	
FY 2006-2015	
Park Improvement Fund Balance***	\$ 1,373,321
Projected SDC Revenue (2006-2015)	\$ 5,040,000
Total Projected Revenue	\$ 6,413,321
Deficit	-\$21,704,314

*Average land cost methodology (unadjusted)

** Hard surface estimate (8 ft. width)

*** FY 2005-2006

Table 6.16 calculates the increased operating expenditures needed to maintain the additional 40.59 acres of parkland according to a system wide level of service of 5.2 acres per 1,000 residents. The calculation is based on a 2005 park maintenance expenditure per acre of \$2,444 and utilizes an annual inflation factor of 6% to determine maintenance costs in year 2015 for the additional parkland. It is important to note that this calculation reflects only the costs associated with maintaining the additional park acreage needed to meet the level of service stands of 5.2 acres per 1,000 residents by 2015. In addition to the aforementioned costs for improvements to current parks and new parkland development, it would require approximately \$177,656 in 2015 to maintain the increased parkland areas.

Table 6.16 - Total Increase in Operations Expenditures, 2006-2015

Operations	2005 Expenditures Per Acre	Additional Acreage*	Projected Maintenance Expenditures	Inflation Factor**	Park Maintenance Expenditures in 2015
Park Maintenance	\$2,444	40.59	\$99,202	1.06	\$177,656

*Based on a proposed LOS standard of 5.2 acre per 1000 population

** Assuming 6% annual increase in personal services budget

Optional Funding Strategies

As the City of Troutdale expands its park system, additional funding is necessary for parkland acquisition, development and maintenance. The City should work to obtain critical funding from diverse sources in order to maintain and expand its park system. Table 6-17 summarizes the range of funding and support strategies available. Although Troutdale currently utilizes a variety of these strategies, a funding gap continues to exist. This section provides recommendations for the City of Troutdale in two sectors, Capital Improvements and Operations. Additional information on funding sources and strategies is located in Appendix F.

Table 6-17. Potential Park System Funding and Support Strategies

Funding Source	Time Frame	Duration	Current Use	Pros	Cons
Partnerships	Short-Term	Varies	Yes	Builds cooperation. Increases ability to pursue projects through sharing of resources.	Requires ongoing coordination. No guarantee of success.
Donations	Short-Term	Ongoing	Yes	Can be a win-win situation. May include land, financial, or materials.	Requires continuous time and effort.
Grants	Short-Term	Varies and limited	Yes	Good track record with grants often leads to more grants. Often support new, one-time expenditures.	Requires staff time for applications (with no guarantee) and ongoing reporting. Often short-term and only for specific projects (not usually including staff time). Often require matching funds.
Parks and Recreation District	Long-Term	Ongoing	No	Provides ongoing source of funds. All area park users (not only City residents) would pay for services. Fund source would directly and only benefit parks.	Long-time to form. Some citizens may oppose. Could mean loss of revenue (control) for City.
Land Trusts	Long-Term	Ongoing	No	Good way of working with landowners.	Often have very specific projects in mind. Lengthy process. Land trusts may have limited resources.
Bonds	Long-Term	Limited	No	Distributes cost over life of project. Can generate substantial capital.	Debt burden must not be excessive. May require voter approval.
Levies	Long-Term	Limited	No	Can generate reduced-interest funding Can provide substantial funding for short-term (under 10 year) projects	Intergenerational inequity (levies are carried by current users, although future users will benefit.) Requires voter approval (double majority)
System Development Charge	Short-Term	Ongoing	Yes	Development helps pay for the capital improvements, which will be necessary to provide residents with adequate park services. Ordinance in place.	Can only be used for capital improvements, not for deferred or ongoing maintenance needs.
Park Maintenance Fee	Long-Term	Ongoing	No	Would provide a stable stream of funding for maintenance. Addresses identified maintenance funding issue. Several Oregon cities have adopted fees.	Requires passage by City Council. Some citizens and businesses may oppose.

Source: CPW, 2006

Operations and Capital Projects

The following funding sources are for operations and maintenance as well as capital projects.

- *General Fund:* The Troutdale parks system currently receives dedicated funds from the City's General Fund for maintenance and operations. For the past five years, the Parks Division has received between 5.5% to 6.3% of the City's General Fund.

- *Local Option Levy:* A local option levy for capital improvements provides for a separate property tax levy outside the City's permanent rate limit. This levy may be used to fund a capital project or a group of projects over a specified period of time, up to ten years. Revenues from these levies may be used to secure bonds for projects, or to complete one or more projects on a "pay as you go" basis.
- *Public/Government Grant Programs:* This includes the federal Recreational Trails Program (RTP) administered by Oregon Parks and Recreation Department (OPRD). The City should pursue RTP funds for developing the proposed trail plan outlined in this plan.
- *Private Grants and Foundations:* Donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. Two key motives for donation are philanthropy and tax incentives. The typical strategy for land donations is to identify target parcels and then work directly with landowners. Soliciting donations takes time and effort on the part of City staff, and it is important to set up a nonprofit foundation to accept and manage them. Generally, donations are not stable sources of land or finances and should not be relied upon as a major portion of funding.
- *Public/Private Partnerships:* Partnerships play an important role in the acquisition of new park and recreation facilities and in providing one-time or ongoing maintenance support. Public, private and non-profit organizations may be willing to fund outright, or work with the City to acquire additional parks and recreation facilities and services.
- *Park Utility Fee:* If passed by the City Council, this monthly fee can help provide a stable funding source for maintenance and operations. For example, the City of Talent created a Parks Utility Fee for Operation and Maintenance assessed at one dollar (\$1) per billing account.

Capital Improvements

The following funding sources are for capital projects only.

- *System Development Charges (SDC):* Park system development charges are impact fees assessed to all new residential developments to accommodate added demand on existing facilities. Currently, the adopted SDC for each residential unit is \$3,600.
- *Donations:* Donations of labor, cash, services, or land provide the opportunity to carry out capital projects. The City should

review the creation of a nonprofit parks foundation and/or a parks stewardship committee.

- *Local Improvement District (LID):* Under Oregon Law, communities can create LIDs to partially subsidize capital projects. The creation of a special district is most appropriate for an area that directly benefits from a new development such as a neighborhood park.
- *General Obligation Bond:* This type of bond is a tax assessment on real and personal property. The City of Troutdale can levy this type of bond only with a double majority voter approval unless the vote takes place during a general election held on an even year, in which case a simple majority is required. Voters approved such a bond in 1992 in Troutdale.
- *Public/Government Grant Programs:* These include Community Development and Block Grants (CDBG), Land and Water Conservation Grants, Federal Transportation Grants, State of Oregon Local Government Grants, Urban Forestry Grants, Oregon Watershed Enhancement Board Grants.
- *Other Options:* These include land trusts, exchange of property, conservation easements, and lifetime estates.

Funding Recommendations

To achieve the goals of this master plan, the City of Troutdale must pursue a funding strategy that includes a variety of sources. Grants, donations, partnerships, as well as bonds, levies, and fee/permit revenues all play a part in a diverse funding strategy. Specifically, the City's funding strategy should involve:

- *Increase the SDC assessment rates.* The current SDC rates are not sufficient to allow the City to expand and develop its park system while meeting its park goals and objectives. The City should evaluate the effect of an SDC rate increase on development efforts and the City park budget.
- *Develop a Parks Utility Fee.* An established Park Utility Fee will help support the desired level of maintenance identified by the City and public. The City should evaluate the impacts of creating this fee.
- *Pursue grant opportunities for capital improvement projects, trails, and land acquisition.* State, regional, and federal grants can provide funding for a variety of park, open space, and trail projects. The City should balance the potential application's competitiveness with required outlays of staff time when considering applying for grant funds.

- *Develop partnerships.* The City should continue to develop partnerships with the school district to improve operational efficiencies and leveraging of funds.
- *Develop relationships with landowners.* The City should cultivate relationships with landowners who may be interested in donating land to the City or allowing purchase at a reduced cost.
- *Evaluate the feasibility of bond measures.* The City should consider submitting a bond measure for public vote with a focused development plan based on this Plan.

Even all of these funding strategies are likely to fall short of accomplishing everything outlined in this Plan. For that reason, it is essential that the City establish priorities among the recommended improvement projects so that the limited available resources are applied where they will satisfy the greatest need or provide the greatest benefit to its citizens.

Summary

The vision set forth in this document represents the valuable input gained from the Troutdale Park Advisory Committee, Troutdale residents and City of Troutdale staff. The vision establishes goals and objectives for a park system that encourages a high degree of community stewardship, and a diversity of accessible, well-connected, and well-maintained parks and natural areas. These goals also reflect community preference for acquiring new parkland, specifically community parkland, additional trails, and the design and improvement of existing park facilities.

To achieve these goals, this plan recommends a land acquisition strategy based on an established level of service standard that values increased community and neighborhood park facilities, and securing additional long-term funding sources for land acquisition and the implementation of capital improvements.

Appendix A

Expanded Park Inventory

The City of Troutdale expanded park inventory provides a detailed description of each park facility and natural area owned and/or maintained by the City. This section provides information on community parks, neighborhood parks, mini parks, natural areas, and trails. Table A.1 summarizes park and recreation facilities in the Troutdale area.

Table A.1 - Summary of Troutdale Area Parks and Recreation Facilities

	Acres	Parking	Restrooms	Lighting	Community Center	Memorial	Gazebo	Public Art	Picnic Tables	Picnic Shelter	Playground	Benches	Trash Cans	BBQ Grill	Horseshoe Pit	Basketball (Full)	Basketball (Half)	Football	Gymnasium	Track	Soccer Field	Baseball field	Softball field	Tennis Court	Swimming Pool	Museum	Wildlife	Trail Connection	Viewpoint	Dogs (On-Leash)	River Access	Bicycle Racks	Boat Ramp	Fishing		
Community Parks																																				
Glenn Otto Park	6.38	123	1	11	1	2			6	1	1	20	20	4	1													X	X	X		X			X	
Columbia Park	19.90	97	1						12	1	1	4	15	2							1	2						X	X	X						
Sunrise Park	15.76								3		2	3															X		X	X						
Neighborhood Parks																																				
Helen Althaus Park	9.51	0							1	1	1	2					2										X	X								
Kiku Park	2.62	0	4						1	1	2	2				2											X	X	X							
Lewellyn Park	2.39	9	12						1	2	1	2												2			X						X			
Sandee Palisades	4.62	9	18						3	1	3												1				X									
Weedin Park	2.62	10	7						1	2	3					1								1			X									
Mini Parks																																				
C.P. Park	0.71			1					1	1	5					1																				
Sweetbriar Park	1.38												1																							
No Name Park	0.68											1	1																							
Special Use Parks																																				
Depot Park	2.55	3	2		1				3		1	1														X	X	X	X		X					
Harlow House Park	1.4	5				1						3														X	X	X								
Mayors Square	0.17		4					2	1		8	2																								
Natural Areas																																				
Beaver Creek Greenway	75.86																										X	X	X		X					
Sandy River Greenway	20.43																										X									
Bellingham Greenway	2.62																										X	X								
Stuart Ridge Greenway	1.07																										X	X	X							
Glenn Otto Natural Area*	5.58																										X	X			X					
Mt. Hood CC Natural Area*	62.62																										X	X								
Strebin Property*	15.59																										X									
Parcels adjacent to Beaver Creek*	1.22																										X									

Note: *The City does not own these properties; however, it does maintain them.

Glenn Otto Community Park

Glenn Otto Community Park, located on East Columbia Gorge Highway, is a unique community asset. The park accommodates a variety of community events and recreation interests, and is heavily used by the community.

The 6.38 acre park, situated along the banks of the Sandy River to the east, and Beaver Creek to the west, provides beach access and community meeting facilities, complete with kitchen and meeting hall. The entire park is 11.96 acres, with the remaining 5.58 acres (primarily beach) owned by the Division of State Lands. However, due to the integration of the beach and the park, the city ultimately maintains all 11.96 acres.



The park is accessed from East Historic Columbia River Highway. The entrance to the parking lot is gated and locked in the evening. Beach trails provide access to both swimming and fishing on the Sandy River. Swimming is very popular in the summer, and park use increases substantially. American Medical Response, specialists in water safety provide services on a seasonal basis. They are sponsored by the Troutdale Boosters Club and provide seasonal water safety and river rescue service.

The Sam K. Cox building provides kitchen and meeting facilities for community events. The building is available for rental from the City of Troutdale for varying lengths of time. Alcohol is prohibited at this time.

The park is unique in that a caretaker lives year round on site. Other facilities include a horseshoe pit, a children's play area, meeting building, a large open grass area, outdoor stage, and BBQ grills. The park has six picnic tables and a picnic shelter. There are also 123 parking stalls on the property.

Two additional picnic shelters are planned and will be located within the park proper. A new ADA compliant restroom facility is also planned and will replace the current non-compliant restroom within the park. Construction will begin in the summer of 2006.

The park is well maintained and facilities are in good condition due to the recreational demand. Lighting is provided throughout the park and along paved trail that courses around the perimeter of the park. The eleven light fixtures provide adequate lighting for the size of the park, and garbage receptacles are plentiful. Graffiti and vandalism do not appear to be issues, despite occasional reports.

There is a lack of parking during the popular summer season. The city has considered adding additional parking, but is unable to acquire vacant land near the park due to cost. Additionally, peripheral development constrains possible expansion of parking facilities.

Multnomah County has plans to construct a pedestrian/bike bridge over Beaver Creek. The bridge will ultimately connect to a planned bike path that will go around the circumference of the parking lot. Several trees will be lost to accommodate the new pedestrian bridge and the eventual restriping of the parking lot to accommodate the path may result in a net loss of parking spaces. Construction of the County funded bridge will commence during summer 2006.

The beach trails and restrooms are not currently ADA accessible, and there is an apparent need for a bicycle rack.

Columbia Community Park/Imagination Station

Columbia Park was purchased in 1992 from Multnomah County for \$143,000 utilizing general obligation bonds. This 19.9 acre park is located west of Reynolds High School and is also home of “Imagination Station”, a large adventure playground structure built by hundreds of volunteers. Materials totaling \$125,000 were supplied by donations and city funds. Main access to the park is on SW Cherry Park Road. The park is bordered by residential neighborhoods on the south and west, and Reynolds High School on the east.



In addition to the play structure, the park’s facilities include two baseball fields, a soccer field, four benches, two BBQ grills, 12 picnic tables, 15 trash cans, six acres of wooded area with trails, public restrooms and a concession facility operated by Reynolds Little League Association during baseball season. The park also has 97 parking spaces. The park is ADA accessible. The covered picnic area can be reserved for events. Overall, this park is in good condition and is well maintained; however, there are some issues related to the overuse of the soccer facility at the park, damaging the turf. Lighting the fields may extend the hours, but currently neighbors do not want lights installed because of the potential nuisance.

Sunrise Park

This 15.76 acre park is located between Hensley Road and 21st Street. This site is bordered by residential developments on all sides. Access is off Hensley Road on the west and 21st Street on the east, and two access points through Hampton Point Subdivision. The park offers excellent views of Mt. Hood and the bluff above the Sandy River. It is a favorite spot for joggers, dog walkers, and kite flyers.

Currently, the park is developed as an open recreation area. Other features include a small pond that provides habitat for a variety of land and water animals, including black-tailed weasels, long-toed salamanders, and a variety of ducks.



A viewpoint circle is located in the southeast corner of the park. There is also a half-mile trail for walking, jogging and nature enjoyment. Sunrise Park is the only city park in which dogs are allowed as long as they are kept on a leash.

The park contains natural vegetation and only a few areas are mowed. The site was built on an old rock quarry that was later converted to a landfill. The Oregon Department of Environmental Quality (DEQ) currently requires the City to monitor groundwater and methane gas that is expelled from the landfill. The monitoring process is scheduled until 2010, after which development potential can be assessed.

Landscape development and maintenance is constrained by an informal agreement with area residents not to block views of Mt. Hood.

Helen Althaus Park

Helen Althaus Park extends from 4th Street to the north to 7th Street to the south. The original 2 acre park, which was comprised of only the park facilities around the reservoir, was combined to include an adjacent wooded area and currently stands at 9.51 acres.

The park, originally called Watershed Park because it was once a part of the City's watershed, was renamed in honor of city councilor Helen Althaus. A large underground reservoir sits on the site, above which a full-court basketball court has been constructed. The park also contains a small open grass area, playground equipment including a swing set and a slide, a bench, and a picnic table.

The park is well maintained. Litter is a slight problem despite two trash cans. The park has no restroom facilities; however there is water access for irrigation. Parking is limited to the street, and signage for the trail is needed



Kiku Park

Kiku Park is 2.62 acres in size, and primarily serves neighborhood users. It is accessed via Beaver Creek Lane, and is not gated.

Kiku offers opportunities for both passive and active recreation. Approximately one quarter of the park is utilized by recreation facilities, while another quarter is a level turf field, bisected by a paved trail. Half of the park is undeveloped and forested, featuring natural surface loop trails.

Kiku has a half-court basketball area and free play area enclosed within a chain link fence, two trash cans, and playground equipment. There is large open grass field with a single paved path that connects the street side of the park to the natural area. The park is fenced with chain link along its shared perimeter with Beaver Creek, and has private fencing along its edges.

The park is well maintained and facilities are in good condition. Garbage receptacles and lighting are adequate. The surfaces of the basketball courts are roughly eight years old, and need resurfacing .

The paved path connecting the street side of the park with the natural area bisects the open green space. This probably protects the turf from heavy foot traffic, but is a potential trip hazard to people utilizing the turf area for informal sports games, such as frisbee, football, soccer. Removal of this path and relocating the trail head to the South would open this area up for more active recreation.



Lewellyn Park

This 2.39 acre park is located along Lewellyn Avenue and is surrounded by residential development. The park accommodates active and passive recreation opportunities.

Access to the park is not controlled via a gate. The fences of the neighborhood homes define its boundaries. The park is connected with the surrounding neighborhood sidewalks, and offers a paved path of its own. Approximately half of the park is dedicated to programmed uses while the other half is open, rolling turf, featuring a few trees and a walking path.



The Sandy River Greenway is located on the north side of Lewellyn Avenue, across from Lewellyn Park. It is currently fenced off due to steep terrain and has no developed trail.

The park's facilities include two tennis courts, a children's play area, one bench, one picnic table, two trash cans, and one bike rack. The park also has approximately eight parking spaces. The park is ADA accessible.

This park is in good condition and is well maintained. Trash cans are routinely full and may require an additional receptacle to accommodate the use.

Sandee Palisades Park

Sandee Palisades Park on 26th street is a 4.62 acre neighborhood park. This park provides the neighborhood with active as well as passive recreation opportunities.

Approximately half of the park is devoted to a softball field while the other half is rolling turf, with some trees.

Access to the park is via 26th street and entrance to the park is not gated. The park is linked with the surrounding community sidewalks via a loop path that goes through and around the park. Neighborhood homes back the park. Their property lines are predominantly fenced, and define the park's boundaries.



The park features a softball field, large open grass area, and children's playground equipment. There are approximately 10 parking spaces, three picnic tables, and three garbage receptacles on the grounds. The park is also ADA accessible, featuring asphalt paths throughout.

The park is well maintained and facilities are in good condition considering the popularity of the park during summer months. Lighting is adequate for the size of the park. Graffiti and vandalism is minimal and is associated with the school bus stop, located on the park's edge.

There are no restrooms on site. During little league season, league boosters provide portable toilets on site. Trash cans are routinely full, and there is no bike rack present.

Weedin Park

Located off of Beaver Creek Lane, this 2.52 acre park is surrounded by the Weedin Addition residential development. The park is accessed through two walkways to the west, and a small parking area on Beaver Creek Lane.

The park is directly across from Beaver Creek Canyon, and access to the canyon is provided by stairs and a trail. A small bridge that spans the creek provides connection to the other side.

The park contains a tennis court, a half-court basketball court, two swings and other playground equipment, a picnic table, a large open grass area (roughly 75% of the park), 12 parking spaces and ADA access.

The park is in excellent condition, and the tennis and basketball courts have been recently resurfaced.

Due to the location of the park within a residential development, there is no opportunity to expand the park grounds. However, given the amount of open space, there is the possibility of adding additional facilities within the park.



CP Park

CP Park was dedicated to the City in 1978 by the developer of C.P. Park Subdivision. The park is close to the high school and is used by high school and middle school students as well as neighborhood families.

The park consists of 0.71 acres and is located at the corner of 28th Street and Faith Court. Main access on the site is off Faith Court. There is also a paved pathway connecting the park to the Troutdale Commons shopping area. Reports of theft and vandalism near the pathway prompted the city to fence off the access to the Troutdale Commons shopping area. There are three lights within the park.



C.P. Park features a children's playground with a play structure and swings; a small open grass area for play and picnic use; and a half-court basketball court. The park contains a row of cherry trees along the street and a group of large conifers that separate the playground from the basketball court.

The park is well maintained and facilities are in good condition except for the basketball backboard, which has some rain damage and needs paint. There are a few cherry trees that need to be removed and replaced. Trash has frequently been a concern near the paved pathway. Currently, there is a need for a bicycle rack for commuting high school and middle school students.

Sweetbriar Mini Park

Sweetbriar Park is located adjacent to Sweetbriar Elementary School. This wedge shaped, 1.38 acre park is connected to the school's grounds. It has no facilities or equipment, other than a trashcan and sidewalks. The park primarily accommodates passive neighborhood activities and receives daily use by neighbors and students.

Access to the park is via SE Evans Avenue. The park has residential fences on the northeast boundary, and has no hard boundary separating it from the school grounds. Entrance to the park is not controlled via a gate.

Sweetbriar Park currently has no developed facilities. The park is well maintained and the grounds are in good condition despite the adjacency of the school grounds. Lighting is adequate for the size of the park, however an additional garbage receptacle would be useful.



No Name Park

This 0.68 acre site is the newest park in Troutdale and is located along SW McGuinness Ave.

This site is currently being developed and will have three benches and three trash receptacles as well as open grass area and additional plantings of trees and shrubs. An automatic irrigation system is also planned for this site.



Depot Park

Located off East Columbia River Highway, this 2.25 acre park lies adjacent to the Union Pacific Railroad and the confluence of Beaver Creek and the Sandy River. The City purchased the Troutdale Rail Depot and located it here from its original location. Most of the use in this park comes from members of the Historical Society as well as fishermen using the park to access the river under the bridge. The Depot building was used as the police station until late 2000, but is now used by the Historical Society.



Facilities at the park include the depot, which is now a railroad museum; a parking area; and a picnic spot and viewpoint along Beaver Creek. A caboose was given to the Historical Society in 1999, and was placed next to the depot building. There is also a boxcar located on the site. A small brick walkway leads behind the building and down to the river, along which is located a blue star war memorial and a bench with a viewpoint. The park is in good condition and is well maintained.

Implementation of a recent voter approved urban renewal district will result in the redevelopment of land near the western edge of the Sandy River. A proposed access road to that land through Depot Park may compromise the park's walking path and river access. The status of the park will be reevaluated when details of the development are finalized.

Harlow House Park

Harlow House Park sits on a 1.38 acre site accessed from East Historic Columbia River Highway. The site contains the historic residence of Fred Harlow, son of Troutdale founder Captain John Harlow. Fred Harlow operated trout ponds on the site in the early 1900s, thereby giving Troutdale its name.

The Harlow House is owned by the Troutdale Historical Society, and is listed on the National Register of Historic Places. The grounds are owned and maintained by the City of Troutdale as a park. The park is surrounded by residential property to the north and south, and steep natural areas to the west.



The park consists of the historic Harlow House and The Barn, which currently operate as museums. A newly constructed boardwalk provides access throughout the park. The former trout ponds are now a wildlife area and provide wildlife viewing as well as storm water mitigation. The park is also the trailhead for the Strawberry Meadows Trail, dedicated as Robin's Way

Additional facilities include parking, landscaped areas and a traditional gazebo with three benches.

The Harlow House and The Barn facilities are in excellent condition. The newly constructed boardwalk and gazebo are well maintained, and the three benches are in relatively new condition, however, the gravel parking facilities are not ADA compliant.

Mayors Square

The property for Mayors Square was purchased with the idea for developing it into a town square. The Police Station now sits on the upper section of the property (formerly a bank) and the lower section was developed in 1996. This 0.17 acre park is a valuable component for the Town Center, business owners, residents and visitors. Main access to the site is street parking and sidewalks.

There is a brick retaining wall that can function as a performance stage, benches, fountain, light posts, picnic table, drinking water fountain, landscaping, trash cans, and art structures of fish and children.

This park is in good condition and is well maintained. There have been some safety issues with skateboarders using the park, and as a result, park staff has plans to apply safety strips. There have been some issues with the fountain pump. Plans exist to modify the pump, but are not scheduled for the near future. There is no expansion possible for this park despite a proposal for increased events and activities in the park.



Wooddale Park

This 2.5 acre site was dedicated as a public park and recreational area in 1992. There is no parking lot and visitors will need to park along the neighborhood street to access entry into the park through various walkways. There is residential fencing all around the site.

There are four access points which are short pedestrian walkways connecting the park to 22nd Street, 23rd Street, Brink Avenue and Larsson Avenue.

This site is currently undeveloped. There is a large grassy open area and the city mows as needed.



Beaver Creek Canyon

This 75.86 acre greenway begins at the confluence of the Sandy River and extends south to Stark Street. A trail system links the greenway to several parks in the Troutdale system. The greenway consists of both wooded and open spaces, and provides several wildlife viewing opportunities.

Sandy River Greenway

This 20.43 acre greenway begins at the confluence of Beaver Creek and extends south along the western banks of the Sandy River. The greenway consists of several heavily wooded parcels that overlook the Sandy River. There is one developed area, a small park with one bench at the north end of Lewellyn Avenue. The steep sloping greenway is intended as a natural habitat and riparian corridor; therefore, public access is discouraged.

Bellingham Greenway

This is a small natural area segment of Beaver Creek (2.62 acres) in the southern section of Troutdale with a short trail and boardwalk that pass through a wetland area.

Stuart Ridge Greenway

This small greenway/natural area (1.07 acres) is incorporated into the Stuart Ridge Development. It can serve as a pedestrian connection from Troutdale Road to Kings Byway to Hensley.

Glenn Otto Park Natural Area

The City of Troutdale does not own this land; however, it performs maintenance to this area adjacent to Glenn Otto Park. The natural area consists of a beach along the Sandy River and a forested area with Cottonwood and Doug Fir trees. There are some natural trails that have to be redefined each year because of the flooding.

Mt Hood Community College Natural Area

Metro owns this 62.62 natural area in the south eastern part of Troutdale adjacent to the Mt. Hood Community College campus. The City of Troutdale maintains the land. This forested area consists of some established trails and wetlands. The area is in need of a master plan.

Strebin Property

The Strebin Property creates the southern part of the Beaver Creek natural area system. Currently, Metro owns it; however the City of Troutdale maintains the 15.59 acres.

Parcels adjacent Beaver Creek

Metro owns a few parcels adjacent to Beaver Creek (1.22 acres); however, the City maintains these lands as part of the Beaver Creek System.

Appendix B

Park Design Guidelines

The following policies and design standards apply to the acquisition and/or development of parks, open space areas and trail systems. Once adopted by the City, they will provide direction to the Park Advisory Committee, Planning Commission, City Council and City staff regarding acquisition and development decisions.

General Design Elements

Park elements and facilities vary according to park classification, though certain design elements should be common to all parks.

- Meet and (where possible) exceed ADA guidelines for accessibility.
- Promote environmental sustainability and stewardship, including:
 - Plant drought-tolerant and low maintenance vegetation, including eco-turf (low water-use lawn).
 - Install energy-efficiency lighting (such as metal-halide and fluorescent), operated by timers and/or sensors (i.e. daylight sensors).
- Provide non-motorized transit access: bike racks, pedestrian and trail access, and public transit access where appropriate.
- Design for safety: high visibility, site lighting (park/path/parking)
- Play structures should be inspected regularly to identify potential hazards.
- Install trash receptacles, especially near picnic, play, and activity areas and along trails.
- Provide benches, especially near transit access/play/activity areas and spaced evenly along paths.

Design Guidelines by Park Classification

The following guidelines apply to Neighborhood, Community, Mini, and Special Use Parks, Natural Areas and Greenways, and Trails and Pathways.

Neighborhood Parks

Neighborhood parks are designed primarily for non-supervised, non-organized recreation activities. They provide access to basic recreation

opportunities for nearby residents of all ages and abilities. They are generally small in size (2-10 acres) and usually serve a radius of approximately one half mile. Since these parks are located within walking and bicycling distance of most users, their facilities welcome regular use by both adults and by neighborhood youth of all ages, and should be accessible by sidewalks, trails, and/or low volume streets.

Development Policies and Criteria

- The site should be reasonably central to the neighborhood it serves.
- If located separately from a school site, neighborhood parks should be in the 2-10 acre range with five acres being optimum.
- At least 50% of the site should be flat and usable and provide space for both active and passive uses.
- League quality sport fields should be discouraged from neighborhood parks and encouraged in community parks or special complexes, due to the intensity of use and the need to be compatible with surrounding residential land uses.
- Restroom buildings should be discouraged in neighborhood parks unless facilities of a more community wide nature are located in the park.
- Appropriate facilities include:
 - Drinking fountain
 - Children's playground
 - Lighting
 - Multi-use practice fields for baseball, softball, soccer, football, etc.
 - Paved multi- or single-use court surfaces (basketball, tennis, etc.)
 - Open lawn for play and picnics
 - Sheltered picnic areas
 - Internal pathway systems which include ADA accessible trails.
- Parking requirements:
 - If less than 300 linear feet of street frontage occurs, a minimum of three useable spaces per acre of active usable park area should be provided.
 - If the site has adequate on-street parking that does not conflict with adjoining uses, then the parking ratio can be reduced.

- The design should encourage access by foot, bicycle, or other non-motorized transport, and provide bike racks at each primary access point.

Community Parks

A community park is primarily oriented towards active and structured recreation opportunities. In general, community parks are designed for organized sports and community-wide events. In some cases, community parks also provide indoor facilities or specialized facilities of a community-wide interest. Community parks provide recreation opportunities for all age groups. They provide educational opportunities, serve recreation needs of families, preserve open spaces and unique landscapes, and provide spaces for community-wide activities and events. Where there are no neighborhood parks, the community park can also serve this function.

Community parks serve a much larger area and offer more facilities. Their service area is about a 1 mile radius and will support a larger population than neighborhood parks. As a result, they require more in terms of support facilities such as parking, restrooms, play areas, etc. They should be between 10-50 acres in size and feature sport fields or similar facilities of community interest as the central focus of the park.

Development Policies and Criteria

- Acquisition of community park sites should occur far in advance of its actual need.
- The site should be reasonably central to the area it serves.
- The park should be located on an arterial or collector street.
- The minimum size should be 10 acres with the optimum being 15-20 acres.
- If possible, the site should have a natural area or heavy landscaped setback to help buffer active uses from adjacent residential areas.
- Appropriate facilities include those in neighborhood parks, as well as:
 - Plumbed restrooms
 - Lighting
 - Picnic facilities (including shelters)
 - Group picnic facilities
 - Dedicated, formal sports fields for league play (football, soccer, baseball, softball, etc.)
 - Regulation tennis courts
 - Outdoor basketball courts

- Both inter- and intra-park trail systems, some must be ADA accessible.
- Other interpretive/cultural areas (cultural gardens, public art, interpretative signage, etc.)
- Space for special outdoor events
- Amphitheater
- Open turf (may be combined with sports field)
- Skate board areas
- On-leash dog areas
- Special landscaped areas including community gardens, native plant gardens and wetlands
- Public buildings such as community centers, library, or city buildings
- Parking requirements:
 - Dependent upon park facilities, provide sufficient parking spaces to meet demand.
 - Bicycle use should be encouraged through the use of bike racks and bike trails.

Mini Parks

Mini parks, tot lots or children's playground are all small single purpose play lots designed primarily for children. They preserve a balance between open spaces and residential development, adding activity and character to a neighborhood as well as providing a place for neighborhood gatherings. They are small and are often limited to a single residential lot. Usually they do not exceed one acre in size. Because of their size, they provide limited passive recreation activities. Facilities are usually limited to a small grass area, child's play area and a bench or picnic table. The service area for mini parks is .25 miles. They are located within walking and biking distance of users, and should be accessible by sidewalk, trails, and or low volume streets.

Development Policies and Criteria

- Parks of this type should not be developed unless there is no other option available for larger park sites.
- The site should be central to the area it serves and mostly flat in nature.
- If possible, walking distance should not exceed one-quarter mile for the area it serves.
- The site should be at least 1/2 acre in size.

- Appropriate facilities include:
 - Children's playground (with drinking fountains if park is plumbed)
 - Open grass play area
 - Picnic tables and/or benches

Special Use Parks

Special use parks are facilities that provide a civic function or cultural and historic significance. Some of the present facilities in Troutdale that fall into this classification include the Harlow House and Depot Park.

Development Policies and Criteria

- Design criteria will depend upon the facilities and activities proposed.

Natural Areas and Greenways

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

Development Policies and Criteria

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

Trails and Pathways

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

Trails may be either un-surfaced or treated with a variety of hard surfacing materials including concrete, asphalt or granite chips. Un-surfaced trails may be left in their natural condition or supplemented

with gravel, bark chips, sand or other material. Surfacing will be dependent upon the soil type, type of use and amount of use.

Development Policies and Criteria

- The primary purpose of recreation trails is to provide a recreation experience. Transportation to other parts of the community should be a secondary objective.
- Whenever possible, recreation pathways and trails should not be part of a street roadway.
- Recreation trails should be interesting to the user and maximize the number and diversity of enjoyable viewing opportunities.
- Trail alignments should take into account soil conditions, steep slopes, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
- Trails should be planned, sized, and designed for non-motorized multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- Centralized and effective staging areas should be provided for trail access. Trailheads should include parking, orientation and information.
- Trails should be looped and interconnected to provide a variety of trail lengths and destinations. They should link various parts of the community, as well as existing park sites.
- Where routes use existing streets, the pathway should be designed to minimize potential conflicts between motorists and trail users.
- Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points.
- Developers should be encouraged to provide pathways through proposed developments, where such improvements would provide needed linkages between trail routes and access to public destinations.

ADA Design Requirements

In 1990, Congress passed the Americans with Disabilities Act (ADA), which is the most recent in a series of laws relating to handicap access. The intent of this law was to strengthen the accessibility requirements for all facilities used by the public. As it relates to park and recreation facilities, the law is intended to insure that a person with a disability has the same opportunity to achieve recreation goals as those without a disability.

Essential to the ADA is the belief that facilities shall be provided in the most integrated setting possible. A public agency is not obligated to guarantee participation but to only provide the opportunity. In addition, structural changes are not necessarily required if other methods will result in equal access.

The definition of disability varies widely and includes a variety of impairments and limitations. This includes people with mobility impairments, visual limitations, hearing impairments, mental retardation, learning impairments and emotional disabilities. In addition, it includes elderly citizens as well as people with temporary disabilities, such as a broken arm or leg.

Meeting ADA Requirements for Existing Facilities

The approach to meeting accessibility requirements for existing park and recreational facilities is based on the significance and/or relative level of development of the site. The more significant and intensively used a recreation area becomes, the greater the accessibility must become. Recreation areas that are highly developed such as neighborhood parks, community parks or special use areas require a high level of accessibility. These types of recreation areas should be accessible to people with all types of disabilities. In contrast, very passive areas, such as natural open space that has little development and seldom used, requires less accessibility.

Where evaluation of existing facilities becomes difficult is when an accommodation would result in a substantial economic burden or would require a major change to the nature of service. Under these conditions, a park and recreation agency may refuse to make the accommodations. However, determining a substantial economic burden is difficult. Factors that should be considered include: the cost of change as it relates to the overall operating budget of the agency, the actual cost of the change, the number of individuals who would benefit and the availability of existing funds within the current operating budget.

Meeting ADA Requirements for New Facilities

Meeting ADA requirements for new development is easier and slightly different. The development of new parks and recreation facilities allows a greater flexibility in terms of design opportunities for disabled. Because the intent of ADA is to provide a disabled person with the opportunity to experience a full range of recreational opportunities, new park and recreation facilities should be designed to provide experiences for all ability levels. Individuals with disabilities who enjoy a challenge should be accommodated as well as those who prefer easier outdoor recreation experiences. Ideally, individual sites should provide a full range of opportunities for those disabilities.

However, due to size and physical characteristics of some sites, offering a variety of ability levels is not always possible. Due to their size, larger sites often have a greater opportunity for accommodating varying levels

of development and as a result may require greater accessibility. In general, recreational facilities should provide the highest practical level of access to people with disabilities. Keep in mind, however, that access to facilities may be limited due to physical features of the site.

Appendix C

Community Survey Summary

Purpose

The purpose of the Troutdale Parks Survey was to capture information from the general public that could not be obtained from community workshops. Additionally, the survey was utilized to reach members of the community who might be unable to attend community workshops.

Methodology

The Community Planning Workshop (CPW) created an eight-page survey comprised of 23 questions regarding potential improvements, opinions on maintenance and acquisitions, important features of parks, willingness to fund parks and activities, as well as demographics. These questions were based upon previous park needs surveys and conversations with the Park Advisory Commission and City staff.

The survey was distributed to 1200 households, randomly selected from voter registration records within the Troutdale City Limits. Prior to distribution of the survey, selected households were sent a postcard notifying them of their selection to participate. The mailing contained the survey instrument and a cover letter from the Troutdale Community Development Director. The completed surveys were returned to CPW, via prepaid postage. Respondents were originally given two weeks to return the surveys. This deadline was extended an additional ten days. Survey respondents were notified of the deadline extension via postcard. Of the 1,200 total surveys sent, 78 were undeliverable, and 268 were completed and returned. This gave a response rate of 24%.

CPW conducted the data entry and analysis in-house, using Statistical Package for Social Sciences (SPSS) software to evaluate frequency distributions.

Based on the responses, the survey sample represents an older, higher- income, and predominantly female segment of the community. (Sixty-two percent of survey respondents were women.) The median age of Troutdale residents is 31.8; the mean age of survey respondents was 48.7. The median household income for the City of Troutdale in 2000 was \$62,203; 61% of survey respondents had household incomes of more than \$60,000.

Key Findings

Demographics

- Survey respondents were primarily homeowners, with a reported 88% home ownership rate.
- The largest portion of survey respondents (23%), reported a household income between \$75,000 and \$99,000 annually. The second and third largest segments of survey respondents (17%, and 17%) reported an annual household income range of \$60,000 - \$74,999, and \$100,000-\$149,999 respectively.
- The mean age of survey respondents is 48.7 years.
- Survey respondents are 62% female and 38% male.

Importance of and Satisfaction with Parks

- Respondents validate the importance of parks. Seventy percent of respondents believe parks are “very important” and 24% “somewhat important”.
- Survey respondents are generally satisfied with the parks system. Sixty -five percent report being “Very Satisfied” to “Satisfied”, while 22% report being neither satisfied nor dissatisfied. Of the familiar parks, Columbia Park, Glenn Otto Park, Sweetbriar Park, and Sunrise Park received the highest satisfaction rating. Kiku Park and the Beaver Creek Greenway have the lowest satisfaction ratings.

Use of Parks

- Eighty-one percent of survey respondents report visiting Troutdale parks within the 12 months prior to the survey. The most popular parks include: Glenn Otto, Sunrise, Sweetbriar, Sandy River Beach, and Sandee Palisades. The least popular (or unknown) parks include: Woodale, Weedin, C.P., and Helen Althaus.
- Fifty-nine percent of respondents walk to parks, while 35% drive.

Recreation Activities

- Recreation activities that survey respondents participate in most frequently on a weekly basis are: walking/hiking (48%), camping (37%), dog walking (37%), athletic club use (35%), wildlife viewing (23%), and playground use (20%).
- Additional recreation activities that survey respondents participate in most frequently on a monthly basis are: bicycling

(30%), picnicking/BBQ (27%), fishing (17%), and festivals/special events (16%).

Importance of Various Park, Facility, and Program Characteristics

- Thirty-nine percent of survey respondents believe the City Recreation Program serves the needs of the community.
- While 45% of respondents support the idea of expanding recreation programs to include organized sports leagues, 40% do not support this idea.
- Respondents report that the most important features of parks are that the facilities be well maintained (94%) and safe (94%).
- Respondents indicate that the most important parks facilities include picnic areas, playgrounds, river access, and areas for special events. Respondents are supportive of all types of trails. Basketball courts and soccer fields enjoy more support than tennis and football facilities.
- Additionally, 39% are supportive of off-leash dog areas, while 33% are not. Finally, 29% are supportive of a skate park, while 32% are not.
- More than half of respondents list the following as “important” park features: picnic areas (83%), playgrounds (79%), areas for special events (58%), river access for swimming/boating (56%), basketball courts (55%), unpaved trails (54%), paved trails (52%), and covered playground/sports courts (52%).
- Neighborhood and Community parks are the most supported park types.

Maintenance

Respondents have a positive opinion on parks maintenance; 68% of respondents believe park maintenance is good; 16% believe it is excellent, and 14% believe it is fair. The remaining 2% believe it is poor. Having a well-maintained facility is listed as “important” to 94% of survey respondents.

Acquisitions

Respondents are divided on the City’s need to acquire more parks. Thirty eight percent of respondents believe the City needs more parks, while 44% believe it does not. Of those respondents who support the acquisition of parks, the largest segment (21%) believes those parks should be in the north Troutdale area.

When asked to allocate \$100.00 to certain park system improvements, respondents dedicated the largest portion, \$36.24 to the maintenance of existing facilities. However, \$32.61 was allocated to additional mini, neighborhood, and community parks and natural areas. This shows a balance between the need to maintain and develop current parks and the need to acquire more land for additional parks and natural areas.

Appendix D

Community Workshop Summary

Background

On March 16, 2006 the University of Oregon Community Planning Workshop (CPW) and the City of Troutdale hosted a community workshop at Glenn Otto Park from 7:00 to 9:00 PM. The workshop was advertised in the newspaper and through a series of flyers posted around the City. The goal was to gather community input to assess the opportunities and constraints of the Troutdale Parks System. The workshop provided an opportunity for Troutdale residents to guide the parks planning process and help CPW identify specific concerns to address in the Parks Master Plan.

The workshop was attended by 12 members of the general public as well as members of the Parks Advisory Committee and City staff. Participants were asked to sign in and provide their contact information. To begin the workshop, City of Troutdale Community Development Director Rich Faith explained the need for a new Parks Plan and briefly discussed the parks planning process. Next, the CPW team provided a short summary of the work completed thus far, and summarized the goals and objectives of the workshop. After providing some initial information, the CPW team divided participants into small groups and began collecting input and ideas from participants.

Methodology

The workshop was structured to gather meaningful public input that addressed major topics and issues. To accomplish this goal the workshop was divided into two activities. The first workshop activity collected comments from community members using a questionnaire and virtual park tour. The objective of the activity was to gather information about necessary park improvements. A poster was created for each park that included a list of existing amenities, a map and location of the park, photographs, and an aerial photograph of the area. Participants were asked to comment on each park and answer questions about what they liked about the park and how they would improve it.

The second activity was a mapping exercise. The objective of this activity was to identify park system needs, new park locations, and possible park connections and trails. In addition, participants were

asked to create a vision for the park system as well as brainstorm ideas about the future location of a parks facilities building.

After dividing the participants into three groups, CPW team members explained the map and the activity and discussed the strengths and weaknesses of the parks system. Participants then wrote their ideas on the map and chose the type and location of parks using different colored dots. Participants placed their dots on the map and then discussed why they chose a certain type of park for that area. Then, each team worked to connect new and existing parks through a trail system. At the end of the activity, one member of each team was asked to explain his/her map to the group.

Lastly, the CPW team summarized some of the results from the park tour activity and presented them to the workshop participants. The workshop concluded with a short question and answer session, and participants were encouraged to stay involved in the process by working with Parks Advisory Committee members, city staff, and/or CPW team members.

Key Findings

Participants envisioned a park system with more community involvement and the creation of a well-connected trail system. They also wanted to obtain more land to create a good mix of park types and to create unique parks that cater to a variety of park users, such as a dog park or skate board park.

In addition to creating a vision, residents also identified the strengths and weaknesses of the park system. Some of the strengths included good maintenance and a good mix of unique parks. Participants also commented on the good location and high number of neighborhood parks. Specifically, participants mentioned the value of the natural area at Sunrise Park and the community value of Columbia Park.

Identified weaknesses of the park system include the lack of a river loop and ridgeline trail. Participants identified lack of access to the Columbia River and ADA accessible trails to parks and natural areas. In addition, participants mentioned that there aren't enough areas to take dogs off-leash.

These ideas were echoed in the mapping exercise. Specifically, residents wanted to create a new park in North Troutdale near the Sandy or Columbia River. They mentioned including a river trail that could connect the park to the regional 40-mile loop trail. Residents also wanted a new park east of the old county corrections facility that could connect to a future ridgeline trail.

Key Findings for Individual Parks

Sunrise Park

Residents consider Sunrise Park a great place to relax and enjoy nature. They enjoy the abundant wildlife, open space, and bringing their dogs to the park. Most residents want the park to remain natural, while a few others want to turn it into a golf course. Some residents have suggested creating more shade by planting trees.

Columbia Park

Columbia Park is considered a great community park in a good location with lots of activities for all ages. Families like the playground and Imagination Station at the park, enjoy the covered picnic areas and little league events, as well as the close proximity to the school. Some people identified the need for additional parking closer to the picnic shelter, as well as an additional picnic shelter and more benches. Some residents feel this park is not well maintained. Citizens specifically identified the need for repairs to the Imagination Station.

Glenn Otto Park

Glenn Otto Park is also considered a great community park and is valued for its river access, community events, and family-friendliness. Residents feel this park gets heavy use, has a good amount of shade, and great woods. The most common improvement ideas were for additional parking and picnic tables.

Woodale Park

Woodale Park also received a lot of comments from workshop participants, most of which indicated they had never been there, didn't know where it was, and did not consider it a park at all. Suggestions for Woodale were to sell it, build on it, and/or connect it to Columbia Park.

Helen Althaus Park

Helen Althaus Park was praised for its museum and basketball courts, but additional access to natural areas via paved trail was requested. Participants noted that the current practice of using porta-potties could be improved.

Depot Park and Harlow House

Participants liked the historic value of Depot Park and Harlow House. Both of these parks have paved trails and have good ADA accessibility. However, ADA participants would like to see accessibility expanded to the gazebo in Harlow House.

Lewellyn and CP Parks

Workshop participants enjoy Lewellyn and C.P. Parks because of their close location to neighborhoods. Residents identified Lewellyn Park as having good tennis courts and baseball fields, but stressed the need for more parking, more picnic tables, and a new play structure.

Kiku and Weedin Parks

More than one person mentioned they enjoy the Beaver Creek Canyon overlook at Kiku Park. They would improve this park by creating trail access to Beaver Creek as well as adding better playground equipment, more lighting, and a variety of other uses to help increase activity in the park. Residents feel Weedin Park is located in a great shady neighborhood. Weedin Park received no additional comments.

Sweetbriar and Sandee Palisades Parks

Troutdale residents value Sweetbriar Park for its close proximity to an elementary schools, while they prize Sandee Palisades for its convenient neighborhood location. One suggestion for Sandee Palisades is to make improvements to the ball fields, including a redesign of the layout, expanding it to two fields instead of one.

Mayor Square and No Name Park

Mayor Square is valued as a good meeting spot and for its prime location in the heart of the downtown business district. Residents enjoy the sculptures and think it is a great place to picnic. The only improvement idea was to create more shade by planting trees. No Name Park benefits from its proximity to the middle school. Improvement ideas for No Name include lights, picnic tables, benches, and a play structure.

Mapping Exercise Summary

This section summarizes the information gathered from the mapping exercise.

Park System Visions

- Create more dog parks
- Create trails throughout
- Obtain more acreage
- Create a free skate park
- Create appropriate uses in neighborhood parks
- Foster more community involvement in parks
- Maintain uniqueness of individual parks
- Create parks specific to certain user groups (i.e. teens, ADA, families)
- Maintain a mix of parks

Strengths of Park System

- Appeal of central neighborhood parks

- Lots of neighborhood parks
- Columbia Park is valued by the community
- Parks are generally well-maintained
- Sunrise park natural area
- There is a mix of parks for different age groups
- Each park is unique

Weaknesses of Park System

- Northwest area needs neighborhood parks
- No River loop
- No Ridgeline Trail
- No access to Columbia River
- Not enough ADA accessible trails to access parks and natural areas
- Not enough places to take dogs off-leash (especially if 1000 acres loses its off-leash designation)
- No doggy bag dispensers at Sunrise

Trails and Connectivity Suggestions

- Improve trails (Beaver Creek Trail)
- Improve trail surfaces (not paved)
- Columbia River and create a 40-mile loop trail
- Create interpretive signs for trails
- Create Riverfront walking loop
- Create Ridgeline Trail from north of Columbia Park
- Create beach access and park in north bend of Sandy River; add active activities and trail connections (possible site for maintenance building)

Land Acquisition and New Park Suggestions

- Create a Marina and parking lot in the north end of town to provide access
- Create a new community park on the Columbia River with swimming and river access
- Buy big island at mouth of Sandy River
- Save seven acres of trees near the proposed Ridgeline Trail
- Create a large recreational facility and new park near old prison
- Create an adult- and child-friendly park near farm area north of Sweetbriar Park
- Put out a Request For Proposals (RFP) to develop and subdivide Woodale Park

Dog Parks and Skate Parks Suggestions

- Create a dog park in Helen Althaus Park
- Create portions of parks for dogs
- Create dog park in Weedin Park
- Create skate park near new park facilities building northwest of Columbia Park.
- Put a skate park in Columbia Park
- Need off-leash area for dogs in Sunrise Park

Active and Passive Use Suggestions

- Take basketball out of neighborhood parks
- Put active uses in appropriate areas
- Include fitness stations in Sunrise Park
- Create a private picnic shelter in Glenn Otto away from play area

ADA Accessibility Suggestions

- Extend ADA accessibility to gazebo at Helen Althaus Park
- Construct handrails for Harlow House trails
- Create more ADA accessibility to natural areas

Parks and Facilities Building Location Suggestions

- Locate building at Columbia Park because of lower infrastructure costs
- Put building in a small footprint northwest of Columbia Park
- Do not locate it in Sunrise Park (keep it natural)
- Locate it out of sight and out of mind in an industrial area
- Do not locate it in an existing park
- Locate in north area of Troutdale on Marine Drive

Appendix E

Youth Workshops Summary

Youth play an important part in the parks planning process. Because of their active park use they can provide key information about a community's park system. Therefore, the Community Planning Workshop (CPW) and the City of Troutdale hosted two youth workshops to gather opinions about park recreation and amenities and to gain a better understanding of the needs and priorities of youth with regard to the Troutdale park system.

The first workshop was conducted in Ms. Gina Bousley's junior/senior leadership class at Reynolds High School on March 6, 2006. The second workshop was held in Mr. Bill Herbert's sixth grade social studies class at Walt Morey Middle School on March 16, 2006. Approximately 30 students participated in each workshop.

Methodology

CPW began each workshop with a short description of the workshop's purpose and explained the importance of including youth opinions in the parks master plan process. The workshop was divided into two data-gathering activities: (1) a virtual park tour allowed participants to "visit" each park and then discuss its strengths and weaknesses; (2) a mapping exercise encouraged participants to express their vision of where parks should be located in Troutdale and what amenities they would like to see in future parks.

For both activities, students worked in small groups led by a member of either the CPW team or a representative of the City of Troutdale. During the first activity, each team discussed the strengths or weakness of individual parks within Troutdale. The students filled out a questionnaire while visiting an informational display for each park. The park tour allowed students to answer questions about what they liked about each park and how they would improve it.

The second activity was a mapping exercise. The objective of this activity was to identify park system needs, new park locations, and possible park connections and trails. In addition, participants were asked to create a vision for the park system. A base map with an overlay was provided during the mapping exercise. Students were given markers and sticker dots that represented various types of parks. Next, students worked together to decide where parks should be located and what type of parks they should be (community, neighborhood, mini, natural area).

The two youth workshops provided information about what they thought were the best types of parks and the amenities that each park

should have. The data compiled was analyzed, along with that from the community workshop, to help the City of Troutdale define the recreational needs of the area.

Key Findings

All the students felt that parks were very important. While many of the students did not know where all the parks were located or had never used them, they were able to provide constructive suggestions for improvements. The following are the most frequently desired improvements that students would like to see in future parks:

- Create more basketball courts, soccer fields, baseball fields. Students felt there should be an increase in the number and quality of sports fields;
- Build better or more bathrooms;
- Develop a dog park;
- Use lighting to extend hours of park use;
- Provide more picnic tables/trash cans/benches for passive recreation;
- Create better trail surfaces for walking and hiking;
- Update play structures/or add more interesting structures;
- Develop more access to beaches; and
- Provide more parks in north Troutdale.

Mapping Exercise Summary

The following is a summary of the mapping exercise.

Strengths of Parks System

High School:

Lots of open spaces

Parks are spread out evenly

Not all the parks are the same

Parks are near houses, neighborhoods, and schools

Columbia Park is great

Middle School:

Lots of parks

Some parks have trails

Open fields

Parks are scattered in the town

Suggestions for System Improvements

High School:

Provide more benches and tables

Develop more playground structures

Make parks more interesting, create diversity in park elements

Conduct better maintenance

Manicure some parks

Develop parks for non-athletic people

Make parks for people of all ages

Provide food at parks

Build a pool

Provide more running tracks or trails

Create a putt-putt golf course

Middle School:

Build a skate park

Develop football fields

Build aquatic park

Provide more trails in Columbia Park