



# CITY OF NORTH PLAINS Parks Master Plan

NOVEMBER 2018

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## EXECUTIVE SUMMARY

This citywide Parks Master Plan is a ten-year guide and strategic plan for managing and enhancing park, trail and recreation opportunities in North Plains. It establishes a path forward for providing high quality, community-driven parks, trails, greenspaces and recreational opportunities. This Plan provides a vision for the City's park system and addresses goals, objectives and other management considerations toward the continuation of high-quality recreation opportunities to benefit residents of North Plains.

This Plan was guided with input and direction of city residents and the Parks and Recreation Board. Public outreach and information gathering included the public meetings of the Board and four community events that captured feedback from over 100 participants. The Plan inventories and evaluates existing park and recreation areas, assesses the needs for acquisition, site development and operations and offers policies and recommendations to achieve the community's goals.

## North Plains' Park & Recreation System

The City of North Plains currently provides and maintains 6.24 acres distributed among 6 parks, special facilities and open space areas. This system of parks supports both active and passive recreation experiences. A variety of seasonal and annual special events and festivals are held in the city to bring the community together. The City owns the Jessie Mays Community Hall, which is available for rent, but due to its size and ceiling height, it is not conducive for indoor sports. In addition, the City leases the site for the Community Garden on Commercial Street from a private party.

The City of North Plains currently provides limited recreation programs. Additional educational and recreation programs are available through the North Plains Library and North Plains Senior Center. While the City does not have staff dedicated to recreational activities, staff at the Library and City Hall plan special events and activities as needed. Expanding to manage additional programs and services would require increased staffing levels, partnerships, or contracts with outside providers.

North Plains is a rapidly growing community with many families and children. As the City grows, new investments in parks and recreation will be necessary to meet the needs of the community, support youth development, provide options for residents to lead healthy active lives and foster greater social and community connections.

## Goals & Policies

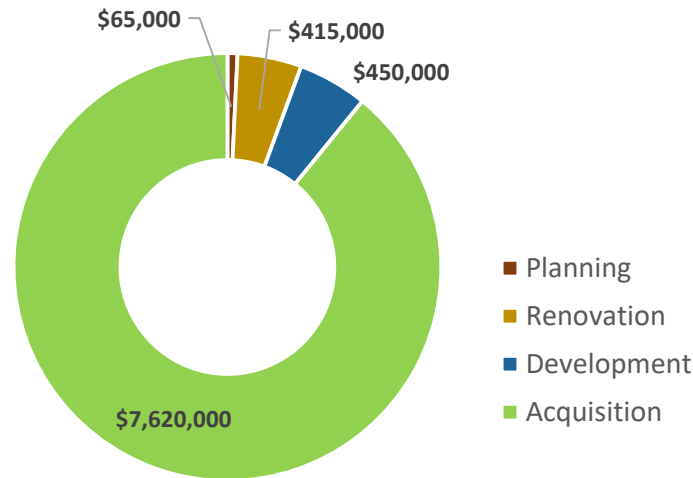
This Plan includes goals and objectives intended to guide City decision-making to ensure the parks and recreation system meets the needs of the North Plains community for years to come. These goals and objectives were based on community input and technical analysis. They include:

- **Community Involvement & Information:** Encourage and support public involvement in park and recreation issues.
- **Parks:** Acquire and develop a high-quality, diverse system of parks that provides adequate and equitable park access to all residents.
- **Natural Areas:** Preserve distinctive natural areas and features for their scenic, recreation and habitat value, as well as their contribution to North Plains' rural atmosphere, including riparian habitat along McKay and Ghost Creeks.
- **Design, Development & Management:** Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.
- **Trails:** Develop a network of shared-use pedestrian and bicycle trails to enable connectivity between parks, neighborhoods, schools, and public amenities.
- **Recreation Programs and Events:** Facilitate and promote a varied suite of recreation programs that accommodate a spectrum of ages, interests and abilities.
- **System Management:** Develop and manage a citywide system of parks, trails, and recreational facilities in a planned manner consistent with community goals and available resources.

## Future Improvements

The City of North Plains is anticipated to grow to approximately 6,000 residents by 2035. Serving existing and future residents will require improvements to existing parks and the expansion of the park, trail and recreation system. The Capital Improvements Plan proposes approximately \$8.5 million of investment in acquisition, development and renovation of the parks system over the next 10 years and identifies additional investment priorities for the future.

Figure ES1: Capital Improvements Plan Summary by Classification &amp; Type



To ensure existing parks provide desired recreational amenities and opportunities, the Plan includes investments in the development and improvement of neighborhood and community parks. For example, the acquisition of at least one new community park will greatly expand park access and resources for the community as a whole. The Plan also proposes smaller improvements throughout the park system to enhance accessibility, safety and usability of park features.

The Plan includes a focused land acquisition program to ensure sufficient land for outdoor recreation as the City's population grows. It identifies target acquisition areas to secure community parkland and fill gaps in neighborhood park access. To connect North Plains' residents to destinations throughout the City and provide options for walking and biking, the Plan proposes development of 5.5 miles of new trails. Several of these new trail connections follow creekways to connect residents to nature and between parks.

A copy of the full Capital Improvements Plan appears on the following pages.

## Implementation Strategies

### Partnerships & Community Collaboration

Dedicated coordination and collaboration with other public agencies, as well as private and community organizations, businesses and North Plains residents, will greatly enhance the City's ability to fulfill the community's aspirations and the goals of this Plan.

Through enhanced internal coordination, the City can pursue trail corridors that meet both recreation and transportation needs and utilize the development review process to identify trail easement and parkland set-aside opportunities. Partnerships with the Hillsboro School District and the City of Hillsboro can improve recreation options for North Plains residents through joint use, development and programming of park and recreation facilities and programs.



Coordination with service and civic organizations can expand on volunteer efforts to improve and beautify City's parks, while also fostering a stronger sense of community pride and ownership in park facilities. Finally, by engaging property owners, the City can open opportunities to expand the park and trail system, while fostering a sense of legacy and stronger community ties for those land owners.

## Funding

The City of North Plains currently relies on system development charges and general funds to finance and maintain individual projects. Additional, dedicated funding may be required to finance upgrades to, and growth in, the parks system to meet community needs. Continuing to stay current with the Parks System Development Charge (SDC) methodology, which is a program that assesses fees on new development to meet the increased demand for parks resulting from the new growth, will allow the City to obtain future acquisition and development funding from residential development.

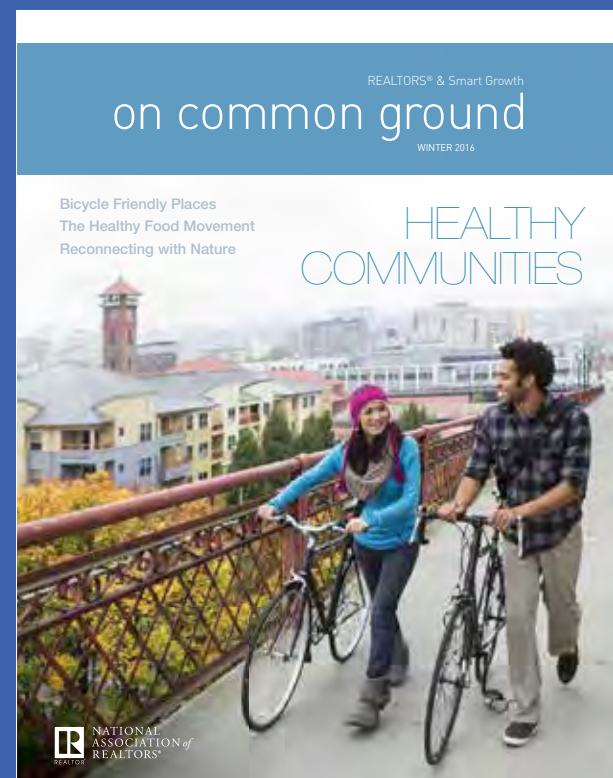
A short-term bond or a parks utility fee could augment SDC revenue to support parkland acquisitions and development, trail development and general park upgrades. However, such mechanisms would require both political and public support. State and private grant programs offer additional potential opportunities to leverage available local revenues to fund specific development projects.

From the winter 2015 issue of the National Association of Realtors (NAR) magazine, the direct link between how communities are built and grow is tied to health and quality of life. More walkable and bike-able environments with better access to nature and parks have become essential for personal well-being and needs to be integrated into community planning. The NAR articles identify walkable communities as a prescription for better health.

Even the U.S. Surgeon General sounded a call to action challenging communities become more walkable to allow more Americans to increase their physical activity through walking. The Center for Disease Control and its Healthy Community Design Initiative focuses on walkability and the need to better integrate into transportation planning.

The NAR magazine issue also reported on the value of bicycle-friendly communities and the direct tie to healthy and sustainable living. Access to healthy, locally-grown food choices is reported with the value of community gardens and urban food hubs for healthy diets, as well as connection to community engagement.

Realtors have long been aware that housing near a good system of parks and trails will hold strong appeal to buyers. The winter NAR issue illustrates the recognition that community design for healthy living goes beyond the single house location. People want choices, and these healthy community design traits of walking, biking, trails and parks all play an important role in housing prices, sales and re-sales.





North Plains Parks & Open Space Master Plan  
10-Year Capital Improvements Plan  
2019-2029

Priority	Class	Park Site	Project Description	Activity	Funding	2019-21	2021-23	2023-25	2025-27	2027-29	Sum
1	NH	Jessie Mays Community Park	Rehabilitation to include sport court realignment/resurface, outdoor bathroom, expanded play equipment, picnic shelter	R	SDC,GF	\$ 400,000	\$ 100,000				\$ 500,000
3			Integrate access pathways with existing amenities	D	SDC,GF		\$ 35,000				\$ 35,000
2			Renovate community building	R	GF,Priv			\$ 150,000			\$ 150,000
2	NH	Vern Galaway Park	Implement habitat restoration / vegetation management	D	GF		\$ 15,000				\$ 15,000
1			Acquire adjoining frontage property to expand park area	A	SDC,GF	\$ 200,000					\$ 200,000
1			Conduct site master plan	P	SDC,GF		\$ 65,000				\$ 65,000
1			Install Veterans Memorial	D	GF,Priv,Gr,SDC	\$ 325,000					\$ 325,000
2			Add small picnic shelter	D	SDC,GF				\$ 45,000		\$ 45,000
2			Install nature play area	D	SDC,GF				\$ 10,000		\$ 10,000
2	NH	Purple Pacific Park	Upgrades to include small picnic shelter, additional play equipment	D	SDC,Gr		\$ 100,000				\$ 100,000
2	NH	Frank Wing Park	Integrate access pathways with existing amenities	D	SDC,GF			\$ 15,000			\$ 15,000
3	NH	La Mordden Park	Expand playground area or install picnic shelter	D	SDC,Gr			\$ 45,000			\$ 45,000
1	COM	Future Community Park	Acquire 10-25 acres for large Community Park and improvements	A	SDC,Gr		\$ 4,500,000	\$ 1,500,000			\$ 6,000,000
2	NH	Future Neighborhood Park	Acquire 2-4 acres - north of NW North Ave	A	SDC,Gr	\$ 450,000					\$ 450,000
2	NH	Future Neighborhood Park	Acquire 2-4 acres - north of NW North Ave	A	SDC,Gr		\$ 500,000				\$ 500,000
2	T	Trail Corridor Development	Acquire easements or right of way for trail corridors (McKay Creek)	A	SDC,Gr,Priv	\$ 150,000					\$ 150,000
2	T		Acquire easements or right of way for trail corridors (McKay Creek toward new school)	A	SDC,Gr,Priv		\$ 80,000				\$ 80,000
3	T		Acquire easements or right of way for trail corridors (Ghost Creek)	A	SDC,Gr,Priv				\$ 40,000		\$ 40,000
1	T		Improve road crossing for trails	D	GF,Gr		\$ 100,000				\$ 100,000
3	T		Develop / Install gravel or wood chip trails along creek corridors	D	SDC,Priv			\$ 20,000		\$ 15,000	\$ 35,000
2	Systemwide	Minor Repairs & Renovations	Playground equipment, paved pathways, parking areas, etc.	R	GF	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000
1	Systemwide	ADA Compliance Upgrades	ADA-compliant benches, picnic tables, ramps, signs, access	R	GF	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 45,000
						\$ 1,545,000	\$ 5,520,000	\$ 1,750,000	\$ 115,000	\$ 35,000	\$ 8,965,000

Code Priority

- 1 High  
2 Medium  
3 Low

Code Funding Source

- SDC System Development Charges  
Priv Private funds; Dedications; Donations  
Gr Grants  
GF General Fund / Local Share  
TBD To Be Determined: Other funding sources needed for replacement, rehabilitation and general maintenance

Code Activity

- A Acquisition  
P Planning/Design  
D Development  
R Renovation/Repair

Code Class

- NH Neighborhood/Mini  
COM Community  
T Trail

NOTE: This CIP identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions. Detailed costing may be necessary for projects noted.  
This CIP is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.  
Funding sources noted represent those that may be viable given the specific project activities considered, and the order they are listed does not signify relevance.

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# INTRODUCTION

## PURPOSE OF THE PLAN

This Parks Master Plan presents a vision for a future system of parks, trails and open spaces throughout North Plains. This interconnected system would provide residents and visitors with a variety of outdoor recreation opportunities, while promoting community health and environmental conservation. To achieve this vision, the Plan includes recommendations to guide the City's efforts to provide high quality, community-driven parks, trails, natural areas and recreational opportunities. This Plan is intended to guide park planning, acquisition, development and programming decisions in North Plains, including those made by both City leadership and staff.

This citywide Parks Master Plan for the City of North Plains is an update to the Parks Master Plan adopted in 2009 and has been revised to reflect current community choices and opportunities. It reflects updated city limits, demographics of city residents, park inventories and conditions. The Plan is intended to be updated periodically to remain current with the community's recreational interests.

This Plan establishes specific goals, as well as investment and management recommendations, for developing, conserving and maintaining high-quality parks, trails, facilities and open spaces across the City. These recommendations are grounded in community input and best practices in park and recreation planning.

# GUIDING VISION AND GOALS

## Parks Vision Statement

The Parks Master Plan Vision Statement is as follows.

*The City of North Plains provides our community with safe parks, open spaces, recreational opportunities and a trail system that connects all neighborhoods, parks, schools and regional trails to enhance health and livability.*

This vision provided the foundation for the goals, objectives, recommendations and guidelines in the following chapters within this Plan.

## Parks Master Plan Goals

Each chapter of this Parks Master Plan includes a series of goals and objectives that define the park and recreation services that North Plains aims to provide. These goals and objectives were derived from input received throughout the planning process, from city staff and officials and community members. This Plan supports those policies addressing Oregon Statewide Planning Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources, and Goal 8: Recreation Needs.

# COMMUNITY PROFILE

## History

Located near the original settlement of Glencoe, North Plains was platted in 1910 by the United Railways to serve as a processing and shipping point for locally grown farm and forest products. The City of North Plains was incorporated June 25, 1963.

## Location and Physical Setting

North Plains is one of several communities dispersed in the predominantly agricultural area of central Washington County, in the northwestern portion of the Tualatin Valley, about four miles north of Hillsboro and 19 miles west of Portland. It is about two miles south of the rolling hills of the Tualatin Range. The topography is generally flat with a gradient toward the southeast. The terrain includes several intermittent drainage ways generally flowing south and east to McKay Creek.

North Plains has excellent transportation linkages, including to State Route 26 and railroad service. Residents enjoy the benefits of well-managed infrastructure of improved streets, parks, and water systems. The City currently manages a total of 6.24 acres of land designated as parks, open spaces, trails and recreation facilities.



## Population and Demographics

North Plains' 2010 Census population was 1,947, up from 1,605 in 2000, with an average annual growth rate of 2.1%. The City is currently home to approximately 2,980 residents (2017). The Population Research Center at Portland State University projects that the population of North Plains will grow to 5,922 people in 2035.

Some notable population characteristics from the 2010 Census that may be important for parks and recreation planning are:

- Children and seniors, who characteristically participate in recreation activities at high rates, total 37% of the population.
- Families with children under 18 living at home are 63% of the City's households. In general, children use parks and recreation facilities more frequently and have different recreational needs than adults.
- The City's population includes diverse ethnic groups, and the interests of these community members should be considered in the design of recreation programs and facilities (e.g., amenities such as picnic shelters for large family gatherings).

Figure 1. Population Characteristics: North Plains, Washington County, Oregon

Demographics	North Plains	Washington County	Oregon
<b>Population Characteristics</b>			
Population (2017)	<b>2,980</b>	595,860	4,141,100
Population (2010)	<b>1,947</b>	529,710	3,831,074
Population (2000)	<b>1,605</b>	445,342	3,421,399
Percent Change (2000-17)	<b>86%</b>	34%	21%
Persons w/ Disabilities (%)	<b>10.7%</b>	10.2%	14.4%
<b>Household Characteristics (2011-15)</b>			
Households	<b>761</b>	209,309	1,533,430
Percent with children	<b>27.7%</b>	32.8%	26.6%
Median HH Income	<b>\$72,159</b>	\$69,743	\$51,243
Average Household Size	<b>2.7</b>	2.66	2.51
Average Family Size	<b>3.19</b>	3.19	3.06
Owner Occupancy Rate	<b>77.8%</b>	60.1%	61.3%
<b>Age Groups (2010)</b>			
Median Age	<b>36.5</b>	35	38
Population < 5 years of age	<b>7.3%</b>	7.2%	6.2%
Population < 18 years of age	<b>27.5%</b>	25.6%	22.6%
Population 18 - 64 years of age	<b>63.3%</b>	64.4%	63.5%
Population > 65 years of age	<b>9.2%</b>	10.0%	13.9%

Sources: Portland State University Center for Population Research, 2017 Certified Population Estimates  
U.S. Census, 2010 Census, 2000 Census, 2011-2015 American Community Survey

## Economy

Nearly one in five residents of North Plains is employed in the educational and health service sector, with similar numbers working in retail trades or accommodation and food services. An additional 14% of residents are employed in manufacturing, including at Oregon Canadian (a lumber company) and Jewett Cameron (a publicly traded company with diverse lines of business), which are two of the larger employers in

the City. In the broader region, residents have easy access to jobs at multinational employers like Intel, Genentech, and Nike, as well as diverse industries from education, healthcare, agriculture to craft beer making.

Approximately 65% of residents over 18 are employed, only 3% are unemployed, and the remaining 31% are out of the work force. Employment levels are relatively high for the area, and residents tend to have relatively high incomes. At approximately \$72,160, the median income in North Plains is \$2,400 higher than that of surrounding Washington County and \$3,400 higher than the median for the Portland metropolitan area. Local residents have seen average incomes rise over the past decade and only 3% residents now live in poverty.

## PARK & RECREATION SYSTEM

The City of North Plains places high community value on parks and open space. Small parks have been developed throughout the City to provide opportunities to play, gather and relax. As the City grows and expands, development master plans require the development of parks and walking trails to ensure future neighborhoods have access to recreation and nature.

The community's special events, including the annual 3-day North Plains Elephant Garlic Festival, attract visitors from throughout the region and serve as a source of community pride. Throughout the year the City sponsors concerts in the park, dances, and library programs for kids and adults. A wide variety of activities are offered at the North Plains Senior Center. Volunteer organizations like the North Plains Events Association, Knights of Pythias and Chamber of Commerce support unique activities like the annual Holiday Jingle.

The North Plains Public Works Department provides maintenance of parks and the Jessie Mays Community Hall, including turf care, mulching around plants and trees, playground equipment repair, building maintenance, graffiti removal and preparation for special community events and regularly-scheduled events. General maintenance includes mowing, edging, flowerbed maintenance, landscaping of City offices, of the Library, of the city staff parking lot, and safety inspection of play equipment. Beginning in FY2017-2018, the Parks department began contracting out the majority of parks and grounds maintenance.

The Culture and Recreation Department manages and helps fund community events, including the 4th of July, Elephant Garlic Festival, Ice Cream Social, and Chili Cookoff. The City has contracted with the North Plains Event Association (NPEA) to produce the majority of these events.

# BENEFITS OF PARKS, RECREATION & OPEN SPACE

A number of organizations and non-profits have documented the overall health and wellness benefits provided by parks, open space and trails. The Trust for Public Land published a report in 2005 called *The Benefits of Parks: Why America Needs More City Parks and Open Space*. This report makes the following observations about the health, economic, environmental and social benefits of parks and open space:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and physiological health.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and assisting with stormwater control.
- Recreational opportunities for all ages are provided.



## PHYSICAL ACTIVITY BENEFITS ■

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type-2 diabetes, and improve their levels of stress and anxiety. Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in a 2010 report by the National Park and Recreation Association, the majority of people of all ages who visit parks are physically active during their visit. Also, the Centers for Disease Control and Prevention (CDC) reports that greater access to parks leads to 25% more people exercising three or more days per week.



## SOCIAL & COMMUNITY BENEFITS ■

Park and recreation facilities provide opportunities to engage with family, friends, and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency.



## ECONOMIC BENEFITS ■

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses and workers (quality of life), and through direct increases in employment opportunities.

In Oregon, outdoor recreation generates \$12.8 billion in consumer spending, creates 141,000 direct jobs and results in \$955 million in state and local tax revenue. According to the Outdoor Recreation Economy Report published by the Outdoor Industry Association, outdoor recreation can grow jobs and drive the economy through management and investment in parks, waters and trails as an interconnected system designed to sustain economic dividends for citizens.

## PLANNING PROCESS OVERVIEW

This Parks Master Plan for the City of North Plains is a reflection of the community's interests and needs for parks, recreation, and trails. The planning process encouraged and enabled public engagement in the choices, priorities and future direction of the City's park and recreation system. The Plan project team conducted a variety of public outreach activities to solicit feedback and comments. Current community interests surfaced through a series of public outreach efforts that included open house meetings, stakeholder discussions, and data from existing community surveys.

Community input was complemented by technical analysis of the City's existing park inventory, level of service, and a current and future needs assessment. The park inventory analysis assessed the current performance of the system against potential level of service standards for parks. The overarching needs analysis assessed current and potential future demands for parks, recreation and trails, based on assumptions about population growth.

To guide the implementation of the goals of the Plan, a Capital Improvement Plan (CIP) was developed with a set of strategies that identified costs and potential funding sources. Together, this process is represented in this planning document, which will be reviewed by the public, Parks & Recreation Board and City Council. Once adopted, the Plan can become a component of the City's Comprehensive Plan and direct park system service delivery for the next 10 years.

City residents are proud of North Plains for its rural, small town character and for what has been accomplished in the park system with modest resources, but they are also interested in improving local recreation opportunities. This Plan documents those desires and provides a framework for addressing capital development and funding in the near-term.

## CONTENTS OF THE PLAN

The remainder of the North Plains Parks Master Plan is organized as follows:

- Chapter 2: Community Listening – highlights the methods used to engage the North Plains community in the development of the Plan, as well as insights from past community planning efforts.
- Chapter 3: Parks & Open Space – describes the existing parks and recreation system in the City, assesses current and future community needs and recommends park improvements to meet the City's goals and desired level of service.
- Chapter 4: Trails – creates a vision for a future interconnected, citywide system of on- and off-street trails for walking and biking, based in part on the 2017 Community Trails Plan.
- Chapter 5: Programs & Events – provides a framework for recreational programs and special events based on the City's popular current offerings.
- Chapter 6: Implementation – describes a range of strategies to consider in the implementation of the Plan and details a 10-year program for addressing park and facility enhancement or expansion projects.
- Appendices: Provides technical or supporting information to the planning effort.





Community engagement and input played a crucial role in revealing the current interests in and needs for the provision of park and recreation opportunities, as well as establishing the future recreational framework that reflects community priorities. This planning process leaned on direct community outreach, stakeholder meetings, surveys and extensive inventorying to provide a baseline of local demand and need. Public outreach methods included community meetings and stakeholder discussions.

Throughout this process, the public provided information and expressed opinions about their needs and priorities for parks, trails and recreation facilities and programs. This feedback played a crucial role in updating policy statements and prioritizing the Capital Improvements Plan project list contained within this Plan.

## Goal 1. Community Involvement & Information

### **Encourage and support public involvement in park and recreation issues.**

- 1.1 Support the Parks & Recreation Board as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between Board and City Council to improve coordination and discuss policy matters of mutual interest.
- 1.2 Involve residents and stakeholders in park and recreation facility planning and design in order to solicit community input, facilitate project understanding and engender public support.
- 1.3 Continue to promote and distribute information about recreational activities, programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.

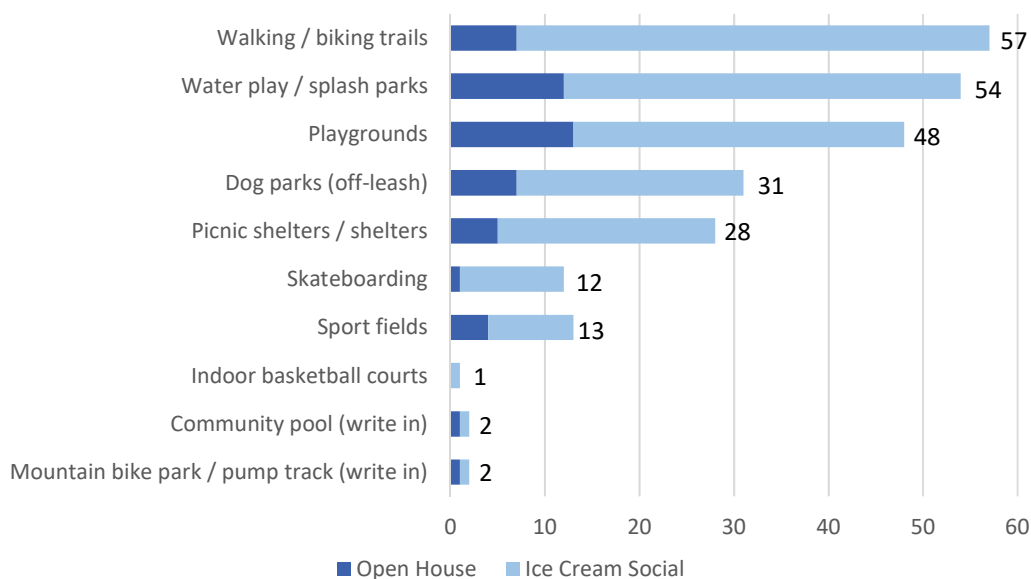
- 1.4 Use a variety of methods, such as the City's website, social media and news articles, to publicize and increase resident awareness about recreational opportunities available in local neighborhoods and citywide.
- 1.5 Prepare, publish and promote a park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.6 Promote volunteer park improvement, beautification and clean-up projects from a variety of individuals, service clubs, churches and businesses.
- 1.7 Promote and expand special events and recreational programming to enhance community identity, community activity and environmental education.

## Public Engagement Events

The project team sought feedback from local residents and program users at four public events. In all, over 100 people provided input to drive the development of this Plan. Social media announcements were used to publicize the events and encourage participation. Summary responses from the meetings are provided in Appendix A.

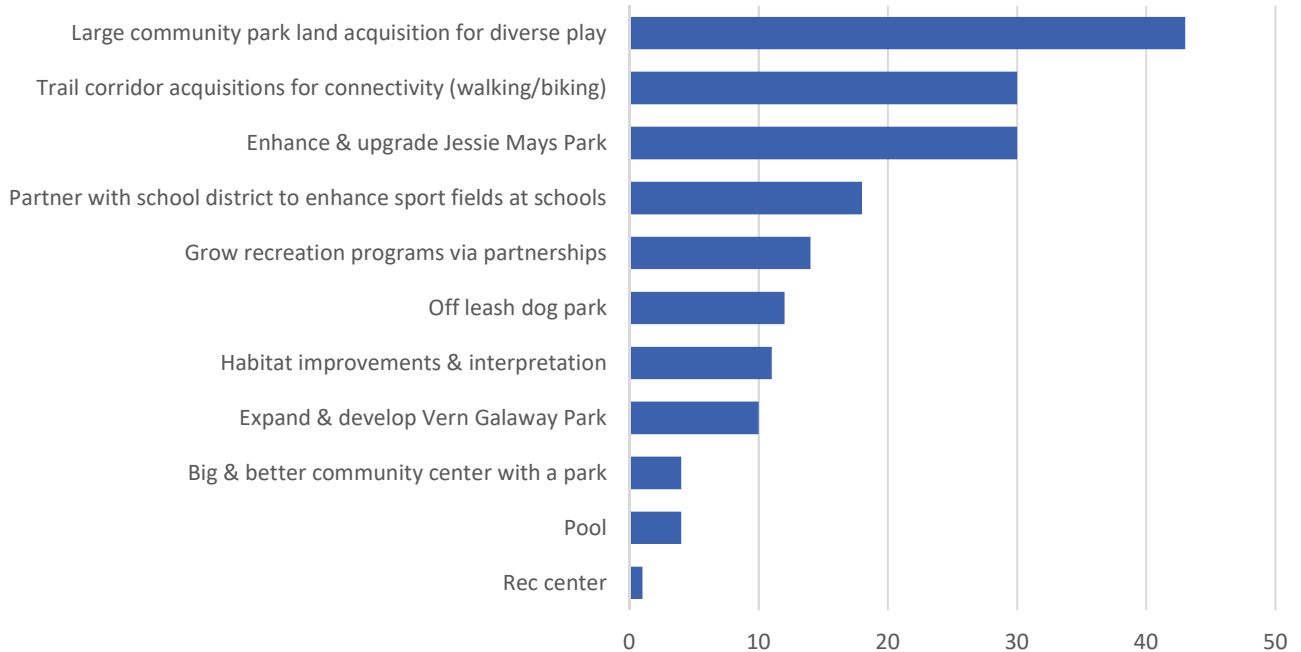
On May 23rd, 2018, the City held an open house in conjunction with a meeting of the Parks & Recreation Board. The open house presented information about the park planning process and gave residents multiple opportunities to share their thoughts and comments on the future of parks and recreation in North Plains. Informational displays described the park system, existing and proposed trails, outdoor recreation activities and potential future priorities and investments. Approximately 25 people attended, and their comments stressed the need for improved park amenities and trail connections. The City also used display materials at its June Ice Cream Social to gather additional feedback. Attendees at both were encouraged to identify their top priority improvements for the future.

Figure 2. Priority Park & Amenity Improvements from Open House and Ice Cream Social



A second open house series was held during National Night Out on August 7, 2018, and during the Elephant Garlic Festival on August 10th through 12th, 2018. These events focused on gathering community feedback on priorities for future park, trail, and site improvements. Participants were asked to review a map and list of the North Plains park system with proposed improvements that included upgrades or added amenities, acquisitions and trail connections. Attendees were asked to identify park investments by 'voting' with dots for their top priority projects. The results of this feedback are shown below.

Figure 3. Priority Park System Investments from August Events



Taken together, the feedback from these four events illustrate the community's interest in trails, a large community park and park upgrades to include playgrounds, shelters and splash parks.

## Stakeholder Discussions

In August 2018, the project team interviewed three North Plains residents who have been involved in City's park system over the past two decades and have significant knowledge of community needs. The interviews focused on their visions for the future of North Plains' park, recreation and trail system, key opportunities and constraints, and critical needs – for both the community as a whole and for particular ages or user groups.

These stakeholders expressed a desire and need to improve North Plain's parks, recreation and trail system to more fully serve existing residents and to ensure the City can meet the needs of future growth. In particular, they noted the need for a larger community park capable of providing a wide-array of active and passive recreation options and which could accommodate and showcase the City's popular special events. They encouraged the City to acquire land for this park in advance of future growth. They also recommended that the City focus on improving existing parks so that they provide a level of service more in line with the parks built in new developments – while ensuring new developments provide usable park space that meets City standards. While they would like to see a citywide, connected trail system, they recognize the regulatory and cost barriers to environmentally-sustainable trail development

in riparian areas. Finally, they encouraged continued and expanded partnerships to support recreational programming and special events in the City.

Other Outreach Methods

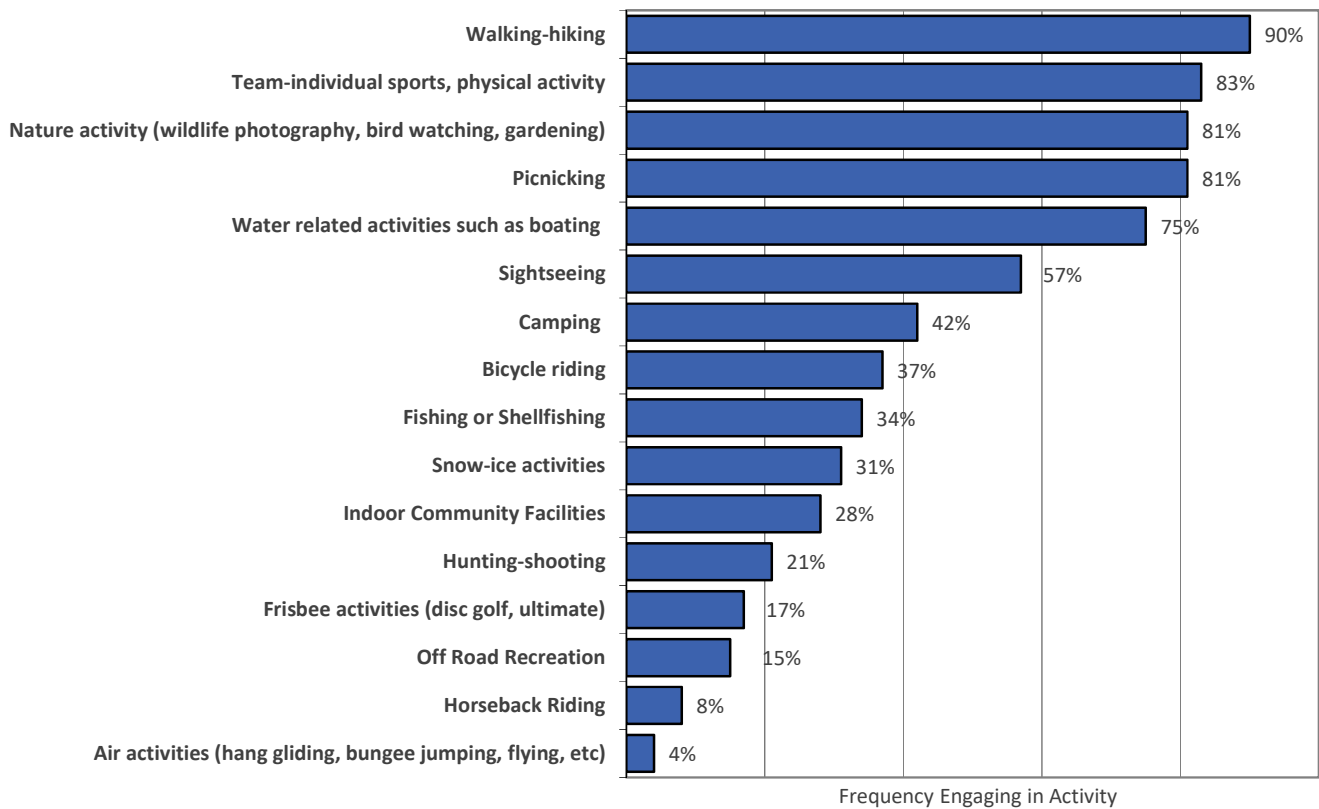
In addition to the direct outreach opportunities noted above, the North Plains community was informed about the planning process, and offered opportunities to comment, via the City’s website and Facebook page. The project’s webpage was posted on the City’s website to provide background information and draft materials.

Statewide Recreation Trends

Oregon Statewide Comprehensive Outdoor Recreation Plan

The 2013-2017 Oregon Statewide Comprehensive Outdoor Recreation Plan is Oregon’s five-year policy plan for outdoor recreation and provides guidance for the Land and Water Conservation Fund (LWCF) program and for other Oregon Parks and Recreation (OPRD)-administered grant programs. The SCORP included a listing of outdoor activities by participant and frequency, as shown in Figure 4. Overall, 92% of Oregonians participated in at least one outdoor recreation activity in Oregon during the year of the study. Walking ranked highest in terms of participation levels. A high degree of consistency exists between local interests and statewide results.

Figure 4. Participation Rates of Top Activities for Oregon Residents (SCORP)



The participation rates confirm that outdoor recreation is an integral part of life in Oregon’s communities and a pervasive value in the Pacific Northwest. Research indicates that nature and outdoor recreation have a significant positive impact on human



health, both physical and mental health. Oregon's economy also benefits directly and indirectly from outdoor recreation through consumer spending, tax revenue and jobs.

The SCORP also outlined the most significant issues effecting the provision of outdoor recreation across the state. As part of the planning process, public recreation providers in the state were queried about the importance of a range of park system issues. The top statewide issues included the following.

- Provide adequate funds for routine and preventative maintenance and repair of facilities
- Fund major rehabilitation of existing outdoor recreation facilities at the end of their useful life
- Add more recreational trails and better trail connectivity between parks and communities
- Recognize and strengthen park and recreation's role in increasing physical activity in Oregon's population
- Recommend a standard set of sustainable park practices for outdoor recreation providers
- A set of strategic actions addressing each issue also was noted in the Oregon SCORP.

## Outdoor Industry Association

The Outdoor Industry Association produces reports on the outdoor recreation economy for the entire country and for each state. The most recent OIA report (2013) reveals that at least 68% of Oregon residents participate in outdoor recreation each year. This does not include the participants in hunting, fishing and wildlife viewing which are estimated separately. "Americans want and deserve access to a variety of quality places to play and enjoy the great outdoors. Outdoor recreation can grow jobs and drive the economy if we manage and invest in parks, waters and trails as an interconnected system designed to sustain economic dividends for America." In Oregon, outdoor recreation generates \$12.8 billion in consumer spending, creates 141,000 direct jobs and results in \$955 million in state and local tax revenue. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside.

## Nationwide Recreation Trends

The following summaries from recognized park and recreation resources provide background on national, state and local trends that may reflect potential recreational activities and facilities for future consideration in North Plains' park system. Examining current recreation trends can help inform potential park and recreation improvements and opportunities that may enhance the community and create a more vibrant parks system as it moves into the future.

## National Recreation and Parks Association (NRPA)

The 2016 National Recreation and Parks Association (NRPA) Field Report gathered data from 950 park and recreation agencies across the country. The report offers insights into the prevalence of recreational opportunities and offerings across the country, provides comparison information about the agency performance, and highlights the following opportunities and challenges for park and recreation providers:

**Social Equity / Environmental Justice**

Agencies should work to ensure they provide equitable access to parks and recreation services that are of similar quality; seek and listen to customer complaints about unfair treatment; and openly address issues that arise.

**Capital and Operating Finance**

Park and recreation agencies must continue to communicate the value of parks and recreation services to the community and pursue diverse funding strategies.

**Global Warming and Natural Disasters**

Agencies should anticipate and plan for the early impacts of climate change, such as rising maintenance costs for beaches and other areas subject to flooding and the potential need to replace facilities destroyed in natural events.

**Operating Budgets**

The report acknowledges that tight budgets, at all agency levels, are likely to continue into the future. It encourages agencies to understand the cost of providing services, define their core services and need for subsidies, report on success in meeting budget goals; and pursue partnerships with private and nonprofit agencies to help support operations.

**Safe Play**

Agencies should consider the safety implications (e.g. concussion potential) of team sports, identify knowledgeable resources, engage the community, and explore whether alternative sports offerings (such as flag football) might be a good fit for their community.

**Community Engagement**

The report encourages agencies to explore ways to engage teens in community projects.

## 2016 Sports, Fitness, and Leisure Activities Topline Participation Report

Prepared by a partnership of the Sports and Fitness Industry Association (SFIA) and the Physical Activity Council (PAC), this 2016 participation report establishes levels of activity and identifies key trends in sports, fitness, and recreation in the US. Overall there was a slight increase in measures of activity from 2014 to 2015 with fluctuations in sports showing an increase in team, water, winter, and fitness sports while individual sports declined slightly. A slight decrease in inactivity in the last year from 28.3% of Americans (age six and older) in 2014 to 27.7%. Inactivity rates remained higher in low income households: 28.4% of households with combined incomes under \$25,000 and 28.1% of households in the \$25,000-\$49,999 income range. These levels of inactivity have been increasing slightly over the last five years.

In terms of interest, all age groups continue to look at swimming as a means for future fitness followed heavily by outdoor activities (such as camping and biking). The trend shows that more Americans are interested in getting outside and being in natural settings. Most adult age groups focus on fitness activities while team sports are more attractive to youths. Participants in the surveys conducted for this report shared that having someone else participating in any fitness activity was a strong motivator. A shortage of available time and current health issues were cited as the biggest obstacles to more participation in active lifestyles.

Another revealing trend was the effect of PE during school years on physical activities

during school and post-school years. Participation in physical exercise during grade and high school influenced degree of engagement in team sports, outdoor recreation and fitness activities both during school years and after age 18. Those who did not have PE, only 15% also participated in team sports and outdoor recreation. 80% of adults ages 18+ who had PE in school were active compared to 61% of adults who didn't have PE in school.

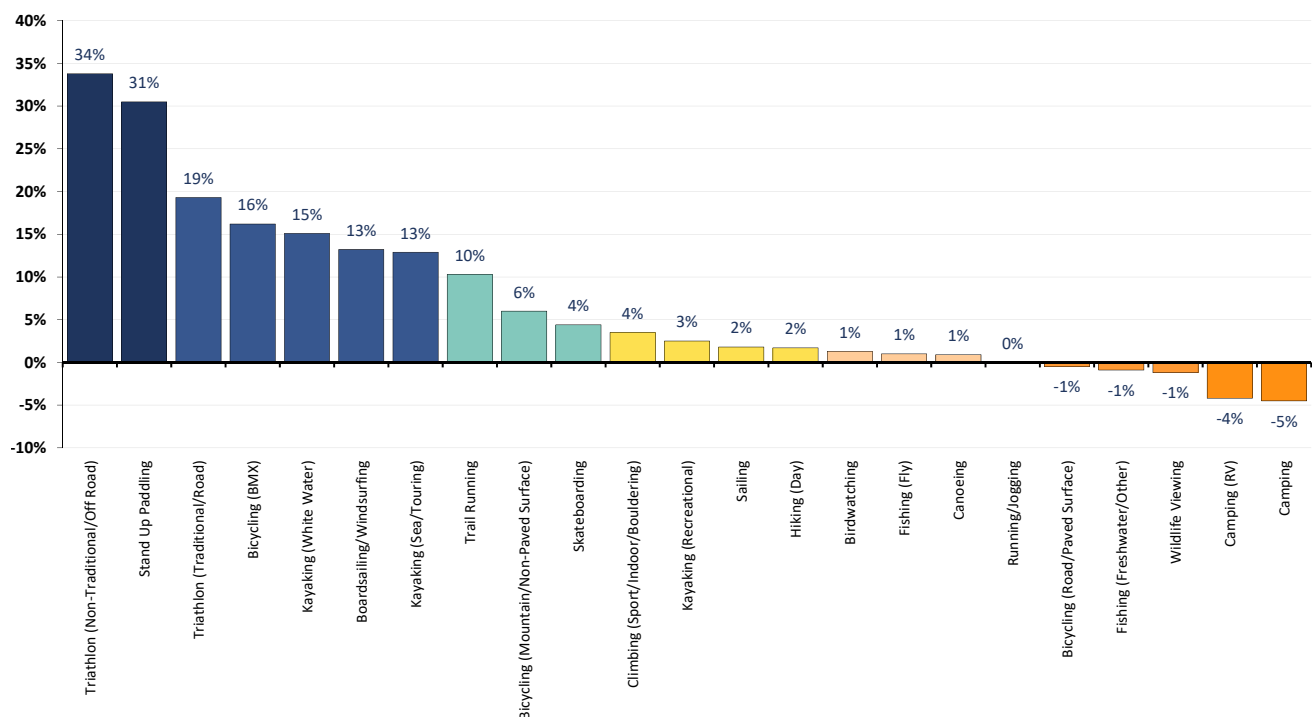
The report surveyed spending on wearable devices for fitness tracking. Fitness trackers that sync with smartphones/tablets/computers increased from 8.4% of participants in 2014 to 12.9% in 2015. The interest in purchasing and using wearable technology in the future increased by 3.2% over the last year among active individuals.

## The 2016 Outdoor Participation Report

According to 2016 Outdoor Participation Report, published by the Outdoor Foundation in Boulder, Colorado, participation in outdoor recreation, team sports and indoor fitness activities vary by an individual's age. Gender also plays a role in determining behaviors and participation trends. Recent trend highlights include the following:

- Participation rates drop for both males and females from ages 16 to 20. These rates climb back up slightly for females into their early 20's and males late 20's before gradually declining throughout life.
- Indoor fitness becomes the preferred activity among young women ages 16 to 20 and remains the most popular form of activity. Males, however, favor outdoor activities until they are age 66 and older.
- Almost one-quarter of all outdoor enthusiasts participated in outdoor activities at least twice per week.
- Running, including jogging and trail running, was the most popular activity among Americans when measured by number of participants and by number of total annual outings.
- Walking for fitness is the most popular crossover activity.
- The biggest motivator for outdoor participation was getting exercise.

Figure 5. 3-Year Change in Outdoor Recreation Participation of Youth (6-24) (2016 Outdoor Foundation)



## 2015 State of the Industry Report

Recreation Management magazine's 2015 State of the Industry Report listed the top 10 program options most commonly planned for addition over the next three years, along with the frequency (in parentheses) noted by survey participants:

- Mind body / balance programs (25.2%)
- Fitness programs (24.9%)
- Educational programs (24.3%)
- Day camps & summer camps (22.8%)
- Environmental education (21.5%)
- Teen programming (20.4%)
- Adult sports teams (19.4%)
- Active older adult programs (19.4%)
- Holidays & other special events (19.1%)
- Nutrition & diet counseling (17.4%)

For most programming types, community centers are the ones most likely to be planning to add such programs. There are a few exceptions. Parks are most likely to be planning to add environmental education, sports tournaments or races, individual sports activities and water sports. The same report indicated park systems that are planning to add features to their facilities in the next three years list their top five planned amenities as:

- Playgrounds
- Shelters such as picnic areas and gazebos
- Park restroom structures
- Outdoor sports courts for basketball, tennis, etc.
- Bike trails

## National Survey on Recreation and the Environment (2012)

The National Survey on Recreation and the Environment (NSRE) is a comprehensive survey that has been collecting data and producing reports about the recreation activities, environmental attitudes and natural resource values of Americans since the 1980s. The NSRE core focus is on outdoor activity participation and personal demographics. The most recent 2012 NSRE reports the total number of people participating in outdoor activities between 2000 and 2007 grew by 4.4% while the number of days of participation increased by approximately 25 percent. Walking for pleasure grew by 14% and continues to lead as the top favorite outdoor activity.

Nature-based activities, those associated with wildlife and natural settings, showed a discernible growth in the number of people (an increase in 3.1% participation rate) and the number of days of participation. American's participation in nature-based outdoor recreation is increasing with viewing, photographing, or otherwise observing nature clearly measured as the fastest growing type of nature-based recreation activity.





# 3 PARKS & NATURAL AREAS

North Plains' park system is anchored by Jessie Mays Park, home to multiple special events and the Community Hall. Five additional parks provide limited local recreation opportunities for residents near the center of the City, while new parks are planned for newly developing neighborhoods to the east and north of downtown.

## Goal 2. Parks

**Acquire and develop a high-quality, diverse system of parks that provides adequate and equitable park access to all residents.**

- 2.1. Provide a level of service standard of 6.25 acres per 1,000 residents of developed core parks (community, neighborhood and mini parks).
- 2.2. Strive to provide a distributed network of parks and trails, such that all city residents live within one-half mile of a developed park.
- 2.3. Provide a variety of active and passive park features and amenities, distributed equitably throughout the park system, to ensure residents have access to a range of park and recreation experiences.
- 2.4. Identify and prioritize lands for inclusion in the parks system based on their potential contribution to level of service, ability to serve currently underserved residents, opportunities to improve connectivity, and provide enhanced recreational opportunities for residents.
- 2.5. Develop and maintain minimum design and development standards for park and recreation amenities within private developments to

address community facility needs, equipment types, accessibility and installation procedures.

- 2.6. Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.

### Goal 3. Natural Areas

**Preserve distinctive natural areas and features for their scenic, recreation and habitat value, as well as their contribution to North Plains' rural atmosphere, including riparian habitat along McKay and Ghost Creeks.**

- 3.1. Pursue low-cost and/or non-purchase options to preserve natural areas, including conservation easements, development agreements, partnerships with public agencies.
- 3.2. Prioritize the preservation of natural drainageways, wetlands, flood-prone areas, and areas that are flood-prone as natural areas.
- 3.3. Coordinate with adjacent jurisdictions, Washington County and Clean Water Services to plan for and create a regional habitat corridor along McKay Creek and its tributaries.
- 3.4. Manage vegetation in natural areas to support or maintain native plant and animal species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

### Goal 4. Design, Development & Management

**Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.**

- 4.1. Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 4.2. Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age as appropriate; assess planned and existing parks and trails for compliance with the recently adopted Americans with Disabilities Act (ADA) Standards for Accessible Design for requisite upgrades.
- 4.3. Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 4.4. Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.

## PARK CLASSIFICATIONS

Parkland is classified to assist in planning for the community's recreational needs. The North Plains park system is composed of a hierarchy of various park types, each offering recreational and/or natural area opportunities. Separately, each park type may serve only one function, but collectively the system will serve the full range of community needs. Classifying parkland by function allows the City to evaluate its needs and to plan for an efficient, cost effective and usable park system that minimizes conflicts between park users and adjacent uses.

The classification characteristics are meant as general guidelines addressing the intended size, use of each park type and level of service (LOS).

### Community Parks

Larger parks that provide a variety of passive and active recreational options for a community. Community parks often include:

- **Active recreation** options like playgrounds, sports fields & courts, pools or water play features, skateparks, community gardens
- **Passive recreation** options like trails, picnic areas, off-leash dog areas, wildlife watching opportunities
- **Facilities** like restrooms, parking, water fountains

Size	Service Area	Existing Parks	Proposed LOS (acres/1,000 residents)
5 - 30 acres	2-miles; 5,000+ residents	None	4.0



### Neighborhood Parks

Small, local parks that provide a place for unstructured, non-organized play and limited active and passive recreation. Neighborhood parks often include:

- **Active recreation** options like playgrounds, sports courts, open fields for informal play, water play features
- **Passive recreation** options like paths and picnic areas
- **Limited facilities**, possibly including on-street parking and water fountains

Size	Service Area	Existing Parks	Proposed LOS (acres/1,000 residents)
1 - 5 acres	½ mile	Jessie Mays Vern Galaway	2.0



Mini Parks

Very small, local parks that provide limited opportunities for outdoor recreation, play and limited active and passive recreation. Pocket parks often include:

- **Limited active recreation** options like small play areas or lawns
- **Passive recreation** options like paths, benches, and public art or historical markers
- **No facilities**

Size	Service Area	Existing Parks	Proposed LOS (acres/1,000 residents)
Less than 1 acre	¼ mile	Pacific Purple Louie Wence LaMordden Frank Wing	0.25



Special Use Parks

Single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use, such as stand-alone sport field complexes, golf courses, sites of historical or cultural significance, such as museums, historical landmarks and structures, and public plazas. Special use parks may include:

- **Active recreation** options like sports facilities
- **Passive recreation** options like paths, benches, and public art or historical markers
- **Facilities**, including parking, drinking fountains and restrooms

Size	Service Area	Existing Parks	Proposed LOS (acres/1,000 residents)
varies	varies	Community Garden	n/a Based on needs of specific use



Natural Areas / Parks

Natural areas are undeveloped lands primarily left in a natural state and typically places that are geographically or geologically unique, with passive recreation use as a secondary objective.

- **No active recreation**
- **Passive recreation** opportunities including trail corridors, wildlife and habitat observation and interpretation, and historical markers, where appropriate
- **Facilities**, including parking, drinking fountains or restrooms may be located at adjacent trailheads.

Size	Service Area	Existing Parks	Proposed LOS (acres/1,000 residents)
Varies	Varies	None	n/a



## INVENTORY OF EXISTING PARKS

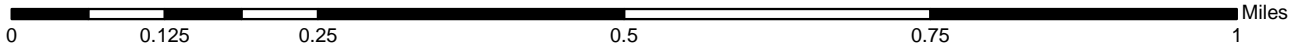
The City of North Plains provides and maintains 6 parks on 6.24 acres of parkland that support both active and passive recreation experiences, see Figure 6 below. The map on the following page shows the location of existing parks, trails and open spaces within the City. In addition, the City leases the site for the Community Garden on Commercial Street from a private party.

Figure 6. Existing Inventory of City-owned Parklands

Park Type / Name	Classification	Status	Acreage
<b>Parks</b>			<b>Total</b>
Jessie Mays Park	Neighborhood	Developed	1.84
Frank Wing Park	Mini Park	Partially Developed	0.20
Pacific Purple Park	Mini Park	Developed	0.90
Vern Galaway Park	Neighborhood	Partially Developed	3.00
Louie Wence Memorial Park	Mini Park	Developed	0.20
LaMordden Park	Mini Park	Developed	0.10
<b>Trails</b>			
McKay Trail trailhead		Undeveloped	0.10
<b>TOTAL</b>			<b>6.34</b>



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Map I: Existing Parks & Open Space

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## Jessie Mays Community Park

NW 311th Avenue and Hillcrest Street

Neighborhood Park

1.84 acres

### Design Opportunities

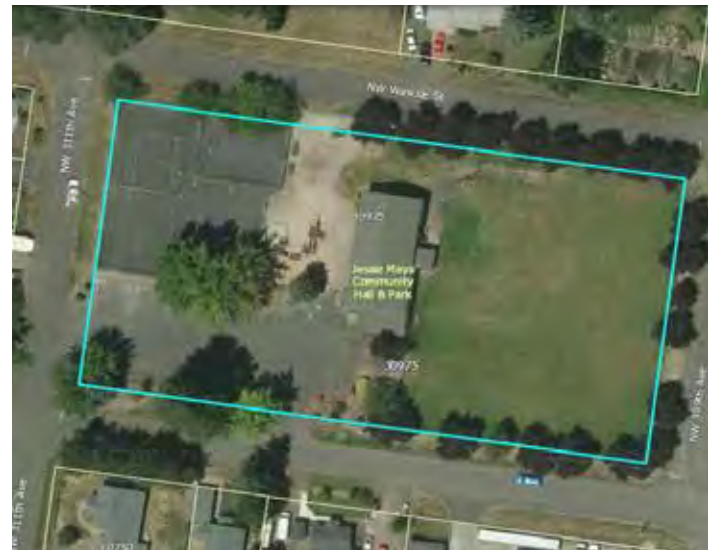
- Existing ornamental street trees along NW Wascoe St., NW 309th Ave., and Hillcrest Street in eastern half of park are reaching the end of their value and should be scheduled for replacement. A tree planting plan for the park should emphasize canopy shade trees and longer-lived native species as replacement candidates.
- If tennis has not been a popular sport and tennis court gets little use, consider converting existing tennis court into two (2) pickleball courts when resurfacing the court or simply adding striping for both uses.
- Consider replacing play equipment with features for 2-5 year olds and 5-12 year olds.
- The park has limited universal access to its outdoor recreation amenities. As repairs and improvements are made, ADA-compliance should be sought.

### Management Considerations

- New fall safety surfacing needed in playground area beneath play equipment.
- One outlet in parking lot is missing its weatherproof cover and needs to be repaired.
- Court surfacing for both tennis and basketball should be scheduled for resurfacing. Tennis court play is affected by surface cracks. Basketball courts are still playable.

### Amenities

- Tennis court
- Basketball courts
- Playground
- Swing set
- Parking with electric outlets
- Community Hall building
- Picnic tables (8)
- Grass ball field
- Bike rack
- Drinking fountain
- Shade trees
- Street trees
- Landscape beds
- Lighting





## Frank Wing Park

Along NW Commercial Street, west of NW 321st Avenue

Mini Park

0.2 acres

### Design Opportunities

- None of the existing park amenities are ADA-compliant. A site design could be prepared to add amenities and connect the park with ADA access and ADA-compliant site furnishings.

### Amenities

- Grass lawn
- Picnic Table
- Bench
- Bike rack
- Parking pull-off (gravel)
- Drinking fountain
- Dog waste bag dispenser
- Fence (chain link)
- Bike repair station
- Large black cottonwood tree (beaver damage on trunk)







## La Mordden Park

Curtis Street

Mini Park

0.1 acres

### Design Opportunities

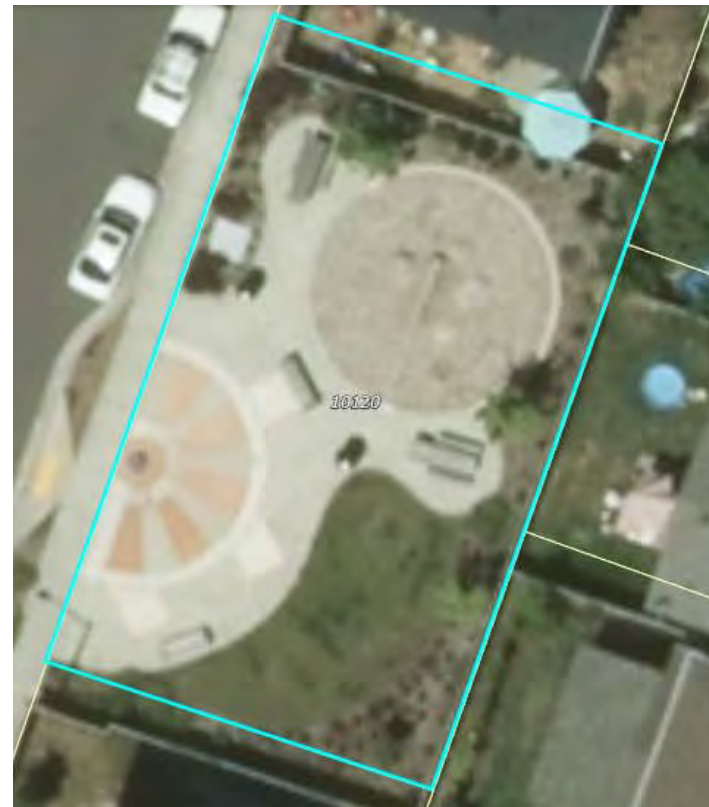
- Add park identification sign to welcome park users and identify the City as the park provider.
- Upgrade play structure.

### Management Considerations

- New park with ADA-compliance except for ramp access into play area. Add ramp or elevate engineered woodchip level to eliminate curb lip.
- New trees and planting beds will require horticultural attention to ensure healthy establishment.

### Amenities

- Splash pad
- Nature play area (rocks & log)
- Picnic tables (2)
- Benches (2)
- Trash receptacle
- Dog waste bag dispenser
- Grass lawn
- Shade trees (3- young)
- Landscape beds
- Irrigation
- On-street parking
- Sunshade





## Louie Wence Memorial Park

Southeast corner of NW 318th Avenue & NW Kaybern Street

Mini Park

0.2 acres

### Design Opportunities

- Existing picnic tables are not ADA-compliant. Consider adding one more table with paved path and pad located just off existing pathway.
- Add canopy trees for more shade in summer.

### Management Considerations

- Landscape beds and shade trees could benefit from additional bark mulch. Regular applications of mulch could reduce intense reliance on pre-emergent herbicides.

### Amenities

- Paved Path
- Picnic tables (2)
- Bench
- Memorial rock
- Dog waste bag dispenser
- Trash receptacles (2)
- Shade trees
- Landscape beds
- Grass lawn
- Pull-off parking (gravel)
- Boulders along parking pull-off







## Pacific Purple Park

Along NW Pacific Avenue at NW Main Street

Mini Park

0.9 acres

### Design Opportunities

- The park slopes down from the parking area without any provision for universal access to the playground or picnic tables. A site design could create connecting pathways with recreational features that use the slope for play value and retaining walls for additional seating areas.
- Consider installing boardwalks connecting park elements, since the site is prone to periodic flooding.
- Add canopy trees for shade.
- Natural area has considerable songbird activity. An observation blind or other accommodation for birding could add value to the site and its proximity to the waterway and swampy areas.
- Less than half the park acreage is developed due to the location of the waterway. If additional acreage could connect this park to Vern Galaway Park, opportunities for a connecting trail and boardwalk could greatly enhance the outdoor recreational value of both parks.

### Management Considerations

- Use of pre-emergent herbicides to reduce weed growth is not recommended in close proximity to waterways. Consider alternative weed management techniques, such as mulch layers to limit current use of herbicides.
- Playground area needs additional wood chips to meet fall safety standards.

### Amenities

- Parking
- Playground structure
- Swing set
- Picnic tables (2)
- Bike rack
- Trash receptacle
- Park sign
- Fence separating natural area
- Open grass lawn
- Natural area with waterway (outside park fence)





## Vern Galaway Park

Along Highland Street

Neighborhood Park

3.0 acres

### Design Opportunities

- Acquire at least one of the frontage parcels to allow better access and additional amenities to the green space. Once greenway is expanded, a master plan should be prepared for site design and development opportunities.
- Locate appropriate area of the site for a Veterans Memorial.

### Management Considerations

- Popular dog walking spot.
- Informal pathways into natural area contain evidence of temporary campsites.
- Vegetation management should consider using CPTED (crime prevention through environmental design) techniques to limit undesirable activities in hidden natural areas.
- Soil testing could reveal needed amendments for more successful grass lawn cultivation.

### Amenities

- Natural area
- Shade trees
- Picnic table
- Dog waste bag dispensers
- Trash receptacles
- Park sign
- Gravel parking area
- Open grass area





## CONDITION OF EXISTING PARKS

The condition of park infrastructure and amenities is a measure of park adequacy and a required assurance of public safety. General park infrastructure may include walkways, parking lots, park furniture, drainage and irrigation, lighting systems and vegetation. Deferred maintenance over a long time period can result in unusable amenities when perceived as unsafe or undesirable by park patrons.

As part of this planning process, the existing conditions within parks were assessed by consultant landscape architects to identify issues and concerns and opportunities for future improvements. The condition assessment matrix shown on the following pages summarizes the results of these assessments and can be used to help prioritize needed park improvements. The matrix uses a rating system that ranks the condition of the park element based on the following scale:

### **1 – Good Condition**

In general, amenities in good condition offer full functionality and do not need repairs. Good facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.). Good facilities may have minor cosmetic defects. Good facilities encourage area residents to use the park.

### **2 – Fair**

In general, amenities in fair condition are largely functional but need minor or moderate repairs. Fair facilities have play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or time periods where they are unusable. Fair facilities remain important amenities for the neighborhood but may slightly discourage use of the park by residents.

### **3 – Poor**

In general, amenities in poor condition are largely or completely unusable. They need major repairs to be functional. Poor facilities are park features that have deteriorated to the point where they are barely usable. Fields are too uneven for ball games, safety features are irreparably broken, buildings need structural retrofitting, etc. Poor facilities discourage residents from using the park.

Generally a feature with a rating of “3” should have higher priority for resolution through maintenance, capital repairs or as a new capital project. Park amenity conditions were also averaged across park elements to indicate which types of elements are in greater need for significant upgrades, renovations or overall improvements. Based on this assessment, the City’s tennis courts, baseball/softball fields, site furnishings, and natural area vegetation are in the greatest need of rehabilitation or repair.



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North Plains, Oregon  
Park & Facility Condition Assessment Matrix

		Recreation Amenities								Site Amenities					Park Structures				Vegetation				ADA
Facility Name	Acreage	Playgrounds	Paved Courts: Basketball	Paved Courts: Tennis	Soccer Fields	Baseball / Softball Fields	Pathways/Trails	Skate Park / Spray Park	Other Rec Element	Site Furnishings	Lighting (Y/N)	Signage	Parking Areas	Public Art	Restrooms	Picnic Shelters	Amphitheater / Stage	Concession Building	Turf	Park Trees	Landscaped Beds	Natural Areas	Compliance
PARKS																							
Jessie Mays Community Park	1.84	2	2	2	-	2	-	-	-	2	Y	2	2	-	-	-	-	-	1	2	2	-	2
Frank Wing Park	0.20	-	-	-	-	-	-	-	-	3	N	2	3	-	-	-	-	-	1	2	-	2	3
Pacific Purple Park	0.90	3	-	-	-	-	-	-	-	2	N	1	1	-	-	-	-	-	1	2	-	1	3
Vern Galaway Park	3.00	-	-	-	-	-	-	-	-	2	N	1	-	-	-	-	-	-	2	1	-	2	3
Louie Wence Memorial Park	0.20	-	-	-	-	-	1	-	-	1	-	1	1	-	-	-	-	-	1	1	1	-	1
LaMordden Park	0.10	-	-	-	-	-	1	1	-	1	-	-	-	-	-	-	-	-	1	1	1	-	1
Average:		2.5	2	2	-	2	1	1	-	1.833	-	1.4	1.75	-	-	-	-	-	1.167	1.5	1.333	1.667	2.167
TRAILS																							
McKay Trail trailhead	0.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Average:		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

See reverse side for rating scale descriptions

Park & Facility Condition Assessment

RATING SCALE

Playgrounds:

1	In good condition: no drainage issues; 0-10% material deterioration safety surfacing with a border at the site.
2	In fair condition: drainage issues; 10-25% material deterioration; some small compliance issues that could be spot fixed.
3	In poor condition: drainage issues; 25% or greater material deterioration; needs repair or replacement (but workable).

Paved Courts:

1	In good condition: no cracks in surfacing; fencing is functional, free of protrusions, and free of holes/passages; painting and striping are appropriately located, whole, and uniform in color.
2	In fair condition: hailline cracks to 1/4"; surfacing required; fencing has minor protrusions, or holes/passages that do not affect game play; painting and striping have flaking or color fading.
3	In poor condition: horizontal cracks more than 1/2" wide; surfacing required; fencing has large protrusions, holes/passages or defects; painting and striping are patchy and color has faded dramatically.

Sports Fields:

1	In good condition: thick grass with few bare spots; few depressions; no noticeable drainage issues, proper slope and layout; fencing if present is functional, free of protrusions, and free of holes.
2	In fair condition: grass with bare turf areas in high-use locations, some drainage issues in overuse areas, slope is within one percent of proper field slope, infields have grading problems (bump) at transition to grass and have no additive, may not have proper layout and/or orientation, fencing if present has minor protrusions, or holes/passages that do not affect game play.
3	In poor condition: bare areas throughout the year, uneven playing surface that holds water in certain places, drainage issues, slopes not uniform and/or more than one percent from proper field slope, improper layout and/or orientation; fencing has large protrusions, holes/passages or defects.

Pathways / Trails:

1	In good condition: surface generally smooth and even, proper width and material for type of pathway; proper clearances; minimal drainage issues.
2	In fair condition: uneven surfaces in places; some drainage issues; some cracking; narrow widths in some places.
3	In poor condition: uneven surfaces; inadequate width; significant cracking or heaving; clearance issues.

Skate Park:

1	In good condition: little to no signs of cracking; little or no erosion; elements target a diversity of age groups.
2	In fair condition: some cracking, but still usable; furnishings (i.e. - metal rails) might need spot fixes.
3	In poor condition: parts of the structure are damaged or deteriorated, chipped off or broken; edges of the structure are eroded possibly causing safety issues; elements target a specific / narrow age range.

Spray Park:

1	In good condition: spray pad has little or no cracking; spray furnishings have little or no damage; no vandalism; good drainage.
2	In fair condition: spray pad has some cracking; spray furnishings have signs of wear, but are in working condition; color fading.
3	In poor condition: drainage issues with clogging or sinking pad; large cracks; spray furnishings broken.

Site Furnishings:

1	In good condition; not damaged; free of peeling or chipped paint; consistent throughout park. Trash receptacles, drinking fountain, picnic tables, benches on paved surface.
2	In fair condition; 0-20% furnishings are damaged and require replacing parts; some peeling or chipped paint; furnishings are not consistent, but are operational.
3	In poor condition; 20% or more are damaged and require replacing parts; significant peeling or chipped paint; multiple styles within park site require different maintenance.

Lighting:

Y	Yes.
N	No.

Signage:

1	In good condition: a signage system for the site, appropriate signs, no damaged signs.
2	In fair condition; multiple signage system within one site, a few damaged signs (0-10%), need maintenance.
3	In poor condition; multiple signage systems within one site, signs that are not legible from a reasonable distance, some damaged signs (10-25%), old logos, deteriorated materials, no signage.

Parking Areas:

1	In good condition: paving and drainage do not need repair; pavement markings clear; pathway connection provided to facility; proper layout.
2	In fair condition: paving needs patching or has some drainage problems; has wheel stops and curbs.
3	In poor condition: surfaces (gravel, asphalt, or concrete) needs repair; uneven grading; limited signage; no delineation for vehicles.

Public Art:

1	In good condition: no vandalism; no signs of weathering.
2	In fair condition: minor signs of weathering or wear.
3	In poor condition: metal leaching/concrete efflorescence/paint peeling/wood chipped or carved into or warping; vandalized.

Park Structures (Restrooms, Picnic Shelters, Concession Building):

1	In good condition: roof has no leaks; floor shows little sign of wear; finishes are fresh with no graffiti or vandalism; all elements are in working order.
2	In fair condition: roof shows signs of wear but is structurally sound; floor shows some wear; finishes show some wear with some marks or blemishes.
3	In poor condition: roof leaks or otherwise needs repair; floor show significant wear and is difficult to maintain; finishes are dull or discolored, have graffiti, or are not easily maintained; some elements not working or in need of repair (e.g., non-functioning sink).

Amphitheater/Stage:

1	In good condition: paving, stage and stair materials have little to no cracking or peeling; vegetation that is present is healthy; seating and other furnishings show modest signs of wear; views to stage from all seating vantage points.
2	In fair condition: paving, stage and stair materials have some cracking or peeling; vegetation that is present is healthy, but some soil compaction might be present; seating and other furnishings show signs of wear, but are still usable; stage orientation not be ideal for all viewers.
3	In poor condition: paving, stage and stair materials have significant cracking or peeling; vegetation is unhealthy (pests, disease, topped trees), compacted soil; seating and other furnishings need repair or replacement; redesign of space is needed for proper viewing and access.

Turf:

1	In good condition: lush and full, few weeds, no drainage problems.
2	In fair condition: some bare spots, some drainage problems.
3	In poor condition: irrigation problems, bare spots, weeds, soil compacted.

Park Trees:

1	In good condition: trees overall have good form and spacing; no topping; free of disease or pest infestation; no vandalism; no hazard trees.
2	In fair condition; some crowding may exist but overall health is good; less than 5% of trees show signs of topping, disease or pest infestation; vandalism has not impacted tree health (graffiti, not girdling).
3	In poor condition: Form or spacing issues may exist; evidence of disease or pests; vandalism affecting tree health; some hazard trees or trees in danger of becoming hazard trees.

Landscaped Beds:

1	In good condition: few weeds; no bare or worn areas; plants appear healthy with no signs of pest or disease infestation.
2	In fair condition: some weeds present; some bare or worn spots; plants are still generally healthy.
3	In poor condition: many weeds present; large bare or worn areas; plants show signs of pests or disease; compacted soils.

Natural Areas:

1	In good condition: barely noticeable invasives, high species diversity, healthy plants.
2	In fair conditions: Noticeable invasives, fewer species but still healthy.
3	In poor condition: Invasives have taken over, low diversity, unhealthy plants.

ADA Compliance:

1	Appears to comply with ADA standards.
2	Some items appear to not comply, but could be fixed by replacing with relative ease.
3	A number of park assets appear not to comply, including large-scale items like regrading.



## OTHER OUTDOOR RECREATION FACILITIES

### Public Schools

The City has one public school, North Plains Elementary School, sited on 13.92 acres, of which approximately 10.0 acres is used for sport fields, playgrounds, and recreation facilities. In the 2005 Parks and Recreation Survey, North Plains Elementary was identified as a park. However the school is owned and controlled by the Hillsboro School District which prohibits public access while school is in session. There are courts and ball fields located at the North Plains Elementary School, however, the facilities are restricted during the school year. One covered basketball court is present at the Elementary school. An additional, 10-acre future elementary school site is located in the eastern portion of the city.

### Privately-Owned Facilities

Homeowners associations provide additional parks and open space which help meet the recreational needs of local residents. These include the open spaces at McKay Fields, Sunset Terrace and Cottage Pointe. However, these facilities are not generally open to the broader community and so are not included in the City's parkland inventory. The Pumpkin Ridge Golf Course, located about one mile north of the city, features two 18-hole championship golf courses, which have hosted events with more than 100,000 spectators for the USGA, LGPA and US Amateur Championships.

### Nearby Communities

North Plains is located about ten miles from the communities of Hillsboro and Forest Grove, each of which offers a full-service park and recreation system. The Hillsboro Parks & Recreation District provides over 400 acres of parkland, as well as recreational programs and a variety of special facilities, such as the Jackson Bottom Wetlands Preserve, Walters Cultural Arts Center, Shute Park Aquatic and Recreation Center, Tyson Recreation Center, Outdoors In, Hillsboro Community Senior Center and the Gordon Faber Recreation Complex. The District offers hundreds of programs year-round for all ages including recreational, educational, youth development and cultural

classes, adult sports leagues and elementary and middle school after-school programs and summer camps.

The City of Forest Grove maintains and operates nearly 350 acres of parkland and open space, as well as a skatepark. The Forest Grove Aquatic Center offers two indoor pools, a spa and a sauna, along with a diving board, a large slide, a small slide and spray park.

Residents of North Plains can use parks in Hillsboro and Forest Grove free of charge and can access recreation centers, pools, and recreation programs for a fee.

## Washington County

Washington County operates three parks in the county – Scoggins Valley Park, Metzger Park, and Eagle Landing. The largest of these parks, Scoggins Valley Park, is located approximately 17 miles southwest of North Plains and offers a variety of recreational opportunities along the banks of Henry Hagg Lake, including day use areas, two boat launching facilities, a fully stocked lake for fishing, more than 14 miles of hiking trails, reservable picnic shelters, 18 hole disc golf course and a 165 foot fishing pier.

## Existing Natural Resources

The floodplains of McKay Creek and its tributaries represent the most significant open space resources in North Plains and represent a major structure for potential open space in the community. Most of McKay Creek lies outside the City's current boundaries and has been minimally impacted by agricultural development. For the most part, broad floodplains and occasional high quality vegetation structure provide attractive and natural greenway areas.

Ghost Creek, a tributary of the McKay Creek drainage system, stretches from the northwestern edge of the City, continues through the southwestern section, and connects with McKay Creek in the southeastern section near the current City limits.

The City currently holds easements along portions of McKay and Ghost Creeks. Additional acquisitions or easements could provide the foundation for a connected system of habitat corridors and greenway trails connecting neighborhoods throughout the City.



# MEETING THE NEEDS OF A GROWING COMMUNITY

The National Recreation and Park Association's (NRPA) has historically published recommended park standards primarily framed as parkland acres per capita. However, many communities are going beyond this singular measure of park need and are developing guidelines that are customized to their community and its unique and often changing park and recreation demands and needs. This plan uses two complementary level of service methods to assess the amount of parkland acreage needed in North Plains to meet the recreational needs of its current and future residents: parkland acreage per capita and parkland distribution. It also considers other characteristics, including the need for diverse amenities within the park system, and makes recommendations for how the City can provide park and recreation opportunities

## Parkland acreage

Communities nationwide have traditionally used the acreage of parkland per thousand residents as a way to measure parkland adequacy. By setting a standard, or target number of acres per thousand residents, and measuring the existing systems against this goal, communities can assess their current and future need for additional parkland.

### Proposed Level of Service Standard

Service standards are the adopted guidelines or benchmarks the City is trying to attain with their parks system. This Plan proposes an overall level of service of 6.25 acres per 1,000 residents, distributed between community, neighborhood, and mini parks, as follows:

- Community Parks – 4.0 acres per 1,000 residents
- Neighborhood Parks – 2.0 acres per 1,000 residents
- Mini Parks – 0.25 acres per 1,000 residents

### Existing level of service

The existing level of service is a snapshot in time of how well the City is meeting its adopted standards. North Plains' existing neighborhood and mini parks make up approximately 6.24 acres of parkland. This system acreage results in a current (2017) level of service of 2.75 acres per thousand residents, see Figure 7. Given a level of service target of 6.25 acres per thousand residents, the City currently faces a deficit of 7.9 acres of parkland to meet community goals.

### Comparison to similar communities

This comparison can illustrate how the City and its park system measures up to park systems across the country with comparable population sizes, population densities and parkland acreages.

The National Recreation and Park Association (NRPA) prepared a report in 2015 using their Park and Recreation Operating Ratio and Geographic Information System (PRORAGIS) database that reflects the current levels of service of park agencies across the country based on population density per square mile. The table below indicates the range of acres per 1,000 population from jurisdictions with less than 500 residents per square mile up to urban communities with over 2,500 persons per square mile. Based on its current estimated population of 2,980 residents (2017), North Plains' population density is 2,710 persons per square mile for its 1.1 square miles land area. In reviewing the PRORAGIS data, North Plains' existing level of service of 2.75 acres per 1,000 residents would be in the lowest quartile for comparably sized jurisdictions.

Figure 7. National Level of Service Data by Population Density per Square Mile

		Population Density per square mile			
	All Agencies	Less than 500	500 to 1,500	1,501 to 2,500	Over 2,500
Lower Quartile	<b>4.5 ac/1000</b>	4.8 ac/1000	6.3 ac/1000	7.5 ac/1000	3.3 ac/1000
Median	<b>9.9 ac/1000</b>	9.9 ac/1000	12.1 ac/1000	12.9 ac/1000	6.4 ac/1000
Upper Quartile	<b>17.5 ac/1000</b>	17.3 ac/1000	19.9 ac/1000	20.6 ac/1000	13.5 ac/1000

It should be noted that diverse approaches are used to classify park lands when applied to meeting a level of service standard. Since the PRORAGIS database relies on self-reporting by municipalities, some agencies only include developed, active parks while others include natural lands with limited or no improvements, amenities or access. The comparative standards in the table below should be weighed with this variability in mind.

## Future needs

North Plains' population is anticipated to grow to 5,922 residents by 2035. In order to serve future residents, the City would need to acquire and develop an additional 24 acres of parkland, in addition to the 12.8 acres necessary to meet current needs. Accordingly, the City should aim to acquire and develop 37 acres of parkland in total between today and 2035 to fully meet the desired level of service standard (6.25 acres/1,000 residents).

The acquisition and development of one community and four neighborhood parks necessary to meet the geographic distribution goals described in the following section would likely meet, or significantly address, the current and future level of service needs. The City may wish to prioritize acquisition of future parkland that will not be provided by planned residential developments as future population growth will increase pressure on the availability of large tracts of open lands for purchase as parks.

Figure 8. Level of Service Assessment and Parkland Needs - 2017 and 2035

Park Type	Proposed Level of Service Standard (acres/1,000 residents)	Existing Acreage	Existing LOS	Acreage needed to meet standard		
				2017 (pop. 2,980)	2035 (pop. 5,922)	Total
Mini Park	0.25	1.40	0.47	-0.22	1.70	<b>1.48</b>
Neighborhood	2.0	4.84	1.62	1.12	10.72	<b>11.84</b>
Community	4.0	0.00	0.00	11.92	11.77	<b>23.69</b>
<b>Total</b>	<b>6.25</b>	<b>6.24</b>	<b>2.09</b>	<b>12.82</b>	<b>24.19</b>	<b>37.01</b>

## Park Access

Ideally, North Plains' residents should be able to walk to a local park. In 2014, the Trust for Public Lands produced the City Park Facts Report, which defines park access as the ability to reach a publicly owned park within a ½-mile walk on the road network, unobstructed by freeways, rivers, fences and other obstacles. This metric can be evaluated by using a geographic information system (GIS) and Census data to determine the percentage of households that are within walking distance from a park or the geographic area that is within walking distance of an existing park. Walking distance is most commonly defined as a ½-mile or a ten-minute walk. Of the 100 largest cities in the U.S. that have explicit park distance goals, the majority use a ½-mile measurement. Determining the 'walksheds' for a community's existing parks can reveal the gaps where residential areas have no public parks within reasonable walking distance. These gaps provide a measure of need to provide a more equitable distribution of park facilities. Identified gaps within the park system can become targets for future parkland acquisition.

To assess whether the city's residences are close enough to enable residents to reach a park within a 5 - 10 minute walk, this Plan maps the 'walkshed' of existing park locations. The map on the next page shows areas that are within a ¼ mile (approximately 5 minute) and ½ mile (approximately 10 minute) walk from a developed City park. Residences outside of these areas do not have a local park within a reasonable walking distance. Where feasible, the City should target future park acquisition and development locations to improve overall park distribution and equity and provide outdoor recreation options within walking distance of all residents.

## Parks for Health

Parks are an important destination for people engaging in outdoor physical activity. Physical activity is one of the most important behaviors that reduces chronic diseases and improves health incomes for all age groups.

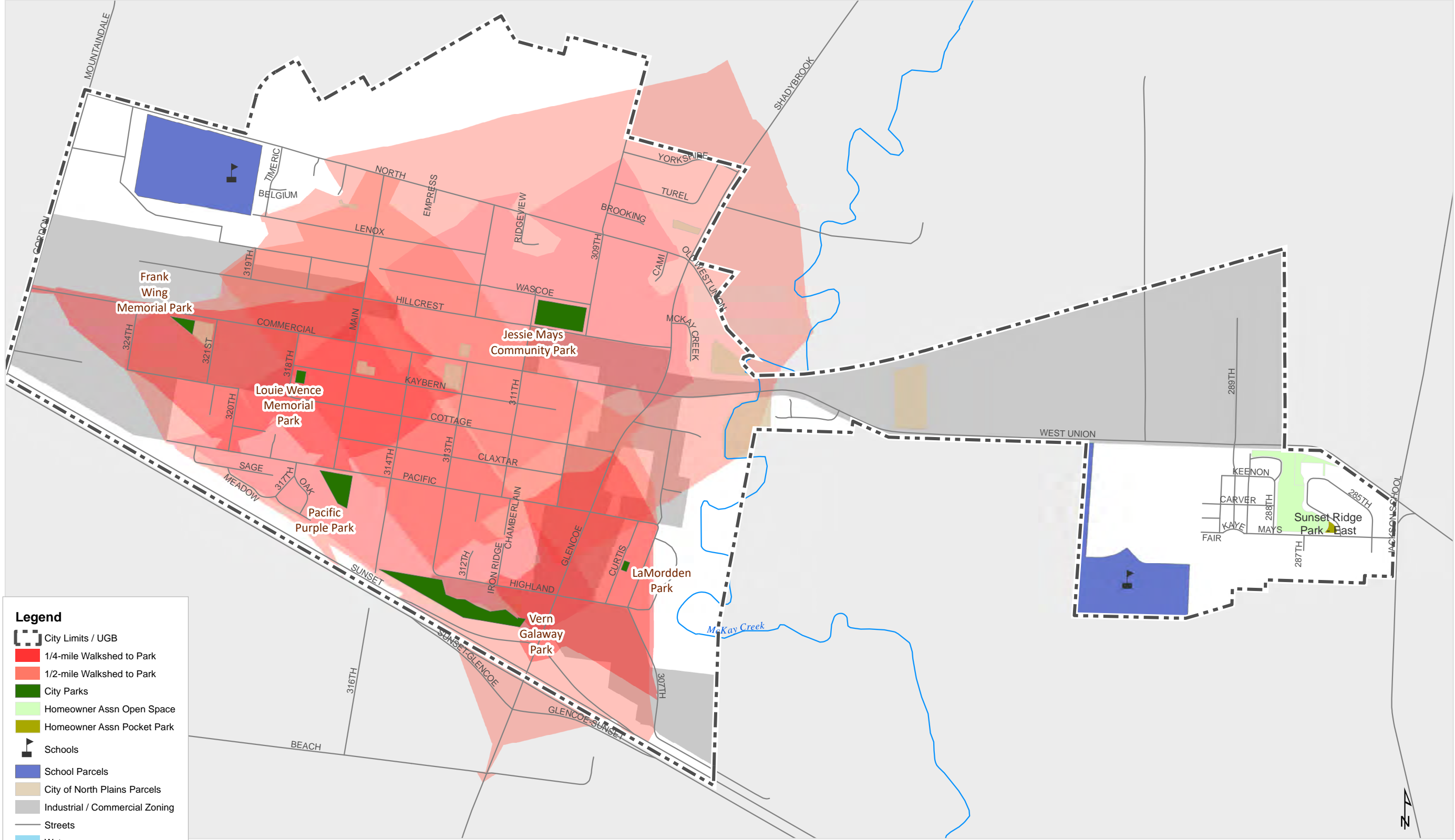
Numerous studies have demonstrated that public parks contribute to health even beyond physical activity. The NRPA report *Quantifying the Contribution of Public Parks to Physical Activity and Health* outlines several variables for parks' role in improving both community and individual health.

An important variable for promoting community health is the provision of parks which are accessible through safe walking routes and contain elements that create an attractive destination.



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0 0.125 0.25 0.5 0.75 1 Miles

Map 2: Park Walkshed Map



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## Other Considerations

While this Plan uses total parkland acreage and parkland access and primary indicators of parkland need, the City could also consider other factors as its population grows, including:

- **Park pressure, or the potential user demand on a park:** Residents are most likely to use the park closest to their home. This measure uses GIS analysis to assign all households to their nearest respective park and calculates level of service (in acres of parkland per 1,000 residents) based on the acreage of the park and the number of residents in the 'parkshed'. Areas with lower levels of service are more likely to be underserved by parkland, and to see higher degrees of use and wear and tear on park amenities.
- **Availability of park amenities:** Park systems should include an equitable distribution and quantity of the most common amenities like playgrounds, picnic shelters, sports courts, sports fields and trails to meet local needs and help distribute the potential usage of individual parks. Working to provide well-distributed basic park amenities, while also offering unique outdoor experiences, will result in a varied park system with a range of different recreational opportunities for residents.
- **Park condition:** The City should assess the condition of each park's general infrastructure and amenities on a regular basis. See the Condition Assessment on page 33 for an assessment of the current condition of the City's parks. The condition or quality of park amenities is a key measure of park adequacy and a required assurance of public safety. General park infrastructure may include walkways, parking lots, park furniture, drainage and irrigation, lighting systems and vegetation. Deferred maintenance over a long time period can result in unusable amenities when perceived as unsafe or undesirable by park patrons.

## Recommendations

To meet current and future park needs, the City will need to acquire – either through purchase or dedication – additional parkland. This Plan recommends that the City:

- **Coordinate with private developers to create at least four new parks in recently annexed areas, including:**
  - o One mini park and one neighborhood park in the new development planned in the eastern portion of the City. The site plans for this development currently include an approximately 0.86 acre mini park and a 1.73 acre neighborhood park.
  - o One mini park and one neighborhood park in the northern portion of the City, totaling approximately 4 - 6 acres.
- **Acquire approximately 15-20 acres of land to the east of McKay Creek for a future community park, natural area, and connection to the McKay Greenway Trail.** The City should consider deferring the development of Community Park until the population exceeds 5,000 residents. Acquisition of the property may occur years in advance of the development of the park.

- Acquire additional property adjacent to Vern Galaway Park, along NW Highland Court, to create better park access and expand recreation opportunities.

While the targeted acquisition areas listed above and illustrated on Map 3 do not identify a specific parcel(s) for consideration, the areas represent general locations where a future local park would be desirable. These acquisition targets encompass a long-term vision for improving parkland distribution.

In addition, The City should look to proactively acquire neighborhood and community park sites in newly incorporated areas and in urban reserve areas, should the City's urban growth boundary and city limits expand in the future. If additional UGB expansions or annexations are approved, land acquisitions for future parks will allow the City to serve planned growth and expand capacity for outdoor recreation.





Map 3: Target Acquisition Areas





## CREATING PLACES TO PLAY, GATHER & RELAX

Community members expressed a strong desire for improvements to the City's existing parks, including additional amenities and recreational options. Such improvements would leverage the City's existing park base and provide more opportunities for residents to recreate in their local park. The following section discusses a number of park improvements that would expand the recreational capacity of the City's existing park system, and also identifies considerations for future parks.

### Site Furnishings

It is recommended that standards be developed for site furnishings, such as benches, tables, trash receptacles, BBQ grills, drinking fountains and park entry signage. By doing so, the City will simplify maintenance, repair and replacement efforts which should result in reduced costs in the long run. When establishing park amenity standards, it is critical to consider furnishings that are ADA compliant.

### Playgrounds

North Plains' three existing playgrounds are in fair to poor condition. The City should monitor the condition of playground equipment as aging play equipment can have safety concerns that have been addressed with the newer equipment designs. In addition, the City should replenish playground surfacing (generally wood chips) as necessary to meet fall standards.

### Nature Play

Nature play areas use natural materials – such as rocks, logs, sand, and water – rather than man-made plastic or metal play equipment to engage youth in play. Oregon communities have installed many nature play areas in local parks to give youth access to nature in an urban environment and opportunities to develop new skills. The City of North Plains should consider providing a nature play area at a future neighborhood or community park location, to provide an alternate to the traditional playgrounds in the City's existing park system.

The popularity of nature play areas stems from Richard Louv's book *Last Child in the Woods*, which fostered a network of organizations and agencies have come together to discuss the impacts of nature play and seek funding and partnerships to facilitate ways to connect kids to their local environment. Recent studies show that children are smarter, more cooperative, happier and healthier when they have frequent and varied opportunities for free and unstructured play in the out-of-doors, according to the Children & Nature Network, a national non-profit organization working to reconnect children with nature and co-founded by Louv.

### Water Play or Splash Pads

Splash pads are water play features that are very popular and provide a means of integrating aquatics into parks at a relatively low cost. The popularity of the splash pad at

La Mordden Park demonstrates the community interest in such facilities. North Plains should consider providing two more splash pads to accommodate the local need and locate them to the north of downtown and in the eastern portion of the city to provide nearby access to more residents. Splash pads can draw visitors from multiple neighborhoods, so their siting should consider access to parking and public restrooms.

## Picnic Facilities

The City of North Plains offers a variety of unsheltered picnic facilities. These areas cannot be reserved. The largest facility, Jessie Mays has 5 picnic tables. No barbecue facilities are available. Parks without shelters could benefit from the addition of this comfort zone and gathering place. New picnic shelters, as well as a gazebo, are planned for future parks in the eastern portion of the city. The City should consider adding additional shelters into their system to accommodate large family gatherings, as funding allows.

## Off-Leash Dog Area

Walking with a dog is a very popular recreational activity, and off-leash areas have become desired amenities for dog owners living in urban environments who may otherwise have limited opportunities to exercise their pets. The City of North Plains does not currently provide any off-leash dog areas, and community members expressed some interest in seeing such a facility in the future.

The City should consider including an off-leash area in a future community park, with a minimum size of ½ acre. Community parks typically include other facilities and infrastructure that support dog park use, such as parking, restrooms and garbage collection. An appropriate site should be safe, not isolated, and consider noise impacts on neighbors. An off-leash area can be fully, partially, or not fenced depending on the compatibility with adjacent park uses and the proximity of vulnerable natural areas.

If an off-leash dog park is planned, the City should explore opportunities to engage potential dog park users in the on-going operations and maintenance of the facility. Communities throughout the Northwest have relied on grassroots or non-profit organizations for the upkeep of such facilities. The City also should continue the enforcement of leash laws in parks or natural areas where only on-leash activities are allowed.

## BMX / Bike Skills Park

The City currently does not provide facilities for alternative or emerging sports, and these can offer residents a more diverse range of recreational experiences, while creating destinations that attract local and regional visitors. The City should consider utilizing a portion of an existing park or future acquisition to incorporate small-scale skateboard (skate spots), bike skills course or pump tracks into its park system.

## Field Sports

The City of North Plains currently provides an informal softball/baseball field, with a backstop, at Jessie Mays Park for community use. The City does not have any public fields for soccer, football or similar sports. The North Plains Elementary School, part of the Hillsboro School District, has a modest field appropriate for a variety of sports and is suitable as a soccer or lacrosse field with an overlay for up to four small baseball and softball fields. The School District is also planning for a future elementary school in eastern North Plains, and this site will accommodate turf fields. The City should seek opportunities to partner with the School District for field enhancements and consider including a formal multi-use sports field in the future community park, with overlays for baseball/softball and for soccer/football/lacrosse field. The pending development of Sunset Ridge II will include a neighborhood park that has a baseball field, and additional flexible open lawn spaces in future neighborhood parks can also provide close-to-home locations for informal, pick-up sports.

## Court Sports

North Plains currently provides an outdoor basketball court and one tennis court at Jessie Mays Park. The North Plains Elementary School has four half-court basketball courts. The City should consider opportunities to integrate half-court basketball courts in future neighborhood parks. A future community park could provide a location for more robust court sport offerings, including full-court basketball, futsal, and tennis/pickleball. Also, as with sport fields, the City should engage with the Hillsboro School District to explore options for additional sport courts on school grounds.

## ADA Accessibility

Probably the most prevalent deficiencies observed throughout the parks and special use areas are gaps in universal accessibility and ADA compliance. There are many items that need to be considered when assessing accessibility, such as barriers, accessible routes, parking, recreation opportunities, furnishings and installation, to name a few. In addition, it is recommended that the City develop an ADA Compliance Checklist for outdoor recreation facilities as a tool to continually review its existing facilities and review future development plans for parks.

## Landscape Areas & Maintenance

Most of the developed lawns, shade trees and landscaped areas were in good condition with clear evidence of care and attention to maintaining these green assets. In some parks, trees were showing signs of decline. The City should actively manage park trees and plan for the removal and replacement of aging trees. Some park areas have been well maintained with a ring of mulch at the base of shade trees to keep grass away from tree trunks in active play areas. This practice should be implemented in all parks to contribute to tree health and prevent mower damage to bark and surface roots.

## RECOMMENDATIONS

- Improve Jessie Mays Community Park:
  - o Add a loop walking path or sidewalks
  - o Resurface the basketball and tennis courts or look into redesigning the court area to better use of space
  - o Replace the fall surfacing under playground
- Improve Pacific Purple Park:
  - o Install a picnic shelter
  - o Re-assess play structure location when replacing play equipment
- Improve Vern Galaway Park:
  - o Acquire additional property along NW Highland Court to create better park access and expand recreation opportunities
  - o Develop and implement a site plan, potentially including a nature play area, informal play field, picnic area, and paved pathways
  - o Install Veteran's Memorial Park in future
  - o Continue efforts to restore natural habitat in the park
- Identify opportunities to develop needed recreational amenities in new neighborhood and community parks including: playgrounds or nature play areas; picnic areas or shelters, splash parks, sports fields and courts, and a skatepark.
- Explore opportunities to partner with the Hillsboro School District for sport field development and enhancement projects at nearby schools.
- Install park and trail wayfinding signage systemwide.
- Add ADA-accessible pathways, benches, and picnic tables to existing and future parks.



# 4

# TRAILS & GREENWAYS



Residents in the City of North Plains expressed a keen interest in developing an inter-connected network of on-street and off-street trails. Trails could provide critical links in the community's transportation network – connecting people to parks, schools, the library, senior center, and other key destinations. The need for pedestrian and bicycle connections was also identified and prioritized in the City's Comprehensive Plan, existing Parks Master Plan, and in the 2017 Community Trails Plan update.

The city's small size, wealth of natural areas, and gridded street network provide the ideal conditions for a system of trails for walking and bicycling. In the future, a comprehensive North Plains trail system could follow McKay Creek and its tributaries and integrate into the city's active transportation system to provide seamless access throughout the community. All trails should meet ADA guidelines for universal access and apply safe crossing standards.

## Goal 5. Trails

**Develop a network of shared-use pedestrian and bicycle trails to enable connectivity between parks, neighborhoods, schools, and public amenities.**

- 5.1. Strive to provide safe and convenient pedestrian and bicycle access to all new and existing park and open space areas.
- 5.2. Coordinate on- and off-street trail planning and development with the City's Transportation System Plan to provide a comprehensive pedestrian and bicycle network.
- 5.3. Coordinate with Washington County and ODOT to provide safe crossings on Glencoe Road.

- 5.4. Coordinate with Washington County and Metro to facilitate connections to regional trail corridors, such as the Banks-Vernonia Trail.
- 5.5. Coordinate with the Planning Department and integrate the siting of proposed trail segments and on-street improvements into the development review process. Require development projects along designated routes to be designed to incorporate trail segments as part of the project.
- 5.6. Partner with local utilities, public agencies and private landowners to secure easements and access to open space for trail and greenway connections.
- 5.7. Implement the Trail Guidelines adopted in the 2017 Community Trails Plan for trail siting, design and construction to provide recreational access (incorporated in this Plan as Appendix E).
- 5.8. Provide trailhead accommodations, as appropriate, at the terminus of the McKay Creek and Ghost Creek Greenway Trails to include parking, wayfinding signage, restrooms and other facilities.
- 5.9. Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.

## PROPOSED TRAIL NETWORK

In 2017, the City of North Plains adopted an update to the City's Community Trails Plan, which is intended to guide the development of on- and off-street trails in the City, providing residents with active transportation connections as well as recreational trail loops. The Community Trails Plan sets guidelines for trail siting and development, assesses existing and potential trail connections, establishes routes for loop and greenway trails, and identifies initial implementation and funding strategies.

This Plan's proposed trail network, see Map 4, includes three greenway trails, which would follow Ghost Creek, McKay Creek, and connect to the eastern portion of the City, as well as multiple on-street loops. While this network builds on the trail segments and loops identified in the Community Trails Plan, it prioritizes, and in a few cases, realigns, segments to reflect the City's current pedestrian and bicycle network and the location of schools, parks and other community destinations.

## Proposed Greenway Trails

North Plains has the potential for multiple greenway trails that stretch across the community and connect residents to parks, nature, schools and other amenities in the city. This Plan builds on the recommendations in the 2017 Community Trails Plan to propose three connected greenway trail corridors along the City's creeks. Each of these corridors should incorporate restoration of riparian habitat alongside sustainably built trails. Map 4 illustrates the potential greenway trail corridors along McKay Creek, Ghost Creek, and through lands connecting to the eastern portion of the City.

## McKay Creek Greenway Trail

The McKay Creek Greenway Trail envisioned in the Community Trails Plan would follow the McKay Creek natural area connecting NW West Union Road to NW 307th Avenue. Along with active transportation and recreation opportunities, it could provide residents and visitors with opportunities for wildlife observation, bird-watching, and environmental education.

The City of North Plains currently holds easements along part of the McKay Creek Greenway Trail corridor. However, additional easements and/or dedications from multiple private owners and public agencies will be required to complete the full trail corridor.

Once the City has acquired land or easements along the full corridor, this Plan envisions a 5-foot wide trail that is sustainably designed and built following modern best practices. The trail would run adjacent to sensitive environmental areas and in areas that flood during many months of the year. Because of this, the trail will require environmental agency permits and may entail the installation of a boardwalk on some or all portions of the trail. The City should also restore habitat along the McKay Creek Greenway, through removal of invasive species, planting of native plants, protection of large dead and standing wood, and the addition of wildlife amenities such as bird and bat houses. Trailheads with signage and/or information kiosks, benches and waste receptacles should be provided at NW 307th Ave and NW West Union Road.

## McKay Creek Greenway - East Connection

This Plan proposes a new greenway trail connection that would connect the McKay Creek Trail to the new residential neighborhoods in the eastern portion of the City. This east connection would follow McKay Creek east from NW 307th Avenue and then head northeast to connect with the future elementary school site south of NW West Union Road. This trail would provide residents of new neighborhoods along NW 289th Avenue with an off-street alternative to NW West Union Road, connecting to downtown North Plains.

The City does not currently own any land along this corridor, nor does it hold easements. Nearly all of this proposed greenway is outside of the City's current city limits and urban growth boundary. Development of a trail corridor would require land acquisition, coordination with current landowners for easements and/or dedication, and/or the implementation of development review requirements if and when the land is annexed into the City for residential use.

## Ghost Creek Greenway

The proposed Ghost Creek Trail Greenway would follow Ghost Creek, a tributary of McKay Creek, from the trailhead at NW 307th Road, under Glencoe Road, through Vern Galaway Park to Pacific Purple Park. The City of North Plains currently owns Vern Galaway Park, Pacific Purple Park, and an additional 3-acres along the corridor. Additional acquisitions, easements and/or dedications would be necessary to connect the trail from NW 314th Avenue to Pacific Purple Park.

Development of the Ghost Creek Greenway Trail with a 5-foot wide sustainably built multi-use trail would provide residents with nearby access to nature, including opportunities to walk, bike, and observe wildlife. Completion of the trail would require a tunnel under Glencoe Road as well as the installation of a boardwalk along some portions. A trailhead with signage and/or an information kiosk, benches, and waste

receptacles should be provided at the western terminus of the trail – either at Vern Galaway or Pacific Purple Park, depending on the City’s ability to acquire additional greenway segments.

## On-Street Connections

This Plan proposes a citywide network of on-street pedestrian and bicycle routes, see Map 4. This network prioritizes connections to parks, schools and other key community destinations along existing or planned ‘complete’ streets. Complete streets have sidewalks and safe bicycle routes - either dedicated bike lanes or low-speed, low-volume traffic. The additional on-street trail improvements envisioned in the Community Trails Plan would still be worthwhile improvements for pedestrian and bicyclist access and safety and should be pursued as opportunities and funding permit.

While the Community Trails Plan proposes a number of street treatments to provide safer pedestrian access in the absence of sidewalks, this Plan recommends the construction of sidewalks along Commercial Ave/West Union Road, NW 309th Avenue, NW Main Street, and NW North Avenue through development requirements or other mechanisms, such as local improvement districts.

## TRAIL DESIGN & MANAGEMENT

The City should site, design and build trails in accordance with modern best practices in sustainable trail construction. As part of this work, the City should consider updating its Greenway Trail Guidelines with the more robust standards developed by the National Forest Service or National Parks Service. Additionally, the City may wish to consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine the trail designs most suitable to the natural features and climate of North Plains. The City should also consult with the North Plains Police and Tualatin Valley Fire & Rescue (TVF&R) to ensure trail designs meet their safety standards.

Trail management includes restoration and rehabilitation of the trail itself, ongoing management of adjacent habitat areas, enforcement of user rules, and mitigation of and community or environmental safety risks. The City should continue to partner with residents, Clean Water Services, SOLV, Tree for All, ODOT, and Washington County to plan, construct, and maintain trail, including invasive plant removal and native tree and shrub planting work parties. North Plains should also explore potential partnerships with local schools, the Library, local conservation groups, and the North Plains Police Department to expand community information about trail stewardship.

## SIGNAGE & WAYFINDING

The proposed trail system will provide connections to key destinations and neighborhoods throughout the city. These trails and connections should be easy to access and convenient to use. As the park system expands into newly-annexed areas and



## Integrating Design Elements

The Monon Trail, a rail trail heading north almost 17 miles from downtown Indianapolis, illustrates some tools for helping visitors find the trail and find their way along the trail. The combination of a signature color, unified logos and icons, matching site furnishing, and signage styles help identify the location and direction of the trail and its support facilities, as part of a unified navigation system.

At crossroads and trailheads, the bright red colors used consistently in signs and furnishings mark the trail's presence. Kiosks and information signs help orient the trail user. Rule signs alert the user to trail behavior expectations and reinforce trail identity. The signage system helps identify place, provide information about trail distances and amenities, locate connections and interpret history and culture.



continues to grow in the future, the City should implement a comprehensive approach to directional and identification signage to park and trail facilities.

A good wayfinding system can provide a consistent identity and display effective and accessible information to orient the traveler. This guidance system ensures efficient use of the trail, park or other public space and conveys safety to the user by translating the environment into a known geography. Signs, symbols, maps, color palettes and standardized site amenities combined with good design of the park or trail help the user navigate the space and stay comfortably oriented.

North Plains should pursue a comprehensive wayfinding program that includes both visual graphic standards and site furnishing standards. The use of consistent graphics and a coordinated hierarchy of sign types and sizes can provide park and trail users with wayfinding information to enhance their access and knowledge of the recreational system available for their enjoyment.

An effective wayfinding system (see sidebar about Monon Trail) not only provides directional and locational information to the trail user. The combination of materials, color, specific sign types for conveying different information, unified font designs and matching site furnishings (benches, bollards, drinking fountains, etc.) can all contribute to creating that unique sense of place for North Plains' overall park system.

Better signage and consistency in brand identification could increase awareness for residents and visitors of City parks and recreation facilities. Signage, in conjunction with publicly-available maps of parks and trails, can also improve the enjoyment and understanding of the parks system and encourage visitors to experience more sites within the City.

## RECOMMENDATIONS

To create a citywide trail network for recreation and active transportation, this Plan recommends that the City: meet current and future park needs, the City will need to acquire – either through purchase or dedication – additional parkland. This Plan recommends that the City:

- Acquire – either through purchase, easement or dedication – land for continuous greenway corridors along Ghost Creek and McKay Creek, connecting to the eastern portion of the City, in coordination with private land owners and public agency partners.
- Develop greenway trails based on best practices in sustainable trail siting, design and construction.
- Provide basic trailhead amenities along with trail signage and wayfinding information to support community and visitor use of greenway trails.
- Work to preserve and restore habitat along McKay Creek and its Ghost Creek tributary. These habitat corridors could connect to the 5-mile protected habitat and trail corridor envisioned in Metro’s Regional Trail Plan (2014), which would stretch from North Plains to the Tualatin River.
- Seek the appropriate regulatory approvals prior to formally designating and pursuing the development of recreational trails outside of the UGB, pursuant to ORS 215.296 and provide findings to address criteria related to changes of use in exclusive farm use zones.

### Trails for Walkable Communities

Parks are known to contribute to a healthier community by providing accessible outdoor recreation particularly through the walking trail within each park. But getting to the park can also offer a healthier choice integrated with the park destination and its amenities. In the NRPA publication *Safe Routes to Parks*, the elements of walkable, healthy community design are outlined as convenience, comfort, access & design, safety and the park itself.

Sidewalks, bikeways and trails should provide an integrated alternative transportation system for residents to access parks and other destinations within their community. As further emphasis for the importance of a walkable community to promote public health, the Surgeon General has issued a *Call to Action* to “step it up” and promote more walking and build a more walkable world. A more connected network of trails, sidewalks, and bike lanes with links to public transit also provides economic values.







Map 4: Existing & Proposed Recreational Trails

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# 5 PROGRAMMING & SPECIAL EVENTS

Each year, the City of North Plains holds a variety of popular special events that bring community members together and attract visitors from throughout the region. Community organizations provide the majority of recreational programs for youth, adults and seniors. As the City grows, these existing programs can serve as a foundation for a robust program of community, civic, and recreational events and programs that promote community health and vitality.

## Goal 6. Recreation Programs and Events

**Facilitate and promote a varied suite of recreation programs that accommodate a spectrum of ages, interests and abilities.**

- 6.1. Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 6.2. Leverage City resources by forming and maintaining partnerships with other public, non-profit and private recreation providers to deliver recreation services and secure access to existing facilities for community recreation.
- 6.3. Emphasize programming for children, teens, seniors, and other populations with limited access to market-based recreation options.
- 6.4. Partner and coordinate with the Hillsboro School District for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use, and to encourage provision of community

education programming at schools.

- 6.5. Coordinate with public, private and non-profit providers, such as organized sports leagues, to plan for projects to expand facilities for athletic fields.

## Recreation Programs

The City of North Plains currently provides limited recreation programs. Additional educational and recreation programs are available through the North Plains Library, North Plains Senior Center, Hillsboro School District and the nearby City of Hillsboro Parks Department and include:

- Senior Programs geared to participants 62 years and over: These programs range from low impact fitness classes to social opportunities and personal care assistance services. North Plains Senior Center (a non-profit) organizes and hosts a variety of programs from weight loss groups, tai chi and walking programs.
- Adult Programs oriented to persons over 18 for arts and cultural development: The North Plains Public Library takes an active role in establishing programs including book clubs, storytelling, guest lectures, foreign films, yoga, artist receptions, art walks and musical entertainment. Private and nonprofit groups offer a variety of activities at Jessie Mays Community Hall which is offered at a discounted rate for instruction. Classes include ballroom dancing, dog training, and quilting. No effort has been made to organize adult sports leagues.
- Youth Programs for minors under 18 years old for fitness and cultural development: The North Plains Public Library takes an active role in establishing programs including storytelling, educational entertainment, and arts and crafts training. Wacky Wednesdays are offered through the summer, and Super Saturdays are offered in the other months. Additionally, the City has hosted playdates encouraging active play indoors. Youth have access to athletic leagues which are operated by private organizations and non-profits including Hillsboro Soccer Club, Little League, Hillsboro Youth Football, and Hillsboro Area Lacrosse Organization.

Most programs offered by the City of North Plains are provided at no cost to the public. Private organizations and nonprofits establish the fees for their programs. Programs are marketed through the City's website [northplains.org](http://northplains.org), as well as a City newsletter that is distributed to water customers and email addresses. Banners are often used in high traffic areas such as on Glencoe Road.

North Plains does not have staff dedicated to recreational activities. Staff at the Library and City Hall plan special events and activities as needed. Expanding to manage additional programs and services would require increased staffing levels, partnerships, or contracts with outside providers.

## Recreation Facilities

Within the North Plains parks system only one building is available for rent— Jessie Mays Community Hall. However, due to its size and ceiling height, it is not conducive for indoor sports.

## Special Events

Special Events are one-time activities or special limited duration activities. North Plains contracts with private organizations like the North Plains Events Association to assist with the planning of events. Some events are seasonal. Examples of Special Events are:

- Volunteer Recognition Dinner
- Ice Cream Social
- Fourth of July
- Concerts in the Park
- Elephant Garlic Festival
- Chili Cook-off
- The Jingle

Privately conducted events include the North Plains Farmers Market (Summer) and Senior Center dances.

## Recommendations

- The City has no indoor facilities suitable for recreational programs. The City should explore options to partner with the Hillsboro School District to allow programming at local elementary school facilities (e.g. gymnasiums, fields) outside of school hours.
- Partner and coordinate with the Hillsboro School District to provide recreation or educational programs. For example, explore opportunities for the City of Hillsboro to offer its BLAST (Bringing Leadership, Arts, & Sports Together) program at North Plains Elementary School and any future elementary school. This after-school program provides elementary school students with recreation, arts and crafts, community service, life skills, and academic programs.
- Identify and retain a contracted vendor(s) to provide youth and/or adult sports, fitness classes, educational classes & cultural arts programs. For example, the City of Forest Grove partners with Skyhawks Sports Programs to provide summer camps and activities for Forest Grove youth.
- Advertise local community sports programs and other recreational or education opportunities on the City's website.
- Encourage the North Plains Library to offer additional youth-focused educational and enrichment programs.
- Continue to support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.

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# 6 IMPLEMENTATION

This Plan proposes a robust vision for the future of parks and recreation within the City of North Plains. However, in an environment of limited resources and competing interests, the City must make decisions about which strategies to pursue and at what time. The following considerations offer near-term direction on implementation and as a means to continue dialogue between the City, its residents and its partners. This chapter also offers a review of likely local, state and federal funding options.

## Goal 7. System Management

**Develop and manage a citywide system of parks, trails, and recreational facilities in a planned manner consistent with community goals and available resources.**

- 7.1. Update this comprehensive Parks Master Plan periodically to ensure facilities and services meet current and future community needs.
- 7.2. Periodically review and amend the North Plains Development Code's requirements for dedication of parkland and trails and system development charges.
- 7.3. Actively manage North Plains' park and recreation assets to ensure consistent service delivery, reduce unplanned reactive maintenance, and minimize economic, public health, and environmental risks.
- 7.4. Pursue traditional and new funding sources to adequately and cost-effectively maintain and enhance the quality of North Plains' park and recreation system.

## STRATEGIC IMPROVEMENTS

### New Parks

The proposed acquisition and development of two neighborhood parks follow the goals for a neighborhood park within ½-mile of residential homes in existing and growing neighborhoods and assume future parkland dedication by new development. A proposed community park would help meet the proposed level of service standard and provide a location for diverse recreational amenities. The total estimated costs over 20 years for future park acquisition and park development is \$7.8 million.

### Park Improvements

Improvements to existing parks could greatly improve their recreational value and address the deficiencies identified in past capital improvement plans, site conditions assessments, recreational needs assessments and current public input. Specifically, the City should prioritize improvements at Jessie Mays, Vern Galaway, and Pacific Purple Parks to provide existing residents with a wider variety of park experiences and developed park space that is more on par with that of new residential developments.

The CIP also designates annual allocations to repair, renovate, replace or upgrade existing site amenities across the park system. These upgrades, while an important improvement and expansion of opportunities in parks, generally do not qualify for use of SDC funding, since they respond more directly to repairs and enhancements, rather than new facilities resulting from residential growth.

### Greenway Trail Acquisition

This Plan envisions a robust network of on- and off-street trail connections throughout North Plains. Achieving this vision will require additional acquisitions within the McKay and Ghost Creek Greenways, ideally through easements or land dedication.

## ASSET MANAGEMENT

To maintain a high level of public satisfaction, the City of North Plains should place a high priority on proactive maintenance and the renovation of park facilities and amenities. Properly stewarding the community's investment in its parks system will ensure it provides residents and visitors with desired recreational opportunities for decades to come.

### Inventory & Condition Assessments

The foundation of a holistic asset management program is a comprehensive inventory and assessment of existing facilities and unmet needs. The City should continue to maintain standardized and systematic inventory documentation of park system

infrastructure, including quantity, location and condition. By tracking installation and the expected useful life of assets, the City can plan for proactive maintenance and replacement of assets in the future. This planning should be further supplemented by on-going condition assessments of assets – particularly those with a high consequence of failure. Such assessments can highlight urgent repair needs and can help the City fine-tune maintenance practices for North Plains’ weather, wear and usage patterns. Such information can aid in future budgeting for capital repairs and overall asset management.

## Site Design & Development

Site master plans and individual development projects should address long-term maintenance and operation costs. Where possible, site design and facility choices should consider the impacts to and affects on on-going operations and maintenance budgeting. The Site Acquisition and Development Standards (see Appendix D) could be expanded to include specific park design details or standards to address continuity in amenities, furnishings and construction materials. This consistency can make the system more efficient to maintain and may improve aesthetic appeal and safety.

## Life Cycle Planning

With limited budgets and on-going maintenance needs, many cities struggle to provide adequate maintenance and operation support. This often results in a situation where proactive maintenance is deferred, and assets are repaired, rehabilitated or replaced only when there is an urgent need. This situation can result in a loss of services, such as when a facility is closed due to a lack of funding for needed repairs; higher long-term maintenance costs, as assets in worse condition may degrade more quickly and be more difficult and costly to fix; and a loss of public confidence. To prevent this decline, the City must consider and plan for long-term asset management needs and incorporate expected repair, rehabilitation, and replacement needs in its budget forecasts.

## Risk Management

The City should ensure regularly scheduled safety inspections and repair or replacement of park furnishings and play equipment. In addition, the City should assess the likelihood and consequence, in terms of financial, community and environmental impact, of the future failure of its assets. Such an assessment can provide key information for the strategic prioritization of limited resources toward those assets whose failure would have the greatest negative impact on the community.

## Operations & Staffing Resources

The park system is growing and should continue to add parklands and amenities to meet the demand for outdoor recreation. As new features are added to existing parks, new lands are acquired for future parks and new parks are developed for growing neighborhoods, the operational staff capacity for park maintenance will need to be expanded to meet the need for administration and maintenance of a larger park system. Also, a backlog of capital repairs and deferred maintenance will need to be addressed. Potential adjustments in staffing levels should acknowledge and consider the following:

- Ensuring adequate operations and maintenance staffing resources;
- Providing sufficient training for part-time, new and/or seasonal maintenance staff; and,
- Considering additional professional staff for planning/design/development of the expanding park system to take on the work of park acquisition, design and pursuit of grants beyond the capacity of current staff levels.

In addition, the City should continue to allocate staff time and resources to projects and events that can leverage external resources. This includes managing volunteer programs, event coordination, partnerships with local schools and organizations, along with grant preparation and administration. The City should continue to support and encourage staff development and training to include the completion of certifications and training relevant to staff roles and functions. Such training could include play equipment safety (e.g., CPSI) or continuing education offered through organizations, such as NRPA or the Society of Outdoor Recreation Professionals (SORP).

The City will need to consider when, and how many, additional full-time equivalent employees (FTEs) should be budgeted, hired and trained to perform the duties necessary to maintain and operate a safe and clean park system. Seasonal staffing for those time-intensive tasks, such as mowing and janitorial duties, requires on-the-job training that reduces the efficiency of the permanent staff and results in a slow ramping up of needed skills and experience.

To assess how the City of North Plains' park system compares to other jurisdictions of similar population density, the NRPA PRORAGIS system provided data through the 2017 NRPA Agency Performance Report, which contains data from 925 park and recreation agencies across the U.S. as reported between 2014 and 2016. According to the NRPA Agency Performance Report, park and recreation agencies serving jurisdictions with less than 20,000 people have a median of 10.5 FTEs on staff. The typical park and recreation agency has 7.3 FTEs on staff for each 10,000 residents living in the jurisdiction served by the agency.

Figure 9. Park & Recreation FTEs per 10,000 Residents (by Jurisdiction Population)

	All Agencies	Less than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	Over 250,000
<b>Median</b>	7.3	<b>10.5</b>	8.5	7.6	5.7	4.3
<b>Lower Quartile</b>	3.7	<b>5.3</b>	4.6	3.8	3.1	1.7
<b>Upper Quartile</b>	14.9	<b>20.8</b>	17	13.9	11.3	7.6

As with different agencies, different parks, all with their unique characteristics, may vary widely in the amount of labor required for annual care. Parks with extensive multi-purpose mown grass fields will demand higher labor hours than parks with natural areas and smaller mown grass areas. More intensive park labor tasks are typically associated with mowing and janitorial/restroom cleaning. Parks without restrooms or irrigated turf grass would have significantly lower demands on labor time.

To help predict the future staffing needs, an example (in Figure 10) from a Pacific Northwest park system offers a look at the labor hours and costs on a per park basis with distinctions made for park types being maintained. This per acre information can be extrapolated to predict how much staffing might be necessary per new park. A new 5-acre neighborhood park would require the time of ¼-FTE equivalent. For every four new neighborhood parks, one FTE should be added to cover necessary labor needs. For a 20-acre community park, one full time staff would be needed to ensure proper care and maintenance of the new facility.



Figure 10. Example of labor costs &amp; hours from comparative PacNW park agency.

Number of Sites	Type of Facility	Average Acreage per Park	Annual Cost per Acre	Annual Labor Hours per Acre
5	Neighborhood Parks	4.8	\$5,500	110
5	Community Parks	26.2	\$4,400	112
5	Regional Parks	63.4	\$3,330	100
5	Green Spaces/Undeveloped Parks	5.6	\$2,400	16

If North Plains expands its role in providing park and recreation services, additional staffing may be needed for a variety of duties beyond those strictly for operations and maintenance, such as programming, planning and project management. The City should also explore options for the long-term or phased maintenance of new parks via arrangements with homeowner associations. In some cases, developers of larger subdivisions may use the guarantee of a future park as a marketing tool, and the developer may be inclined to consider structuring homeowner association arrangements to facilitate permanent or time-delimited maintenance of a new park to fully cover or bridge the City's staffing for operations and maintenance.

## TEN-YEAR PROJECT PRIORITIES

The following list represents priority near-term (10-year) projects that, if implemented, will significantly improve the quality and recreational utility of the City's existing parks, while planning for park system expansion in response to continued residential growth.

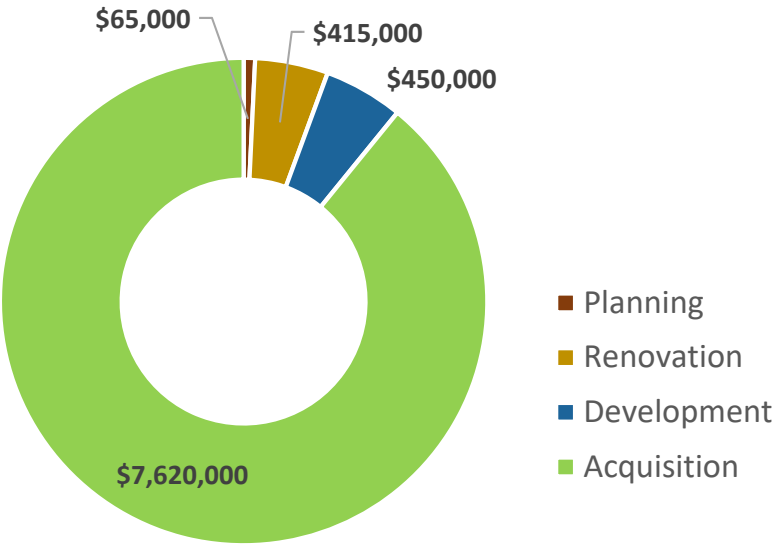
- 2 Neighborhood Park dedications
- 1 Community Park acquisition
- Park improvements at Jessie Mays, Pacific Purple, and Vern Galaway Parks
- Acquisition of additional land, either through purchase, dedication or easement, for the completion of the McKay Greenway Trail corridor
- Acquisition of additional land, either through purchase, dedication or easement, for the completion of the Ghost Greenway Trail corridor
- Development of the McKay Creek Greenway Trail
- Systemwide upgrades, such as ADA improvements

## CAPITAL IMPROVEMENT PLAN

The Capital Improvements Plan (CIP) puts into chronological order the project intent and strategic actions adopted by the City to guide the implementation of this Plan. It assigns proposed time frames and estimated costs for specific projects group by project type. A summary of proposed project categories and scopes is described below.

The projects were selected based on the need to address care for aging facilities, implement long-standing plans for improvements, and work toward meeting the goal to better connect and create access to park and recreation facilities. The following table summarizes the aggregate capital estimates from the 2019-2035 CIP by park types for the next ten years.

Figure 11. Capital Improvements Plan Expenditures Summary



The \$8.5 million CIP is aggressive in terms of its cost for a small community, but it also aims to reflect the local interests of residents. Specifically, the focus on acquisitions for future parklands and for trail corridors is intended to be strategic and timely - to aim to secure the necessary open space lands before the community grows too much. The existing fund balance for parks system development charges is approximately \$1.7 million, and with anticipated growth over the next 10 years, an additional \$3.4 million potentially may be generated by SDCs to further help finance the growth of the park and trail system. If the projection is realized, SDCs may be able to finance approximately 60% of the CIP, acknowledging that SDCs are only eligible for use on acquisition and development improvements that add system capacity.

# IMPLEMENTATION OPTIONS

A number of strategies exist to improve park and recreation service delivery for the City of North Plains; however, clear decisions must be made in an environment of competing interests and limited resources. The recommendations for park and recreation amenities noted in this Plan will trigger the need for funding beyond current allocations and for additional staffing, operations and maintenance responsibilities. Additional resources will be needed to leverage, supplement and support the implementation of proposed policies and projects. The following implementation strategies are presented to offer near-term direction to realize these projects and as a means to continue dialogue between the City, its residents and its partners.

## Volunteer & Community-based Action

Successful volunteer efforts – through volunteer groups, students, neighborhood groups, or sport and service organizations – can result in significant site improvements and can allow community members to gain a sense of ownership in the parks and recreation system. Volunteers and community groups already contribute to a variety

of community programs and events in North Plains. Volunteers assist with programs at the North Plains Library, Senior Center, and Elementary School and with special events like the Garlic Festival, Fourth of July Celebration, and Ice Cream Social. The City could engage volunteers in additional park and recreation projects like tree plantings, recreational programs, trail maintenance, park clean-ups, and other small works or volunteer-appropriate projects. Opportunities could be advertised on the website, through the community newsletter, and via partnerships with local schools. While supporting organized groups and community-minded individuals can add value to the North Plains park system, volunteer coordination requires staff time, and additional resources would be necessary to support a volunteer coordination to take advantage of the community's willingness to support park efforts.

## Local Funding

The City of North Plains could explore a variety of local funding options for parks and recreation acquisition, development, operations and maintenance. The likelihood of success for local funding options depends on the community's willingness and ability to pay additional property taxes or fees to support higher levels of parks and recreation services.

**General Fund Revenues:** General fund revenues consist chiefly of property taxes derived from the permanent tax rate and are subject to the combined limits on local government taxing agencies imposed by Measure #5 (1990). General fund revenues offer a source of funds for facility operations and maintenance, and may be available on a limited basis for 'pay-as-you-go' capital improvements. The City's unrestricted general fund revenues are limited and must also fund other City services, making them an unlikely source for parks and recreation capital improvements.

**General Obligation (G.O.) Bonds:** G.O. Bonds are debt instruments which may be sold by the City to fund new parks and recreation facilities, or to make improvements to existing facilities. Bonds are repaid with property tax revenue generated by a special levy that is outside the limits imposed by ballot Measures #5 (1990) and #50 (1997). Voters must approve G.O. Bond sales either in a General Election, or in another election in which a minimum of 50% of registered voters participate. G.O. Bond revenues may not be used for operations, maintenance or repairs; but they may be used for renovations to existing facilities.

**Revenue Bonds/Certificates of Participation:** Revenue bonds and certificates of participation are debt instruments which commit specific revenue sources, such as service or user fees, or special tax revenues for repayment of principal and interest on borrowed funds. Revenue bonds are widely used by utility and enterprise operations to fund large scale improvements, and they do not require voter approval. A reliable long-term source of revenue must be available to commit in order to use revenue bonds for parks and recreation projects.

**Local Improvement Districts:** Residents may choose to form a local improvement district (LID) to pay for capital improvements or maintenance of facilities through special assessments on their property. This method requires the approval of at least 60% of owners of land within the proposed district, and must represent at least 60% of the land abutting the proposed improvement. The use of LIDs may be appropriate for new parks in locations where homeowner associations do not exist.

**Local Option Levies:** Local option levies are separate property tax levies that can be assessed to fund capital improvements or operations and maintenance activities. Such levies are outside of the City's permanent tax rate limit, subject to the combined rate limit imposed under Measure #5. Local option levies require voter approval and are subject to the double majority (50% voter turnout and 50% approval) requirement of Measure #5. If used to fund capital improvements, revenues can be used to secure bonds or complete one or more projects on a pay-as-you-go basis, over a period of up to 10 years. Operations and maintenance levies are limited to a period of five years.

**Parks Utility Fees:** Cities can assess a utility fee to support the development, maintenance and operations of a park and recreation system. Such fees are frequently assessed on a per-unit or parcel basis, similar to water or transportation utility fees.

## System Development Charges

Park System Development Charges (SDCs) are fees paid by new development to meet the increased demand for parks resulting from the new growth. SDCs can only be used for parkland acquisition, planning and/or development. They cannot be used for operations and maintenance of parks and facilities. The City of North Plains currently assesses a Parks SDC on residential development, and the City should periodically update the methodology and rate structure, as appropriate, to be best positioned to obtain future acquisition and development financing from residential development. The City should prioritize the usage of Parks SDCs to secure new park properties and finance park or path/trail development consistent with the priorities within this Plan.

## User Fees and Rents

User fees and rents are direct charges to individuals and groups who use specific programs, facilities and services. These rents and fees usually help pay only a portion of the costs of providing programs and services. User fees generally are set at levels sufficient to cover only a portion of program and maintenance costs, and are rarely used to fund capital projects. The City currently charges user fees for the rental of the Jessie Mays Community Hall.

## Grants & Appropriations

Several state, federal, and private grant programs are available on a competitive basis, including those offered by the Oregon State Parks & Recreation Department (such as the Land and Water Conservation Fund). Pursuing grants is not a panacea for park system funding, since grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency, which depending on the grant program can be as much as 50% of the total project budget. North Plains should continue to leverage its local resources to the greatest extent by pursuing grants independently and in cooperation with other local partners. Appropriations from state or federal sources, though rare, can supplement projects with partial funding. State and federal funding allocations are particularly relevant on regional transportation projects, and the likelihood for appropriations could be increased if multiple partners are collaborating on projects.



## Parkland Donations & Dedications

Donations from private individuals or conservation organizations could occur to complement the provision of parks, open space and recreation facilities throughout the City. Gift deeds or bequests from philanthropic-minded landowners could allow for lands to come into City ownership upon the death of the owner or as a tax-deductible charitable donation. Parkland dedication by a developer could occur in exchange for Park SDCs or as part of a planned development where public open space is a key design for the layout and marketing of a new residential project. Any potential dedication must be vetted by the Parks & Recreation Department to ensure that such land is located in an area of need or can expand an existing City property and can be developed appropriately with site amenities meeting the intent of this Plan.

## Public-Private Partnerships

Public-private partnerships are increasingly necessary for local agencies to leverage their limited resources in providing park and recreation services to the community. Corporate sponsorships, health organization grants, conservation stewardship programs and non-profit organizations are just a few examples of partnerships where collaboration provides value to both partners. The City has existing partners and should continue to explore additional and expanded partnerships to help implement these Plan recommendations.

## Other Implementation Tools

Appendix C identifies other implementation tools, such as grants and acquisition tactics, that the City could utilize to further the implementation of the projects noted in the CIP.

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North Plains Parks & Open Space Master Plan  
10-Year Capital Improvements Plan  
2019-2029

Priority	Class	Park Site	Project Description	Activity	Funding	2019-21	2021-23	2023-25	2025-27	2027-29	Sum
1	NH	Jessie Mays Community Park	Rehabilitation to include sport court realignment/resurface, outdoor bathroom, expanded play equipment, picnic shelter	R	SDC,GF	\$ 400,000	\$ 100,000				\$ 500,000
3			Integrate access pathways with existing amenities	D	SDC,GF		\$ 35,000				\$ 35,000
2			Renovate community building	R	GF,Priv			\$ 150,000			\$ 150,000
2	NH	Vern Galaway Park	Implement habitat restoration / vegetation management	D	GF		\$ 15,000				\$ 15,000
1			Acquire adjoining frontage property to expand park area	A	SDC,GF	\$ 200,000					\$ 200,000
1			Conduct site master plan	P	SDC,GF		\$ 65,000				\$ 65,000
1			Install Veterans Memorial	D	GF,Priv,Gr,SDC	\$ 325,000					\$ 325,000
2			Add small picnic shelter	D	SDC,GF				\$ 45,000		\$ 45,000
2			Install nature play area	D	SDC,GF				\$ 10,000		\$ 10,000
2	NH	Purple Pacific Park	Upgrades to include small picnic shelter, additional play equipment	D	SDC,Gr		\$ 100,000				\$ 100,000
2	NH	Frank Wing Park	Integrate access pathways with existing amenities	D	SDC,GF			\$ 15,000			\$ 15,000
3	NH	La Mordden Park	Expand playground area or install picnic shelter	D	SDC,Gr			\$ 45,000			\$ 45,000
1	COM	Future Community Park	Acquire 10-25 acres for large Community Park and improvements	A	SDC,Gr		\$ 4,500,000	\$ 1,500,000			\$ 6,000,000
2	NH	Future Neighborhood Park	Acquire 2-4 acres - north of NW North Ave	A	SDC,Gr	\$ 450,000					\$ 450,000
2	NH	Future Neighborhood Park	Acquire 2-4 acres - north of NW North Ave	A	SDC,Gr		\$ 500,000				\$ 500,000
2	T	Trail Corridor Development	Acquire easements or right of way for trail corridors (McKay Creek)	A	SDC,Gr,Priv	\$ 150,000					\$ 150,000
2	T		Acquire easements or right of way for trail corridors (McKay Creek toward new school)	A	SDC,Gr,Priv		\$ 80,000				\$ 80,000
3	T		Acquire easements or right of way for trail corridors (Ghost Creek)	A	SDC,Gr,Priv				\$ 40,000		\$ 40,000
1	T		Improve road crossing for trails	D	GF,Gr		\$ 100,000				\$ 100,000
3	T		Develop / Install gravel or wood chip trails along creek corridors	D	SDC,Priv			\$ 20,000		\$ 15,000	\$ 35,000
2	Systemwide	Minor Repairs & Renovations	Playground equipment, paved pathways, parking areas, etc.	R	GF	\$ 15,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000
1	Systemwide	ADA Compliance Upgrades	ADA-compliant benches, picnic tables, ramps, signs, access	R	GF	\$ 5,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 45,000
						\$ 1,545,000	\$ 5,520,000	\$ 1,750,000	\$ 115,000	\$ 35,000	\$ 8,965,000

Code Priority

- 1 High  
2 Medium  
3 Low

Code Funding Source

- SDC System Development Charges  
Priv Private funds; Dedications; Donations  
Gr Grants  
GF General Fund / Local Share  
TBD To Be Determined: Other funding sources needed for replacement, rehabilitation and general maintenance

Code Activity

- A Acquisition  
P Planning/Design  
D Development  
R Renovation/Repair

Code Class

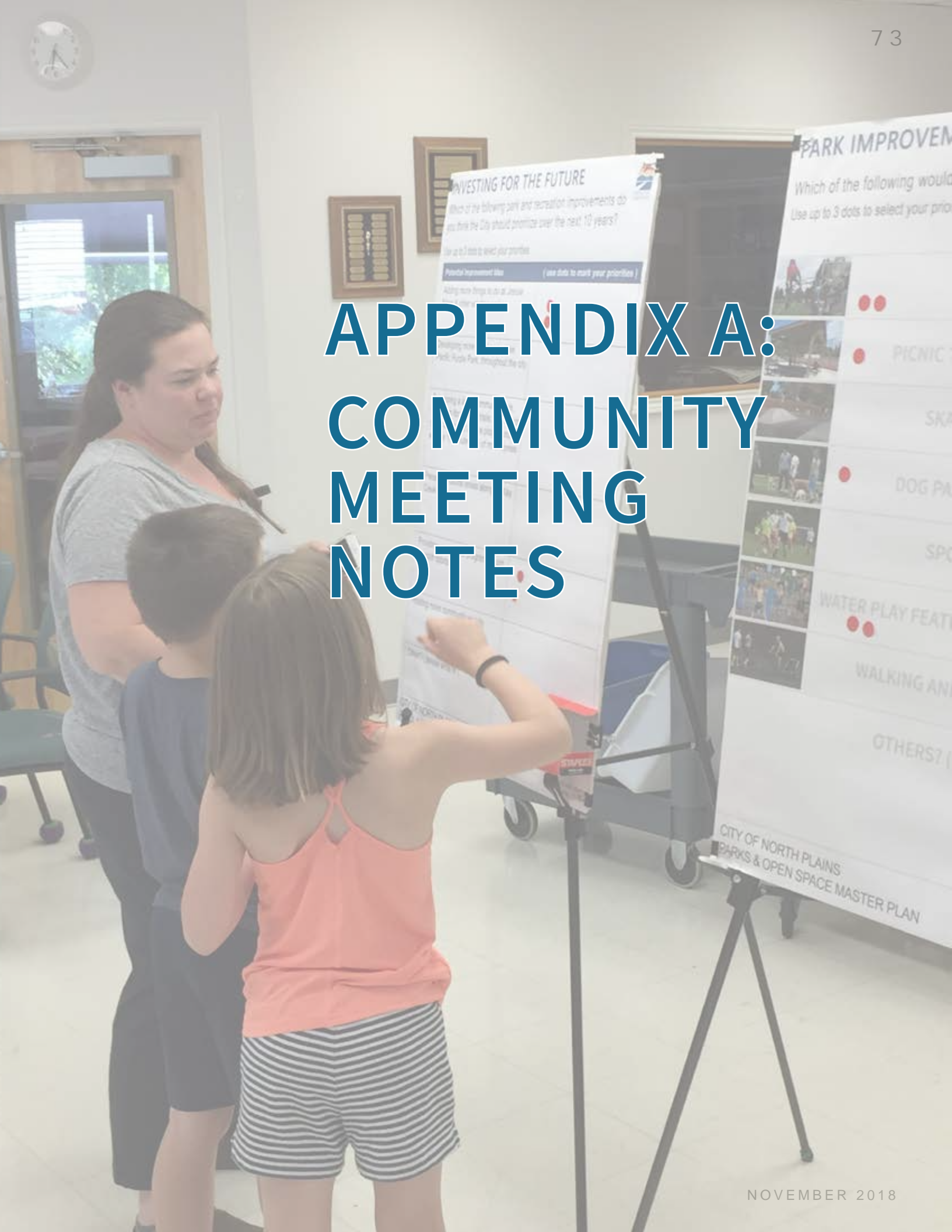
- NH Neighborhood/Mini  
COM Community  
T Trail

NOTE: This CIP identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions. Detailed costing may be necessary for projects noted.  
This CIP is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.  
Funding sources noted represent those that may be viable given the specific project activities considered, and the order they are listed does not signify relevance.

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# APPENDIX A: COMMUNITY MEETING NOTES





## MEETING NOTES

PROJECT NUMBER: # 18-105PLN      ISSUE DATE: May 24, 2018  
PROJECT NAME: North Plains Parks & Open Space Master Plan

RECORDED BY: Steve Duh  
TO: FILE  
PRESENT: Members of the public  
Members of the Parks and Recreation Board  
City Staff  
Project team members from Conservation Technix

**SUBJECT: Parks & Open Space Master Plan: Open House #1 Meeting Notes (May 23<sup>rd</sup>)**

Community members were invited to the first open house for North Plains Parks & Open Space Master Plan on Wednesday, May 23, 2018 at 6:30 p.m. at the North Plains Senior Center. The project team prepared informational displays covering the major themes of the Parks Master Plan. These displays included Project Overview, Parks & Outdoor Recreation, Walking & Biking Trails, Parks & Trails Maps, and Investing in the Future.

Attendees were encouraged to talk to project team members, record their comments and complete a written comment card. City staff and project team staff engaged with participants to identify general needs and interests for park and recreation in North Plains. Approximately 25 adults and children attended the meeting to review materials and provide comment.

### PUBLIC COMMENTS

The following represents a summary of the comments received during the evening meeting.

#### **Parks & Outdoor Recreation - Display board comments**

- Updated features at playgrounds; more swings
- I love this (LaMordden Park) water feature, but so difficult to get to
- Indoor activities – sports, tumbling, gymnastics, dance classes, art
- I love the community garden
- Upgrade equipment and surface area for basketball court
- Pathways for connectivity through the town
- People just use this (Louie Wence Park) for their dog poop
- Nature education events (wetlands day, turtle day, festival of birds, you name it!)
- Creek corridors – community restoration and wildlife education; Is there anywhere with access to creeks for kids to get wet, muddy and play?
- Adventure / Nature Play picture – this looks fun; I love this!; Yes! This looks awesome
- Exercise station picture – I love this; would love to see a senior exercise park
- Pump track picture – this looks fun
- Playgrounds picture – Yes, Purple Park is difficult to use & small structures
- Shelters / group gathering spaces picture – Yes, please; ditto

## Parks & Open Space Master Plan: Open House #1 Meeting Notes (May 23rd)

North Plains Parks & Open Space Master Plan

Project Number # 18-105PLN

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- Splash pad picture – More of these!!; And pool, opportunities for all ages, seniors, classes, lessons, swim team
- Skatepark?
- More recreation opportunities for teens please
- Bike groups (monthly?)
- Community focused

### Map Comments

- Vern Galaway Park – site for a Veterans Memorial
- I need this trail (Ghost Creek)
- I need this trail (McKay Creek)
- We need speed bumps where all the parks are located
- Be able to walk all the way through the east side of West Union
- Add pedestrian crosswalks on Glencoe at Highland, Pacific & Commercial
- Is the McKay Creek Trailhead property near West Union still an open space?
- New Comp Plan went to Council
- Add annexation areas to maps
- Note future parks in new developments to the east and north of town
- See image below



## Parks & Open Space Master Plan: Open House #1 Meeting Notes (May 23rd)

North Plains Parks & Open Space Master Plan

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### Walking & Biking Trails - Display board comments

- Yes to volunteer trail building
- Yes to wayfinding and maps (at Vern Galaway Park)
- Yes to community/group walks
- Yes to trail/mileage markers

### Map Comments

- Easement exists along portion of McKay Creek
- Link Sunset Ridge area with central part of town
- Destinations: library, school, Jessie Mays Park, LaMordden Park
- Need safe crossings at Glencoe/Highland, Glencoe/Pacific and 309th/North
- Need sidewalks along Commercial
- Trail along North Ave
- Trail along Gordon Rd
- Improve Purple Park
- Speed bumps needed near Vern Galaway; dangerous corner
- See image below





**Parks & Open Space Master Plan: Open House #1 Meeting Notes (May 23rd)**

North Plains Parks &amp; Open Space Master Plan

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**Park Improvements & Amenities (tally dot voting)**

- 13 – Playgrounds
- 12 – Water play / splash parks
- 7 – Walking / biking trails
- 7 – Dog parks (off-leash)
- 5 – Picnic shelters / shelters
- 4 – Sport fields
- 1 – Skateboarding
- 1 – Mountain bike park / pump track (write in)
- 1 – community pool (write in)

**Investing For The Future (tally dot voting)**

- 21 – Developing a large community park, with room for walking trails, sport fields, picnic areas and a large playground, within a 10 minute walk of most homes
- 13 – Adding more things to do at Jessie Mays & other existing parks
- 9 – Developing more small parks, like Pacific Purple Park, throughout the city
- 8 – Providing recreational programs, such as youth sports
- 8 – Holding more community events
- 4 – Preserving natural areas along McKay Creek
- 4 – Play equipment at Vern Galaway Park (write in )
- 1 – Pool (write in )
- 1 – Nature programs (write in )

**Other Written Comments**

- Obstacle course for bigger kids
- Trees planted / landscaping around parks
- More playground structures
- More updated playground structures
- Jump rope
- Tetherball
- Nature park
- Nature education programs
- Playground at Vern Galaway Park
- Paved pathways / hard surface
- Hula hooping
- Air conditioning at Jessie Mays
- Love library activities at Jessie Mays
- We should add more parks. That way more kids can walk to them. We should add more equipment
- Basketball courts
- Skateboard park
- Water features!

**Parks & Open Space Master Plan: Open House #1 Meeting Notes (May 23rd)**

North Plains Parks &amp; Open Space Master Plan

Project Number # 18-105PLN

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- 
- Fix up Purple Park; We should add more or newer equipment at the Pacific Purple Park
  - We should add more baseball fields that are in good shape
  - Monkey bars in parks. Yay!

**Comment Cards**

- Would like more swings from infant to age 10; activities; possibly restrooms; safe walking sidewalks to access parks; basketball hoops; tetherball?; picnic areas BBQ area and covered.
- I would love to see play equipment at Vern Galaway Park. Also maybe more clear signage of where the limit is that I can take the kids into the swamp.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

*-- End of Notes --*

cc: Andy Varner  
File

# APPENDIX B: STAKEHOLDER SUMMARIES



## Stakeholder Interview Summary

In August 2018, the project team interviewed three North Plains residents who have been involved in City's park system over the past two decades and have significant knowledge of community needs:

- Patti Burns, who serves on the North Plains Parks Board, manages the North Plains Senior Center, and is staff to the North Plains Event Association,
- Rickey Smith, a current Parks Board member, and
- Heater LaBonte, who serves on the North Plains Planning Commission and is a past member of the Parks Board and the Budget Committee.

Discussions with these stakeholders focused on their vision for the future of North Plains' park, recreation and trail system, key opportunities and constraints, and critical needs – for both the community as a whole and for particular ages or user groups. The key themes below summarize the main responses from all three stakeholders and will inform the recommendations included in the Parks Master Plan.

### Key Themes

#### **A desire to improve the City's parks, trails, and recreation system**

All interviewees expressed an interest in seeing improvements made to the City's parks, recreation and trail system. While all envisioned transformational improvements to the City's parks, they recommended that the City pursue smaller, more achievable projects that would make need improvements while building community momentum for larger projects in the future.

#### **Creating a true community park**

Interviewees expressed a keen interest in seeing a larger community park (of 10-20 acres) in North Plains – one with the space and amenities necessary to host the City's popular special events and to serve as a recreation and gathering place for City residents of all ages. Amenities within the park might include open spaces, picnic areas, play areas, a dog park, trails and reservable shelters for picnics or other events. Infrastructure such as parking, lighting, utilities, and restrooms would enable the park to support growing events like the Elephant Garlic Festival. While fields for community sports were mentioned, multiple interviewees thought the City could partner with the Hillsboro School District for community use of sports fields at local schools rather than building single-purpose sports fields within a City-owned community park.

Interviewees felt that a park location east of Glencoe Road and south of West Union Road would best serve the community as it grows. The park could also serve as a location for future City facilities, potentially including a new municipal building/City Hall.

#### **Improving existing parks**

Interviewees want to see the City improve and maintain its existing parks, particularly Jessie Mays Park and Community Center. The City has previously explored major renovations to Jessie Mays Community



Center, but found the total project to be cost-prohibitive. Interviewees encouraged the City to revisit these plans - which included interior renovations of the kitchen, bathrooms, and main hall, as well as building expansion and an exterior stage – and explore whether portions could be completed in a cost-effective manner.

More generally, interviewees felt the City should work to bring older parks up to the level of condition and recreational value of those in newer residential developments. This might include replacing out-of-date playground equipment, adding pathways and picnic areas, and generally working to keep park grounds green and well-maintained.

### **Planning for future growth**

With regards to direct City acquisitions, interviewees encouraged the City to acquire land now that will be needed to meet the community's need in the future.

Interviewees want to see the City ensuring new residential developments provide for sufficient parkland to meet local needs while contributing to the citywide system. They cautioned that the City must adopt, maintain and enforce development standards that require the provision and development of usable park spaces that meet community needs. Once park development is complete, the City should then take the extra step of confirming that what has been built meets the City's standards.

Finally, interviewees suggested that the City adopt park signage requirements for City-built and developer-built parks so that community members know which parks are part of the City's system and open to all.

### **Developing approaches for sustainable and financially feasible trail construction**

Interviewees encouraged the City to partner with local storm water and permitting agencies to develop trail standards and development review processes that meet environmental protection goals while increasing the financial feasibility of trail development along McKay and Ghost Creeks. This work could help the City advance its trail system in a streamlined and more cost-effective way.

### **Providing recreation programs**

Interviewees noted the current lack of recreation programs within the City and encouraged the City to partner with other providers, such as Hillsboro Parks & Recreation District, the Hillsboro School District, and Portland Community College Rock Creek, to bring recreational programming to North Plains. Because of the City's limited indoor recreation space, interviewees encouraged partnerships with local schools for the use of gymnasiums, cafeterias or other appropriate program spaces. Programming should focus on both youth programs and camps as well as adult education and enrichment.

### **Continuing to support special events**

Multiple interviewees noted the success of North Plains' special events, which provide significant opportunities to bring City residents together and attract residents from other nearby communities. They encouraged continued City support of these events and partnerships with the North Plains Event Association.





# APPENDIX C: IMPLEMENTATION OPTIONS



## LOCAL FUNDING OPTIONS

The City of North Plains possesses a range of local funding tools that could be accessed for the benefit of growing, developing and maintaining its parks and recreation system. The sources listed below represent likely potential sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with city leadership is critical to assess the political landscape to modify or expand the use of existing city revenue sources in favor of parks and recreation programs.

### General Obligation Bond

These are voter-approved bonds with the authority to levy an assessment on real and personal property. The money can only be used for capital construction and improvements, but not for maintenance. This property tax is levied for a specified period of time (usually 15-20 years). Passage requires a simple majority in November and May elections, unless during a special election, in which case a double majority (a majority of registered voters must vote and a majority of those voting must approve the measure) is required.

### Park Utility Fee

A park utility fee provides dedicated funds to help offset the cost of park maintenance and could free up general fund dollars for other capital project uses. Most city residents pay water and sewer utility fees. Park utility fees apply the same concepts to city parks, and a fee is assessed to all businesses and households. The monthly fee would be paid upon connection to the water and sewer system. North Plains does not assess a park utility fee.

### System Development Charges

North Plains currently assesses a parks system development charge (SDC). SDCs are charged for new residential development to help finance the demand for park facilities created by the new growth.

### Fuel Tax

Oregon gas taxes are collected as a fixed amount per gallon of gasoline purchased. The Oregon Highway Trust Fund collects fuel taxes, and a portion is paid to cities annually on a per-capita basis. By statute, revenues can be used for any road-related purpose, which may include sidewalk repairs, ADA upgrades, bike routes and other transportation-oriented park and trail enhancements.



# FEDERAL / STATE GRANTS & CONSERVATION PROGRAMS

## Rivers, Trails and Conservation Assistance Program

### National Park Service

[www.nps.gov/ncrc/programs/rtca/](http://www.nps.gov/ncrc/programs/rtca/)

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a community resource administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

## National Urban and Community Forestry Advisory Council (NUCFAC) Grant

### U.S. Forest Service

[www.treelink.org/nucfac/](http://www.treelink.org/nucfac/)

The National Urban and Community Advisory Council has overhauled their criteria for the US Forest Service's Urban and Community Forestry challenge cost share grant program for 2009. Grants will be solicited in two categories: innovation grants and best practices grants. As with the previous grant program, a 50% match is required from all successful applicants of non-federal funds, in-kind services and/or materials.

## Urban and Community Forestry Small Projects and Scholarship Fund

### Oregon Department of Forestry

The purpose of the Oregon Department of Forestry's Urban and Community Forestry Assistance Program's Small Projects and Scholarship Fund (UCF-SPSF) is to cover the small, yet sometimes prohibitive, administrative and material expenses directly related to community forestry projects encountered by smaller volunteer groups and cities across Oregon. Applications must be received by the end of each quarter for consideration.

## North American Wetlands Conservation Act Grants Program

### US Fish & Wildlife Service

[www.fws.gov/birdhabitat/Grants/NAWCA/index.shtm](http://www.fws.gov/birdhabitat/Grants/NAWCA/index.shtm)

The North American Wetlands Conservation Act of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetland conservation projects in the United States, Canada, and Mexico for the benefit of wetlands-associated migratory birds and other wildlife. Both are Two competitive grants programs exist (Standard and a Small Grants Program) and require that grant requests be matched by partner contributions at no less than a 1-to-1 ratio. Funds from U.S. Federal sources may contribute towards a project, but are not eligible as match.

The Standard Grants Program supports projects in Canada, the United States, and Mexico that involve long-term protection, restoration, and/or enhancement of wetlands and associated uplands habitats. In Mexico, partners may also conduct projects involving technical training, environmental education and outreach, organizational infrastructure development, and sustainable-use studies.

The Small Grants Program operates only in the United States; it supports the same type of projects and adheres to the same selection criteria and administrative guidelines as the U.S. Standard Grants Program. However, project activities are usually smaller in scope and involve fewer project dollars. Grant requests may not exceed \$75,000, and funding priority is given to grantees or partners new to the Act's Grants Program.

## Local Government Grant

### Oregon Parks and Recreation

[www.oregon.gov/OPRD/GRANTS/pages/local.aspx](http://www.oregon.gov/OPRD/GRANTS/pages/local.aspx)

Local government agencies who are obligated by state law to provide public recreation facilities are eligible for OPR's Local Government Grants, and these are limited to public outdoor park and recreation areas and facilities. Eligible projects involve land acquisition, development and major rehabilitation projects that are consistent with the outdoor recreation goals and objectives contained in the Statewide Comprehensive Outdoor Recreation Plan.

## Land and Water Conservation Fund (LWCF) Grant

### Oregon Parks and Recreation

[www.oregon.gov/OPRD/GRANTS/pages/lwcf.aspx](http://www.oregon.gov/OPRD/GRANTS/pages/lwcf.aspx)

LWCF grants are available through OPR to either acquire land for public outdoor recreation or to develop basic outdoor recreation facilities. Projects must be consistent with the outdoor recreation goals and objectives stated in the Statewide Comprehensive Outdoor Recreation Plan and elements of local comprehensive land use plans and park master plans. A 50% match is required from all successful applicants of non-federal funds, in-kind services and/or materials.

## Recreational Trails Program Grant

### Oregon Parks and Recreation

[www.oregon.gov/OPRD/GRANTS/pages/trails.aspx](http://www.oregon.gov/OPRD/GRANTS/pages/trails.aspx)

Recreational Trails Grants are national grants administered by OPRD for recreational trail-related projects, such as hiking, running, bicycling, off-road motorcycling, and all-terrain vehicle riding. Yearly grants are awarded based on available federal funding. RTP funding is primarily for recreational trail projects, rather than utilitarian transportation-based projects. Funding is divided into 30% motorized trail use, 30% non-motorized trail use and 40% diverse trail use. A 20% minimum project match is required.

## Bicycle & Pedestrian Program Grants

### Oregon Department of Transportation

[www.oregon.gov/ODOT/HWY/BIKEPED/pages/grants1.aspx](http://www.oregon.gov/ODOT/HWY/BIKEPED/pages/grants1.aspx)

The Pedestrian and Bicycle Grant Program is a competitive grant program that provides approximately \$5 million dollars every two years to Oregon cities, counties and ODOT regional and district offices for design and construction of pedestrian and bicycle facilities. Proposed facilities must be within public rights-of-way. Grants are awarded by the Oregon Bicycle and Pedestrian Advisory Committee. Project types include sidewalk infill, ADA upgrades, street crossings, intersection improvements, minor widening for bike lanes.

## Fixing America's Surface Transportation Act (FAST Act)

### Oregon Department of Transportation

<https://www.transportation.gov/fastact>

The FAST Act, which replaced Moving Ahead for Progress in the 21st Century Act (MAP-21) in 2015, provides long-term funding certainty for surface transportation projects, meaning states and local governments can move forward with critical transportation projects with the confidence that they will have a Federal partner over the long term (at least five years). The law makes changes and reforms to many Federal transportation programs, including streamlining the approval processes for new transportation projects and providing new safety tools.

### Oregon Watershed Enhancement Board

[www.oregon.gov/OWEB/GRANTS/pages/index.aspx](http://www.oregon.gov/OWEB/GRANTS/pages/index.aspx)

The Oregon Watershed Enhancement Board focuses on projects that approach natural resources management from a whole-watershed perspective. OWEB encourages projects that foster interagency cooperation, include other sources of funding, provide for local stakeholder involvement, include youth and volunteers and promote learning about watershed concepts. There are five general categories of projects eligible for OWEB funding: watershed management (restoration and acquisition), resource monitoring and assessment, watershed education and outreach, Watershed council support and technical assistance.

## OTHER METHODS & FUNDING SOURCES

### Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fund raising efforts can also support park, recreation or open space facilities and projects.

### Business Sponsorships/Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

### Meyer Memorial Trust

The Meyer Memorial Trust seeks opportunities to make program-related investments in Oregon and Clark County, WA. General Purpose Grants support projects related to arts and humanities, education, health, social welfare, and a variety of other activities. Proposals may be submitted at any time under this program, and there is no limitation on the size or duration of these grants.

## **Wells Fargo: National Fish and Wildlife Foundation (NFWF): Environmental Grant Program**

<https://www.wellsfargo.com/about/corporate-responsibility/community-giving/environmental-grant-program/>

This program builds partnerships with local environmental nonprofits that have projects that focus on strengthening the resiliency of our communities. This includes efforts focused on climate mitigation and adaptation, sustainable agriculture and forestry, water quality, land conservation, and support for building healthy urban ecosystems. The programs operate as a closed RFP, invitation-only process where Wells Fargo engages specific organizations whose work aligns with our giving priorities.

## **REI in the Community - Non-Profit Partnerships and Grants**

<https://www.rei.com/stewardship/community/non-profit-partnerships-and-grants.html>

Partnerships begin with store teams who may connect with nonprofits by promoting or partnering for events and service projects, raising visibility with REI customers, offering product donations, and inviting and selecting organizations for an REI grant.

## **Kaiser Permanente Healthy Environments - Community Benefit Programs**

[https://share.kaiserpermanente.org/category/about-community-benefit/Community Health Initiatives factsheet](https://share.kaiserpermanente.org/category/about-community-benefit/Community%20Health%20Initiatives%20factsheet)

These programs work with community-based organizations, public agencies, businesses and residents to translate their vision for healthy communities into visible, concrete changes — and ultimately healthier neighborhoods. Kaiser has several assistance programs that encompass support for Environmental Stewardship, Community Health Initiatives, Every Body Walk!, and Physical Activity Guiding Principles.

## **Interagency Agreements**

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between parks, school districts, other municipalities and utility providers.



# ACQUISITION TOOLS & METHODS

## Direct Purchase Methods

### Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

### Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

### Life Estates & Bequests

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

### Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

### Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

### Conservation Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property – often the right to subdivide or develop – and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights

are forfeited and no longer exist. This is a legal agreement between the landowner and the city (or private organization) that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. Typically, this approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. The preservation and protection of habitat or resources lands may best be coordinated with the local land trust or conservancy, since that organization will likely have staff resources, a systematic planning approach and access to non-governmental funds to facilitate aggressive or large scale transactions.

## Landowner Incentive Measures

### Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

### Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always, the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

### IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see [www.irc.gov](http://www.irc.gov) for more details).

## Other Land Protection Options

### Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. The North Coast Land Conservancy is the local land trust serving the North Plains area. Other national organizations with local representation include the Columbia Land Trust, Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.



# APPENDIX D: SITE ACQUISITION & DEVELOPMENT STANDARDS

## ACQUISITION GUIDELINES

Planning and land acquisition for future parks is a recognized component in land use and urban growth management, since the provision of parks and open space is considered essential to the livability of urban areas. For the recreation resource planner, the land acquisition process is an important task for ensuring the availability of future recreation resources for the majority of the community. The established planning goals for a community's comprehensive plan recognize the development of parks and retention of open space with conservation values as a tool for managing the effects of increased density and fostering livability.

### Level of Service (acreage needs)

The 2018 Parks Master Plan proposes the provision of a service standard of 6.25 acres per 1,000 residents of urban parks, which include community, neighborhood and mini parks. The Plan also sets a park and open space goal to strive to provide equitable access to parks such that all city residents live within ½-mile of a developed neighborhood park.

### Distribution Equity (location/gaps)

Equitable distribution of public park facilities is a community goal (articulated in the Parks Master Plan). GIS mapping and analysis documented and tracked the existing public park inventory and areas where public parks are lacking in search for park land acquisition targets. Park acquisition should be prioritized in underserved areas where households are more than ½-mile from a developed park.

### Specific Site Suitability for Developed/Active Parks

According to the 2018 Parks Master Plan, the minimum size for a typical neighborhood park is 3 acres to allow for the accommodation of the desired range of recreational amenities. While existing neighborhood parks may range from 1.5 to 3 acres in size, some basic location and land characteristics influence how accessible, "developable" and convenient a potential site might be for a future public park. Evaluating a potential land parcel should include consideration of the following property features:

- Access and visibility to the property. An adequate amount of public right-of-way is needed to allow for creating bike/pedestrian pathways, at a minimum, and either on-street parking or a parking lot for park visitors who must drive a vehicle.
- Existing publicly owned lands, easements and right-of-way. Are there existing lands under public ownership that could be converted to public park use? What other public amenities are proximate and complementary to a future park development (e.g., schools, police stations, etc.)?
- Connectivity to trails, schools, parks, neighborhoods and connectivity of the trail links. Connections to and from related land uses can add value to a potential park location.



- Environmental constraints, field assessment (does not include Environmental Assessment level detail), regulatory and permitting requirements and GIS data for critical areas. Sensitive environmental lands should be protected, but often they are not the best sites for development of recreational amenities for public parks. Protected and conserved lands can provide complementary value to public parks, while the public park land can create a buffer for the conserved land.
- Topography. Existing landforms, whether flat or hilly, will influence the park's design and best fit for provision of recreational facilities.
- Technical analysis of park standards and development costs should be evaluated to help provide realistic site development costs. For example, existing road improvements within the public right-of-way or lack of public water and sewer may trigger additional park development costs.

Within identified neighborhoods that may lack or have limited access to public parks, potential properties should be evaluated for suitable site conditions for the development of future recreational amenities and/or access to natural resources and water.

### **Neighborhood/Community Park Site Suitability Criteria:**

- Access / visibility
- Parcel size / configuration
- Contiguous public land / connectivity
- Extent of sensitive areas
- Cost factors (acquisition, development & maintenance.)
- Compatibility with surrounding uses
- Vacant land preference

### **Trail Site Suitability Criteria:**

- Development feasibility
- Continuity / connectivity ("safe routes")
- Natural, cultural, historic value
- Public ROW access
- Land costs / value

### **Urban Natural Areas Site Suitability Criteria:**

- Ecological, cultural, historic value
- Continuity / connectivity
- Public right of way access
- Development pressure (threat of conversion)
- Acquisition costs, donations, grants, third-party support (i.e., land trusts), etc.

## **Site-Specific Concerns**

Once a targeted park land acquisition has been identified and evaluated with consideration to its potential suitability as a future public park, more specific assessments should be conducted to ensure a measure of known development variables for future park use.

A boundary survey and review of the title is important to identify an existing encroachments, encumbrances or entitlements that need to be addressed or corrected prior to closing.

Environmental constraints, such as wetlands, waterways, other sensitive habitats and any associated buffers, should be identified to determine their impact on developable park spaces.

An environmental site assessment should be conducted to identify environmental conditions that could have resulted from a past release of hazardous substances and determine any potential mitigation requirements to protect public health. Additionally, environmental law typically leaves the burden of responsibility on the property owner, so conducting an environmental site assessment is important to protect the City's liability.

An archeological assessment to review potential cultural resources may also help bring to light future park development costs and variables.

Any underground tanks, wells, septic systems and existing structures should be evaluated for the need to remove, decommission, or demolish after closing of land sale.

## Design Standards for Environmental Site Assessment

Considering a current use of a property is typically not sufficient for evaluating potential environmental concerns. For example, a vacant lot may previously have been used for agricultural purposes and may contain pesticide residues in the soil, or a current retail building formerly may have housed an auto repair business with underground tanks. Additionally, properties that are considered low-risk, such as a residence, could have a leaking underground heating oil tank or other concerns. Therefore, conducting an environmental site assessment is an important step in purchasing and managing property.

Prior to purchasing or accepting ownership of a property, the City should conduct an environmental site assessment to determine if contaminated soil, sediment or groundwater could be present. This process typically begins with a Phase I Environmental Site Assessment (ESA) per ASTM E1527-13 to identify environmental conditions or other business risk issues that could impact site development, pose a liability to the City, or present a risk to human health or the environment. Depending on the results of the Phase I ESA, a subsequent Phase II ESA may be warranted to sample and test soil, sediment or groundwater for the presence of contamination.

For property currently owned by the City, conducting an ESA prior to redevelopment can help to identify issues that could affect building design or result in construction delays.

For property that will be leased by the City, conducting a baseline environmental assessment may be warranted to establish initial conditions prior to the City occupying the site.

## PRESERVING FUNDING ELIGIBILITY

Public outdoor park and recreation areas and facilities are eligible for funding assistance through the Oregon Local Government Grant Program (LGGP). Land acquisition projects must be consistent with the outdoor recreation goals and objectives contained in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) or the recreation elements of local comprehensive plans and local master plans. Acquisition of land and waters for public outdoor recreation areas and facilities, including new areas or additions to existing parks, forests, wildlife areas, open spaces and other similar areas dedicated to outdoor recreation are eligible for assistance through the LGGP. To be eligible in the LGGP, the acquisition procedures set forth by the Oregon Parks and Recreation Department (OPRD) should be closely followed. The grant funding program requires a percent match based on the population size of the eligible jurisdiction.

# DESIGN & DEVELOPMENT GUIDELINES

With planned park upgrades and the potential for development of park acquisitions, North Plains would benefit from park design and facility standards that help unify the system's amenities, operations and maintenance going into the future. Standards can begin with the adoption of typical bench details and expand to incorporate graphic sign styles, materials, colors and specific site furnishings. With the desire for North Plains to create a unifying identity and enhance park maintenance efficiencies, guidelines for park standards should be planned, endorsed and implemented.

If the City should annex additional urban area, the acquisition and development of additional parks will be necessary. There may be opportunities to partner with residential development projects for providing new parks to be dedicated to the City upon completion. The establishment of park design and development standards with predetermined requirements for consistency and quality of site amenities would ensure that new parks could readily fit within on-going park operations and maintenance.

All newly developed parks and trails shall adhere to the Final Guidelines for Outdoor Developed Areas as set forth by the United States Access Board.

## Great Neighborhood Parks Principles

- 1. Have a clear statement of purpose**
  - a. Involve the neighborhood in planning the process
  - b. Target the demographics of neighborhood and nearby community facilities (schools, senior center, etc.)
  - c. Further the mission of the North Plains Parks System
  
- 2. Integrate with and add value to the North Plains Park System**
  - a. Locate parks consistent with the Parks Master Plan
  - b. Expand the range of recreational opportunities offered within the system
  - c. Provide inter-park connections through access to multi-use trails
  
- 3. Establish a sense of place**
  - a. Help define the neighborhood as unique
    - i. Incorporate unique amenities rather than "cookie-cutter" solutions
    - ii. Consider incorporating public art
  - b. Integrate park plans and theme with existing or planned adjacent developments
    - i. Minimize surrounding fencing
    - ii. Maintain good sight lines from community
    - iii. Consider providing neighborhood message board, meeting place, etc.
  - c. Signage and amenities should establish a coherent and distinct character for each park that relates to nearby existing and planned developments
  
- 4. Plan for sustainability, maintainability and growth**
  - a. Use resources responsibly
  - b. Acquire sufficient land to accommodate future recreational opportunities
  - c. Maintain adequate staff and funding for upkeep and maintenance
  - d. Regularly measure neighborhood and user satisfaction

**5. Provide equitable access**

- a. Meet and exceed ADA guidelines
- b. Provide easy, protected pedestrian access from the neighborhood
- c. Integrate the park into the city trails system
- d. Provide a diverse mix of usages serving targeted groups
- e. Be located in an open, accessible location readily available to residents within a half mile.

**6. Provide a safe environment**

- a. Design and site amenities for safety and neighborhood oversight
- b. Design to encourage users' sense of physical security

**7. Provide green space and shade****8. Use green design principles**

- a. Plant native, drought-resistant trees and plantings
- b. Use environmentally friendly and energy efficient design for amenity construction and siting.

**9. Accommodate year-round usability**

## Design Standards for Urban Parks

Public park space should be clearly identifiable and provide a safe and secure environment for outdoor recreation and enjoyment. To help communicate the identity, amenities and uses within the park, some unified design standards should be applied. These standards are intended to help with public access, communication of safety and appropriate behaviors, and efficiency in operations and maintenance without creating a park system of identical "cloned" urban parks. Standardizing the designs for park signage, benches, picnic tables, drinking fountains, lighting, bollards, irrigation systems and fencing can allow for easier and less expensive procurement, installation, maintenance and replacement. The visual character of unified park amenities can quickly convey to the park visitor that the space is part of an overall system of public spaces where they are welcome.

While sharing standard site furnishings and signage styles helps unify the system identity, each individual park should have its own unique character. The shape and size of the land, the layout of circulation and location of key features, the styles, types and colors of play equipment, the architecture of restrooms, picnic and other park structures should be specific to that park. Even though each park contains some standardized site furnishings, each park site master plan design should strive to create a sense of place that highlights the character of that park in its local context and for its primary purpose (such as passive park with natural area or active sports-oriented facility).

The following tables highlight the range and considerations of various amenities that may be provided within urban parks (community, neighborhood and mini parks) and can provide guidance for negotiating facility development opportunities in situations when private entities propose park development in-lieu of payment or for other, alternative arrangements, such as density bonuses.



Figure D1. Minimum Site Design Considerations for Mini Parks

Amenity	Considerations - where feasible
Playground	<ul style="list-style-type: none"> <li>Minimum 2,000 sq.ft. play area</li> <li>Play equipment should be age-specific targeting pre-school and elementary school children</li> <li>Playground should be ADA-compliant</li> </ul>
Paved Access	<ul style="list-style-type: none"> <li>ADA compliant surfacing for barrier-free access</li> </ul>
Picnic Tables	<ul style="list-style-type: none"> <li>Use standard ADA compliant picnic table style</li> </ul>
Drinking Fountain	<ul style="list-style-type: none"> <li>Provide ADA-compliant standard fixture</li> </ul>
Benches	<ul style="list-style-type: none"> <li>Use standard ADA compliant bench style</li> </ul>
Grass Area	<ul style="list-style-type: none"> <li>Open play space with sun exposure; 800-1,000 sq.ft. minimum size; irrigated</li> </ul>
Trees	<ul style="list-style-type: none"> <li>Provide shade for portion of playground area</li> <li>Provide tree canopy for &gt;40% of park space</li> </ul>
Bicycle Racks	<ul style="list-style-type: none"> <li>Accommodate 2-bike minimum</li> </ul>
Trash Receptacles & Dog Waste Disposal Stations	<ul style="list-style-type: none"> <li>Minimum of 1 located at entry</li> </ul>

Figure D2. Minimum Site Design Considerations for Neighborhood Parks

Amenity	Considerations - where feasible
Playground	<ul style="list-style-type: none"> <li>Minimum of 4,000 sq.ft. play area</li> <li>Equipment should be suitable for and developmentally-appropriate for toddlers and elementary school-aged children</li> <li>Playground should be ADA Accessible and play equipment should be ADA Compliant</li> </ul>
Loop Walking Path	<ul style="list-style-type: none"> <li>Minimum 8' wide</li> <li>ADA-compliant surface to accessible elements (benches, tables, play area)</li> <li>Pathway slope not to exceed 5% grade or no more than 8% for more than 30 lineal feet without switchbacks or railings</li> </ul>
Picnic Tables	<ul style="list-style-type: none"> <li>Minimum of 2, Use standard ADA compliant picnic table style</li> </ul>
Drinking Fountain	<ul style="list-style-type: none"> <li>Provide ADA-compliant standard fixture</li> </ul>
Benches	<ul style="list-style-type: none"> <li>Minimum of 2, Use standard ADA compliant bench style</li> </ul>
Open Turf Area	<ul style="list-style-type: none"> <li>Provide at least 15% of total lawn area with irrigation, preferably adjacent to the play area</li> </ul>
Trees & Landscaping	<ul style="list-style-type: none"> <li>Provide shade for portion of playground area</li> <li>New trees and shrubs should be irrigated for a minimum of 2 years until established</li> </ul>
Bicycle Racks	<ul style="list-style-type: none"> <li>Minimum of 2, with capacity to serve 4 bikes</li> </ul>
Trash Receptacles & Dog Waste Disposal Stations	<ul style="list-style-type: none"> <li>Minimum of 1</li> </ul>

For community parks, any or all of the following outdoor recreation features should be considered in addition to the same amenities provided in neighborhood parks.

Figure D3. Minimum Site Design Considerations for Community Parks

Amenity	Considerations - where feasible
Parking	<ul style="list-style-type: none"> <li>Based on types of amenities and their parking quantity requirements</li> <li>Include requisite number of handicapped parking stalls at appropriate locations</li> <li>Consider need for parking provision at multiple access points, where appropriate</li> </ul>
Loop Walking Path	<ul style="list-style-type: none"> <li>Provide a perimeter trail in addition to pathways accessing all major park amenities</li> </ul>
Multiple Access Points	<ul style="list-style-type: none"> <li>Provide connectivity to neighborhoods and public rights-of-way</li> </ul>
Restrooms	<ul style="list-style-type: none"> <li>Provide ADA-compliant standardized design facilities</li> </ul>
Picnic Shelter	<ul style="list-style-type: none"> <li>Provide minimum of 1 group picnic shelter</li> </ul>
Sports fields	<ul style="list-style-type: none"> <li>Type and quantity dependent on available space and current public demand for each sport facility</li> </ul>
Sports courts	<ul style="list-style-type: none"> <li>Type and quantity dependent on available space and current public demand for each sport facility</li> </ul>
Tree Canopy	<ul style="list-style-type: none"> <li>Target a 25-45% tree canopy dependent on other park amenities and feasibility</li> </ul>
Open Grass Area	<ul style="list-style-type: none"> <li>Open play area with sun exposure</li> <li>Minimum target of 1 acre</li> </ul>
Natural Areas	<ul style="list-style-type: none"> <li>Based on existing and restored environmental characteristics</li> </ul>
Off-leash Dog Area	<ul style="list-style-type: none"> <li>Minimum target of 1 acre</li> <li>Fenced enclosure with double-gate access</li> <li>Provide doggy waste dispenser and trash receptacle at entrance</li> </ul>

Figure D4. Design Considerations for Other Park Amenities

Amenity	Considerations
Picnic Shelter	<ul style="list-style-type: none"> <li>Minimum of 400 sq.ft.</li> </ul>
Sport field	<ul style="list-style-type: none"> <li>Practice level for youth soccer, T-ball, baseball and/or softball</li> </ul>
Sport court	<ul style="list-style-type: none"> <li>½ court basketball court</li> </ul>
Tennis court	
Alternative recreation court	<ul style="list-style-type: none"> <li>Such as bocce ball, pickleball, horseshoes, lawn bowling</li> </ul>
Skate spot	<ul style="list-style-type: none"> <li>600 to 1,200 sq.ft. with small ramps, bowls or features for beginners</li> </ul>
Disc golf course	<ul style="list-style-type: none"> <li>Minimum 9 baskets</li> </ul>
Sprayground	
Natural area	
Water feature	<ul style="list-style-type: none"> <li>Such as a passive water-based amenity that provides a visual focal point, i.e. fountains, ponds, or waterfalls</li> </ul>
Restroom	
Drinking fountain	
Utilities	<ul style="list-style-type: none"> <li>Automatic Irrigation, Electricity, Water</li> </ul>
Parking	

## Design Standards for Open Space and Natural Areas

Open space and natural areas are primarily intended to conserve places with ecological sensitivity or natural landscape value. Most natural areas have some space where low-impact recreational uses can be accommodated without reducing the environmental integrity of the land or water resource. Since the open space can range from wetlands and riparian corridors to fields and forests, design standards are not applied uniformly across the site. Each natural landscape is treated according to its level of sensitivity, need for conservation/restoration and tolerance for outdoor recreational use. However, where passive recreation opportunities can be provided, the standardized designs for park benches, picnic tables, signs, and other site amenities should be applied.

## Design Standards for Special Use Facilities

Consideration should be given in the design and renovation of any special use facility as to how and how much the site and its amenities should be identifiable within the park system through the application of standardized park signage and site furnishings. For example, a future sport field complex could accommodate some of the standardized park benches, picnic tables and signage, but it would also require its own specialized features, such as bleachers, backstops, field lighting, score boards and other equipment, that are unique to the facility. Each master plan design for new facilities should give careful consideration as to how a unique sense of place and identity is conveyed while still communicating that the facility is part of a system of outdoor recreation accommodation provided by the City of North Plains.

## Design Standards for Trails

A successful trail system is integrated with other transportation alternatives to include a range of trail, sidewalk, bike path and connection opportunities designed to the human scale. The typical recreational trail hierarchy is aligned from regional shared-use trails to local neighborhood paths and park trails. Trail systems can also incorporate specially designated trails for single track mountain biking, primitive hiking and equestrian uses.

Designing the actual physical trail starts with overall purpose of the trail, connecting travelers from one location to another (point A to point B) or through a particular environment (loop trail through a park). With a clear purpose for the trail, an appropriate alignment can then be determined to help provide the desired outdoor recreation experience or transportation value. For example, regional multi-use shared trails should be designed to a minimum width of 10 feet. In expanding urban centers, providing a 16-foot trail width can help accommodate significant bike and pedestrian use as the community grows and linkages to public transit enable increased trail usage. The most heavily used urban trails benefit from the installation of permanent pavement to withstand heavy traffic in a variety of weather conditions.

It should be noted that changes in transportation engineering and trail construction methods may warrant the need to update any trail design standards over time. Trail widths and surfacing types will vary across the trail hierarchy. Site furnishings along the trail are one method for standardizing trails as part of the outdoor recreation system provided by North Plains. The same benches, picnic tables, bollards and other site furnishings used throughout North Plains' park system could be installed along its trails to help unify the sense of place, reduce procurement costs and simplify maintenance.

The unifying standard for North Plains' trail system can be visually expressed through a designed wayfinding plan. Linked with the graphic character of the park system wayfinding, the trail signage should provide identification, direction, destination, travel information and safety messaging, while clearly reinforcing North Plains' sense of place.

Trails should be constructed according to City specifications. It is recommended that trail layout and surfacing materials be approved by the City and meet the following general requirements:

- Trail width should be a minimum of 8 feet wide
- Surfacing should be appropriate to the location; paved asphalt or concrete is recommended for upland areas, and wood chip, crusher waste or boardwalks are appropriate in lowland, wet or sensitive areas (City codes shall apply)
- Hard-surfaced trails should comply with ADAAG guidelines for slope and cross-slope; soft-surfaced trails should include properly placed and designed water bars or other surface water management techniques to minimize run-off and erosion.
- Entry signage should be provided at trailheads or access points, and boundary signage should be placed, as appropriate, to demarcate sensitive edges or private property boundaries.
- Trash receptacles should be provided at trailheads

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The inventory assessment highlighted an opportunity to consider incorporating crime prevention through environmental design (CPTED) principles to enhance park and trail safety and facilitate the monitoring of park uses and behaviors. CPTED applies four principles that are used to deter criminal behavior in outdoor environments:

- Natural surveillance
- Natural access control
- Territorial reinforcement
- Maintenance

CPTED natural surveillance (“see and be seen”) asserts that sight lines for better visibility can deter undesirable behavior and increase the perceptions of safety and comfort by park patrons. Lowering understory vegetation or raising lower tree branches through intentional vegetation management can provide more clear lines of sight in and around trails and other areas of use. Providing clear visibility and reducing blind corners can also improve safety by limiting conflicts between different users (e.g. runners, cyclists, dog walkers), where unanticipated encounters may result in crashes or entanglements.

Natural access control in park design is often very subtle. Controlling where vehicles enter and exit park facilities through designed barriers, bollards, boulders, and post and cable fencing can protect park users and minimize park property damage from misguided vehicular traffic. Walkways, lighting, fencing and landscaping provide explicit direction for park users. The flow of users through a park will help decrease the opportunity for crime and improve clarity for the intended park behaviors.

Territorial reinforcement comes through clear demarcation of boundaries. For public parks, those boundaries between public and private lands, safe and unsafe areas, and special use, limited access or reserved sites can be delineated with the appropriate placement of fencing, signs, landscaping or other physical or visual design techniques.

Finally, clearly visible, high-quality maintenance is an important element of CPTED, as well as general public safety. CPTED recognizes the “broken window” theory where neglected



and poorly maintained amenities are more attractive targets for vandalism or other criminal activity. Deferred maintenance can also result in park amenities that put users at risk. Broken pavement, worn decking, uneven playing fields and missing play safety surfacing can create injuries. Overall attention to CPTED principles can help ensure safer public park environments.

## MAINTENANCE AND OPERATIONS STANDARDS

### General Standards

#### Grounds

- Grounds are mowed and trimmed.
- Park is free of litter, debris and hazards.

#### Walkways & Paths

- Walkways have a uniform surface and are level with the ground and free of trip hazards.
- Walkways are free of litter and debris.
- Walkways have unobstructed accessibility, i.e. free from low and protruding limbs, guide wires, etc.
- Walkways are neatly edged.
- Walkways are clear of weeds and grass growth in cracks and expansion joints.

#### Signage

- Park identification signs are secure and properly installed in a noticeable location.
- Handicap parking signs (as applicable) are secure, visible and to city code.
- Signs are clean, painted and free of protrusions.

#### Ornamental Plants & Landscaping

- Plants are healthy.
- Plant beds are free of litter, debris, and weeds.
- Plant selection is appropriate for season and area usage.

### Playgrounds

#### Play Equipment

- Play equipment and surrounding play areas meet ASTM and National Playground Safety Institute standards.
- Play equipment and hardware is intact.
- Play equipment is free of graffiti.
- Age appropriateness for the play equipment is noted with proper signage.
- Shade structure is secure and free from tears, if applicable.

## Surfacing

- Fall surface is clean, level and free of litter and debris.
- Fall surface meets ASTM and National Playground Safety Institute standards.
- Fall surface is well drained.
- Rubber cushion surfaces are free of holes and tears.
- Rubber cushion surfaces are secure to the base material and curbing.

## Borders

- Playground borders are well defined and intact.
- Playground borders meet ASTM and National Playground Safety Institute standards.

## Decks

- Planks are intact, smooth, structurally sound, free of splinters and have no cracks greater than ¼ inch.
- Nails, bolts or screws are flush with the surface.
- Planks are level with no excessive warping.

## Fixtures

### Benches

- Slats are smooth and structurally sound.
- Hardware is intact and structurally sound.
- Nails, bolts or screws are flush with the surface.
- Seats and backing are smooth with no protrusions and have no exposed sharp edges or pointed corners.

### Tables

- Tables are clean, free of rust, mildew and graffiti.
- Table hardware is intact.
- Table frames are intact and slats are properly secured.
- Table seats and tops are smooth with no protrusions and have no exposed sharp edges or pointed corners.

### Trash Receptacles

- Receptacles are clean; Area around trash receptacles is clean and free of trash and debris.
- Wood receptacles are painted and free of damage or missing parts; hardware for wood receptacles is intact.
- Concrete receptacles are intact and free of cracks or damage.

## Sport Courts

### Surfacing

- Surface is smooth, level and well drained with no standing water.
- Surface is free of large cracks, holes and trip hazards.
- Surface is painted and striped as per court specifications.
- Worn painted surfaces do not exceed 20% of total court surface.
- Surface is free of litter, debris, gravel and graffiti.

## Goals and Backboards

- Goals and backboards are level with hardware intact and painted as appropriate.
- Nylon nets are properly hung and are not torn or tattered.
- Support poles are secure in the ground and straight.

## Restrooms

- Restrooms are clean, sanitary and properly stocked with paper products.
- Lights and ventilation systems are operational.
- Toilets, water faucets, stall doors and hand air dryers are operational.
- Restrooms are free of graffiti.
- Restroom doors are properly marked according to gender.
- Restrooms have clean trash receptacles.
- Restroom doors and locks are operational.
- Restrooms are in compliance with the requirements of the Americans with Disabilities Act.

## ADDITIONAL RESOURCES

Consultant's Guide to Park Design and Development; Park and Recreation Department, City of San Diego, CA

<http://www.sandiego.gov/park-and-recreation/pdf/consultantguide.pdf>

Design Standards for Park and Trail Development (Specifications); Park and Recreation Department, City of Bellingham, WA

<http://www.cob.org/government/rules/guidelines/park-design-standards.aspx>

Accessible Recreation Facilities Guidelines - Access Board

<https://www.access-board.gov/attachments/article/1637/outdoor-guide.pdf>

Handbook for Public Playground Safety - National Product Safety Commission

<http://www.cpsc.gov/cpscpub/pubs/325.pdf>







# **APPENDIX E: 2017 COMMUNITY TRAILS PLAN**



## INTRODUCTION

The *North Plains Community Trails Plan*, an appendix of the *North Plains Parks and Recreation Facilities Master Plan*, is intended to be a guide for development of future sidewalk, street, and greenway trails in the City of North Plains, Oregon. North Plains is located approximately 20 miles west of Portland, Oregon in Washington County (Figure 1). The town is on the periphery of the Metro regional governing boundary and is approximately 5 miles north of Hillsboro, Oregon. The community envisions an eventual city-wide trail network around town that encompasses on-street, sidewalk, and greenway paths.

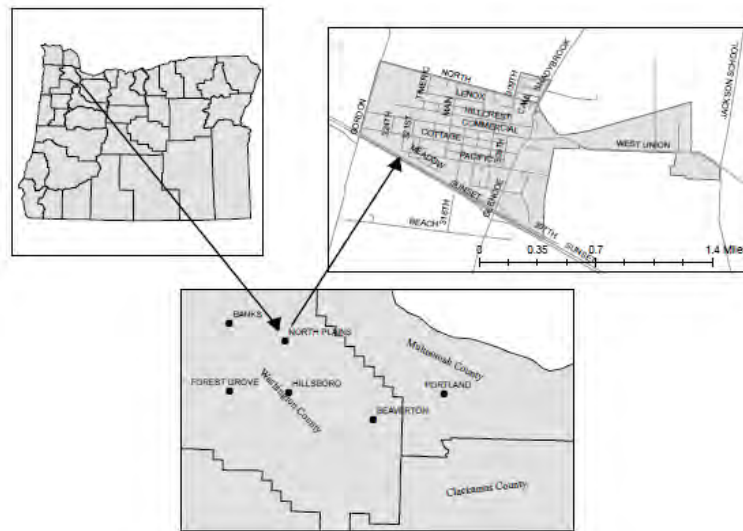


Figure 1: North Plains Vicinity

Street, sidewalk, and greenway trails offer numerous benefits, including:

- Providing recreational opportunities for communities
- Long-term economic benefits resulting from a more attractive, livable community
- Providing safer routes for pedestrians that are separated from vehicular traffic
- Social benefits, including opportunities for neighbors to interact while using trails
- Health benefits associated with increased physical activity
- The preservation and restoration of the riparian greenways to benefit the watershed and overall environmental health
- Increasing public environmental stewardship awareness with interpretive signage and providing opportunities to connect with nature

## BACKGROUND

Several local plans, created with public input, identify the need for community trails in North Plains, specifically along McKay Creek and Ghost Creek. In addition, a local nonprofit, the Citizens for Parks Improvements, conducted the *Parks and Recreation Survey*, a citizen opinion survey, in 2008. This survey consistently identifies trails as an unmet and desired addition to the city's parks and recreation system. Local plans that identify the need for trails include:

- *The North Plains Comprehensive Plan*
- *The North Plains Parks and Open Space Master Plan*
- *The North Plains Urban Renewal Plan*
- *The North Plains Transportation System Plan*
- Metro's *Regional Trails & Greenways* document which identifies the McKay Creek Greenway and the Portland-to-the-Coast Trail, both in the North Plains vicinity, as desired regional trails

This plan was developed with the input of the City of North Plains Walking Trail Advisory Committee and the North Plains Parks Advisory Committee. The Walking Trail Advisory Committee was formed in 2010 with the intent of determining the best placement of street, sidewalk, and greenway trails within the North Plains Urban Growth Boundary. The North Plains Parks Board has superseded the Walking Trail Advisory Committee and the North Plains Parks Advisory Committee. This Board oversees the planning and development of new parks and trails, along with the relevant equipment and furniture.

## GREENWAY TRAIL GUIDELINES

The City of North Plains is committed to trail construction and maintenance that minimizes environmental impacts and improves environmental conditions. As best management practices evolve, the city will alter trail and natural area management practices as necessary. Some basic guidelines for sound trail construction include:

- Aligning the trail above the ordinary high water mark and in a manner that has the least impact on the natural surroundings, minimizing grading/limiting erosion, protecting water quality, and maintaining wildlife habitat
- When possible, use sustainable recycled and/or local materials
- Installing recycling containers in addition to trash cans
- Avoid disturbing nesting birds and other breeding wildlife during trail construction and maintenance
- Surrounding the trail with denser vegetation to encourage users to stay on the trail and minimize site disturbance, especially in sensitive areas
- All best management grade and outslope designs should be followed to reduce erosion and sedimentation

- Large brush/dead and standing wood should be retained on the site to provide wildlife habitat, restore nutrients, and minimize site disturbance
- Using trail material/trail break methods that minimize erosion and are ADA compliant.
- Keeping all motorized maintenance equipment on trails to reduce site disturbance
- Continuously monitor and modify trail management practices to ensure the highest level of land stewardship and user benefit
- Partner with all stakeholders and receive input on design and alignment in all stages of the project. These stakeholders may include, but are not limited to, transportation agencies, storm water management agencies, local governments, community organizations, and adjacent property owners
- For more trail construction and management guidelines, refer to the Resources section at the end of this document

## STREET & SIDEWALK TRAIL GUIDELINES

City of North Plains is committed to sidewalk and street trails or pathways that maximize pedestrian safety and connectivity. As we continue to examine ideal routes and potential improvements the following factors will be considered:

- Sidewalk placements, including future sidewalks in the North and East Urban Growth Boundary (UGB) expansion areas
- Crosswalks
- Existing and future park locations
- Creek and water body locations
- Vehicular traffic levels and pedestrian safety
- Locations of businesses and other points of interest
- Scenic views

NOTE: A majority of the streets in North Plains contain on-street paths, open ditches and no sidewalks.

Full-scale storm water piping, curbs, and sidewalks are not financially feasible in the near future, and ditch drainage systems have the potential for improving water-quality and retaining flood waters. Open ditches can also be retro-fitted into bioswales or rain gardens for filtration and water purification.

Due to the above reasons, many of the city trail improvements are on the street. The plans for street and sidewalk trails include:

- Placing “pedestrian lanes” on shoulders with directional arrows and pedestrian symbols. These lanes will effectively narrow vehicle travel lanes and calm traffic, thus providing a safer pedestrian environment (Figures 2-4 page 5)

Some streets do not have open ditches and may more easily accommodate inexpensive off-street chip or gravel pathways. Refer to the Street and Sidewalk trail section for specific locations of potential off-street pathways.



Figures 2, 3, 4: Sample pictures of on-street pedestrian lanes

## STREET & SIDEWALK TRAIL ROUTES

A majority of the streets in North Plains contain on-street paths, open ditches and no sidewalks. Full-scale storm water piping, curbs, and sidewalks are not financially feasible in the near future, and ditch drainage systems have the potential for improving water-quality and retaining flood waters. Open ditches can also be retro-fitted into bioswales or rain gardens for filtration and water purification

Other possible plans for North Plains street and sidewalk trails include:

- Placement of trail marker posts, directional signage, and/or other amenities such as benches, trash cans, and dog waste receptacles in the network
- In addition, if funding allows, the following amenities may be an option in the future:
  - Adding planting strips to form a buffer between the pedestrian and traffic (Figures 5, 6 below)

Placing bollards, rumble strips, curbs, or reflectors along pedestrian path boundaries to delineate a separation from pedestrian and vehicular traffic. Many options are available for bike lanes that could be adjusted for pedestrian use



Figures 5 & 6: Sample planting strips that could be incorporated into the street to serve as a buffer between the vehicle and pedestrian traffic





**NOTABLE FEATURES (CONTINUED):**

- Sidewalks established on Main from Commercial to North (Figure 8, right)
- Sidewalks established in Westridge (North @ 309<sup>th</sup>), Vanrodison Heritage Estates (North @ Main), & Cottage Point East (Cottage @ 320<sup>th</sup>) subdivisions
- Crosswalks available on Main@ Commercial, Lenox@ Commercial, 309th @ North, Cottage @ Glencoe, and Pacific @ Glencoe
- Thermoplastic brick crosswalks at Cottage @ Glencoe, and Pacific @ Glencoe (Figure 9, right)
- Loop passes the Cottage Point natural area along Ghost Creek, which has the potential for wildlife, bird-watching, and environmental education opportunities
- Bicyclists use Commercial and Glencoe, and often stop at local businesses for refreshments; bicycle tourism remains an under-utilized economic development opportunity in North Plains



Figure 8: Sidewalks along Main Street



Figure 9: Thermoplastic brick crosswalk, Cottage @ Glencoe

**ISSUES:**

- Fast-moving traffic along North between Main & 313<sup>th</sup> (Figure 10, right) contains a widened shoulder for pedestrians. This shoulder has no vehicle/pedestrian separation
- *Sidewalk issues:*
  - Sidewalks on North from Timeric to Main, North between Main and 313<sup>th</sup>, 313<sup>th</sup> from North to Lenox, Highland between 312<sup>th</sup> and 313<sup>th</sup>, and Pacific from Main to 320<sup>th</sup>, are made of lower-quality asphalt and are starting to deteriorate
  - Gaps in stretches of sidewalks on Timeric (Figure 11, below)
  - No sidewalks surrounding the PGE station on the corner of North and Shadybrook (Figure 12 below)
  - Hazardous on-street segment with no sidewalks on Glencoe between Hillcrest & Commercial
  - Intermittent or no sidewalks on Highland from Glencoe to 307<sup>th</sup>, sidewalks that do exist are isolated to frontages of residences
  - Intermittent and/or sub-standard sidewalks on Highland from Glencoe to 313<sup>th</sup>
  - No sidewalks on corner of Highland @ 313<sup>th</sup>; limited sight distance for pedestrians



**Figure 10: Ideal road shoulder used by pedestrians where bollards, curbs, and/or street reflectors could be installed.**



**Figure 11: Gaps in otherwise continuous stretches of sidewalks on Timeric**



**Figure 12: No sidewalks surround the PGE station on the corner of North and Shadybrook**

**DESIRED IMPROVEMENTS:**

- Crosswalks, street furniture, water fountains, trail signs
- Traffic calming
- Sidewalks
- Wildlife amenities such as bird houses, bat houses, bird feeders, and educational signage along the Cottage Point natural area

**IMPLEMENTATION ACTIONS**

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings (Figure 2, page 5)
- Install and improve crosswalks, and street furniture  
Pedestrian Symbols should be color-coded to designate different loops/trails
- Explore funding options to replace asphalt sidewalks in the next 10-15 years
- Explore options to improve existing crosswalks to make pedestrians more visible to vehicles
- Lot near North @ Timeric is missing a sidewalk. A makeshift gravel path could be installed to fill gap in sidewalk. In the long term, work with the landowner to install a sidewalk. (Figure 11, page 8)
- Work with PGE to install off-street paths surrounding their utility station on North @ Shadybrook (Figure 12, page 8)
- Install off-street path surrounding Jessie Mays Community Center
- Work with property owner of Cottage point greenway to install wildlife amenities
- Work with Washington County to install crosswalks across Glencoe @ Pacific and Glencoe @ Highland
- No sidewalks on corner of Highland Court @ 313th Avenue; limited sight distance for pedestrians (Figure 13, below)



**Figure 13: No sidewalks on corner of Highland Court & 313<sup>th</sup> Ave. Limited sight distance for pedestrians.**



## RED TRAIL: 1.5 MILE DOWNTOWN LOOP

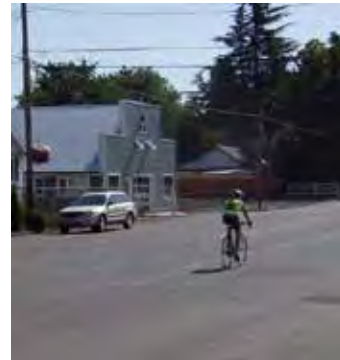


**Figure 14: 1.5 Mile Downtown Loop**

**LENGTH:** Approximately 1.5 Miles

### **NOTABLE FEATURES:**

- Trail passes Downtown businesses, businesses along Glencoe, City Hall, Library, Senior Center, Post Office, and the Fire Station
- Loop is a good length for short-distance runners and walkers
- Trail passes a bus stop along Commercial
- Bicyclists frequently use Commercial and Glencoe, and often stop at local businesses for refreshments; bicycle tourism remains an under-utilized economic development opportunity in North Plains (Figure 15, right)
- Loop passes the Cottage Point natural area along Ghost Creek, which has the potential for wildlife, bird-watching, and environmental education opportunities
- Trail passes Louie Wentz Park and the Pacific Purple Park
- Thermoplastic brick pavement crosswalks at Cottage @ Glencoe and Pacific @ Glencoe (Figure 19)
- Crosswalks available on Main @ Commercial, Cottage @ Glencoe, and Pacific @ Glencoe



**Figure 15: Bicyclist passing through downtown North Plains**

**OWNERSHIP:** City & Washington County streets, Cottage Pointe greenway area is privately owned by the subdivision developer

**ISSUES:**

- Commercial between 313<sup>th</sup> and 309<sup>th</sup> (Figure 16, below) contains a widened shoulder for pedestrians. This shoulder has no vehicle/pedestrian separation. There may be issues sharing the lane among pedestrians and bicyclists

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***ISSUES (CONTINUED):***

- Unsafe to cross common driveways while walking on sidewalks on Glencoe
- Sidewalks on the south side of Pacific from Main to 320<sup>th</sup> are made of lower-quality asphalt
- A major part of the Red Trail has either intermittent or no sidewalk, which causes safety issues



**Figure 16:** This shoulder on Commercial between 313<sup>th</sup> and 309<sup>th</sup> has no vehicle/pedestrian

***DESIRED IMPROVEMENTS:***

- Crosswalks, street furniture, water fountains, trail signs
- Traffic calming
- Sidewalks
- Wildlife amenities such as bird houses, bat houses, bird feeders, and educational signage along the Cottage Point natural area

***IMPLEMENTATION ACTIONS:***

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings and before/after all driveway cuts (Figure 4, page 5)
- Consider adding signage along Commercial to indicate that the shoulder lanes are used by pedestrians and bicyclists
- Install crosswalks, street furniture, trail signs. Pedestrian stencils should be color-coded to designate different loops/trails
- Install drinking fountain at Pacific Purple Park
- Explore funding options to replace asphalt sidewalks in the next 10-15 years
- Install sidewalks, off-street gravel or bark paths where feasible, where sidewalks do not exist
- Explore options to improve existing crosswalks to make more visible to vehicles

**ORANGE TRAIL: 1.54 MILE LOOP**

Figure 17 1.54 mile Ghost Creek Trail

**LENGTH:** Approximately 1.54 mile

**NOTABLE FEATURES:**

- Loop is a good length for short-distance runners and walkers
- Loop can connect with greenway trails along McKay and Ghost Creeks
- Loop has the potential to draw in tourists stopping at businesses on Glencoe Road.
- Loop connects with Ghost Creek Greenway Trail and The Turtle Pond

**OWNERSHIP:** City & County streets

**ISSUES:**

- Unsafe to cross commercial driveways while walking on sidewalks on Highland Court @ Glencoe Road
- *Sidewalk issues:* No sidewalks on corner of Highland Court @ 313<sup>th</sup> Avenue; limited sight distance for pedestrians (Figure 13, page 9)

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**DESIRED IMPROVEMENTS:**

- Crosswalks, street furniture, water fountains, pedestrian stencils, trail signs
- Traffic calming
- On and off-street pedestrian paths

**IMPLEMENTATION ACTIONS**

- Place double-sided arrows/pedestrian stencils/lane separators along the entire trail and before/after all intersection crossings and before/after all driveway cuts (Figure 4, page 5)
- Install crosswalks, street furniture, pedestrian stencils, trail signs. Pedestrian stencils should be color-coded to designate different loops/trails
- Install makeshift off-street paths where possible: 313<sup>th</sup>-Highland to Pacific, Highland-307<sup>th</sup> to Glencoe, and Pacific-313<sup>th</sup> to Glencoe

## GREENWAY TRAILS

### GHOST CREEK GREENWAY TRAIL



Figure 20: Ghost Creek Greenway Trail



**LENGTH:** Approximately 0.4 Miles

**NOTABLE FEATURES:**

- Follows the Ghost Creek natural area
- Wildlife habitat, i.e. bird houses and bat houses and bird-watching opportunities
- Environmental education opportunities
- Trail ties into the City's street and sidewalk trails
- The City has recently installed a picnic table, trash can, and dog waste receptacles on Highland @ 313<sup>th</sup>
- Loop has the potential to draw in tourists stopping at businesses on Glencoe Road
- Trail passes through Vern Galaway Park
- Pedestrian tunnel under Glencoe following Ghost Creek on east (Figure 23, page 15)



Figure 21: Ghost Creek natural area, facing south

**OWNERSHIP:**

- 3 acre property owned by the City of North Plains

**ISSUES:**

- Many portions of the trail are flooded during many months of the year
- Much of the vegetation along the creek is non-native and invasive

**DESIRED IMPROVEMENTS:**

- Five foot path, benches, water fountains, waste and recycling receptacles, and information kiosks that include maps. The path should be designed in a manner that permits year-round use. This may entail the installation of a boardwalk on some or all portions of the trail, such as the boardwalk along Willow Creek in Beaverton (Figure 22, right)
- Educational signage
- Habitat restoration along the creek with native vegetation-work with Tree for All and Solv for tree planting



Figure 22, Boardwalk along Willow Creek Trail, Beaverton, OR

**IMPLEMENTATION ACTIONS**

- Refer to the Appendix B for a map of the lot-by-lot breakdown of necessary tasks to complete the Ghost Creek and McKay Creek Greenway Trail
- Consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine best trail designs, including options to ensure adjacent landowner privacy
- Consult with North Plains Police to ensure trail designs meet safety concerns
- Continue to partner with residents, Clean Water Services, and ODOT to plan, construct, and maintain trail, including invasive plant removal and native tree and shrub planting work parties
- Explore grant and other funding options to construct the trail and purchase signage kiosks, trash cans, and other trail or boardwalk materials
- Connect the greenway trail to other trails with double-sided arrows/pedestrian stencils/lane separators from 314<sup>th</sup> to Pacific (Figure 4, page 5)



Figure 23: Pedestrian tunnel under Glencoe, following Ghost Creek on east

# McKay Creek Greenway Trail



**Figure 24: 1.2 mile McKay Creek Greenway Trail**

<p><b>LENGTH/WIDTH:</b> Approximately 1.2 Miles</p>
<p><b>NOTABLE FEATURES:</b></p> <ul style="list-style-type: none"> <li>Follows the McKay Creek natural area</li> <li>Wildlife and bird-watching opportunities</li> <li>Environmental education opportunities</li> <li>Trail ties into the City's street and sidewalk trails</li> <li>Trailhead with a path, benches, and fencing at Pacific &amp; 307<sup>th</sup></li> <li>Trail has potential to draw in both residents and tourists stopping at businesses on Glencoe Road</li> </ul>
<p><b>OWNERSHIP:</b></p> <p>The desired trailhead and trail pathway are owned by multiple private owners and public agencies. The trail will require multiple easements and/or dedications</p>
<p><b>ISSUES:</b></p> <ul style="list-style-type: none"> <li>Many portions of the trail are flooded during many months of the year</li> <li>Much of the vegetation along the creek is non-native and invasive</li> <li>There may be security and safety concerns if the trail is developed</li> <li>Trail construction may require environmental agency permits</li> <li>Most of the McKay Creek Greenway Trail runs through private properties with multiple owners</li> <li>Privacy concerns for adjacent landowners to the trail</li> </ul>

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**DESIRED IMPROVEMENTS:**

- Five foot path, benches, drinking fountains, waste and recycling receptacles, and information kiosks. The path should be designed in a manner that permits year-round use. This may entail the installation of a boardwalk on some or all portions of the trail, such as the boardwalk along Willow Creek in Beaverton (Figure 22, page 14)
- Wildlife amenities such as bird houses and bat houses
- Habitat restoration along the creek with native vegetation

**IMPLEMENTATION ACTIONS**

- Refer to the Appendix B for a map of the lot-by-lot breakdown of necessary tasks to complete the Ghost Creek and McKay Creek Greenway trails
- Consult with other area jurisdictions (Oregon Parks & Recreation, Oregon Department of Environmental Quality, Clean Water Services, ODOT) to determine best trail designs, including options to ensure adjacent landowner privacy
- Consult with North Plains Police and Tualatin Valley Fire & Rescue (TVF&R) to ensure trail designs meet their safety standards
- Continue to partner with residents, Clean Water Services, SOLV, ODOT, and Washington County to plan, construct, and maintain trail, including invasive plant removal and native tree and shrub planting work parties
- Work with property owners to explore trail easement options

## SIDEWALKS & TRAILS



Figure 26: North Plains recently approved expansion areas are hatched above, dashed lines are potentially future sidewalks



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<p><b>LENGTH:</b> Approximately 2.5 Miles, however the exact length and design will be determined during future development</p> <p><b>NOTABLE FEATURES:</b></p> <ul style="list-style-type: none"> <li>■ Area has not been developed</li> <li>■ Many opportunities are available to incorporate trails into future commercial and residential developments</li> </ul>
<p><b>OWNERSHIP:</b></p> <ul style="list-style-type: none"> <li>■ Privately owned farmland is slated for future residential and commercial development</li> <li>■ West Union, Jackson School, and North Ave are owned and maintained by Washington County</li> <li>■ Future land for streets may be dedicated to the City</li> </ul>
<p><b>ISSUES:</b></p> <ul style="list-style-type: none"> <li>■ Area is undeveloped, so incorporation of trails in future development will require extensive coordination among landowners, developers, the City, and Washington County</li> <li>■ West Union, North, and Glencoe are unpleasant for pedestrians because of high-speed vehicular traffic</li> </ul>
<p><b>DESIRED IMPROVEMENTS:</b></p> <ul style="list-style-type: none"> <li>■ Sidewalks and trails that bypass future parks and connect to existing street, sidewalk, and greenway trails that readily provide pedestrian access to future businesses, parks, and residences</li> <li>■ Crosswalks, street furniture, water fountains, mile-markers, trail signs</li> <li>■ Traffic calming</li> </ul>
<p><b>IMPLEMENTATION ACTIONS:</b></p> <ul style="list-style-type: none"> <li>■ City coordination with existing and future landowners, developers, and Washington County to ensure incorporation of sidewalks and trails into future developments</li> </ul>



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