# FAIRVIEW PARKS AND RECREATION/ OPEN SPACE MASTER PLAN UPDATE

# FINAL REPORT AND RECOMMENDATIONS

Prepared for the

CITY OF FAIRVIEW, OREGON

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# Part I
# INTRODUCTION

# PART ONE: INTRODUCTION

## A. INTRODUCTION TO THE PROJECT

Preparation of this document completes a comprehensive planning study to update the City of Fairview Parks & Recreation/Open Space Master Plan. Because the updated master plan is based on the most current data, it replaces the 1994 master plan document and should be used to guide all future park system development in Fairview. Once implemented, the updated plan will serve the recreational needs of Fairview residents through a "built-out" population of approximately 10,000 people, expected by year 2005. This report represents the complete findings, conclusions and recommendations of the Parks Advisory Committee, City staff and Consultants.

*The goals of the planning process update were to:*

- Assess opportunities for implementing missing pieces of the original master plan based on physical and demographic realities of the community;
- Propose additional recreation facilities that enhance the parks system and address the needs of the community; and,
- Prepare an updated master plan that serves the recreational needs of the community in a fiscally responsible manner.

**This report summarizes the results of the planning process in four parts.**

**Part One: Introduction.** Provides a brief introduction to the update, an explanation of the planning process, and a background and basis for the update.

**Part Two: Needs Assessment, Inventory & Analysis.** Reviews existing plans and policies relevant to the update; summarizes current and projected recreation needs; provides an inventory and analysis of existing recreation facilities; and, defines opportunities for expansion of the recreation system.

**Part Three: The Plan.** Defines the decision-making criteria used to develop the Updated Master Plan; presents and analyzes the Updated Master Plan; and, provides an Action Plan with specific projects and policies that support the intended character and quality of the updated master plan.

**Part Four: Implementation.** Describes the fiscal realities of implementing the updated master plan.

## B. THE PLANNING PROCESS

The City of Fairview contracted with McKeever/Morris, a division of Parsons Brinckerhoff Quade & Douglas Inc., a land use and transportation planning firm, and Raymond J. Bartlett, Economic & Financial Analysis, a financial planner and analyst. The team was responsible for facilitating the planning process and conducting the technical analysis for the updated master plan.

From the outset of the update, every activity was designed to build upon the foundation of consensus achieved during the 1994 master planning process. The Parks Advisory Committee provided review of all proposed updates to the plan while City staff served as the primary contact for development and refinement of the proposals. City staff provided technical knowledge of relevant issues for developing a plan that responds appropriately to the physical opportunities and constraints of the land and the values and recreational needs of the community.

The update process was designed to achieve the following objectives:

- Ensure the technical quality of the work performed.
- Provide a rational and objective foundation for decision-making.
- Maintain an efficient flow of the work program.
- Build consensus support for the final plan with City staff and the Parks Advisory Committee; and
- Result in a suitable long-term master plan.

The approach emphasized consideration of political, social, physical, and financial realities of the community to ensure that the master plan could be implemented.

## 1. Public Involvement - A Key Component

Public involvement was an integral component of the 1994 study and resultantly the plan won broad-based support from the community. Because of this comprehensive public process, the update required only the involvement of City staff and the Parks Advisory Committee. Informed by the outcome of the earlier process, City staff and the Parks Advisory Committee were able to analyze proposals to ensure their compliance with community values and needs. The purposes of the public involvement program for the original study were:

- To promote understanding of the project among affected parties;
- To support and enhance the quality of the technical work; and
- To build agreement and support for the project's recommendations.

This public involvement strategy devoted substantial effort towards developing understanding and agreement of the issues among citizens, the development community, city government and regional interests. It was necessary in the early stages of this process to establish a common understanding of the relevant issues among all involved. In later stages, the focus of the public involvement program shifted to solicit input on specific recommendations being developed by the Steering Committee. Resources were spent on providing education and two-way dialogue with citizens with an emphasis on in-depth work with the Steering Committee to build consensus for the final master plan.

Throughout the update process, City staff regularly provided input throughout the process, and the Parks Advisory Committee provided review of materials at key junctures. At the beginning of the study, following a kick-off meeting with City staff, the Parks Advisory Committee was asked to review existing conditions data, analyze strengths and weaknesses of the existing system and develop preliminary recommendations for improvements to the system. Their input inspired development of a feasibility analysis to study development of a community park facility as an expansion to Park Cleone. Later, as a final step in the process, the Committee provided review of the draft master plan update. Their input was integrated into this final document, which was then taken to the City Council for adoption.

## C. BACKGROUND & BASIS FOR THE PROJECT

Fairview is one of the smaller of 27 communities located within the greater Portland Metropolitan area of Oregon. Though one of the oldest settlements in the area, it had been slow to develop and grow until recently. Much of the residential development within Fairview has occurred during the past five years and includes the Fairview Village development south of N.E. Halsey and several developments near Fairview Lake. Previously, the slow rate of growth was attributed to the rural community character of the original settlement and its close proximity to the larger cities of Portland (largest in the state) and Gresham (4th largest in the state).

Located on the eastern side of Multnomah County, the city of Fairview is surrounded on three sides by other cities and to the north by the Columbia River and the Oregon state line. This effectively eliminates any likely future expansion of the city boundary for growth and development. Gresham is located to the south and west and Wood Village and Troutdale are located to the east. The city is a rectangle with dimensions of approximately 2 miles north to south and 1-$^{1}/2$ miles east to west.

One of the State's two main freeways runs east to west through the middle of the city limits, bisecting the city and limiting the connection and accessibility of residents and businesses on either side. Until just recently, freeway access was not available directly to or from the City, however the 207th Interchange has provided this necessary connection. The lack of a direct connection to the freeway is also thought to have contributed to the modest growth of the city in the past.

Recently, Portland's reputation for livability combined with the robust economy and improvements such as the 207th Interchange have led to rapid development of the community. If this development pace continues, it is likely that full build-out of the community will occur within the next few years, by 2005. How this growth effects this quiet and pleasant suburban community will be determined substantially by the foresight of the local community in protecting open space and by maintaining an adequate level of service for recreational facilities.

Since adoption of the 1994 master plan, the City has increased the amount of park land under its own jurisdiction and still benefits greatly from that of Metro and the School District with one of the largest regional parks (Blue Lake Park to the north) and best Middle school complexes (Reynolds to the south) located within the city limits. At the same time, by comparison to many of the other cities in the region, Fairview has retained more significant natural areas per capita. Some of this land is presently in private

ownership and susceptible to development, with protection from development often limited to zoning regulations. The master plan update attempts to provide alternate locations for park facilities to continue to provide the preferred level of service. More specifically, the update will emphasize providing not only the quantity of park land necessary to serve the community but the type of park facilities that the community needs. Broad public concern to protect the community's quality of life supports this planning effort.

# Part II
# NEEDS ASSESSMENT, INVENTORY, AND ANALYSIS

# PART TWO: NEEDS ASSESSMENT, INVENTORY & ANALYSIS

## A. SUMMARY OF EXISTING POLICIES

### 1. INTRODUCTION

The 1994 master plan provided policies to set aside park and open space lands to serve the needs of a growing community. As of 1994, the community had more open space per capita than many other cities in the region; however, much of this land was in private ownership. Protecting the community's character required new policies to set aside land as development occurred. Similarly, the master plan update presents policies to continue expansion of the parks and recreation system however; its goals are supported largely by existing policy. Following is a description of these policies.

### 2. DOCUMENT SUMMARY

The relevant documents listed below were reviewed to assess their relationship to the policy direction of the 1994 master plan as well as the update. Information from the 1994 master plan is presented first followed by any relevant revisions that have occurred since 1994.

- City of Fairview Comprehensive Plan (including revisions and additions)
- Flood Insurance Study & Map, City of Fairview, Oregon, Multnomah County (with Flood Insurance Rate Map)
- Fairview Zoning Ordinance (including the Riparian Buffer Overlay)
- Draft Wetlands Report, The Proposed Fairview Village Multi-Use Site, Multnomah County, Oregon
- Wetlands Determination and Delineation in Fairview, Oregon
- Habitat Assessment and ESEE Impact Analysis for Lingelbach Property, Fairview, Oregon
- Wetland Delineation for Portland Hospital Service Corporation, Fairview, Oregon
- Draft Wetland and Conceptual Mitigation Report, 207th Avenue Connector, Environmental Assessment
- Blue Lake Park Development Plan
- Fairview Lake Natural Areas Inventory
- Multnomah County Natural Area Protection and Management Plan

Additional documents, as well as new policy, expand the role of parks/recreation/open space in this community. These new documents include:

- Parks System Development Charges
- Metro Functional Plan Update
- Fairview Transportation System Plan
- Public Works Maintenance Standards

A summary of these additional policy elements is provided following a summary of the documents reviewed as part of the 1994 plan.

## "City of Fairview Comprehensive Plan"

### *1994 Information*

The Fairview Comprehensive Plan, adopted in 1979, contains a number of sections relating to the City's park, recreation and open spaces plans and resources. Based on Metro's projections, the 2010 population of the City of Fairview is expected to be 10,000 persons, up from approximately 3,300 at the time the plan was completed. The Plan indicates there is sufficient land to accommodate the anticipated population.

The Plan parks and open space policies were reviewed as the 1994 Fairview Parks and Recreation Master Plan was developed. Policies regarding the desired amount of park land, park location, natural resources, riparian areas and wetlands, and land use were given particular attention.

### *Revisions*

The 1994 Fairview Parks and Recreation Master Plan, as well as this updated plan replace the recreation policies in the Comprehensive Plan. The city is revising the Comprehensive Plan, and this relationship between the two plan documents will be clarified.

## "Flood Insurance Study, City of Fairview, Oregon, Multnomah County (with Flood Insurance Rate Map)."

### *1994 Information*

This study indicates existence and severity of flood hazards. These data are used to update floodplain regulations. For the purposes of this study they help identify areas that should be protected for open spaces and preserved to protect people and property from potential hazard.

### *Revisions*

This study has not been revised.

## "Fairview Zoning Ordinance"

### *1994 Information*

Title 19 of the Fairview Municipal Code, the Fairview Zoning Ordinance, establishes the permitted land uses throughout the community. Parks and/or community uses are permitted outright or conditionally in all agricultural, residential and industrial zones within the city.

Of particular interest are the Significant Environmental Concern Overlay and Flood Plain Overlay Zones. The purpose of the SEC Zone is to:

*...protect and conserve valuable wetlands, riparian and upland wildlife habitat areas, and ecologically and scientifically significant natural areas while permitting appropriate development activities when carried out in a sensitive manner with minimal impacts on identified natural resource values.*

The Flood Plain Overlay has the purpose :

*...to promote the public health, safety and general welfare, and to minimize public losses due to flood conditions in specific areas.*

Both zones restrict the placement and design of development in order to preserve important community resources.

### *Revisions*

Two important revisions were made to the Fairview Zoning Code after 1994 Fairview Parks and Recreation Master Plan was completed.

"Fairview Village"

Title 19 was amended in 1994 to include a new set of zoning provisions for the Fairview Village development (Chapters 19.110 to 19.155) to implement a master plan for a mixed-use development. Several requirements in these chapters of the code further support the parks master plan.

- Parks and playgrounds are outright permitted uses in the Village Single-Family zone (VSF), Village Townhouse Residential zone (VTH), and Village Apartment zone (VA).
- Pedestrian ways and trails are required for connecting residential areas (subdivisions and multifamily development) to commercial, office and public facilities and amenities.
- The development standards prohibit development within 50 feet of the Fairview Creek centerline. For lots abutting Clear Creek, the developed area setback shall be 37.5 feet.
- To preserve and protect Fairview Creek and Clear Creek, a conservation easement must be granted to the City concurrent with development.
- A public recreation trail is required throughout the wetland and upland park/open space areas with connections to key locations within the Village.
- As part of the Fairview Village development, several pocket parks, a neighborhood park and open space were deeded to the City.

"South Fairview Lake Design Overlay Zone"

Title 19 was amended in 1998 to require conservation easements along Fairview Lake including a Shoreline Conservation Easement, which prohibits development and resource alteration. It also requires enhancement of disturbed resources within 35 feet from the top of bank or annual mean water level--in locations without a notable top of bank.

Title 19 of the Fairview Municipal Code, the Fairview Zoning Ordinance, now addresses protection of major city water features (Class 1) in the Fairview Creek Watershed: Fairview

Creek, Osburn Creek, No Name Creek, Fairview Lake, Columbia Slough, and associated wetlands and riparian areas. To protect the resource, setbacks are required between the resource and development, or other impacts. Setbacks are defined for each water feature as follows: Fairview Creek, No Name Creek and Columbia Slough require a 35-foot buffer; Fairview Lake requires a 35-foot buffer; and, Osburn Creek requires a 26-foot buffer. Other provisions require revegetation of disturbed areas with native riparian vegetation, preservation of wetland buffers and delineation of wetlands prior to site disturbance

**"Draft Wetlands Report, The Proposed Fairview Village Multi-Use Site, Multnomah County, Oregon."**

***1994 Information***

An inventory of a 76.73-acre area, near NE Sandy Boulevard and NE Blue Lake Road, identifies a wetland area of 3.29 acres, with 1.67 acres in new mitigation and 0.7 acres in restored wetland.

***Revisions***

No revisions have been made and construction of the project is underway.

**"Wetlands Determination and Delineation in Fairview, Oregon."**

***1994 Information***

This study identifies a 5,000 square foot wetland area, not including man-made ponds, within five lots, south of Bridge Street.

***Revisions***

No revisions have been made.

**"Habitat Assessment and ESEE Impact Analysis for Lingelbach Property, Fairview, Oregon."**

### *1994 Information*

This assessment evaluates seven acres for compatibility with development. It recommends how to fit development onto the property while preserving the maximum number of trees.

### *Revisions*

No revisions have been made.

## "Wetland Delineation for Portland Hospital Service Corporation, Fairview, Oregon."

### *1994 Information*

This study evaluates a development site within Fairview that identified 1.32 acres of wetland area on the east side of No Name Creek.

### *Revisions*

No revisions have been made.

## "Draft 207th Avenue Connector, Environmental Assessment."

### *1994 Information*

This study preceded the construction of 207th Avenue Connector, which now provides a way for motorists between Interstate 84 and the local arterial network. Three alternative alignments were suggested, each with its own impact on the natural and community environments within Fairview.

As part of the analysis associated with the roadway decision, the report identifies floodplains, wetlands and habitat areas in the vicinity of the alternative 207th Connector alignments were analyzed. Using values associated with water quality improvement, flood flow alteration and storage, groundwater discharge and recharge, as well as natural biological support, the report rates the nine sites for the various resources impacted.

The inventory serves as a useful reference for potential open space and park areas in the southern portion of Fairview. It also indicates the importance of Fairview Creek and the remaining large forested areas to the wildlife and vegetative communities of the area.

### *Revisions*

Since 1994, the study was finalized, and 207th Avenue was completed. The study continues to serve as a useful reference.

## "Multnomah County Natural Area Protection and Management Plan", Multnomah County Park Services Division.

### *1994 Information*

The Plan establishes a vision that reads: Multnomah County will be a community where both people and nature flourish.

The Plan the calls for the restoration and protection of Fairview Lake and Creek, as well as the Columbia River lowlands, slough and islands. This is to include corridors and natural areas. It calls for cooperation with state, regional and local agencies, as well as non-profit organizations, to protect and enhance natural resources. A series of implementation policies indicate that the County will actively pursue working with adjoining property owners to protect, regulate or purchase appropriate lands. The report creates criteria and forms for inventorying and evaluating natural area sites, as well as listing potential resources. The criteria for acquisition relate to which areas best represent and protect important natural resources, the following are the topic areas:

*Rare and Unique Plant Communities or Animals*

*Connectivity*

*Biodiversity*

*Historic Losses*

*Expansion to a Protected Natural Area*

*Resource Degradation*

*Development Potential.*

### *Revisions*

No revisions have been made.

## "Blue Lake Park Development Plan, Multnomah County Park Service Division."

### *1994 Information*

Identifies Blue Lake Park as a regional, family-oriented recreation facility. The Plan indicates where existing activities could be expanded and locates new facilities, like home sites and trails. There is a clear orientation to developing a more self-supporting park program.

### *Revisions*

See Metro Functional Plan Update below.

## "Park System Development Charges"

As part of the 1994 Fairview Parks Master Plan, system development charges (PSDCs) were enacted to help finance parks improvement needs related to new development. The 1994 plan serves as the capital improvement plan required by state law to allow collection of the fees. The parks PSDC is raised at a rate of 5% annually, and it is presently $981.46 for every new dwelling unit.

## "Metro Functional Plan Update"

The 1994 Fairview Parks Master Plan (Figure 7 – Final Plan) is generally consistent with the Metro Functional Plan land use designations. However, there are three related areas where on-going Metro activities may affect the Fairview Parks Master Plan:

- Title 3 of the Metro Functional Plan;
- Metro's evaluation of Blue Lake Park; and
- Metro land acquisition near the Columbia River.

**Title 3**

Among other requirements, Title 3 includes provisions to protecting significant fish and wildlife habitat, including stream corridors with stream setback requirements ranging between 35 to 200 feet. Rules to protect anadromdous fish, which were originally developed by the National

Marine Fisheries Service to be implemented in part by local governments, are currently being debated and litigated. The timing and outcome of these protection requirements is not clear at this time. Because the streams in Fairview do not and cannot provide habitat for migratory fish, the city is proposing that primary the focus in the city should be on water quality. This will be of a general benefit to all fish in the Columbia River.

The stream protection setback areas will be managed to protect water quality and habitat values. Pathways are not proposed in these corridors, and they will serve as passive open space areas. The city anticipates that a program will be developed to work with other government agencies and property owners to improve water quality and habitat to the greatest practical extent.

**Blue Lake Park**

Metro is evaluating the recreational activities offered at Blue Lake Park. Because of its location in the Fairview, it has served in many respects as a local park for city residents. Metro is proposing to emphasize its role as a regional park in the Portland metropolitan area. This potential shift to a regional emphasis may reduce the availability of park facilities to city residents.

**Metro Land Acquisition**

Metro has purchased approximately 41 acres of land near the Columbia River for park or open space use in the future. Plans for the ultimate use of this property should be developed jointly between Metro and the city.

## "Fairview Transportation System Plan"

In 1999, the city adopted the Fairview Transportation System Plan (TSP), which updated the city's transportation policies and implementation strategies. An important element of the TSP is the additional emphasis placed upon pedestrian and bicycle circulation. The TSP calls for a system of pedestrian and bicycle routes that will connect important destinations in and around the city, including park and open space areas.

## "Public Works Parks/Recreation/Open Space Maintenance Standards"

City Public Works has adopted standards to reduce impacts to park benches and picnic tables by vandals.

## B. ASSESSMENT OF PRESENT AND FUTURE NEEDS

### 1. APPROACH

During the 1994 master planning process, the Steering Committee began the process of understanding community needs by reviewing background documents. Later, they underwent a brainstorming exercise to develop an all-inclusive list of proposed recreational activities and park facility types that could serve the needs of Fairview residents. From this list a questionnaire was prepared and sent to residents to survey their prioritization of the proposed activities and facilities. Their responses were compiled and a framework was developed to describe the desired park facilities (pocket parks, neighborhood parks, community parks, open space, community centers and accessways), users for each type of facility, and the recreation amenities to be provided. This analysis has been provided in *Appendix A Prioritized Community Needs Analysis.*

For the master plan update, the process of determining present and future needs began with a review of the *Prioritized Community Needs Analysis*. It served as a guide for determining the types of facilities and recreational opportunities to provide with future park system improvements. Community demographics were then studied to identify major shifts that could warrant revision of the analysis. While this framework still proves to be relevant, revisiting these priorities in ten years is recommended, as there are indications that Fairview demographics are changing. Although official data is not available to confirm these changes, through interactions with the community City staff perceive fewer children moving into the community. In particular, they assert that homebuyers in new developments along south Fairview Lake and Fairview Village tend to be 'empty-nesters,'--older individuals with grown children--and married individuals without children. After ten years, it will be apparent whether these perceptions are in fact a statistically measurable trend that could alter the park system needs of the Fairview community.

### 2. CURRENT POPULATION AND ANTICIPATED GROWTH

To determine the amount of park and open space land required to satisfy the needs of the community, an inventory of residentially zoned land was conducted and then combined with the projected population growth of the area to determine future population according to full build-out. The maximum "build-out" determines the final population and need for park and open space once all residential development occurs within the City's current growth boundary.

Fairview is expected to reach full build-out in 2005 with approximately 10,000 residents. In the 1994 master plan, full build-out was anticipated in 2010, translating into an average growth rate of 6.75% per year. The rate is now anticipated to be significantly higher for build-out since it's expected to occur 5 years sooner that previously anticipated. However, since build-out is based on housing demand and the overall health of the economy, it is likely that the growth rate will vary from year to year.

## C. FACILITIES INVENTORY

### 1. FACILITY CLASSIFICATIONS

The city's park system was organized into several distinct facility classifications in the 1994 master plan. For the master plan update, these facility classifications are used to define existing facilities and to provide a framework for development of new facilities within the City.

Facility classifications have been defined according to National Recreation and Parks Association (NRPA) standards. The NRPA uses functional characteristics, such as parcel size and improvements, as the primary basis for determining classes. The NRPA standard classifications provide the framework for communities throughout the nation to organize recreational facilities. Communities throughout Oregon have conducted planning programs, similar to this process, to establish their own standards that reflect the unique features of each local area. This sometimes results in alterations to the NRPA approach. The list of facility types for Fairview maintains this basic approach with some minor differences.

The following are the differences between NRPA guidelines and the approach used for this master plan.

a. Community centers are not recognized in the NRPA standards. For Fairview, these standards are defined according to quantity and are designed to ensure that most areas of the city are served.

b. Open Space is defined generally in the NRPA standards as a park resource. Often this results in misinterpretation and public debate over the loss of sensitive natural resources in favor of developing active recreation (i.e., ball fields). It also lacks specificity about the

sensitivity and significance of the resource to inform regulators as to which sites may be developed for active recreation.

c. Accessway (trails, pathways, etc.) standards are referenced in acres according to NRPA standards. The Fairview standards are defined in terms of lineal miles (a more contemporary approach). This method responds more specifically to the type of improvements associated with this particular recreation resource.

The following pages present and analyze the facility classifications adopted by City staff and the Parks Advisory Committee.

## ADOPTED FACILITY CLASSIFICATIONS

The master plan update classifications are grouped into the following general categories including:

### FACILITY CATEGORIES

- Parks
- Community Centers
- Open Space
- Accessways

The primary distinguishing factors which separate the general categories are service area and capacity, resulting in different types of facilities. They vary by general category and include the following:

### FACILITY TYPES

| Parks | Community Centers | Open Space | Accessways |
|---|---|---|---|
| Pocket | Limited-Use | Unimproved | Minor Trail |
| Neighborhood | Multi-Use | Conservation | Major Trail |
| Community | | | Major Route |
| Regional | | | |

Following is a description of the facility classifications by class, type and category. They include a listing of typical service attributes and characteristics followed by an example. For the update, community centers replace recreation centers because passive recreation is more typical of these facilities than active recreation. The park facility classifications have also been revised to include a watercraft launch and community event infrastructure where appropriate, and the accessways classifications have been simplified to include only three trail types.

## ■ PARKS

| Class | Type | Category | Service Attributes & Characteristics |
|---|---|---|---|
| P-1 | Pocket | Park | **Size:** up to 1 acre<br><br>**Service Area:** 1/4 mile radius (normal walking distance)<br><br>**Provisions:** walks/ benches/ play equipment/ drinking fountain/ sometimes no improvements<br><br>**Access:** Along local street or better.<br><br>***Example:*** *Hockaday Park* |
| P-2 | Neighborhood | Park | **Size:** 1 to 5 acres<br><br>**Service Area:** 1/4 mile radius (normal walking distance)<br><br>**Provisions:** picnic tables/playground/ sports court/drinking fountain/no other support facilities/water craft launch<br><br>**Access:** Along local street or better.<br><br>***Example:*** *Park Cleone* |
| P-3 | Community | Park | **Size:** 5+ to 50 acres<br><br>**Service Area:** 1 mile radius<br><br>**Provisions:** picnic tables/playground/ sports fields & courts/natural resource/ restrooms, shelters, on-site parking/site furnishings, storage/fishing/community event Infrastructure<br><br>**Access:** Along collector street or better.<br><br>***Example:*** *Fairview Community Park* |
| P-4 | Regional | Park | **Size:** 50+ acres (prefer100+ acres)<br><br>**Service Area:** based on capacity<br><br>**Provisions:** picnic/playground/sports fields & courts/ significant natural amenity/restrooms, shelters, expansive on-site parking/site furnishings and |

| | | | |
|---|---|---|---|
| | | | lighting/water craft launch<br>Often serves needs from outside community and provides suitable location for large audience irregular use. Regularly combines Park, Recreation Center, Open space, Trail Corridor needs.<br><br>**Access:** Along Arterial street.<br><br>***Example:*** *Blue Lake Park* |

## ■ COMMUNITY CENTERS

| Class | Type | Category | Service Attributes & Characteristics |
|---|---|---|---|
| CC-1 | Limited-Use | Community Ctr. | **Size:** varies<br><br>**Service Area:** city/based on capacity<br><br>**Provisions:** Building for particular group/restrooms/on-site parking<br><br>**Access:** Along arterial street.<br><br>***Future example: Heslin House Museum*** |
| CC-2 | Multi-Use | Community Ctr. | **Size:** varies<br><br>**Service Area:** city/based on capacity<br><br>**Provisions:** Building which allows many community uses.<br><br>**Access:** Along collector or arterial street.<br><br>***Future Example: Fairview Community Center*** |

## ■ OPEN SPACE

| Class | Type | Category | Service Attributes & Characteristics |
|---|---|---|---|
| OS-1 | Unimproved | Open Space | **Size:** varies<br><br>**Service Area:** based on size.<br><br>**Provisions:** undeveloped public property, park or trail corridor.<br><br>***Example:*** *Pettijohn Park* |
| OS-2 | Conservation | Open Space | **Size:** varies<br><br>**Service Area:** city-wide<br><br>**Provisions:** property dedicated to habitat protection, minimal access, (i.e., nature trails or minor pathway with boardwalks, benches and/or signage.<br><br>***Example:*** *Fairview Woods Park* |
| OS-3 | Preservation | Open Space | **Size:** varies<br><br>**Service Area:** city-wide<br><br>**Provisions:** property dedicated to preservation for habitat with protection from human encroachment and development.<br><br>***Example:*** *(Metro – Columbia River Open Spaces)* |

## ■ ACCESSWAYS

| Class | Type | Category | Service Attributes & Characteristics |
|---|---|---|---|
| T-1 | Minor Trail (off-street) | Accessway | **Size:** 4-6 feet wide<br><br>**Surface:** natural, mulch or gravel base<br><br>**Provisions:** little or no directional signage; optional Interpretive signage<br><br>***Example***: Salish Ponds Wetland Park trails |

| | | | |
|---|---|---|---|
| T-2 | Major Trail (off-street) | Accessway | **Size:** 6-12 feet wide<br><br>**Surface:** asphalt or concrete paved<br><br>**Provisions:** directional and interpretive signage, some lighting, and benches. May include soft surface shoulder for joggers and equestrians<br><br>***Example***: Planned Springwater Corridor Trail Extension |
| T-3a | Major Route (on-street) | Accessway | **Size:** 6-12 feet wide<br><br>**Surface:** asphalt or concrete paved<br><br>**Provisions:** direction signage and pavement markings<br><br>***Example***: N.E. Halsey Street sidewalks and bike lanes |

## D. ANALYSIS OF OPPORTUNITIES AND CONSTRAINTS

### 1. INVENTORY OF EXISTING FACILITIES

The first step in analyzing the opportunities and constraints of the existing system is to review all existing facilities within Fairview's City Limits. This includes facilities owned by the City, Reynolds School District, and Metro. All of these amenities contribute to the livability of Fairview and provide existing or planned recreational opportunities.

Following is Parts I and II of the *Facilities Inventory Matrix* and an existing *Facilities Inventory* map. The primary purpose of the matrices is to understand the overall complexion of facilities and how they function. This information allowed City staff and the Parks Advisory Committee to better evaluate the needs that exist for certain types of activities, and where, how and by whom they would best or most appropriately be provided without undue duplication. The matrix is broken into two parts. Part I describes each facility in terms of the type of facility (park, community center, open space, accessway), ownership (public or private), and condition (improved or unimproved). Part II of the matrix details the recreational and support activities available at each facility. The map illustrates physical locations of existing facilities, their ownership, and the accessways that connect them together and to the rest of the community.

## Part I: Recreation Facilities Inventory Matrix

| Reference | Name | Category | | | | Ownership | | Condition | |
|---|---|---|---|---|---|---|---|---|---|
| | *Local Facilities* | P | CC | OS | AW | Public | Private | Improved | Unimproved |
| 1 | Windstorm Park | ● | | | | ● | | ● | |
| 2 | Marilyn's Park | ● | | | | ● | | ● | |
| 3 | Hockaday Park | ● | | | | ● | | ● | |
| 4 | Park Cleone | ● | | | | ● | | ● | |
| 5 | Fairview Elementary School | ● | ● | | | ● | | ● | |
| 6 | Handy/Nechocokee Park | ● | | | | ● | | ● | |
| 7 | Fairview City Hall | | ● | | | ● | | ● | |
| 8 | Gum Drop Park | ● | | | | ● | | ● | |
| 9 | Stone Park | ● | | | | ● | | ● | |
| 10 | Greenridge Park | ● | | | | ● | | ● | |
| 11 | Fezett Park | ● | | | | ● | | ● | |
| 12 | Icicle Park | ● | | | | ● | | ● | |
| 13 | Langley Park | ● | | | | ● | | ● | |
| 14 | Crossroads Park | ● | | | | ● | | ● | |
| 15 | Lakeshore Park | ● | | | | ● | | ● | |
| 16 | Pelfrey Park | ● | | | | ● | | ● | |
| 17 | Fairview Woods Park | | | ● | | ● | | ● | |
| 18 | Woodland Elementary School | ● | ● | | | ● | | ● | |
| 19 | Salish Ponds Wetland Park | | | ● | | ● | | ● | |
| 20 | Pioneer Park | ● | | | | ● | | ● | |
| 21 | Pettijohn Park | | | ● | | ● | | | ● |
| 22 | Fairview Community Park | ● | | | | ● | | ● | |
| 23 | Reynolds Middle School | ● | ● | | | ● | | ● | |
| 24 | Chinook Landing Marine Park (Metro) | | | ● | | ● | | ● | |
| 25 | Blue Lake Park (Metro) | ● | | | | ● | | ● | |
| 26 | Columbia River Open Space (Metro) | | | ● | | ● | | | ● |
| | *Regional Facilities* | | | | | | | | |
| + | Sundial Beach (Mult. County) | | | ● | | ● | | | ● |
| + | Nature Conservancy Open Space | | | ● | | | ● | | ● |
| + | Depot Park (Troutdale) | ● | | | | ● | | ● | |
| + | Lewis & Clark State Park | ● | | | | ● | | ● | |
| + | Jackson Park (Troutdale) | ● | | | | ● | | ● | |
| | *Regional Facilities* | P | CC | OS | AW | Public | Private | Improved | Unimproved |
| + | Reynolds High School | ● | ● | | | ● | | ● | |
| + | Mt. Hood Community College | ● | ● | | | ● | | ● | |
| + | Dabney State Park | | | ● | | ● | | ● | |
| + | Gresham Golf & Country Club | ● | ● | | | | ● | ● | |

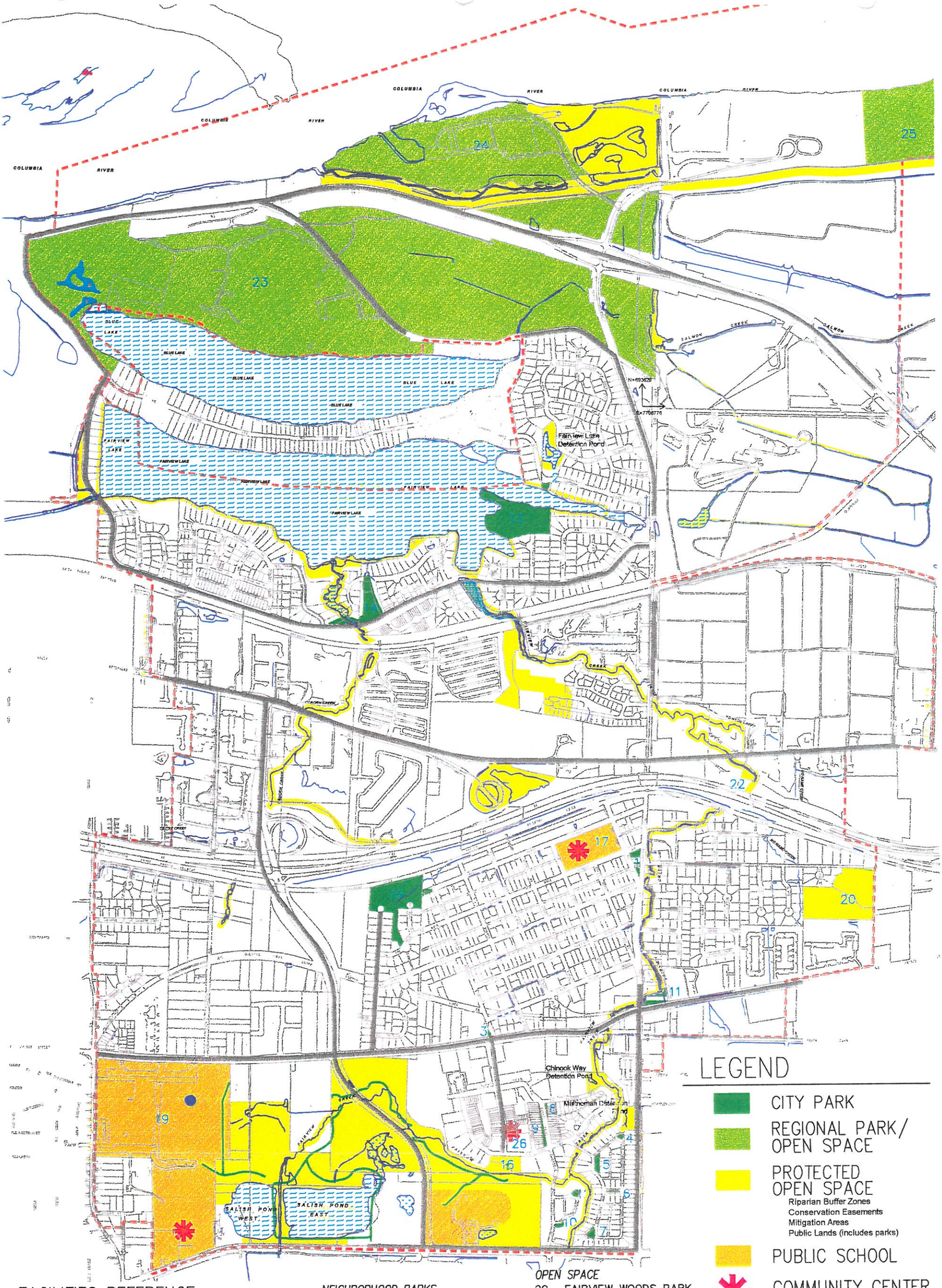
| Reference | Name | Category | | | | Ownership | | Condition | |
|---|---|---|---|---|---|---|---|---|---|
| | *Local Facilities* | P | CC | OS | AW | Public | Private | Improved | Unimproved |
| + | Skate World Roller Rink | | ● | | | | ● | ● | |
| + | Persimmon Hills Golf Course | ● | ● | | | | ● | ● | |
| + | Centennial High School | ● | ● | | | ● | | ● | |
| + | Clear Creek Middle School | ● | ● | ● | | ● | | ● | |
| + | Powell Butte Park (Portland) | | | ● | | ● | | ● | |
| + | Multnomah Greyhound Park | | ● | | | | ● | ● | |
| + | Red Sunset Park (Gresham) | ● | | | | ● | | ● | |
| + | Glendoveer Golf Course (Port.) | ● | ● | | | ● | | ● | |
| + | Gresham PAL Center | | ● | | | ● | | ● | |
| + | Springwater Corridor | | | | ● | ● | | ● | |

**Key**

| | | |
|---|---|---|
| **P** | Parks | + These facilities are located outside of the City, but provide regional service to the residents of Fairview. They are illustrated on the Regional Context Map. |
| **CC** | Community Center | |
| **OS** | Open Space | |
| **AW** | Accessway | |

## Part II: Recreation Facilities Inventory Matrix

| | FACILITY NAME | ACTIVITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | SUPPORT | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Local Facilities | Aerobics | Archery | Aircraft | Ballooning | Baseball (adult) | Baseball (little league) | Basketball (indoor) | Basketball (Outdoor) | Boating – canoe/kayak | Boating – small craft | Boating – rafting | Camping | Equestrian arena (indoor) | Equestrian arena (Outdoor) | Fishing | Football | Frisbee | Golf Course | Golf Range | Picnic (group) | Picnic (tables) | Horseshoes | Model – aircraft/rocketry | Model – boating | Multi-purpose Ctr. | Nature Viewing | Open lawn | Playground | Quiet Sitting Area | Racquetball | Stage (indoor) | Stage (outdoor) | Swimming – indoor pool | Swimming – outdoor pool | Swimming – river/stream | Soccer | Softball | Table Games | Tennis (indoor) | Tennis (Outdoor) | Track & Field | Trail – nature | Trail – bike/ped | Volleyball (indoor) | Volleyball (Outdoor) | Weight training | Water skiing | Benches | Boat Launch | Concession | Dock | Drinking fountain | Locker room | Lighting | Marina | Parking | Restroom | Shelter | Storage | Meeting Space |
| 1 | Blue Lake Park (Metro) | | ● | | | ● | | | ● | ● | ● | ● | | | | ● | | ● | | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | | | ● | | | ● | ● | ● | | | | | ● | ● | | | ● | | | | ● | ● | ● | ● | | ● |
| 2 | Chinook Landing Marine Park (Metro) | | | | | | | | | ● | ● | ● | | | | ● | | | | | | ● | | | | | ● | ● | | ● | | | | | | ● | | | | | | | ● | | | | | ● | ● | | ● | ● | | ● | ● | ● | ● | | | |
| 3 | Columbia River Open Space (Metro) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Park Cleone | | | | | | | | ● | | | | | | | | | ● | | | ● | ● | | | | | ● | ● | ● | ● | | | | | | | ● | | | | | | | | | | | ● | | | | ● | | ● | | | | ● | | |
| 5 | Fairview Elementary School | | | | | | ● | ● | ● | | | | | | | | | | | | | | | | | ● | | ● | ● | | | | | | | | ● | | | | | | | | | | | | | | | ● | ● | ● | | ● | ● | ● | | ● |
| 6 | Handy/Nechocokee Pocket Park | | | | | | | | | | | | | | | | | | | | | ● | | | | | | ● | ● | ● | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | |
| 7 | Fairview City Hall | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | ● | | ● | | ● | ● | ● | ● | ● |
| 8 | Gum Drop Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Stone Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | |
| 10 | Greenridge Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Fezett Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Icicle Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Langley Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Windstorm Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Marilyn's Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | Hockaday Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | Crossroads Parks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | |
| 18 | Lakeshore Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | Pelfrey Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | ● | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | Fairview Woods Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | |
| 21 | Woodland Elementary School | | | | | | | ● | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22 | Salish Ponds Wetland Park | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | ● | | | | | | | | ● | | | | | | | |
| 23 | Fairview Community Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24 | Pioneer Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 25 | Pettijohn Park | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | Reynolds Middle School | | | | | | | ● | | | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***Regional Facilities*** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| + | Sundial Beach (Mult. County) | | | | | | | | | ● | ● | ● | | | | ● | | | | | ● | ● | | | | | ● | | | ● | | | | | | ● | | | | | | | | | | | | | ● | | ● | | | ● | | ● | ● | | | |
| + | Nature Conservancy Open Space | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | ● | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | |
| + | Depot Park (Troutdale) | | | | | | | | | | | | | | | | | | | | ● | ● | | | | ● | ● | ● | | | | | | | | | | | | | | | | | | | ● | | | | ● | | | | ● | ● | | | ● |
| + | Lewis & Clark State Park | | | | | | | | | ● | ● | ● | | | ● | ● | | ● | | | | ● | | | | | ● | | | | | | | | | ● | | | | | | | ● | ● | | | | ● | ● | | | ● | | | | ● | ● | | | |
| + | Jackson Park (Troutdale) | | | | | | | | | ● | | ● | | | | ● | | ● | | | ● | ● | | | | | ● | ● | ● | ● | | | | | | ● | | | | | | | ● | | | | | ● | | | | ● | | ● | | ● | ● | | | |
| + | Reynolds High School | | | | | ● | ● | ● | ● | | | | | | | | ● | | | | | | | | | ● | | ● | | | | ● | | | | | ● | ● | | ● | ● | ● | | | ● | | ● | | ● | | | | ● | ● | ● | | ● | ● | | ● | ● |
| + | Mt. Hood Community College | ● | | | | ● | | ● | | | | | | | | ● | ● | ● | | | | | | | | ● | ● | ● | | ● | ● | ● | | | | ● | ● | | | ● | ● | ● | ● | ● | | ● | ● | | ● | | ● | ● | ● | | ● | ● | ● | ● | ● |
| + | Dabney State Park | | | | | | | | | ● | ● | ● | | | | ● | | | | | ● | ● | | | | | ● | ● | | ● | | | | | | ● | | | | | | | ● | ● | | | | ● | ● | | | | ● | | ● | ● | | | |
| + | Gresham Golf & Country Club | | | | | | | | | | | | | | | | | | ● | ● | | | | | | ● | | | | | | | | | | | | | | | | | | | | | ● | | ● | | ● | ● | ● | | ● | ● | | | ● |
| + | Skate World Roller Rink | | | | | | | | | | | | | | | | | | | | ● | ● | | | | | | | | | | | | | | | | | | | | | | | | | ● | | ● | | ● | | ● | | ● | ● | | | |
| + | Persimmon Hills Golf Course | | | | | | | | | | | | | | | | | | ● | ● | | | | | | ● | ● | ● | | | | | | | | | | | | | | | | | | | ● | | ● | | ● | ● | ● | | ● | ● | | | ● |
| + | Centennial High School | | | | | ● | ● | ● | ● | | | | | | | | ● | ● | | ● | | | | | | ● | | ● | | ● | | ● | | | | ● | ● | | | | | | | ● | | ● | | ● | | ● | ● | ● | | ● | ● | | ● | ● |
| + | Clear Creek Middle School | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| + | Powell Butte Park (Portland) | | | | | | | | | | | | | ● | | | | | | | | ● | | | | | ● | ● | | ● | | | | | | | | | | | | | ● | ● | | | | ● | | | | | | ● | | ● | ● | | | |
| + | Multnomah Greyhound Park | | | | | | | | | | | | | | | | | | | | | | | | | ● | | ● | | | | | | | | | | | | | | | | | | | ● | | ● | | ● | | ● | | ● | ● | ● | | ● |
| + | Red Sunset Park (Gresham) | | | | | | ● | | ● | | | | | | | | ● | ● | | | ● | ● | | | | | ● | ● | ● | | | | | | | | ● | ● | | | | | ● | | | | ● | | | | ● | | ● | | ● | ● | ● | | |
| + | Glendoveer Golf Course (Port.) | ● | | | | | | | | | | | | | | | | | ● | ● | | ● | | | | ● | ● | ● | | ● | | | | | | | | | | | | | ● | ● | | | | ● | | ● | | ● | ● | ● | | ● | ● | ● | | ● |
| + | Gresham PAL Center | | | | | | ● | ● | ● | | | | | | | | ● | ● | | | | ● | | | | | | ● | ● | ● | | | | | | | ● | ● | | | | | | | ● | | | | ● | | | | ● | ● | ● | | ● |
| + | Springwater Corridor | | | | | | | | | | | | | | | | | | | | | | | | | | ● | | | ● | | | | | | | | | | | | | ● | ● | | | | ● | | | | | | | | | | | |




## FACILITIES REFERENCE

*POCKET PARKS*

1. HANDY/NECHOCOKEE PARK
2. HOCKADAY PARK
3. CROSSROADS PARK
4. GUM DROP PARK
5. STONE PARK
6. GREENRIDGE PARK
7. FEZETT PARK
8. ICICLE PARK
9. LANGLEY PARK
10. WINDSTORM PARK
11. MARILYN'S PARK
12. PIONEER PARK

*NEIGHBORHOOD PARKS*

13. LAKESHORE PARK
14. PELFREY PARK
15. PARK CLEONE
16. FAIRVIEW COMMUNITY PARK

*COMMUNITY PARKS*

17. FAIRVIEW ELEMENTARY SCHOOL
18. WOODLAND ELEMENTARY SCHOOL
19. REYNOLDS MIDDLE SCHOOL

*OPEN SPACE*

20. FAIRVIEW WOODS PARK
21. SALISH PONDS WETLAND PARK
22. INDIAN JOHN PARK

*REGIONAL PARKS (METRO)*

23. BLUE LAKE PARK
24. CHINOOK LANDING MARINE PARK
25. COLUMBIA RIVER PARK

NORTH

SCALE: 250' 0' 500'

# FACILITIES INVENTORY

# FAIRVIEW

Parks & Recreation/Open Space Master Plan Update 2001

CITY OF FAIRVIEW

## 2. ANALYSIS OF EXISTING FACILITIES

To determine whether these existing facilities are serving the recreational needs of the community, City staff and the Parks Advisory Committee evaluated the existing park system. As a part of this exercise, they determined the strengths and weaknesses of the system and the corresponding opportunities and threats to protecting these strengths and resolving these weaknesses. The final step in the exercise developed specific methods for meeting goals of the parks system through projects and policies (refer to *Part 3, The Plan, C. Guiding Principles for Implementation*). Following is the *Fairview Park System Analysis Matrix.*

**Fairview Park System Analysis Matrix**

| *Issues* | *STRENGTHS & WEAKNESSES ANALYSIS* | | *OPPORTUNITIES & THREATS ANALYSIS* | |
|---|---|---|---|---|
| | *Strengths* | *Weaknesses* | *Opportunities* | *Threats* |
| **Natural Resource Preservation** | Parks provide protection for natural resources in perpetuity (i.e. Salish Ponds). | Some of the most pristine natural resources are still privately owned and face development pressures. | Resources along waterways could be protected in perpetuity if within riparian buffer zones, conservation easements or mitigation areas. | These resources could be degraded before preservation measures are instituted. |
| **Crime** | Criminal activities in parks are focused on furnishings and structures, not other users. | Wood structures and furnishings are vandalized.<br><br>Secluded, isolated parks are difficult to patrol and are therefore subject to vandalism. | Design and development of several new parks can provide for easy patrol by police and monitoring by neighbors. These facilities include: the Cleone Park expansion towards 207th, newly acquired land south of Fairview Lake and Fairview Community Park. | Crimes in secluded park spaces could continue to increase in seriousness and frequency thereby discouraging park use. |
| **Level of Service** | City has several small park facilities within walking distances of many residences. | City lacks a large community park. | Vacant land adjacent to Park Cleone could expand the existing park for a community park. | Residents will need to travel outside Fairview to access a community park. |

| *Issues* | *STRENGTHS & WEAKNESSES ANALYSIS* | | *OPPORTUNITIES & THREATS ANALYSIS* | |
|---|---|---|---|---|
| | *Strengths* | *Weaknesses* | *Opportunities* | *Threats* |
| | | City lacks park facilities for residents in the Sandy Boulevard Corridor. | Vacant lands are available for acquisition and development as park sites. | Vacant lands are privately owned and could be developed. |
| **Education (Interpretive)** | Nature parks provide educational resources for schools and the community (i.e. Fairview Woods Park). | Parks are not interpretive. | Provide interpretive facilities in parks. | Educational value of parks will be diminished from lack of sufficient interpretive facilities. |
| **Recreation** | Parks provide access to unique and diverse recreational activities (I.e. Lakeshore Park Canoe Launch).<br><br>Parks provide contemplative resting places (i.e. Hockaday Park).<br><br>Nearby regional open spaces provide access to natural resources and large events (i.e. Blue Lake Park, Chinook Landing). | City lacks facilities for active recreation. | Several parks appear to be underutilized for recreation purposes and may be expanded in the future to serve more needs. | Nearby residents may be concerned about expansion of active recreation opportunities in existing facilities. |
| **Access to Nature** | Parks provide access to significant natural areas (I.e. Salish Ponds docks). | Human activities are impacting wildlife (I.e. Salish Ponds). | Access to designated open spaces could provide additional opportunities for contact with nature. | Human access to natural areas degrades the quality of habitat. |
| **Access to Parks** | Most parks are within close proximity to residences. | Some parks are difficult to access as a pedestrian, cyclist or transit rider.<br><br>Few parks are ADA accessible. | Remaining creek corridors could be used as trail corridors to enhance connectivity of residents to park facilities. | Creek corridors are privately owned. |

| Issues | STRENGTHS & WEAKNESSES ANALYSIS | | OPPORTUNITIES & THREATS ANALYSIS | |
|---|---|---|---|---|
| | Strengths | Weaknesses | Opportunities | Threats |
| | | Privately held open space protected within riparian buffers, conservation easements and mitigation areas don't require public access thereby limiting connectivity. | | |
| Access to Parks | | Interstate 84, 207th Avenue, and Union Pacific Rail Lines limit accessibility of some park facilities to some residents. | | |
| Costs | | The costs of maintaining pocket parks outweigh community benefits. | System Development Charges for Parks (SCD's) provide capital for acquisition and development of new park facilities.<br><br>Invest in high quality park construction to offset future maintenance costs. | Parks System Development Charges (Spec's) provide funds for acquisition and development of parks, not operations and maintenance. This may result in park closures or reduced services<br><br>Construction funds may be limited. |
| Partnerships | Parks augment recreational spaces for school children (i.e. Cleone Park).<br><br>Schools in the community provide significant open space/recreational benefits to the community (i.e. Reynolds School). | City bears burden of acquisition, development, operations and maintenance of all parks.<br><br>Access to School District facilities is limited. | School land could augment existing recreational facilities in parks (I.e. skateboard park). | Willingness of School District to maintain and provide public access to facilities is unknown. |
| Community Spirit | Parks provide places for welcoming visitors and celebrating seasonal holidays (i.e. Marilyn's Park).<br><br>Parks improve the overall aesthetic of the community and establish its character | | Corporate or private sponsorship of community spirit events could provide financial support. | Sponsorship will not occur unless a committee or individual manages the effort.<br><br>Financing special community spirit events, I.e. tree-lighting, may be difficult. |

| *Issues* | *STRENGTHS & WEAKNESSES ANALYSIS* | | *OPPORTUNITIES & THREATS ANALYSIS* | |
|---|---|---|---|---|
| | *Strengths* | *Weaknesses* | *Opportunities* | *Threats* |
| **Park Utilization** | Parks provide places for civic activities (i.e. Fairview Community Park).<br><br>Parks serve some of the recreational needs of the community.<br><br>Some open spaces are highly valued and used for active recreation (I.e. Salish Ponds) | Parks are largely underdeveloped.<br><br>Lack of park signage results in underutilization.<br><br>Some parks lack necessary facilities. | Undeveloped park sites can be designed and developed according to park standards to better serve residents. | Community support for parks will decrease if parks fail to serve their needs. |
| | | Parks are not programmed.<br><br>Parks are underutilized. | Several parks appear to be underdeveloped and have space for additional facilities. | Issues of liability and neighborhood acceptance may be obstacles in siting and developing the active recreation facilities. |

## 3. EXISTING LEVEL OF SERVICE ANALYSIS

The National Park and Recreation Association (NRPA) sets standards for parks and recreation facilities that are used to measure the "level of service" of a community park system. These standards are defined in terms of acres and are referenced in relationship to the size of the population using acres/1,000 residents. They will be used as a benchmark to determine whether the park system is meeting the needs of Fairview residents and will guide the size and type of future park development. Following this analysis is the *Existing Level of Service Matrix* that lists existing facilities by type (pocket park, neighborhood park, community park, regional park, open space) with their acreages and resulting level of service according to NRPA guidelines. Although pocket parks and open space have been included in the overall park system level of service calculation (provided below), NRPA guidelines for these park types as well as community centers and accessways are not available so they have not been individually analyzed.

## PARK FACILITIES

The accepted NRPA standard for total parks, including open space, is 10-20 acres per 1,000 residents. According to this guideline, Fairview's current level of service is 64.15 acres per 1,000 people, which is far above NRPA standards. The calculation includes (3) three public school campuses (Reynolds Middle School, Woodland Elementary School, Fairview Elementary School) and (3) three nearby Metro regional park facilities (Blue Lake Park, Chinook Landing Marine Park, Columbia River Open Space) for a total of 402.23 acres. While these facilities indeed provide recreational facilities for Fairview residents, the City does not own nor control these facilities and therefore are subject to change without City approval. However, even by removing these facilities from the calculation, the level of service is still well within the accepted NRPA range.

## NEIGHBORHOOD PARKS

For neighborhood parks, the NRPA standard is 1.5-3 acres per 1,000 people. Fairview is just above this standard with 1.84 acres per 1,000 people. Park Cleone and recently developed Lakeshore Park and Pelfrey Park comprise the neighborhood park system with a total of 11.53 acres. With the recent additions of Lakeshore Park and Pelfrey Park, visual access to Osburn Creek and Fairview Lake are now available to the public and are protected in perpetuity.

## COMMUNITY PARKS

For community parks, the NRPA standard is 3.5-7 acres per 1,000 people. Although Fairview is well above this guideline by 4.7 acres with a total acreage of 73.31 acres, the calculation is significantly influenced by the acreage of (3) public school campuses: Reynolds Middle School, Woodland Elementary School, and Fairview Elementary School. Although these facilities are not owned by the City, their size and broad range of amenities provide opportunities for community programs and events. With the recent completion of the Fairview Community Park, infrastructure for community events and recreational amenities for large groups are now available at a City owned facility.

## REGIONAL PARKS

The regional park NRPA standard is 5-10 acres per 1,000 people. In Fairview, regional parks comprise a significant portion of the total park system. With three large regional parks within the City limits that contribute 236.66 acres of park and open space, including Blue Lake Park, Chinook Landing Marine Park and Columbia River Open Space, the NRPA standard is exceeded by 27.74 acres. While they provide a significant amenity to Fairview, they are most convenient to

residents living at the north end of the community; however, future bicycle and pedestrian improvements may increase their use by residents living further to the south. Also, classifying the Columbia River Open Space as a regional facility may be misleading since it lacks amenities for active recreation; yet, as an undeveloped site it provides value with opportunities for nature viewing. Also, the future of Blue Lake Park is uncertain. A portion of the park may be redeveloped for use as a golf course, requiring fees for admission.

**Existing Level of Service Matrix**

| FACILITIES REFERENCE NUMBER | PARK FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES |
|---|---|---|---|
| | *POCKET PARKS* | | |
| *1* | Handy/Nechocokee Park | 0.45 | |
| *2* | Hockaday Park | 0.19 | |
| *3* | Crossroads Park | 0.05 | |
| *4* | Gum Drop Park | 0.06 | |
| *5* | Stone Park | 0.22 | |
| *6* | Greenridge Park | 0.05 | |
| *7* | Fezett Park | 0.14 | |
| *8* | Icicle Park | 0.05 | |
| *9* | Langley Park | 0.45 | |
| *10* | Windstorm Park | 0.06 | |
| *11* | Marilyn's Park | 0.74 | |
| *12* | Pioneer Park | 0.09 | |
| | ***Total Acres of Pocket Parks*** | ***2.55*** | ***0*** |
| | *NRPA standard is not available*** | | |
| | ***NEIGHBORHOOD PARKS*** | | |
| *13* | Park Cleone | 4.67 | |
| *14* | Pelfrey Park | 1.70 | |
| *15* | Lakeshore Park | 5.16 | |
| | ***Total Acres of Neighborhood Parks*** | ***11.53*** | ***0*** |
| | **Acres of Neighborhood Parks/1,000 people**** | **1.84** | |

| FACILITIES REFERENCE NUMBER | PARK FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES |
|---|---|---|---|
| | ***COMMUNITY PARKS*** | | |
| *16* | Fairview Community Park | 6.36 | |
| *17* | Reynolds Middle School | 34.82 | |
| *18* | Woodland Elementary School | 27.35 | |
| *19* | Fairview Elementary School | 4.78 | |
| | ***Total Acres of Community Parks*** | ***73.31*** | ***0*** |
| | **Acres of Community Parks/1,000 people**** | **11.70** | |
| | ***OPEN SPACE*** | | |
| *20* | Salish Ponds Wetland Park | 70.00 | |
| *21* | Pettijohn Park | | 0.84 |
| *22* | Fairview Woods Park | 8.18 | |
| | ***Total Acres of Open Space*** | ***78.18*** | ***0.84*** |
| | *NRPA standard is not available*** | | |
| | ***REGIONAL PARKS*** | | |
| *23* | Blue Lake Park (Metro) | 190.67 | |
| *24* | Chinook Landing Marine Park (Metro) | 45.99 | |
| *25* | Columbia River Open Space (Metro) | | 41.25 |
| | ***Total Acres of Regional Parks*** | ***236.66*** | ***41.25*** |
| | **Acres of Regional Parks/1,000 people**** | **37.74** | |
| | ***Total Acres of Improved Parks & Open Space*** | **402.23** | ***42.09*** |
| | **Total Acres of Parks & Open Space/1,000 people**** | **64.15** | |

***Notes:***

*Calculations based on 1999 population of 6,270 people.*

**Facilities Reference Number key the facility to its location on the map.*

***NRPA standard calculation for parks/1,000 people considers developed parks only.*

## 4. AREA OF SERVICE ANALYSIS

Service areas are comparatively as important as service levels in determining how well a park system serves a community. Service areas are defined as the sphere (radius) of influence (distance in miles) that a particular park facility can reasonably serve. The radius is influenced by the actual size of the facility, its capacity and the support services available. For this analysis, only two types of parks are considered, community parks and neighborhood parks. The NRPA service area goal for community parks is a ½ mile radius whereas for neighborhood parks the goal is a ¼ mile radius. Radii are considered the reasonable distances that residents will travel to these facilities. To illustrate, neighborhood parks are small in size (average of 1-5 acres) and lack parking and restrooms. Because they lack these basic support services (parking and restrooms), they are intended to serve nearby residents who are presumed to access the park on-foot. Therefore, since the reasonable distance that a person will walk is typically a ¼ mile, the service area radius goal for neighborhood parks is ¼ mile.

Following this description is the *Existing Areas of Service* map illustrating the radius of service for each existing neighborhood and community park within the city limits. Primarily, the map identifies locations within the community that are particularly deficient in terms of access to parks. The map forecasts areas for future park development to provide a balanced distribution of park services throughout the City.

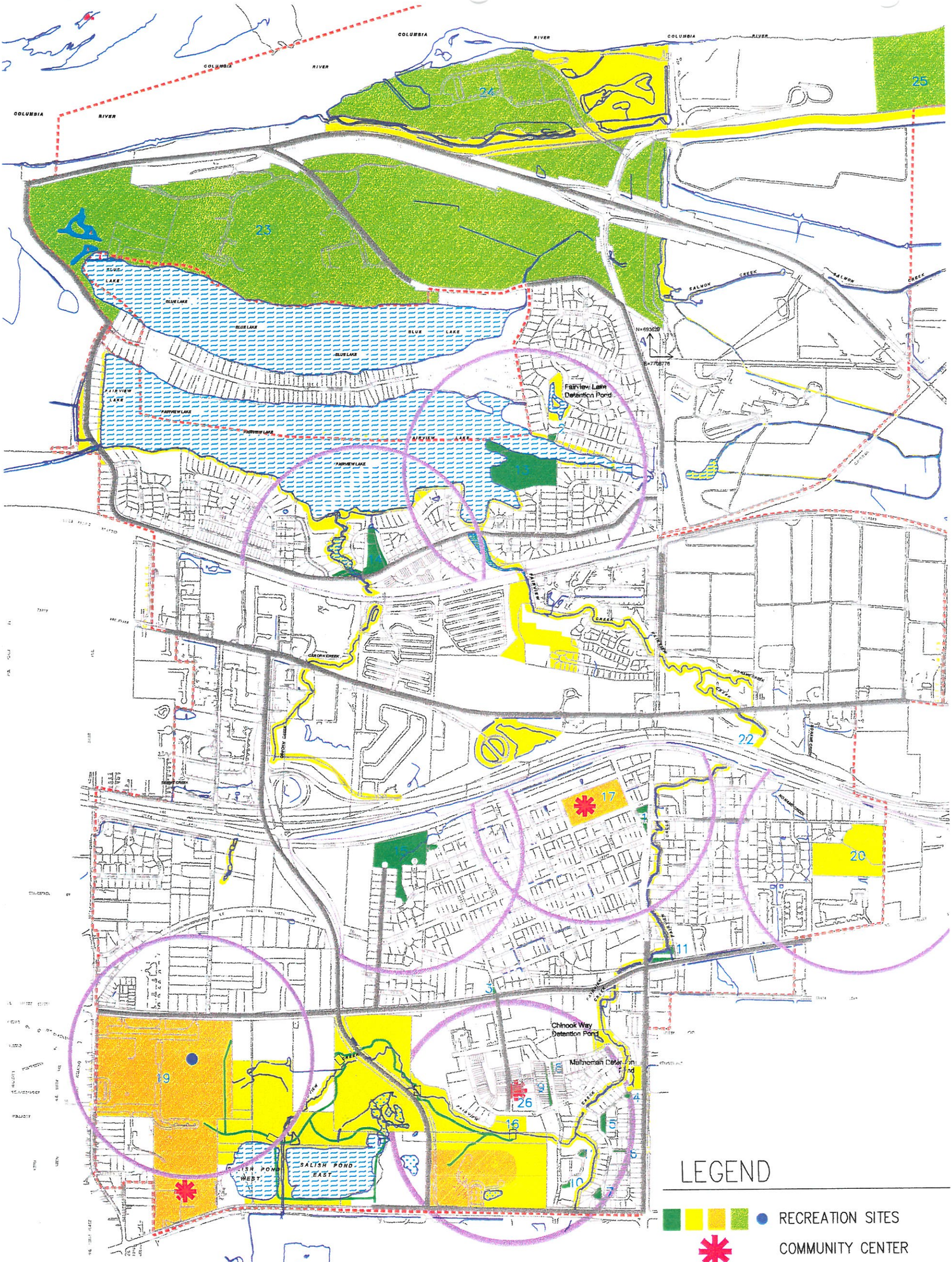
### FACILITY DISTRIBUTION

Currently, there are 25 public park facilities located within the city limits, including School District and Metro lands, for a gross land area of 443.56 acres. Although these facilities satisfy the recreational needs of some residents, there remain current and future unmet needs and service area gaps. Neighborhood parks and community facilities, both developed and soon to develop, serve a majority of the neighborhoods southeast of Fairview Lake, south of Interstate 84, west of 207th and north of N.E. Halsey Avenue, as well as Fairview Village. Also, it should be noted that while there are several pocket parks within Fairview Village, these facilities do not augment park service levels or impact areas of service because they provide such minimal recreational opportunities.

On the other hand, residents living west of N.E. 207th Avenue and southwest of Interstate 84 as well as those residents southeast of Blue Lake Park have access to community facilities but are

presently underserved by neighborhood facilities. Residents within close proximity to Blue Lake Park utilize the Metro facility as a neighborhood facility, however continued access to this facility is uncertain. Plans are underway to change the park use to one that collects user fees. The City should negotiate with Metro to provide these residents with future unlimited access to Blue Lake Park.

The most underserved area in the community, both in terms of neighborhood and community parks, is the N.E. Sandy Boulevard corridor. Interstate 84 and the Union Pacific rail lines create significant barriers for accessing park facilities currently located to the north and south of the corridor. In the west end of the corridor, densities are higher than many other parts of Fairview and a large portion of the population are children. Implementation of planned storm water improvements may facilitate additional development in this area, increasing densities and thereby increasing demand for parks that are within close proximity.




## FACILITIES REFERENCE

*POCKET PARKS*

1. HANDY/NECHOCOKEE PARK
2. HOCKADAY PARK
3. CROSSROADS PARK
4. GUM DROP PARK
5. STONE PARK
6. GREENRIDGE PARK
7. FEZETT PARK
8. ICICLE PARK
9. LANGLEY PARK
10. WINDSTORM PARK
11. MARILYN'S PARK
12. PIONEER PARK

*NEIGHBORHOOD PARKS*

13. LAKESHORE PARK
14. PELFREY PARK
15. PARK CLEONE
16. FAIRVIEW COMMUNITY PARK

*COMMUNITY PARKS*

17. FAIRVIEW ELEMENTARY SCHOOL
18. WOODLAND ELEMENTARY SCHOOL
19. REYNOLDS MIDDLE SCHOOL

*OPEN SPACE*

20. FAIRVIEW WOODS PARK
21. SALISH PONDS WETLAND PARK
22. INDIAN JOHN PARK

*REGIONAL PARKS (METRO)*

23. BLUE LAKE PARK
24. CHINOOK LANDING MARINE PARK
25. COLUMBIA RIVER PARK

NORTH

SCALE: 250' 0' 500'

# EXISTING AREAS OF SERVICE

# FAIRVIEW

Parks & Recreation/Open Space Master Plan Update 2001

CITY OF FAIRVIEW

## 5. DEVELOPMENT ANALYSIS

Analysis of park development opportunities and constraints requires identification of primary park elements and vacant lands as well as necessary accessway connections. Combining this information as a series of overlays is the final step in determining potential locations for future parks, community centers, open space and accessway development. A *Development Analysis* map was prepared combining pertinent information from the *Facilities Inventory* map and the *Existing Areas of Service* map with physical opportunities and constraints. Generally, the map illustrates park system facilities, existing and proposed connections to these facilities, and vacant lands for potential facility development. All existing, and soon to develop, park facilities have been sited on the map and include City, School District and Metro-owned properties.

The majority of parks and recreation facilities are concentrated at the north and the south of the community, with the central portion, the Sandy Boulevard Corridor, as the least developed. This area is not served by regional, School District or City facilities. Although commercial and industrial land uses may dominate this portion of the Corridor in the future, the west end of the Corridor has developed with high density multi-family units requiring nearby recreational opportunities.

Also, transportation barriers effectively divide the community into three major sub areas. Residents, particularly children, within each sub area have difficulty accessing facilities in a neighboring sub area because of these barriers. While community facilities may provide service beyond these barriers, since its more likely that a larger facility would be accessed via car or public transit, neighborhood facilities do not. Typically, neighborhood facilities do not have parking and are primarily accessed by residents on-foot. Therefore, it is evident that evaluation of the opportunities and constraints of the park system for future development requires independent analysis of these sub-areas.

### NEIGHBORHOOD PARKS

Potential park development sites are intended to satisfy demand for park services in underutilized areas. The properties identified on the master plan meet both decision-making criteria and are generally feasible properties for the City to acquire. Two sites are suitable for development as neighborhood parks: land designated along the south shore of Fairview Lake and land located further to the south along N.E. 205th Avenue. The site near Fairview Lake could be developed in

part as a neighborhood park with open space closest to Fairview Lake. Further to the south along N.E. 205th Avenue, the proposed park site could serve nearby young residents as a neighborhood playground facility with some land dedicated to seasonal storm water detention.

### COMMUNITY PARKS

Rapid development in recent years has left few large, vacant parcels available for community park development. This is particularly unfortunate because of the demand for large community-scale park facilities with baseball and soccer fields. The designated potential site located along N.E. Marine Drive could develop as a regional sports facility. Acquisition, construction, operations and maintenance costs would require a private-public partnership or joint effort with another public entity. Another site with potential for development as a community park is located adjacent to Park Cleone, north of N.E. Halsey Street. A feasibility study has been prepared to determine the types of facilities that could be developed according to site area, terrain, environmental features, and existing improvements.

### OPEN SPACE

A significant portion of the Fairview parks system is comprised of open space. The intent is to protect sensitive natural resources while providing access to the community for nature viewing and active recreation. While expansion of the community's open space is not currently a high priority, a site identified north of Salish Ponds could expand and effectively complete the Salish Ponds Wetland Park resource.

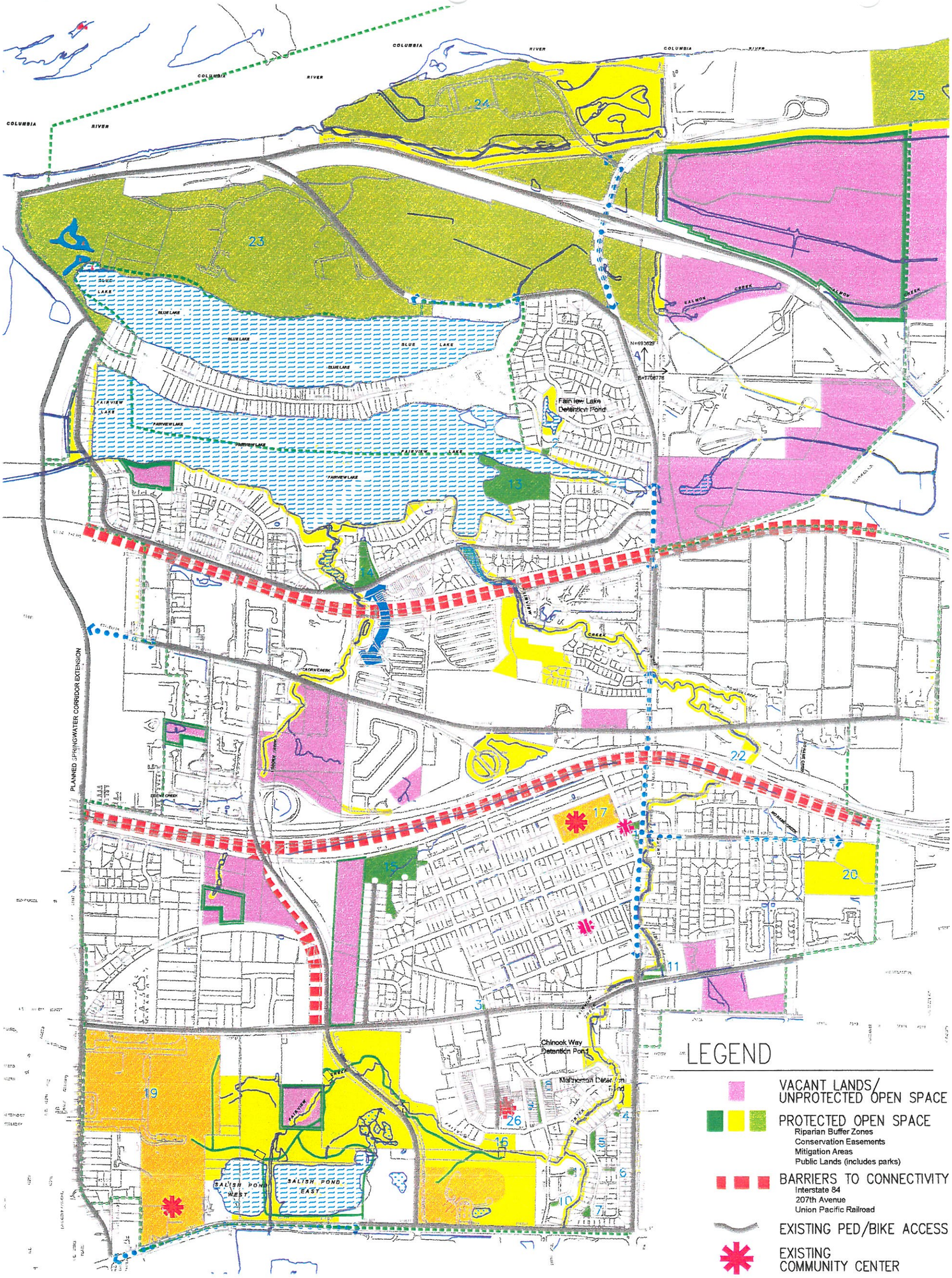
### COMMUNITY CENTERS

Four existing community centers and two potential community centers have also been noted on the map. Currently, there are three school sites as well as the current City Hall that function as multi-use community centers providing active and passive recreation activities for residents. Two potential community centers were chosen on the basis of existing, underutilized buildings--to limit development costs--although the sites are concentrated in the south of the community. One site, the Heslin House, could be restored as a limited-use community center for community gatherings or a historic museum. The second site, the old City Hall structure, could also be redeveloped as a multi-use community center for gatherings and/or passive and active recreation, such as a teen or senior center.

## ACCESSWAYS

The most striking element of this analysis was the way in which transportation corridors divide the community. The Union Pacific rail line north of Sandy, Interstate 84 and the Union Pacific rail line south of the Interstate are formidable barriers to pedestrians and bicyclists. Although the N.E. 207th Avenue provides some connectivity across Interstate 84 and the Union Pacific Rail line, it is questionable whether 207th is safe, particularly for elderly and young residents, because of the potential conflicts between pedestrians/bicyclists and incoming and exiting highway users.

Several of the pedestrian/bicycle connections proposed in the 1994 master plan have been implemented. These include connections via N.E. 207th Avenue, N.E. Halsey Street, the majority of N.E. 223rd Avenue, N.E. Sandy Boulevard and N.E. Glisan Street as well as the recently developed N.E. Fairview Lake Way connection. Several gaps in pedestrian/bicycle connections are still apparent however. This includes gaps in connectivity along N.E. 223rd Avenue, a portion of N.E. Glisan Street near the intersection of N.E. 207th Avenue, and along N.E. Sandy Boulevard near the planned Springwater Corridor Extension. Further discussion of these on-street connections is provided in the *City of Fairview Transportation System Plan* (2000). A potential connection through a barrier was also noted at the Union Pacific Rail line trestle crossing near Osburn Creek. At this location, an opportunity may exist for construction of a low impact pedestrian/bicycle trail.




## FACILITIES REFERENCE

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25. COLUMBIA RIVER PARK

NORTH

SCALE: 250' 0' 500'

# DEVELOPMENT ANALYSIS

# FAIRVIEW

Parks & Recreation/Open Space Master Plan Update 2001

CITY OF FAIRVIEW

## D. KEY POINTS

- Development regulations intended to protect natural resources have become increasingly more comprehensive since the adoption of the 1994 master plan. As of June 2000, new Federal Endangered Species Act legislation increased emphasis on limiting impacts to aquatic habitat.

- Community recreation needs have not changed significantly since development of the 1994 master plan, however, review of community demographics in the next ten years is recommended.

- The facilities inventories indicate that there is available land within the boundary to accommodate an expansion of the park system however, park lands must be purchased as quickly as practical to protect land from development for private use.

# Part III
# THE PLAN

# PART THREE: THE PLAN

## A. PLANNING DECISION-MAKING CRITERIA

### 1. DEFINING LOCAL VALUES

An important technique for developing consensus during the 1994 master planning process, was to establish clear decision-making criteria. It provided a framework to evaluate competing choices for park development. By developing criteria at the outset of the project, input from different parties could be constructively channeled towards creating a plan that best met environmental and regulatory constraints, market demand, and existing needs and future plans of the community. For the master plan update, these criteria were given careful consideration in accordance with proposed changes, and were updated if the demographic data or consensus of City staff and the Parks Advisory Committee proved to be divergent from those described in the 1994 master plan.

### 2. DECISION-MAKING CRITERIA

For the update, minor revisions were made per recommendations by City staff and Parks Advisory Committee members. First, instead of emphasizing passive recreation, the consensus was to emphasize active recreation. Also, it was decided that the importance of pedestrian and bicycle connectivity was to be elevated and emphasized. Below are the revised *Decision-Making Criteria* listed in order of priority.

### 3. DECISION-MAKING CRITERIA

1. Connect facilities with pedestrian and bicycle accessways.

2. Develop facilities with active recreation such as baseball and soccer fields.

3. Provide an equal distribution of park facilities with an emphasis on family orientation and child friendliness.

4. Optimize financial and operational partnerships.

5. Maximize protection of natural areas through projects and policies.

## B. UPDATED MASTER PLAN

## 1. DEVELOPMENT OF THE PLAN

To update the master plan, it was necessary to review the 1994 master plan as a starting point to understand the community vision for their parks system. The next step was to inventory the parks system. During this process, a series of maps and matrices were created (refer to *Part II: Needs Assessment, Inventory & Analysis*). They include Part I and II of the Recreation Facilities Inventory Matrix, Facilities Inventory map, Level of Service Analysis matrix, Fairview Park System Analysis matrix, Areas of Service map, and a Development Analysis Map. Overall, the process of developing an updated master plan is a final opportunity for Fairview to acquire a few remaining vacant lands to complete its system of park facilities prior to final build-out of the community.

### REVIEW OF 1994 MASTER PLAN IMPLEMENTATION

The majority of the park facilities proposed in the 1994 master plan have been implemented. A park and community center were planned for the east end of the Sandy Boulevard Corridor but the land has since been developed for residential use. Also, the park facilities proposed near N.E. Halsey and the Salish Ponds are now smaller in size and located further to the south. A majority of the land previously proposed as open space has also been preserved as part of the Salish Ponds Wetland Park. However, overall, there are only subtle differences in location and size of the implemented facilities versus the planned facilities.

### INVENTORY & ANALYSIS OF EXISTING FACILITIES

The maps presented in *Part II: Needs Assessment, Inventory & Analysis*, were created to graphically depict the current distribution of facilities and the opportunities and constraints to the functioning and expansion of the system. City staff and the Parks Advisory Committee also compiled a matrix of strengths and weaknesses, and opportunities and threats to evaluate the current system (refer to *Part II: Needs Assessment, Inventory & Analysis*). As part of this exercise, they prepared an *Action Plan* for improving the system through specific projects and policies. A comprehensive list of these projects and policies is included at the end of this section as part of *C. Guiding Principles for Implementation*.

## 2. FACILITIES EXPANSION

The updated master plan complies with all of the decision-making criteria. The overall intent of the updated plan was to build upon the existing assets of the community, City, School District and regional, with new facilities and connections. City assets include existing pedestrian/bicycle trails, parks, and an existing community center. Public schools are identified as community centers as well as community parks for their active and passive recreation opportunities, whereas regional facilities include a park and future Springwater Trail Corridor Extension.

### PARKS

The updated master plan proposes (3) three new City park sites to more equally distribute parks throughout the community. One site noted on the plan is not considered a new City park site because development is contingent upon a private-public partnership. The site is envisioned as a sports complex with ball and soccer fields to serve local as well as regional needs. Costs for development of (one) soccer field, restrooms and parking have been provided in the *Capital Improvements Analysis* (refer to *Part 4: Implementation*), however a substantially larger investment will be required to purchase the land and develop additional soccer and baseball facilities. These costs should be further analyzed as part of a site development feasibility analysis.

#### Pocket Parks

Additional pocket parks have not been proposed because of their higher operations and maintenance costs and lower return as recreation facilities. Pocket parks typically provide an aesthetic value only for nearby residents. The City should not develop additional pocket park facilities and, if possible, ownership of existing pocket parks should be transferred to homeowner associations.

#### Neighborhood Parks

Two neighborhood park facilities are also proposed for acquisition and development: 205th Avenue Park and the Blue Heron Park. The 205th Avenue Park (identified as site A, *Updated Master Plan* map) site is located on N.E. 205th Avenue in the Sandy Boulevard Corridor. The park intends to serve young people living in nearby multi-family dwellings with a play structure and open lawn area. Since this area is prone to seasonal flooding, expanding the 1.80-acre site shown would create a larger facility with an expanded lawn play area during the dry summer months and water detention area during the winter months. Also, because the

additional land would serve a storm water detention purpose, it is possible that storm water system development charges could fund a portion of the land acquisition and facility development.

The Blue Heron Park facility is located along the southwest shore of Fairview Lake (identified as site C, *Updated Master Plan* map). It intends to serve residents in the Blue Heron development, the neighboring Lakeside Estates West subdivision, as well as those living at the west end of the Lake. The site is 3.0 acres and is envisioned as a moderately active park with a play structure and small open lawn area, with most of the area as a passive park with a hiking trail along Fairview Lake for nature viewing.

**Community Parks**

The 207th Avenue Park (identified as site C on the *Updated Master Plan* map) is the largest site proposed for acquisition and park development with 14.48 acres. Located adjacent to Park Cleone, the site has visual access from N.E. Halsey Street and several neighborhood streets along its east perimeter. A power line easement bisects the site and towers create physical obstacles to park development; however, a preliminary analysis of the property indicates that the site could support play structures, picnic areas, a small parking area and two soccer fields. Park Cleone would support the soccer fields with development of a small parking lot at the west end of the site although further research is necessary to identify and control existing drainage problems within this area. Also, a site survey and investigation of soils and potential wetland areas on the 207th site will confirm whether the development proposed is appropriate or feasible.

## COMMUNITY CENTERS

The updated master plan also includes two new community centers, one limited-use and one multi-use. Although the additional facilities are located in the southern portion of the community, where existing community centers are already concentrated, the intent was to capitalize on existing, underutilized structures to eliminate acquisition costs and maintain reasonable development costs. One facility, the renovated Heslin House (identified as site D, *Updated Master Plan* map) is proposed as a limited use facility for gatherings, i.e. weddings, with a portion of the space dedicated to a community history center. The second facility, the old City Hall facility (identified as site E, *Updated Master Plan* map) would also require renovation for use as a multi-use community center potentially offering both passive and recreation opportunities.

### OPEN SPACE

Expansion of the existing Salish Ponds Wetland Park (identified as site F, *Updated Master Plan* map) is also proposed with the acquisition and development of a 5.0 acre site at the north of the facility.. The land is intended for minimal improvements to preserve its natural character with hiking trails and intermittent benches and/or picnic tables. The updated master plan also notes privately owned open space lands that are protected in perpetuity through regulations including riparian buffer zones, conservation easements and mitigation requirements.

### ACCESSWAYS

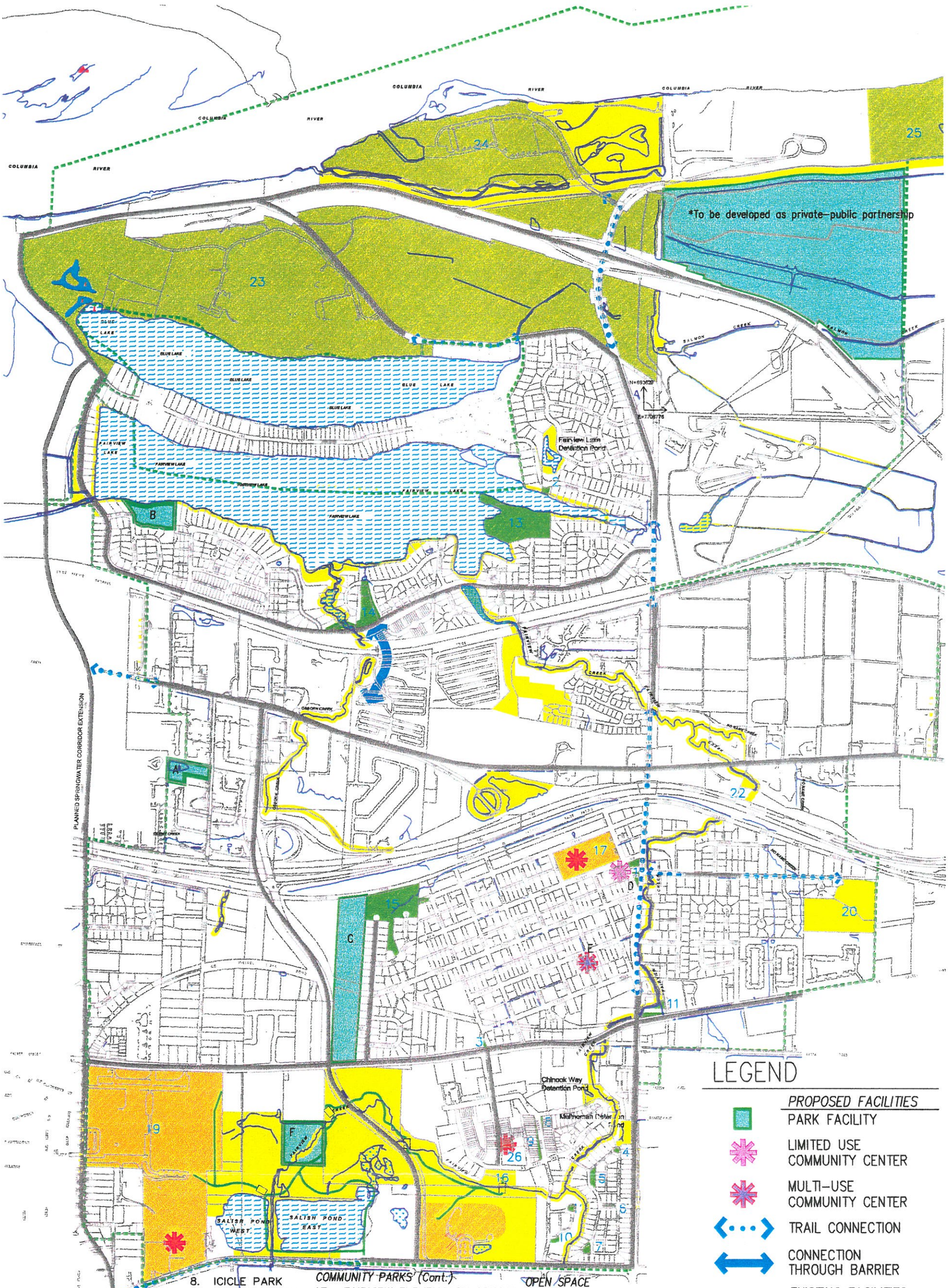
The updated master plan augments existing pedestrian/bicycle connections to parks and community centers. Proposed improvements create a pathway network connecting the major elements of the recreation system for convenient pedestrian and bicycle access throughout Fairview. In particular, the plan addresses connectivity problems created by barriers such as the Union Pacific Rail lines and Interstate 84. There is no differentiation between different types of accessways, or trails. The intent is to note the locations of necessary connections, but allow funding and context of the trail to dictate the type—minor off-street, major off-street or major on-street—of improvement. Along a connection, a pedestrian/bicycle trail may vary significantly according to adjacent roadway improvements, terrain, available funding and types of users. Further detail on development of these accessways is provided in the *City of Fairview Transportation System Plan* (2000).

## 3. PROJECTED LEVEL OF SERVICE

Following is the *Level of Service Analysis Matrix* for the updated master plan. With the proposed land acquisitions and facility development, the system meets, and in some cases, exceeds National Recreation and Parks Association (NRPA) standards. The neighborhood park acreage is within the NRPA acceptable range and the community park acreage now exceeds this standard. The City is currently providing acceptable levels of service for neighborhood park facilities with City owned facilities, but relies heavily upon the School District for the majority of their community parks acreage. As with the existing level of service, the regional parks exceed the acreage recommended by NRPA standards. It should be noted however, that while the level of service analysis is important to measure the City's abundance of park resources, the service areas (location) of these new facilities is of primary importance to determine whether an equal distribution of facilities is provided throughout the community.

## 4. PROJECTED AREAS OF SERVICE

Areas of service are also more evenly distributed throughout residentially developed areas of the community in the updated master plan. There are two remaining areas that still appear deficient in terms of facilities including the neighborhood west of N.E. 207th Avenue and north of N.E. Halsey Street, and the neighborhood located at the center and to the east in the Sandy Boulevard Corridor. Providing service to these areas however, may not be necessary. For one, since neighborhood near N.E. 207th Avenue and N.E. Halsey Street is mainly comprised of large lots, there is less demand for nearby recreational facilities. For residents within the central to eastern portion of the Sandy Boulevard Corridor, most have recreation centers on-site as part of manufactured home park amenities. Also, the nature of future development in this area is in question. A study of land use and transportation in the Sandy Boulevard Corridor is expected to commence about the same time as the finalization of this parks master plan update. The findings of the study may require further refinements to this master plan.




## FACILITIES

*POCKET PARKS*

1. HANDY/NECHOCOKEE PARK
2. HOCKADAY PARK
3. CROSSROADS PARK
4. GUM DROP PARK
5. STONE PARK
6. GREENRIDGE PARK
7. FEZETT PARK

*NEIGHBORHOOD PARKS*

8. ICICLE PARK
9. LANGLEY PARK
10. WINDSTORM PARK
11. MARILYN'S PARK
12. PIONEER PARK
13. LAKESHORE PARK
14. PELFREY PARK
15. PARK CLEONE

*COMMUNITY PARKS*

16. FAIRVIEW COMMUNITY PARK

*COMMUNITY PARKS (Cont.)*

17. FAIRVIEW ELEMENTARY SCHOOL
18. WOODLAND ELEMENTARY SCHOOL
19. REYNOLDS MIDDLE SCHOOL

*REGIONAL PARKS (METRO)*

23. BLUE LAKE PARK
24. CHINOOK LANDING MARINE PARK
25. COLUMBIA RIVER PARK

*COMMUNITY CENTER*

26. NEW CITY HALL (ALL SCHOOLS)

*OPEN SPACE*

20. FAIRVIEW WOODS PARK
21. SALISH PONDS WETLAND PARK
22. PETTIJOHN PARK

*PROPOSED FACILITIES*

A. 205TH AVENUE PARK
B. BLUE HERON PARK
C. 207TH AVENUE PARK
D. HESLIN HOUSE COMMUNITY CENTER
E. FAIRVIEW COMMUNITY CENTER
F. SALISH PONDS EXPANSION

NORTH

SCALE: 250' 0' 500'

# UPDATED MASTER PLAN

# FAIRVIEW

Parks & Recreation/Open Space Master Plan Update 2001

CITY OF FAIRVIEW

## Updated Master Plan Level of Service Analysis

| FACILITIES REFERENCE NUMBER* | PARK & RECREATION/OPEN SPACE FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES | PROPOSED PARK ACRES | TOTAL PARK ACRES | PARK ACRES/1,000 PEOPLE |
|---|---|---|---|---|---|---|
| | *POCKET PARKS* | | | | | |
| *1* | Handy/Nechocokee Park | 0.45 | | | | |
| *2* | Hockaday Park | 0.19 | | | | |
| *3* | Crossroads Park | 0.05 | | | | |
| *4* | Gum Drop Park | 0.06 | | | | |
| *5* | Stone Park | 0.22 | | | | |
| *6* | Greenridge Park | 0.05 | | | | |
| *7* | Fezett Park | 0.14 | | | | |
| *8* | Icicle Park | 0.05 | | | | |
| *9* | Langley Park | 0.45 | | | | |
| *10* | Windstorm Park | 0.06 | | | | |
| *11* | Marilyn's Park | 0.74 | | | | |
| *12* | Pioneer Park | 0.09 | | | | |
| | ***Acres*** | ***2.55*** | ***0.00*** | ***0.00*** | ***2.55*** | **NRPA standard is not available* |
| | *NEIGHBORHOOD PARKS* | | | | | |
| *13* | Lakeshore Park | 5.16 | | | | |
| *14* | Pelfrey Park | 1.70 | | | | |
| *15* | Park Cleone | 4.67 | | | | |
| *B* | 205th Avenue Park | | | 1.80 | | |
| *C* | Blue Heron Park | | | 3.00 | | |
| | ***Acres*** | ***11.53*** | ***0.00*** | ***4.80*** | ***16.33*** | ***1.63*** |

| FACILITIES REFERENCE NUMBER* | PARK & RECREATION/OPEN SPACE FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES | PROPOSED PARK ACRES | TOTAL PARK ACRES | PARK ACRES/1,000 PEOPLE |
|---|---|---|---|---|---|---|
| | ***COMMUNITY PARKS*** | | | | | |
| ***16*** | Fairview Community Park | 2.34 | | | | |
| ***17*** | Fairview Elementary School | 4.78 | | | | |
| ***18*** | Woodland Elementary School | 27.35 | | | | |
| ***19*** | Reynolds Middle School | 34.82 | | | | |
| ***D*** | 207th Avenue Park | | | 14.48 | | |
| | ***Acres*** | ***69.29*** | ***0*** | ***14.48*** | ***83.77*** | ***8.38*** |
| | ***OPEN SPACE*** | | | | | |
| ***20*** | Fairview Woods Park | 8.18 | | | | |
| ***21*** | Pettijohn Park | | 0.84 | | | |
| ***22*** | Salish Ponds Wetland Park | 70.00 | | | | |
| ***E*** | Salish Ponds Expansion | | | 5.00 | | |
| | ***Acres*** | ***82.20*** | ***0.84*** | ***5.00*** | ***87.20*** | **NRPA standard is not available* |
| | ***REGIONAL PARKS*** | | | | | |
| ***23*** | Blue Lake Park (Metro) | 190.67 | | | | |
| ***24*** | Chinook Landing Marine Park (Metro) | 45.99 | | | | |
| ***25*** | Columbia River Open Space (Metro) | | 41.25 | | | |
| | ***Acres*** | ***236.66*** | ***41.25*** | ***0.00*** | ***277.91*** | ***27.80*** |
| | | | *Total Acres Parks & Open Space/1,000 People* | | | *46.78* |

***Notes:***

*Calculations assume 10,000 people at full buildout*

**Facilities Reference Number keys the facility to its location on the map.*

***NRPA standard calculation for parks/1,000 people considers developed parks only.*

***NRPA Standards:***

*Neighborhood Parks 1.5-3 acres/1,000 people*

*Community Parks 3.5-7 acres/1,000 people*

*Regional Parks 5-10 acres/1,000 people*

*Parks & Open Space 10-20 acres/1,000 people*

## C. GUIDING PRINCIPLES FOR IMPLEMENTATION

Following is the *Action Plan* developed by City staff and the Parks Advisory Committee. It details projects and policies supportive of a system that better serves the needs of the community. Projects include studies of environmental resources, brochures to increase awareness of park resources, programs for schools groups to increase day time use, and specific maintenance tasks to improve facilities. Policies proposed create long-term opportunities for supporting the spirit of the master plan, such as creating a Parks Subcommittee to guide volunteer efforts in parks.

## ACTION PLAN

| *Issues* | *ACTION PLAN* | |
|---|---|---|
| | ***Projects*** | ***Policies*** |
| **Natural Resource Preservation** | Additional open space/park sites should be identified in updated Master Plan and City should budget for future acquisitions and/or work with landowners to set aside portions of their land for public use.<br><br>Inventory and expand riparian areas protected within Riparian Buffer Overlay zone.<br><br>Inventory and update Significant Environmental Concern (SEC) Overlay zones. | Allow Transfer of Development rights and other mechanisms as necessary to protect land with highly valuable natural resources.<br><br>Enforce compliance with provisions of Riparian Buffer Overlay zone.<br><br>Bolster SEC Overlay zone provisions to protect natural resources. |
| **Crime** | Replace existing park furniture and structures as needed with vandal resistant materials.<br><br>Encourage use of parks by school groups to increase daytime use.<br><br>Team police with organized resident patrols to reduce crimes in problematic parks and work with schools to identify ways to reduce vandalism. | Require new park furniture and structures to be constructed of vandal resistant materials. Examples include recycled plastic lumber products, rocks and sealed surfaces for easy removal of graffiti.<br><br>Require all new park designs to provide for easy patrol by police and monitoring by neighbors. |
| **Level of Service** | Include development of 207th site (Cleone Park expansion) in Master Plan update to provide a community park.<br><br>Identify a park site for future acquisition and development in the area north of Interstate 84 and south of Fairview Lake Way. | Emphasize development of community parks in Master Plan update. |
| **Education (Interpretive)** | Encourage schools to utilize park facilities for research as well as outdoor laboratories for class projects. | Emphasize role of interpretive facilities in natural areas in Master Plan update. |
| **Recreation** | Review the utilization of exiting facilities as part of the Master Plan Update and note which parks and the methods available to increase use. | Require all new parks to have adequate facilities according to park classification. Refer to Fairview Parks & Recreation Open Space Master Plan. Utilize nearby public facilities, I.e. parking, restrooms. |
| **Access to Nature** | Provide signage informing users as to "how" to responsibly use the park.<br><br>Distribute "responsible user" guidelines to school children to educate them (and their parents) as to how to best use these types of parks. | Limit public access to highly sensitive habitats either seasonally or permanently to reduce serious impacts on wildlife. |

| *Issues* | *ACTION PLAN* | |
|---|---|---|
| | *Projects* | *Policies* |
| **Access to Parks** | Continue to improve pedestrian and bicycle connections to parks and integrate park connections with transit routes.<br><br>City should work with private land owners to establish public trail easements on private property wherever necessary to connect residents to park facilities. | Require all new lands protected by riparian buffers, conservation easements and mitigation to allow public access wherever practical and according to the sensitivity of the natural resource.<br><br>Interstate 84 and Union Pacific Rail lines are barriers to connectivity so development of park facilities in each of these sub-areas should be determined independently. |
| **Costs** | City sponsored community parks clean-ups could provide for biannual park maintenance. | Allow Parks Committee to review all park land acquisitions and designs prior to review and/or approval by City Council<br><br>Create Parks Subcommittee to oversee volunteer efforts to operate and maintain parks. |
| **Partnerships** | Create program of park sponsorship (I.e. corporate sponsorship) for acquisition, development and maintenance in return for public recognition of efforts.<br><br>Partner with schools to share equipment and labor to maintain parks and schools. | A School Board member should actively participate on the Parks Committee and opportunities should be sought for partnership. |
| **Community Spirit** | Establish program of sponsorship by community organizations or businesses for community spirit installations. | |
| **Park Utilization** | Poll park users and nearby residents to establish need and appropriate location(s) of required facilities (I.e. parking).<br><br>Install/maintain park signage in existing park facilities.<br><br>Promote a park in each publication of the Parks newsletter.<br><br>Facilitate skateboarder's vision to construct a skateboard park.<br><br>Prepare park system brochures and distribute at City Hall and public schools. | Require park signage for all park facilities. |

# Part IV
# IMPLEMENTATION

# PART FOUR: IMPLEMENTATION

Part IV addresses both the costs and revenues associated with acquiring and developing new parks, and the expenses of operating and maintaining the existing and new parks. And it addresses changes in the park system development charge (PSDC).

Subpart A contains the assumptions about the prices of land and cost of developing parks. These costs are used to schedule new park acquisition and development based on forecast cash receipts from the parks systems development charge and from General Fund revenues. The PSDC is the sole source of revenue for new park acquisition and development. The General Fund pays for park operations and maintenance.

Subpart B shows the schedule of new park acquisition and development.

Subpart C shows the projected increases in operating costs.

Subpart D presents the financial forecasts for both the PSDC fund (capital) and implications for the General Fund (operations and maintenance).

Subpart E presents the update of the parks systems development charge.

## A. ASSUMPTIONS

### 1. LAND ACQUISITION COSTS

The cost of building new parks varies with local market conditions. The price of land is often greater than the cost to develop a new park site. Currently, land zoned for single-family residential use in Fairview averages $140,000 per acre. The City already owns some land for parks. Most of the land the City intends to purchase for parks is constrained by wetlands or by overhead power lines.

The market value of wetland is difficult to determine. Land constrained by wetlands is seldom sold by itself, but as part of a larger parcel of land. To the extent the developer can integrate the wetland portion into the design features of the rest of the parcel, the value of the wetland approaches that of the dry land.

In this analysis, we make the assumption that if these lands were sold independently or in conjunction with some dry land, but not a significant amount, would be valued at $30,000 an acre. Dry otherwise, developable land in power-line rights-of-way has a value between $30,000 and $140,000. The theory land owners apply is that the land may at some time in the future be available for development if the power lines are removed. For example, the proposed park site connecting with Park Cleone has two power-line rights-of-way but only one is in use. The other is no longer used, but the power lines are still in place. Also, part of the parcel is potentially wetland. In this analysis, an average land value of $60,000 per acre was assumed.

### 2. DEVELOPMENT COSTS

Development costs in the metropolitan area for neighborhood and community parks ranges from under $50,000 per acre to over $150,000 per acre. In this analysis, an average of $130,000 per acre for neighborhood and community parks was applied with the following exceptions.

- Blue Heron Park will cost $100,000/acre for the 1.5 acres of upland area and $20,000/acre for the remaining 1.5 acres of open space.

- The 207th site also will cost $100,000/acre.

- The expansion of Salish Ponds will cost $4,000/acre.

Development costs for these types of parks will vary with the type of park and amenities to be built—with or without restrooms, automatic sprinkler systems, fencing, parking, number and type of ball fields and courts, picnic and cooking facilities, and the physical characteristics of the land (rocky, wetland, dry land). For the open space parks, a development cost of $20,000 per acre is used because most of the park is in open space with minimal development. This level of investment will provide fencing, minimal trails, and landscaping.

## Table 4.1 Land Acquisition and Development Costs

| | | PARK & RECREATION/OPEN SPACE FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES | PROPOSED PARK ACRES | TOTAL PARK ACRES | Cost Assumptions by Park: Land ($/Acre) | Cost Assumptions by Park: Development ($/Acre) | Acquisition & Development Costs by Park: Land Acquisition | Acquisition & Development Costs by Park: Development | Acquisition & Development Costs by Park: Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | ***POCKET PARKS*** | | | | | | | | | |
| | 1 | Handy/Nechocokee Park | 0.45 | | | 0.45 | $ 140,000 | $ 130,000 | - | - | - |
| | 2 | Hockaday Park | 0.19 | | | 0.19 | $ 140,000 | $ 130,000 | - | - | - |
| | 3 | Crossroads Park | 0.05 | | | 0.05 | $ 140,000 | $ 130,000 | - | - | - |
| | 4 | Gum Drop Park | 0.06 | | | 0.06 | $ 140,000 | $ 130,000 | - | - | - |
| | 5 | Stone Park | 0.22 | | | 0.22 | $ 140,000 | $ 130,000 | - | - | - |
| | 6 | Greenridge Park | 0.05 | | | 0.05 | $ 140,000 | $ 130,000 | - | - | - |
| | 7 | Fezett Park | 0.14 | | | 0.14 | $ 140,000 | $ 130,000 | - | - | - |
| | 8 | Icicle Park | 0.05 | | | 0.05 | $ 140,000 | $ 130,000 | - | - | - |
| | 9 | Langley Park | 0.45 | | | 0.45 | $ 140,000 | $ 130,000 | - | - | - |
| | 10 | Windstorm Park | 0.06 | | | 0.06 | $ 140,000 | $ 130,000 | - | - | - |
| | 11 | Marilyn's Park | | 0.74 | | 0.74 | $ 140,000 | $ 130,000 | - | $ 96,200 | $ 96,200 |
| | 12 | Pioneer Park | 0.09 | | | 0.09 | $ 140,000 | $ 130,000 | - | - | - |
| | | ***Acres*** | ***1.81*** | ***0.74*** | ***0.00*** | ***2.55*** | | | - | $ 96,200 | $ 96,200 |
| | | ***NEIGHBORHOOD PARKS*** | | | | | | | | | |
| * | 1 | Park Cleone | 4.67 | | | 4.67 | $ 60,000 | $ 130,000 | - | - | - |
| | 2 | Fairview Community Park | | 2.34 | | 2.34 | $ 30,000 | $ 130,000 | - | $ 304,200 | $ 304,200 |
| | 3 | Pelfrey Park | 1.70 | | | 1.70 | $ 30,000 | $ 130,000 | - | - | - |
| | 4 | Lakeshore Park | | 5.16 | | 5.16 | $ 30,000 | $ 100,000 | - | 150,000 | 150,000 |
| * | 5 | Blue Heron Park | | | 3.00 | 3.00 | $ 16,667 | $ 16,667 | $ 50,000 | 50,000 | 100,000 |
| * | 6 | 205th Park | | | 1.80 | 1.80 | $ 30,000 | $ 130,000 | 54,000 | 234,000 | 288,000 |
| | | ***Acres*** | ***6.37*** | ***7.50*** | ***4.80*** | **18.67** | | | $ 104,000 | $ 738,200 | $ 842,200 |
| | | ***COMMUNITY PARKS*** | | | | | | | | | |
| | 1 | Reynolds Middle School | 34.82 | | | 34.82 | | | - | - | - |
| | 2 | Woodland Elementary School | 27.35 | | | 27.35 | | | - | - | - |
| | 3 | Fairview Elementary School | 4.78 | | | 4.78 | | | - | - | - |
| * | 4 | 207th & Halsey Park | | | 14.48 | 14.48 | $ 60,000 | $ 100,000 | $ 868,800 | $ 1,448,000 | $ 2,316,800 |
| | 5 | Sports Fields, Partnership | | | | | | | 100,000 | 1,000,000 | 1,100,000 |
| | 6 | Community Center, Old City Hall | | | | | | | | 200,000 | 200,000 |
| | 7 | Community Center, Heslin | | | | | | | | $ 50,000 | $ 50,000 |

| | | PARK & RECREATION/OPEN SPACE FACILITY | DEVELOPED PARK ACRES | UNDEVELOPED PARK ACRES | PROPOSED PARK ACRES | TOTAL PARK ACRES | Cost Assumptions by Park: Land ($/Acre) | Cost Assumptions by Park: Development ($/Acre) | Acquisition & Development Costs by Park: Land Acquisition | Acquisition & Development Costs by Park: Development | Acquisition & Development Costs by Park: Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | House | | | | | | | | | |
| | | *Acres* | *66.95* | *0* | *14.48* | **81.43** | | | $ 968,800 | $ 2,698,000 | $ 3,666,800 |
| | | ***OPEN SPACE*** | | | | | | | | | |
| * | 1 | Salish Ponds Wetland Park | 70.00 | | | 70.00 | | | 4,000 | 10,000 | 14,000 |
| | 2 | Indian John Park | 4.02 | | | 4.02 | | | - | - | - |
| | 3 | Fairview Woods Park | 8.18 | | | 8.18 | | | - | - | - |
| | 4 | Salish Ponds Expansion | | | 5.00 | 5.00 | $ 4,000 | $ 10,000 | 20,000 | 50,000 | 70,000 |
| | | *Acres* | *82.20* | *0* | *5.00* | **87.20** | | | $ 24,000 | $ 60,000 | $ 84,000 |
| | | ***REGIONAL PARKS*** | | | | | | | | | |
| | 1 | Blue Lake Park (Metro) | 190.67 | | | 190.67 | | | - | - | |
| | 2 | Chinook Landing Marine Park (Metro) | 45.99 | | | 45.99 | | | - | - | |
| | 3 | Columbia River Open Space (Metro) | | 41.25 | | 41.25 | | | | | |
| | | *Acres* | *236.66* | *41.25* | *0.00* | *277.91* | | | $ - | $ - | $ - |
| | | *Total All Parks* | *393.99* | *49.49* | *24.28* | *467.76* | | | $ 1,096,800 | $ 3,592,400 | $ 4,689,200 |

## B. SCHEDULE OF CAPITAL IMPROVEMENTS

Table 4.1 shows the unit costs for acquisition and construction of facilities for each of the proposed parks in Part Three, above. Table 4.1 includes cost estimates for the renovation of Heslin House and the Old City Hall. These costs are expected to be the minimal amount necessary to make these facilities usable for basic community needs. The final costs depend on a variety of factors, including, the services to be provided, the current condition of the building, and applicable historic renovation provisions, particularly for the Heslin House. For example, the Old City Hall could be used with minor renovations as a teen center, however the current condition would not be appropriate for formal gatherings such as weddings.

Also, estimates of accessway improvements are not included in Table 4.1. The connections specified on the Updated Master Plan have already been addressed in detail in the *City of Fairview Transportation System Plan, 1999 (TSP).* The TSP defines both the location of the improvement, type of improvement and the associated costs for construction. Further, it is more appropriate and feasible for these projects to be financed with transportation funds rather than those designated for parks from the General Fund.

Implementation of the updated master plan elements should occur according to community needs. Proposed sites in currently underserved areas should be the first to be acquired and developed with park facilities (refer to Part III, Existing Areas of Service Map). In general, land should be purchased whenever feasible to secure it prior to development for other uses. Also, property currently in City ownership should be developed to meet community demand for park services and to make visible gains in park system implementation.

### Specific Recommendations

Development of Lakeshore Park, Marilyn's Park and Fairview Community Park should occur prior to additional park property purchases.

The proposed 205th Avenue Neighborhood Park site should be the first to acquire and develop as part of the master plan implementation.

## C. OPERATING AND MAINTENANCE COSTS (O&M)

Fairview pays for park operations and maintenance from its General Fund, and it pays for capital acquisitions from the Parks SDC fund, grants, and from the General Fund. The Public Works Department maintains the parks system. The City does not sponsor any recreational activities, nor does it have any full-time staff specifically assigned to park duties.

The City's Public Works Director estimates the Department spends about $40,000 per year on park maintenance. That amounts to $2,450/acre/year of developed park land ($40,000 / 16.33 acres / year). This amount approximates costs for Salem's large urban parks. Salem operates over 200 acres of developed neighborhood and community parks. The cost of maintaining and operating Salem's park system ranges from $1,470 for community parks to over $5,503 for special types of parks:

**Table 4.2: City of Salem Park Maintenance Costs per Year**

| Park Type | $/Acre/Year |
|---|---|
| Neighborhood Parks | $3,300 |
| Community Parks | $1,470 |
| Large Urban parks | $2,590 |
| Other | $5,503 |

Canby's park system without the swimming pool and the recreation programs costs about $4,800 per acre for its 46.7-acre park system. Their Canby system includes some high maintenance community parks that Fairview currently does not operate. Both Salem and Canby have dedicated park personnel who keep records of at least direct costs. Indirect costs such as administration, accounting, billing, and staff supervision are seldom accounted for in parks budgets. Since, Fairview's park system is smaller than Canby's and because of economies of scale, we would expect Fairview's costs per acre per year to be closer to Canby's than to Salem's. Fairview's relatively low cost per acre may result from either underestimating the actual cost, or it may be maintaining its parks to a lower standard than Canby or Salem.

## D. FINANCIAL FORECAST

To acquire these park lands and to develop them as shown in Table 4.1, the Parks SDC would have to increase from $981.46 to $1,313 per new housing unit. If the City increases the PSDC, as it has been, to keep pace with inflation, then the PSDC will produce sufficient revenue to acquire and build those parks proposed for City funding in Table 4.1. With an increase in population, the number of park acres per capita would decrease overall, but increase for neighborhood parks. Table 4.3 summarizes the results. The City does not intend to build any additional pocket parks beyond the one that is planned (Marilyn's Park). Instead, it plans to build more neighborhood parks and add to the open spaces. While the City will have some influence on community and regional parks supplied by the school district and Metro, it cannot control these investments. If all of the parks are built, the number of acres of all parks per 1,000 people will decrease from the current 62.85 acres/1,000 to 37.80 acres/1,000.

**Table 4.3: Summary of Current and Future Park Standards**

| | | | |
|---|---|---|---|
| Pocket | 0.29 | 0.26 | -10% |
| Neighborhood | 1.02 | 1.87 | 83% |
| Community | 10.68 | 8.14 | -24% |
| Open Space | 13.11 | 8.72 | -33% |
| Total | 62.85 | 37.80 | -40% |
| Population | 6,270 | 10,000 | 59% |

The City's cost to operate and maintain the current and future City-owned parks also will increase. To forecast operating costs, several assumptions were made. Inflation will increase 7.5 percent per year for personnel, 5 percent per year for materials and services, and 5 percent per year for capital improvements. Also, land is expected to appreciate at 7.5 percent per year.

Tables 4.4 and 4.5 show the financial forecasts for the PSDC fund and the Parks Operating fund. Fiscal Year 2000 shows actual costs and revenues. Fiscal year 2001 through 2010 is based on the above assumptions.

Operating and maintenance costs also will increase with inflation and as new parks are added to the system. The bottom of Table 4.5 shows the amount of general fund revenue needed to pay for operating costs. Notice that in fiscal year 2003-04 a full time parks planner is hired at $40,000 a year plus overhead

costs equal to 40 percent of salary. The amount of seasonal labor increases with inflation plus increases in the number of acres of developed parkland. Also, beginning in 2001 we add a line item for repair and replacement. This amount equals 1 percent of the invested capital to replace worn out equipment such as swing sets, fences, and lighting. It is not enough to fully redevelop a park or to replace bathrooms or other major structures.

At the bottom of Table 4.5 the line labeled "General Fund Revenue" represents the amount needed from the General Fund to pay for operating, maintaining, and replacing worn-out facilities. Park SDC revenues cannot be used for these O&M costs. In fiscal year 2000, the $39,000 actually spent on parks represents less than 10 percent of the total General Fund. The forecast for parks would increase the total percent of the General Fund going to parks, which may have the effect of reducing expenditures for other General Fund purposes—police, fire, administration, planning, code enforcement, etc.

## Table 4.4 Parks Systems Development Charge Fund--History

| | History | | | | | |
|---|---|---|---|---|---|---|
| | 1994<br>1995 | 1995<br>1996 | 1996<br>1997 | 1997<br>1998 | 1998<br>1999 | 1999<br>2000 |
| Revenues | | | | | | |
| SDCs | $34,605 | $183,791 | $122,634 | $129,849 | $276,260 | $182,244 |
| Interest | 594 | 4,111 | 13,109 | 21,831 | 17,674 | 13,259 |
| Total Revenues | $35,199 | $187,902 | $135,743 | $151,680 | $293,934 | $195,503 |
| Expenditures | | | | | | |
| Capital Outlays | - | $58,896 | | $105,516 | $413,267 | $123,726 |
| Total Expenditures | - | 58,896 | - | 105,516 | 413,267 | 123,726 |
| Revenues Over (Under) Expenditures | $35,199 | $129,006 | $135,743 | $46,164 | ($119,333) | $71,777 |
| Other Financing | | | | | | |
| Transfers In (Out) | | | | 15,338 | | |
| Total Other Financing | - | - | - | 15,338 | - | - |
| Net Revenues, Expenditures, Other Financing | $35,199 | $129,006 | $135,743 | $61,502 | ($119,333) | $71,777 |
| Fund Balance, Beginning | - | 35,199 | 164,205 | 299,948 | 361,450 | 242,117 |
| Fund Balance, Ending | $35,199 | $164,205 | $299,948 | $361,450 | $242,117 | $313,894 |

## Table 4.4 Parks Systems Development Charge Fund—Forecast

| | Estimated | | | | Forecast | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2000<br>2001 | 2001<br>2002 | 2002<br>2003 | 2003<br>2004 | 2004<br>2005 | 2005<br>2006 | 2006<br>2007 | 2007<br>2008 | 2008<br>2009 | 2009<br>2010 |
| Revenues | | | | | | | | | | |
| SDCs | $179,000 | $178,000 | $189,100 | $200,900 | $185,800 | $186,600 | $188,100 | $190,100 | $190,300 | $188,200 |
| Interest | 12,510 | 16,270 | 22,340 | 20,450 | 19,630 | 26,400 | 32,980 | 34,100 | 33,510 | 35,290 |
| Total Revenues | $191,510 | $194,270 | $211,440 | $221,350 | $205,430 | $213,000 | $221,080 | $224,200 | $223,810 | $223,490 |
| Expenditures | | | | | | | | | | |
| Capital Outlays | $96,200 | $20,000 | $469,410 | - | $125,906 | - | $384,341 | $87,261 | $281,420 | - |
| Total Expenditures | 96,200 | 20,000 | 469,410 | - | 125,906 | - | 384,341 | 87,261 | 281,420 | - |
| Revenues Over (Under) Expenditures | $95,310 | $174,270 | ($257,970) | $221,350 | $79,524 | $213,000 | ($163,261) | $136,939 | ($57,610) | $223,490 |
| Other Financing | | | | | | | | | | |
| Transfers In (Out) | | | | | | | | | | |
| Total Other Financing | - | - | - | - | - | - | - | - | - | - |
| Net Revenues, Expenditures, Other Financing | $495,310 | $174,270 | ($257,970) | $221,350 | $79,524 | $213,000 | ($163,261) | $136,939 | ($57,610) | $223,490 |
| Fund Balance, Beginning | $313,894 | $409,204 | $583,474 | $325,504 | $546,854 | $626,378 | $839,378 | $676,117 | $813,056 | $755,446 |
| Fund Balance, Ending | $409,204 | $583,474 | $325,504 | $546,854 | $626,378 | $839,378 | $676,117 | $813,056 | $755,446 | $978,936 |
| | 3.46% | 3.28% | 4.92% | 4.69% | 3.35% | 3.60% | 4.35% | 4.58% | 4.27% | 4.07% |

## Table 4.5 Parks O&M Budget (General Fund Activity)

| | 1999 2000 | 2000 2001 | 2001 2002 | 2002 2003 | 2003 2004 | 2004 2005 | 2005 2006 | 2006 2007 | 2007 2008 | 2008 2009 | 2009 2010 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Personnel | | | | | | | | | | | |
| PW Director | $2,000 | $2,150 | $2,311 | $2,485 | $2,671 | $2,871 | $3,087 | $3,318 | $3,567 | $3,834 | $4,122 |
| Park Planner | | | | | 60,873 | 65,438 | 70,346 | 75,622 | 81,293 | 87,390 | 93,945 |
| Maintenance Workers | 14,000 | 15,050 | 16,179 | 17,392 | 18,697 | 20,099 | 21,606 | 23,227 | 24,969 | 26,841 | 28,854 |
| Seasonal | 7,000 | 7,525 | 8,089 | 16,571 | 17,814 | 22,780 | 24,488 | 28,845 | 31,008 | 33,334 | 35,834 |
| Clerical | 1,500 | 1,613 | 1,733 | 1,863 | 2,003 | 2,153 | 2,315 | 2,489 | 2,675 | 2,876 | 3,092 |
| Total | $24,500 | $26,338 | $28,313 | $38,311 | $102,057 | $113,341 | $121,842 | $133,500 | $143,513 | $154,276 | $165,847 |
| Materials & Services | | | | | | | | | | | |
| Routine Maintenance | $15,000 | $15,690 | $31,360 | $32,780 | $40,710 | $42,590 | $48,730 | $50,990 | $53,250 | $55,720 | $58,180 |
| Repair & Replacement | | 8,090 | 7,810 | 16,220 | 7,230 | 11,180 | 6,430 | 6,140 | 5,850 | 5,560 | 5,270 |
| Total Materials & Services | $15,000 | $23,780 | $39,170 | $49,000 | $47,940 | $53,770 | $55,160 | $57,130 | $59,100 | $61,280 | $63,450 |
| Capital Improvements | | | | | | | | | | | |
| Transfer from the PSDC fund | $32,500 | $96,200 | $20,000 | $469,410 | - | $125,906 | - | $384,341 | $87,261 | $281,420 | - |
| GO Bond Proceeds | | | | | | | | | | | |
| Capital Acquisitions | (32,500) | (96,200) | (20,000) | (469,410) | - | (125,906) | - | (384,341) | (87,261) | (281,420) | - |
| Total Capital Improvements | - | - | - | - | - | - | - | - | - | - | - |
| General Fund Revenues to Balance Budget | $39,500 | $50,118 | $67,483 | $87,311 | $149,997 | $167,111 | $177,002 | $190,630 | $202,613 | $215,556 | $229,297 |
| % Change in GF Rev. to Balance Budget | | 26.9% | 34.6% | 29.4% | 71.8% | 11.4% | 5.9% | 7.7% | 6.3% | 6.4% | 6.4% |

## E. SYSTEMS DEVELOPMENT CHARGES

To pay for land acquisition and capital improvements, Fairview has relied on developer exactions of land, and more recently on a parks systems development charge (PSDC). The City presently charges each new residential development a PSDC of $1,037 per housing unit. The City increases the PSDC 5 percent per year to account for inflation. The PSDC does not apply to non-residential developments. The PSDC has accumulated over $437,000 as of June 30, 2000.

Based on this update of the Parks Master Plan, the city could immediately increase the Parks Systems Development Charge to $1,331 per single-family residence, however, the City Council chose to leave the SDC at its current level and increase it 5 percent annually. The balance of this section discusses the list of capital improvements and the potential impact on the parks SDC.

Table 4.6 shows each capital improvement, and the allocation of the improvement to current and future development. The population is expected to grow from 6,270 in year 2000 to 10,000 at buildout, an increase of 3,730. The benefits of each park to current and future residents are shown in the columns to the right in Table 4.6.

Pocket parks are assumed to benefit only the existing residents with too small a benefit area to be assessed as an SDC.

The other parks are allocated in part to current development and in part to future development. Only Neighborhood parks are allocated 100 percent to future development. These parks will be built only if forecast development actually occurs. All of the cost of these new neighborhood parks is included in the proposed SDC. The other parks are allocated to total buildout development. Only 37 percent (population growth 3,730 divided by buildout population 10,000) of the cost of these projects is included in the proposed SDC.

The SDC remains an improvement fee only. The parks SDC would continue to be applied only to residential developments.

## Table 4.6 Parks Systems Development Charge

| PARK & RECREATION/OPEN SPACE FACILITY | Acquisition & Development Costs by Park: Land Acquisition | Acquisition & Development Costs by Park: Development | Acquisition & Development Costs by Park: Total | Benefiting Population: Future Development | Benefiting Population: All Development | Total SDC Improvement Fee |
|---|---|---|---|---|---|---|
| ***POCKET PARKS*** | | | | | | |
| 1 Handy/Nechocokee Park | - | - | - | | | - |
| 2 Hockaday Park | - | - | - | | | - |
| 3 Crossroads Park | - | - | - | | | - |
| 4 Gum Drop Park | - | - | - | | | - |
| 5 Stone Park | - | - | - | | | - |
| 6 Greenridge Park | - | - | - | | | - |
| 7 Fezett Park | - | - | - | | | - |
| 8 Icicle Park | - | - | - | | | - |
| 9 Langley Park | - | - | - | | | - |
| 10 Windstorm Park | - | - | - | | | - |
| 11 Marilyn's Park | - | $96,200 | $96,200 | NA | | NA |
| 12 Pioneer Park | - | - | - | | | - |
| | $ - | $96,200 | $96,200 | $ - | $ - | |
| ***NEIGHBORHOOD PARKS*** | | | | | | |
| * 1 Park Cleone | - | - | - | | | - |
| 2 Fairview Community Park | - | $304,200 | $304,200 | | $304,200 | - |
| 3 Pelfrey Park | - | - | - | | | - |
| 4 Lakeshore Park | - | 150,000 | 150,000 | | 150,000 | - |
| * 5 Blue Heron Park | $ 50,000 | 50,000 | 100,000 | $100,000 | | $100,000 |
| * 6 205th Park | 54,000 | 234,000 | 288,000 | 288,000 | | 288,000 |
| | $104,000 | $738,200 | $842,200 | $388,000 | $454,200 | |
| ***COMMUNITY PARKS*** | | | | | | |
| 1 Reynolds Middle School | - | - | - | | | - |
| 2 Woodland Elementary School | - | - | - | | | - |
| 3 Fairview Elementary School | - | - | - | | | - |

| PARK & RECREATION/OPEN SPACE FACILITY | Acquisition & Development Costs by Park: Land Acquisition | Development | Total | Benefiting Population: Future Development | All Development | Total SDC Improvement Fee |
|---|---|---|---|---|---|---|
| * 4 207th & Halsey Park | $868,800 | $1,448,000 | $2,316,800 | | $2,316,800 | - |
| 5 Sports Fields, Partnership | 100,000 | 1,000,000 | 1,100,000 | | 1,100,000 | - |
| 6 Community Center, Old City Hall | | 200,000 | 200,000 | | 200,000 | - |
| 7 Community Center, Heslin House | | 50,000 | 50,000 | | 50,000 | - |
| | $968,800 | $2,698,000 | $3,666,800 | - | $3,666,800 | |
| ***OPEN SPACE*** | | | | | | |
| * 1 Salish Ponds Wetland Park | $4,000 | $10,000 | $14,000 | | $14,000 | |
| 2 Indian John Park | - | - | - | | | |
| 3 Fairview Woods Park | - | - | - | | | |
| 4 Salish Ponds Expansion | 20,000 | 50,000 | 70,000 | | 70,000 | |
| *Acres* | $24,000 | $60,000 | $84,000 | $ - | $84,000 | |
| ***REGIONAL PARKS*** | | | | | | |
| 1 Blue Lake Park (Metro) | - | - | | | | |
| 2 Chinook Landing Marine Park (Metro) | - | - | | | | |
| 3 Columbia River Open Space (Metro) | | | | | | |
| | $ - | $ - | $ - | $ - | $ - | |
| ***Total All Parks*** | $1,096,800 | $3,592,400 | $4,689,200 | $388,000 | $4,205,000 | |
| Neighborhood | | | | 3,730 | 10,000 | |
| Community | | | | $104 | $421 | $525 |
| Open Spaces | | | | | | $1,313 |

| Notes: | 2000 | Growth | Buildout | % Change |
|---|---|---|---|---|
| | 6,270 | 3,730 | 10,000 | 59% |
| | 1.71 | 1.29 | 1.87 | 9% |
| | 17.95 | 3.88 | 8.14 | -55% |
| | 22.04 | 1.34 | 8.72 | -60% |

# APPENDIX A
# PRIORITIZED COMMUNITY NEEDS ANALYSIS

## PRIORITIZED COMMUNITY NEEDS ANALYSIS

### Table 1: GENERAL CATEGORIES OF FACILITIES
**Order of priority (highest to lowest) of importance of each category of facilities**

| Rank | |
|---|---|
| High | 1. Open Space (natural areas) |
| | 2. Neighborhood Parks |
| | 3. Nature Trail Corridors |
| Medium | 4. Improved Trail Corridors |
| | 5. Pocket Parks |
| | 6. Community Parks |
| Low | 7. Multi-Purpose Recreation Center |

### Table 2: USER GROUPS AND FACILITY CATEGORIES

Order of priority (highest to lowest) of importance of each category of facilities.

| CATEGORY | | | | | |
|---|---|---|---|---|---|
| **Pocket Park** | **Neighborhood Park** | **Community Park** | **Open Space** | **Community Center** | **Trails** |
| 1. Daytime User | Children | Children | Families | Teens | Families |
| 2. Children | Families | Daytime User | Adult | Seniors | Daytime |
| 3. Seniors | Daytime User | Families | Daytime User | Children | Adults |
| 4. Adults | Teens | All Interests | Children | Families | Seniors |
| 5. Families | Seniors | Adults | All Interests | Daytime User | Children |
| 6. Teens | Adults | Teens | Visitors | Adults | Teens |
| 7. All Interests | All Interests | Visitors | Teens | All Interests | All |
| 8. Visitors | Visitors | Seniors | Seniors | Visitors | Visitors |

**Table 3: POCKET PARKS (up to 1 acre)**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| Medium | 1. Open play |
| | 2. Playground/structure |
| Low | |
| | 3. Picnic tables/Benches |
| | 4. Art/kiosk |
| | 5. Viewing sites |

**Table 4: NEIGHBORHOOD PARKS (1-5 acres)**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| High | 1. Playground/structure |
| | 2. Hiking/walking trails |
| | 3. Picnic tables/Benches |
| | 4. Open play/kites/juggling |
| | 5. Basketball court |
| Medium | |
| | 6. Softball |
| Low | 7. Tennis/volleyball court |
| | 8. Skating |
| | 9. Horseshoes |

**Table 5: COMMUNITY PARKS (5-50 acres)**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| High | 1. Open play area |
| | 2. Playground/structure |
| | 3. Hiking/walking/jogging trails |
| | 4. Picnic tables |
| | 5. Baseball field |
| Medium | 6. Picnic shelters |
| | 7. Basketball court |
| | 8. Soccer field |
| | 9. Kiosks with utilities |
| | 10. Wildlife viewing |
| Low | 11. Performance areas |
| | 12. Fishing |
| | 13. Football field |
| | 14. Handball courts |
| | 15. Tennis courts |
| | 16. Frisbee course |
| | 17. Volleyball courts |
| | 18. Canoeing |
| | 19. Model planes |
| | 20. Rollerblading/skateboards |
| | **Access to:** |
| High | 1. Blue Lake Park |
| | 2. Columbia River |
| | 3. Fairview Lake |

**Table 6: COMMUNITY CENTERS**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| High | 1. Community meeting room |
| | 2. Teen center |
| | 3. Basketball courts |
| Medium | 4. Exhibit/event rooms |
| | 5. Gymnasium |
| Low | |
| | 6. Joint recreation programs |
| | 7. Volleyball courts |
| | 8. Handball courts |
| | 9. Tennis courts |

**Table 7: OPEN SPACE**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| High | 1. Nature trails |
| | 2. Wetland/Wildlife areas |
| | 3. Educational areas/facilities |
| | 4. Bike/Pedestrian trails |
| Medium | 5. Fishing |
| | 6. Wildlife viewing areas |
| | **Protection of: (Usage allowance)** |
| High | 1. Fairview Lake |
| | 2. Fairview Creek |
| | 3. Salish Ponds |
| | 4. Columbia Slough |

**Table 8: TRAILS**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| Rank | |
|---|---|
| High | 1. Walking/strolling trails |
| | 2. Hiking trails |
| | 3. Running/Jogging trails |
| Medium | 4. Tour biking |
| Low | 5. Mountain biking |
| | 6. Horseback riding |

**Access to:**

| | |
|---|---|
| High | 1. Blue Lake Park |
| | 2. 223rd bikeway |
| | 3. Marine Drive bikeway |
| | 4. Fairview Lake |
| | 5. Columbia River |
| | 6. Columbia Slough |

**Table 9: SURFACE TYPE**
**Order of priority (highest to lowest) of importance of each category of facilities.**

| | Paved | Nature |
|---|---|---|
| High | 1. Walking/strolling trails | 1. Walking/strolling trails |
| Medium | 2. Hiking trails | 2. Hiking trails |
| Low | 3. Tour biking | 3. Running/jogging trails |
| | 4. Running/jogging trails | 4. Tour biking |
| | 5. Mountain biking | 5. Mountain biking |