

PARKS MASTER PLAN

HAPPY VALLEY, OREGON

Adopted January 21, 2003



A Long Range Plan for Parks, Open Space,
Trails, and Recreation Facilities

Prepared by MIG Inc.
May 2001

PLANNING TEAM

City Council

Eugene Grant, Mayor

Randy Nicolay, Council President

Michael Schaufler

Jonathan Edwards

Robert Brooks

Planning Commission

Jeff Dulcich, Chair

A John Nastari, Vice Chair

Moiz Ali

Jim Callantine

Debbie Dean

Dr. Donald Harris

Kristen Mitchell

Chris Utterback

Don Windsor

Parks Advisory Committee and Urban Forest Commission

Butch Pollard, Chair

Larry Guerin, Vice Chair

Tina Binegar

Debbie Dean

Rob Ellison

Mike Hess

Norm Linscott

Linda Sassen

Verne Scholz

Angela Lansing

Citizen Advisory Committee

Debbie Dean

Carol Stein

Lesley A. Woodworth-Venner

Kathy Schwab

Amy Choate

Michael Morrow

Paul Sunderland

Tina Binegar

Verne Scholz

Ken Burns

Rachel Janzen

Jim Dail

Happy Valley Parks Staff

Jim Crumley, Community Development Director

Kim Miller, Parks Planner

Consultants - MIG, Inc.

Jerry Draggoo, Director

Kevin Apperson, Landscape Architect/Parks Planner

TABLE OF CONTENTS

INTRODUCTION

Chapter 1	
1.1 Introduction to the Project	1-1
1.2 Planning Process	1-3
1.3 Integration with Other Planning Studies.....	1-4

COMMUNITY PROFILE

Chapter 2	
2.1 Regional Context	2-1
2.2 Planning Area	2-2
2.3 Comprehensive Plan Designations	2-3
2.4 Natural/Environmental Resources	2-3
2.5 Population.....	2-8
2.6 Populations Projections	2-8

EXISTING RESOURCES

Chapter 3	
3.1 Introduction	3-1
3.2 Summary of Park and Recreation Resources	3-1
3.3 Parkland Definitions	3-5
3.4 City Park and Recreation Resources.....	3-6
3.5 Private Park, Recreation and Open Space Lands	3-19
3.6 School Recreation Lands	3-20
3.7 Nearby Recreation Resources	3-20
3.8 Facility Definitions.....	3-21
3.9 Summary of Facilities	3-22

DEMAND ANALYSIS (Public Involvement)

Chapter 4	
4.1 Introduction	4-1
4.2 Summary of Public Workshop Meeting	4-2
4.3 Summary of Survey Results	4-3
4.4 Citizen Advisory Committee Directives.....	4-6

NEEDS ASSESSMENT

Chapter 5	
5.1 Introduction	5-1
5.2 Approach to Assessing Needs	5-2
5.3 Methodology of Assessing Parkland Needs...	5-4
5.4 Summary of Parkland Needs	5-5
5.5 Methodology of Assessing Facility Needs	5-7
5.6 Summary of Facility Needs.....	5-7

PARKLAND RECOMMENDATIONS

Chapter 6

- 6.1 Introduction6-1
- 6.2 Park Layout Plan6-5
 - 6.2.1 Mini Parks.....6-7
 - 6.2.2 Neighborhood Parks.....6-9
 - 6.2.3 Community Parks6-12
 - 6.2.4 Regional Parks6-17
 - 6.2.5 Special Use Areas6-20
 - 6.2.6 Linear Parks.....6-22
 - 6.2.7 Open Space Areas6-24
- 6.3 Facility Recommendations6-31
 - 6.3.1 Trails and Pathways.....6-31
 - 6.3.2 Indoor Recreational Facilities6-37
 - 6.3.3 Sports Facilities.....6-39
 - 6.3.4 Specialized Recreation Areas.....6-41
- 6.4 Administrative and Management Recommendations.....6.43
- 6.5 Maintenance and Operational Recommendations.6-45

IMPLEMENTATION

Chapter 7

- 7.1 Introduction7-1
- 7.2 Project Priorities7-1
- 7.3 Funding Sources7-3
- 7.4 Financing Strategy7-8
- 7.5 Project Implementation7-10

NEEDS ASSESSMENT

Appendix A

- A.1 IntroductionA-1
- A.2 Alternative Approaches to Assessing Needs .A-1
- A.3 Methodology of Assessing Parkland Needs...A-4
- A.4 Summary of Parkland NeedsA-5
- A.5 Methodology of Assessing Open Space NeedsA-6
- A.6 Summary of Open Space NeedsA-6
- A.7 Methodology of Assessing Facility NeedsA-7
- A.8 Summary of Facility Needs.....A-7

- Maps
- Existing Resource Map
- Park Layout Plan
- Trails Concept Plan

Chapter 1 - INTRODUCTION

Contents:

- *Introduction to the Project*
- *Planning Process*
- *Integration with Other Studies*



1.1 INTRODUCTION TO THE PROJECT

This report discusses the findings and recommendations to provide park, open space, trails and other recreation facilities in Happy Valley. Once implemented, the Plan will provide policies for acquiring and managing recreation land and facilities. The plan also provides a short-term financing strategy (six- year) for meeting the immediate park and recreation needs in Happy Valley.

More specifically, the Plan identifies and evaluates existing park and open space areas, assesses the need for additional parkland, open space, trails and specialized facilities; establishes criteria and standards for site selection and management of the various areas; and recommends an approach to funding acquisition, development and maintenance.

REPORT ORGANIZATION

The document is divided into the following chapters.

Chapter 1 - Introduction: provides an outline of the document organization provides an overview of the planning process and discusses the relationship with other planning documents that influence the provision of parks in the Happy Valley area.

Chapter 2 - Community Profile: provides background information on the community. This includes a regional location, planning area, natural resources/environmental constraints and population information.

Chapter 3 - Existing Resources: includes an inventory of existing parkland and recreational areas in the Happy Valley area. This includes lands and facilities owned by the City of Happy Valley, North Clackamas Park and Recreation District (NCPRD), private organizations and the local School District.

Chapter 4 – Demand Analysis (Public Involvement): provides a summary of the recreation survey findings and community workshop meetings. Specific

information on individual questions and responses can be found in Appendix A, Survey Results.

Chapter 5 – Needs Assessment: provides a discussion on the methodology of determining needs and provides a summary of the needs assessment findings. Specific information can be found in Appendix B – Needs Assessment.

Chapter 6 - Parkland Recommendations: identifies recommendations and policies for the acquisition and development of future parks, open space and trail locations as well as improvements for existing facilities. This chapter also includes recommendations and policies for administration, management and operation of the park and open space system.

Chapter 7 - Implementation: provides a list of potential funding sources, identifies project priorities, suggests a financing strategy, and recommends a six-year capital improvement program.

Appendix A – Survey Results: provides a detailed analysis of the survey results.

Appendix B – Needs Assessment: provides the methodology and analysis of the park, open space, and facility needs assessment process.

In addition to the report, several background reports were prepared during the study process. These documents included:

BACKGROUND REPORTS

Discussion Paper #1	Community Profile
Discussion Paper #2	Existing Resources
Discussion Paper #3	Recreation Demand
Discussion Paper #4	Needs Assessment
Discussion Paper #5	Design and Development Standards
Discussion Paper #6	Preliminary Recommendations

1.2 Planning Process

The planning process was divided into four basic elements. These are outlined below.

PHASE I RESEARCH

I RESEARCH/DATA COLLECTION

- Community Profile
- Population Data
- Park Inventory/Evaluation



PHASE 2 ASSESSMENT

II DEMAND AND NEED ASSESSMENT

- Public Involvement (Survey, Public Meetings, etc.)
- Service Level Issues
- Needs Assessment



PHASE 3 RECOMMENDATIONS

III PLANNING RECOMMENDATIONS

- Existing Parks Improvements
- New Park Acquisition and Development
- Open Space Area Preservation
- Sports Facilities
- Pathways/Trails
- Specialized Facilities
- Administration, Management and Operation



PHASE 4 IMPLEMENTATION

IV IMPLEMENTATION

- Funding Sources
- Project Priorities
- Financing Strategy
- Capital Improvement Program

FIGURE 1
Planning Process

1.3 Integration with Other Planning Documents

There have been several documents and studies prepared that influence, to a varying degree, the provision of park services within the City. These documents were reviewed for policies, guidelines, and relevant information that could be incorporated and used to prepare the City's first Parks Master Plan. A summary of each is listed below:

- **Comprehensive Plan, 1980**
- **Metro Greenspaces Master Plan, 1992**
- **Surface Water Master Plan, July 1997**
- **Urban Forestry Plan, 1998**
- **Transportation System Plan, November 1998**
- **Valley Center Plan, August 1999**
- **Rock Creek Concept Plan, October 1999**
- **Miscellaneous Site Plans**

It is also important for the City and the Plan to comply with existing regulations in the development and maintenance of the parks and open space areas.

COMPREHENSIVE PLAN

The Comprehensive Plan is a document that guides and controls land use within the City limits and the City's urban growth management area (UGMA). It contains a number of sections that influence the provision of natural resources and parks. This includes natural resources (land, air and water) and public facilities (water, sewer, transportation systems, school, parks and other facilities). The objectives of the comprehensive plan are to:

- **Preserve the character of the Valley**
- **Improve the quality of the existing and future development areas**
- **Provide a coordinated direction to the conservation and development of the Valley**

METRO GREENSPACES PLAN

The Metro Greenspaces Master Plan identifies regionally significant open space and greenway/trail corridors within the Metropolitan area. The plan identifies several hundred acres (612 acres) within the East Buttes/Boring Lava Domes (this includes Mt. Talbert and other buttes within the region). The plan also identifies several proposed regional trails including the Bluffs Trail, Scouter's Mountain Trail and the Mt. Scott Creek Trail.

SURFACE WATER MASTER PLAN

The Surface Water Master Plan provides the recommendations for surface water management in the Happy Valley basin and upper Mt. Scott Creek basin. The plan provides background information, study area descriptions, methodologies and proposed facilities within each basin. Within the Happy Valley basin, there are four detention and two water quality facilities proposed.

Similar facilities are located in the upper Mt. Scott Creek basin. The plan identifies approximately 9.1 acres of land that will need to address surface water issues.

Together, the surface channels, detention facilities and water quality facilities begin to form a system of undevelopable lands that could be used as a foundation to form the open space and trails systems.

URBAN FORESTRY PLAN

The Urban Forestry Plan identifies incentives and recommendations for managing and protecting "urban forests" or trees in the Happy Valley area. It includes several regulatory and land use processes including the submittal of tree preservation plans, the development of street plans and adopting stormwater/open space design standards for private lands within subdivisions. The plan also identifies 25 significant areas of forested land.

TRANSPORTATION SYSTEM PLAN

The Transportation System Plan identifies goals and policies, establishes design standards, and provides a capital improvement plan for implementing the City's transportation network. This plan not only addresses vehicular traffic, but also bicycle and pedestrian circulation. The plan identifies several mixed-use (off-street) corridors, planned bike lanes and planned pedestrian ways.

The goals for the bicycle plan were:

- **Connect key corridors to schools, parks, recreational facilities and activity centers**
- **Bicycle facilities on all arterials and collector streets**
- **Bicycle corridors that connect neighborhoods**
- **Fill in the gaps in the network where some bikeways exist**
- **Bicycle corridors that commuters might use**

The goals for the pedestrian plan were:

- **Connect key pedestrian corridors to schools, parks and activity centers**
- **Arterial and Collectors**
- **Fill in gaps in network where some sidewalks exist**
- **Pedestrian corridors that connect neighborhoods**
- **Reconstruct all sidewalks to City of Happy Valley standards**

VALLEY CENTER PLAN

The Valley Center Plan provides design guidelines and recommendations for the development within the "Civic" district, which stretches along King Road from Mt. Scott Boulevard to 145th Avenue. Some of the elements include green spaces, tree plantings, pedestrian connections and the development of a "Village Green" at the corner of 132nd and King Road.

ROCK CREEK COMPREHENSIVE PLAN

The Rock Creek Comprehensive Plan is an illustrative plan intended to guide the long-range development of the Rock Creek area. This plan addresses a number of issues including land use, transportation, natural resources and parks and public facilities.

The plan identifies the need for approximately 31 acres of park and 143 acres of open space.

MISCELLANEOUS SITE PLANS

The City has prepared several conceptual plans for the long-range development of their parkland.

Chapter 2 – COMMUNITY PROFILE

Contents:

- *Regional Context*
- *Planning Area*
- *Comprehensive Plan Designations*
- *Natural and Environmental Resources*
- *Population*
- *Population Projections*



2.1 REGIONAL CONTEXT

The City of Happy Valley is located in the northern portion of the Willamette Valley near the foothills of the Cascade Range. The City lies within the Portland Metropolitan area, approximately 15 miles east-southeast of downtown Portland.

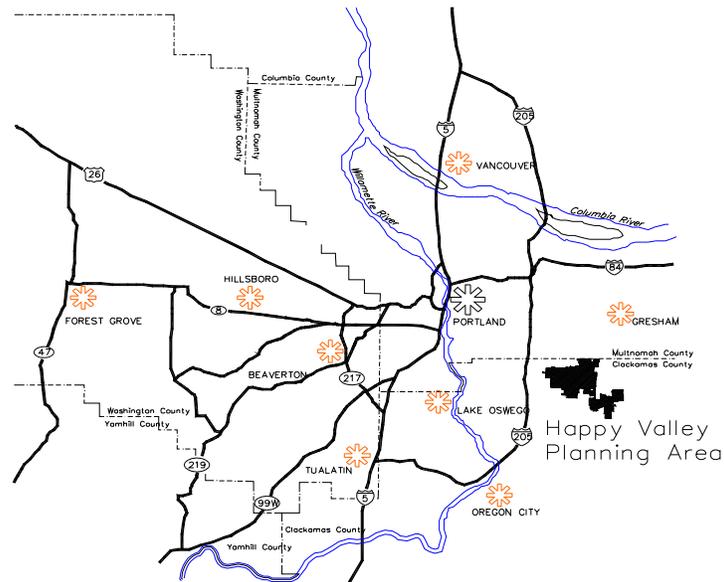


FIGURE 2

Regional Location

2.2 PLANNING AREA

The planning area for this study includes the area within the City limits of Happy Valley (approximately 4.4 square miles) plus the unincorporated lands within the City's urban growth management area (UGMA). The unincorporated areas lie to the east and south of the Current City limits. Generally, the boundaries of the planning area extend from the Portland City limits on the north to point south of Sunnyside Road on the south and from the 102 Avenue on the west to the 172 Avenue on the east.

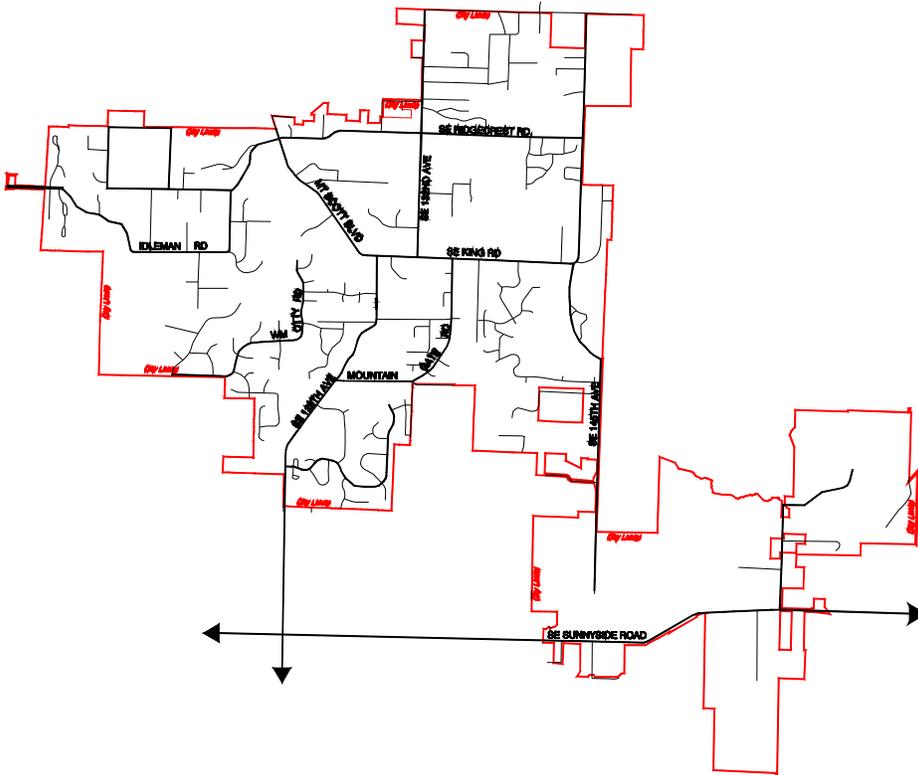


FIGURE 3

Planning Area Map

2.3 COMPREHENSIVE PLAN DESIGNATION

The City's Comprehensive Plan is intended to guide and control how land is developed and redeveloped within the City's planning area. The plan, which is illustrated on the City's Development District Map, is designed to reflect the community's thoughts on land use planning. Each parcel of land within the City is given a specific land use designation. This designation guides and controls land use permits on the property.

The existing Comprehensive Plan map identifies several different land use designations, including several residential classifications and public/institutional uses. The method of servicing the park, open space or recreational needs within each of these areas will vary dramatically.

Traditionally, neighborhood and community parks are intended to serve residential areas. Because the majority of the land currently in the city and urban growth management area is designated as residential (low, medium and high density), a majority of the planning effort will focus on how to best serve this type of development.

2.4 NATURAL AND ENVIRONMENTAL RESOURCES

Natural and environmental constraints (such as steep hillsides, streams, floodplains and wetlands) significantly influence the development pattern within the community. These features are generally controlled through the land development code or through regulatory controls at the state and federal level. Depending on the resource, development may be prohibited or heavily regulated.

While these lands are considered environmentally sensitive and have limited development potential, they are often conducive to park, open space, and recreation uses. Aside from providing these potential functions, the protection of these areas has a number of other benefits such as protecting unique landforms, maintaining aquifer recharge areas and other hydrological functions, and preserving the riparian and vegetative cover.

The natural features that influence the provision of park, recreation and open space areas include: topography/terrain; streams and drainage ways; floodplains and wetlands.

TOPOGRAPHY / TERRAIN

Topography is a major factor in the development and overall aesthetic character within Happy Valley. The steep slopes (defined as slopes greater than 20% gradient) of Mt Scott, Scouter's Mountain, Spring Mountain, Mount Talbert and ridgelines offer scenic views overlooking the valley area and surrounding area. Currently, the City has several mechanisms for maintaining the environmental quality of the hillsides and ridges throughout the area.

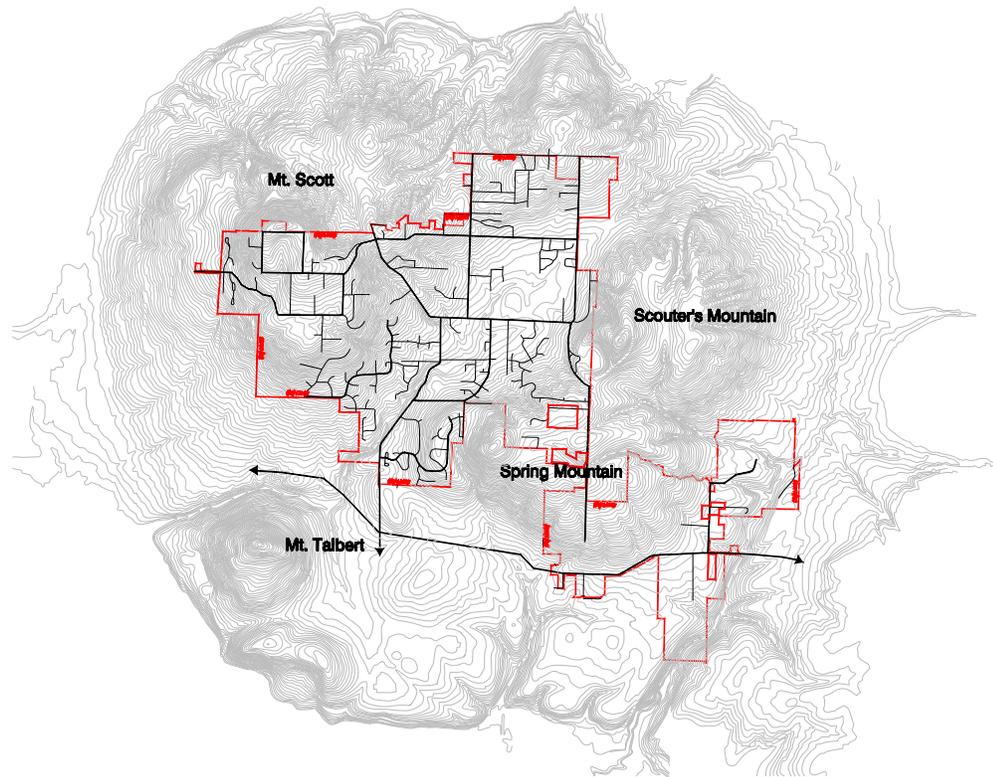


Figure 4
Topographic Features

STREAMS AND DRAINAGEWAYS

Streams and Drainageway areas are important because of their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation and carry storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways can also serve as pedestrian corridors provided the trail is designed and constructed to minimize impacts on the natural drainageway.

In the Happy Valley area, Mt. Scott Creek and its tributaries are the most prominent water feature within the Happy Valley drainage system. In addition, the City has identified several water features in the planning area classified as streams and other drainage ways. These include Rock Creek, Veterans Creek, Mitchell Creek and Cow Creek.

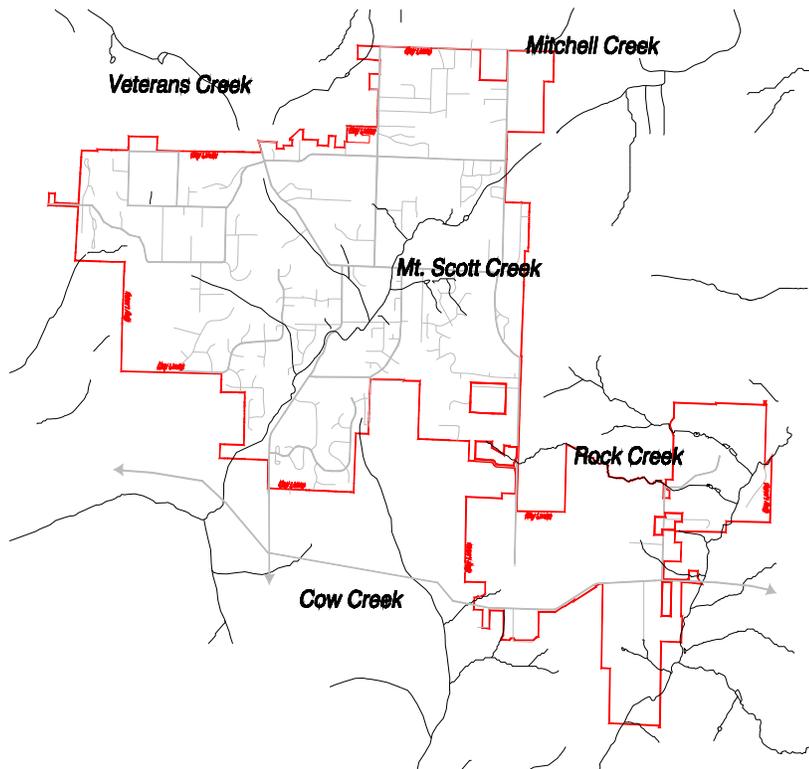


Figure 5
Water Features

FLOODWAY / FLOODPLAINS

Floodplains are areas seasonally inundated by streams and creeks. These areas are delineated in terms of their flooding frequency, such as 100-year and 500-year. The floodway is an area within the floodplain including the channel and the area below the ordinary high water level. These areas have been identified and mapped by the Federal Emergency Management Agency (FEMA).

Floodways and floodplains are important because of their eco-systems and their ability to store floodwater. Because lands within these areas are subject to flooding, development is usually heavily regulated and/or prohibited, particularly in the floodways. However, these areas can be used as a resource for recreation, in the form of open space, sport fields and scenic areas. These types of facilities do not typically interfere with the flow of water and are not significantly impacted by seasonal flooding. The only area designated as floodplain is located along Mt. Scott Creek.

Wetlands are areas that have surface or groundwater that supports vegetation typically adapted for life in saturated (hydric) soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. These area types are important features because of their ability to detain and

absorb storm water, recharge groundwater, improve water quality and provide habitat.

For purposes of parks and recreation, wetlands are important for a number of reasons. The identification of wet areas creates a constraint to development, meaning lands are not conducive for construction. This means the areas can be used as a resource for recreation, in the form of open space, interpretive areas, or scenic areas.

According to the U.S. Census information, the 1990 population for Happy Valley was placed at 1,519 persons and the 2000 population was estimated to be 4,899. Population growth primarily occurs through two means; 1) annexation and 2) in-migration. Both of these sources are particularly critical in identifying new demand for park and recreation services. Conservatively, the population is expected to more than double over the next 20 years. This does not take into consideration major annexations in the Rock Creek and surrounding areas.

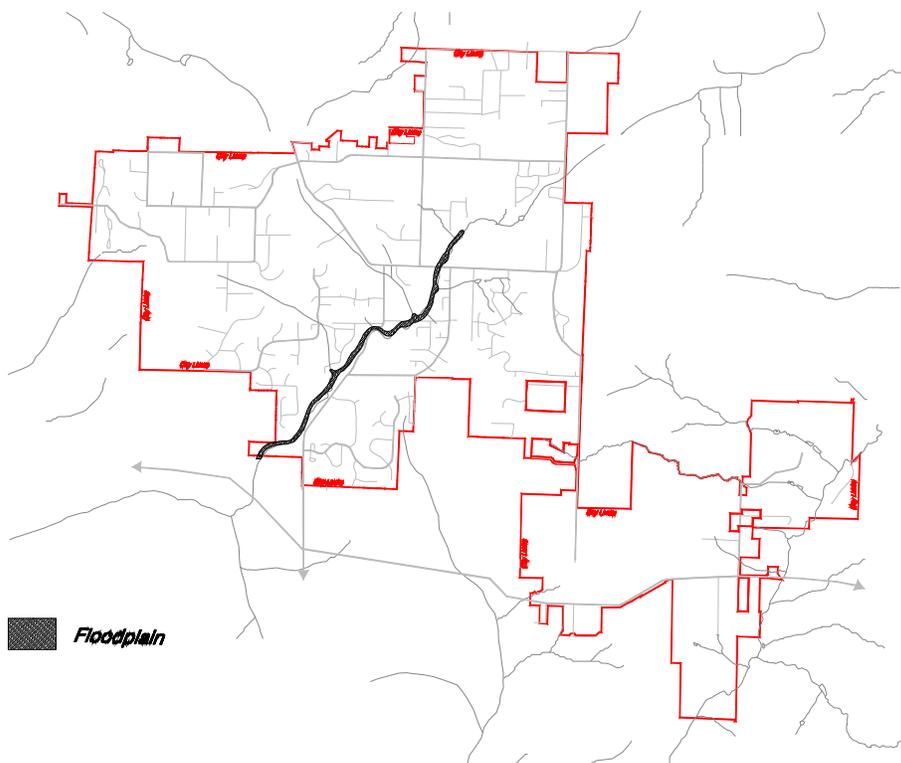
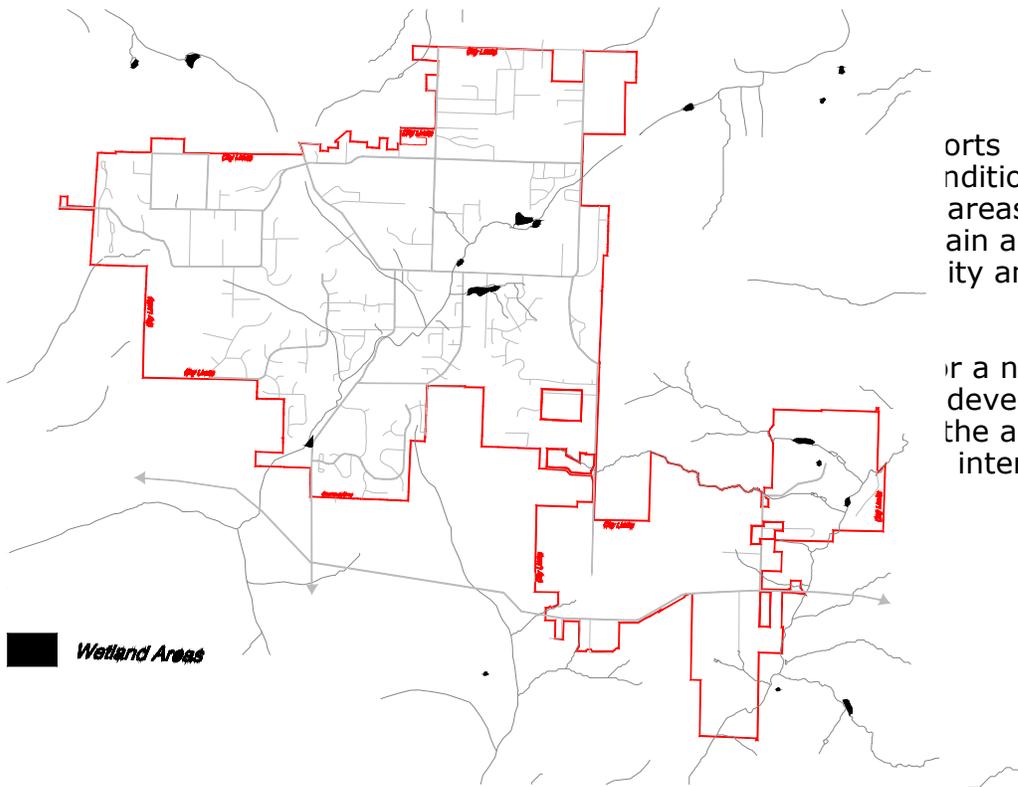


Figure 6
Floodplains



orts
nditions.
areas. These
ain and
ity and

ir a number of
development;
the areas can
interpretive

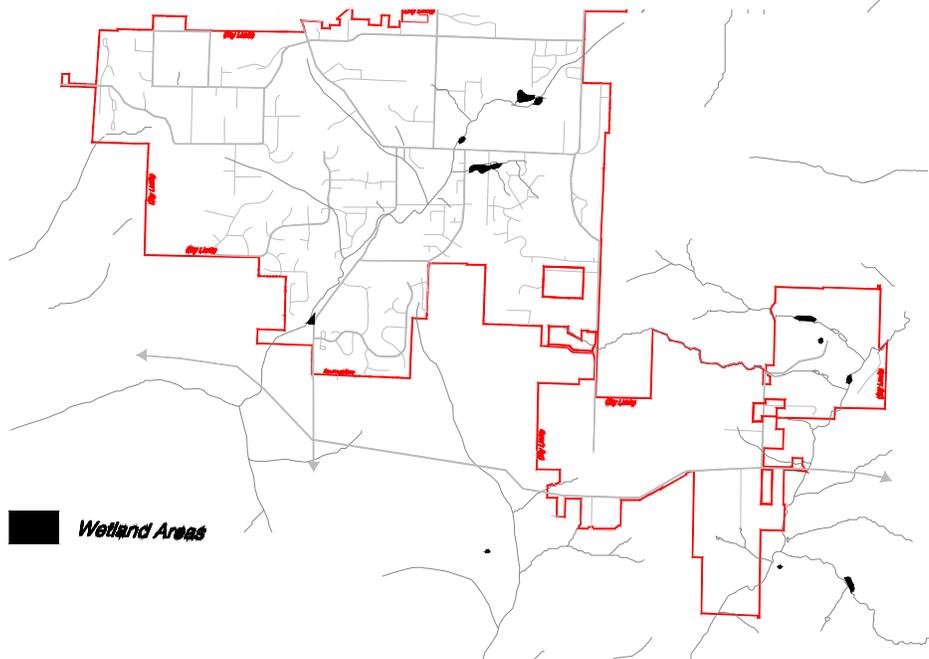
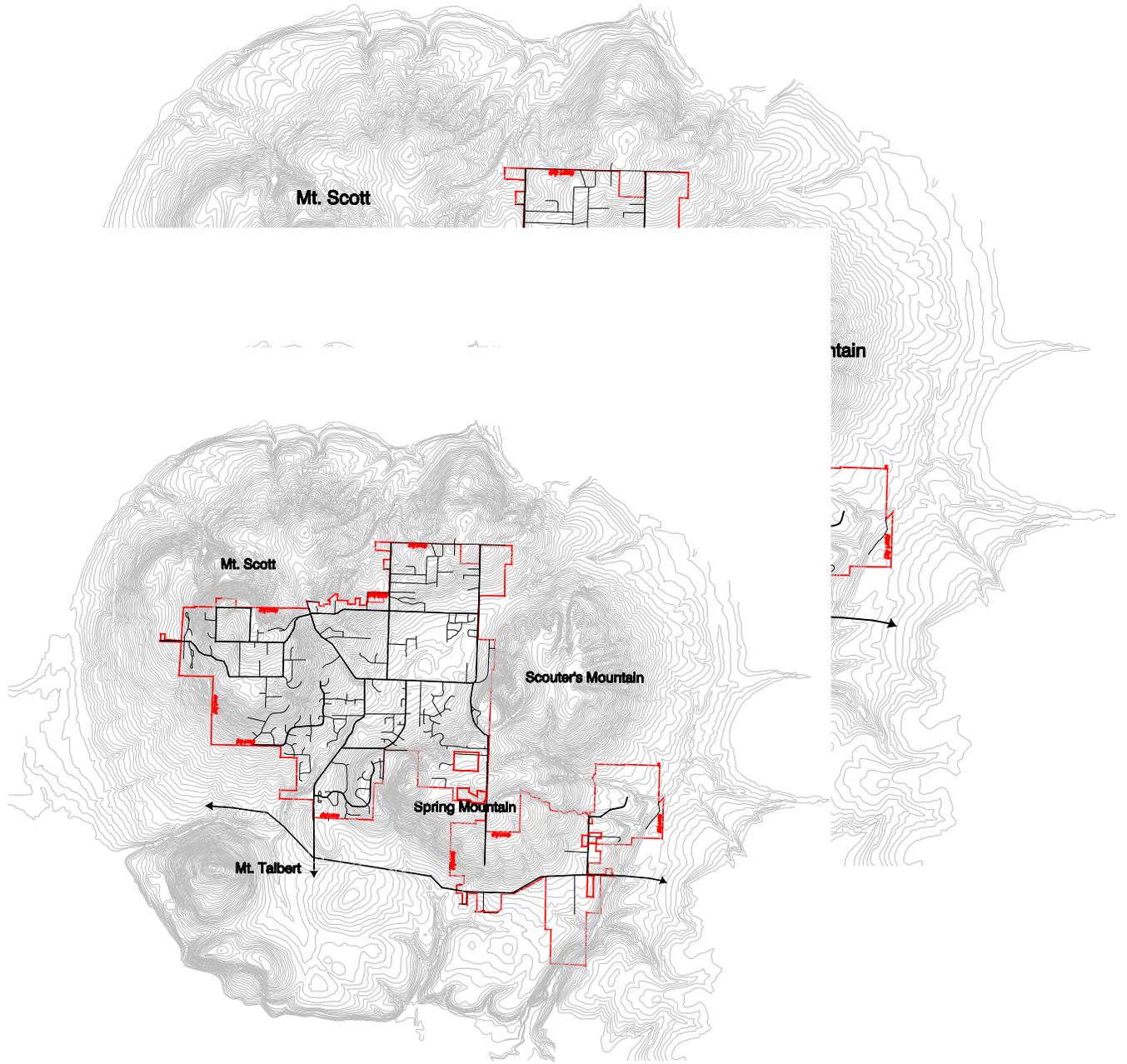


Figure 7
Wetlands



Chapter 3 – EXISTING RESOURCES

Contents:

- *Summary of Park and Recreation Resources*
- *Parkland Definitions*
- *City Park and Recreation Areas*
- *Private Recreation Areas*
- *School Facilities*
- *Nearby Recreation Resources*
- *Facility Definitions*
- *Summary of Facilities*



3.1 INTRODUCTION

One of the primary objectives of the Parks Master Plan is to identify future park/recreation sites and the types of facilities they should contain. In order to make these decisions, it is important to inventory and analyze the existing resources in terms of service characteristics, development potential and existing deficiencies. This analysis, in part, will also serve as a basis to identify future park needs and facility improvements.

3.2 SUMMARY OF EXISTING PARK AND RECREATION RESOURCES

A summary of these are listed below:

Table 3.1

Summary of Existing Parks and Recreation Facilities (All Agencies) Happy Valley Planning Area

Parkland Type	Happy Valley	Private	School District	TOTAL
Mini-Parks	0.00	0.00	0.00	0.00
Neighborhood Parks	0.00	0.00	0.00	0.00
Community Parks	32.02	0.00	0.00	32.02
Regional Parks	0.00	0.00	0.00	0.00
Special Use Areas	2.23	0.00	0.00	2.23
Linear Parks	1.02	0.00	0.00	1.02
Open Space Areas	66.90	79.52	0.00	146.42
Gateways/Entrance Area	0.00	0.00	0.00	0.00
Beautification Areas	0.00	0.00	0.00	0.00
Undeveloped Land	0.20	0.00	0.00	0.20
School Recreation Land	0.00	0.00	19.22	19.22
TOTAL	102.37	79.52	19.22	201.11

3.3 PARKLAND DEFINITIONS

The most effective and efficient park system to manage is one made up of different types of parks; each designed to provide a specific type of recreation experience or opportunity. When classified and used properly, they are easier to maintain, create fewer conflicts between user groups and have less impact on adjoining neighbors. In order to assess the park system in Happy Valley and to address specific land needs, the existing resources have been classified based on the following classifications.

MINI PARKS

Mini-parks, tot lots and children's playgrounds are all small single purpose play lots designed primarily for small children usage. Because of their size, the facilities are usually limited to a small open grass area, a children's playground and a small picnic area. Size ranges from .25 acres to 2 acres.

NEIGHBORHOOD PARKS

Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size and serve an area of approximately one half-mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields, such as soccer and youth baseball. Size ranges from 2 acres to 7 acres, with the optimum size being 5 acres.

COMMUNITY PARKS

A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, and covered play areas, etc. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-mile to 2-mile radius. Size ranges from 20 acres to 50 acres, with the optimum size at 30 acres.

REGIONAL PARKS

Regional parks are recreational areas serving the city and beyond. They are usually large in size and often include one specific use or feature that makes them unique. Typically, use focuses upon passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

SPECIAL USE AREAS

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Within this context, there are a number of different sub-categories of special use areas. These include:

Athletic parks are sites where sport fields are the central focus. Facilities may consist of baseball, softball and soccer fields. Supplemental activities may include tennis, volleyball and picnic area. Single Purpose sites are dedicated for unique types of recreational activities. This includes facilities such as indoor facilities and skate parks.

LINEAR PARKS

Linear parks are developed landscaped areas and other lands following linear corridors such as abandoned railroad right-of-ways, canals, power lines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas.

OPEN SPACE AREAS

Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

Within this context, there are a number of different sub-categories of open space. These include:

Buffers: Includes lands adjacent to highways and enhance "gateway" entrances, community separators between urban areas, and lands that serve as buffers between urban development and resource land.

Greenway Corridors: Consists of lands linking existing resource areas (i.e. parks, trails, view sheds), wildlife corridors, and waterways.

Ecosystems Lands: Includes lands providing essential ecosystem services (i.e., flood control, erosion control, water purification and aquatic ecosystems (i.e., streams, ponds, and riparian corridors.)

Lands Protecting Wildlife and Natural Communities: Includes lands containing endangered, rare or threatened species and natural plant communities indigenous to the region.

View Properties: Includes lands possessing outstanding scenic qualities visible from roadways and other resources and hilltop lands/areas that offer panoramic views.

Constrained Lands: Includes Title 3 riparian and wetland areas, and slopes greater than 20 percent, much of which may be unbuildable. The intent is that these areas would remain largely undeveloped and density would be transferred to adjacent areas.

GATEWAY / ENTRANCE AREAS

These are landscaped areas located near the city limits of a community. Some are highly developed and others contain an entrance sign only.

BEAUTIFICATION AREAS

Beautification areas are landscaped features located along street right-of-ways and intersections and parking facilities. These types of facilities usually consist of trees and landscaping.

UNDESIGNATED/UNDEVELOPED LAND

This is undeveloped land that is not designated for a specific park use at this time.

SCHOOL RECREATION LAND

These include properties used for recreational purposes located on school grounds.

3.4 CITY PARK AND RECREATION AREAS

Beginning on the following page is an evaluation of each existing park and recreation area under the ownership of Happy Valley.

BLUE HERON OPEN SPACE

Location

Clackamas County, within the Happy Valley city limits is located west of SE 145th Avenue, just north of Wetland Park.

Size

6.31 Acres

Ownership

City of Happy Valley

Status

Undeveloped

Existing Facilities

Wetlands, riparian area

Deficiencies

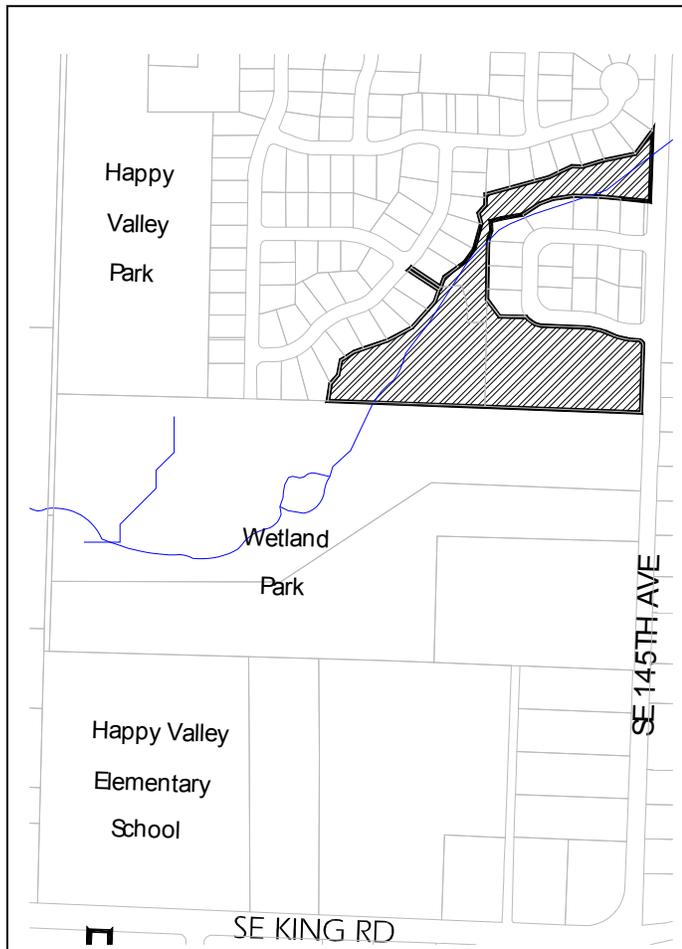
None

Planned Improvements

None

Comments

The site was deeded to the City as part of the Blue Heron Sub-division open space dedication. Wetlands Park lies immediately to the south of this site. There is some opportunity to develop a trail along Mt. Scott Creek.



CARRON ESTATES OPEN SPACE

Location

Clackamas County, within the Happy Valley city limits is located off Kimberly Court, just east of the Nature Park.

Size

1.07 Acres

Ownership

Happy Valley

Status

Undeveloped

Existing Facilities

None

Deficiencies

None

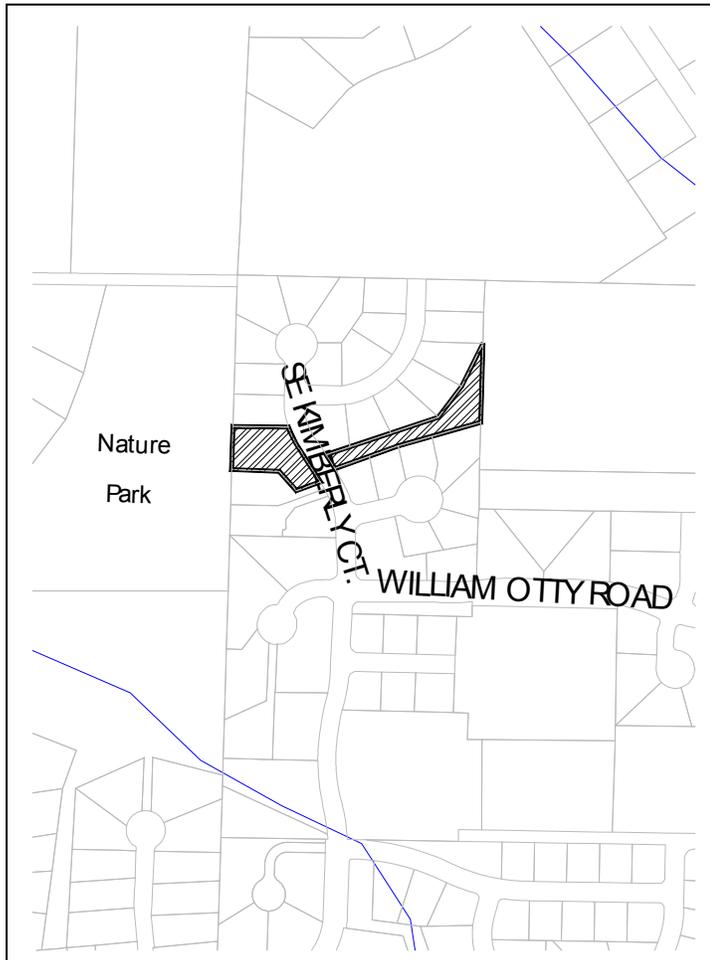
Planned Improvements

None

Comments

The site was deeded to the City as part of the Carron Estates Sub-division open space dedication.

There is some opportunity to develop a trail through this area to connect the Nature Park with a trail up to the summit of Mount Scott.



HAPPY VALLEY PARK

Location

Clackamas County, within the Happy Valley city limits is located south of Callahan Road.

Size

32.02 Acres

Ownership

City of Happy Valley

Status

Developed

Existing Facilities

Baseball fields (3), soccer fields (5), restroom building, shelter building (2), playground area, tennis courts (2), basketball court, volleyball court (grass), pathways, horseshoe pits, parking areas

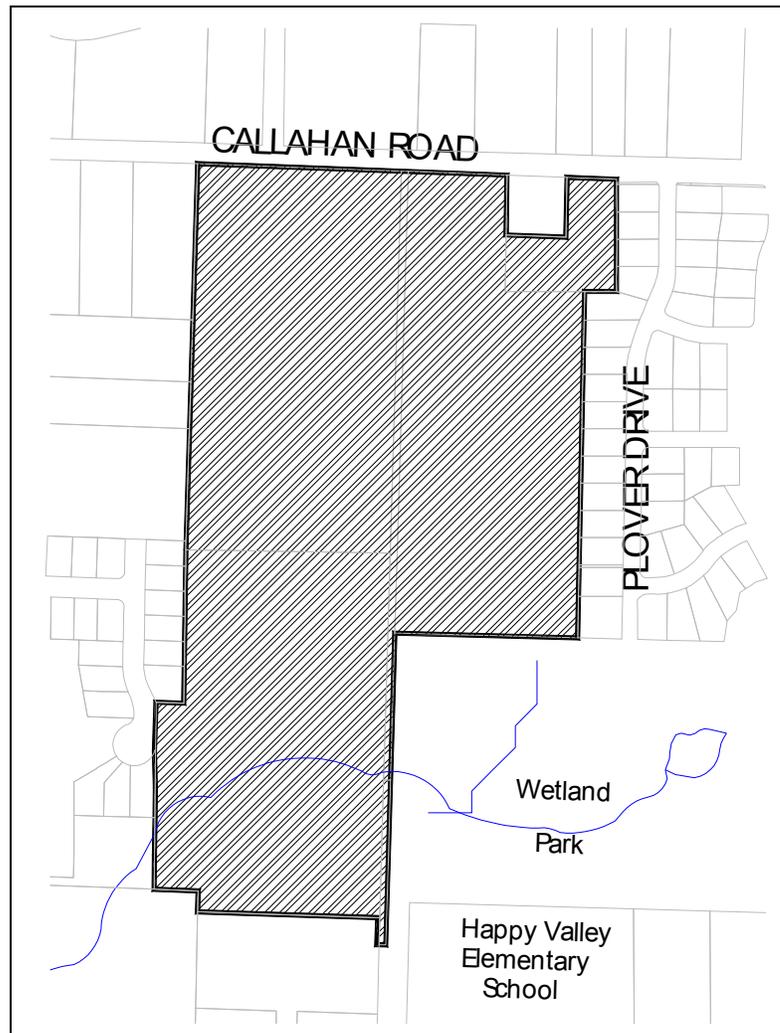
Deficiencies

Planned Improvements

Soccer field improvements

Comments

This is the only active use park within the Happy Valley City limits.



LUCILLE PARK

Location

Clackamas County, within the Happy Valley city limits is located at the northeast corner of SE 139th Avenue and Lucille Street.

Size

0.20 Acres

Ownership

City of Happy Valley

Status

Partially Developed

Existing Facilities

Open play area

Deficiencies

Site configuration

Planned Improvements

None

Comments

The City should consider disposing of this site. Because of its size, it has limited development potential.



MCKENNA RIDGE CONNECTION

Location

Clackamas County, within the Happy Valley city limits is located south of King Road.

Size

1.02 Acres

Ownership

City of Happy Valley

Status

Developed

Existing Facilities

Paved Trail

Deficiencies

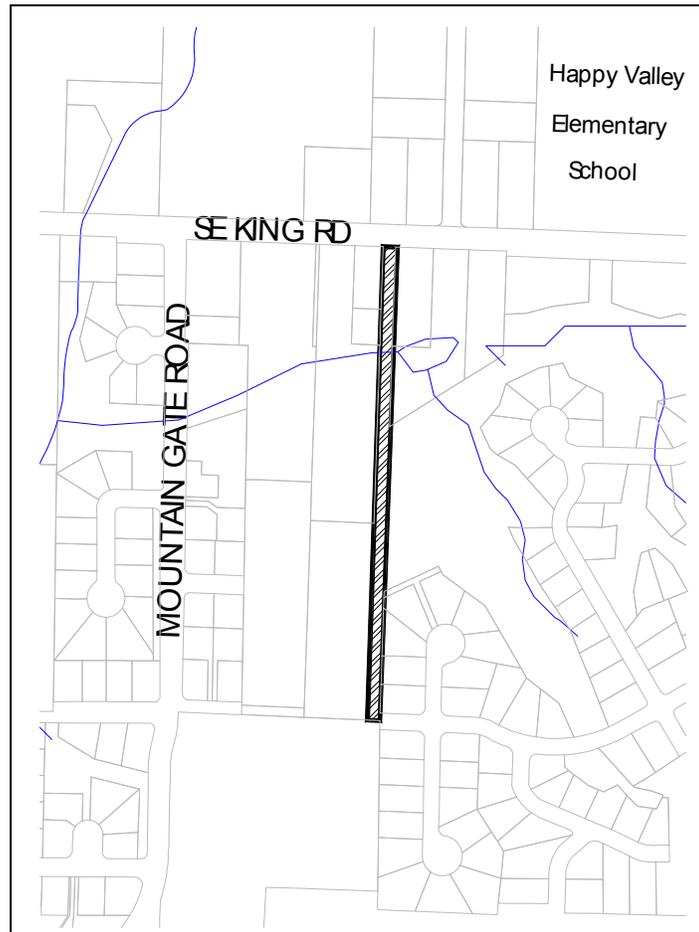
None

Planned Improvements

None

Comments

None



NATURE PARK

Location

Clackamas County, within the Happy Valley city limits is located off William Otty Road.

Size

23.83 Acres

Ownership

City of Happy Valley

Status

Partially developed

Existing Facilities

Natural areas and trails

Deficiencies

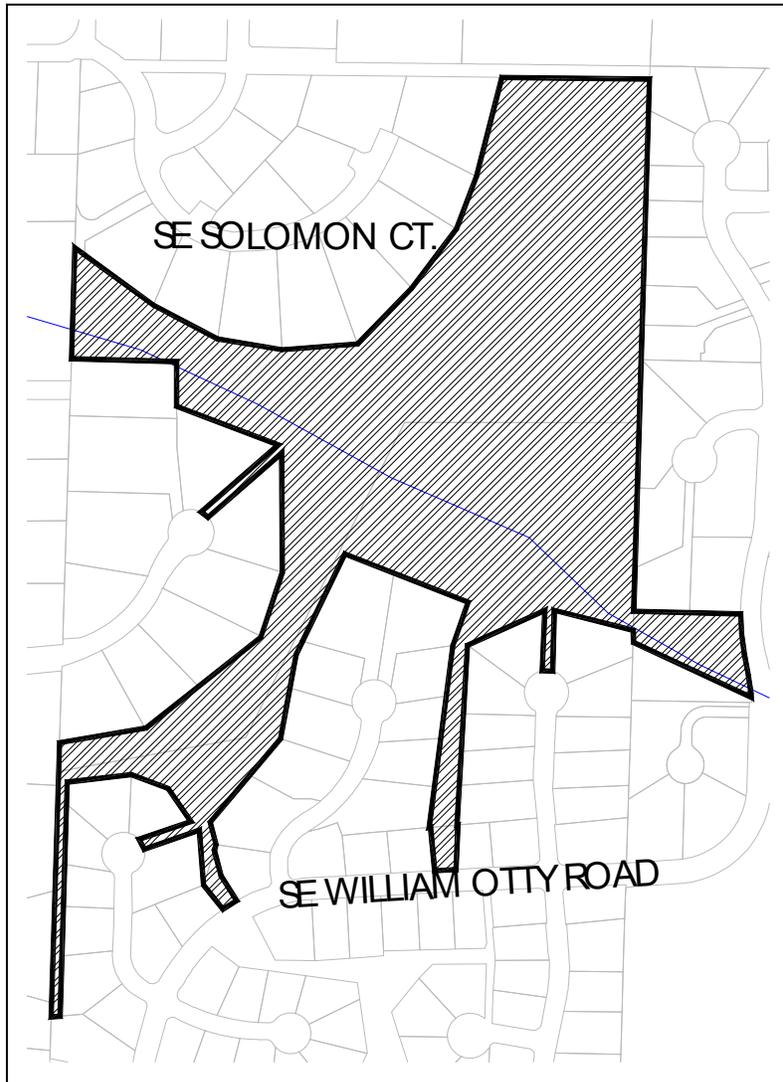
Accessibility

Planned Improvements

None

Comments

None



PARKSIDE OPEN SPACE

Location

Clackamas County, within the Happy Valley city limits is located off 134th Avenue, adjacent to Happy Valley Park.

Size

0.85 Acres

Ownership

City of Happy Valley

Status

Undeveloped

Existing Facilities

None

Deficiencies

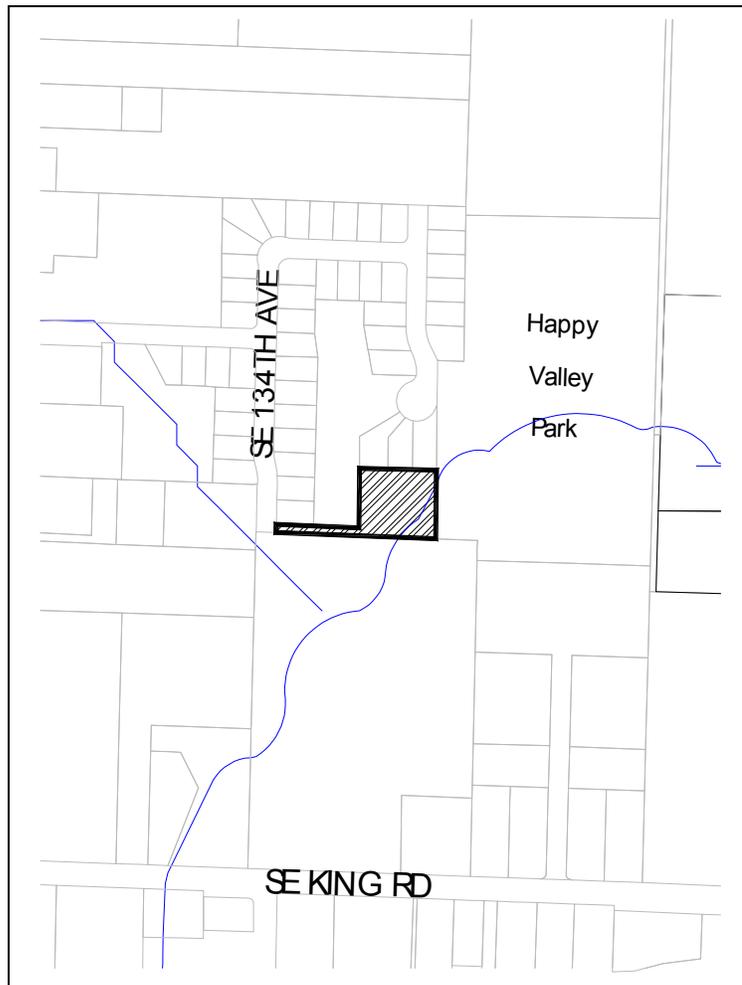
None

Planned Improvements

Trail

Comments

The site was deeded to the City as part of the Parkside Sub-division open space dedication. There is some opportunity to develop a trail through this area along Scott Creek.



REBSTOCK PARK

Location

Clackamas County, within the Happy Valley city limits is located off King Road, behind City Hall.

Size

2.23 Acres

Ownership

City of Happy Valley

Status

Developed

Existing Facilities

Gazebo, formal gardens

Deficiencies

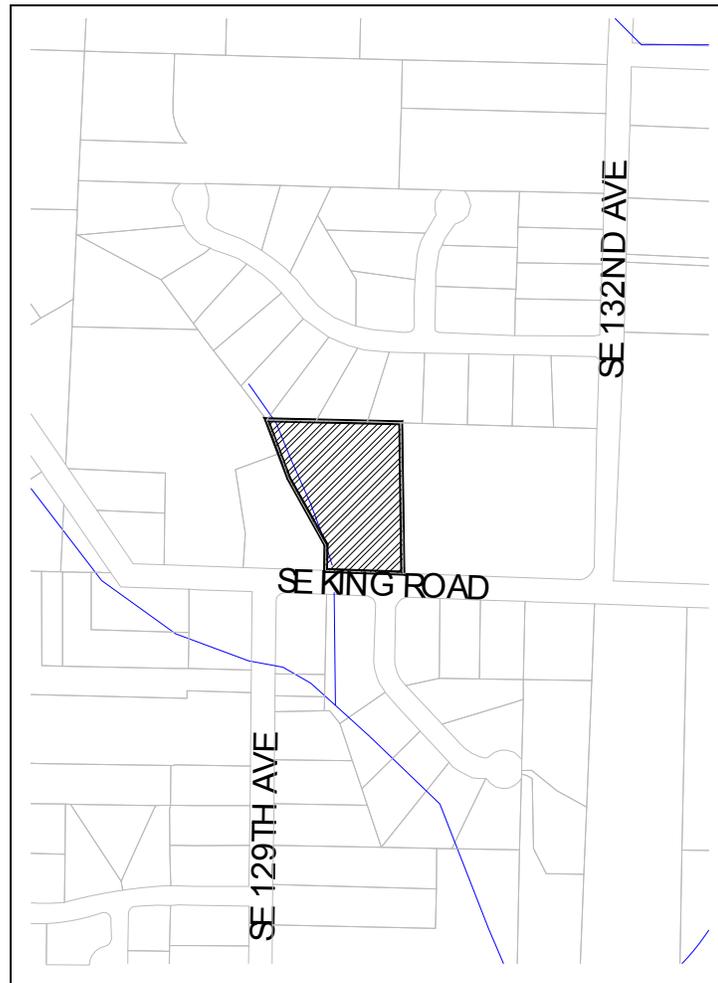
None

Planned Improvements

None

Comments

None



ROYAL VISTA OPEN SPACE

Location

Clackamas County, within the Happy Valley city limits is located south of William Otty Road.

Size

2.13 Acres

Ownership

City of Happy Valley

Status

Developed

Existing Facilities

Trails

Deficiencies

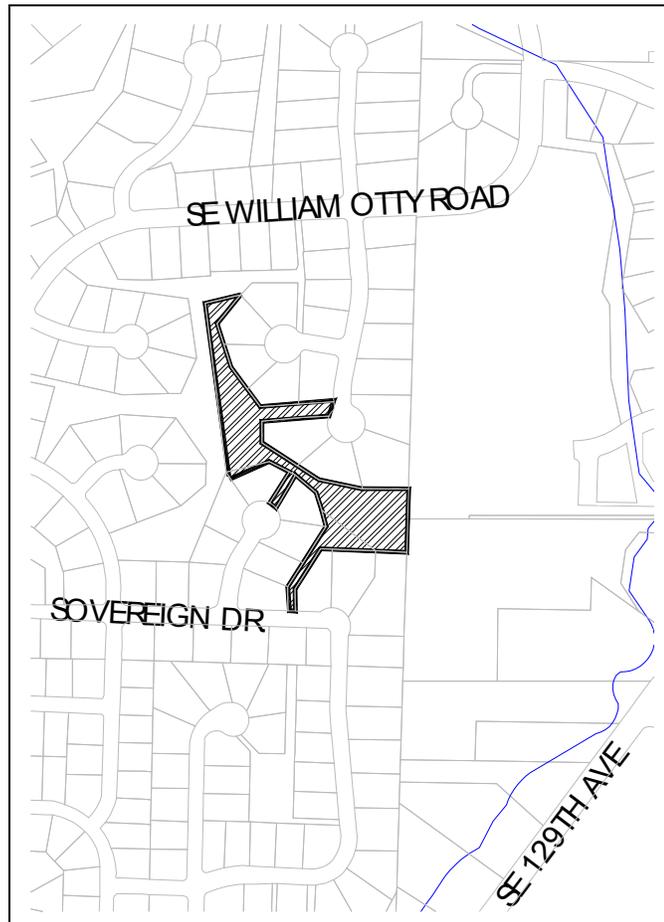
None

Planned Improvements

None

Comments

The site was deeded to the City as part of the Royal Vista Sub-division open space dedication. There is some opportunity to connect the existing trail system within this sub-division to the Mt. Scott Creek Trail System.



SCOTT CREEK PARK

Location

Clackamas County, within the Happy Valley city limits is located Scott Creek adjacent to SE 129th Avenue.

Size

8.74 Acres

Ownership

City of Happy Valley

Status

Partially developed

Existing Facilities

Natural area, paved trail

Deficiencies

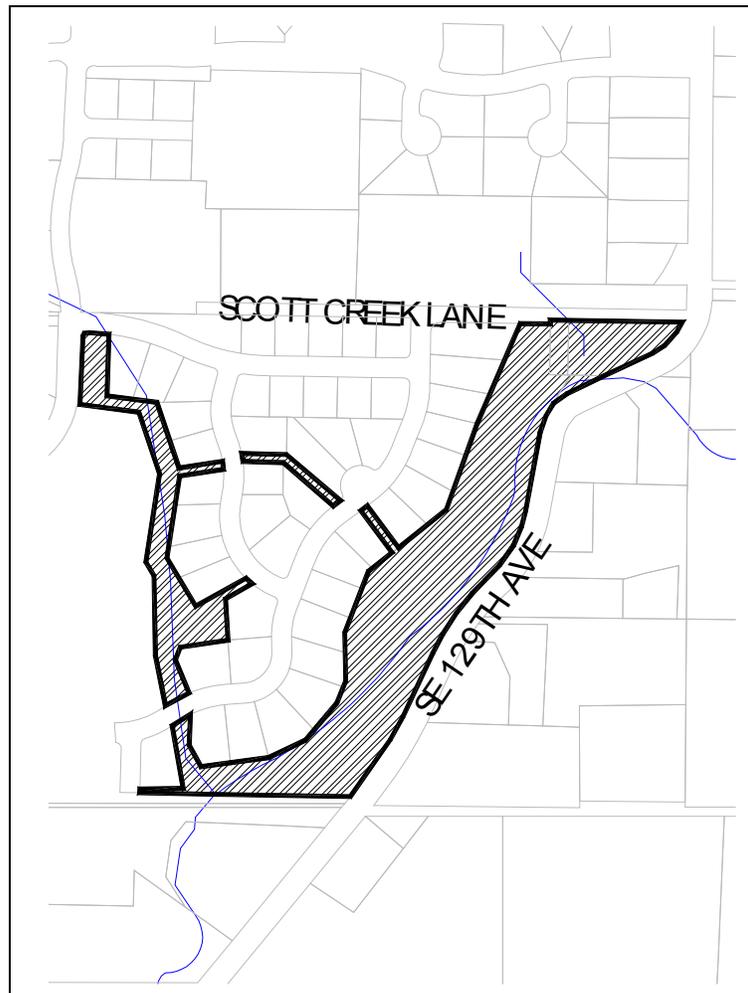
None

Planned Improvements

None

Comments

The site was deeded to the City as part of the Mt. Scott Creek Estates PUD.



WETLANDS PARK

Location

Clackamas County, within the Happy Valley city limits is located off SE 145th Avenue.

Size

23.97 Acres

Ownership

City of Happy Valley

Status

Partially developed

Existing Facilities

Raised Boardwalk

Deficiencies

None

Planned Improvements

Complete trail system

Comments

None

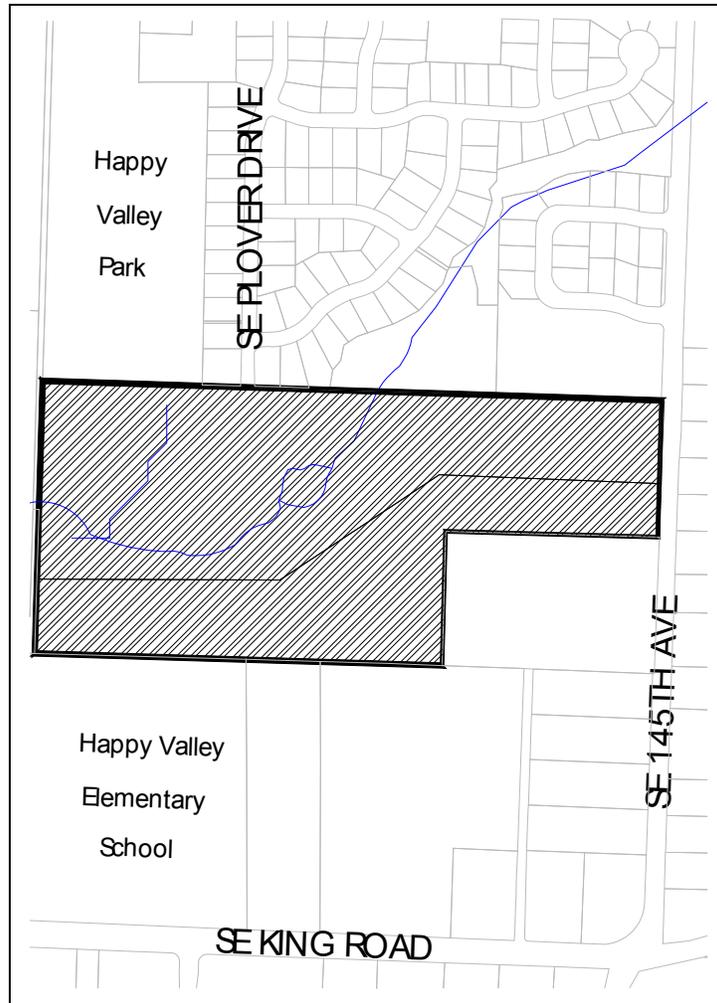


Table 3.2

Summary of City Parks and Recreational Areas By Type
Happy Valley Planning Area

Park Areas	Total Acres	Percent Developed
Mini-Parks		
<i>None</i>		
Subtotal	0.00	
Neighborhood Parks		
<i>None</i>		
Subtotal	0.00	
Community Parks		
Happy Valley Park	32.02	100%
Subtotal	32.02	
Regional Parks		
<i>None</i>		
Special Use Areas		
Rebstock Park	2.23	100%
Subtotal	2.23	
Linear Parks		
McKenna Ridge Connection	1.02	0%
Subtotal	1.02	
Open Space Areas		
Blue Heron Open Space	6.31	0%
Carron Estates Open Space	1.07	0%
Nature Park	23.83	50%
Parkside Open Space	0.85	0%
Royal Vista Open Space	2.13	0%
Scott Creek Park	8.74	50%
Wetlands Park	23.97	0%
Subtotal	66.90	
Gateway/Entrance Areas		
<i>None</i>	0.00	
Subtotal	0.00	
Beautification Areas		
<i>None</i>	0.00	
Undeveloped Lands		
<i>Lucille Park</i>	0.20	25%
Subtotal	0.20	
TOTAL	102.37	

Table 3.3

Summary of City Recreation Lands by Type (City Only)
Happy Valley Planning Area

Park Area Services Matrix	Reg. Baseball Fields	Youth Base/ softball Fields	Reg. Softball Fields	Soccer Fields	Open Play Areas	Tennis Courts	Volleyball Courts	Basketball Courts	Playground Areas	Shelter Buildings	Picnic Areas	Restrooms	Parking Areas	Pathway/Trails	Natural Areas	Indoor Facilities	Other
Mini-Parks																	
None																	
Neighborhood Parks																	
None																	
Community Parks																	
Happy Valley Park		(3)		(5)	X	(2)	(1)	(1)	(1)	(2)	X	(1)	X	X	X		
Regional Parks																	
None																	
Special Use Areas																	
Rebstock Park													X				Gazebo
Open Space Areas																	
Blue Heron Open Space															X		
Carron Estates Open Space															X		
Nature Park														X	X		
Parkside Open Space															X		
Royal Vista Open Space															X		
Scott Creek Park														X	X		
Wetlands Park															X		
Linear Parks																	
McKenna Ridge Connection														X			
Gateway/Entrance Areas																	
None																	
Beautification Areas																	
None																	
Undeveloped Lands																	
Lucille Park					X												

3.5 PRIVATE PARK, RECREATION AND OPEN SPACE LANDS

Listed below is a summary of privately owned lands.

Table 3.4

Summary of Private Lands (Development Open Space)
Happy Valley Planning Area

Site (Subdivision)	Acres	Activity/Facility
Carron Estates I, II, III & IV	2.69	Open Space
Chula Vista I & II	5.55	Open Space
Deerfield I, II, III & IV	12.01	Open Space
Eastbourne Downs	3.61	Open Space
Happy Valley Heights I, II & III	20.15	Open Space
Lazy Hawk Ranch	2.81	Open Space
Marquam Heights	1.80	Open Space
Orchard Ridge	2.52	Open Space
Parkside Estates	4.14	Open Space
Royal Vista	3.59	Open Space
Red Rose Valley I & II	5.78	Open Space
Scott Creek Park	3.90	Open Space
Spring Mountain Ranch	4.31	Open Space
Sunset View	0.90	Open Space
Vista Woods	4.19	Open Space
Westview	1.57	Open Space
TOTAL	79.52	

3.6 SCHOOL RECREATION LANDS

Schools are an important resource for recreation facilities such as sports fields, playgrounds and gymnasiums.

Table 3.5
Summary of Existing Public School Facilities
Happy Valley Planning Area

School Facility	Acres	Facility
Elementary Schools		
Happy Valley Elementary School (NCSD)	10.21	Youth baseball/softball fields (2), playground, open play area, basketball court (half), gymnasium
Spring Mountain Elementary School (NCSD)	9.01	Multi-use field, playground, open play area, basketball courts (3), gymnasium
Middle Schools		
<i>None</i>		
High Schools		
<i>None</i>		
TOTAL	19.22	

3.7 NEARBY RECREATIONAL RESOURCES

Below is a list of nearby recreational resources that serve, to some extent, the Happy Valley area.

Table 3.6
Summary of Nearby Resources
Happy Valley Planning Area

Recreation Area	Acres	Activity/Facility
Scouter's Mountain Boy Scout Camp (Private)	Unknown	Lodge, Open Space
Mt Talbert (Metro)	Unknown	Open Space
Pleasant Valley Golf Club (Private)	Unknown	Golf Course
Top O'Scott Golf Course (Private)	Unknown	Golf Course
30 Acre Park (NCPRD)	Unknown	Future Community Park
James Abele Park (NCPRD)	Unknown	Neighborhood Park
Southern Lites Park (NCPRD)	Unknown	Neighborhood Park
Village Green Park (NCPRD)	Unknown	Future Neighborhood Park
122 nd Street Park (NCPRD)	Unknown	Future Neighborhood Park
Sunnyside Elementary	Unknown	Playfields
Oregon Trail Elementary	Unknown	Playfields

3.8 FACILITY DEFINITIONS

The most functional facility types are those that are adequately developed and designed to serve a particular function. However, for various reasons (i.e. facility shortages, poor condition), sport facilities are often used for activities or sports they were not designed for. In order to assess the condition of existing facilities and to address additional needs, the facilities have been divided into the following categories.

Regulation Baseball Fields

Field dimensions: 320'+ outfields, 90 baselines, grass infield; permanent backstop and support facilities.

Youth Baseball/Softball Fields

Field dimensions: 200'+ outfields, 60 baselines, dugouts. Grass infield not required; permanent backstop and support facilities.

Regulation Softball Fields

Field dimensions (Slow-pitch): 250' minimum-women 275' minimum-men outfields, 60 baselines, (fast pitch) 225'; skinned infield; permanent backstop and support facilities.

Multi-Use Backstops

Field dimensions: 150'+ outfields, all grass field and backstop only

Regulation Soccer Fields

Field dimensions: 195' x 225' by 330' x 360', grass or all weather surfacing; permanent or portable goals.

Youth Soccer Fields

Field dimensions: varies according to age U14 (60 yds. x 110 yds.) - U6 (20 yds. x 30 yds.); permanent or portable goals.

Football Fields

Field dimensions: 160' x 360'; permanent goals.

Tennis Courts

Appropriate dimensions, fenced and surfaced with a color coat.

Gymnasium Space

Appropriate dimension for the sport and have adequate dimensions outside the court for safe play. Playing surface should be of resilient flooring.

Swimming Pools

Appropriate dimension for intended use (recreation or competitive).

Basketball Court

42'-50 x 74'-94 plus appropriate perimeter distance

Volleyball Court (Sand)

30' x 60' plus appropriate perimeter distance

3.9 SUMMARY OF FACILITIES

Below is a list of recreational facilities categorized by type. This includes regulation baseball fields, youth baseball/softball fields, multi-use backstops, regulation softball fields, regulation soccer fields, youth soccer fields, football fields, tennis courts, gymnasium space and swimming pools. It should also be noted the quality and condition of the facilities vary significantly between organizations. In many instances, the playing fields are uneven or lack adequate upkeep and maintenance.

Table 3.7

Summary of Recreation Facilities by Type
Happy Valley Planning Area

Park Areas	Total Number	Condition
Regulation Baseball		
<i>None</i>		
Subtotal	0	
Youth Baseball/Softball		
Happy Valley Elementary	2	Fair
Happy Valley Park	3	Fair
Subtotal	5	
Multi-Use Fields		
	1	
Spring Mountain Elementary		
Subtotal	1	
Softball Fields		
<i>None</i>	0	
Subtotal	0	
Regulation Soccer Fields		
Happy Valley Park	3	Good
Subtotal	3	
Happy Valley Park	2	Fair
Subtotal	2	
Football Fields		
<i>None</i>	0	
Subtotal	0	
Tennis Courts		
Happy Valley Park	2	
Subtotal	2	
Basketball Courts		
Happy Valley Park	2	Good
Happy Valley Elementary	1/2	Fair
Spring Mountain Elementary	3	Fair
Subtotal	5 1/2	
Volleyball Courts (sand)		
<i>None</i>		
Subtotal	0	
Gymnasiums		
Spring Mountain Elementary	1	Good
Happy Valley Elementary	1	Good
Subtotal	2	
Swimming Pools		
<i>None</i>	0	
Subtotal	0	

Chapter 4 – DEMAND ANALYSIS (Public Involvement)

Contents:

- *Summary of Public Workshop Meeting*
- *Summary of Recreation Survey*
- *Citizen Advisory Committee Directives*



4.1 INTRODUCTION

This chapter summarizes the recreation demand. The identification of the recreation demand primarily occurs through three means: 1) the public workshop meeting, 2) the household survey, and through directives given by the Citizen Advisory Committee.

The public workshop meeting was held in mid-August at Happy Valley City Hall. The meeting format consisted of small group discussions. Participants were grouped together into tables of 4 to 5 people each. Each group was asked to respond to a list of pre-determined questions. At the end of the evening, each group was asked to summarize their comments before the audience.

The random household survey began in late July and finished in early September. A volunteer group was asked to distribute questionnaires to random selected households throughout the community. Everyone in the household, age 10 and over was asked to complete a separate questionnaire. The volunteer then scheduled a time to return and pick up the questionnaires.

The Citizen Advisory Committee met several times during the planning process. Much of their work focused on reviewing information, discussing issues, reviewing possible actions, and developing recommendations.

4.2 SUMMARY OF THE PUBLIC WORKSHOP MEETING

The public workshop meeting was conducted in the Happy Valley area during August of 2000. A summary of the results are listed below:

- When asked what park or recreation facilities are most needed in the Happy Valley area, respondents cited: a sports complex, amphitheater, community center, additional parks and site amenities.
- Respondents cited recreation programs (i.e. organized sports, general recreation programs, parks and open space, indoor space, sport fields and off-street trails) when asked what services the City of Happy Valley should provide.
- The services mentioned above should be provided by a combination of City employees and local volunteers.
- Respondents rated the existing development and maintenance of the City’s parks and recreation areas a 7 or 8 on a scale of 1-10, with 10 being excellent. Future development and maintenance should be the same or better.
- When asked what type of parkland is most needed in Happy Valley, respondents cited community parks, open space and neighborhood parks.
- Respondents indicated there is a need for an indoor recreation center in Happy Valley. This facility should, at a minimum, contain meeting rooms, senior area and active sports facilities.
- When asked how the park system be developed, the respondents favored a long-term approach using a general obligation bond of serial levy.

4.3 SUMMARY OF THE SURVEY RESULTS

Questionnaires were distributed to randomly selected households in the City. Each member of the selected household aged 10 and over was asked to fill out a questionnaire. Results of the survey process are shown below.

Table 4.1
Survey Summary
Happy Valley Planning Area

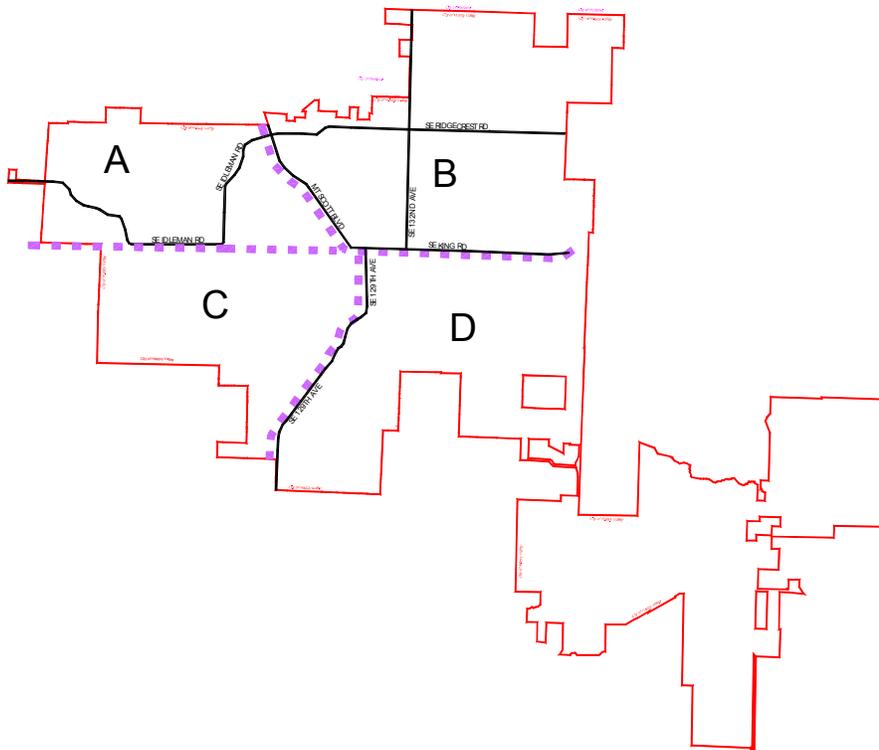
Survey Summary	Survey Results
Number of Households Surveyed	227
Number of Questionnaires Distributed	763
Number of Questionnaires Returned	447
Return Ratio	58.6%

Survey results were divided into four separate geographical areas. This enabled survey results to be cross-tabbed and analyzed by area. The distribution and return rate is shown below.

Table 4.2
Survey Distribution
City of Happy Valley

Age Category (% of Distribution)	Number Of Returns	Percent of Response
Northwest [22.3%]	99	22.1%
Northeast [25.5%]	109	24.4%
Southwest [21.6%]	148	33.1%
Southeast [30.6%]	91	20.4%
TOTAL	447	100.0%

A map showing the four areas is shown below.



Listed below is a summary of the responses from the survey results:

Demographics

- Over a third of the respondents have lived in Happy Valley less than three years.
Over 75% have lived in the City less than 10 years.

Parks

- From the list of park and recreation areas, "Happy Valley Park" was the most frequently used site. This was followed closely by "Rebstock Park" and "Happy Valley Elementary."
- When asked why they do not use the parks in Happy Valley, the most frequently cited response was "don't have facilities I'm interested in." The next most frequently cited responses were "not interesting or enjoyable" and "park is too far away, not conveniently located."
- When asked what type of park was most needed in Happy Valley, "natural open space" received the most support.

Open Space

- On a scale of 1-10, more than half of the respondents rated open space a 9 or 10 in terms of importance to the community. The average rating was 8.2.
- "Wildlife habitats" was the number one response, when asked what type of open space should be preserved. This was followed closely by "stream and creek corridors."

Facilities

- When asked what was most needed in Happy Valley, the most frequently cited facility was pathways/trails, specifically "bike/jogging paths." Swimming pools, specifically an "indoor swimming pool" was also cited as needed facilities. Sport fields, as a general classification, also received a significant amount of responses.
- Based on the responses, about a third of the respondents felt "off-street paved trails" were most needed. A small portion (2.1%) did not feel trails were needed.
- Based on the responses, it appears the respondents are split on whether or not the City should develop a skate park.

Indoor Space

- A majority (50.7%) of the respondents favored the development of an indoor recreation center. "Indoor pool" and "multi-use gymnasium" received the most support when asked what facilities should be included in the development of an indoor recreation center.

Beautification

- 65.5% respondents rated beautification projects a 7 or higher in terms of importance to the community. The average rating was 7.1.
- Based on the responses, "street tree planting" and "planting of annual flowers" received the most support in terms of beautification project types.

Project Implementation

- A majority of the respondents felt the City should be responsible for developing and maintaining all parks in the City. By comparison, there was very little support for a larger regional park agency that would be responsible for the development and maintenance of parks in the City.
- When asked what should be the focus of the City's park program, "acquiring more land" received the most support. In general, it appeared the respondents supported additional acquisition and development rather than maintaining the status quo.
- 62.1% of the respondents indicated developers should pay at least 50% of the park improvement costs.

Funding / Financing

- A majority of the respondents (54.6%) indicated they would be willing to support some type of assessment on property to finance a park and open space program.
- A majority of the respondents would support up to \$100 annually for a park and open space program.
- A majority (74.4%) of the respondents would financially support acquisition of Scouter's Mountain.

4.4 CITIZEN ADVISORY COMMITTEE DIRECTIVES

A series of issues were distributed to the citizen advisory committee for discussion/resolution. The results of these are shown below.

- Discourage the development of mini-parks. Encourage high-density residential development to provide these parks within their own projects.
- Community parks should be developed rather than neighborhood parks because they provide a wider range of facilities and are more efficient to construct and operate.
- Sports field needs will be based on current team use standards (games and practices per week) and be based on the demand created by the city's population only.
- Sport fields should be developed in grouping where noise, lights, and traffic are not an issue.
- Preserve open spaces including wildlife habitat areas and stream/creek corridors.
- Combine natural open spaces into long lineal patterns to create a sense of open space, seclusion, habitat preservation, and places for trail systems.
- Acquire access easements for trails through privately owned land or owned by other public agencies.
- Develop a primary trail system connecting parks and schools with the rest of the community.
- Link the trail system to nearby neighborhoods with connecting sidewalks and trails.
- Investigate a partnership with other agencies for funding and managing an indoor recreation center.

Chapter 5 – NEEDS ASSESSMENT

Contents:

- *Approaches to Assessing Needs*
- *Method of Assessing Parkland Needs*
- *Summary of Parkland Needs*
- *Method of Assessing Facility Needs*
- *Summary of Facility Needs*



5.1 INTRODUCTION

One of the most important elements of the Parks Master Plan is the assessment of park and facility needs. Quantifying these needs is difficult because many different variables influence the needs. Personal values, participation patterns, land availability and willingness to pay for services vary widely from community to community. Consequently, what seems right for one community may not be appropriate for another. One of the problems associated with determining the needs is that overstating the demand can result in the development of underutilized facilities. Conversely, underestimating the needs can result in overused facilities and a lack of available parkland.

This chapter summarizes the park and facility needs for the Happy Valley Area. This encompasses the area within the current city limits (including the Rock Creek area) as well as the land within the City's Urban Growth Management Area (UGMA). The process for identifying needs was:

1. Evaluation of existing political and physical attributes of the City (See Chapter 2).
2. Evaluating the existing supply of recreation resources (See Chapter 3).
3. Identifying demand through the random household survey (See Chapter 4).
4. Forecasting current park and facility needs utilizing various approaches.

5.2 APPROACH TO ASSESSING NEEDS

There are several approaches to estimating needs for park and recreation facilities. They include the use of national standards, measurement of participation levels, user trend analysis, input from the survey and public meeting, goal setting and participation models. Since a combination of these was used, each is briefly described beginning below.

National Standards

Standards were first created by a group of professionals who established an easily understood format of what "seemed to be right" based on their practical experience in the field. These standards were felt to be most useful if stated in quantifiable terms of acres or facilities per given population level, i.e., 10 acres of parkland per 1,000 population.

The most recognized standards were those published by the National Recreation and Park Association (NRPA). In 1983, they published the first edition titled "Recreation, Park and Open Space Standards." The problem with this approach was that communities were adopting the national standards without taking into account local conditions. The result was often standards the agency could not possibly achieve.

In 1996, NRPA developed a new approach to assessing need based on a desired level of service or "LOS". This LOS is a way of accurately calculating the minimum amount of land to provide all of the recreation activities and facilities desired in the communities. LOS is still expressed in terms of acres per population, but is driven by needs facility-based and land measured formulas.

Participation Levels Analysis

Recognizing the need to reflect local conditions, approximately 15 years ago MIG Inc./JC Draggoo and Associates began measuring per capita participation levels in every community it studied. Participation level is measured in terms of number of occasions in a given 30-day period when that activity is in season. The activity level is then compared to other similar communities or with the NORTHWEST AVERAGE, which is the weighted average of the last 15 communities surveyed.

By comparing the subject community with the NORTHWEST AVERAGE, we can determine if participation is above or below average. This then gives us an indication as to whether the standard in Happy Valley should be above or below average.

Trend Analysis

With this approach, extrapolating historical use statistics for each type of facility develops facility demand estimates. If local statistical information is used, the results can be reasonably accurate because they reflect use in the specific community. However, local conditions or current trends in recreation interests can influence the trend analysis approach. As an example, if one charts tennis playing over the last 20 years, a cycle of interest and level of play emerges. Also, operating conditions such as quality of the facility, its location, user fees and hours of operation can all play an important role in the level of use. We sometimes use this method to forecast team registration if the number of facilities remains constant.

Recreation Surveys

Recreation surveys can be conducted utilizing several different methods and approaches. These include mail-in, telephone and door-to-door surveys. Each type of survey process has both positive and negative attributes that include cost efficiency, return ratio, desired information and time frame. Using the survey approach, future facility needs are sometimes developed from survey information on user characteristics, participation patterns, opinions and perceived needs. If the questionnaires are drawn from a statistically valid sample, a good reliable sampling of information can be derived.

The difficulty with surveys is converting the information to quantifiable terms. As an example, if 1,000 persons expressed an interest in playing tennis, how many tennis courts will it take to satisfy that expressed need? It is also difficult in the survey approach to measure future recreation participation because it is impossible to accurately forecast how much use an individual would make of a facility if it were available.

Public Meetings

Some communities rely quite heavily on input from the general public to assess the needs. However, this approach by itself may not reflect the true community need because special interest groups often do not necessarily represent the true community's interest. On the other hand, the inability to encourage residents to attend a meeting in the first place is always a challenge with public meetings.

Goals

In some instances, community goals are expressed as the need without quantifiable or statistical analysis to support the goal. An example might be, "It is our goal to acquire as much natural open space as possible". Goals reflect a Community's desire. While this approach is not the most ideal, in some instances it is the only option possible. In the above example, it would be very difficult to come up with a statistically valid standard such as "xx" acres per 1,000 population. It is a valid approach if the goal can be supported by a true evaluation of community values and desires.

Participation Models

Participation models are refined statistical formulas for establishing a quantifiable standard. They are based on actual participation characteristics taken from individual uses. When a large sample is taken, a fairly accurate statistical profile can be made.

The most accurate participation models are developed for a specific type of area or facility. Unfortunately, these models are very costly to develop because of the data needed and they usually only deal with one type of facility. However, based on studies of specific types of facilities over the years, we have developed participation models for such items as trails and swimming pools.

5.3 Method of Assessing Parkland Needs

Developing a statement of land needs for park areas and open space is the most difficult of all types of needs analysis because it is dependent upon local values, availability of land, financial resources and desired service levels. To determine specific land needs for the Happy Valley planning area, several analytical methods were used. These included a comparison to other similar communities, results of the recreation survey, national trends, land availability and geographical deficiencies for parks and open space areas. It should be noted that even with all the statistical information available, a certain amount of subjective analysis and professional experience must be used to quantify the standards.

On the following pages, recommended standards for specific types of park areas are given. In many cases, comparisons to other communities are given. These comparisons are given as the "existing ratio" or "recommended standard". The existing ratio is the existing amount of parkland divided by the existing population. It is expressed in terms of acres per 1,000 population. The recommended standard is the desired amount of parkland expressed in terms of acres per 1,000 population.

The ratio of parkland or recreation facilities is based on a comparison with the existing population base. By developing a desired level of service (recommended standard) and applying it to a future population forecast, determining population growth projections, conservative figures provided by the City were used. The target year is 2020 or approximately 20 years

Table 5.1

Comparison of Current Ratio and Recommended Demand Standard
Park and Recreation Areas
City of Happy Valley

Recreation Area	Current Ratio	Recommended Standard
Mini-Parks	None	None
Neighborhood Parks	None	None
Community Parks	6.54 Ac./1,000 Pop.	10.83 Ac./1,000 Pop
Regional Parks	None	None
Special Use Areas	0.46 Ac./1,000 Pop.	2.62 Ac./1,000 Pop
Linear Parks	0.21 Ac./1,000 Pop.	1.88 Ac./1,000 Pop
Open Space Areas	13.66 Ac./1,000 Pop.	19.64 Ac./1,000 Pop
Gateways/Entrance Areas	None	0.06 Ac./1,000 Pop
Beautification Areas	None	1.59 Ac./1,000 Pop

5.4 SUMMARY OF PARKLAND NEEDS

The demand analysis revealed a number of issues affecting the need for park and open space areas in Happy Valley. These included the amount of parkland needed, the type and location of parks, and the number and geographical distribution of facilities.

Overall there are three prevailing features lacking within the park system in Happy Valley. These include a shortage of "community" parks, shortage of space for specialized facilities and lack of open space. The conclusions are listed below:

- Based on a 1-mile service area, two additional community parks are needed to serve the entire planning area.
- Special use areas are needed to accommodate the growing demand for specialized recreation activities such as indoor facilities.
- Open space areas are needed to preserve environmentally sensitive areas, creek corridors and steep hillsides.

Table 5.2
Summary of Park and Facility Needs (Year 2000)
Park and Recreation Areas
Happy Valley Area

Area or Facility	Existing Inventory	Year 2000 Demand	Additional Need
Mini-Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Neighborhood Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Community Parks	32.02 Ac.	45.0 Ac.	13.0 Ac.
Regional Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Special Use Areas	2.23 Ac.	10.9 Ac.	8.7 Ac.
Linear Parks	1.02 Ac.	7.8 Ac.	6.8 Ac.
Open Space Areas	66.90 Ac.	81.8 Ac.	14.9 Ac.
Gateways/Entrance Areas	0.00 Ac.	0.3 Ac.	0.3 Ac.
Beautification Areas	0.00 Ac.	2.5 Ac.	2.5 Ac.

Table 5.3
 Summary of Park and Facility Needs (Year 2020)
 Park and Recreation Areas
 Happy Valley Area

<i>Area or Facility</i>	<i>Existing Inventory</i>	<i>Year 2020 Demand</i>	<i>Additional Need</i>
Mini-Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Neighborhood Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Community Parks	32.02 Ac.	92.0 Ac.	60.1 Ac.
Regional Parks	0.00 Ac.	0.0 Ac.	0.0 Ac.
Special Use Areas	2.23 Ac.	22.3 Ac.	20.1 Ac.
Linear Parks	1.02 Ac.	16.0 Ac.	15.0 Ac.
Open Space Areas	66.90 Ac.	166.9 Ac.	100.0 Ac.
Gateways/Entrance Areas	0.00 Ac.	0.5 Ac.	0.5 Ac.
Beautification Areas	0.00 Ac.	5.0 Ac.	5.0 Ac.

5.5 METHOD OF ASSESSING FACILITY NEEDS

Establishing needs for specialized facilities such as sport fields and trail systems was derived from several analytical approaches. This included an analysis of present recreation participation levels, needs expressed in the survey, needs identified in the public workshop meeting, input from the sponsoring agency/group, from trends identified in national surveys, from play and practice time requirements of sport teams and from mathematical models developed over the years.

On the following pages, the needs for specific facility types are discussed. Similar to the discussion of parkland needs, the "existing ratio" and "recommended demand standard" are expressed as a ratio. The existing ratio is the existing population divided by the number of facilities (i.e. fields and miles). Likewise, the recommended demand standard is the desired ratio of population to facilities. This is based on the desired level of service.

By establishing a desired level of service and applying it to the existing and future population forecast, one can determine appropriate recommended demand standard and ultimately the future needs. To determine the existing ratio for facilities, the population within the existing City was used.

Table 5.4

Comparison of Current Ratio and Recommended Demand Standard Recreation Facilities

Recreation Area	Current Standard	Recommended Standard
Baseball Fields	1 Field/980 Pop.	1 Field/1,350 Pop.
Softball Fields	None	1 Field/4,000 Pop.
Soccer Fields	1 Field/833 Pop.	1 Field/1,000 Pop.
Pathways and Trails	0.24 Miles/1,000 Pop.	0.49 Miles/1,000 Pop.

5.6 SUMMARY OF PARKLAND NEEDS

Facility Needs

Listed below is a summary of facility needs in the City. These are based on the City’s population and may not be indicative of the overall organized sport leagues needs.

- Currently, there is a surplus of youth baseball fields.
- Based on a projected demand for softball, there is a need for one field at the present time.
- Based on an average demand for soccer, there is a surplus of one soccer field in the Happy Valley area.
- There is considerable interest in trail facilities. The need for trails can be met by adding paved and unpaved trails through newly acquired open space areas, urban stream corridors and along hillsides.

Table 5.5
 Summary of Recreation Facility Needs (Year 2000)
 Happy Valley Area

<i>Area or Facility</i>	<i>Existing Inventory</i>	<i>Year 2000 Demand</i>	<i>Additional Need</i>
Baseball Fields	5 Fields	3 Fields	(2 Field)
Softball Fields	0 Fields	1 Field	1 Field
Soccer Fields	5 Field	4 Fields	(1 Field)
Pathways and Trails	1.0 Miles	2.0 Miles	1.0 Miles

Table 5.6
 Summary of Park and Facility Needs (Year 2020)
 Happy Valley Area

<i>Area or Facility</i>	<i>Existing Inventory</i>	<i>Year 2020 Demand</i>	<i>Additional Need</i>
Baseball Fields	5 Fields	6 Fields	1 Fields
Softball Fields	0 Fields	2 Fields	2 Fields
Soccer Fields	5 Field	9 Fields	4 Fields
Pathways and Trails	1.0 Miles	4.2 Miles	3.2 Miles

Chapter 6 - RECOMMENDATIONS

Contents:

- *Parkland and Open Space*
- *Facilities*
- *Administration/Management*
- *Maintenance/Operations*



6.1 Introduction

This chapter of the Parks Master Plan discusses the recommendations for specific lands. These recommendations are divided into the following park categories:

Table 6.1
Index of Recommendations
Happy Valley Planning Area

ITEM	PAGE
6.2 PARKLAND RECOMMENDATIONS	
6.2.1 Mini-Parks	6-7
6.2.2 Neighborhood Parks	6-9
6.2.3 Community Parks	6-12
6.2.4 Regional Parks	6-17
6.2.5 Special Use Areas	6-19
6.2.6 Linear Parks	6-22
6.2.7 Open Space Areas	6-24
6.3 FACILITY RECOMMENDATIONS	
6.3.1 Trails and Pathways	6-30
6.3.2 Indoor Recreation Facilities	6-37
6.3.3 Sports Fields	6-39
6.3.4 Specialized Recreational Facilities	6-41
6.4 ADMINISTRATION AND MANAGEMENT RECOMMENDATIONS	
6.5 MAINTENANCE AND OPERATIONAL RECOMMENDATIONS	6-45

6.2 Parkland Recommendations

The parkland recommendations are illustrated in the *Park Layout Plan*, a graphic illustration of the overall park, open space and trail concept in Happy Valley. This map is shown on page 6-5. Some important notes about the Layout Plan are discussed below.

1. A letter of the alphabet and number (such as N-12) defines each site on the Park Layout Plan. The number is for site identification only and corresponds to text in this section. The letter represents the type of existing or proposed park and is identified on the following page:

Table 6.2

Legend for Park Recommendations
Happy Valley Planning Area

Symbol	Park Type
N	Neighborhood Parks
C	Community Parks
R	Regional Parks
SU	Special Use Areas
S	School Recreation Lands
L	Linear Parks
OS	Open Space Areas
U	Undeveloped Areas

Note: There is no discussion of School Recreation lands or Undeveloped Areas

2. On the Layout Plan, an asterisk illustrates proposed park sites. The intent is to only show a general location of where a park site should be located. The actual location will be determined based on land availability, acquisition cost, and the property owner's willingness to sell.
3. The location and arrangement of the proposed park system is designed to serve the entire area within the City Limits and the recent annexations.
4. Park names are for reference purpose only.

The ideal park system for a community is one made up of a hierarchy of various park types, each offering certain types of recreation and/or open space opportunities. Separately, each park type may serve only one basic function, but collectively they will serve the entire needs of the community. By recognizing this concept, Happy Valley can develop a more efficient, cost effective and usable park system. In addition, this approach will help to reduce conflicts between park users and nearby neighbors.

The proposed park system for Happy Valley (See Layout Plan) centers on the premise that a community park will be located within convenient driving distance of most residents. This will form the "core" system of parks and

provide the basic active and passive recreational opportunities within the City. To achieve this, two new community park sites will be needed. Supplementing these parks will be other types of recreation areas including Linear Parks, Special Use Areas and natural open space areas.

The park system proposed in this plan is designed to achieve several objectives. These include:

1. Provide community parks within a reasonable bicycling or driving distance of most residents.
2. Provide land for specialized facilities such as an indoor recreation center and beautification areas.
3. Preserve open space areas along streams for wildlife habitat, separation of neighborhoods, trail corridors, and creation of a sense of openness.

It should be noted that some park areas could be developed in partnership with other city departments or other public agencies. For instance, there is an opportunity to develop trailhead and open space areas in conjunction with storm water facilities. This will require close coordination between the City's Community Development Department and the Public Works Department. There are also opportunities to develop trails in cooperation with Metro. Currently, two of the proposed trail corridors (Mt Scott and Scouter's Mountain) identified in the Greenspaces Master Plan pass through Happy Valley.

The purpose of the table on the following page is to provide a quick reference for locating the discussion on specific park sites.

Table 6.3
Index of Individual Park Recommendations
Happy Valley Planning Area

Site Number	Park Name	Page Number
EXISTING		
U-2	Lucille Park	NA
C-4	Happy Valley Park	6-15
OS-6	Wetland Park	6-29
S-7	Happy Valley Elementary School	NA
SU-9	Rebstock Park	6-21
OS-10	Carron Estates Open Space	6-29
OS-13	Nature Park	6-29
L-14	Happy Valley Heights Park	6-23
OS-16	Royal Vista Open Space	6-29
*SU-17	Top O'Scott Golf Course	6-21
S-18	Spring Mountain Elementary School	NA
*N-20	Southern Lites Park	6-11
SU-21	Pleasant Valley Golf Course	6-21
*N-25	James Abele Park	6-11
*S-26	Sunnyside Elementary School	NA
*OS-28	Mount Talbert Open Space	6-29
*N-29	122 nd Street Park	6-11
*U-30	Village Green Park	NA
*S-31	Oregon Trail Elementary School	NA
PROPOSED		
*OS-1	Veterans Greenway	6-29
*OS-3	Mitchell Creek Greenway	6-29
OS-5	Mount Scott Creek Greenway	6-29
SU-8	Village Green Park	6-21
*OS-11	Phillips Creek Greenway	6-29
C-12	Idleman Road Park	6-15
*R-15	Scouter's Mountain Park	6-18
*OS-19	Rock Creek Greenway (North Tributary)	6-29
*OS-22	Spring Mountain Greenway	6-29
*OS-23	Rock Creek Greenway (South Tributary)	6-29
C-24	Rock Creek Park	6-16
OS-27	Rock Creek Greenway	6-29
*OS-32	Cow Creek Greenway	6-29
*L-33	Powerline Park	6-23
*L-34	Gasline Park	6-23

Note: The temporary names identified above are for reference purposes only. These names are subject to change and will be finalized during the planning and development process.

- Indicates that all or portion of site is outside the City limits

6.2.1 MINI PARKS

Mini-parks, tot lots and children’s playgrounds are all small single purpose play lots designed primarily for small children usage. Because of their size, the facilities are usually limited to a small open grass area, a children’s playground and a small picnic area. Size ranges from .5 acres to 2 acres.

Existing Conditions:

1. Service Area:
 - The service area for a typical mini-park is considered to be a ¼-mile radius.
2. Comparisons:
 - The ratios for mini-park land to population for similar cities in the region range from 0.03 acres / 1,000 population to 0.31 acres / 1,000 population. Listed below is a summary of the mini-park service levels for comparable cities.

Table 6.4
Existing Mini-Park Ratios
Selected Cities

City	Existing Ratios
Monmouth	0.31 Ac./1,000 Pop.
Independence	0.20 Ac./1,000 Pop.
Troutdale	0.18 Ac./1,000 Pop.
Dallas	0.11 Ac./1,000 Pop.
Lebanon	0.05 Ac./1,000 Pop.
Forest Grove	0.03 Ac./1,000 Pop.
Happy Valley	None

Demand Analysis

1. Survey/Workshop Meeting:
 - Participants of the recreation survey identified the need for playground facilities and picnic areas. These types of activities can be accommodated in mini-parks.
2. Input from City Staff, Parks Board and Citizen Advisory Committee:
 - The consensus among the City Staff, Parks Board and Citizen Advisory Committee was that the City should focus its efforts on developing other types of parks (primarily community parks). If mini-parks are desired, they should be the responsibility of a local homeowners association or a private apartment complex.

Needs Assessment

1. Needs Assessment:

- Based on the needs assessment and input from City staff, Parks Board and the Citizen Advisory Committee, there was no need to provide public mini-parks. Therefore, no land is needed in this category.

Design and Development Policies:

1. General Land Use Guidelines:

Although city-owned mini-parks are not recommended, these types of parks may be part of subdivision plats. Therefore, the following guidelines and design standards are presented to assist the staff in reviewing those proposals.

- a. Due to their size and limited recreational value, public parks of this type will be discouraged.
- b. The development of this type of park should be encouraged as part of a large private multi-family development or a subdivision where they will be owned and maintained by a private party.

2. Site Selection Criteria: *(For Development Review of Private Developments)*

- a. While there is no size requirement for mini-parks, the minimum size should be at least 25,000 square feet in size.
- b. The site should be central to the area it serves.
- c. The site should be flat and usable and have the ability to support active uses.
- d. If possible, walking distance should not exceed one-quarter mile, and not require crossing of busy streets or other barriers.

2. Design and Development Standards: *(For Development Review of Private Developments)*

- a. Appropriate facilities include:
 - Children's playground
 - Open grass play area
 - Picnic facilities
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- b. The site should be visible from and have significant frontage on adjoining streets.

6.2.2 NEIGHBORHOOD PARKS

Neighborhood parks are a combination playground and park designed primarily for non-supervised, non-organized recreation activities. They are generally small in size and serve an area of approximately one half-mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer and youth baseball.

A. Existing Conditions:

1. Service Areas:

- The service area for a typical neighborhood-park is considered to be a ½-mile radius.

2. Comparisons:

- Ratios for neighborhood parkland to population for cities in the region, range from 0.20-acres / 1,000 population to 1.50 acres / 1,000 population. Listed below is a summary of the neighborhoods park service levels for selected cities.

Table 6.5
Existing Neighborhood Park Ratios
Selected Oregon Cities

City	Existing Ratio
Dallas	1.50 Ac./1,000 Pop.
Monmouth	1.29 Ac./1,000 Pop.
Troutdale	1.26 Ac./1,000 Pop.
Forest Grove	0.77 Ac./1,000 Pop.
Lebanon	0.34 Ac./1,000 Pop.
Independence	0.20 Ac./1,000 Pop.
Happy Valley	None

B. Demand Analysis:

1. Survey/Workshop Meeting:

- Participants of the recreation survey identified the need for additional site amenities (basketball courts, playground equipment, tennis courts, and picnic facilities). These types of facilities are often found in neighborhood parks.
- In the public workshop meeting, there was some support for the development of neighborhood parks.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The consensus among the City Staff, Parks Board and Citizen Advisory Committee was that the City should focus its efforts on developing community parks. If neighborhood parks are desired, it should be the responsibility of the local homeowners association to develop and maintain these facilities.

C. Needs Assessment:

1. Needs Assessment:

- Based on the needs assessment and input from City staff, Parks Board and the Citizen Advisory Committee, there was not a need to provide public neighborhood parks. Therefore, no land is needed in this category.

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. Due to their cost and number of sites required to serve the entire community, public parks of this type will be discouraged.
- b. The development of neighborhood parks should be encouraged as part of single-family subdivisions. They will be owned and maintained by homeowners association.

2. Site Selection Criteria: ***(For Development Review of Private Developments)***

- a. Under most conditions, neighborhood parks should be no smaller than three acres in size.
- b. At least 50% of the site should be flat and usable, and provide space for both active and passive uses. Where possible, at least two acres should be developed and maintained.
- c. The site should be reasonably central to the neighborhood it is intended to serve.
- d. If possible, walking or bicycling distance should not exceed one-half mile for the area it serves. Access routes should minimize physical barriers, and crossing of major roadways.
- e. The site should be visible from adjoining streets and have no less than 200 feet of street frontage.
- f. Access to the site should be via a local residential street. If located on a busy street, incorporate buffers and/or barriers necessary to reduce hazards from passing vehicles.

3. Design and Development Standards: ***(For Development Review of Private Developments)***

- a. Appropriate facilities may include:
 - Unstructured open play areas and practice sport fields
 - Children's playground (tot and youth)
 - Basketball courts
 - Tennis courts
 - Picnic areas
 - Shelter building (small)
 - Trails and/or pathways
 - Natural open space
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
 - Benches
- b. Parking Requirements: Minimum of three spaces per acre of usable active park area to accommodate both handicap and standard parking. If on-street parking is available, this standard can be reduced by one car for every 25 feet of available street frontage. Design should encourage access by foot or bicycle.
- c. Active and noise producing facilities, such as tennis and basketball courts, should be located away from adjoining homes.

- d. Restrooms may be appropriate for this type of park.

E. Recommendations:

- 1. Summary of Recommendations:

Table 6.6
Summary of Neighborhood Park Recommendations
Happy Valley Planning Area

Park Number	Site	Existing Acres/ Proposed Acres	Action
* N-25	Southern Lites Park	NA	No Action (NCPRD Park)
* N-29	James Abele Park	NA	No Action (NCPRD Park)
TOTAL		NA	

Note: Bold sites are in public ownership
 • All or portion of site is located outside the City limits
 (P) Proposed Site

6.2.3 Community Parks

A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms and covered play areas. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-mile to 2-mile radius.

A. Existing Conditions

- 1. Service Area:
 - The service area for a typical community park is about a one-mile radius. Based on a service area analysis for Happy Valley, many areas do not have access to this type of park.
- 2. Comparisons:
 - Ratios for community parkland to population for cities in the region range from none to 7.69 acres / 1,000 population. Listed below is a summary of the community park service levels for selected Oregon cities.

Table 6.7

Existing Community Park Ratios
Selected Oregon Cities

City	Existing Ratio
Happy Valley	6.54 Ac./1,000 Pop.
Dallas	1.45 Ac./1,000 Pop.
Forest Grove	1.34 Ac./1,000 Pop.
Troutdale	1.05 Ac./1,000 Pop.
Lebanon	0.48 Ac./1,000 Pop.
Monmouth	None
Independence	None

- Based on the table above, Happy Valley has a very high ratio of community parkland to population. However, it is important to note the City does not own any land within the mini or neighborhood park categories.

B. Demand Analysis:

1. Survey/Workshop Meeting:

- Participants of the recreation survey identified the need for additional facilities (sport fields, shelter buildings, restrooms, new or upgraded playground facilities, basketball courts, tennis courts, and picnic areas). These types of facilities are often found in community parks.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- In an effort to maximize the City’s financial resources and to provide services to all residents of the community, it was the consensus among the City Staff, Parks Board and Citizen Advisory Committee that the City focus its efforts on developing a park system centered around community parks.

C. Needs Assessment:

1. Needs Assessment:

- Based on the service area analysis, at least two additional community park sites are needed to cover the area within the Happy Valley planning area. At an average size of 30 acres each, this is equivalent to 60 additional acres. A summary of the land requirements for the 2000 and 2020 are listed below:

Park Type	2000 Supply	2000 Total Need	2020 Total Need
Community Parkland	32.02 Ac.	45.00 Ac.	92.0 Ac.

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. Because of their size, the acquisition of community parkland should occur far in advance of its need.
- b. A community park should be constructed when the area it will serve reaches about 50% development (measured by either acreage developed, or population accommodated).
- c. Wherever feasible, community parks should be developed adjacent to middle or high school sites.

2. Site Selection Criteria:

- a. Minimum size should be about 30 acres.
- b. At least two-thirds of the site should be available for active recreation use and adequate buffers of natural open space used to separate active use areas from nearby homes.
- c. If possible, walking distance should not exceed one mile to two miles for the area it serves.
- d. The site should be visible from adjoining streets and have a minimum of 200 feet of street frontage.
- e. Access should be via a collector or arterial street.

3. Design and Development Standards:

- a. Appropriate facilities include:
 - Designated sport fields - softball, baseball, soccer, etc.
 - Tennis courts (minimum of 2)
 - Sand or grass volleyball courts
 - Open multi-use grass area / Natural open space
 - Children's playground (tot and youth)
 - Restrooms
 - Picnic area
 - Picnic shelters (various sizes)
 - Group picnic facilities
 - Trails/pathway systems
 - Outdoor basketball courts
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- b. Parking requirements is dependent upon facilities provided. Require 50 spaces per ballfield plus 5 spaces per acre of active use area.
- c. Permanent restrooms are appropriate for this type of park but should be located in areas highly visible and near public streets.

E. Recommendations:

1. Summary of Recommendations:

Table 6.8
Summary of Community Park Recommendations
Happy Valley Planning Area

Park Number	Site	Existing Acres/ Proposed Acres	Action
C-4	Happy Valley Park	32.02	Upgrade
C-12	Idleman Road Park (P)	30.00	Planning/Acquisition/ Development
C-26	Rock Creek Park (P)	30.00	Planning/Acquisition/ Development
TOTAL		92.02	

(P) Indicates proposed parks
Note: Bold sites are in public ownership

Existing Acres = 32.02 Acres
Proposed Acres = 60.00 Acres

2. Specific Improvements:

Happy Valley Park

Site C-4

This existing site is located off Ridgecrest Road in the northwest portion of the community. This site abuts Wetlands Park on the southeast and Happy Valley Elementary School on the south. Currently, Happy Valley Park is the only highly developed park in the city. As a result, residents have placed a high demand on this facility to serve their park and recreation needs. As growth continues in the community, the use of this park will also continue to grow. Some of the problems that will arise from overuse are the deterioration of the improvements and a less enjoyable experience of the users. This scenario points out the need to develop other recreation areas to balance out the use. (i.e. other community parks). Therefore, the City should resist the development of additional facilities in this park. Facilities at the current site include three baseball fields, five soccer fields, two shelter buildings, two tennis courts, a basketball court, volleyball court, pathways, horseshoe pits, parking, and various site amenities.

Some of the recommended improvements should include:

- upgrade volleyball court
- upgrade ball fields
- upgrade pathways
- add site amenities (picnic tables, benches, bike racks, drinking fountains, etc.)

Proposed Idleman Road Park

Site C-12

Currently, North Clackamas Park and Recreation District (NCPRD) own a 30-acre site near the Top O’Scott Golf Course. While this site lies adjacent to the City limits, the terrain will limit development to primarily passive uses and open space. This site does not seem suitable for active uses or sport fields.

Therefore, it is recommended that a 30-acre community park site be acquired in this area to serve the northeast portion of the community. There may be some opportunity to acquire land adjacent to the NCPRD site and jointly develop the two areas into one contiguous park.

Please refer to the Design and Development Policies for Community Parks for the appropriate land use, site selection, and design/development criteria.

Proposed Rock Creek Park

Site C-24

It is recommended that a 30-acre community park site be acquired to serve the southern portion of the planning area. If possible, the site should be located adjacent to the Rock Creek corridor in order to promote connectivity of the proposed trail system.

Please refer to the Design and Development Policies for Community Parks for the appropriate land use, site selection, and design/development criteria.

6.2.4 Regional Parks

Regional parks are recreational areas serving the city and beyond. They are usually large in size and often include one specific use or feature that makes them unique. Typically, use focuses upon passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities

A. Existing Conditions

1. Service Area:

- There are no regional parks in the City of Happy Valley. However, Scouter’s Mountain, which lies adjacent to the City is potentially a regionally significant natural area. This site would fall under Metro’s East Buttes/Boring Lava Domes acquisition plans.

B. Demand Analysis:

1. Survey/Workshop Meeting:

- Participants of the recreation survey identified the need for open space and hiking trails. These types of facilities are often found in regional parks.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- It was recommended this type of park be developed and managed by other agencies, such as Metro.

C. Needs Assessment:

1. Needs Assessment:

- Because of the size requirements and the City's limited resources, no land has been identified in this category. However, the City should encourage Metro to pursue the acquisition of the buttes surrounding the City, including Scouter's Mountain.

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. Because of their size, the acquisition of regional parkland should occur far in advance of its need.

2. Site Selection Criteria:

- a. Minimum size should be about 75 acres with the optimum being about 100 acres or more.
- b. At least 25% of the site should be developed and maintained. Adequate buffers of natural open space should separate active use areas from nearby homes.
- c. Site selections should take into consideration the varied topography and natural physical features such as vistas and wooded areas.
- d. Access to the site should be via a collector or arterial street.

3. Design and Development Standards:

a. Appropriate facilities include the following:

- Single-purpose specialized facilities (i.e. camping areas, and viewpoints.)
 - Sand or grass volleyball courts
 - Open multi-use grass area
 - Children's playground (tot and youth)
 - Permanent Restrooms
 - Picnic area
 - Picnic shelters (various sizes)
 - Group picnic facilities
 - Trails/pathway systems
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- b. Parking requirements are dependent upon the activities proposed.
 - c. Permanent restrooms are appropriate for this type of park but should be located in highly visible areas.
 - d. It is desirable to have an appropriate balance of active and passive recreational facilities and areas retained in their natural state to provide opportunities for picnicking, walking, riding, boating, and various types of passive recreation.

E. Recommendations:

1. Summary of Recommendations:

Table 6.9
Summary of Regional Park Recommendations
Happy Valley Planning Area

Park Number	Site	Existing Acres/ Proposed Acres	Action
* R-15	Scouter's Mountain	NA	Encourage Metro to Acquire
TOTAL		NA	

- All or portion of site is located outside the City limits
(P) Proposed Site

6.2.5 Special Use Areas

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Within this context, there are a number of different sub-categories of special use areas. These include:

1. *Athletic parks are sites where sport fields are the central focus. Facilities may consist of baseball, softball and soccer fields. Supplemental activities may include tennis, volleyball and picnic area.*
2. *Single Purpose sites are dedicated for unique types of recreational activities. This includes facilities such as indoor facilities and skate parks.*

A. Existing Conditions:

1. Service Area:

- Depending upon the function it serves, the service area for a special use area varies widely. However, in a community the size of Happy Valley, special use areas are generally considered to be community-wide.

B. Demand Analysis:

1. Survey/Workshop Meeting:

- Participants of the recreation survey identified the need for an indoor swimming pool, an indoor recreation center and skate facilities. All of these facilities, if located independently, would fall under the special use category.

- Respondents of the workshop meeting identified the need for an indoor recreation center.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The staff and committee did not discuss the need for a specific special use area. However, they did recognize the need for additional indoor space.

C. Needs Assessment:

1. Needs Assessment:

- The needs assessment identified a need for an additional 20 acres of land to accommodate specialized facilities.

Park Type	2000 Supply	2000 Total Need	2020 Total Need
Special Use Areas	2.23 Ac.	10.9 Ac.	22.3 Ac.

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. Dependent upon the type of facilities proposed.

2. Site Selection Criteria:

- a. Prior to the addition of any special use area, the City should prepare a detailed feasibility for site being considered.
- b. Size and location of facility will be dependent upon the function of the facility being considered.

3. Design and Development Standards:

- a. Design criteria will depend upon the facilities and activities proposed.
- b. Parking requirements is dependent upon the activities offered.

1. Summary of Recommendations:

Table 6.10
Summary of Special Use Area Recommendations
Happy Valley Planning Area

Park Number	Site	Existing Acres/ Proposed Acres	Action
SU-8	Village Green Park (P)	5.00	Plan/Acquire/Develop
SU-9	Rebstock Park	2.23	Minor Improvements
SU-17	Top O'Scott Golf Course	NA	No Action
SU-21	Pleasant Valley Golf Course	NA	No Action
--	Misc. Recreation Land (P)	15.00	For Trailheads, etc
TOTAL		32.23	

Note: Bold sites are in public ownership
(P) Proposed Site

Existing Acres = 2.23 Acres
Proposed Acres = 20.00 Acres

2. Specific Improvements:

Village Green Park

Site SU-8

This proposed park site is located off King Road, near the intersection of 132nd Avenue. Due to its central location in the "valley", it would provide an ideal location for unique types of recreational features such as an indoor recreation center, a skate park and civic oriented activities.

The City's Valley Center Plan also identifies a site that would fulfill a similar function.

Rebstock Park

Site SU-9

This facility is located off King Road and contains City Hall. Facilities at the site include a Gazebo and formal gardens.

Only minor improvements are recommended for this site.

6.2.6 LINEAR PARKS

Linear parks are developed landscaped areas and other lands that follow linear corridors such as abandoned railroad right-of-ways, powerlines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas.

A. Existing Conditions:

1. Service Area:
 - Depending upon the nature and the distance of the site, the service area of a linear park varies widely.

B. Demand Analysis:

1. Survey/Workshop Meeting:
 - Participants of the recreation survey did not identify the need for a linear park. However, there was strong support for trails, which is often the central focus of these park types.
2. Input from City Staff, Parks Board and Citizen Advisory Committee:
 - The Committee did not discuss the need for linear parks. However, City staff identified the powerlines in the Rock Creek area as a potential trail corridor.

C. Needs Assessment:

1. Needs Assessment:
 - The needs assessment identified a need for an additional 15 acres of land.

Park Type	2000 Supply	2000 Total Need	2000 Total Need
Linear Parks	1.02 Ac.	7.8 Ac.	16.0 Ac.

D. Design and Development Policies:

1. General Land Use Guidelines:
 - a. Dependent upon location of facilities proposed.
2. Site Selection Criteria:
 - a. Location and features of site will dictate the types of facilities the site can accommodate.
3. Design and Development Standards:
 - a. Design criteria will depend upon the facilities proposed.
 - b. Parking requirements are dependent upon the location and topography.

6.2.7 Open Space Areas

Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

Within this context, there are a number of different sub-categories of open space. These include:

1. Transition Areas: Includes lands adjacent to highways and enhance "gateway" entrances, community separators between urban areas, and lands that serve as buffers between urban development and resource land.
2. Greenway Corridors consists of lands that link existing resource areas (i.e. parks, trails, view sheds), wildlife corridors, and waterways.
3. Ecosystems Lands include lands providing essential ecosystem services (i.e. flood control, erosion control, water purification, and aquatic ecosystems such as streams, ponds, riparian corridors.)
4. Lands that Protect Wildlife and Natural Communities includes lands that contain endangered, rare or threatened species and natural plant communities indigenous to the region.
5. View Properties includes lands that possess outstanding scenic qualities visible from roadways and other resources and hilltop lands/areas that offer panoramic views.
6. Constrained Lands: Includes Title 3 riparian and wetland areas, and slopes greater than 20 percent, much of which may be unbuildable. The intent is that these areas would remain largely undeveloped and density would be transferred to adjacent areas.

A. Existing Conditions:

1. Service Area:
 - In the Happy Valley area, there are eight existing areas that fall under the natural open space category. Only four of these are large in size (Mt Talbert, Nature Park, Wetlands Park and Scott Creek Park). The existing natural open space also varies considerably in terms of character, terrain, vegetation cover and other features.

B. Demand Analysis:

1. Survey/Workshop Meeting:
 - Participants of the recreation survey rated open space as an important element to the community. More than half of respondents rated it a 9 or 10 on a scale of 1-10.

- Pathways and trails were cited as needed recreation amenities. Open space corridors often function as conduits for pathway and trail development.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The committee identified the need for more open space areas, particularly those area that provide conduits for future trail development.

F. Needs Assessment:

1. Needs Assessment:

- Approximately 100 acres of land has been identified for acquisition. Due to their location, terrain and potential for loss, some of these sites have been identified as having a higher priority than others.

Type	2000 Supply	2000 Total Need	2020 Total Need
Open Space Areas	69.9 Ac.	81.8 Ac.	166.9 Ac.

1. General Land Use Guidelines:

- a. City, state and federal agencies maintain policies for protection of environmentally sensitive lands.
- b. It is recommended the natural open space be properly managed and maintained. To address this issue, it is recommended that all proposed open space be owned and/or managed by the City or another public agency (i.e. Metro).
- c. Future developments must reflect the intent of the proposed open space system in configuration and general area.
- d. Developers may receive density bonuses or density transfers for land dedicated to the proposed open space system.
- e. Wildlife habitat should be monitored and evaluated according to standards adopted by the Oregon State Department of Fish and Wildlife.
- f. Density transfer out of constrained lands.

2. Site Selection Criteria:

- a. Emphasis in acquisition should be for those areas offering unique features or have the potential to be lost to development.
- b. Areas that will be difficult or impossible to develop should have a lower priority of acquisition.
- c. Prohibiting urban development should not be a reason for acquiring open space.

3. Design and Development Standards:

- a. Design and manage these types of areas for a sense of solitude, separation or environmental protection.
- b. Parking and overall use should be limited to the numbers and types of visitors the area can accommodate, while retaining its natural character and the intended level of solitude.
- c. Where feasible, public access and use of these areas should be encouraged, but environmentally sensitive areas should be protected from overuse.
- d. Improvements should be kept to a minimum, with the natural environment, interpretive, and educational features emphasized. Such improvements should be limited to the following, although other uses or sites may permit more intensive development.
 - Pathways
 - Seating
 - Informational/Directional Signs
 - Viewing Areas
- e. Parking and overall use should be limited to trailheads and at a level the area can accommodate while maintaining the intended level of solitude.
- f. The location and construction of trails and other features should avoid stream banks, significant plant populations, and other sensitive features, while maintaining an acceptable experience and adhering to the trail development guidelines. In addition, there may be certain sensitive areas where recreation activities, even low impact activities, should not be permitted.
- g. Erosion control should be a priority in the design of facilities in natural open space areas. The amount of bare soil should be mitigated by use of plant materials that develop extensive root systems to stabilize soil along with careful construction techniques.
- h. Policies should be developed to protect, enhance and preserve the diversity of the plant canopy and understory, as well as the wildlife habitat potential.
- i. Non-native species should be removed and native indigenous species re-introduced in open space areas. Steps should be taken to eliminate non-native plant invasion.

4. Management Plan Policies

- a. If no specific management practice is currently developed, the policy should be the accepted standard of State and Federal agencies.
- b. Additions to the open space system should include a report documenting management recommendations specific to that site as well as impact on overall management resources.
- c. Development of policies and enforcement of codes relating to the management of natural open space should fall under the jurisdiction of the Community Development Department. The City will consult, as needed, with applicable experts in wildlife habitat, fire protection, or other specialties in open space management.
- d. City staff, trained in these tasks, will conduct evaluation of potential problems such as tree-falls, invasive vegetation, or other liability issues.
- e. Minimum maintenance standards will be developed for the various types of open space characteristics.

- f. Removal of non-native plant material and replacement with a variety of indigenous plants is preferred if it is a cost-effective solution, and will not significantly affect the function of open space as wildlife habitat, wetland, or forest cover.
- g. Sustain a diverse native plant community.

4. Zoning Overlay

The goal of this plan is to develop a continuous network of natural open space consisting of various categories of environmentally sensitive lands. The first step to develop this system was to identify lands currently regulated by City, State or Federal restrictions. The four basic types of development constraints (identified in Chapter 2) are outlined below and are used to develop a conceptual open space map.

1. **Steep Slopes:** Steep slopes of 20% are extreme gradients that impose significant restrictions on urban development. The City also has in place development restrictions for steep hillsides subject to landslides and severe erosion. A number of development restrictions guide the amount of development that can occur on steep hillsides.
2. **Streams and Natural Drainage Ways:** These are areas that typically have significant value as plant, wildlife and aquatic habitat serve important ecosystems functions, and that channel surface water runoff through streams and creeks.
3. **Wetland Areas:** These are areas inundated or saturated by surface water or ground water at a frequency and duration to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands typically include swamps, marshes, bogs, constructed mitigation sites, and similar areas but does not include man-made areas such as canals, detention and wastewater facilities, or other water features.
4. **Floodplains and Floodway:** Floodplains are seasonally areas inundated by rivers, streams and creeks. These areas are delineated in terms of their frequency of flooding, such as 100-year and 500-year.

The next step in the process was to develop linkages or connections between the various constrained lands. However, due to the level of development, very few opportunities exist for acquiring additional linkages to the open space system. These will have to be evaluated on a case-by-case basis.

E. Recommendations:

1. Summary of Recommendations:

Table 6.12
Summary of Open Space Recommendations
Happy Valley Planning Area

Open Space Number	Site	Size Existing/ (Proposed)	Type
*OS-1	Veterans Greenway (P)	(9.20)	Greenway
*OS-3	Mitchell Creek Greenway (P)	NA	Greenway
OS-5	Mount Scott Creek Greenway (P) **	15.90/ (26.30)	Ecosystems
OS-6	Wetland Park (City)	23.97	Ecosystems
OS-10	Carron Estates Open Space (City)	1.07	Buffer
*OS-11-	Phillips Creek Greenway (P)	(4.30)	Greenway
OS-13	Nature Park (City)	23.83	View
OS-16	Royal Vista Open Space (City)	2.13	Buffer
*OS-19	Rock Creek Greenway (North Tributary) (P)	(12.40)	Greenway
*OS-22	Spring Mountain Greenway (P)	(8.50)	Buffer, View
*OS-23	Rock Creek Greenway (South Tributary) (P))17.10)	Greenway
OS-27	Rock Creek Greenway (P))19.20)	Greenway
*OS-28	Mount Talbert Open Space (Metro)	NA	View
*OS-32	Cow Creek Greenway	NA	Greenway
Total		166.90	

Note: Bold sites are in public ownership

- All or portion of site is located outside the City limits
- ** Site includes Blue Heron Open Space, Parkside Open Space and Scott Creek Park (P) Proposed Site

Existing Acres = 66.90 Acres
Proposed Acres = 97.00 Acres

6.3 Facility Recommendations

6.3.1 Trails/Pathways

Trails and pathways are designed to provide walking, bicycling, equestrian and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they can provide non-vehicular options for travel throughout the

community. Trails can be designed for single or multiple types of users. The trails and pathways emphasized here are those that are recreational and multiple use in nature. Bike routes with more emphasis on transportation are not included in this definition.

Trails may be either unsurfaced or treated with a variety of hard surfacing materials including concrete, asphalt, or granite chips. Unsurfaced trails may be left in their natural condition or supplemented with gravel, bark chips, sand, or other material. Surfacing will be dependent upon the soil type, slopes, type of use and amount of use.

A. Existing Conditions:

1. Service Area:

- Depending on the location and length of facility, the service area for a trail will vary widely. Some may serve the entire community, while other may only serve a particular subdivision.

B. Demand Analysis:

1. Survey/Workshop Meetings:

- The development of a citywide pathway and trail system ranked relatively high compared to other park and recreation projects. Participants of the recreation survey identified the need for pathways/trails.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The Committee strongly supported the notion of developing a citywide off-street trail system.

C. Needs Assessment:

1. Needs Assessment:

- The needs assessment identified a current need for 4.2 miles of pathways/trails.

Type	2000 Supply	2000 Total Need	2020 Total Need
Trails	1.0 Miles.	2.0 Miles	4.2 Miles

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. The following rationale and guidelines, site selection criteria, and development standards apply to trails and pathways recreational in nature. Policies related to pathways that are transportation oriented are found in the City’s Transportation System Plan (see bicycle plan and pedestrian plan).

- b. Trails that follow along stream corridors and drainageways provide natural linkages from the urban development to recreational areas. Trails located parallel to these amenities provide connections with natural areas desired by citizens. In addition, trails in these locations minimize the loss of land for development at urban densities compared to situations where trails might need to bisect developable lands.
- c. Stream corridors provide essential ecological functions that need protection from the impacts of development and human activity as these streams travel through urban areas.
- d. Developers should be encouraged to provide and build pathways and trail amenities within their proposed developments that link with the City's overall trail system.
- e. Trails easements, dedications, and development need to occur prior to or at the time of development.
- f. Trails along creek corridors are intended to be within corridor and will require special design/construction techniques in order to protect drainageway functions.
- g. The City should be sensitive to private owners when trails are proposed adjacent to private property.
- h. Developers may apply for SDC credit provided the trail within their project is part of the proposed trail system. Local trails within a subdivision are not part of the overall system and will not be eligible for SDC credits.
- i. In previously developed areas, trails will be sited through purchase or easements from willing property owners, and alternative routing will be considered when necessary.
- j. Wherever possible, the City should utilize undeveloped street rights-of-way for trail corridors.

2. Site Selection Criteria:

- a. The primary purpose of recreation trails is to provide a recreation experience. Transportation to other parts of the community should be a secondary objective. Wherever feasible, recreation pathways and trails should be located off-street. However, streets should be used in order to complete connection, whenever needed.
- b. Trails should be located and designed to provide a diversity of challenges. Wherever possible, trails should encourage accessibility, particularly within loop or destination opportunities.
- c. Trails should be developed throughout the community to provide linkages to schools, parks and other destination points. Each proposed trail connection should be reviewed on a case-by-case basis to determine if it should be part of the City's trail system.

3. Design and Development Standards:

- a. Trail alignments should take into account soil conditions, steep slopes, surface drainage, and other physical limitations that could increase construction and/or maintenance costs.
- b. Trails should be planned, sized and designed for multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- c. Centralized and effective staging areas should be provided for trail access. They should include parking, orientation and information, and any necessary specialized unloading features.

- d. Shown on the following pages are trail design standards for off-street multi-purpose, off-street hiking, and rustic trails. Off-street multi-purpose trails may vary in width from 8'-12', with 12' width being optimum because it access for maintenance and security vehicles. Hiking trails should be a minimum of 6' wide.

E. Recommendations

In this trails plan, recreation oriented trails that are regional/community in nature are emphasized. The primary purpose of this trails system is to provide recreational walking, bicycling and hiking opportunities. These same trails may also meet some transportation needs as well. The plan identifies the primary trails within the community. The concept plan identifies two concentric loop trails within the planning area with the Mt. Scott Creek Trail bisecting these loops near the City's center. This plan is illustrated on the following page. In addition, local trails are needed to connect subdivisions with the citywide trail system. These trails should be evaluated on a case-by-case basis and then incorporated into the development review process.

Table 6.13
Summary of Trail Recommendations
Happy Valley Planning Area

Trail Number	Site	Length (in Miles)	Type
Intra City Pathway/Trails			
* T-1	Ridgeline Trail (P)	12.0	Unpaved
T-2	Happy Valley Trail (P)	4.0	Paved
* T-3	Mt. Scott Creek Trail (P) (1)	3.1	Paved/Boardwalk
T-4	Parkview Trail (P)	1.0	Paved
T-5	Scott View Trail (P)	0.6	Unpaved
T-6	Sunset View Trail (P)	1.0	Unpaved
*T-7	Scouter's Trail (P) (1)	0.4	Unpaved
* T-8	Rock Creek Trail (P)	1.8	Paved
* T-9	Powerline Trail (P)	0.8	Paved
* T-10	Spring Mountain Trail (P)	1.5	Unpaved
Internal Park Trails			
--	Nature Park	NA	Paved/Unpaved
--	Happy Valley Park	NA	Paved
--	Wetlands Park	NA	Paved/Unpaved

*All or portion of site is located outside the City limits
 ** Site includes portion of existing trails in Scott Creek Park
 (P) Proposed Trail
 (1) Part of Metro's Regional Trails and Greenways

6.3.2 Indoor Recreational Facilities

A. Existing Conditions

Indoor Recreational Facilities: This includes indoor spaces such as gymnasiums, swimming pools and recreation centers.

1. Service Area:

- Typically, the service area for an indoor facility is community wide. This will largely depend on the population and its geographic location.

B. Demand Analysis:

1. Survey/Workshop Meeting:

- The recreation survey and workshop meeting revealed the need for indoor recreation facilities. Facilities most often mentioned were an indoor pool, an indoor recreation center and a gymnasium.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The Committee and staff recognized the need for a variety of indoor facilities. However, many of these facilities are beyond the City's financial ability to provide. It was recommended pursuing a joint venture between the City and a private/public agency.

C. Needs Assessment:

1. Needs Assessment:

- The needs assessment did not address the needs for indoor space.

D. Design and Development Policies:

1. General Land Use Guidelines:

- a. Prior to the development of any indoor facility, a detailed cost benefit analysis and maintenance impact statement should be prepared.
- b. Indoor facilities should be reasonably central to the community or the area they intend to serve.
- c. Indoor facilities that generate significant traffic should be located off collector or arterial roadways so as not to adversely impact residential areas (traffic and parking).
- d. The minimum size of the site will depend upon the function it serves. Because of their size, the site should be large enough to accommodate adequate setbacks and support facilities (i.e., parking and landscaping.)

E. Recommendations:

Multi-Use Recreation Center

The recreation survey and public workshop meeting indicated strong support for additional indoor recreation space. Specifically mentioned were gymnasiums, meeting rooms, and other places for active recreation. If designed correctly, recreation centers can offer a wide variety of community activities at a reasonable cost.

While the public wants to see a large recreation center built in Happy Valley, they are expensive to construct and may run at a deficit of \$100,000 or more annually. The issue is whether the community feels it can afford that type of space at this time.

As an alternative to one large multi-use recreation center, some communities are developing several small neighborhood centers. These usually consist of a small gymnasium, several meeting rooms, and a large multi-purpose room. This is the approach recommended for Happy Valley.

The first phase would be the development of a small multi-use center in the central portion of the community. It is recommended that this project include the following facilities:

- Medium sized gymnasium (84'x50')
- Two to three meeting rooms
- Medium sized multi-purpose room for aerobics

As a second phase of this facility, additional new spaces could include:

- Multi-purpose gymnasium (2 courts)
- Fitness area (aerobics, exercise, etc.)
- Weight room
- Aquatic element

6.3.3 Sports Fields

A. Existing Conditions:

1. Service Area:

- Field sports are an important recreation activity in Happy Valley. The existing fields are heavily utilized by the City as well as people throughout the school district. It is important to recognize that the existing fields identified in the inventory in Chapter 3 have been inventoried based on their design. While there may be additional facilities within the community, they have not been counted because they do not meet the design standards for the individual sport.

B. Demand Analysis:

1. Survey/Workshop Meeting:

- The recreation survey identified the need for additional sport fields.

2. Input from City Staff, Parks Board and Citizen Advisory Committee:

- The Committee and staff recommended developing additional fields in future community parks.

C. Needs Assessment:

1. Needs Assessment:

- The needs assessment revealed the following demand for sport fields:

Field Type	Existing Fields	Total Need 2000	Total Need 2020
Baseball Fields	5 Fields	3 Fields	6 Fields
Softball Fields	0 Fields	1 Field	2 Fields
Soccer Fields	5 Fields	4 Fields	9 Fields

- The above needs are based on normal amounts of league play and practice and reflect demand based on Happy Valley residents only.

D. Design and Development Policies:

1. General Land Use Guidelines:

- The City should develop guidelines and standards for sports field development.

E. Recommendations:

It is recommended additional sport fields be developed at the proposed community parks. This will enable the City to meet the long-term needs. In an effort to meet all of the sport field needs, particularly places for practice, it is recommended the City work with the School District to upgrade fields at school sites. While these fields would be primarily used for practice, they need to be upgraded and maintained at a better level in order to ensure safe playing conditions.

To meet future sports field needs, the table below allocates and distributes the fields.

Table 6.14
Re-Allocation of Sports Fields
Happy Valley Planning Area

	Existing				Proposed		
	Baseball	Softball	Soccer		Baseball	Softball	Soccer
Existing							
Happy Valley Park	3		5		3		3
Happy Valley Elementary School	2				1		1
Spring Mountain Elementary					1		1
Proposed							
Idleman Road Park					1		2
Rock Creek Park						2	2
Total	5	0	5		6	2	9

6.3.4 Specialized Recreational Facilities

Specialized Facilities: These are one-of-a-kind facilities such as exceptional playground areas, skateboard parks and group picnic facilities.

1. Specific Recommendations:

SKATE PARK AREA

In-line skating and in-line hockey has become popular as a competitive sport. By giving the youth a place to play, it will relieve other less desirable places.

It is recommended the City develop a facility in the City's central area. The ideal location is a place where the site is visible from the street, has public transportation nearby, and is far enough away from neighbors to mitigate the noise.

Several possible locations exist for this site. These include:

- Village Green Park (SU-8) (proposed)
- Happy Valley Park (C-4)
- Rock Creek Park (C-24) (proposed)

It is recommended this facility contain:

- In-line skate area with jumps and ramps
- A small shelter building
- Nearby restroom building

GROUP PICNIC AREA

Currently, Happy Valley Park is the only site that can accommodate large groups of people. Because of the park's high use, other group picnic areas should be developed.

Aside from meeting the need for large groups, these types of facilities can generate significant revenue. A group picnic area usually requires a large site in order for the group area to be separated from the rest of the park.

A place for group picnics should contain one to two large shelter buildings equipped with barbecues and an outdoor patio area. In order to insure some privacy, the area should be somewhat separated from other parts of the park by trees and landscaping. Several possible locations exist for this type of facility.

These include:

- Village Green Park (SU-8) (proposed)
- Happy Valley Park (C-4) (unused south portion of park)
- Rock Creek Park (C-24) (proposed)
- Idleman Road Park (C-12) (proposed)

ADVENTURE PLAYGROUND

Currently, the only playground in the City is located at Happy Valley Park. It is comprised of common generic pieces.

It is recommended that a major playground be developed in the city containing a wide variety of children's play facilities. It should be unique enough to warrant a drive to visit it and hold a child's attention for several hours.

It is recommended that a facility of this type be developed in the south end of Happy Valley (C-4) and at the proposed Rock Creek Park (C-24).

6.4 Administrative and Management Recommendations

1. **Cost Reporting System:** It is recommended the City develop a cost reporting system that accurately reflects the costs of the various park services offered by the City. With this type of information available, better tracking of costs can occur for the service and it provides more information for setting budget allowances. At the very least, costs should be broken out by:

- park maintenance
- open space maintenance

- pathway/trail maintenance
 - sports field maintenance
 - gateway/entrance features
 - beautification areas
2. **Annual Report and Goals:** As the park program becomes more established, the City should prepare an annual report describing the costs, activity participation, and changes in operation that occurred over the past year.
 3. **Use of Volunteers:** The use of volunteers should not be overlooked as a means of providing more service on a limited budget. In addition to expanding staff capabilities, the use of volunteers promotes good public relations and increases individual support for services. Volunteers can be used in a variety of ways such as assistance with special events, conducting minor maintenance duties, and assistance with administrative tasks.
 4. **Establish Adopt a Park Program:** To gain more ownership, pride, and upkeep in local parks, it is recommended the City initiate an "Adopt-A-Park" Program. This is an informal agreement with a neighborhood or service club to perform and assume certain responsibilities and duties. These may include limited maintenance tasks, such as litter pick-up, watching for and reporting vandalism or other inappropriate behavior, or hosting neighborhood activities.
 5. **Partnerships:** To share in the service cost, promote better coordination, and build community support, the City should partner with private groups, Clackamas County, North Clackamas School District, and other service organizations.
 6. **Update System Development Charges:** System Development Charges are fees charged to residential developers for the impacts their projects have on the park system. In concept, the fees collected should pay for all costs of new park development created by population growth. However, the current fee rate does not reflect this actual cost. While it is up to the City Council to make this judgment call, it is recommended the fee schedule be raised to more reflect the actual cost.

The current SDC rate is \$1,500 per residential unit based on a 3,000 square foot home. All square footage above this amount is charged at rate of \$0.50 per square foot. This overall rate is low when compared to other communities or the true cost of developing the park system. Two major changes are recommended regarding SDC's.

- The SDC rate should be increased to reflect the true cost of developing the park system.
 - The SDC rate should be based on the demand placed on the system by each individual user.
7. **Fees and Charges:** To help offset the cost of services, the City should make a major effort to produce revenue from its field rentals, building rentals, and other charges. At issue here is at what level should the entire park services be subsidized? This should be a policy issue set by the City Council.

6.5 Maintenance and Operational Recommendations

As additional park sites are developed, the cost of maintenance will increase. While the cost of park maintenance varies widely, a general rule of thumb is \$4,000 to \$5,000 per maintained acre for a park system. To keep maintenance costs to a minimum and yet maintain a quality park system, policies on funding and approaches to maintenance should be developed. Listed below are some recommendations related to park maintenance:

1. **Produce High Quality Park Development:** Developing quality park facilities generates a feeling of pride in the community, results in facilities lasting longer, and are easier to maintain.
2. **Park Maintenance Funding:** Over time it can be expected City budget will have its shortfalls. One of the first services that usually is cut is park maintenance. While reduced maintenance can occur for a short duration, over time, reduced maintenance will result in the loss of facilities and the infrastructure. The cost to then bring them back to an acceptable level becomes significant. The point here is that reducing the park maintenance budget eventually will cost more.
3. **Maintenance Standards:** To assist in this budgeting process and to help assure that adequate maintenance is performed, maintenance standards should be developed that describe the task, its frequency, and quality of attention.
4. **Labor Saving Opportunities:** Proper design standards and use of correct equipment can substantially reduce the amount of time and labor needed to maintain a park system. As new parks are developed, considerations for maintenance should have a high priority.

Some examples of labor saving devices are:

- Use of curbs and mowing strips to reduce hand mowing
- Reduction of high-maintenance plant materials
- Design of mowing areas that permit the use of larger mowers
- Installation of automatic irrigation systems

Other design factors such as adequate spacing between trees, correct selection of plant materials and paving all contribute to easier maintenance.

The consistent use of similar materials and products also should be encouraged because it reduces the amount of inventory for replacement parts. The addition of new parks and other recreation facilities adds to the cost of operating and maintaining park and recreation services. These costs will be reflected in terms of additional staff, supplies, and new maintenance equipment. However, increased cost in maintenance and operations will not be in direct proportion to the amount of improvements due to economy of scale.

5. **Use of Seasonal Employees:** The City can hire seasonal employees for about a third the cost of full time personnel. Seasonal employees are usually more available during the summer, which is also the time of greatest maintenance demand. Because of this fact, about one-third to one-half of the maintenance crew should be made up of seasonal employees.

Chapter 7 – IMPLEMENTATION

Contents:

- *Project Priorities*
- *Funding Sources*
- *Financing Strategy*
- *Project Implementation*



7.1 Introduction

This chapter identifies a strategy for funding park and facility improvements. This strategy identifies specific actions that should occur as well as potential sources of funding. The summary of this planning process is shown in the 5-year capital improvement plan identified in Table 7.2. Some of these funding sources are new to the City whereas others have been utilized in the past.

7.2 Project Priorities

The following actions/projects are recommended for prioritizing projects in the capital improvement plan. They are listed in terms of the highest priority first.

1. **Acquisition of Parkland:** Because of the short inventory of undeveloped land in the city, the acquisition of future park sites should have a high priority. It is critical to preserve land while it is still available.
2. **Acquisition of Other Natural Open Space:** The acquisition of open space areas should have different priorities depending on the type and location. Examples are:
 - Environmentally sensitive land should have a low priority because it will be difficult to develop anyway
 - Developable parcels needed to complete lineal segments of open space should have a high priority because of the risk of loss to development
 - Connecting pieces to complete a larger segment should have a high priority
3. **Development of Trails:** Trail development should have a medium to high priority because of the community interest in trails and the difficulty of

developing them once the area is developed. Proposed trails with the following criteria should have the highest priority of development:

- Trails subject to loss by urban development
 - Trail segments that form longer segments
 - Areas that reflect current walking use patterns
 - Projects that have immediate funding opportunity
 - Projects that demonstrate public need and support
4. **Development of an Indoor Community Center:** Expansion of the community center to provide a water playground should have a low high priority because there is not the population base to support it at this time.
 5. **Development of Sports Fields:** The development of sport fields should have a medium priority because there is only a slight shortage of fields.
 6. **Development of Existing Parks:** Renovating existing parks should have a medium priority. The survey revealed that a majority of the respondents felt the City should focus their efforts on improving maintenance. Minor capital improvements are aimed at improving the park's quality.
 7. **Development of New Parks:** Developing new parks should have a medium priority. In order to serve the existing population, new parks need to be developed.
 8. **Development of Specialized Facilities:** Development of specialized facilities such as an additional skate area should have a low to medium priority and be based primarily on available funding.
 9. **Beautification Projects:** Implementation of beautification projects should have a low priority due to the interest in improving the appearance of the City. This is also due in part to the high demand in other areas of interest such as land acquisition.

7.3 Funding Sources

General Park Funding

The following are possible funding sources for the planning, acquisition, development and maintenance of parks, open space, and recreational areas.

1. **General Fund:** This fund accounts for revenues and expenditures that result from ongoing operations of City functions. Major revenue sources include property taxes, charges for service, intergovernmental grants, franchise fees, and transient room taxes. Major expenditures include operating expenditures for the Police, Community Development, Municipal Court, City Facility Maintenance, and operating transfers for Library, and Parks and Recreation. The current amount budgeted for park operations is \$163,320.
2. **Capital Improvement Fund:** Many communities have a separate budget item for major capital projects. It is funded out of the City General Fund. The City of Happy Valley does not have this type of fund but has a line item for capital outlay. For parks it is \$30,000 for the 2002/2003 fiscal year.

- 3. System Development Charges:** System Development Charges are fees imposed on new development caused by the impacts their project has on the City's infrastructure. Park SDC's can only be used for parkland acquisition and/or development. Happy Valley has this type of charge, but is lower than most communities. See discussion on pages 6-43 and 6-44.
- 4. General Obligation Bond:** These are voter-approved bonds with the assessment placed on real property. The money can only be used for capital improvements and not maintenance. This property tax is levied for a specified period of time (usually 20-30 years). Passage requires a majority approval by the voters. This type of property tax does not affect the overall tax limitation as described in a special serial levy. One disadvantage of this levy type is the interest costs.
- 5. Special Serial Levy:** This is a property tax that can be assessed for the construction and/or operation of parks and services. This type of levy is established for a given rate for one to five (1-5) years and requires a simple majority of voter approval with 50% voter turnout. The advantage of this levy type is that there are no interest charges. However, because of Measure 5, this type of levy has become difficult to pass in Oregon because it affects the \$10 tax limitation of all taxing agencies in the area.
- 6. Revenue Bonds:** These bonds are sold and paid from the revenue produced from the operation of a facility. This approach does not require voter approval unless required by local ordinance.
- 7. Certificates of Participation:** This is a lease-purchase approach where the City sells Certificates of Participation (COP's) to a lending institution. The City then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COP's are repaid. This procedure does not require a vote of the public.
- 8. HUD Block Grants:** Grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. Most are distributed in the lower income areas of the community. Grants can be up to 100% of project cost. It is doubtful if any part of Happy Valley would qualify.
- 9. Local Improvement Districts (LID):** Local Improvement Districts (LID's) are a means of funding specific improvements that benefit a specific group of property owners. LID's require an owner/voter approval. Assessments are placed against benefiting properties to pay for improvements.
- 10. Donations:** The donations of labor, land or cash by service agencies, private groups, or individuals is a popular way to raise small amounts of money for specific projects. Such service agencies as Kiwanis and Rotary often fund small projects such as playground improvements.
- 11. Private Grants and Foundations:** Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.

- 12. User Fees and Rentals:** User fees and rental charges are direct charges to individual and groups who use specific areas and facilities. These fees usually are used to help offset the cost or operation and maintenance of the services.
- 13. Parks and Recreation Gift Trust Fund:** This is a special fund established for major donations for park and facility improvements. The City expects to use this source for sport field development.
- 14. Open Space Trust Fund:** These funds have been donated for the purpose of purchasing open space.
- 15. Land and Water Conservation Fund:** In the past, this was one of the major sources of federal grants for park acquisition. However, for the last several years, this program was not funded. In 2000, this program was initiated again. In Oregon, the State Parks Division administers this program.
- 16. Public Land Trusts:** Land trusts such as the Trust for Public Land, Inc., and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency. The Nature Conservancy is an example of this type of organization in Happy Valley.
- 17. Lifetime Estates:** This is an agreement between a landowner and the City where the City buys or receives by donation a piece of land and the City gives the owner the right to live on the site for the lifetime of the owner.
- 18. Exchange of Property:** An exchange of property between a private landowner and the City can occur. For example, the City could exchange an unneeded water reservoir site for a potential park site currently under private ownership.
- 19. Exactions:** Improvements passed on to the adjacent landowners (i.e. developers) that lie adjacent to unimproved roadways.
- 20. Joint Public / Private Partnership:** This concept is relatively new to park and recreation agencies. The basic approach is for a public agency to enter into a working agreement with a quasi-public or private corporation to help fund, build, and/or operate a public facility. Several options exist:
- One option is for a City to enter into an agreement with a private for-profit organization to manage and/or build a facility. The City benefits because it does not front the cost of construction and may receive a concession fee. The private operator benefits in that the land is free (usually leased by the city for a nominal fee) and often can receive certain tax benefits. While the City would give up certain responsibilities or control, it is one way of obtaining public facilities at a lower cost.
- A second option is for the City to partner with another public agency or quasi-public agency. An example is for the City to enter into an operation agreement with say, the Boys and Girls Club to operate a youth center. A similar partnership is for the City and private sport groups to share in the operation and maintenance of sport fields.
- 21. Urban Forestry Grants:** There are several funding grant programs that provide money for urban forestry projects. One is funded by the U.S. Small

Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.

- 22. National Tree Trust:** National Tree Trust provides trees through two programs: America's Treeways and Community Tree Planting. These programs require that trees be planted by volunteers on public lands. Additionally, the America's Treeway program requires 100 seedlings minimum to be planted along public highways.
- 23. Intermodal Surface Transportation Efficiency Act (ISTEA):** Over the years, Oregon has received considerable revenue for trail related projects. Originally called The *Intermodal Surface Transportation Efficiency Act* (ISTEA), it funded a wide variety of transportation related projects. In 1998 this program was modified some and is now referred to as TEA21. For 1998, Oregon was allotted \$488,723 for trails. The Oregon Department of Parks and Recreation administer this program. The money can be used for both maintenance and capital construction.
- 24. Gas Tax/Motor Vehicle Fees:** This is revenue from state gas taxes and other vehicle fees that are distributed to each city for the development of bicycle lanes. State funds are dedicated to roadway construction and maintenance, with one percent allocated to pedestrian and bicycle needs.
- 25. Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP):** This program helps protect lives and property threatened by natural disasters. It provides technical and financial assistance to preserve life and property threatened by excessive erosion potential and flooding.
- 26. Other NRCS Programs:** The NRCS administer grant assistance programs including: funding for flood proofing, upstream flooding reduction, streambank/erosion mitigation, watershed management, and wetland conservation.
- 27. Oregon Department of Fish and Wildlife (ODFW):** ODFW may provide technical assistance and administer funding for projects that enhance water quality, including debris removal, flood mitigation, and enhancements to water crossings.
- 28. US Fish and Wildlife Service (USFW):** USFW may provide technical assistance and administer funding for projects related to water quality improvement through debris and habitat/vegetation management.
- 29. Governor's Watershed Enhancement Board (GWEB):** GWEB assistance funds may be available for infrastructure projects that enhance watershed (water) quality through upland and riparian protection and enhancement. Projects that improve the filtering capability of riparian areas may also qualify if they will reduce non-point source runoff and improve water quality.

7.4 Financing Strategy

The Oregon Constitution has two different tax limits that affect local governments' operating levies. These include:

- **Ballot Measure 5:** This provision limits the maximum tax rate that all non-school governments may impose on property to \$10 per \$1,000 of real market value.
- **Ballot Measure 49/50:** This provision sets a permanent tax rate for each government unit and limits assessed value growth to 3% annually. Cities and Counties may ask voters for a local option levy to exceed the permanent amount for a limited term.

The cost to implement all of the recommendations in the Plan could easily exceed \$15 million. This is a significant investment and one that residents probably are not likely to pay at one time. As a result, a short-term 6-year capital improvement plan is proposed that lists projects in priority. The issue is how aggressive of a program the City is willing to fund?

The proposed CIP is a fairly aggressive program and is intended to meet the immediate park and facility needs in Happy Valley. The core of this funding option is the passage of a general obligation bond. One of the major funding sources the City uses for park acquisition and development is Park System Development Charges. It is our finding that the current rate is significantly below actual costs to build the park system in Happy Valley. It is our recommendation this rate be increased. The CIP on the following page reflects this rate. See also pages 6-43 and 6-44 for additional recommendations on the SDC rate.

Strategy:

The funding strategy shown on the next page recommends several major funding sources including the passage of a general obligation bond for the acquisition of land, increasing the current SDC rate, encouraging Metro to purchase Scouter’s Mountain, and securing grants and donations. The funding sources for the CIP are listed below:

Table 7.1
Funding Sources (6-Year Program) Years 2001-2006
Happy Valley Parks Master Plan

Sources	Amount
General Obligation Bond **	\$3,390,000
SDC's – Increase Rate (\$75,000 annually)	\$450,000
General Fund (\$100,000 annually)	\$600,000
Tea-21 (25,000 annually)	\$150,000
Grants (\$20,000 annually)	\$120,000
Donations (\$15,000 annually)	\$90,000
Total Funding Sources	\$4,800,000

Listed below is a description of the recommended capital improvement program.

Expenditures:

Table 7.2
Expenditures (6-Year Program) Years 2001-2006
Parks Master Plan

Project	Cost	Source
Scouters Mountain (city share)	\$1,000,000	G.O. Bond
Land Acquisition	\$2,250,000	SDC, G.O. Bond
Open Space Acq.	\$1,000,000	GO Bond
Sports Field Dev.	\$100,000	General Fund, Donations
Trail Development	\$250,000	Tea-21, SDC
Park Development	\$150,000	SDC
Misc. Park Improvements	\$50,000	Donations
TOTAL PACKAGE	\$4,800,000	

** Bond rate is 0.82 per 1,000 assessed valuation

7.5 Project Implementation

Table 7.3

All Projects to Complete 20 Year
Parks Master Plan

Facility		Planning	Acquisition	Development	Major Upgrade	Minor Improvement	Other
Mini Parks							
None							
Neighborhood Parks							
*N-20	Southern Lites Park (NCPRD)						X (1)
*N-25	James Abele Park (NCPRD)						X (1)
*N-29	122 nd Street Park (NCPRD)						X (1)
Community Parks							
C-4	Happy Valley Park (City)				X		
C-12	Idleman Road Park (P)	X	X	X			
C-24	Rock Creek Park (P)	X	X	X			
Regional Parks							
*R-15	Scouter's Mountain Park (P)						
Linear Parks							
L-14	McKenna Ridge Connection (City)	X		X			
L-33	Powerline Park (P)	X	X	X			
L-34	Gasline Park (P)	X	X	X			
Special Use Areas							
SU-8	Village Green Park (P)	X	X	X			
SU-9	Rebstock Park (City)					X	
*SU-17	Top O'Scott Golf Course (Private)						X (2)
SU-21	Pleasant Valley Golf Course (Private)	X					X (2)

- All or portion of site is outside of current limits
- ** Includes Blue Heron Open Space, Parkside Open Space and Scott Creek Park
- (P) Indicates Proposed Facility
- (1) No Action – Owned by North Clackamas Park and Recreation District
- (2) No Action – Owned by Private Organization
- (3) Coordinate with Metro Regional Services for Trail Connections
- (4) Dispose of Site

Table 7.3 (Continued)

Facility		Planning	Acquisition	Development	Major Upgrade	Minor Improvements	Other
School Recreation Lands							
S-7	Happy Valley Elementary School (CSD)	X					
S-18	Spring Mountain Elementary School (SCD)	X					
*S-26	Sunnyside Elemen. School (CSD)	X					
*S-31	Oregon Trail Elementary School (CSD)l	X					
Open Space Areas/Greenways							
*OS-1	Veterans Greenway (P)	X	X	X			
*OS-3	Mitchell Creek Greenway (P)	X	X	X			
OS-5	Mount Scott Creek Greenway (P) **	X	X	X			
OS-6	Wetland Park (City)	X		X			
OS-10	Carron Estates Open Space (City)						
*OS-11-	Phillips Creek Greenway (P)	X	X	X			
OS-13	Nature Park (City)						X
OS-16	Royal Vista Open Space (City)						
*OS-19	Rock Creek Greenway (North Tributary) (P)	X	X	X			
*OS-22	Spring Mountain Greenway (P)	X	X	X			
*OS-23	Rock Creek Greenway (South Tributary) (P)	X	X	X			
OS-27	Rock Creek Greenway (P)	X	X	X			
*OS-28	Mount Talbert Open Space (Metro)						X
*OS-32	Cow Creek Greenway (P)	X	X	X			
Undeveloped Lands							
U-2	Lucille Park (City)						X
*U-30	Village Green Park (Metro)						X

- All or portion of site is outside of current limits
- ** Includes Blue Heron Open Space, Parkside Open Space and Scott Creek Park
- (P) Indicates Proposed Facility
- (5) No Action – Owned by North Clackamas Park and Recreation District
- (6) No Action – Owned by Private Organization
- (7) Coordinate with Metro Regional Services for Trail Connections
- (8) Dispose of Site

Table 7.3 (Continued)

Facility	Planning	Acquisition	Development	Major Upgrade	Minor Improvement	Other
Pathways/Trails						
T-1	Ridgeline Trail (P)					
T-2	Happy Valley Trail					
T-3	Mt. Scott Creek Trail					
T-4	Parkview Trail					
T-5	Scott View Trail					
T-6	Sunset View Trail					
T-7	Scouter Mountain Trail					
T-8	Rock Creek Trail					
T-9	Powerline Trail					
T-10	Spring Mountain Trail					
Indoor Recreation Facilities						
--	Multi-Use Recreation Center (P)	X	X	X		
--						
Specialized Facilities						
--	Skate Park Area (P)	X	X	X		
--	Group Picnic Area (P)	X	X	X		
--	Adventure Playground (P)	X	X	X		
Management and Operations						
	Contract Services (maintenance)					X
	Partnerships					X
Maintenance						
	Maintenance Standards					
	Budget Items					

(P) = Proposed