

# City of Aumsville Parks Master Plan



**November 2017**

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# City of Aumsville Parks Master Plan

## Table of Contents

|   |     |
|---|-----|
| <b>Table of Contents</b>  | i   |
| <b>Map Index</b>  | iii |
| <b>Index of Tables</b>  | iv  |
| <b>Acknowledgements</b>   | v   |
| <b>1.0 Introduction</b>   |     |
| 1.1 Planning Approach and Process   | 1   |
| 1.2 Planning Criteria and Assumptions                                     | 2   |
| 1.3 Public Involvement  | 4   |
| <b>2.0 Parks Planning</b>   |     |
| 2.1 DLCD Statewide Planning Goals Related to Parks and Open Space         | 6   |
| 2.2 Statewide Comprehensive Outdoor Recreation Plan (SCORP)               | 11  |
| 2.3 Federal, State, Linn County and Marion County Parks                   | 16  |
| 2.4 Coordination of Planning Efforts with the Aumsville Parks Master Plan | 21  |
| <b>3.0 Demographics and Population Projections</b>                        |     |
| 3.1 Population Trends   | 22  |
| 3.2 Population Projections: 2016 to 2041 <del>35</del>                    | 24  |
| 3.3 Demographics: A Census Snapshot of Aumsville and Marion County        | 25  |
| <b>4.0 Park Development Standards</b>                                     |     |
| 4.1 Urban Park System and Parks Classifications for Aumsville's Parks     | 29  |
| 4.2 Park Development Standard by Park Type                                | 31  |
| 4.3 Level of Service (LOS) and Projected Aumsville Park Facility Needs    | 37  |
| 4.4 Parks and Recreational Facility Design Standards                      | 39  |
| <b>5.0 City of Aumsville Park Facilities</b>                              |     |
| 5.1 Summary of Existing Parks and Open Space                              | 41  |
| <b>6.0 Future Parks</b>   |     |
| 6.1 Park Land Needs Analysis  | 44  |
| 6.2 Proposed New Community and Neighborhood Parks                         | 49  |

**7.0 Aumsville Parks Master Plan**

|     |   |    |
|-----|---|----|
| 7.1 | Aumsville Comprehensive Plan – Parks Goals and Policies       | 51 |
| 7.2 | Aumsville Parks Master Plan and Recommended Park Improvements | 53 |

**8.0 Financing**

|     |                             |    |
|-----|-----------------------------|----|
| 8.1 | Parks Development Financing | 60 |
| 8.2 | Parks Maintenance           | 63 |

**Appendices**

|     |                                     |               |
|-----|-------------------------------------|---------------|
| A.  | Park Narratives                     |               |
| 5.2 | Porter-Boone Community Park         | PB-1 to PB-11 |
| 5.3 | Mill Creek Community Park           | MC-1 to MC-12 |
| 5.4 | Wildwood Neighborhood Park          | W-1 to W-9    |
| 5.5 | Water Tower Park                    | WT-1 to WT-6  |
| 5.6 | Highberger Linear Park and Greenway | H-1 to H-7    |
| 5.7 | Aumsville Ponds Natural Area        | AP-1 to AP-7  |
| B.  | Cost Estimates                      | B-1           |
| C.  | Parks SDC Analysis                  | C-1           |

## Map Index

### 1.0 Introduction

|         |  |   |
|---------|--|---|
| Map 1-1 | Aumsville Urban Growth Boundary and Surrounding Area   | 2 |
| Map 1-2 | Buildable Lands in the Aumsville Urban Growth Boundary | 4 |

### 2.0 Parks Planning

|         |  |    |
|---------|--|----|
| Map 2-1 | Existing Bicycle Facilities and Proposed Bike/Ped Projects                   | 10 |
| Map 2-2 | Marion County Parks Master Plan: Marion County Parks in the Aumsville Area   | 17 |
| Map 2-3 | Linn County Parks Master Plan: Linn County Parks in Northern Linn County     | 20 |
| Map 2-4 | Linn County Parks Master Plan: Linn County Parks in the North Santiam Canyon | 20 |

### 5.0 City of Aumsville Park Facilities

|   |  |       |
|---|--|-------|
| <i>5.1 Existing City of Aumsville Parks</i> |  |       |
| Map 5-1                                     | Existing Parks in the City of Aumsville                            | 42    |
| <i>5.2 Porter-Boone Community Park</i>      |  |       |
| Map PB-1                                    | Potential Land Acquisitions - Porter Boone Park                    | PB-7  |
| Map PB-2                                    | 2016 Existing Conditions – Porter Boone Park                       | PB-11 |
| Map PB-3                                    | Porter Boone Community Park Master Plan                            | PB-12 |
| <i>5.3 Mill Creek Park</i>                  |  |       |
| Map MC-1                                    | Potential Land Acquisitions – Mill Creek Park                      | MC-6  |
| Map MC-2                                    | Proposed Recreational Trails – Mill Creek and South Portion of UGB | MC-7  |
| Map MC-2                                    | 2016 Existing Conditions – Mill Creek Park                         | MC-11 |
| Map MC-3                                    | Mill Creek Community Park Master Plan                              | MC-12 |
| <i>5.4 Wildwood Park</i>                    |  |       |
| Map W-1                                     | Potential Land Acquisitions – Wildwood Park                        | W-6   |
| Map W-2                                     | 2016 Existing Conditions – Wildwood Park                           | W-8   |
| Map W-3                                     | Wildwood Neighborhood Park Master Plan                             | W-9   |
| <i>5.5 Water Tower Park</i>                 |  |       |
| Map WT-1                                    | 2016 Existing Conditions – Water Tower Park                        | WT-5  |
| Map WT-2                                    | Water Tower Park Master Plan                                       | WT-6  |
| <i>5.6 Highberger Linear Park</i>           |  |       |
| Map H-1                                     | 2016 Existing Conditions – Highberger Park                         | PB-11 |
| Map H-2                                     | Highberger Linear Park Master Plan                                 | PB-12 |
| <i>5.7 Aumsville Ponds Natural Area</i>     |  |       |
| Map AP-1                                    | Aumsville Ponds Natural Area Master Plan                           | AP-7  |

### 6.0 Future Parks and Facilities

|         |   |    |
|---------|---|----|
| Map 6-1 | Future Neighborhood and Community Parks                     | 47 |
| Map 6-2 | Design Concepts for Future Community and Neighborhood Parks | 50 |

### 7.0 Aumsville Parks Master Plan

|         |  |    |
|---------|--|----|
| Map 7-1 | Aumsville Parks Master Plan: City-wide Map | 54 |
|---------|--|----|

## Index of Tables

### 1.0 Introduction

|           |  |   |
|-----------|--|---|
| Table 1-1 | Aumsville Population History and Forecast Population Growth 1980 to 2035 | 3 |
|-----------|--|---|

### 2.0 Parks Planning

|           |  |    |
|-----------|--|----|
| Table 2-1 | 2011 SCORP Survey Results: Recreational Facility Priorities in Marion County | 15 |
|-----------|--|----|

### 3.0 Demographics and Population Projections

|           |  |    |
|-----------|--|----|
| Table 3-1 | Historic Population Growth Rates 1980 to 2010                              | 22 |
| Table 3-2 | Aumsville Population History 1900 to 2016                                  | 23 |
| Table 3-3 | Aumsville Population History & Projections: 1980 to 2034                   | 23 |
| Table 3-4 | Forecast Population Growth: 2010 to 2067                                   | 24 |
| Table 3-5 | Age Groups as a % of Population: Aumsville compared to Marion County       | 27 |
| Table 3-6 | Race and Ethnicity 2010  | 28 |
| Table 3-7 | Educational Attainment – Aumsville Residents Age 25 and older: 2010 & 2014 | 28 |

### 4.0 Park Development Standards

|           |  |    |
|-----------|--|----|
| Table 4-1 | Urban Park Standards for the City of Aumsville                                     | 30 |
| Table 4-2 | Level of Service (LOS) Standards and Projected Park Facilities Needs for Aumsville | 37 |
| Table 4-3 | Recreational Facility Design Standards for the City of Aumsville                   | 39 |

### 6.0 Future Parks and Facilities

|           |  |    |
|-----------|--|----|
| Table 6-1 | Existing Parks and Recreational Facilities in the City of Aumsville – 2017 | 44 |
| Table 6-2 | Park Facility Development Standards and Projected Park Land Needs          | 45 |
| Table 6-3 | Recommended Park Land Acquisition  | 46 |
| Table 6-4 | Summary of Proposed Park Land Acquisition by Park Type                     | 48 |

### 7.0 Aumsville Parks Master Plan

|           |   |       |
|-----------|---|-------|
| Table 7-1 | Priority Park Improvements by Park Site | 55-57 |
| Table 7-2 | City-wide Park Improvement Priorities   | 58    |

### Appendix A – Park Narratives

|            |  |       |
|------------|--|-------|
| Table PB-1 | Porter Boone Park: Priority Park Improvements            | PB-9  |
| Table MC-1 | Mill Creek Park: Priority Park Improvements              | MC-10 |
| Table W-1  | Wildwood Park: Priority Park Improvements                | W-7   |
| Table WT-1 | Water Tower Park: Priority Park Improvements             | WT-4  |
| Table H-1  | Highberger Park: Priority Park Improvements              | H-5   |
| Table AP-1 | Aumsville Ponds Natural Area: Priority Park Improvements | AP-6  |



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### City of Aumsville Staff

Ron Harding, City Administrator  
Steve Oslie, Public Works Director  
Lora Hofmann, Administrative Assistant  
Colleen Rogers, City Clerk  
Jim Schuette, City Engineer

### Parks Master Plan Advisory Committee

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| Marcie Clark   | Gordon Willmschen |
| Amy Evans      | Karla Willmschen  |
| Barbara Slimak |                   |

### Parks and Recreation Commission

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|---------------------------|----------------|
| Lorie Walters, Chair      |                |
| Julie Wissler, Vice-Chair | Kim Hofmann    |
| Marcie Clark              | Danielle Janes |

### Aumsville Planning Commissioners

|                          |               |
|--------------------------|---------------|
| Dan Kluver, Chairman     | Vicky Barber  |
| Chris Chytka, Vice-Chair | Vivian Bronec |

### Mayor and City Councilors

|                         |                                |
|-------------------------|--------------------------------|
| Mayor Robert Baugh, Jr. | Trina M. Lee                   |
| Kevin Crawford          | Della Seney, Council President |
| Brian Czarnik           | Lorie Walters                  |
| Gabe Clayton            |                                |

### Special Acknowledgement

Mayor Harold White served as Mayor from 1987 to 2017. City Administrator Maryann Hills served the City of Aumsville from 1995 until she left the City in April 2016. Over the past 30 years the City has grown into a vibrant small city. They were instrumental in the development of the city's initial parks master plan in 1996 and this update in 2015. Under their visionary leadership, the City continuously funded and improved Aumsville's parks. The quality

of the city's parks are a testament to their efforts to make Aumsville "a great place to live and play".  
Aumsville Parks Master Plan  
November 2017





# Aumsville Parks Master Plan

## 1.0 - INTRODUCTION

The City of Aumsville desires to provide a quality park system to meet the recreational needs of existing and future residents of the community. As Aumsville grows, the City Council concludes the City will need to invest in the maintenance of community's existing parks and add new parks, open space and recreational facilities to serve a growing population.

In 1996, the City adopted the *City of Aumsville Parks Facilities Master Plan* to guide the development of the city's parks during the 20-year period from 1996 to 2015. In October 2015, the City concluded the 1996 plan, and its periodic updates, needed to be replaced with a new 20-year plan that reflected the park facility investments made by the City, growth patterns in the community and changing needs of Aumsville's citizens.

The *Aumsville Parks Master Plan (November 2017)*, provides a framework for the continued development of the community-wide park system to meet the recreational needs of existing and future residents during the 20-year planning period from 2017 to 2035.

### 1.1 Planning Approach and Process

The *Aumsville Parks Master Plan* was prepared at the direction of the Aumsville City Council. The City retained David W. Kinney, Community Development Consultant, to prepare the plan document and landscape architect Brian Bainson, Quatrefoil Inc., to develop park designs and cost estimates. The city appointed a Parks Plan Advisory Committee to serve as the citizens involvement committee to represent the residents of Aumsville and oversee development of the plan update.

The *Aumsville Parks Master Plan* work involved the following tasks:

1. Inventory of each of the Aumsville city parks including the preparation of a park narrative, base maps and photo documentation of park facilities.
2. An analysis of redevelopment opportunities and constraints at each city park.
3. Review of the *Oregon Statewide Comprehensive Outdoor Recreation Plan* (SCORP) and the *Marion County Parks Plan* to identify statewide and regional recreation trends and needs.
4. Identification of current and future parks and recreation needs in Aumsville.
5. A review and update of local park development standards.
6. Preparation of two preliminary design concepts for each park for community review.
7. Completion of a final design plan for each park site.
8. Creation of a prioritized list of recommendations for improvements at each park.
9. Preparation of planning cost estimates and funding strategies.

Funding for on-going maintenance and park improvements will continue to be a constraint to the City as it looks to maintain quality and improve the city's park facilities. Cost estimates are provided to enable the City to budget for small projects, apply for grants and update the parks systems development charge (Parks SDC) that will provide partial funding for future park improvements. This plan identifies other potential public and private funding sources available for park system improvements. The *Aumsville Parks Master Plan* will guide investments in the city's parks by focusing public and private funds on the highest priority park improvement projects.

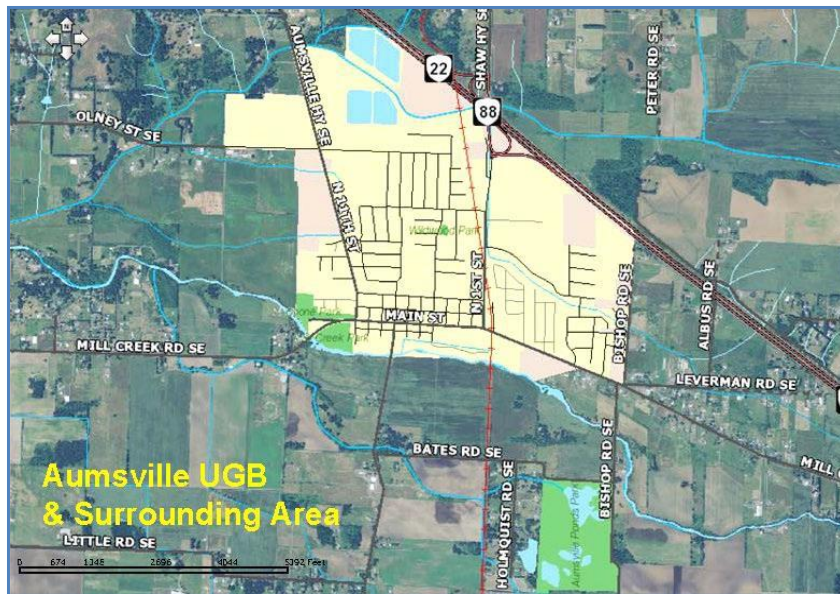
## 1.2 Planning Criteria and Assumptions

This plan relies on planning criteria and assumptions to establish standards by which the city's park system is evaluated and serve as the basis for identifying needed improvements. These criteria and assumptions include population, development areas, land use, location of existing parks and other demographic factors that may affect the local parks system.

### 1.2.1 Study Area:

The study area encompasses the area inside the Aumsville Urban Growth Boundary (UGB). The planning area includes all land within the Aumsville city limits plus the unincorporated areas outside of the city limits that are inside the UGB, but have not been annexed to the City. This plan assumes the City will provide parks and recreational facilities to all citizens who live within the Aumsville UGB.

Map 1-1  
City of Aumsville Urban Growth Boundary & Surrounding Area



### 1.2.2

### Land Use and Zoning

The Aumsville Comprehensive Plan Map and Zoning Map identify where future residential, public, commercial and industrial development is expected to occur in the next 20 years. This plan assumes the majority of new homes and apartments will be located in the northeast and west portions of the UGB, where there are the largest tracts of vacant buildable residential land. Some smaller infill residential development is also expected on undeveloped parcels scattered throughout the city. In 2016 and 2017, the City approved several development proposals that may add approximately 275 housing units over the next three to five years. These housing projects include three subdivisions with approximately 100 single-family home sites and an apartment complex with 175 apartment units.

Once the current housing projects are completed, the City anticipates it will incrementally expand the UGB to add buildable residential land through the remainder of the 20-year planning period through 2035. Map 1 “Buildable Lands” shows the location of vacant buildable land that existed in Aumsville in 2010<sup>1</sup> and the location of the currently planned residential projects. Vacant residential lands are located in Area 11, west of 11<sup>th</sup> Street, and in Areas 6 and 7, east of 1<sup>st</sup> Street in the northeast quadrant of the UGB. Future park sites are expected to be located in close proximity to existing and planned residential development.

### 1.2.3

### Population Projections

Estimated population growth is presented in Table 1.1. In 2017 the Population Research Center of the College of Urban and Public Affairs at Portland State University prepared a coordinated population forecast for Marion County and all of its incorporated cities.<sup>2</sup> Over the next twenty years Aumsville is expected to be one of Marion County’s fastest growing communities. The PSU forecast estimates the population inside the Aumsville Urban Growth Boundary (UGB) will increase from 4,209 people in 2017 to 6,141 people in 2035 near the end of the city’s 20-year planning period. The average annual growth rate from 2017 to 2035 is estimated to be 2.12% annually.

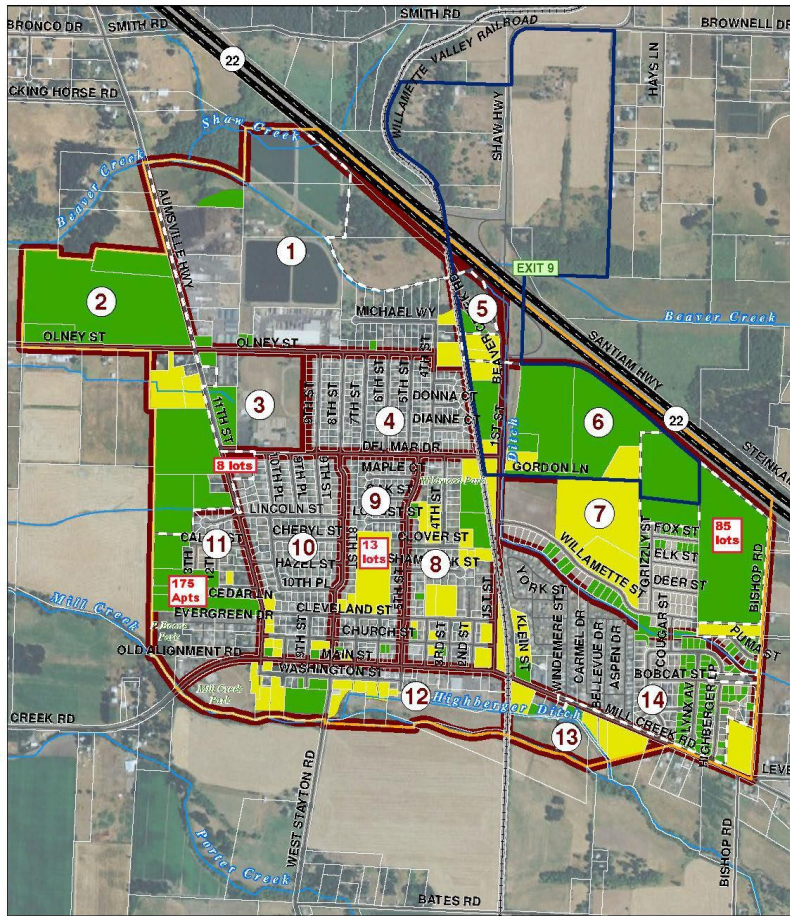
Table 1.1  
City of Aumsville  
Population History and Forecast Population Growth  
1980 to 2035

| Year | Actual Population for the City of Aumsville | Year | Population Forecast for Aumsville UGB |
|------|---|------|---------------------------------------|
| 1980 | 1432  | 2020 | 4750                                  |
| 1990 | 1650  | 2025 | 5253                                  |
| 2000 | 3045  | 2030 | 5731                                  |
| 2010 | 3603  | 2035 | 6141                                  |
| 2015 | 3945  | 2041 | 6554                                  |

<sup>1</sup> Aumsville Transportation System Plan, Prepared for the City of Aumsville by Parametrix, Portland, Oregon (October, 2010), Figure 3.3, p. 3-11.

<sup>2</sup> Coordinated Population Forecast for Marion County, its Urban Growth Boundaries(UGB) and Areas Outside UGBs 2017-2067, prepared by Population Research Center, College of Urban and Public Affairs, Portland State University, Final Report dated June 30, 2017.

Map 1-2 – Buildable Lands in the Aumsville UGB  
Aumsville Transportation System Plan



File: Aumsville\_Buildable.mxd Date: March 2010



**Map 1**  
**Buildable Lands**  
**Within the Aumsville UGB**  
Excerpt from the  
City of Aumsville  
Transportation System Plan  
Ordinance 603 - October 2010

## 1.3 Public Involvement

The City provided a series of opportunities for the public to provide input.

### 1.3.1 Advisory Committee Meetings

The City Council appointed a Parks Master Plan Advisory Committee (Advisory Committee) in December 2015 to prepare the draft *Aumsville Parks Master Plan* update and solicit public comments. The Advisory Committee met bi-weekly from January to April 2016. They evaluated and recommended design plans for each existing park, reviewed and approved park standards and hosted the community open houses.

### 1.3.2 Parks Design Open Houses

On March 7, 2016 the City held an open forum for the public to offer feedback on multiple park design concepts prepared by landscape architect Brian Bainnson. Mr. Bainnson prepared two concept plan design for each park site. Attendees were asked to review the proposed concept drawings, identify park design elements they liked or disliked and leave their comments for the park designs on post-it notes or larger easel-pads. Community members were invited to make suggestions on the proposed location of future park sites, give input on the prospective acquisition of the former Marion County Public Works shops facility next to Porter-Boone Park and the Aumsville Ponds property from Marion County and provide comments on the proposed pedestrian trail network. Public comments are included in the community observation sections of the individual park narratives in Chapter 5.

Park design plans were modified based on the public input. A second open house was held on March 28, 2016 to share the revised design plans with the community. Copies of the conceptual designs were also posted at City Hall to provide the public an additional opportunity to submit comments. After the 2<sup>nd</sup> open house, the Advisory Committee reviewed and discussed the public comments with the consultants. The City Council held a visioning workshop in May 2016 to review the public comments and provide additional direction to the consultants. Final design plans were prepared for each park after the Council workshop.

### 1.3.3 Public Hearings and Adoption

A Final DRAFT of this plan was prepared for community review. The plan was forwarded the *Aumsville Parks Master Plan* to the Aumsville Planning Commission and City Council with a recommendation that they hold public hearings and adopt the plan.

The Aumsville City Council and Aumsville Planning Commission held a joint meeting on December 11, 2017 to review the plan. At the conclusion of the public hearing, the Planning Commission made a recommendation to the City Council. The *Aumsville Parks Master Plan* and a proposed Resolution to adopt the plan was submitted to the City Council for final consideration and approval. Resolution No. 1-18 adopting the *Aumsville Parks Master Plan* as a technical amendment to the City of Aumsville Comprehensive Plan was enacted on January 8, 2018. The City Council reviewed and revised the parks systems development charge to ensure it is consistent with the adopted plan. Resolution 19-18 was approved December 12, 2018 establishing updated SDC fees.

## 2.0 – PARKS PLANNING

Local parks, natural areas, recreational facilities and open spaces are a part of the urban form that makes each small town unique. Public parks and open spaces are essential elements of a livable community. They provide venues for individual recreational activities and public gathering places for larger community activities such as a farmer’s market, community festival, parade or civic event. Local parks create opportunities for residents and visitors to interact with each other, play, make friends and create memories. They provide a nearby location for a family picnic, a quiet walk with the dog along a creek-side trail, a reflective moment at a memorial, a place to view the beauty of fall colors or a quiet spot to listen to the rustle of leaves. In Aumsville, the City’s parks and public spaces create a unique “sense of place”. They say to residents and visitors “This is Aumsville – a great place to live and play”.

As the community grows in the next two decades, the City of Aumsville will upgrade its public places. Community leaders will invest in parks, trails, plazas, streets and open spaces to serve a growing population. One of the challenges for a small city is to design and construct public spaces and parks so they serve the needs of individual citizens as well as the larger community but do not duplicate facilities provided by federal, state, county recreation providers or nearby cities. This chapter reviews statewide planning requirements that apply to cities, Marion County and the Oregon Parks and Recreation Department. Local, state and regional park plans discuss recreational habits, activities and needs of Oregon’s citizens. They also describe existing and proposed parks and recreation facilities that are near Aumsville and are accessible to local residents.

### 2.1 DLCD Statewide Planning Goals Related to Parks and Open Spaces

The *Aumsville Comprehensive Plan* is the legally adopted land use plan that governs growth and development within the Aumsville city limits and the surrounding urban growth area. Under Oregon’s statewide planning program, the City’s comprehensive plan must comply with statewide planning goals adopted by the Land Conservation and Development Commission (LCDC) and the planning requirements of the Oregon Department of Land Conservation and Development (DLCD).

Each city in Oregon is required to provide land for public uses, protect natural resources, plan for the development of parks and open spaces, and provide recreational opportunities for local residents and visitors. DLCD’s statewide planning goals: Goal 2 - “Land Use”, Goal 5 - “Natural Resources”, Goal 6 – “Air, Land and Water Resources”, Goal 7 - “Natural Hazards”, Goal 8 - “Recreational Needs” and Goal 12 – “Transportation” each have elements in the goals, implementation policies and administrative rules that must be considered by local officials when planning for public spaces, local parks and recreational opportunities.

The *Aumsville Comprehensive Plan* and its development code comply with the statewide planning goals. Under Oregon’s land use system cities and counties periodically update the comprehensive plan to reflect changing conditions and to anticipate future development in the community. The Aumsville Parks Master Plan is one of the technical studies that supplements the comprehensive plan.

#### 2.1.1 Goal 2: Land Use Planning

Public uses, including school facilities, recreational fields and street rights-of-way comprise 25% of all land uses in Aumsville. Goal 2 requires the City to plan for all types of land uses including the provision of an adequate supply of

land for public purposes. The *Aumsville Comprehensive Plan* map and Zoning Map include a Public “P” plan designation and zone which are used to regulate existing public uses and preserve publicly owned properties for public uses. The City anticipates that 25% of all buildable land in the Aumsville Urban Growth Boundary (UGB) will be used for public purposes.

### **2.1.2 Goal 5: Natural Resources, Scenic and Historic Areas and Open Spaces**

#### **Goal 6: Air, Water and Land Resources Quality**

#### **Goal 7: Areas Subject to Natural Hazards**

The purposes of Goals 5, 6 and 7 are to protect and conserve scenic and historic areas, to maintain and improve the quality of air, water and land resources and to protect people and properties from natural hazards. In order to comply with these statewide planning goals, the *Aumsville Comprehensive Plan* and the *Aumsville Development Ordinance* include goals, policies and development standards to protect natural resources and conserve historic and open space resources.

Chapter V of the *Aumsville Comprehensive Plan* addresses the Goal 5, 6 and 7 requirements to protect wetlands, groundwater resources and riparian corridors along Highberger Ditch, Mill Creek and Beaver Creek. These three streams are susceptible to periodic flooding. Mill Creek Park, Porter-Boone Park, Highberger Park and the proposed Mill Creek recreational trails are located along these waterways and much of the park land is within the 100-year flood hazard zone. Development in the 100-year flood hazard area along Mill Creek, Highberger Ditch and Beaver Creek are regulated to protect water quality and protect real property from flood damage.

Mill Creek and Beaver creek have also been identified by the Oregon Department of Fish and Wildlife (ODFW) as essential salmon habitat, due to their historic fish runs and capacity to support Chinook salmon and steelhead runs.<sup>1</sup> The US Fish & Wildlife, National Wetlands Inventory, interactive wetland mapper shows a few small wetlands inside the Aumsville UGB adjacent to Hwy 22 and the City of Aumsville wastewater facilities.<sup>2</sup> The City has identified small wetland areas in Porter-Boone Park, along Highberger Ditch and near the city’s wastewater lagoons. The Aumsville Ponds also have locally significant wetlands. Development within delineated wetlands should be avoided, but development may occur if a wetlands permit is obtained from the Department of State Lands and wetland mitigation measures are followed.

### **2.1.3 Goal 8: Recreational Needs**

The purpose of Goal 8 is *“To satisfy the recreation needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.”* Local governments are required to plan for parks and recreational facilities in coordination with private enterprise, state and federal agencies. Oregon’s small cities are encouraged to adopt a parks master plan that complies with statewide planning goal requirements. Proposed parks and recreational facilities should be planned for and developed in such quantity, quality and locations to meet the needs of local residents for a 20-year planning period.

Under Goal 8, the state recommends each city:

- inventory recreation needs,

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<sup>1</sup> Oregon Department of State Lands, Essential Fish Habitat Interactive Map, 2015.  
Website: <http://chetco-new.dsl.state.or.us/esh2017/>

<sup>2</sup> US Fish & Wildlife, National Wetlands Inventory Interactive Map.  
Website: <https://www.fws.gov/wetlands/Data/Mapper.html>



- identify recreation opportunities,
- coordinate parks and recreation plans with other agencies,
- be consistent with the Statewide Comprehensive Outdoor Recreation Plan (SCORP),
- consider energy consequences of facility development, and
- encourage use of non-motorized recreational activities.

Local governments planning for the development of new parks and recreation facilities or redevelopment of existing facilities are encouraged to give priority to:

- recreation needs in high population areas,
- users with limited mobility and finances,
- maximize the conservation of energy in the transportation of people to parks and recreation facilities and also in the use of energy in the facility,
- minimize environmental deterioration,
- provide recreational facilities to the public at nominal costs, and
- meet needs of visitors to the state.

Goal 8 encourages local governments to adopt measures to finance and acquire park and recreation facilities. Cities are encouraged to take into consideration various techniques for land acquisition including, but not limited to, fee simple site acquisition, conservation easements, development rights acquisition and subdivision park land dedication. The adoption of a parks master plan will enable the City to effectively compete for grants from the Oregon Parks Department, Oregon Department of Transportation and private foundations.

Chapter III – “Public Facilities” of the *Aumsville Comprehensive Plan* includes a short section on Parks and Recreation. Chapter VI - “Recreation” includes excerpts from the *1996 Aumsville Parks Facilities Master Plan*. These two chapters were included in the comprehensive plan update adopted in 1999 and will be replaced when this plan is adopted.

#### **2.1.4 Goal 11: Public Facilities and Goal 12: Transportation**

Goals 11 and 12 and the accompanying administrative rules (OAR 660-011 and OAR 660-012) require cities larger than 2,500 persons to prepare and adopt public facility plans and transportation system plans.

Public facility plans include (1) an assessment of the existing facilities, including deficiencies and needed improvements; (2) assessment of vulnerability to natural hazards; (3) updated system-wide facility maps; (4) timing of when public facility improvements will be needed; (5) cost estimates; (6) a prioritized capital improvements list (5-7-year list) and (7) a financing plan listing potential local, state and federal funding sources and opportunities. The City’s public facilities plans include the *Aumsville Water Master Plan*<sup>3</sup> and several documents comprising the *Aumsville Wastewater Facilities Master Plan*<sup>4</sup>. The *Aumsville Water Master Plan* anticipates Porter-Boone Park and the Water Tower park site will continue to be used for key elements of the city’s water system. The *Wastewater Facilities Master Plan* includes long-term plans to use the 77+ acre irrigation site south of Mill Creek between W. Stayton Road and the railroad tracks for the land application of treated wastewater. This plan considers the use of small portions of these sites for parks and recreational use.

<sup>3</sup> *Aumsville Water Master Plan (Final)*, Keller Associates, April 2015.

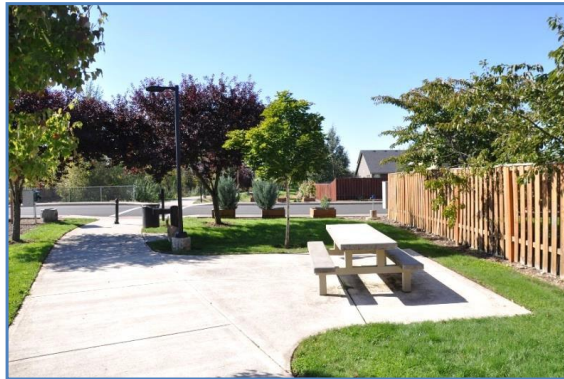
<sup>4</sup> *City of Aumsville Sanitary Sewer Master Plan* dated November 2004, updated by technical reports and cost estimates in April 2007 and August 2016, prepared by James Schuette, PE, JMS Engineering, and the City of Aumsville “*Wastewater Facilities Plan*” dated June 1999 prepared by Balfour Consulting, Inc.

The transportation planning rule, OAR 660 - division 12, requires cities to plan for all types of transportation facilities including multi-purpose paths and trails which serve a recreational and transportation purpose. In October 2010, the City of Aumsville adopted the Aumsville Transportation System Plan (TSP) as Chapter IV of the city's comprehensive plan. The TSP's Chapter 5 "Bicycle and Pedestrian Element" provides a variety of recommendations for on-street bike lanes, sidewalks and safety enhancements. Three of the goals of the bicycle/pedestrian element are:

- Provide continuous bicycle and pedestrian facilities on arterial and collector roadways to connect neighborhoods, businesses, school, and parks. . . to ensure safe and efficient travel for all users.
- Provide a network of sidewalks, bike lanes and multi-use paths with access to important community destinations. The network will enhance safety and connectivity to key community destinations such as parks, schools, civic buildings, retail centers and neighborhoods.
- Add safety enhancements at intersections and roadway crossings.<sup>5</sup>

Figure 5-1 on the following page and the TSP narrative identify several improvement projects that address connectivity and access to Aumsville's parks or add new recreational/multi-purpose trails in the community. Figure 5-1 from the Aumsville TSP shows the following projects:

1. Porter-Boone/Mill Creek Park Pedestrian/Bicycle Access: New/improved bike lane and pedestrian access from Main Street / Mill Creek Rd. to both Porter-Boone and Mill Creek parks.
2. Mill Creek Recreational Trail: Construct a recreational from Mill Creek Park to the railroad tracks and the Main Street/1<sup>st</sup> Avenue intersection.
3. Highberger Greenway Extension and Bishop Rd. Multi-Purpose Trail: Extend Highberger Greenway to the east of Bishop Rd. and construct a multi-purpose trail adjacent to Bishop Road south to Mill Creek Road.

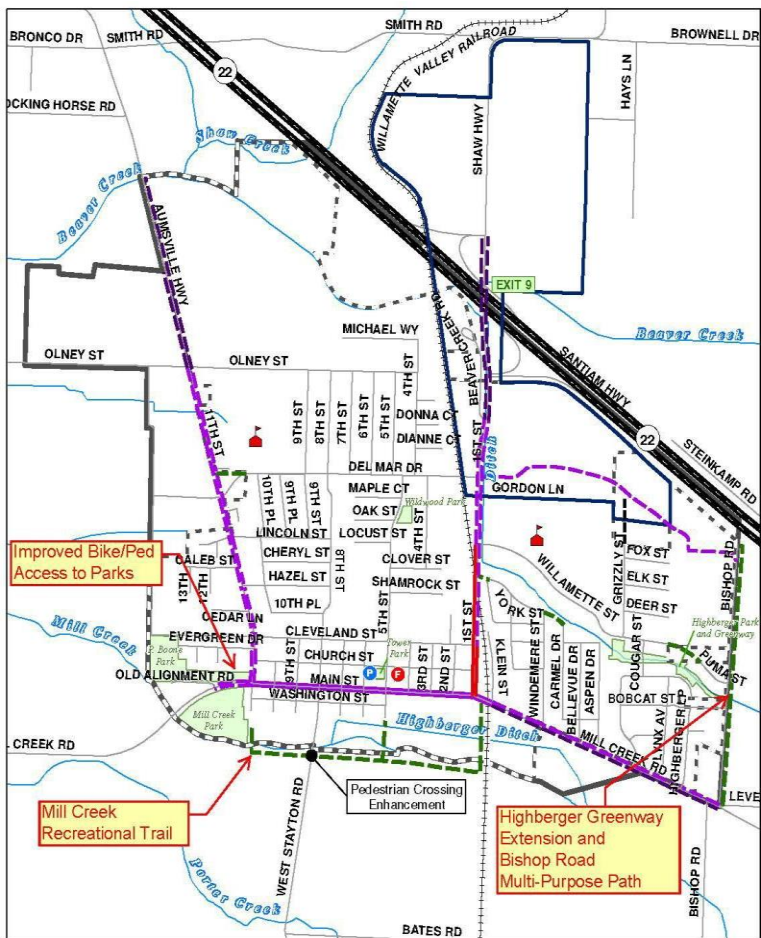


Highberger Greenway – Recreational Trail

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<sup>5</sup> Aumsville Transportation System Plan, prepared for the City of Aumsville by Parametrix, Portland, Oregon (October, 2010), p. 5-4.

Map 2-1  
Existing Bicycle Facilities and Proposed Bike / Ped Improvement Projects  
Aumsville Transportation System Plan



File: Aumsville\_BikePed\_Improvements.mxd Date: July 9, 2019



Figure 5-1  
Existing Bicycle  
Facilities and  
Proposed  
Improvement  
Projects

## 2.2 Statewide Comprehensive Outdoor Recreation Plan (SCORP)

OPRD has a key role in planning, conducting research and providing guidance to local governments and private recreation providers on contemporary parks issues. The SCORP enables Oregon to qualify for funding from the Land and Water Conservation Fund (LWCF), a federal program established in 1964 to create parks, preserve open spaces and wildlife habitats, and enhance recreational opportunities. The LWCF allots federal grant money to states, which in turn, provides grants to local parks and recreation agencies. To qualify for an LWCF federal appropriation, a state must complete a SCORP study every five years. The plan also provides guidance for other OPRD-administered grant programs including the Local Government Grant, County Opportunity Grant, and Recreational Trails Grant programs.

### 2.2.1 SCORP Research and Findings

The 2008 SCORP summarizes demographic changes in Oregon during the 1990's and 2000's, describes how Oregonians use parks and recreational facilities and reviews national and statewide recreation trends. The 2008 SCORP recommends local recreation providers adapt to four significant trends on how Oregonians recreate and use public parks facilities. Those trends are: (1) fewer Oregon youth are learning and using outdoor skills, (2) Oregon's rapidly aging population will generate different demands on parks and recreation facilities; (3) Oregon is becoming increasingly diverse, and (4) there is an overall physical activity crisis in the state.

In 2013, OPRD released the 2013-2017 SCORP. It includes a wealth of research data about the recreational activities, desires and needs of Oregonians. The 2013 SCORP includes results of a 2011 Oregon State University survey of almost 9,000 Oregon residents (*Oregon Resident Outdoor Recreation Demand Analysis*) and another survey of parks and recreation service providers that identifies park facility priorities and funding needs through 2020. The updated 2013 SCORP also provides guidelines for local governments on parks facility standards, development and maintenance of sustainable parks and a tool-kit for the development of local parks and recreation facility plans.

#### Oregon Outdoor Recreation Trends

##### 1. Oregon's population is rapidly aging.

By 2030, 20% of Oregon's population will be over the age of 65. The 2000 US Census showed 12.4% of Oregonians were senior citizens (age 65+). The percentage of seniors increased to 13.9% in 2010 and 16.0% by 2014.<sup>6</sup> With an aging population comes health and economic challenges. Parks and recreation providers play a key role in providing opportunities for senior citizens to maintain good health, through such activities as walking, biking or active participation in outdoor leisure sports and recreational programs.

*In 2030,  
20% of Oregon's population will be  
65 years of age or older.*

*Seniors have a strong desire  
to stay physically active and  
engaged with their community.*

The 2013 SCORP report presents several findings regarding the recreation activities and needs of senior citizens. Seniors have a strong desire to stay physically active and engaged with their community.

- a. Walking was the top physical activity for respondents age 40-79.

<sup>6</sup> *Oregon Demographic Trends*, Office of Economic Analysis, Oregon Department of Administrative Services, State of Oregon, December 2012 and U. S. Bureau of the Census, American Community Survey, Annual Estimates of Resident Populations, 2010 and 2014.

- b. Senior citizens engage in nature viewing, bird watching and RV/tent camping.
- c. Increasing participation rates in active outdoor recreation such as camping, biking, and water oriented activities.
- c. Survey respondents want clean and well-maintained parks, walking/hiking trails close to home, and more free-of-charge recreational opportunities.
- d. Retirees are willing to volunteer their time and expertise, but are not always sure how or where they can volunteer in the local community.

Local parks and recreation agencies can provide facilities which enable older Americans to stay physically active and provide opportunities for citizens to volunteer their time. Studies show that volunteering helps older adults maintain physical and mental health. More effort is required to convey information to senior citizens about close-to-home volunteer opportunities.

## 2. Few Oregon youth are learning outdoor skills.

Although Oregon has abundant natural resources and opportunities to recreate outdoors, youth are gravitating towards an indoor virtual reality, whether from surfing the Internet, using social media, or playing video games. Compared to prior studies, the 2013 SCORP data shows participation in outdoor recreation opportunities such as camping, fishing, and hunting has dramatically decreased. National and statewide surveys forecast this trend will continue. Health professionals agree it is important for youth to be engaged in outdoor activity. Research has shown that adults have a greater chance of being physically active in adulthood if they participated in outdoor recreation when they were young.

Parent and youth surveys conducted as part of the 2008 SCORP study revealed parents believe their children should spend more time outdoors. The study found there are certain factors that limit youth participation in outdoor activities: lack of information about available recreational opportunities and the cost to participate (especially for low-income families). The survey of Oregon's youth found they are most interested in being able to play outdoor field games, followed by biking and camping. Oregon's youth are aware the state has extensive year-round outdoor recreation opportunities and expressed a desire for more opportunities to play or recreate outdoors in small groups or with friends. Recreation activities of interest ranged from fishing, hiking and river tubing in the summer to skiing and sledding in the winter. Despite the expressed interest, actual participation rates in these outdoor activities continue to decline.

*2013 SCORP data shows youth participation in outdoor recreation opportunities such as camping, fishing, and hunting has dramatically decreased over the past 30 years.*

The SCORP concludes providing fun and engaging outdoor activities to Oregon's youth will help to reestablish a foundation that has been symbolic to Oregon's history. Active involvement in outdoor recreation builds a personal connection between the individual and the environment that grows more important as the individual grows older. To help reverse the declining levels of youth participation in outdoor recreation activities, public and private parks and recreation providers need to develop opportunities that draw families and youth out of homes and into nature. The SCORP offers several recommendations to local and regional recreation agencies:

- a. Inventory the local private, non-profit, and governmental family and youth facilities/programs and assess whether they are appropriate for today's youth.
- b. Develop relationships with the above facilities/programs to ensure they are running at their highest potential. It is possible that more information is needed to increase awareness about the

opportunities, including low-cost or free options that all families can afford. Extol the importance of developing outdoor skills and maintaining physical activity.

- c. Strive to make sure outdoor public spaces are safe for youth and families.

### 3. Oregon is becoming increasingly diverse.

The share of Oregon's population that is Hispanic, Asian, and African-American will grow from 13% in 2000 to 22% in 2020. SCORP research has shown that non-white groups are less likely than whites to participate in outdoor activities and forego the many health and social benefits that outdoor recreation can offer.

As the minority populations grow in number, there is a need for a greater understanding of the factors that limit the number of Hispanic, Asian, and African-American community members who visit park and recreational facilities. The SCORP study included surveys mailed to a random sample of Hispanic and Asian households to gather information about the respective group's recreational needs and concerns. The factors that led to spending fewer days participating in outdoor activities than whites were lack of information (such as knowledge of age/gender-appropriate programs), safety concerns, and the costs to participate. The survey did show an interest in outdoor recreation if these constraints were overcome.

OPRD conducted focus groups that centered on the opportunities and constraints of increasing outdoor activity among non-white groups. OPRD recommendations to local governmental and recreational agencies are:

- a. Develop recreational facilities that are large enough to host extended families. This is especially important for picnic facilities.
- b. Recruit a diverse staff and establish relationships with trusted community leaders that can help enhance awareness of regional opportunities to respective groups. Some of their ideas might be to include non-English languages in pamphlets and website that target overlooked groups or create age/gender appropriate recreation teams.

### 4. More Oregon residents are becoming physically unhealthy.

Oregon's population has become unprecedentedly obese. This can be correlated with the declining rates of physical activity. Health effects from obesity are significant; overweight and obese individuals have a higher incidence of chronic diseases such as coronary heart disease and Type-2 diabetes. The health costs of being physically inactive and not maintaining a good diet are not just limited to physical well-being, as mental illnesses such as depression have increased as well. These findings are given a firmer foundation when it is noted that a greater number of Oregonians (56%) are physically active and have lower rates of chronic diseases than sedentary adults (44%).

There is good news in the SCORP findings that counteract the national and state trend towards increasing physical malaise. The study reports that *"Public facilities such as trails, swimming pools and parks that are conveniently located have been found to be positively associated with vigorous physical activity in a number of studies, among both adults and children."*

Regions of the state that have more hiking or urban trail miles per household had higher rates of physical activity among the local population. This finding was from an October 2007 report from Oregon State University, *"Health and Recreation Linkages in Oregon: Physical Activity, Overweight, and Obesity"*. The report states health benefits accumulate quickly as the movement towards physical activity begins, and even obese residents who maintain levels of activity have lower morbidity and mortality than normal weight individuals who have a lower physical activity regime.

The state encourages local parks and recreation providers to focus on providing recreational facilities that can positively influence increased physical activity to the population, in order to help decrease rising obesity and health costs in Oregon. One of the roles a small city can play is to support an environment that is healthful to residents and visitors and limits stress-inducing factors that beleaguer the population. Local plan policies may:

- a. Promote physical activity by developing pedestrian and bicycle paths through local parks and open space that are close to home.
- b. Develop a variety of recreation facilities, equipment and features to entice various users to use local parks as a destination, no matter the occasion or circumstances.
- c. Market to at-risk groups. Provide information on the presence of existing trails, parks and recreation facilities and promote the health benefits of regular outdoor exercise.

These trends reflect how Oregon has been changing over the last decade. It is important for the [Aumsville Parks Master Plan](#) to bring into focus how the City can aid in solving inherent challenges that come with an aging population, declining youth outdoor activity, diversifying demographics, and rising rates of obesity.

### **2.2.2 2013-2017 SCORP “ENSURING OREGON’S OUTDOOR LEGACY”**

In 2012, OPRD adopted a new five year Statewide Outdoor Recreation Plan entitled “*Ensuring Oregon’s Outdoor Legacy*.” The 2013-2017 SCORP is the current five-year plan for Oregon outdoor recreation. The plan provides an overview of the role and responsibilities of federal, state, and local providers of recreational facilities and services. Local providers are identified as county, municipal, special district, school and private sector.

The SCORP states the mission of local recreation providers should be to provide natural areas, parks and recreation facilities, services and programs to meet the needs of the population it serves.

Aumsville does not have the staffing and resources to provide extensive year-round recreation programs and services. The City of Aumsville has provided a popular summer recreation program at Porter-Boone Park. The weekly recreation program serves 250 children from pre-school age through middle school. Children and parents engage in reading, crafts, games and group activities. Participants also receive breakfast and lunch. From 1995 to 2017, the City of Aumsville has made significant improvements to the city’s public parks. The City Council, city hall administration and public works department have committed to providing quality parks and outdoor recreation facilities such as neighborhood parks, bicycle and walking trails and playgrounds.

**Mission of the  
City of Aumsville as a  
Local Recreation Provider**

**To provide natural areas, high quality park  
and recreation facilities, services and  
programs that meet the needs of the  
diverse population it serves.**

The 2013-2017 SCORP provides survey data on outdoor recreation use by Oregonians and recent recreational trends. Based on the data, the SCORP provides policy guidance to the state’s recreation providers on how to plan for and address recreational needs of Oregonians in the next ten years. It recommends cities and counties adopt park and recreation plans and policies that address Oregon’s current recreational needs and identified priorities. The SCORP - “*Ensuring Oregon’s Outdoor Legacy*” can be found at the OPRD website:

[http://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018\\_SCORP/2013-2017\\_Oregon\\_SCORP.pdf](http://www.oregon.gov/oprd/PLANS/docs/scorp/2013-2018_SCORP/2013-2017_Oregon_SCORP.pdf)

During the preparation of the 2013-2017 SCORP, OPRD surveyed almost 9,000 Oregonians to identify their recreational activities and priorities and then tabulated the results on both a statewide and a county-by-county basis. Survey respondents identified the values and benefits of services delivered by Oregon’s park and recreation providers. The highest rated values and benefits were: (1) improving physical health and fitness, (2) making the local community a better place to live, and (3) preserving open space and the environment.

**1. Marion County Survey Results**

OPRD surveyed public recreation providers and Oregon residents in 2011. Two survey instruments were used for recreation providers: the first survey was for entities which provide recreational facilities and services inside urban growth boundaries and the second survey for agencies that provide recreational facilities and services in rural areas. Agencies were asked to identify the highest priority needs for funding “close to home” recreation facilities during the next five years.

Oregon residents were asked a similar question. Residents were asked to rate 17 recreational priorities using the question: *What should local parks and forests in or near your community invest in? For each of the following amenities [17 were listed], please indicate the level of priority for future investment.* Both surveys used a rating of 1 to 5, with a rating of 5.0 indicating a high priority and 1.0 indicating a low priority. The following table shows the compilation of results of the highest priorities for Marion County.

Table 2-1  
**2011 SCORP Survey Results**  
**Recreational Facility Priorities in Marion County**

| <i>Public Recreation Provider Survey</i> |       | <i>Oregon Resident Survey<br/>Marion County Results</i> |       |
|--|-------|---|-------|
| Close to Home Priorities                 | Score | Needed Recreation Facility                              | Score |
| Public restrooms                         | 3.9   | Soft surface walking trails                             | 3.7   |
| Children’s playgrounds                   | 3.8   | Public access sites to waterways                        | 3.4   |
| Trails connecting communities and parks  | 3.7   | Children’s natural play areas                           | 3.3   |
|  |       | Small group picnic shelters                             | 3.2   |
|  |       | Paved / hard surface walking trails                     | 3.2   |

The priorities of residents in Marion County were similar to the priorities of all Oregonians, with a few minor exceptions. Four of the top six priorities from the statewide results are similar to those identified by area residents:

- a. Soft surface walking trails
- b. Public access to waterways
- c. Nature and wildlife viewing areas.
- d. Playgrounds with natural play materials.
- e. Picnic areas for small groups
- f. Off-street bicycle trails.

**2. Key Statewide Issues Facing Parks and Recreation Providers: Funding and Sustainability**

Another key finding of the 2013-2017 SCORP is that *“Funding maintenance of existing parks and recreation facilities and funding for the construction and development of new parks and recreation facilities”* poses a major



challenge to local parks and recreation providers. Parks and recreation providers and OPRD identified the following issues confronting them during the next ten years:

- a. Provide adequate funds for routine and preventative maintenance.
- b. Fund major rehabilitation of parks and recreation facilities at the end of their useful life.
- c. Add recreational trails and trail connectivity between parks and communities.
- d. Recognize and strengthen park and recreation role in increasing physical activities in Oregon's population.
- e. Recommend a standard of sustainable park practices for outdoor recreation providers.

OPRD used these issues to develop application and funding guidelines for its grant programs including the Local Government Grants Program and Recreational Trails funding programs. As cities look at their existing park facilities and plan for future park improvements, they will be expected to incorporate best management and sustainable management practices so that they can continuously maintain high quality park facilities.

## 2.3 Federal, State and County Parks

The City is fortunate to be located near federal, state and county recreation sites within the North Santiam River canyon, along the Little North Fork River and within the Willamette National Forest.

The North Santiam Canyon from Lyons east to the Santiam Pass has a wealth of local, state and federal parks and recreation sites. Beginning with Linn County's John Neal regional park a traveler headed east on Oregon Hwy 22 encounters a wide variety of passive and active recreational sites every few miles. North Santiam State Park, BLM's Fisherman's Bend campground, Detroit Lake State Park, Marion County and BLM day use parks along the Little North Fork and the main stem of the North Santiam River all serve local residents and visitors. These parks include developed campgrounds, the Opal Creek wilderness area, waysides, small riverside recreation sites, boat launches, forest lands, natural areas and winter recreation sites. In addition, Silver Falls State Park, Oregon's largest state park in the Willamette Valley, has large group picnic facilities, spectacular waterfalls and miles of hiking trails. Aumsville's residents benefit from their close proximity to these facilities and the multitude of outdoor recreation opportunities they provide.

The SCORP identifies needs and plans for parks and open spaces to serve the entire state. The Linn County and Marion County parks and recreation plans describe each county's vision, recommendations and strategies on how they will address and meet the recreation needs of their citizens. Although Aumsville is located in Marion County the Aumsville Parks Plan can benefit by coordinating its plans for parks and recreation facilities with the parks and recreational facility plans of both counties.

### 2.3.1 Marion County Parks

The *Marion County Parks Master Plan* (Marion County Public Works Department, prepared by MIG, Inc., April 2010) sets forth the County's vision: *to provide an interconnected, safe, accessible and well-maintained parks system that provides diverse recreation opportunities to residents and visitors, and preserves our County's bountiful natural and historical resources.*<sup>7</sup>

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<sup>7</sup> Marion County Parks Master Plan, Marion County Parks Department, prepared by MIG, Inc. page iv.

Map 2-2  
 Marion County Parks Master Plan  
 Marion County Parks in the Aumsville Area



Map from Marion County Parks Master Plan, Appendix B, p. 70  
 courtesy of the Marion County Public Works Department

In the Aumsville area, Marion County has three natural areas, but no developed recreation sites. Two of the natural areas are accessible to the public for passive recreational use:

1. **Aumsville Ponds:** A 77.80 natural area with ponds, wetlands and nature trails. The park is located at the intersection of Bates and Bishop Roads one mile southeast of the City of Aumsville. The ponds serve as the headwaters of Porter Creek. The Aumsville Ponds site is identified by Marion County as a natural heritage park. The park has a restroom, gravel parking area, small picnic area and fishing pier on the south side of the largest pond. Aumsville Ponds Park is popular for picnicking, swimming, fishing, and nature watching.
2. **Bonesteel Park:** A 30.88-acre undeveloped park north of Aumsville Highway approximately 4-miles west of the Aumsville city limits. This natural area has a mature Oregon Oak forest, restored prairie habitat and open grassland. Marion County manages the park as a natural area, trails are accessible, but domestic animals such as dogs and horses are prohibited.

3. Wiseman Island: A 97.9-acre undeveloped natural riparian area along the North Santiam River near Marion. Due to flooding, wetlands and the high quality of the riparian habitat Marion County has no plans for public access or development of the site.

Marion County has three small riverside parks along the Little North Fork of the North Santiam River on Little North Fork Road. North Fork Park is the closest of these parks to Aumsville.

4. Little North Fork Park (Little North Fork): A 13.54-acre park with sandy beaches and small swimming area along the Little North Fork River one mile north of the Hwy 22 intersection. The park has rustic picnic areas and fishing access points along the riverbank. Marion County proposes to improve the parking lot and picnic facilities in 2017
5. Bear Creek Park (Little North Fork): A 16.38-acre riverside park with walking trails, picnic areas, restrooms and fishing access to the river.
6. Salmon Falls Park (Little North Fork): This 22.55-acre park is located north of Elkhorn Golf Course. The park is a heavily wooded park along the banks of the Little North Fork River. A 30-foot tall waterfall creates a popular swimming hole for teenagers and young adults.<sup>8</sup>

Further east beyond Mill City, Marion County has three developed parks within the North Santiam Canyon on Oregon Hwy 22 with river access to the North Santiam River.

7. Minto Park (N. Santiam River): A 71.7-acre forested park on Hwy 22 along the N. Santiam River east of Gates with an extensive trail network, day-use picnic facilities and river access.
8. Niagara Park (N. Santiam River): A 30.68-acre park on Hwy 22 along the N. Santiam River between Gates and Big Cliff dam. This park has remnants of an historic dam, day-use picnic area, hiking trails, fishing and river access.
9. Packsaddle Park (N. Santiam River): A 5.6-acre park on Hwy 22 just east of Gates. This small park is a popular put-in point for kayakers, drift boat fisherman and river rafters. The park has fishing access to the N. Santiam River and Packsaddle Creek.<sup>9</sup>

Marion County anticipates it will achieve its vision for the county's parks and recreation facilities by focusing on the following desired outcomes:

- *Protect and enhance our natural and historical resources*
- *Provide diverse recreation opportunities that are responsive to changing community needs*
- *Provide an interconnected park system that provides opportunities for active transportation and recreation*
- *Protect and preserve the public's resources and investment*

#### **Marion County Parks Vision:**

*The Marion County Parks Program will provide an interconnected, safe, accessible and well-maintained parks system that provides diverse recreation opportunities to residents and visitors, and preserves our County's bountiful natural and historical resources.*

<sup>8</sup> Ibid, Marion County Parks Master Plan, pages 21-25.

<sup>9</sup> Ibid, Marion County Parks Master Plan, pages 21-25.

- *Provide opportunities for river access and recreation*
- *Develop and enhance community partnerships*
- *Enhance public involvement and awareness of Marion County Parks*
- *Maintain and enhance long-term financial stability*<sup>10</sup>

The Marion County Parks Master Plan recommends minor changes to its parks near Aumsville:

1. **Aumsville Ponds:** Aumsville Ponds will be retained as a natural area. Trail improvements, enhancements to the fishing pier to improve accessibility for disabled users and minor upgrades to picnic facilities are proposed. City and Marion County officials will discuss a possible transfer of ownership of the Aumsville Ponds site to the City of Aumsville.
2. **Bonesteel Park:** Marion County anticipates Bonesteel Park can be a laboratory for environmental education for K-12 and college students from Corban University. Plans include adding interpretive signage, enhanced restoration efforts for the forest and prairie habitats and improvements to the parking lot and trails to improve accessibility for the disabled users.

The *Marion County Parks Master Plan* also recommends several Priority 1 parks planning projects for parks in eastern Marion County. New master plans and camping facility assessments are recommended for Minto, Niagara and North Fork parks. Priority 1 non-capital projects include collaboration with local agencies to enhance and develop the North Santiam Canyon Trail network.

### 2.3.2 Linn County Parks

Linn County has a well-developed regional park system with over 1,350 acres of park land with several sites within a one-half hour drive of Aumsville. Linn County has one developed park in the North Santiam canyon area near Lyons and two improved boat ramps on the North Santiam River at the Hwy 226 bridge in Lyons and south of the Stayton-Scio Road bridge in Stayton. John Neal Park in Lyons is a 27.6-acre campground with 36 camp sites, a group picnic area and day-use picnic facilities situated next to the North Santiam River in Lyons.

The *Linn County Parks and Recreation Master Plan* (Linn County Parks Department, prepared by MIG, Inc., January 2009) sets forth the County's vision: *to provide a diversity of parks and recreation opportunities that support a healthy community, protect the natural environment, and enhance quality of life for all residents.*

Linn County anticipates it will achieve its vision for the county's parks and recreation facilities by focusing on the following desired outcomes:

- *Promote health and wellness*
- *Provide diverse opportunities*
- *Protect natural & historical resources*
- *Achieve financing stability*
- *Develop community partnerships*
- *Reinvest in Linn County's existing parks and recreation facilities.*<sup>11</sup>

#### **Linn County Parks Vision**

*Provide a diversity of parks and recreation opportunities that support a healthy community, protect the natural environment, and enhance quality of life for all residents.*

<sup>10</sup> Ibid, page iv.

<sup>11</sup> Linn County Parks and Recreation Master Plan, Linn County Parks Department, prepared by MIG, Inc. page ii.

**Map 2-3**  
**Linn County Parks Master Plan**  
**Linn County Parks – Northern Linn County closest to the Aumsville Area**



Map from Linn County Parks and Recreation Master Plan, p. 87  
 courtesy of the Linn County Parks Department

Linn County plans to improve John Neal Park by upgrading RV camping facilities, enhancing the trail network, improving ADA accessibility, adding interpretive signage, and improving connectivity with the adjacent City of Lyons park.

**Map 2-4**  
**Linn County Parks Master Plan**  
**Linn County Parks – North Santiam Canyon Area – Mill City east to Detroit Lake**



Map from Linn County Parks and Recreation Master Plan, p. 87  
 courtesy of the Linn County Parks Department

### 2.3.3 Regional Parks: Bureau of Land Management and State Parks

The two counties, the federal Bureau of Land Management (BLM) and the Oregon State Parks Department provide recreational facilities to serve a larger regional or statewide population. They address some of the pressing recreation needs identified at the state level: Oregon residents need safe public places where they can maintain a level of activity to improve physical and mental health, and a diversifying population calls for a mixture of recreational opportunities.

The Bureau of Land Management operates three fee-based campgrounds and recreation sites in Marion County along the Little North Fork and North Santiam Rivers and the Oregon State Parks Department operates the North Santiam State Park about 2 miles west of the Fisherman's Bend campground on Hwy 22. These are:

1. **Fisherman's Bend (North Santiam River):** This BLM campground is one mile west of Mill City on Hwy 22. The park is located along the North Santiam River. Facilities include day use picnic areas, a group picnic shelter, and campsites. The campsites are open April to October.
2. **Elkhorn Valley and Canyon Creek Recreation Sites (Little North Fork):** These two recreation sites offer campsites and picnic areas. They are part of a cluster of parks and recreation sites located along the Little North Fork River. They are near the Elkhorn Valley Golf Course and Bear Creek county park on the Little North Fork Rd.
3. **North Santiam State Park:** This day use park has a group picnic shelter, 9 walk-in/boat-in tent camping sites, restrooms and walking trails. A paved road from Hwy 22 leads to a river-side take-out and boat launch area for drift boats, kayaks and rafts. The park is a popular fishing site and day use recreation area.

## 2.4 Coordination of Planning Efforts with the Aumsville Parks Master Plan

Cities are responsible for providing urban parks and recreation facilities. Both county plans and the SCORP recognize cities will provide community-based recreation facilities, rather than rural, resource-based parks, natural areas and outdoor recreation activities. Due to the plethora of nearby regional and state park and forest lands, Aumsville can focus on providing neighborhood and community parks rather than larger regional park facilities.

This plan recommends the City of Aumsville:

- a. Continue to develop and extend recreational trails and facilities that are safe and convenient to area residents and that visibly encourage running, walking, jogging and biking.
- b. Take advantage of Mill Creek and the Highberger Greenway as a multi-use recreation area for both the active recreational enthusiast as well as the more passive use of families and seniors.
- c. Develop community parks and neighborhood parks that provide park and recreation facilities for Aumsville residents and visitors to the community. Key facilities will include multi-purpose grassy open spaces, playgrounds, walking trails, picnic areas and restrooms.
- d. Focus on improving existing park facilities and plan for future improvements that will serve senior citizens, youth, families, and diverse ethnicities.
- e. Market the parks and recreation opportunities to all types of user groups, including seniors, youth and at-risk groups.

### 3.0 - POPULATION AND DEMOGRAPHICS

The Comprehensive Plan uses historical population information to explain how the community has developed over the past century. Population growth projections are used to forecast the amount of land needed for future residential, commercial, industrial and public uses, to plan for the expansion or modification of the City’s Urban Growth Boundary and to plan for the scope and timing of needed public facilities. Aumsville’s population projections and anticipated growth rates are based on coordinated population projections prepared for Marion County which have been approved by the State of Oregon. These projections rely on a review of historical growth rates, county-wide trends and statewide demographic characteristics.

#### 3.1 Population Trends

**Oregon:** ~~In the two decades of the 1990’s and 2000’s~~During the 1990s and 2000s, Oregon’s population grew at a pace faster than the nation. Oregon’s population growth has historically been heavily affected by the state of the economy. In good economic times, migration of people to Oregon fueled population growth. Net migration (people migrating to Oregon minus out-migration of people leaving the state) accounted for three-quarters of Oregon’s population growth in the 1990’s, and 51% of Oregon’s population growth in the 2000’s. Population growth and net migration slowed during the Great Recession (2008 to 2013) due to poor economic conditions and high unemployment rates in the state. Population growth since 2010 has been largely due to natural population growth (more births than deaths) rather than rapid in-migration. However, net in-migration accelerated again beginning in 2013.

Table 3-1  
Population Growth Rates 1980–2010

|                   | 1980         | 1990         | 2000         | 2010         | Changes in Population |              |              |
|-------------------|--------------|--------------|--------------|--------------|-----------------------|--------------|--------------|
|                   |              |              |              |              | 1980-1990             | 1990-2000    | 2000-2010    |
| U.S.              | 226,545,805  | 248,709,873  | 281,421,906  | 308,745,538  | 9.8%                  | 13.2%        | 9.7%         |
| Oregon            | 2,633,156    | 2,842,337    | 3,421,437    | 3,831,074    | 7.9%                  | 20.4%        | 12.0%        |
| Willamette Valley | 1,788,577    | 1,962,816    | 2,280,631    | 2,684,933    | 9.7%                  | 16.2%        | 17.7%        |
| Marion County     | 204,692      | 228,483      | 284,837      | 315,391      | 11.6%                 | 24.7%        | 10.7%        |
| Linn County       | 89,495       | 91,227       | 103,083      | 116,672      | 1.9%                  | 13.0%        | 13.2%        |
| Salem             | 89,233       | 108,846      | 137,569      | 154,637      | 22.0%                 | 26.4%        | 12.4%        |
| Stayton           | 4,396        | 5,011        | 6,816        | 7,644        | 14.0%                 | 36.0%        | 12.1%        |
| Albany            | 26,540       | 33,230       | 41,026       | 50,158       | 26.3%                 | 21.9%        | 22.8%        |
| <b>Aumsville</b>  | <b>1,432</b> | <b>1,650</b> | <b>3,045</b> | <b>3,603</b> | <b>15.2%</b>          | <b>84.5%</b> | <b>18.3%</b> |

Sources: U.S. Census Bureau and Population Research Center, College of Urban and Public Affairs, Portland State University.

**Willamette Valley:** The Willamette Valley is Oregon’s population center.<sup>1</sup> Over 70% of Oregon’s population lives in the Willamette Valley, which contains only 14% of the state’s land area. Population is concentrated in the

<sup>1</sup> The Willamette Valley is composed of Benton, Clackamas, Lane, Linn, Marion, Multnomah, Polk, Washington, and Yamhill counties.

metropolitan areas of Portland, Salem, and Eugene. Oregon's population growth will continue to occur in the Willamette Valley, major cities and the Portland metropolitan area.

**Marion County:** Marion County is located in the mid-Willamette Valley south of the Portland metropolitan area. Since 1980 Marion County has grown faster than the state as a whole and faster than the other Willamette Valley counties. Table 3-1 shows that Salem and its nearby suburbs and small cities have seen the highest growth rates. The population in Aumsville has more than doubled from 1,650 residents in 1990 to 3,965 persons in 2016, a 140% increase.

**City of Aumsville:** The City of Aumsville is located 10 miles east of Salem along Oregon Highway 22, the main state highway connection between the mid-Willamette Valley and central Oregon, travels along the northern edge of the city. Hwy 22 provides an easy 15-minute commute to downtown Salem, the I-5 corridor and Salem's east-side industrial areas, which makes Aumsville an attractive suburb for new residential development. The population history Table 3-2 shows Aumsville's annual Census population from 1940 to 2010 and population estimates from 2011 to ~~2016~~ 2020 prepared by Portland State University's Population Research Center.

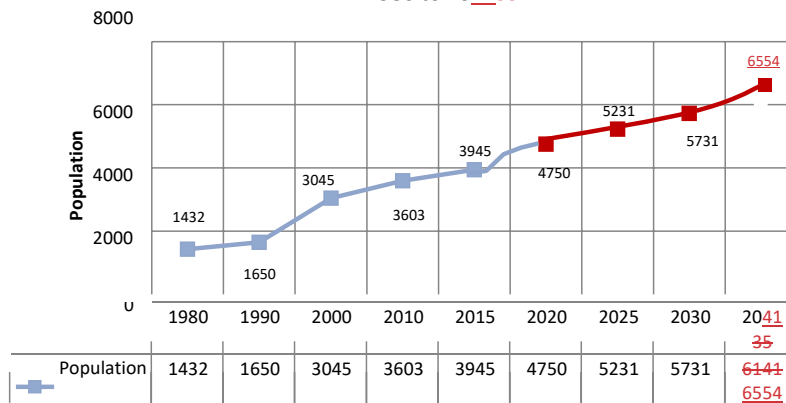
Table 3-2  
Aumsville  
Population History

| Year | US Census | PSU Estimate | % Change |
|------|-----------|--------------|----------|
| 1950 | 281       |              |          |
| 1960 | 300       |              | 6.8%     |
| 1970 | 590       |              | 96.6%    |
| 1980 | 1,432     |              | 142.0%   |
| 1990 | 1,650     |              | 15.2%    |
| 2000 | 3,045     |              | 84.5%    |
| 2010 | 3,603     | 3605         | 18.3%    |
| 2011 |           | 3,680        | 2.68%    |
| 2012 |           | 3,700        | 0.54%    |
| 2013 |           | 3,815        | 3.11%    |
| 2014 |           | 3,895        | 2.10%    |
| 2015 |           | 3,945        | 1.28%    |
| 2016 |           | 3,965        | 0.50%    |
| 2017 |           | 3970         | 0.13%    |
| 2018 |           | 3975         | 0.13%    |
| 2019 |           | 4130         | 3.75%    |
| 2020 |           | 4215         | 2.02%    |

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Table 3-3  
Aumsville Population History and Projection  
1980 to 20~~16~~20<sup>2</sup>



2

<sup>2</sup> *Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB), and Area Outside UGBs (2017-2067)*, Prepared by Population Research Center, College of Urban and Public Affairs, Portland State University, Final Report, Aumsville Parks Master Plan November 20~~17~~17



June 30, 2017. Table 3-3 shows the actual City of Aumsville Populations from 1980 to 20~~2045~~ and the forecast population for the Aumsville UGB for the period 2020 to 2035. extrapolated to 2041 to meet the 20 year planning period.

### 3.2 Population Projections

In 2013 the Oregon legislature passed a law delegating responsibility for preparing population forecasts to PSU's Population Research Center. Under the law each county-wide population forecast will have a 50-year time horizon. The population forecasts will be updated every four years and the county-wide population forecast will be coordinated with each incorporated city. In 2017, PSU's Population Research Center prepared an updated population forecast for Marion County and its incorporated cities. The population forecast includes both a near-term forecast (2017 to 2035) and a long-term forecast (2036 to 2067). In order to meet the 20 year planning period requirement, the population projection has been extrapolated to 2041 utilizing the accepted population interpolation template.

PSU's Center for Population Research anticipates net migration will increase from a low of 32% of the annual population increase in 2010 to more than 2/3<sup>ds</sup> of the Oregon's annual population growth in the year 2020 (28,000 people annually). The near-term forecast estimates Oregon's population will grow faster than the nation.<sup>3</sup>

Because of its location in the mid-Willamette Valley, Marion County's population is expected to grow by more than 67,000 residents in the near-term and by more than 175,000 residents during the entire 50-year forecast period. The County's long-term population forecast is based on a review of state-wide trends, fertility rates, mortality rates, life expectancy and in- and out-migration patterns.

Table 3-4  
Forecast Population Growth for Aumsville  
2010 – 2067

| Year                       | Marion County<br>Population Forecast |        |          | City of Aumsville UGB<br>Population Forecast |        |          |
|----------------------------|--------------------------------------|--------|----------|--|--------|----------|
|                            | Population                           | Change | % Change | Population                                   | Change | % Change |
| <i>Actual Population</i>   |                                      |        |          |  |        |          |
| 2010 Census                | 315,335                              |        |          | 3,643  |        |          |
| 2015 PSU Est               | 329,770                              | 14,379 | 4.55%    | No UGB Estimate                              |        |          |
| 2020 PSU Est               | 349,120                              | 8,003  | 10.72%   | 4,215  | 572    | 15.51%   |
|                            | 337,773                              | 875    |          |  | 566    | .6%      |
| <i>Population Forecast</i> |                                      |        |          |  |        |          |
| 2020                       | 350,125                              | 20,355 | 6.17%    | 4,750  | 541    | 12.9%    |
| 2025                       | 370,099                              | 19,974 | 5.70%    | 5,253  | 503    | 10.6%    |
| 2030                       | 388,420                              | 18,321 | 4.95%    | 5,731  | 478    | 9.1%     |
| 2035                       | 405,352                              | 16,932 | 4.36%    | 6,141  | 410    | 7.2%     |
| 2041                       | 421,508                              | 15,156 | 3.99%    | 6,540  | 360    | 5.96%    |
| 0                          | 424,667                              | 315    |          |  | 413    |          |
| 2045                       | 437,540                              | 16,032 | 3.80%    | 6,768  | 267    | 4.13%    |
|                            |                                      | 873    |          |  | 214    |          |
| 2050                       | 453,978                              | 16,438 | 3.76%    | 7,001  | 233    | 3.4%     |
| 2055                       | 470,837                              | 16,859 | 3.71%    | 7,197  | 196    | 2.8%     |
| 2060                       | 488,126                              | 17,289 | 3.67%    | 7,390  | 193    | 2.7%     |
| 2065                       | 505,872                              | 17,746 | 3.64%    | 7,582  | 192    | 2.6%     |
| 2067                       | 513,142                              | 7,270  | 1.44%    | 7,658  | 76     | 1.0%     |

Sources: 2010 U. S. Census, PSU Certified Population estimates for 2015 and 2017, and the *Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB) and Areas Outside UGBs 2017-2067*, prepared by Population Research Center, College of Urban and Public Affairs, Portland State University, Final Report dated June 30, 2017. *2020 Annual Population Report Tables*, prepared by Population Research Center, College of Urban and Public Affairs, Portland State University, dated April 15<sup>th</sup>, 2021.

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<sup>3</sup> ***Oregon's Demographic Trends***, Office of Economic Analysis, Department of Administrative Services, State of Oregon, December 2012, p. 5. [http://www.oregon.gov/DAS/OEA/docs/demographic/OR\\_pop\\_trend2012.pdf](http://www.oregon.gov/DAS/OEA/docs/demographic/OR_pop_trend2012.pdf)

Population growth rates are expected to be highest during the near term from 2017 to 2030 and then slow over time. PSU provides several explanations for the tapering growth rates:

- (1) Net in-migration is expected to be strong from 2017 to 2025.
- (2) Oregon's population is aging and the natural population growth rate (births versus deaths) is slowing. Fewer women will be in their child-bearing years and more women are choosing to have fewer children and/or have children later in their child-bearing years.<sup>4</sup>

PSU's forecast for smaller communities and sub-areas within Marion County takes into consideration total housing units, occupancy rates, persons living in each household, household demographics and planning/building forecasts provided by each community.

The City of Aumsville anticipates it will continue to serve as a bedroom community for the Salem metropolitan area with the development of single family homes in new subdivisions and multi-family units in duplexes and apartment complexes. In 2017 Aumsville city officials informed PSU staff of the City's approval of two new subdivisions (2016) and a 175-unit multi-family housing development (2017). Development of these projects is expected to occur over the next five-to-seven years. The City has some remaining undeveloped land inside the urban growth boundary, but will need to expand the UGB to accommodate the projected residential growth.

Over the next twenty years Aumsville's is expected to be one of Marion County's fastest growing communities. The PSU forecast estimates the population inside the Aumsville Urban Growth Boundary (UGB) will increase from 4,209 people in 2017 to 6,141 people in 2035 near the end of the city's 20-year planning period. The average annual growth rate from 2017 to 2035 is estimated to be 2.12% annually. Table 3-4 clearly shows Aumsville's growth

### 3.3 Demographics: A Census Snapshot: Aumsville and Marion County

Demographic characteristics of people living in Aumsville and Marion County provide a snapshot of Aumsville's demographic makeup in comparison to the county and state population profile. More recent data is available for counties and the State of Oregon, but is either not readily available for a small city population or the margin for error listed for the data set is very large. The information listed is taken from the 2010 Census, the 2012 American Community Survey (ACS) or other sources as noted.

Aumsville residents were:

- **Younger than Marion County:** Median age in Aumsville was 30.4 years compared to 35.1 years in Marion County [2010 Census].
- **Affluence – Household Income:** In 2014, median household income in Aumsville (\$50,319) was higher than the median household income in Linn County (\$44,965), Marion County (\$47,360) and slightly less than average household income the State of Oregon (\$50,521).<sup>5</sup>

<sup>4</sup> [Coordinated Population Forecast for Marion County, its Urban Growth Boundaries \(UGB\), and Area Outside UGBs \(2017-2067\)](#), PSU Center for Population Research Center, June 30, 2017, Executive Summary pp. 6-7.

<sup>5</sup> U.S. Census Bureau, [American Community Survey, 2010-2014 5-Year Estimates, Selected Economic Characteristics](#)

- Less likely to be employed: Aumsville’s average annual unemployment rate in 2015 was 9.5%, compared to 6.9% in Linn County, 6.1% in Marion County, 6.0% in the Salem SMSA and 5.7% in the State of Oregon.<sup>6</sup>
- More likely to be homeowners: 71 % of Aumsville’s homes were owner-occupied housing units. This compared favorably with 65% in Linn County, 61% in Marion County and 62.2% in the State of Oregon [2010 Census].
- Larger household size: Household size in Aumsville was 3.03 persons per household (pph) compared to Linn County (2.55 pph), Marion County (2.70 pph) and State of Oregon (2.47 pph). [2010 Census].
  - Household size has steadily declined in Oregon from 1960 to 2010, from a high of 3.1 pph in 1960 to 2.47 pph in 2010. A PSU Center for Population Research publication “Oregon Outlook, April 2003”, concludes overall household size in Oregon will continue to decrease due to demographic trends of an aging population.<sup>7</sup>
  - In the 2017 Marion County population forecast, the PSU Center for Population Research concluded household size in Marion County’s fifteen smallest cities is projected to remain close to the 2.70 average household size for the period 2017 to 2035. Since Aumsville has historically had a larger household size, the PSU forecast for Aumsville anticipates household size in Aumsville will remain constant at 3.06 pph through the year 2035.<sup>8</sup>
- Educational Attainment: Aumsville and Marion County residents have had less formal education than Oregon’s overall population.
  - High School: The 2014 data shows 87% of Aumsville’s residents aged 25 and older had a high school diploma or GED. This is higher than the percentage of residents in Marion County (83.1%) and slightly less than the State of Oregon (89.6%) who have received a high school diploma or equivalent.
  - Advanced Educational Degrees: In Aumsville 10.5% of its residents aged 25 and older had obtained a bachelor’s degree or higher. In 2014, 21.7% of Marion County residents and 30.1% of Oregonians had a college degree.<sup>9</sup>
- Diversity: The majority of people in Aumsville (84.3%) and Marion County (80.4%) are white. Aumsville is slightly more diverse in 2010 than it was in 2000, when 86.7% of Aumsville’s population was white. Oregon is one of the least diverse states in the country in terms of race and ethnicity [2010 Census].
- Less likely to be in poverty status: 12.9% of Aumsville residents lived in poverty in 2014 compared to persons Marion County (19.1%) and the State of Oregon (16.7%).<sup>10</sup>

<sup>6</sup> Oregon Employment Department, Local Area Unemployment Statistics.

<sup>7</sup> See Oregon Outlook at [https://stage.www.pdx.edu/media/p/r/prc\\_Oregon\\_Outlook\\_April\\_2003\\_Pop\\_Trends.pdf](https://stage.www.pdx.edu/media/p/r/prc_Oregon_Outlook_April_2003_Pop_Trends.pdf)

<sup>8</sup> **Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB), and Area Outside UGBs (2017-2067)**. College of Urban and Public Affairs, Portland State University, Center for Population Research, June 30, 2017, Appendix B, p. 73.

<sup>9</sup> U.S. Census, American Community Survey (ACS), 2010-2014 5-Year Estimates on Educational Attainment

<sup>10</sup> U.S. Census Bureau, ACS, 2010-2014 5-Year Estimates, Selected Economic Characteristics, DP-03

### 3.3.1 Age Distribution

Due to the aging of the post-World War II baby boomer generation and improved health care, Oregon’s population is expected to continue to get older in the next twenty years. Life expectancy for Oregonians is projected to increase during the next decade. Average life expectancy for men will increase from 75.7 years (2000) to 78.2 years (2020) and life expectancy for women will increase from 80.2 years (2000) to 82.7 years (2020).<sup>11</sup>

Table 3-5  
**City of Aumsville compared to Marion County  
 Age Groups as a Percentage of Population**

| Age Ranges        | City of Aumsville<br>2000 |       | City of Aumsville<br>2010 |       | Marion County<br>2010 |       |
|-------------------|---------------------------|-------|---------------------------|-------|-----------------------|-------|
| 0 to 5            | 323                       | 10.8% | 322                       | 9.0%  | 23,580                | 7.5%  |
| 5 to 14           | 600                       | 20.0% | 727                       | 20.3% | 45,816                | 14.5% |
| 15 to 24          | 426                       | 14.2% | 464                       | 12.9% | 44,821                | 14.2% |
| 25 to 34          | 486                       | 16.2% | 527                       | 14.7% | 42,994                | 13.6% |
| 35 to 44          | 470                       | 15.7% | 485                       | 13.5% | 39,503                | 12.5% |
| 45 to 54          | 360                       | 12.0% | 445                       | 12.4% | 41,151                | 13.0% |
| 55 to 64          | 162                       | 5.4%  | 312                       | 8.7%  | 36,921                | 11.7% |
| 65 to 74          | 109                       | 3.6%  | 174                       | 4.9%  | 21,380                | 6.8%  |
| 75 and older      | 67                        | 2.2%  | 128                       | 3.6%  | 19,169                | 6.1%  |
| <b>Total Pop.</b> | <b>3,003</b>              |       | <b>3,584</b>              |       | <b>315,335</b>        |       |
| <b>Median Age</b> | <b>28.8</b>               |       | <b>30.4</b>               |       | <b>35.1</b>           |       |

Source: U.S. Census Bureau, 2000 SF-1 and 2010 Census DP-1.

The number of school age children has been declining in Oregon since 1980. This has been attributed to declining birth rates and fewer women of child-bearing age. This trend is expected to continue through 2020 when only 15% of Oregonians will be school age compared to 20% in 1980. The number of senior citizens (age 65+) will grow as the baby boomer generation reaches retirement age and life expectancy continues to rise. In 2020, there will be 48% more Oregon residents over the age of 65 than there were in 2010.

Aumsville’s population was significantly younger than the rest of Marion County’s residents. Median age in Aumsville in 2010 was 30.4 years of age compared to the Marion County median age of 35.1, the Linn County median age of 39.2 and the State’s median age of 38.3.

### 3.3.2 Race and Ethnicity

According to the Oregon’s Office of Economic Analysis 21.9% of Oregonians belong to a minority race or ethnic group compared to 36% nationwide. OEA anticipates Oregon will become more diverse over the next few decades. Forecasts anticipate increasing diversity in the overall racial and ethnic makeup of the population, with faster growth in the number of Oregon residents with Hispanic/Latino and Asian heritage. The 2010 Census shows Aumsville’s and Marion County’s racial and ethnic makeup was less diverse than the state and nation, while Marion County’s population was more diverse.

<sup>11</sup> Oregon’s Demographic Trends, Office of Economic Analysis, December 2012.

Table 3-6  
**City of Aumsville and Marion County  
 Race and Ethnicity in 2010**

| Race and Ethnicity                             | City of Aumsville | %     | Marion County | %     |
|--|-------------------|-------|---------------|-------|
| <b>Total Population:</b>                       | 3,584             |       | 315,335       |       |
| <b>Population of one race:</b>                 | 3,391             | 94.6% | 303,129       | 96.1% |
| White alone                                    | 3,023             | 84.3% | 246,656       | 78.2% |
| Black or African American alone                | 17                | 0.5%  | 3,371         | 1.1%  |
| American Indian and Alaska Native alone        | 80                | 2.2%  | 4,959         | 1.6%  |
| Asian  | 20                | 0.6%  | 5,995         | 1.9%  |
| Native Hawaiian & Other Pacific Islander alone | 10                | 0.3%  | 2,329         | 0.7%  |
| Other Race                                     | 241               | 6.7%  | 39,819        | 12.6% |
| <b>Population of two or more races:</b>        | 193               | 5.4%  | 12,206        | 3.9%  |
| Total  | 3,584             |       | 315,335       |       |
| <b>Ethnicity</b>                               |                   |       |               |       |
| Hispanic or Latino                             | 517               | 14.4% | 76,594        | 24.3% |
| Not Hispanic or Latino                         | 3,067             | 85.6% | 238,741       | 75.7% |

Source : U.S. Census Bureau, 2010 Census, DP-1.

### 3.3.3 Education

Aumsville’s citizens, age 25 years and older, were more well educated in 2014 than they were in the year 2000. The number of Aumsville residents with a high school diploma or GED increased from 80.7% in 2000 to 87% in 2014. In addition, the percentage of Aumsville residents with advanced educational degrees also increased. In 2014, 10.5% of Aumsville’s residents had a bachelor’s degree or higher compared to 8.5% in the year 2000. Educational attainment by Aumsville residents’ lags the achievement levels of all residents of Marion County and the State of Oregon.

Table 3-7  
**Educational Attainment for Aumsville Residents  
 Persons Aged 25 years or older  
 Years 2000 & 2014**

| Educational Attainment         | City of Aumsville |       | Marion County |       |
|--------------------------------|-------------------|-------|---------------|-------|
|                                | 2000              | 2014  | 2000          | 2014  |
| High school graduate or higher | 80.7%             | 87.0% | 79.3%         | 83.6% |
| Bachelor’s degree or higher    | 8.5%              | 10.5% | 19.8%         | 21.7% |

Source: U.S. Census 2000, QT-P20 and 2014 American Community Survey, S-1501.

## 4.0 – PARK DEVELOPMENT STANDARDS

### 4.1 Urban Parks System and Park Development Standards

The Oregon Parks and Recreation Department (OPRD) has developed a recommended Parkland Classification System and suggested Level of Service (LOS) standards as part of the 2013-2017 State Comprehensive Outdoor Recreation Plan “Ensuring Oregon’s Outdoor Legacy”.

Parks and recreational facilities are frequently classified as either resource-based or activity-based facilities. *Resource-based facilities* are centered around particular natural resources which may provide opportunities for picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. *Activity-based facilities* are developed for the enjoyment of particular activities such as basketball, baseball/softball, or football, recreational programs such as aerobics and painting, senior citizen activities, and spectator sports. The City will plan its park system to ensure there are opportunities for both resource-based and activity-based recreation.

#### 4.1.1 Classifications of the City of Aumsville Parks and Recreational Facilities

OPRD’s parkland classification system identifies 11 different types of parks that range from the smallest pocket park of less than ¼ acre in size to the largest nature park with hundreds or thousands of acres. Each parkland type has a particular purpose and function. Not all types of parkland will be developed in every community. Overall, the state guidelines recommend Oregon’s cities plan for 6.25 to 12.5 acres of park land per 1,000 population.

In making decisions on what types of public parks are appropriate for the City of Aumsville, city officials considered several factors including (1) the close proximity of the Aumsville Elementary school playground and the Cascade School District’s sports complex, (2) nearby regional county, state and federal parks and recreation facilities, (3) resident needs and desires, (4) land availability, (5) funding opportunities and limitations, and (6) citizen requests and priorities for new or improved park facilities.

The City of Aumsville concludes there are six types of public parks appropriate to serve local residents:

1. Pocket Park
2. Neighborhood Park
3. Community Park
4. Nature Park
5. Special Use Park, and
6. Linear Park including Trails, Pathways and Bikeways.

These parks will be coupled with the recreational facilities available at the Cascade School District’s existing school sites and other public spaces to create an integrated community-based park and open space network.

Table 4-1 shows each type of park, recommended size and number of parks recommended for the community.

#### Park Land Recommendations for Small Cities

*The Oregon Parks and Recreation Department recommends cities plan for 6.25 to 12.5 acres of park land per 1,000 residents.*

*The Aumsville Parks Master Plan recommends the City of Aumsville will plan for 7.25 acres of urban park space per 1,000 residents plus land for natural areas and linear park bicycle and pedestrian trails.*



Table 4-1  
Urban Park Standards for the City of Aumsville

|  | Park Type  | Typical Park Size           | Acres Per 1,000 People | Recommendations<br><del>204135</del> Population<br>6,554,6554 persons |
|--|--|-----------------------------|------------------------|---|
| <b>Urban Parks</b>                         |  |                             |                        |   |
| 1  | Pocket Parks   | ¼ acre<br>Up to 2 acres     | 0.25 acres             | Multiple sites<br>1 to 2 acres total                                  |
| 2  | Neighborhood Parks                                     | 2-20 acres                  | 2.0 acres              | 4 parks<br>12 acres total   |
| 3  | Community Park   | 10-50 acres                 | 5 acres                | 2 parks<br>30 to 35 acres total                                       |
| <b>Total Acreage for Urban Parks</b>       |  |                             | <b>7.25 acres</b>      | <b>40 to 50 acres</b>   |
| <b>Natural Areas and Special Use Parks</b> |  |                             |                        |   |
| 4  | Natural Areas  | 10-200 acres                | Varies                 | 1 park – Aumsville Ponds<br>77+ acres                                 |
| 5  | Special Use Parks:<br>e.g. Skate Parks, Dog Park, etc. | Varies by<br>type of use    | No guideline           | Based on community<br>need or desire                                  |
| 6  | Linear Park & Trails                                   | Depends on<br>opportunities | 0.5 to 1.5 miles       | 5 to 6 miles<br>of trails & linear parks<br>20 +/- acres              |

The urban parks, (1) pocket park, (2) neighborhood park and (3) community park, are the backbone of a small city park system. As the size of the park increases, the number of parks needed in a category decreases. Park size, service area, and population served increase with the type of park.

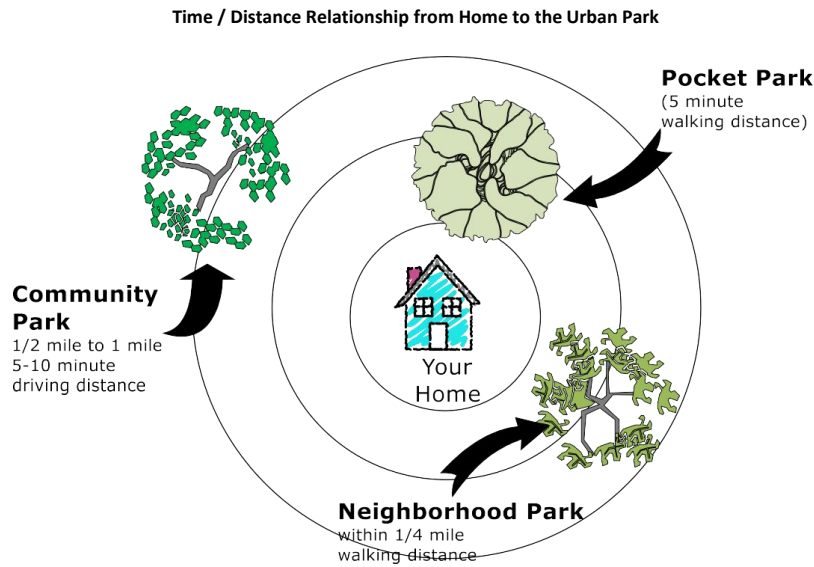
- Pocket Park:** A small landscaped area, play area, intersection, or monument within a short walking distance of homes and businesses.
- Neighborhood Park:** A 1 to 5-acre park that serves a small geographic area and residential population (primarily a pedestrian population). It is usually within easy walking or biking distance from homes.
- Community Park:** A 5 to 30-acre park that serves a community or city that is accessible by foot, bicycle, or automobile.

A local parks system is enriched when a city also provides special use parks, linear parks, multi-purpose recreational trails, natural areas, sports complexes, historic or cultural sites, or a destination site. The Aumsville Ponds, Brian Haney Skate Park and the recreational trails in Aumsville are special use parks that serve the community.

A 20-acre to 200-acre regional park may be provided near a small city to serve a larger population. Due to Aumsville's close proximity to nearby county, state and BLM parks, Aumsville does not have a regional park in the city's park system.

#### 4.1.2 Your Home and the Urban Park System: The Time/Distance Relationship

The following graphic illustrates the time/distance relationship between a home and the three types of local parks: pocket park, neighborhood park and community park. parks.



#### 4.2 Park Development Standards by Park Type

The City has used the Oregon Parks and Recreation Department's (OPRD) recommended park classification system and Level of Service (LOS) standards to create park development standards for the City of Aumsville. The two tables at the end of this chapter provide LOS standards for parks and recreational facilities in Aumsville and sample design standards from OPRD and the National Parks and Recreation Association (NPRA). The following park development standards can be used by the City to guide the acquisition of land and development of parks within the community.

##### COMMUNITY PARKS

Standard: 5 acres per 1,000 population. Recommended size: 15 to 25 acres per park.

Need: Aumsville needs two community parks with 25 to 35 acres to serve 6,554,141 residents in 2035.

Purpose: The community park is designed to serve all of the residents of the city with a variety of facilities including group picnic shelters, playgrounds, athletic fields, restrooms, off-street parking and festival grounds. Natural areas, open spaces and recreational trails may be incorporated with a community park to protect waterways, drainage corridors, forested areas and/or wildlife habitats.

**Location:** Serves residents within a two-mile radius and is located within a five-minute to ten-minute drive of any residence in the City. With Porter-Boone Park on the west edge of the City, a second east side community park is proposed. Users may reach the park on foot, bicycle or by motor vehicle.

**Facilities:** A community park provides facilities to serve local residents, visitors and community groups. Selected facilities may attract county residents. Athletic fields, group shelters, picnic facilities, camping, open space, trails, paths, natural areas, community center, and/or special event venues are typical. Community parks have restrooms and vehicle parking lots to accommodate community-wide events. If a community park also serves as a neighborhood park it includes play equipment and amenities for pre-school and elementary age children.

#### Existing Community Parks

- Porter-Boone Park is the City of Aumsville's only community park. It is located along Mill Creek at the west end of the City. Porter-Boone Park functions as a community event venue and hosts the annual Corn Festival. The park has the City's largest group picnic shelter and most extensive playground facilities.

If the opportunity arises, the City is encouraged to acquire additional land to expand Porter-Boone Park. Two opportunities for expansion are possible:

(1) Marion County Shops facility. Marion County has offered the existing shop facility to the City of Aumsville since the County has relocated their public works shop facilities to Mill Creek Rd. adjacent to the City's water reservoir.

(2) Property to the north or west of Porter-Boone Park. Acquisition of land will protect wetlands, the Mill Creek riparian area, provide additional a larger open space area within the park and allow for extension of pedestrian paths to residential areas north and east of the park.

#### Proposed East-side Community Parks and Siting Standards

- East-side Community Park. A 20+/- acre community park is recommended on the east/southeast edge of the City. A new park should have easy access to Bishop Road or Mill Creek Road and be of sufficient size and shape to accommodate sports fields, courts, playgrounds, restrooms and pathway systems to connect to nearby neighborhoods. Depending on the location group picnic areas and tent/camping sites could also be developed. If located adjacent to either Highberger Ditch or the Aumsville Ponds, the park design should provide storm water detention to help minimize flooding in adjacent residential areas.

#### Community Park Priorities:

- Porter-Boone Park Expansion: Acquire land to expand Porter-Boone Park, add youth recreation facilities and enhance the park's role as a family oriented community park.
- Eastside Community Park: Acquire a 20+/- acre site to develop a new east-side community park or a combined community/neighborhood park.
- Duplication of facilities should be avoided. If athletic fields, courts and ballfields are available at schools, development of duplicate facilities at a community park will be discouraged.

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## NEIGHBORHOOD PARKS

**Size:** 1.5 acres per 1,000 population. Recommended size: 1 to 3 acres per park.

**Need:** Aumsville will need three or four neighborhood parks with 8 to 12 acres to serve 6,554,444 residents.

**Purpose:** The neighborhood park is the backbone of the small-city park system. Each park serves a small geographic area and residential neighborhood. Each park is designed for children and adults. Day- use recreation is the staple; play equipment, walking trails, benches, lawns and shaded open space are the norm.

**Location:** Serves the surrounding residential neighborhood within a ¼ mile radius. Neighborhood parks are accessible to residents without crossing major roads or thoroughfares; they are a short 5-minute walk or bike ride from home. Walking and bicycle trails connect neighborhood parks to the rest of the community. If located next to a school, some playground facilities can be shared.

**Facilities:** Neighborhood parks are furnished with play equipment, either a hard surfaced and/or soft-surface all-weather play areas, benches, tables, small shelter, picnic facilities, outdoor basketball or sports courts, multipurpose field or grassy area (if space is available), trees, vegetation, and lighting. Neighborhood parks may be as small as ½ acre, but are recommended to be a minimum of two acres in size to allow for the provision of an open grassy area as multi-use field or play area.

**Comments:** Neighborhood parks are primarily pedestrian parks; on-street parking should be provided next to the park. Restrooms are not normally provided in the smallest neighborhood parks. Restrooms are recommended if there is a major attraction, such as a splash park or skate park facility.

### Existing Neighborhood Parks:

- Wildwood Park is a 0.92-acre park on N. 5<sup>th</sup> Street. It includes a large play structure, picnic facilities and the city's splash park. During summer heat waves, the splash park is heavily used and serves city residents and attracts visitors from outside the City. In 2017 the City was awarded a grant from the Oregon Parks and Recreation Department to add a restroom and covered picnic areas.
- Mill Creek Park at the southwest corner of the City is an 8.46-acre site on the north side of Mill Creek. It functions as both a neighborhood park and a special use park. Aumsville residents use the tot-lot playground, baseball field, restrooms and a creek-side picnic shelter adjacent to Mill Creek. The Brian Haney skate park is a special use facility. It attracts local youth and skaters throughout the year.
- The Cascade School District's playground facilities at the Aumsville Elementary School function as a neighborhood park playground.

### Neighborhood Park Policies:

- Neighborhood parks will be provided within a ¼ to ½ mile radius of all residents of the city.
- Acquisition of land and development of neighborhood park facilities will be targeted to serve residential areas. Neighborhood parks are recommended for the following locations:
  - Central: If the opportunity arises, acquire land to expand Wildwood Park and provide off-street parking for the splash park facility.
  - East/Southeast: Acquire land to create a new neighborhood park (1-3 acres) or a community park (10+ acres) south of Mill Creek Road.
  - Northwest: Acquire land to create a new neighborhood park west of 11<sup>th</sup> Street (Aumsville Highway).

- Duplication of facilities should be avoided. If a community park or school playground is available to serve a neighborhood, then development of a neighborhood park may not be needed.
- Restroom facilities will not normally be provided in neighborhood parks because of the high development and maintenance costs.
- Neighborhood park facilities are for daily activities or spontaneous use by residents. Highly organized, competitive sports areas will be discouraged.

Siting Standards:

- Neighborhood parks are typically located within residential areas with direct frontage on a public street and with connecting pathway systems and bike lanes.

## POCKET PARKS

**Size:** 0.25 to 0.50 acres per 1,000 population. No minimum size.

**Purpose:** A pocket park is the smallest municipal park. It may be located in an alley, a postage stamp size lot or be as large as ½ acre to 1 acre in size. Pocket parks may have a special use or limited recreational amenities. Examples include a downtown plaza, public art space, landscaped area, picnic spot, veteran’s memorial or a playground serving a small neighborhood.

**Need:** Aumsville has one pocket park, the Water Tower Park next to City Hall. There is not an immediate need for additional pocket parks.

**Location:** Serves a surrounding area within a one-eighth mile radius. A mini-park or pocket park should be selected for its unique aesthetic features (waterways, public buildings, commercial areas) and designed to serve pedestrians during daytime hours and/or provide an attractive open space area within a developed area of the community.

**Facilities:** Pocket parks may be furnished with benches, tables, and interpretive displays, memorials, walkways, murals, small play areas, lighting, fountains, restrooms, trees, and low maintenance vegetation.

Existing Pocket Parks:

- Panther Park is a 0.10-acre green space at 10<sup>th</sup> Avenue and Del Mar Drive at the south pedestrian entrance to the Aumsville Elementary school site. This pocket park was abandoned in 2017.
- Water Tower Park is a 0.15-acre green space adjacent to City Hall with two picnic tables and seating areas. The site is used with the Community Center and City Hall parking lots for Saturday Market and special community events.

Pocket Park Policies:

- A pocket park will supply a public open space, small picnicking areas or attractive green space. Pocket parks may be located along pedestrian or bike trails, waterways or in commercial areas. They provide a resting place, an attractive landscaped area, recognize a historic site or provide a stopping point along a busy trail. Vehicle access is limited. Pedestrian and bicycle access is encouraged.
- Donation of land for pocket parks will be encouraged. The participation of adjacent property owners, nearby businesses, and community groups in the development and maintenance of pocket parks will be encouraged.

## NATURAL AREA

**Size:** In a small city, natural areas may be smaller than 10 acres or as large as 200+ acre tracts.

**Purpose:** Natural areas are set aside to protect and preserve significant natural resources, wetlands, flood-prone riparian corridors, environmentally sensitive areas, remnant landscapes, wildlife habitat, endangered species and/or threatened plants. Natural areas may also protect viewsheds, greenway corridors, natural vistas or provide aesthetic buffers between urban landscapes and rural areas. Nearby examples are Marion County's Aumsville Ponds and Bonesteele Park natural areas. Public access is typically limited and the site is a passive recreation area.

**Need:** Preserve drainage corridor along Highberger Ditch for storm-water management and preserve the Aumsville Ponds natural area.

**Existing Natural Areas:**

- Aumsville Ponds is a 77+ acre natural area southeast of Aumsville. The site includes Youngs Lake and smaller ponds and wetlands.

**Facilities:** Natural areas are typically passive recreation areas. Facilities may include trails, interpretive displays, seating areas, small picnic sites, and viewpoints. Pet use is prohibited or limited.

**Natural Area Policies:**

- Community members and volunteer groups are encouraged to preserve and protect natural areas and utilize them for environmental education.

## SPECIAL USE PARK

**Size:** Varies. Park size and location will depend on the proposed use.

**Purpose:** Special use parks are designed to serve a specific function. Examples include a skate park, dog park, linear recreation trail along a creek, boat ramp, ornamental garden, a downtown plaza with a restroom or park site with a natural geological feature or vista. Special use parks may serve local residents or be designed as a destination for visitors.

**Need:** Aumsville has expressed a desire to create a dog park, a BMX bike track and add a street-skating area adjacent to the Brian Haney Skate Park. Other special use parks may be identified in the future.

**Existing Special Use Parks:** Brian Haney Skate Park within Mill Creek Park.

**Location:** May be located to minimize impacts of the proposed use on neighbors or may be located to take advantage of nearby school, public building, or recreation site.

**Facilities:** Varies depending on function. Facilities may be minimal or extensive depending on the demands placed on the park.

**Special Use Park Policies:**

- Community members and affected neighbors should be actively involved in the planning and design of any special use park or facility to make sure the project fits into the neighborhood and minimizes negative impacts on the community or neighborhood.

## LINEAR PARKS AND RECREATION TRAILS

Size: Varies.

Purpose: Linear parks and recreational trails are designed to provide connections to parks, schools, public facilities, commercial areas and neighborhoods. They may include a variety of trail types including paved multi-use bicycle/pedestrian trail, soft-surface running/exercise trails or unimproved social trails through natural areas. Trails may be designed for multiple uses including bicycling, walking, running, dog-walking, roller-blading and/or skate-boarding. Hard-surfaced trails should be designed in compliance with ADA standards to provide accessibility to users with disabilities.

Need: Aumsville elected officials and residents have identified the development of linear parks and recreational trail network as a high priority to enhance livability. The City's Transportation System Plan and this plan recommends (1) the extension of the Highberger Linear Park, (2) a new trail along Mill Creek and (3) a series of trails connecting city parks with residential neighborhoods.

Existing Linear Parks:

- Highberger Linear Park. This linear park meanders along Highberger Ditch and includes a 10'-wide PCC recreational trail from Willamette Street (west end) to Bishop Road. At the west end of the trail, the City has a full-court basketball court and a small covered picnic shelter.

Location: Linear Parks and recreation trails may be located adjacent to waterways, railroad tracks, roads and within parks. They should be located to enhance provide storm drainage and storm water detention, enhance livability, provide safe travel corridors and connect people with schools, parks and public facilities.

Facilities: Facilities may include amenities such as landscaped color spots, native plants, overlooks/viewpoints, interpretive signs, exercise areas, small play structures, picnic tables, benches, drinking fountains, lighting, kiosks and directional signage.

Special Use Park Policies:

- Citizens, including affected neighbors should be actively involved in the design of a linear park to ensure the project fits into the neighborhood and minimizes negative impacts on nearby residents.

Table 4-2  
**CITY OF AUMSVILLE**  
**LEVEL OF SERVICE (LOS) STANDARDS AND PROJECTED PARK FACILITY NEEDS**

| Type of Park or Recreational Facility   | Level of Service Standard<br>Acres or Facilities per "x" Population | Current Supply<br>(20 <u>214</u><br>€)      | Projected Need<br>(20 <u>4135</u> ) | Recommended Improvements  |
|---|---|---|-------------------------------------|---|
| <b>Pocket Parks</b>   | 0.25 to 0.50 acres /<br>1,000 population                            | 2 parks<br>Water Tower Park<br>Panther Park | As the opportunity arises           | Add Pocket Parks as opportunities arise   |
| <b>Neighborhood Parks</b>   | 2.5 acres /<br>1,000 population<br>within ¼ to ½-mile radius        | 2 parks<br>Mill Creek Park<br>Wildwood Park | 4 parks<br>12 to 15<br>acres total  | Add 4 to 6 acres -- neighborhood parks <ul style="list-style-type: none"> <li>o Expand Wildwood Park (&lt;1 acre)</li> <li>o New Parks (6+acres)</li> </ul> |
| <b>Community Park</b>   | 2.5 acres /<br>1,000 population                                     | 1 park<br>Porter-Boone Park                 | 2 parks<br>25-35 acres              | Expand Porter-Boone Park<br>Acquire Eastside Community Park   |
| <b>Linear Parks, Trails, Pathways &amp; Bikeways</b>                                | 0.75 miles /<br>1,000 population                                    | 0.75 miles<br>Highberger Linear Park        | 4.25 miles                          | Extend Highberger Linear Park<br>Add Mill Creek Trail<br>Add Recreation Trail to Aumsville Ponds<br>Potential Rails to Trails on WVRR                       |
| <b>Natural Areas</b>  | up to 5 acres /<br>1,000 population                                 | Aumsville Ponds<br>County Park              | 25+ acres                           | Develop Aumsville Ponds Natural Area<br>Possible acquisition  |
| <b>Community Center</b>   | 1 center /<br>15,000 population<br>1 sq. ft. per person             | Chester Bridges<br>Community Center         | None                                | Refurbish the Community Center  |
| <b>Swimming Pool</b>  | 1 pool /<br>16,500 population                                       | None  | None                                | Utilize Stayton and Turner Pools  |
| <b>Activity Fields</b><br>(Multipurpose fields for soccer, softball, and open play) | 1 per middle schools<br>1 per neighborhood park                     | 1 – Mill Creek Park                         | Add 2-4 activity fields             | Provide multi-purpose fields in new neighborhood and community parks  |



| Type of Park or Recreational Facility         | Level of Service Standard<br>Acres or Facilities per "x" Population                                   | Current Supply<br>( <del>2021</del><br>2021<br>€)                         | Projected Need<br>( <del>2013</del><br>2013) | Recommended Improvements   |
|---|---|---|--|--|
| <b>Basketball</b><br>(outdoor full & ½ court) | 1 per neighborhood park<br>1 per elementary school  | 1 – Porter Boone Park<br>1 – Highberger Park                              | 4-5  | Include in plans for future neighborhood and community parks                       |
| <b>Little League Baseball</b>                 | 1 field/1,500 population  | None in City  | 4  | Utilize Cascade Schools Athletic Complex   |
| <b>Playground Softball</b>                    | 1 per neighborhood park coupled with multipurpose activity field                                      | None in City  | 1  | Add in at least one neighborhood park  |
| <b>Adult Softball</b>                         | 1 field per 3,000 population  | 1 (Mill Creek Park)   | 1  | Add in new community park  |
| <b>Picnic Shelters</b>                        | 1 large group shelter / 5,000 population<br>1 small shelter per 1,000 population in neighborhood park | 1 group shelter (Porter-Boone Park)<br>2 small shelters (Mill Creek Park) | 1 group shelter<br>3-4 small shelters        | Construct shelters in new neighborhood and community parks                         |
| <b>Tennis Courts</b>                          | 1 court per 2,000 population  | 1 – Porter-Boone Park   | 1  | Include tennis courts in a community park design or utilize Cascade Schools courts |
| <b>Skate Park Facility</b>                    | 1 youth skate park per 5,000 population   | Brian Haney Skatepark<br>Mill Creek Park                                  | 1  | Expand skatepark facility for in-street skating and obstacles                      |
| <b>BMX Facility</b>                           | 1 per 2,500 population  | None  | 2  | Add to Mill Creek Park and/or locate in a new Community Park                       |
| <b>Horseshoe Pits</b>                         | 1 per 1,000 population (add in pairs)   | 2 - Porter-Boone Park<br>1 - Mill Creek Park                              | 6 to 8                                       | Add to New Community Park  |

Table 4-3  
**RECREATIONAL FACILITIES DESIGN STANDARDS**

The following table describes athletic and recreational facilities most appropriately located in community parks, adjacent to middle and high schools and in neighborhood parks. The facility standards by population are based on recreation and park and open space standards developed by the National Recreation and Parks Association and OPRD. They were modified by the City of Aumsville to fit the needs of the local community.

| Activity or Facility          | Recommended Space Requirements  | Recommended Size and Dimensions  | Recommended Orientation   | Number of Units per Population          | Service Area Radius | Location Notes  |
|-------------------------------|---------------------------------|--|---|---|---------------------|---|
| <b>Tennis</b>                 | Min 7,200 sq. ft. single court. | 36'x78'<br>12' clearance.  | Long axis north/south   | 1 court per 2,000 population            | City                | Best in batteries of 2 to 4 in a community park or adjacent to school.  |
| <b>Softball</b>               | 1.5 to 2.0 acre                 | Baselines: 60'<br>Mound: 46' men, 40' women<br><br>Fast pitch field radius from plate: 225' between foul lines<br><br>Slow pitch radius: 275' (men), 250' (women). | Locate home so pitches cross sun; batter does not face sun.<br><br>Line from home plate through pitcher's mound runs east by northeast. | 1 field per 5,000 population            | City                | Slight difference in dimension for 16" slow pitch. Check ASA standards. May also be used for youth baseball.                          |
| <b>Little League</b>          | 1.5 to 2.0 acre.                | Baselines: 60'<br>Pitcher's Mound: 46'<br><br>Foul lines: 200'<br>Center Field: 200'   | Locate home so pitches cross sun; batter does not face sun.<br><br>Line from home plate through pitcher's mound runs east by northeast. | 1 per 1,500 population                  | City                | Best in groups of 2 to 4 fields. Aumsville will use the Cascade School District athletic fields complex near the middle/high schools. |
| <b>Playground Softball</b>    | 10,000 sq. ft.                  | 100' x 100'  | Locate home so pitches cross sun; batter does not face sun.   | 1 per neighborhood park                 | ¼ mile              | Neighborhood Park   |
| <b>Regulation Basketball</b>  | 5600 to 7980 sq. ft.            | 50' x 94' w/<br>5' sidelines   | Long axis north/south   | 1 per 6,000                             | City                | Outdoor courts in neighborhood and community parks.   |
| <b>Basketball high school</b> | 5040 to 7280 sq. ft.            | 50' x 84' w/<br>5' sidelines   | Same  | 2 courts per high school                | City                | Neighborhood or community park in an active recreational area.  |
| <b>Basketball Youth</b>       | 2400 to 3036 sq. ft.            | 46' x 84' w/ 5' sidelines  | Same  | 1 court per school or neighborhood park | ¼ mile              | Neighborhood and community parks in an active recreational area.  |

| Activity or Facility                        | Recommended Space Requirements   | Recommended Size and Dimensions                               | Recommended Orientation   | Number of Units per Population | Service Area Radius | Location Notes  |
|---|----------------------------------|---|---|--------------------------------|---------------------|---|
| <b>Basketball (½ Court)</b>                 | 1500 sq. ft.                     | 35' x 35'   | Basket on north (if possible)   | 1 per 2,500                    | ¼ mile              | Neighborhood Park   |
| <b>Soccer</b>                               | 1.7 to 2.1 acre                  | 195' to 226' x 330' to 360'<br>10' min clearance on all sides | Long axis from northwest to southeast.  | 2 per 10,000                   | City                | Number depends on local programs.<br>Youth soccer on smaller fields adjacent to schools and in neighborhood & community parks.      |
| <b>Football</b>                             | 1.5 acre min                     | 160' x 360'<br>6' min clearance all sides.                    | Long axis from northwest to southeast.  | 1 per 20,000                   | 10-15 min           | Part of Cascade School District athletic fields complex adjacent to middle and high schools.  |
| <b>Track, ¼ mi</b>                          | 4.3 acres                        | 276' overall width;<br>600' length;<br>32' for 8 lanes        | Long axis in sector from north to south to north-west/south/east with finish line at northerly end. | 1 per school                   | 10-15 min           | Part of Cascade School District facilities next to each school.   |
| <b>Swimming Pool</b>                        | Varies;<br>usually 1½ to 2 acres | 25 yd. x 45' for teaching pool. 3 to 4 min depth              | None  | 1 per 16,500                   | 10-20 min           | Pools for community use should be planned for teaching, competitive, and recreational purposes. Aumsville will use the Turner Pool. |
| <b>Large Outdoor Shelters</b>               | Varies                           | Varies  | None  | 1 per 35,000                   | 10 min              | Community Park or Regional Park   |
| <b>Senior Center &amp; Community Center</b> | 1 sq. ft. per person             | None  |   | 1 per 15,000                   | 5 miles             | Chester Bridges Community Center adjacent to Aumsville City Hall.   |
| <b>Volleyball</b>                           | 2500 sq. ft.                     | 30' x 60' per court   | None  | 1 per 5,000                    | 5 miles             | Community or Neighborhood Park  |
| <b>Horseshoe Pits</b>                       | 1000 sq. ft.                     | 10' x 50' per court<br>(normally groups of 2+)                | None  | 1 per 2,500                    | 10 min              | Community or Neighborhood Park  |
| <b>Community Gardens</b>                    | 10,000 sq. ft.<br>to 1 acre      | Varies<br>Open areas with sun exposure                        | None  | 1 per 2,500                    | City                | Community Park, WWTF or open space area with nearby parking and good visibility for public safety.                                  |



## 5.0 – City of Aumsville's Existing Parks

This chapter reviews each existing park (developed or undeveloped) within the Aumsville park system. At the beginning of the planning process the City of Aumsville staff, the Parks Advisory Committee, and the consultants visited the City's existing parks and the two County-owned properties, the Marion County public works shops facility next to Porter-Boone Park and the Aumsville Ponds site. Maps of the existing park sites were prepared and an inventory of the buildings, facilities, play structures and site amenities at each park site was compiled. The consultants and the Parks Advisory Committee discussed the existing park facilities and whether or not they serve the needs of the community. Site constraints and the potential opportunities for enhancements at each park site were discussed in the Parks Advisory Committee meetings.

### 5.1 Summary of Existing Parks and Open Space Areas in Aumsville

The City of Aumsville and Marion County have approximately 97 acres of land committed to parks and open space within or adjacent to the Aumsville Urban Growth Boundary. The City's urban parks comprise approximately 19.82 acres of developed park land. Marion County owns the Aumsville Ponds, a 77+ acre natural area approximately 1/4 mile south of Mill Creek Rd. and has offered a recently vacated 1.67-acre public works shop property next to Porter-Boone Park to the City of Aumsville for the expansion of Porter-Boone Park. Map 5-1 shows the location of these sites.

#### 5.1.1 Existing City of Aumsville Parks and Open Space

The City of Aumsville has five existing parks and open spaces used for recreation comprising approximately 19.82 acres of land.

##### Community Parks

|                              |            |                    |
|------------------------------|------------|--------------------|
| Mill Creek Park              | 8.46 acres |                    |
| Porter-Boone Park            | 7.24 acres |                    |
| <b>Community Parks Total</b> |            | <b>15.70 acres</b> |

##### Neighborhood and Pocket Parks

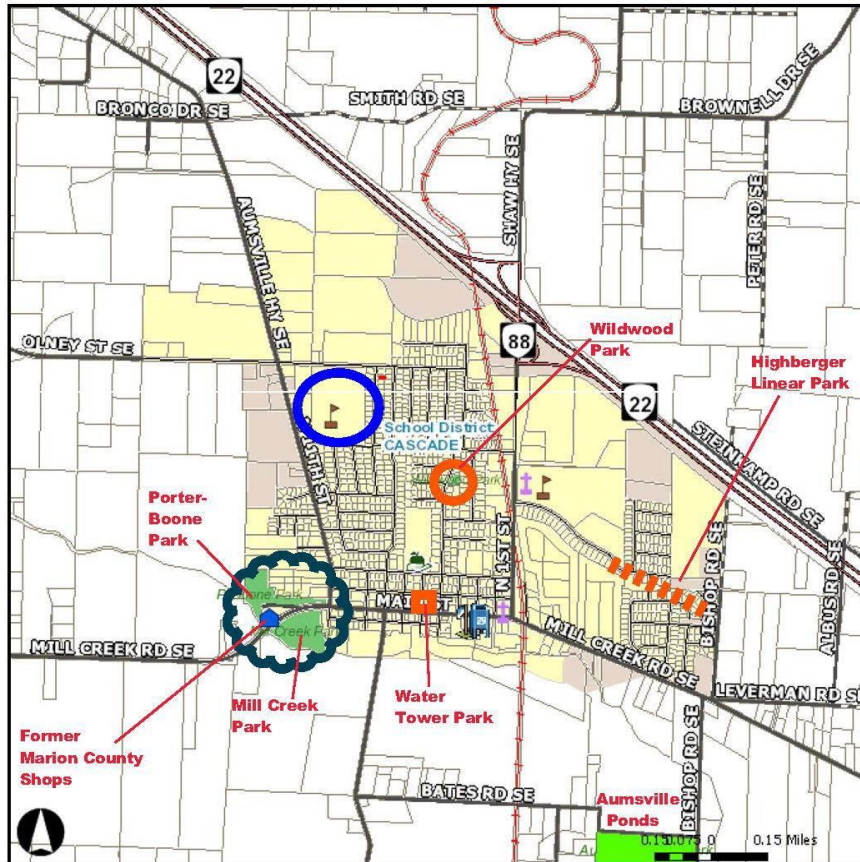
|  |            |                   |
|--|------------|-------------------|
| Water Tower Park                         | 0.25 acres |                   |
| Wildwood Park (existing park)            | 0.58 acres |                   |
| Wildwood Park (south lots – 1800 & 1900) | 0.34 acres |                   |
| <b>Neighborhood Parks Total</b>          |            | <b>1.17 acres</b> |






##### Linear Park and Open Space

|                        |            |                   |
|------------------------|------------|-------------------|
| Highberger Linear Park | 3.02 acres | <b>3.02 acres</b> |
|------------------------|------------|-------------------|

**City of Aumsville Parks and Open Spaces** **19.89 acres**

Map 5-1  
City of Aumsville -- Existing Parks



- |   |                            |   |                                       |
|---|----------------------------|---|---------------------------------------|
|  | Existing Community Park    |  | Aumsville Elementary Playground       |
|  | Existing Neighborhood Park |  | Marion County Park<br>Aumsville Ponds |
|  | Existing Pocket Park       |  | Existing Linear Park                  |

**City of Aumsville Existing Parks**

11/20/2017

### 5.1.2 Existing Marion County Parks and Potential Park Sites in Aumsville

The City of Aumsville has six existing parks and open spaces used for recreation comprising approximately 19.90 acres of land. The vicinity map on the following page shows the location of these parks within the City of Aumsville.

#### Marion County Parks and Facilities

|  |                   |
|--|-------------------|
| Aumsville Ponds Natural Area                             | 77.80 acres       |
| <u>Marion County Shops Facility (@Porter-Boone Park)</u> | <u>1.67 acres</u> |

***Marion County Park Sites in Aumsville*** ***97.70 acres***

### 5.1.3 City of Aumsville Park Narratives and Park Master Plans

The City prepared a narrative for each park. Each narrative includes a site description, photos, maps, a 2016 inventory of existing facilities, and a summary of community observations and needs. The Parks Advisory Committee worked with the consultants to discuss problems, maintenance issues and prospective improvements for each park. The consultants developed two concept plans for each site which incorporated ideas from the Parks Advisory Committee and the community. The concept plans were reviewed at two open houses in March 2016 and by the City Council in a May 2016 work session. After the consultants prepared a recommended park design plan for each park, the City Administrator and staff recommended minor revisions to the final concept plans.

A park narrative, recommended park improvement priorities and a conceptual master plan design drawing were prepared for each of the City of Aumsville parks. The individual park narratives for each park are in Appendix "A". Park improvement costs estimates for each park are in Appendix "B".

#### 5.2 Porter Boone Park

#### 5.3 Mill Creek Park

#### 5.4 Wildwood Park

#### 5.5 Water Tower Park

#### 5.6 Highberger Linear Park

#### 5.7 Aumsville Ponds Natural Area

The recommended "Master Plan" design plan for each park is found at the end of each park narrative.

## 6.0 – FUTURE PARKS

This chapter analyzes the City’s need to plan for the acquisition of land for the development of new parks and open spaces within the Aumsville Urban Growth Boundary as the City grows during the 20-year planning period from 2021~~17~~<sup>17</sup>-2041~~35~~<sup>35</sup> and beyond.

### 6.1 Park Land Needs Analysis

#### 6.1.1 Review of Existing Aumsville Parks

In Chapter 4 of this plan, the City concludes it will provide six types of public parks to serve local residents:

1. Pocket Park
2. Neighborhood Park
3. Community Park
4. Nature Park
5. Special Use Park, and
6. Linear Park including Trails, Pathways and Bikeways.

These parks will be coupled with the recreational facilities available at the Cascade School District’s existing school sites and Marion County’s Aumsville Ponds Natural Areas to create an integrated community-based park and open space network. Table 6-1 provides a summary of the existing parks and recreational facilities owned by the City of Aumsville.

Table 6-1  
Existing Parks and Recreational Facilities in the City of Aumsville  
November 2017

|   | Name of Park or Recreational Facility | Park Type                   | Size (Acres) |
|---|---------------------------------------|-----------------------------|--------------|
| 1   | Porter Boone Park                     | Community Park              | 7.24         |
| 2   | Mill Creek Park                       | Community/Neighborhood Park | 8.46         |
| 3   | Wildwood Park                         | Neighborhood Park           | 0.92         |
| 4   | Water Tower Park                      | Pocket Park                 | 0.25         |
| 5   | Highberger Linear Park                | Neighborhood / Linear Park  | 3.02         |
| 6   | Chester Bridges Community Center      | Community Center            | 0.18         |
| <b>Acreage of City of Aumsville Park Land</b> |                                       |                             | <b>19.89</b> |

Chapter 5 of the *Aumsville Park Master Plan* provides design concepts and recommendations for the improvement of each of the City’s existing parks with a prioritized list of improvements and land acquisition at each park.



### 6.1.2 Park Land Needs Analysis

OPRD’s parkland classification system identifies 11 different types of parks that range from the smallest pocket park of less than ¼ acre in size to the largest nature park with hundreds or thousands of acres. Each parkland type has a particular purpose and function. Not all types of parkland will be developed in every community. Overall, the state guidelines recommend Oregon’s cities plan for 6.25 to 12.5 acres of park land per 1,000 population. In Chapter 4, Section 4.1.1, this plan recommends the City plan for 7.25 acres of urban parks plus land for natural areas, special use park facilities and linear park recreational trails.

Table 6-2 shows in November 2017, the City of Aumsville had 4.72 acres of park land per 1,000 residents. Columns C & D estimate the number of acres needed for each type of park by the years ~~2041~~2035 and 2050. The City will need to acquire up to ~~33.89~~30.65 acres of new urban park land and 6.73 acres for recreational trails to serve the forecast population of ~~7,004~~6,554 residents in the year ~~2041~~50.

Table 6-2  
City of Aumsville  
Park Facility Development Standards and Projected Needs

| Type of Park or Recreational Facility                | Park Facility Development Standard<br>Per 1000 people | (A)<br>Existing Supply (2017)<br>Population 4,209 | (C) Park Facility Needs<br>Based on Projected Population |                             | (D)<br>2050<br>Pop. Estimate 7,001 | (E)<br>Park Land Need by <del>2050</del><br>2041 (Acres Needed) |
|--|---|---|--|-----------------------------|------------------------------------|---|
|  |   |   | 2041 <del>35</del><br>Pop. Estimate 6,554                | 2050<br>Pop. Estimate 7,001 |                                    |   |
|  |   |   | 2041 <del>35</del><br>Pop. Estimate 6,554                | 2050<br>Pop. Estimate 7,001 |                                    |   |
| <b>Urban Parks</b>                                   |   |   |  |                             |                                    |   |
| 1  | Community Park  | 5.00  | 15.70  | <del>32.77</del><br>30.71   | 35.01                              | <del>49.34</del> 17.0<br>7                                      |
| 2  | Neighborhood Park                                     | 2.00  | 0.92   | <del>13.11</del> 12.2<br>8  | 14.00                              | <del>13.08</del> 12.1<br>9                                      |
| 3  | Pocket Park   | 0.25  | 0.25   | <del>1.54</del> 1.64        | 1.75                               | <del>1.50</del> 1.5   |
| <b>Urban Park Totals</b>                             |   | <b>7.25</b>                                       | <b>16.87</b>   | <del>44.53</del> 47.5<br>2  | <b>50.76</b>                       | <del>33.89</del> 30.6<br>5                                      |
| <b>Special Use Parks and Recreational Facilities</b> |   |   |  |                             |                                    |   |
| 4  | Linear Park / Recreational Trail                      | 0.5 to 1.5 miles or 1.25 acres                    | 3.02   | <del>7.68</del> 8.19        | 8.75                               | 6.73  |
| 5  | Natural Area  | 10 to 200 acres per community                     | None   |                             |                                    | Utilize Aumsville Ponds   |
| 6  | Community Center                                      | 1 Com Ctr facility per 15,000 residents           | 1  | 1                           | 1                                  | None Remodel Existing Com Ctr                                   |
| 7  | Recreation/Activity Center                            | 1 Rec/Activity Ctr per 15,000 residents           | None   | 1                           | 1                                  | Develop in Porter-Boone Park                                    |
| <b>Special Use Parks Totals</b>                      |   | <b>1.25</b>                                       | <b>3.02</b>  | <del>7.68</del> 8.19        | <b>7.00</b>                        | <b>6.73</b>   |
| <b>Totals</b>  |   | <b>8.75</b>                                       | <b>19.89</b>   | <del>52.24</del> 55.7<br>1  | <b>57.76</b>                       | <del>40.62</del> 37.0<br>8                                      |
| <b>Park Land Acres per 1000 residents</b>            |   |   | <b>4.72</b>  | <b>8.46</b>                 | <b>8.25</b>                        |   |

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See Chapter 4 and Table 4-1 for park development standards by parks type.

### 6.1.3 Proposed Park Land Acquisitions

During the review of the City’s existing parks, the Parks Advisory Committee concluded there may be opportunities to acquire adjacent land when land becomes available and the City can obtain a donation of park land or purchase the land from a willing seller. –The Parks Advisor Committee recommends the City acquire up to 13.19 acres of land adjacent to Porter-Boone Park, Mill Creek Park, Highberger Linear Park and Wildwood Park, listed as sites 1 to 4 in Table 6-3.

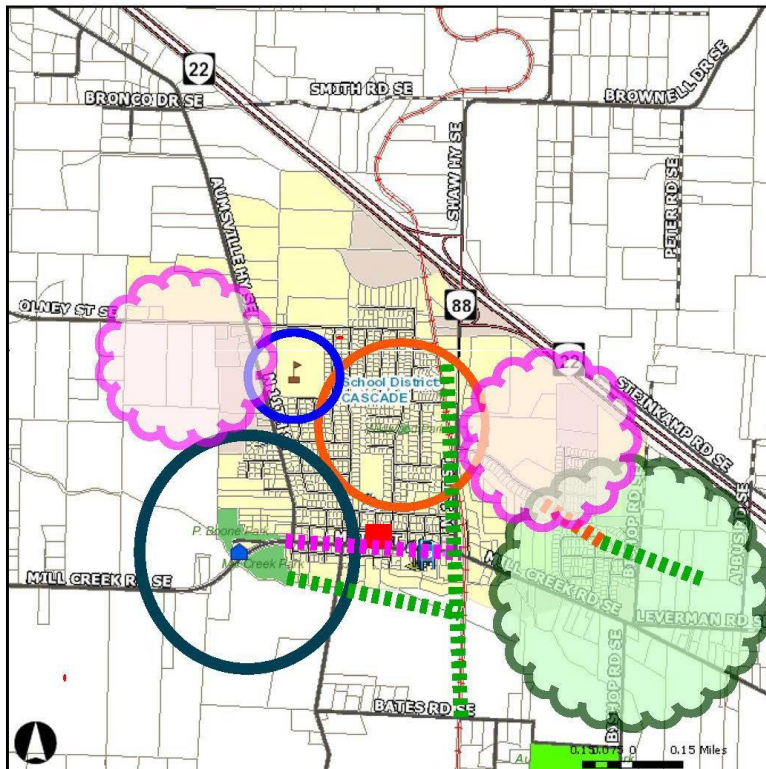
In order to meet the estimated need for another park land, the City will also need to acquire land for new parks. The previous parks master plan recommended the City acquire land for a new eastside Community Park, a new neighborhood park west of 11<sup>th</sup> Street and a small neighborhood or pocket park within the Flowers Meadows Subdivision in the NE section of the UGB. The Parks Advisory Committee agrees these parks will be needed to serve new residential areas of the City. Map 6-1 on the following page shows the location of the proposed parks will provide a community park or neighborhood park with a 5-minute drive or 10-minute walk of all residential areas of the City

Table 6-3  
Recommended Park Land Acquisition for the City of Aumsville  
November 2017

|   | Name of Park or Recreational Facility | Proposed Land Acquisition   | Size (Acres) |
|---|---------------------------------------|---|--------------|
| <b>Existing City Parks</b>  |                                       |   |              |
| 1   | Porter Boone Park                     | Acquire Land north of Porter-Boone Park   | 3.00         |
|   |                                       | Acquire Marion County Shops site  | 1.67         |
| 2   | Mill Creek Park                       | Acquire existing home west of 11 <sup>th</sup> Avenue   | 0.82         |
|   |                                       | Acquire Recreational Trail ROW from Mill Creek Park East to West Stayton Rd and to RR Tracks along south bank of Mill Creek | 4.50         |
| 3   | Wildwood Park                         | Acquire 401 Clover St. for future parking area  | 0.70         |
| 4   | Highberger Linear Park                | Extend Recreational Trail east of Bishop Rd. SE   | 2.50         |
| <b>Total Proposed Land Acquisition Adjacent to Existing Parks</b> |                                       |   | <b>13.19</b> |
| <b>Proposed New Parks</b>   |                                       |   |              |
| 5   | Flowers Subdivision Pocket Parks      | Acquire pocket parks within Flowers Subdivision north of Willamette Street and trail connection to Highberger Linear Park   | .75          |
| 6   | Eastside Community Park               | Purchase 20 acres east of Bishop Rd. SE or south of Mill Creek Road at the east edge of the City                            | 20.00        |
| 7   | Neighborhood Parks                    | Acquire 2 acres west of 11 <sup>th</sup> Street/Aumsville Hwy to serve the Northwest portion of the Aumsville UGB           | 2.00         |
| <b>Total Proposed New Parks Land Acquisition</b>                  |                                       |   | <b>22.75</b> |
| <b>Proposed Land Acquisition Total</b>                            |                                       |   | <b>35.94</b> |

Map 6-1

## City of Aumsville Future Neighborhood & Community Parks



- Existing Community Park
- Existing Neighborhood Park
- Existing Pocket Park
- Existing School Playground
- Existing Marion County Park
- Future Community Park
- Future Neighborhood Park 1/4 mile radius
- Existing Greenway
- Future Greenway

### 6.1.4 Future Park Uses and Classifications

Parks and recreational facilities are frequently classified as resource-based or activity-based. The distinction between these two types is not clear-cut since many resource-based sites often contain activity-based facilities.

- Active recreational opportunities involve the user as an active participant. Activity-based facilities are developed to enable park users to actively participate in group sports such as basketball, baseball/softball, or soccer or individual recreational pursuits such as playground use, aerobics, running and walking. Urban parks are activity based. Community parks, neighborhood parks and pocket parks fit this classification.
- Resource-based facilities are centered around natural resources which may provide opportunities more passive recreational activities, such as walking, picnicking, hiking, hunting, water sports, fishing or simply enjoying nature. Recreational trails and the Aumsville Ponds Natural Area fit this classification.

In addition to the City of Aumsville’s parks, many other resource-based and activity-based recreational facilities inside the City and outside the City’s UGB are available to Aumsville’s residents. State and county maintained parks and recreational areas, school facilities, North Santiam River recreation sites, parks and open space in other cities are all accessible. These sites complement those in Aumsville and provide a diversity of park types and recreation opportunities. City parks and nearby recreation sites should allow for both “Activity-Based” and “Resource-Based” recreational activities. The Parks Advisory considered the diversity, types and close proximity of these other facilities to the City of Aumsville when planning for new parks in Aumsville.

The Parks Advisory concluded new parks developed in the City of Aumsville should be “Activity-Based”. New parks in Aumsville will be designed for activity-based recreation uses, while the Aumsville Ponds Natural Area and other state/county parks will meet the needs of area residents for resource-based, passive recreation activities. Table 6-4 summarizes future park needs and land acquisition for community, neighborhood, pocket parks and recreational trails.

Table 6-4  
City of Aumsville  
Summary of Proposed Park Land Acquisition by Park Type (Acres)

|               |                                    | (A)                                       | (B)  | (C)                           | (D)  | (E)                               |
|---------------|------------------------------------|---|--|-------------------------------|--|-----------------------------------|
|               | Type of Park Facility              | Existing Parks (2017)<br>(from Table 6-1) | Proposed Land Acquisition<br>(from Table 6-3)  | Total Park Acreage<br>(A + B) | Projected Park Land Need by 2041 <sup>50</sup><br>(from Table 6-2) | Excess or (Deficiency)<br>(C – D) |
| 1             | Community Park                     | 15.70                                     | 25.49  | 41.19                         | <del>35.04</del> 32.77   | <del>6.188</del> 42               |
| 2             | Neighborhood Parks                 | 0.92                                      | 2.70   | 3.62                          | <del>14.00</del> 13.11   | <del>(9.49)</del> 0.38            |
| 3             | Pocket Parks                       | 0.25                                      | 0.75   | 1.00                          | 1.6475   | (0.6475)                          |
| 4             | Linear Parks / Recreational Trails | 3.02                                      | 7.00   | 10.02                         | <del>7.00</del> 8.19   | 3.02                              |
| 5             | Natural Areas: Aumsville Ponds     | None                                      | Negotiate with Marion County regarding long-term ownership, management and development of the site |                               |  |                                   |
| <b>Totals</b> |                                    | <b>19.89</b>                              | <b>35.94</b>   | <b>55.83</b>                  | <del>57.76</del> 55.71   | <del>(1.311)</del> 93             |

## 6.2 Proposed New Community Park and Neighborhood Parks

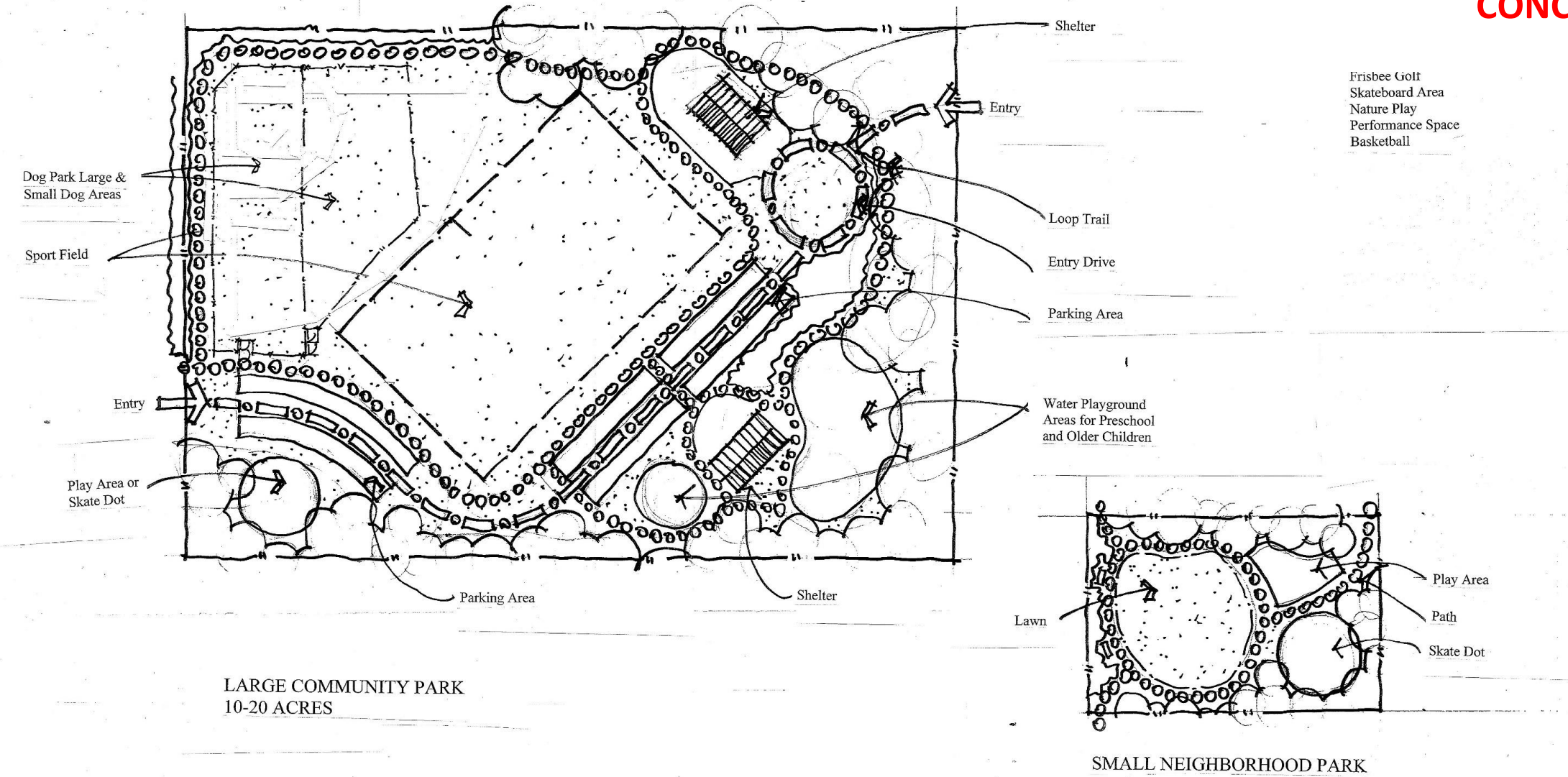
Map 6-1 and Table 6-4 show the City proposes to acquire 50+ acres for urban parks and create three new urban parks:

- |                                |   |
|--------------------------------|---|
| 1. Eastside Community Park     | Location: East of SE Bishop Rd. or south of Mill Creek Road). |
| 2. NW Neighborhood Park        | Location: West of 11 <sup>th</sup> Street – NW UGB Area       |
| 3. NE Neighborhood/Pocket Park | Location: Flowers Meadows Subdivision – NE UGB Area           |

Since the City has not acquired the sites for these parks, a detailed design plan has not been prepared. Chapter 4, Section 4.2 provides standards for a Community Park, Neighborhood Park and a Pocket Park, including a list of recreational facilities recommended for each type of park. Landscape Architect Brian Bainson has developed a conceptual plan for a 20-acre community park and a 2-acre neighborhood park. The conceptual plans on Map 6-2 show typical facilities developed in each park.

# FUTURE COMMUNITY PARK & NEIGHBORHOOD PARK CONCEPT PLANS

Map 6-2



|  |  |                             |                                |   |
|--|--|-----------------------------|--------------------------------|---|
|  <p>Quatrefoil, Inc.<br/><small>Design - Landscape Architecture - Survey - Planning</small></p> | <p><b>CITY OF AUMSVILLE</b><br/><b>PARK MASTER PLAN</b><br/>Aumsville Oregon</p> | <p>Future Concept Parks</p> | <p>REVISIONS:<br/>6.1.2016</p> | <p>DATE:<br/>3.28.2016</p> <p>SCALE:<br/>No Scale</p> <p>SHEET:<br/><b>MP.8</b></p> |
|--|--|-----------------------------|--------------------------------|---|

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## 7.0 – AUMSVILLE PARKS MASTER PLAN

### 7.1 Aumsville Comprehensive Plan – Parks Goals & Policies

The Aumsville Parks Master Plan is a capital facilities plan and a component of the Aumsville Comprehensive Plan. It is intended to provide a guide for the acquisition and development of park and recreation facilities for the City of Aumsville and the unincorporated areas of Marion County within Aumsville's urban growth boundary. Aumsville's policies for park and recreation development can be found in the Aumsville Comprehensive Plan. This plan recommends the City add the following Parks and Recreation Goals and Policies as part of Chapter VI, the Parks and Recreation element.

#### STATEWIDE PLANNING GOALS

GOAL 5 – NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES: To protect natural resources and conserve scenic and historic areas and open spaces.

GOAL 8 – RECREATIONAL NEEDS: To satisfy the recreation needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts.

#### CITY OF AUMSVILLE PARKS AND RECREATION GOALS

Goal P-1: To provide a variety of parks and recreational facilities to meet the needs of Aumsville's residents and visitors, enhance the livability of the City and enhance Aumsville's reputation as a great place to live and play.

Goal P-2: To provide accessible parks and recreation facilities for our citizens.

Goal P-3: To preserve natural areas and open spaces along Aumsville's waterways.

#### CITY OF AUMSVILLE COMPREHENSIVE PLAN POLICIES

Policy P-1: Parks Master Plan. The Aumsville Parks Master Plan is adopted as a technical amendment to the Aumsville Comprehensive Plan. The Aumsville Parks Master Plan will serve as a guide for parks and open space land acquisition, the development of new parks, trails and recreation facilities and for the improvement of existing parks within the City of Aumsville.

Policy P-2: Future Park Sites. The Aumsville Parks Master Plan identifies the general locations for future parks. In order to acquire specific properties, the City is encouraged to work with existing property owners to acquire property from a willing seller. The City may purchase the property, obtain either a right-of-first refusal or enter into an agreement for future acquisition.

Policy P-3: Community Parks. The City will acquire a 20+/- acre site for a community park and when possible, acquire land to expand Porter-Boone Park.

Policy P-4: Neighborhood Parks. The City will develop neighborhood parks to serve existing and future residential neighborhoods so the majority of residents live within a ¼ mile radius of a local park.

Policy P-5: Dedication of Land for Parks and Open Space.

- a. The City will include park land and trail acquisition/dedication requirements and development standards in the Aumsville Development (Subdivision) Code to enable the City to acquire park

land and open spaces concurrently with new development.

- b. Dedication of less than one-half acre for a neighborhood park is discouraged unless it is positioned on the edge of a subdivision and can be combined with adjoining vacant land as it develops.
- c. Park names may recognize the donor, honor a historical community figure or refer to a geographic site. The planning commission will recommend names of new parks to the city council, with preference given to the donor(s) wishes.

Policy P-6: Youth Recreation Facilities. The City will support efforts to provide community-based recreational facilities and programs to serve local youth and families. The addition of an indoor community recreation facility, multi-purpose fields and similar facilities are a priority.

Policy P-7: Public Access to Mill Creek and Highberger Ditch. Whenever possible, the City will acquire land and protect open spaces along Mill Creek and Highberger Ditch. These open space areas will provide areas for storm water detention, improve flood plain functions, provide a natural riparian corridor, protect existing wetlands and provide attractive natural areas along these waterways.

Policy P-8: Pedestrian and Recreational Trails. The City will develop recreational trails plan that may include pedestrian paths, sidewalks and multi-use trails to connect residential neighborhoods with parks, schools and the Main St. business district.

Policy P-9: Coordination with State and County Parks and Recreation Facility Plans. The City will coordinate the city's park and recreation facility planning with the *Marion County Parks Master Plan* and the *Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP)*.

### **AUMSVILLE DEVELOPMENT CODE AMENDMENTS**

The Aumsville zoning and subdivision ordinances allow a developer to provide parks and open spaces as part of a development in order to protect wetlands, waterways or flood prone areas, provide land for parks or other public purposes.

The provision of public open spaces schools, parks, natural areas and recreational trails is essential for the sound development of residential areas. Chapter 20, Section 20.05 of the city's development ordinance requires a developer to plan for the provision of park land or open spaces as part of a new subdivision. Any land proposed for public use shall be shown on a preliminary subdivision plat. Where a proposed park, school, utility facility or other public use shown in the comprehensive plan is located in whole or in part within a subdivision, the planning commission may require the dedication at the time of subdivision or reservation of the area for future acquisition.

In its review of any land acquisition or dedication requirement as part of a development proposal, the City should routinely seek legal counsel to ensure the proposed dedication or land acquisition complies with legal requirements (rationale nexus test). If it does not, the City may elect not to require a public park dedication or the City may pay an agreed upon amount or a court-mandated amount as just compensation to the property owner.

#### **Sample Language:**

##### *Dedication of Public Use Areas.*

1. Policy: Planning for storm water management, flood control, wetlands protection, habitat preservation, parks, schools, playground, recreational trails and similar uses is a responsibility good public policy and a responsibility of the City. The dedication of land for parks, public facilities and open space for the benefit of the public is essential for the sound development of residential areas.
2. For any residential development larger than 2-acres in size, the Planning Commission may require the dedication of sites of a character, extent and location suitable to the needs created by such development for schools, parks, public utility facilities, or other public purposes. Dedication may be either by dedication (fee simple title), warranty deed, conservation easement or similar device.

- a. Parks: The Planning Commission may require dedication of land for park and recreational purposes in an amount proportional to the impact of the proposed residential development. The proportional dedication of park land, open space and/or recreational trails required as part of a development or subdivision will a ratio based on providing 8.25 acres of park land per 1,000 population, but the required dedication will not be more than 5% of the project site.<sup>1</sup>
  - b. Highberger Ditch or Drainage Corridors. The Planning Commission may require dedication of land along Highberger Ditch, drainage courses or waterways as public open space to provide for storm water management, preserve wetlands/riparian habitat and to provide an area for a streamside pathway or recreational trail. The area used for on-site storm water management, retention and/or detention will not be counted as part of the parkland dedication described in Section 2a above.
  - c. Where a proposed park, playground, or other public use shown in a plan adopted by the City is located in whole or in part in a subdivision, the City may require the dedication or reservation of this area on the final plat for the subdivision, provided that the impact of the development on the City park system is roughly proportionate to the dedication or reservation being made.
3. The City may purchase additional land or accept voluntary dedication of additional land for parks and open space beyond the minimum required in Section 2 above, however, the City is under no obligation to accept such areas offered for dedication or sale. Dedication of additional park land to the City for public use areas, voluntary or otherwise, shall be eligible as a credit toward any required parks system development charge for parks.
  4. No subdivider shall be required to dedicate, or make payments in lieu thereof, more than forty percent (40%) of the land for all public purposes including streets, but not including utility easements, storm water management or drainage ways. If greater land areas are required for public use, the Planning Commission may require the reservation of such areas for a period of two (2) years during which time the appropriate agency may acquire such land at such prices as is established prior to final approval of the plat.

## 7.2 Aumsville Parks Master Plan

### 7.2.1 Parks Master Plan Maps

Map 7-1 is the city-wide [Aumsville Parks Master Plan](#). Map 7-1 and the following individual park master plan maps are to be used as guide for the acquisition and development of new parks and for the improvement of existing parks in the City of Aumsville. The plan maps are not binding, but are conceptual maps to be used as a guide to the City.

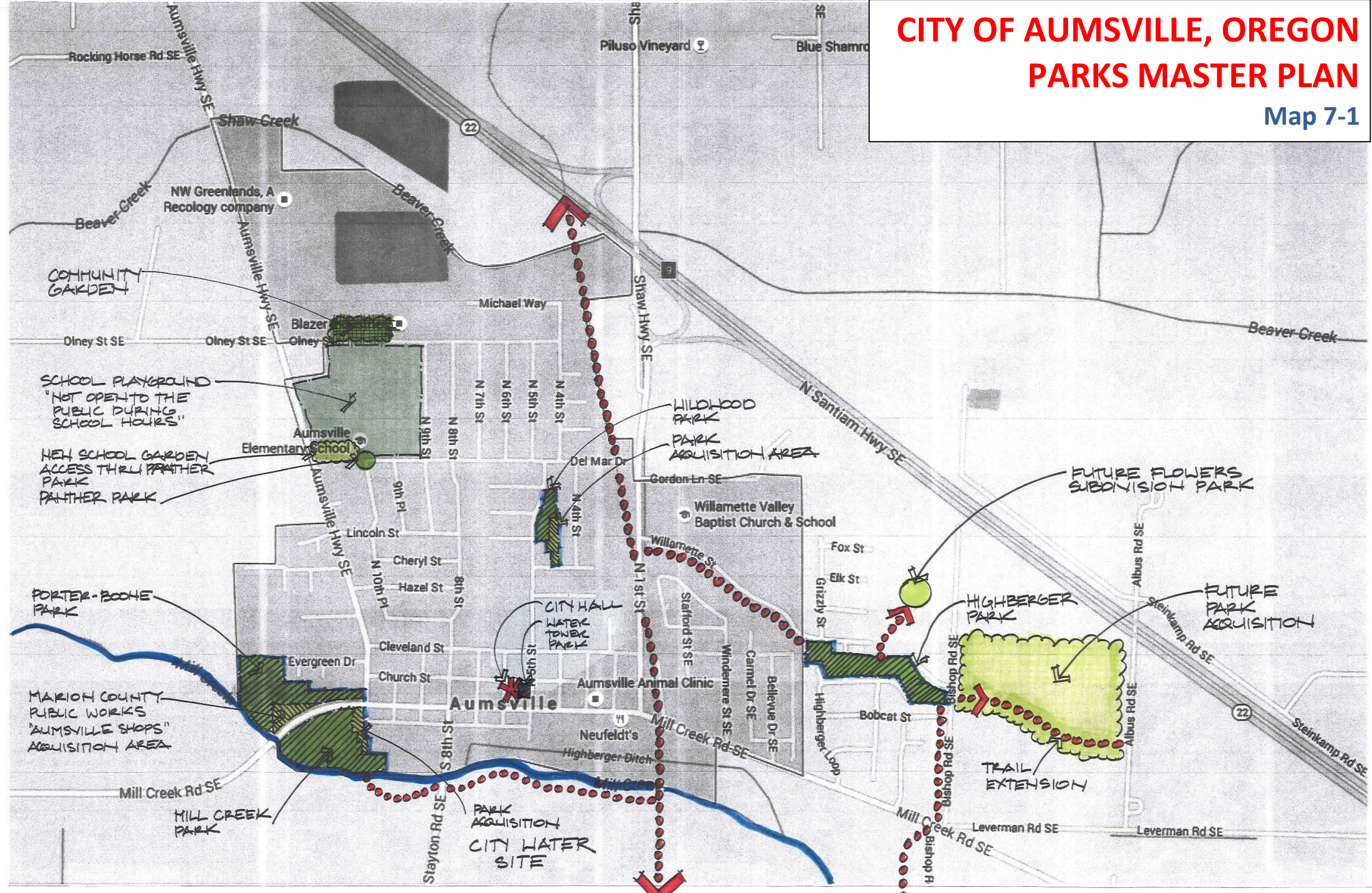
|          |  |
|----------|--|
| Map PB-3 | Porter-Boone Park Master Plan            |
| Map MC-4 | Mill Creek Park Master Plan              |
| Map W-2  | Wildwood Park Master Plan                |
| Map WT-2 | Water Tower Park Master Plan             |
| Map H-3  | Highberger Linear Park Master Plan       |
| Map AP-1 | Aumsville Ponds Natural Area Master Plan |

<sup>1</sup> The City of Aumsville estimates it needs 8.25 acres of park land per 1,000 residents for parks and recreational trails. The following examples show how to determine the amount of park land dedication is roughly proportional to a new residential development.

|             |   |
|-------------|---|
| Example #1: | Proposed subdivision on a 15-acre site @ 4 units/acre density = 60 new homes.<br>60 single-family homes @ 3.03 persons per household = 181 residents<br>181 residents/1000 residents = 18.1% x 8.25 acres/1,000 residents = 1.49 acres of parkland needed                           |
| Example #2: | Proposed apartment complex on a 15-acre site @ 12 units/acre density = 180 new units<br>180 multi-family apartment units @ 2.4 persons per household = 432 estimated residents<br>432 residents/1000 residents = 43.2% x 8.25 acres/1000 residents = 3.56 acres of parkland needed. |

# CITY OF AUMSVILLE, OREGON PARKS MASTER PLAN

Map 7-1



**CITY OF AUMSVILLE  
PARK MASTER PLAN**  
Aumsville Oregon

To AUMSVILLE  
PONDS PARK



|            |                    |
|------------|--------------------|
| REVISIONS: | DATE:<br>3.28.2016 |
|            | SCALE:<br>No SCALE |
|            | SHEET:<br>MP.1     |

## 7.2.2 Park Improvement Priorities by Park Site

The [Aumsville Parks Master Plan](#) is a capital facilities plan for existing parks and recreational facilities. Chapter 5, Sections 5.2 to 5.7 review each of the City of Aumsville parks:

- 5.2 Porter-Boone Park
- 5.3 Mill Creek Park
- 5.4 Wildwood Park
- 5.5 Water Tower Park
- 5.6 Highberger Linear Park
- 5.7 Aumsville Ponds Natural Area

Each narrative includes a Master Plan map for the park, a narrative describing existing facilities, recommended improvements and a table listing priority improvements for the individual park, as recommended by the Parks Advisory Committee. Table 7-1 below provides a summary list of the recommended improvement by park site.

Table 7-1  
**City of Aumsville Parks**  
**Recommended Improvements by Park Site**  
 Improvement within each Park are listed in Priority Order

| #                                  | Recommended Park Improvements                        | Description  |
|------------------------------------|--|--|
| <b>Porter Boone Community Park</b> |  |  |
| PB-1                               | Land Acquisition: Marion County Shops Facility       | 1.67-acre site: Map 082W25CA, TL 01200.  |
| PB-2                               | Land Acquisition: North of Porter-Boone Park         | 2.00+/- acre site: Map 082W25CA, TL 00600.   |
| PB-3                               | Marion County PW Shops Site Redevelopment (Phase 1)  | Environmental assessment and remediation. Remove buildings and facilities. Phase 1 – parking lot expansion.  |
| PB-4                               | Mill Creek Access and Riparian Area Restoration      | Bank erosion and riparian vegetation restoration on the north bank of Mill Creek.  |
| PB-5                               | Recreational Trail to North                          | Recreational trail extension north toward Caleb Street.  |
| PB-6                               | Marion County PW Shops Site Redevelopment (Phase 2)  | Feasibility assessment repurpose the large shop/storage building for recreation or community use. Remodel the building and develop an adjacent activity field. |
| PB-7                               | Porter-Boone Park Entrance Realignment               | Realign and reconstruct Porter-Boone Park entry from Mill Creek Road to improve safety   |
| PB-8                               | Activity Shelters                                    | Construct 1 or 2 picnic shelters for family/group use.   |
| PB-9                               | Marion County PW Shops Sites Redevelopment (Phase 3) | Construct new west entry/exit to Mill Creek Road and new pedestrian crossing to Mill Creek Park.   |

Table 7-1  
**City of Aumsville Parks**  
**Recommended Improvements by Park Site**  
Improvement within each Park are listed in Priority Order

| #                                 | Recommended Park Improvements                          | Description  |
|-----------------------------------|--|--|
| <b>Mill Creek Community Park</b>  |  |  |
| MC-1                              | BMX Track  | Install a dirt BMX track   |
| MC-2                              | Land Acquisition: Mill Creek Park Expansion            | Acquire 0.82 acres @ 1106 Main St. to expand the park east to SE 11 <sup>th</sup> Street. Map 082W25DC, TL 07600.  |
| MC-3                              | Brian Haney Skate Park Expansion                       | Add street skating elements to the Brian Haney skate park.   |
| MC-4                              | Relocate Playground                                    | Relocate and reinstall the small playground when the street skate park expansion is completed.   |
| MC-5                              | Recreational Trail to W. Stayton Rd.                   | Acquire 1.0+ acres and install a new recreational trail on either the north or south side of Mill Creek from Mill Creek Park to W. Stayton Rd. Map 082W36. |
| MC-6                              | Recreational trail improvements within Mill Creek Park | Complete a loop recreational trail around the park.  |
| MC-7                              | Mill Creek Road Entry realignment                      | Realign Mill Creek Road entry driveway and add a pedestrian crossing to Porter Boone Park.   |
| <b>Wildwood Neighborhood Park</b> |  |  |
| W-1                               | Restrooms & Changing Room                              | Build a new restroom with a family changing area.  |
| W-2                               | Wildwood Park: Phase 1A site improvements              | Develop the 0.34 acres at the south end of Wildwood Park with pathways, small picnic shelters and landscaping.   |
| W-3                               | Wildwood Park: Phase 1A site improvements              | Add a trellis or covered picnic area, install picnic tables and benches and plant additional shade trees for the splash park and playground area.          |
| W-4                               | Land Acquisition: 401 Clover Street                    | Acquire the 0.81 acres at 401 Clover Street for the future expansion of Wildwood Park and off-street parking area.   |
| W-5                               | Parking Lot  | Install a 12 to 20+ car off-street parking lot. Add walkways and lighting to park.   |
| <b>Water Tower Park</b>           |  |  |
| Note                              | Water Tower Seismic Upgrades and Well Rehab            | Water System Improvements to rehab the well and complete seismic improvements to the water storage reservoir will impact park improvements on the site.    |
| WT-1                              | Water Tower Park – Phase 1 improvements                | Replace the canopy, add ADA-compliant picnic table, plant “holiday” tree, modify landscaping, install drinking fountain and garbage enclosure.             |
| WT-2                              | Water Tower Park – Phase 2 improvements                | Construct 6’ wide PCC circular path & benches and install landscaping and trees adjacent to path.  |

Table 7-1  
**City of Aumsville Parks**  
**Recommended Improvements by Park Site**  
Improvement within each Park are listed in Priority Order

| #   | Recommended Park Improvements  | Description  |
|---|--|--|
| <b>Highberger Linear Park</b>             |  |  |
| H-1                                       | Restroom   | Build a new restroom at Willamette Street.   |
| H-2                                       | Fitness Trail  | Develop fitness stations along the Highberger Park recreational trail.   |
| H-3                                       | Native Plant Restoration   | Wetlands plants restoration west of Cougar Street.   |
| <b>Highberger Linear Park (continued)</b> |  |  |
| H-4                                       | Land Acquisition and Recreational Trail Extension (north to Flowers Meadows Subdivision) | Acquire land and extend trail north to Willamette Street into the Flowers Meadows subdivision.                               |
| H-5                                       | Land Acquisition and Recreational Trail Extension (east of Bishop Rd.)                   | Acquire land east of Bishop Rd. along Highberger Ditch to extend the Highberger Park recreational trail.                     |
| H-5                                       | Recreational Trail Extension (south on Bishop Rd. to Mill Creek Rd.)                     | Acquire ROW on Bishop Rd. SE and extend the recreational trail south to Mill Creek Rd.                                       |
| <b>Aumsville Ponds Natural Area</b>       |  |  |
| AP-1                                      | Aumsville Ponds Natural Area Agreement   | Agreement with Marion County for long-term ownership, lease, management and improvement of the Aumsville Ponds Natural Area. |
| AP-2                                      | Trail improvements   | Rebuild the loop perimeter trail around Young Lake as an accessible multi-use trail with benches/viewpoints.                 |
| AP-3                                      | Group shelter and picnic facilities.   | Add a small group shelter and picnic facilities east of the parking area on the north side of Young Lake.                    |
| AP-4                                      | Parking area   | Modify gates and expand the gravel parking area to allow for year-round use.   |
| AP-5                                      | Refurbish restrooms, parking area and picnic facilities                                  | Refurbish or replace the existing restrooms.   |
| AP-6                                      | Install interpretive signage   | Install additional interpretive signage along the trails.  |
| <b>Future Parks</b>                       |  |  |
| F-1                                       | Land Acquisition: Eastside Community Park  | Acquire 15 to 25 acres for an eastside community park.   |
| F-2                                       | Land Acquisition: NW Neighborhood Park   | Acquire 2 acres for a small park west of 11 <sup>th</sup> Street.  |

### 7.2.3 City-wide Park Improvement Priorities

The Parks Advisory Committee and city staff met in November 2016 to set city-wide priorities for park improvements for the period from 2017 to 2025. Table 7-2 identifies the top 15 park improvement priorities for the City for the period 2017 to 2025.

Table 7-2  
**City of Aumsville**  
**City-wide Park Improvement Priorities**  
**2017 to 2025**

| Priority | Project # | Park                   | Project Name   |
|----------|-----------|------------------------|--|
| 1        | W-1       | Wildwood Park          | Wildwood Park Restroom Facility  |
| 2        | PB-1      | Porter Boone           | Land Acquisition: Marion County Shops Site   |
| 3        | PB-2      | Porter Boone           | Land Acquisition: North of Porter-Boone Park   |
| 4        | H-1       | Highberger Linear Park | Highberger Park Restroom Facility  |
| 5        | PB-3      | Porter Boone           | Marion County Public Works Shop Site Redevelopment Phase 1 - Environmental Assessment, Remediation & Parking Lot |
| 6        | F-1       | Future Community Park  | Land Acquisition: 15 to 25 Acres for a community park  |
| 7        | M-1       | Mill Creek             | BMX Track  |
| 8        | W-2       | Wildwood Park          | Phase 1A Site Improvements – South Lot Park Expansion  |
| 9        | WT-1      | Water Tower Park       | Phase 1 Improvements – Canopy and Site Improvements  |
| 10       | AP-1      | Aumsville Ponds        | Ownership/Management Agreement w/ Marion County  |
| 11       | AP-2      | Aumsville Ponds        | Phase 1 Improvements – Parking, Restrooms & Picnic Facilities  |
| 12       | WT-2      | Water Tower Park       | Phase 2 Improvements – Pathway and Benches   |
| 13       | H-2       | Highberger Linear Park | Fitness Trail  |



## 7.2.4 General Park Development Guidelines

The City has followed the Oregon Park and Recreation Department's recommended park classification system and Level of Service (LOS) standards to evaluate the City's existing parks and plan for their improvement or expansion. The standards reflect generally accepted norms for the size and type of parks and recreational facilities to serve residents in an urban area. The data, criteria, and policy recommendations are to be used to guide decisions. They are flexible and subject to review and revision as circumstances require. The following guidelines are recommended for use by the City as it upgrades its existing parks and develops new park facilities.

- **Park Design Standards.** Aumsville's parks and recreation facilities will be designed and developed to comply with Oregon's parkland classification system and recommended park and recreational facility standards listed in Chapter 4 of this plan.
- **Master Parks Plans.** Each master park plan is a conceptual park design. The plan is not binding on the City. They were developed by the Parks Advisory Committee, the Planning Commission and the City Council to guide decisions. Each design plan will change as the City's needs change.
- **Citizen Involvement in Park Design.** City officials are encouraged to invite citizens to participate in design charrettes and public meetings when each park design is modified or when the City plans major park improvements. Citizens do provide valuable input on community needs and desires of the residents. Final park designs should be reviewed and approved by the Planning Commission and/or the City Council.
- **Sustainability.** The City desires high quality and sustainable park facilities. New park buildings and major facilities will use high quality materials and will be designed for a minimum 50-year life cycle. Playground equipment and recreation facilities will use high quality materials and will be designed for a minimum 20-year life cycle. Park facilities and equipment should be vandal resistant and require a minimal level of ongoing maintenance by the city public works staff.
- **Facilities and Equipment.** The facilities and equipment within a park (e.g., shelters, tables, benches, grills, trash cans, etc.) will be selected for compatibility with other features of the park and the anticipated park user demands. The City is encouraged to adopt design standards to create a consistent quality and aesthetic appearance for city park equipment and amenities.
- **Volunteers.** The City has a tradition of relying on volunteers. Volunteerism is vital if the city wants an excellent "community" parks system and recreation programs. Civic organizations and citizen volunteer are encouraged to be responsible for recreation programs, park development projects and parks maintenance whenever possible.

## 8.0 – FINANCING

### 8.1 Parks Development Financing

***Parks Development Financing Policy:** The City will utilize a variety of financing sources to pay for park improvements. The city will utilize city funds, donations, volunteer contributions and in-kind staff assistance to leverage grants and complete projects at the least cost possible to the community.*

The City has limited funds available for development of new parks and recreation facilities. Potential financing sources include (1) General Fund, (2) General Obligation Bonds, (3) Local Option Property Tax Levy, (4) Parks Systems Development Charges, (5) Federal and State grants, (6) Marion County Special Project Funds Foundations, (7) Foundations, (8) Civic Organizations and Community Fundraisers and (9) Local Donors and Bequests.

- 1. General Fund:** The city's general fund relies on property taxes, state shared revenues, franchise fees and miscellaneous revenues to pay for the general operational expenses of the city such as administration, law enforcement and park maintenance. Capital expenses for parks improvements may be paid for with general funds, but available funds for capital projects are limited.
- 2. General Obligation Bonds:** Voter approved General Obligation (GO) bonds may be used to pay for capital improvements including the design, engineering and construction of parks, public facilities and buildings. GO Bonds pledge the "full faith and credit" of the city, and permit the city to levy an additional property tax that is sufficient to pay off the bonded indebtedness over a designated time period. A typical GO bond is carries a 20 to 30-year term. The annual property tax levy for the bonds is used to make annual debt service payments. Because GO bonds are secured by the additional property tax, voter approval is required. GO bonds are viewed as the most secure form of borrowing available to a city.

Oregon's larger cities and park districts have asked for and received voter approval of GO bond measures to purchase large tracts of park land and to pay for major facility improvements. For arts and cultural facilities, a GO bond measure may be coupled with grants or large donor contributions to finance a larger project..

- 3. Local Option Property Tax Levy:** The City Council may submit a local option tax levy to voters to finance parks acquisition, park improvement projects and/or park maintenance activities over a shorter time period than a GO bond measure. A local option levy may be approved for up to five years for any purpose and up to ten years for capital acquisitions and facilities. A local option levy may be a fixed dollar amount per year or a fixed tax rate.

Examples:

- 1. Fixed Dollar Levy:** The City may ask voters to approve \$100,000 for 4 years to pay for park maintenance and selected park improvements, or
- 2. Fixed Tax Rate:** The City may ask voters to approve an 8-year tax levy of \$0.75 per \$1,000 of assessed value to pay for park land acquisition and construction of a new park and community center building.

Aumsville does not have a history of seeking local option levies for parks and recreation services. Other cities in Oregon have used these levies to pay for quality of life services such as parks, libraries and recreation programs. The City of Stayton has a successful track record in obtaining voter approval of a 4-year local option levy to pay for parks maintenance, library services and selected park improvements.

- 4. Parks Systems Development Charge (Parks SDC):** Chapter 15.16 of the Aumsville Municipal Code authorizes the city to collect a Parks SDC to pay for the costs of acquiring and developing parks under authority granted by ORS 223.297 through ORS 223.314. A Parks SDC may be imposed at the time a building permit is issued for new construction and is based on the demands new residents will impose on the city's park and recreation facilities. A Parks SDC charge must be used to pay for projects listed in the City's park master plan. Parks SDC cannot be used for on-going parks maintenance, administration or to pay for projects that are needed to serve existing residents. Parks SDC funds must be used to pay for the proportionate share of a park improvement project that serves new growth. Appendix "B" includes a Parks SDC analysis.
- 5. Federal & State Grants:** Federal and state assistance for parks development is available under selected programs. In the late 1990's Oregon voters approved Measure 66 dedicating a portion of Oregon Lottery funds to parks and recreation purposes and watershed enhancement projects. OPRD's Local Government Grant Program is financing with these lottery funds.

The Oregon Parks and Recreation Department and Oregon Department of Transportation Department have grants available under the following programs:

- a. Land and Water Conservation Fund (LWCF)
- b. Local Government Grant Program (LGGP)
- c. Recreational Trails Grant Program (RTP)
- d. Heritage Program
- e. ODOT – Enhance It and Bicycle/Pedestrian Program Funds

Federal and state grants may be used for various park and recreation programs ranging from historic restoration under the Heritage grants program, to local parks land acquisition, rehabilitation of parks facilities and new parks development using the LWCF and LGGP programs. A competitive selection process is used to prioritize projects.

The City of Aumsville has successfully obtained grants from OPRD under the LWCF and LGGP programs. The City may also be eligible for other grant programs for special projects, such as watershed enhancements, wetlands restoration or fish habitat improvement. Funding sources may include federal agencies (BLM, Forest Service, etc.) or state agencies (Oregon Watershed Enhancement Board, Oregon Department of Fish and Wildlife or the State Marine Board).

Other small categorical grant programs still exist for targeted capital projects or activities, but these need to be researched individually. The Oregon Department of Transportation bike and pedestrian grant program may also provide funds for trail linkages within communities. In most cases, federal and state grants require a local match of cash or in-kind contributions of labor, materials and services. The grant program may require a smaller community to provide a local match as small as 10% of a project's cost while other grant programs may require up to a 50% local match.

Federal and state grants come with compliance requirements. Basic requirements include compliance with environmental regulations, public bidding and federal/state wage rates. The Oregon Parks and Recreation Department requires all new park facilities to provide access for the disabled in compliance with the Americans with Disabilities Act (ADA) and, for safety reasons, requires most power lines in public parks to be placed underground.

- 6. Marion County Special Projects Fund:** Marion County provides small grants to cities for special projects using the County's share of video poker funds. The Marion County Board of Commissioners office solicits projects annually from all of Marion County's twenty cities and other governmental entities. Grants may range from less than \$1,000 to as much as \$50,000. Grants have been provided for arts, cultural programs, economic development, early childhood reading, parks and recreation programs and small capital improvement projects. In 2016, the City of Aumsville received a \$12,500 grant to partially fund the replacement of the gazebo/stage building in Porter-Boone Park.
- 7. Foundations:** A number of Oregon's private non-profit foundations will partially fund community initiated public space and park development projects. Small cities in Oregon have received grants from the Ford Family Foundation, Collins Foundation, Oregon Community Foundation and Meyer Memorial Trust for capital projects which improve the quality of life for Oregon's citizens. Aumsville is very fortunate to have two community-based foundations nearby. The A. J. Frank Family Foundation and the Freres Foundation have long histories of contributing to worthwhile local projects with an emphasis on programs that enhance educational opportunities, improve community facilities and directly benefit residents of the North Santiam Canyon. Foundations are an excellent source of revenue for special community projects or they can provide local matches for state/federal grants.
- 8. Civic Organizations and Community Groups:** Local school and civic organizations (Rotary, Lions Club, Kiwanis, PEO, etc.) can provide funds and labor to support park improvement projects. If identified early in a grant application process, civic organizations can provide 10%-25% of the local match a small city needs for a state or federal grant. In-kind contributions of supplies, equipment and volunteer labor may be counted as part of the city's matching requirement. Local involvement in projects makes the city's grant application more competitive because it demonstrates strong community support for a particular project.
- 9. Local Philanthropy – Contributions and Park Land Donations:** Philanthropy from families and local citizens is a valuable financing tool for small cities.
  - a. Park land donations have provided Aumsville with some of its existing park sites. Signs at Porter-Boone Park and Mill Creek Park recognize the donors. A 2016 land donation added ¼-acre to the west end of Highberger Linear Park on Willamette Avenue.
  - b. Bequests, memorials and donations are often used to fund small and medium-sized projects. Both restricted and unrestricted gifts from individual donors can be used as matching funds for foundation and state grant programs.

## 8.2 Parks Maintenance

***Parks Maintenance Policy:*** *The City will strive to maintain its parks system through combined efforts of city staff, private contractors and volunteers. As the community grows, the city will try to commit necessary funds and staffing to provide attractive parks, maintain equipment and facilities and upgrade the quality of the city's parks system.*

A recognized standard for parks maintenance is one (1) half-time person for every five acres of developed urban parkland. Currently the city has more than 16 acres of developed parks and 3 acres of linear park. The City of Aumsville full-time public works employees maintain all of the City's public utilities, streets and parks. Park maintenance duties include mowing all city properties, daily maintenance of public restrooms and general parks maintenance duties. Due to the skills of Aumsville's public works employees, they have constructed many of the shelters, picnic facilities and structures in the city's parks. The city's public works staff devotes the time of < 1.0 FTE public works employee annually to parks maintenance duties.

### Typical Parks Maintenance Costs for Small Cities:

- Development (per acre urban parkland)      \$50,000 to \$150,000 /acre
- Annual Maintenance                                      \$5,000 to \$10,000+ per developed acre.
- Parks Maintenance Personnel:                      1 person per 8-10 acres of urban parks
- Park Maintenance Salary Costs                      \$50,000 to \$70,000 per FTE (includes salary & benefits)

In FY 2016-2017, the City budgeted approximately \$150,000 for personnel, park maintenance materials and supplies and capital equipment and park improvements. This is an average of \$7,500 per developed acre of park land.

The city's staffing level does meet current standards. If the city desires to upgrade its parks and maintain them as higher quality parks and recreational facilities, then the City will need to either increase staffing levels or rely on volunteer efforts as existing parks are improved and new parks are developed.

# City of Aumsville

## Parks Master Plan

### Appendix A

### Park Narratives

- 5.2. Porter Boone Park**
- 5.3. Mill Creek Park**
- 5.4. Wildwood Park**
- 5.5. Water Tower Park**
- 5.6. Highberger Linear Park**
- 5.7. Aumsville Ponds Natural Area**

# City of Aumsville

## Parks Master Plan

### Appendix B

### Cost Estimates

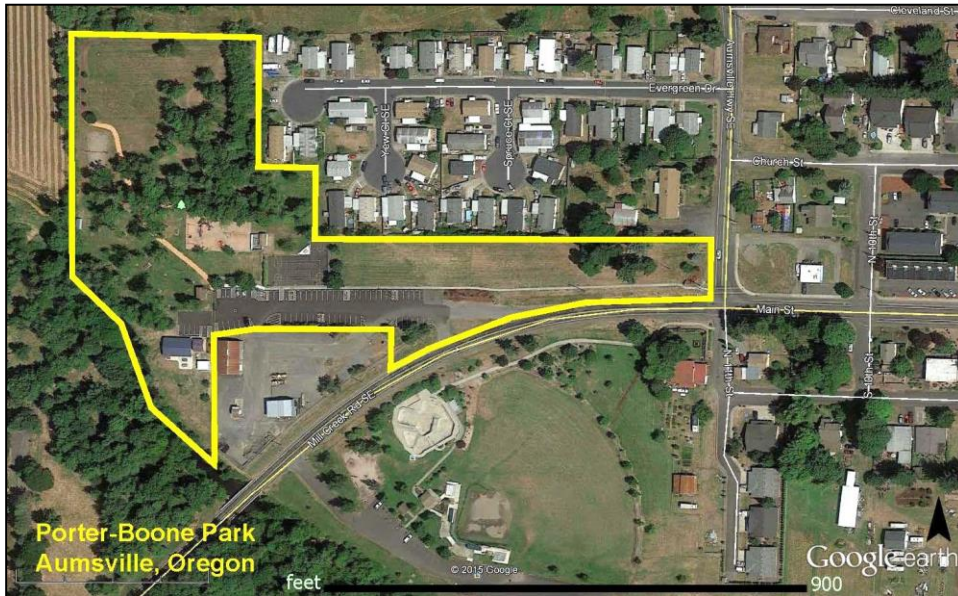
#### Summary of Proposed Costs – All Parks

- 5.2. Porter Boone Park
- 5.3. Mill Creek Park
- 5.4. Wildwood Park
- 5.5. Water Tower Park
- 5.6. Highberger Linear Park
- 5.7. Aumsville Ponds Natural Area





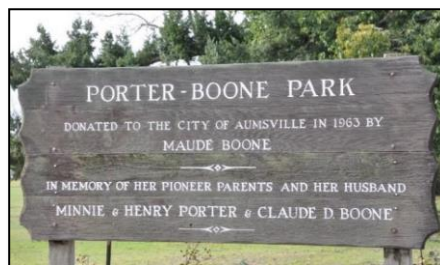
## 5.2 Porter-Boone Community Park



### Porter-Boone Park Description

Porter Boone Park is Aumville's oldest city park. Five acres were donated to the City in April, 1963 by Maude Boone. In the early 2000s the City acquired an additional 2+ acres at the rear of the park to increase the park size to 7.24 acres. The park is located in the southwest corner of the City along the banks of Mill Creek just north of Mill Creek Road and adjacent to the Marion County Public Works Department shop facility. A small entry road serves the park and the Marion County shops facility. Porter-Boone Park is directly across Mill Creek Road from Mill Creek Park. In combination, these two parks create a 15.70-acre park complex for citizens of Aumville and the surrounding area.

Porter-Boone Park has traditionally served as Aumville's community park facility. The Aumville Corn Festival, summer recreation program and large community gatherings have used the park as an events venue. Day to day recreational activities focus on the large picnic shelter, extensive playground equipment and picnic areas.



Mill Creek runs along the southwest edge of the park and creates an attractive setting for the large shelter and picnic sites. Mature trees along the creek and within the park shade existing picnic areas. Mill Creek, picnic facilities and the large playground area attract families to the park throughout the spring, summer and fall months.

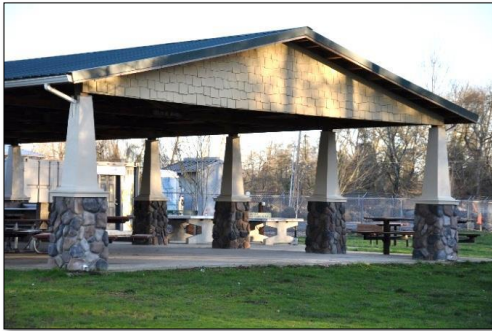


Marion County is relocating their Aumsville public works shops facility to another site at the east end of the City. When Marion County completes its move, the City has expressed strong interest in acquiring the 1.67-acre site and adding it to Porter-Boone Park. Marion County officials agree with this property transfer, but terms of the City's acquisition have not been finalized. As opportunities arise to acquire additional land west of Mill Creek within the flood plain area and/or north of the existing park, the city officials will consider acquiring land to expand the park.

Major improvements have been made to Porter-Boone Park since the early 2000's. The City has paved the parking area, installed new play equipment, constructed a large picnic shelter and restrooms, installed a sand volleyballcourt and a disk golf course, planted trees and added landscaping throughout the park. Site amenities to serve daily park users have also been installed by the city public works staff, including trash receptacles, horseshoe pits, picnic tables, dog litter bags and a bark chip walking path. As Porter-Boone Park has evolved over the years, three activity zones have been created.

### **(1) Activity Shelter**

The large picnic shelter is the hub for community events, family gatherings and recreational programs. The shelter includes tables, sink, counter prep area and attached restrooms. To the south of the shelter, the City has installed concrete ping pong tables and two horseshoe pits. Large gatherings and church groups utilize these picnic facilities.



### **(2) Festival Grounds and Event Venue**

Porter-Boone Park is the home of the Aumsville Corn Festival. The Corn Festival celebrates its 50<sup>th</sup> anniversary in 2018. An annual parade, Corn Festival princess selections, music, games, vendors and an endless supply of corn-on-the-cob attract thousands of visitors to the community at the end of August each year. Local farmers provide mountains of corn which are cooked on-site or packed in paper bags for festival-goers to take home with them.



In 2016, the City public works staff demolished an old gazebo and constructed a new events stage in the center of the park. It looks northwest into a shaded picnic area. The stage will host musical artists during the Corn Festival and is a welcoming venue at other times of the year for music, drama productions, movie nights and other community events.

### (3) *Playground and Courts*

Porter-Boone Park has a large playground. The play structure and play equipment are designed for pre-school and early elementary aged children, ages 3 to 12. Slides, swings and climbing toys provide a variety of options for children and families. The play area is located away from picnic areas but is still close to restrooms and parking areas. A small grassy area south the playground has bleachers and benches for parents to sit, watch and monitor the play area.

## 2016 Porter-Boone Park Facilities Inventory

### Buildings & Facilities

- Restrooms
- Gazebo / Bandstand
- City wells (2) & pump station buildings (2)
- Marion County shops facility



### Picnic Facilities

- Large Group Picnic Shelter
- Picnic tables – fixed & movable (16)
- BQ fire pits
- Trash receptacles

### Circulation & Parking

- Main parking lot
  - 59 standard parking spaces
  - 4 handicapped accessible parking spaces
- Pedestrian sidewalk from 11<sup>th</sup> Street into Park

### Miscellaneous

- Porter-Boone Park Sign
- Garden Club Recognition Stone
- Aluminum bleachers near play structures & courts
- Bike racks
- Cyclone fencing on north and east boundaries
- Summer recreation program storage units

### Playground Equipment

- Play Structures – (2 for ages 3-12)
- Upright merry-go-round
- Swings - belt (6) and baby (2)
- Tot climbers

### Recreational Facilities

- Tennis / Basketball Court (4 baskets)
- Disc Golf course
- Sand Volleyball area
- Walking/Running Trail – bark chips
- Horseshoe pits (2)
- Ping Pong tables (2)
- Youth Soccer field & goals

### Utilities

- Electrical Panels & Pedestals
- Parking Lot Lighting
- Parking Lot Security Cameras



## Community Observations and Public Open House Input

The project consultants toured Porter-Boone Park multiple times in 2016 and 2017 to see the park being used in a variety of ways during different seasons of the year. The Parks Advisory Committee also met with the consultants to discuss needs, constraints and potential future uses of Porter-Boone Park. The City solicited public comments at two open houses in March 2016 and during a Council workshop in May 2016.

### General Observations on Park Usage:

Porter-Boone Park is heavily used by the community. As a community park, Porter-Boone Park provides a broad spectrum of park facilities and recreation opportunities to meet the needs of park users of all ages. It is a popular venue for large family gatherings, church functions, musical programs, community activities and special events. The City's popular summer recreation program has been based in the park. Movie nights attract large crowds.

The playground has swings, slides and a large play structure. Pre-schoolers, elementary students and pre-teens are often found using the play area together. Adults and families engage in a variety of day-use activities ranging from active sports (sand volleyball, basketball, tennis and disc golf) to more passive park uses (walking, family events, picnics). The trails that meander through the north end of the park are heavily used by pet owners to walk their dogs.

Warm weather attracts families and small groups to the picnic facilities and shelters. During hot summer days the shaded banks along Mill Creek attract children and teens, who wade into the cool waters of the creek. The occasional fisherman can be spotted on the banks of the creek. Local residents and employees come to the park to eat lunch or take a rest break.

The City's summer recreation program has been very popular over the past decade. Daily attendance of 50-60 children has been common, with up to 200 kids attending on some days. The program has relied on a city staff coordinator and many volunteers to offer games, reading enrichment, educational programs and a nutritious breakfast and lunch for children of all ages. In 2017 the program encountered funding and staffing problems. Continued operation of the recreation program is subject to funding availability and commitment of city officials and local volunteers.

**Issues / Needs / Desires:**

Porter-Boone Park is expected to change significantly over the next 20 years. If the City is able to acquire the Marion County public works shop facility and adjacent properties to the north and west, the City can redesign the parking area, add recreational facilities and transform the park. During work sessions and public meetings, the Parks Advisory Committee members, citizens, city staff and elected officials identified concerns and issues with the current park facilities and generated a variety of ideas of how to improve safety and enhance the park. There are many opportunities to upgrade facilities in Porter Boone Park and further develop Porter-Boone Park as a community park and the jewel of Aumsville's parks system.

*Land Acquisition:*

- Acquire and redevelop the Marion County Public Works shop property in order to provide additional parking, open space and improved circulation within the park.
- Acquire land to the north of Porter-Boone Park to extend the park north to Caleb Street.
- Acquire land to the west of the existing park if it becomes available.

*Facilities and Land Acquisition:*

- Work with Marion County to ensure underground fuel storage tanks and any contaminated soils are removed prior to conversion of the site to public park use.
- Evaluate Marion County's buildings and determine if any can be used as an indoor recreation facility.
- Create a new home for the Saturday Market with a vendor set-up area.
- Develop a market square with small permanent buildings for artisan, vendor or community use.

*Vehicle Entry / Circulation / Access:*

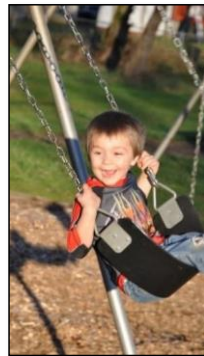
- Create a clearly defined main vehicle entrance into Porter-Boone Park.
- Improve parking area traffic circulation. There is no clear circulation pattern for cars coming into parking lot. If the Marion County shops property is acquired, redesign the parking lot to improve traffic circulation.
- Add a second entry/exit at the west end of the park to Mill Creek Road.

*Neighborhood and Pedestrian Connectivity Issues:*

- Develop a safe pedestrian crossing to Mill Creek Park.
- Extend a recreational trail to the adjacent neighborhood north of the park and connect it to sidewalks on Caleb Street.
- Add a seating area with benches near the 11<sup>th</sup> Street entry.
- Plant shade trees and add benches along the entry sidewalk from 11<sup>th</sup> Street.

*Playground and Equipment:*

- The playground gets hot in summers. Install a water-mister for use during the summer near the basketball courts/tennis court and for kids attending the summer rec programs.
- Horseshoe pits need to be moved to improve safety. They are too close to the large picnic shelter and ping pong tables.



*Flood Management:*

- A large portion of Porter-Boone Park is located in Mill Creek's 100-year flood hazard area.
- Any new park shelters, play equipment and fields must be designed to comply with flood plain development permit requirements, improve flood storage and minimize flood damage.
- For new enclosed structures, the lowest floor must be elevated at least one-foot above base flood elevation.
- Flood-proof any new utilities.

*Site Features:*

- Erosion on the banks of Mill Creek is getting worse. The City attributes the damage to increased park usage, the loss of vegetation, and periodic flooding of Mill Creek. Riparian restoration to plant native vegetation is recommended to prevent further erosion, improve water quality and reduce water temperatures. Add signage to inform park users of the need to preserve and maintain the riparian area.
- Storm water drainage flows from the MH Park through Porter-Boone Park to the west. This low, wet area includes some delineated wetland, which will restrict future uses and development within the park. The bark trail through the area is unusable during winter.

*Miscellaneous*

- Relocate the recreation program and Corn Festival storage boxes to avoid flooding.
- Add a garbage enclosure area.
- Sound system in park – replace speakers and sound system for community events.
- Add WI-FI service within the park.

## Proposed Porter-Boone Park Improvements

At the March 7, 2016 open houses, local residents reviewed two park design concepts and offered their comments and recommendations on the design options and proposed park improvements. Modifications were made to the plan for the March 29, 2016 open house to incorporate recommendations from both the public and Parks Advisory Committee. City officials have suggested additional revisions to the master plan in 2017. The Parks Advisory Committee has identified the following priority improvements for Porter-Boone Park:

### 1. Land Acquisition: Acquire Marion County Shops and Property North of Park

This plan recommends the City acquire two parcels to expand Porter-Boone Park.

- (1) Marion County Public Works shop property (1.67 acres): The Marion County public works shop property is a high priority land acquisition. City officials have notified Marion County of the City's strong interest, but no agreements have been reached.
- (2) Wetlands/Open Space north of the Park (2.00+/- acres): The second acquisition area is a portion of a 6.66-acre parcel north of the park. This property is located west of an apartment complex approved by the City in 2017. The developer has tentatively agreed to donate a portion of the 6.66-acre parcel to the City for expansion of Porter-Boone Park. It includes delineated wetlands that are appropriate for open space, storm-water detention and trail use, but not for new buildings or urban park activities. The acquisition will not be finalized until final plats are prepared and recorded for the new development. (Assessor's Map 082W25CA, Tax Lot 00600).
- (3) If the opportunity arises, the City may acquire property to the west of Porter-Boone Park north of Mill Creek. Acquisition of another 5 to 10-acres west of the existing park will increase the overall park size to 20+/- acres, which is closer to the size standard for a community park.

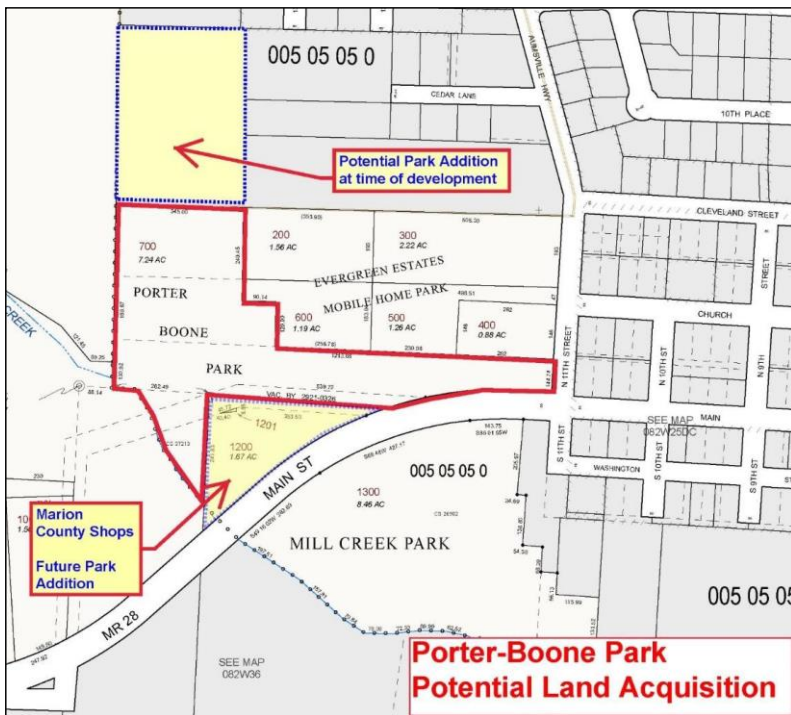
### 2. Redevelopment of the Marion County Public Works Shop Property

Acquisition of the Marion County public works shops property is necessary for the City to fully develop Porter-Boone Park as a community park. A thorough site analysis is needed, including a Level I environmental assessment and a remediation plan to remove the underground storage tank and any contaminated soils on the property. Once the property is under city ownership, the City will need to refine its plans to develop the park.

This plan recommends the City redevelop the site in phases, as funding becomes available. The Porter-Boone Park Master Plan includes several conceptual for redevelopment of the site including:

- (1) Expansion of the parking lot and traffic circulation.
- (2) Development of a 2<sup>nd</sup> entry/exit to Mill Creek Road.
- (3) Redevelopment of a public works building as an indoor recreational facility, if feasible.
- (4) New activity field
- (5) New family/small group picnic shelter
- (6) New landscaping buffers and walkways to connect to the existing park.

Map PB-1  
**Potential Porter-Boone Park  
 Land Acquisition**



### 3. Entry and Parking Lot Improvements

Creating a safe vehicle entrance from Mill Creek Road into the park is a high priority. Mill Creek Road curves away from the park, with the street at a higher elevation than the park site. Westbound cars enter the park at high speed and pose a safety hazard to other vehicles, pedestrians and cyclists. The Porter-Boone Master Plan shows a reconfiguration of the traffic circulation with a redesigned east entrance and a new second entrance through the County shops property. A pedestrian drop-off and pickup area is proposed near the east entrance to the park. A 20+ car parking lot expansion is proposed south of the existing parking lot at the east end of the County shops property. A traffic engineering consultant will need to work with Marion County officials to review the traffic circulation pattern for vehicles and pedestrians and prepare a final traffic flow plan for the site and design the new entrances to the park.

#### 4. Recreational Trail, Pedestrian and Bicycle Access to the Porter-Boone Park

Pedestrian and bike access to the park can be made safer and more convenient. Several improvements are shown on the Porter-Boone Park Master Plan map.

a. 11<sup>th</sup> Street & Main Street Intersection – Pedestrian Crossing

Pedestrians, skate boarders, and cyclists coming from Aumsville’s downtown and residential areas to the north must cross the 11<sup>th</sup> St./Main St. intersection in order to enter Porter-Boone Park. The speed limit inside the City of Aumsville along Main Street is 30 mph and traffic speeds of cars entering the City from the west slow dramatically. Creation of a safer at-grade crosswalk at this intersection would benefit park users and provide a visual cue to drivers that they have entered a more developed urban center.

The Aumsville Transportation System Plan (2011) recommends safety improvements. Recommendations include a new sidewalk going north on the west side of 11<sup>th</sup> Street and an improved east-west pedestrian crosswalk at the 11<sup>th</sup> Street/Main Street intersection.

b. Entry Walk Realignment – 11<sup>th</sup>/Main Street intersection into the Park

The entry sidewalk to the park from the 11<sup>th</sup> St./Main St. intersection is realigned. A new seating area is added. Benches are added along the pathway and a new vehicle drop-off area is proposed at the main driveway entrance.

c. Recreational Trail Extension to the North

After the City acquires land north of Porter-Boone Park, a recreational trail extension is proposed to connect the existing bark trail within the park north to an outlet on Caleb Street. This will provide a safe access for residents and children in the residential neighborhood and the 175-unit apartment complex west of 11<sup>th</sup> Street.

d. Pedestrian connection to Mill Creek Park (south)

Mill Creek Road is a county arterial street with high speed traffic (55 MPH) west of 11<sup>th</sup> Street from Aumsville to Turner. Adding traffic calming measures and creating a safe pedestrian crossing near the two parks are desired by the City. Three options are available:

- Realign driveways and provide an at-grade pedestrian crosswalk.
- Improve the at-grade pedestrian crossing at 11<sup>th</sup> and Main.
- Bridge overpass providing a recreational trail connection between the two parks.

#### 5. Porter–Boone Park Site and Facility Improvements

The following site improvements are recommended to address safety issues, drainage problems and to restore erosion damage along Mill Creek.

- a. Mill Creek riparian area restoration. Bank restoration and replanting native vegetation is recommended to halt the erosion damage on the north side of Mill Creek. The plan includes the construction of a walkway from the main activity shelter to Mill Creek.
- b. Wetlands and Drainage improvements in the center of the park.
- c. Provide a landscaping buffer along the entire length of Mill Creek Rd. from 11<sup>th</sup> Street to Mill Creek.

Other facility improvements will be needed as the City grows and user demands on Porter-Boone Park increase.

- d. Develop an event access point with property owners to the northeast of the park.
- e. Add two or more small picnic shelters.
- f. Develop a tot-lot play area for pre-school children with a natural play area.
- g. Develop a soccer / multi-purpose field area in the north end of the park.
- h. Add a grass activity area on the Marion County shops site.



## Porter-Boone Park Master Plan

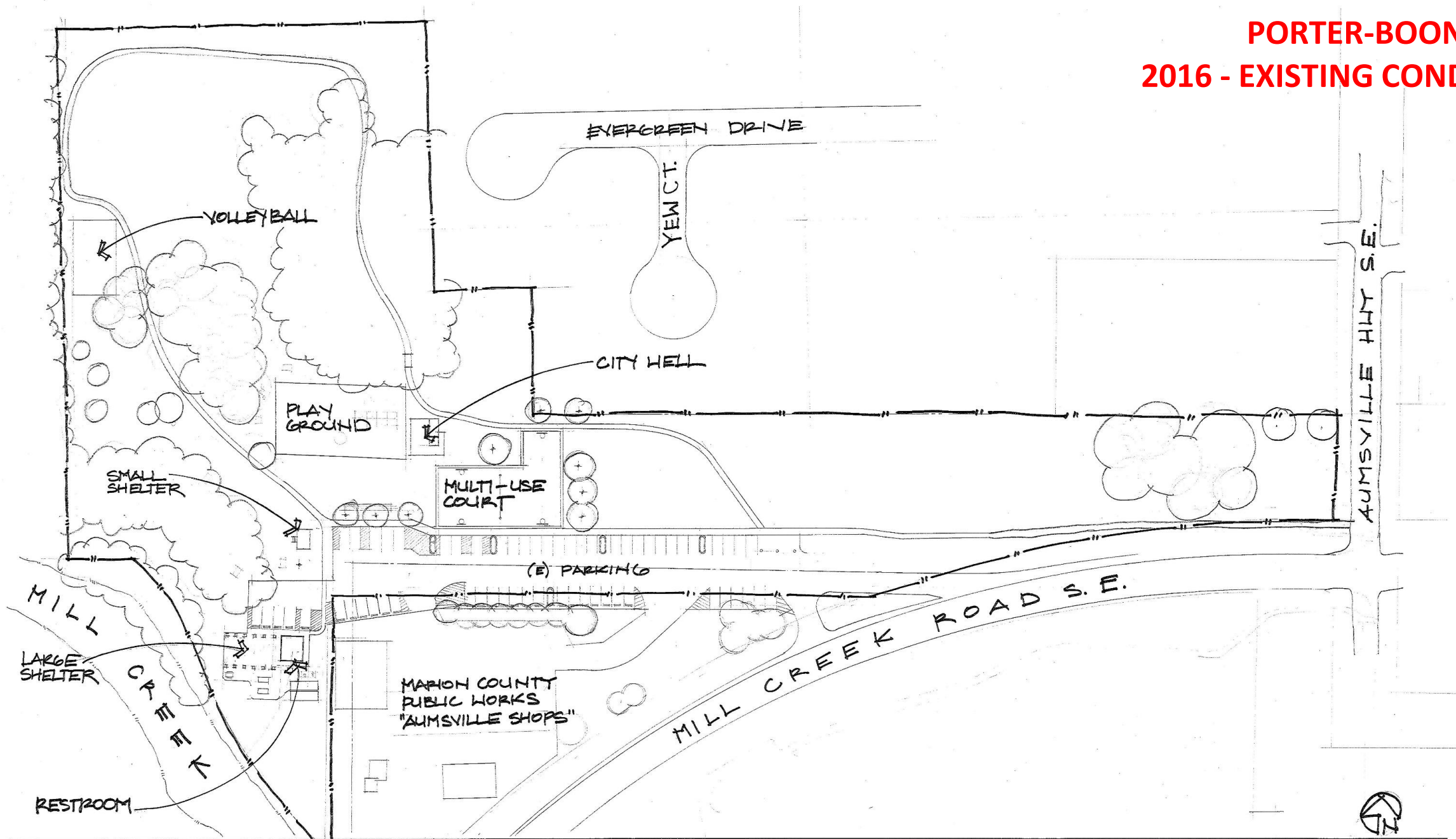
Porter-Boone Park is the City's primary community park. It will remain as the centerpiece of Aumsville's park system for the 20-year planning period from 2017-2035. Recreation facilities are geared to serve families, children and youth. The parks shelters, stage and picnic groups will continue to be heavily used by small and large groups. Porter-Boone Park will be the site of community festivals, music performances and recreation activities. The Parks Advisory Committee recommends the following priority improvements to Porter-Boone Park.


Table PB-1  
**Porter-Boone Park**  
**Priority Improvements<sup>1</sup>**

|      | Recommended Porter-Boone Park Improvements           | Description  |
|------|--|--|
| PB-1 | Land Acquisition: Marion County Shops Facility       | Acquire 1.67-acre Marion County Shops Facility to expand the park. Map 082W25CA, TL 01200.   |
| PB-2 | Land Acquisition: North of Park                      | Acquire 2.00+/- acre site at time of development to expand the park to the north with access to Caleb Street. Map 082W25CA, TL 00600.  |
| PB-3 | Marion County PW Shops Site Redevelopment (Phase 1)  | Complete environmental assessment and remediation (if needed). Remove unneeded buildings and facilities. Phase 1 expansion of the parking lot to add event parking and improve internal traffic circulation. Site improvements to add lawn area, fencing along Mill Creek Road and sidewalks to connect this area to existing park facilities. |
| PB-4 | Mill Creek Access and Riparian Area Restoration      | Provide an access walk from the main activity shelter to Mill Creek. Repair and protect Mill Creek from further erosion and restore riparian vegetation on the north bank of the creek.  |
| PB-5 | Recreational Trail to North                          | Extend the recreational trail north to Caleb Street.   |
| PB-6 | Marion County PW Shops Site Redevelopment (Phase 2)  | Complete a feasibility assessment for potential uses of the large shop building as an indoor recreational facility, Saturday Market or for other community uses. Identify priority uses and develop a funding proposal. Remodel and repurpose the building and develop an adjacent activity field.   |
| PB-7 | Porter-Boone Park Entrance Realignment               | Realign the Porter-Boone Park entry from Mill Creek Road to improve safety. Modify sidewalks, add landscaping and a drop off area.   |
| PB-8 | Activity Shelters                                    | Construct one or two small picnic shelters for family/small group use.   |
| PB-9 | Marion County PW Shops Sites Redevelopment (Phase 3) | Install a new entry/exit to Mill Creek Road including a new pedestrian crossing. Complete landscaping and site improvements.   |

<sup>1</sup> Detailed cost estimates for all Porter-Boone Park improvements are included in Exhibit "A".

**PORTER-BOONE PARK**  
**2016 - EXISTING CONDITIONS**  
 Map PB-2



|   |  |   |                   |   |
|---|--|---|-------------------|---|
|  <p>Quatrefoil Inc.<br/>       Design - Landscape Architecture - Space Planning<br/>       4000 NE 24th Ave, Portland, Oregon 97211<br/>       Tel: (503) 487-5999 Fax: (503) 487-5460</p> | <p><b>CITY OF AUMSVILLE</b><br/> <b>PARK MASTER PLAN</b><br/>       Aumsville Oregon</p> | <p><b>PORTER-BOONE</b><br/> <b>PARK</b></p> | <p>REVISIONS:</p> | <p>DATE:<br/>2.23.2016<br/>       SCALE:<br/>1"=40'-0"<br/>       SHEET:<br/>MP.2</p> |
|---|--|---|-------------------|---|

**PORTER-BOONE PARK  
MASTER PLAN**  
Map PB-3



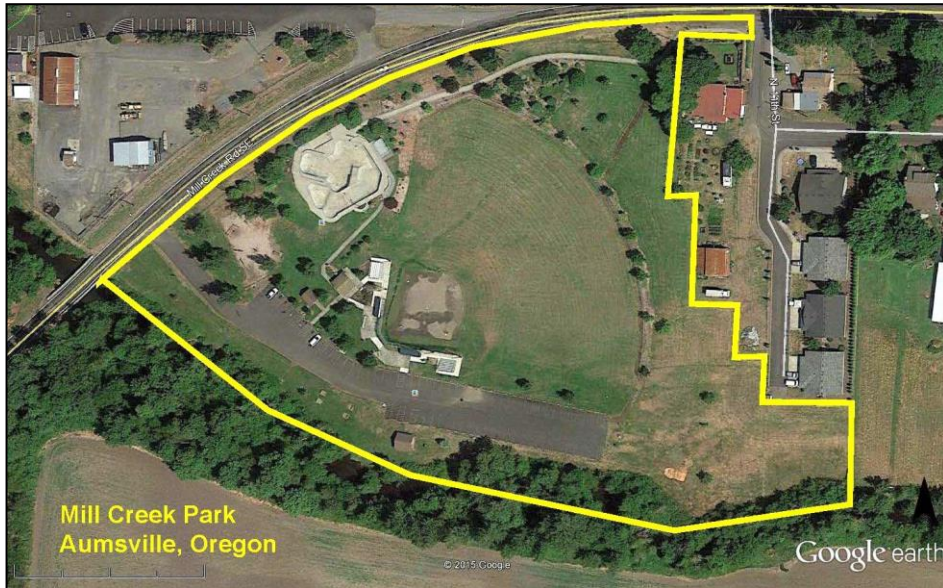
**CITY OF AUMSVILLE  
PARK MASTER PLAN**  
Aumsville Oregon

Porter Boone Park



|            |                     |
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| REVISIONS: | DATE:<br>3/28/2016  |
|            | SCALE:<br>1"=40'-0" |
|            | SHEET:<br>MP2       |

## 5.3 Mill Creek Community Park



### Mill Creek Park Description

Mill Creek Park is an 8.46-acre community park located at 1110 Main Street at the southwest corner of Aumsville. It is a flat triangular parcel bordered on the south and west by tree-lined Mill Creek, on the north by Mill Creek Road and on the east by a small residential neighborhood on South 11<sup>th</sup> Street. The north side of the park has 850 feet of curving frontage on Mill Creek Road that extends from Mill Creek on the west to the 11<sup>th</sup> Street and Main Street intersection at the east edge of the park. Mill Creek park is directly across Mill Creek Road from Porter-Boone Park. In combination, these two parks create a 15.70-acre community park complex for citizens of Aumsville and the surrounding area.

The Mill Creek park site was donated to the City by Arlen E. Adamson in 1982. A master plan for the park was developed in 1983 by JMS Engineering with a baseball/softball field, parking area and picnic area along Mill Creek as the major features. The *1996 Aumsville Parks Master Plan* recommended the City complete the ball field and parking lot projects, enhance picnic facilities, install new play equipment, add a pedestrian connection from Mill Creek Park to Porter-Boone Park, and provide for a recreational trail from Mill Creek Park east to W. Stayton Road/8<sup>th</sup> Street.

In 2000, the City identified an opportunity to develop a community skate park with assistance from the Oregon National Guard. A grant from the Oregon State Parks Department was obtained and the Brian Haney Skate Park and restroom facilities were completed in 2001.

Since 2001, the City has continued to make improvements to the park. The City has paved the parking area, installed new play equipment, added dugouts and bleachers at the baseball field, constructed a picnic shelter, installed concrete picnic tables near the restroom and behind home plate of the baseball field, planted trees and added landscaping throughout the park. The City also worked with the Marion Soil and Water Conservation District on a native plant restoration project along Mill Creek, including interpretive signs about native plants. Site amenities to serve daily park users have been added. Trash receptacles, horseshoe pits, BBQ stands, picnic tables, dog litter bags and a bark chip walking path have been installed by city public works staff.

As Mill Creek Park has developed from 1982 to 2016, four activity zones have been created:

**(1) Brian Haney Skate Park**

Aumsville’s community skate park at the north edge of the park is a 10,000-square foot bowl-type skate park that is a Mecca for local youth and young adults. Due to its size and features, this skate facility attracts skaters from throughout the region. The Brian Haney Skate Park has hosted many skateboard competitions. The adjacent restrooms and a small tot lot playground serve skate park users, friends and families.



**(2) Picnic facilities:**

The City has developed two small group picnic shelters within Mill Creek Park. They provide day-use picnic facilities for park users along the grassy area south of the parking area within 50 feet of Mill Creek and near the restrooms and behind home plate of the baseball field. These picnic facilities are well-used by local residents and out-of-area visitors to the park.



**(3) Baseball/Softball Field:**

The City has developed an adult softball/youth baseball field in the center of Mill Creek Park. The field is equipped with dugouts with concrete floors, a high backstop, sideline safety fencing, a 6’ high outfield fence and aluminum bleachers along the 1<sup>st</sup> and 3<sup>rd</sup> base lines. The ball field is used by the Cascade area youth sports programs for practices

and for some adult recreation games. The infield is not regularly maintained as a competition quality playing field. City staff believe the field is underutilized because of the existence of the nearby sports field complex at the Cascade School



District southwest of the city. The Cascade School District's sports field complex attracts softball and baseball teams because the multiple fields are well-maintained and are readily available for practices and tournaments.

#### **(4) Playground**

Mill Creek Park has a small tot-lot playground near the Mill Creek Road entry to the parking lot and close to the skate park and restrooms. The play structure and play equipment are designed for pre-school and early elementary aged children, ages 3 to 10. Slides, swings and climbing toys provide a variety of options for young children to work off excess energy. Although the play area is conveniently located near restrooms and picnic tables, its placement near the parking lot main entry and a busy Mill Creek Road raises some safety concerns. Close supervision of young children is needed at this location.



## 2016 Mill Creek Park Facilities Inventory

### Buildings & Facilities

Brian Haney Skate Park  
Restrooms  
Adult Baseball / Softball field

### Picnic Facilities

Small Group Picnic Shelters (2)  
Picnic Tables (5)  
BBQ Grills (3)  
Fire pit near Mill Creek shelter  
Trash receptacles

### Utilities

Electrical Panels & Pedestals  
Parking Lot Lighting  
Parking Lot Security Cameras  
Irrigation System

### Playground Equipment

Play Structure (Ages 3-10)  
Swings 3-belt  
Swings 1-baby  
Tire swing  
Climbing chain net (8' tall)  
Balance bar  
Climbing/balance stairs

### Circulation & Parking

Main parking lot  
72 standard parking spaces  
6 handicapped accessible parking spaces  
Pedestrian sidewalk from 10<sup>th</sup> Street into Park  
Bark chip trail from entry sidewalk to parking lot  
along outfield fence

### Miscellaneous

Welcome Entry Sign  
Mill Creek Park Sign—Adamson Donation 1982



## Community Observations and Public Open House Input

The project consultants toured Mill Creek Park with city public work staff in January 2016. The Parks Advisory Committee also met with the consultants to discuss needs, constraints and potential future uses of Mill Creek Park. The City solicited public comments at two open houses in March 2016.

### General Observations on Park Usage:

Mill Creek Park was designed to serve a broad spectrum of recreation uses and meet the needs of park users of all ages. It serves as both a neighborhood park and a special use park due to the existence of the Brian Haney Skate Park. The skate park attracts youth, young adults and families. Skaters utilize the skate park facilities while young children and parents use the adjacent tot lot playground area and/or covered picnic facilities.

The large parking lot, restrooms and grass/open space area make Mill Creek Park a popular venue for community activities and special events. The park hosts Aumsville's annual Easter Egg Hunt, a Fire Department flea market/community garage sale, car shows and is a popular rest stop for bicycle tours.

Day use activities are limited. The playground area is small and designed for pre-school and children up to age 10. The sidewalk along the north edge of the site and the perimeter bark chip trail serve as a popular location for residents to walk their dogs at any time during the year. Warm weather attracts families and small groups to the picnic

facilities and shelters. During hot summer days the shaded banks of Mill Creek attract children and teens who wade into the cool waters of Mill Creek.

**Issues / Needs / Desires:**

The city staff, Parks Advisory Committee members and citizens identified several opportunities for Mill Creek park improvements.

*Facilities:*

- Expand the skate park by adding street skating elements.
- Develop a BMX bike area in the east side of the park.
- Provide a fenced dog park area.

*Playground and Equipment:*

- The play area is close to the entry driveway. There is no security fencing to prevent children from darting into traffic. Add fencing or relocate the play area.
- The play area is adjacent to the skate park. Parents can easily supervise children in both areas.
- Young parents shy away from using “tot lot” play area due to conflicts with skaters. The age and language used by youth/young adult skaters can feel threatening to young children.
- Additional play equipment is desired.
- Add a climbing wall in one of the city parks – not site specific.

*Site Features:*

- Land acquisition to expand park east to South 11<sup>th</sup> Street.
- Pathway from parking lot is not looped or connected to sidewalk along Mill Creek Rd. Develop a paved loop trail around the edge of the park.
- Mill Creek. The creek is only partially accessible to park users. There are 2 or 3 points where kids get access to creek. There was a request for a kiddies’ wading area.
- The riparian area along Mill Creek needs to be managed and restored with native vegetation to help reduce erosion, improve water quality and reduce water temperatures.
- All new facilities must comply with flood plain development requirements.

*Neighborhood and Connectivity Issues:*

- Neighbors to the east want some separation from park use.
- Provide a pedestrian connection across Mill Creek Road at the west end of the park to connect to Porter-Boone Park.
- Provide a pedestrian bridge over Mill Creek in the southeast corner of Mill Creek Park and extend a recreational trail to the east.

*Flood Management:*

- A large portion of the park is located in the Mill Creek’s 100-year flood hazard area.
- For all enclosed structures, the lowest floor must be elevated at least one-foot above base flood elevation.
- Open park shelters, play equipment and fields must be designed to minimize flood damage.
- New utilities should be flood-proofed.

*Miscellaneous:*

- Relocate “Mill Creek Park” sign to the main entry
- Plant trees as backdrop beyond outfield fence.
- The grass area along the entry drive and parking lot adjacent to Mill Creek is not attractive or well-maintained. The City can improve the appearance by removal of noxious vegetation and invasive plants and by improving maintenance of the lawn area.



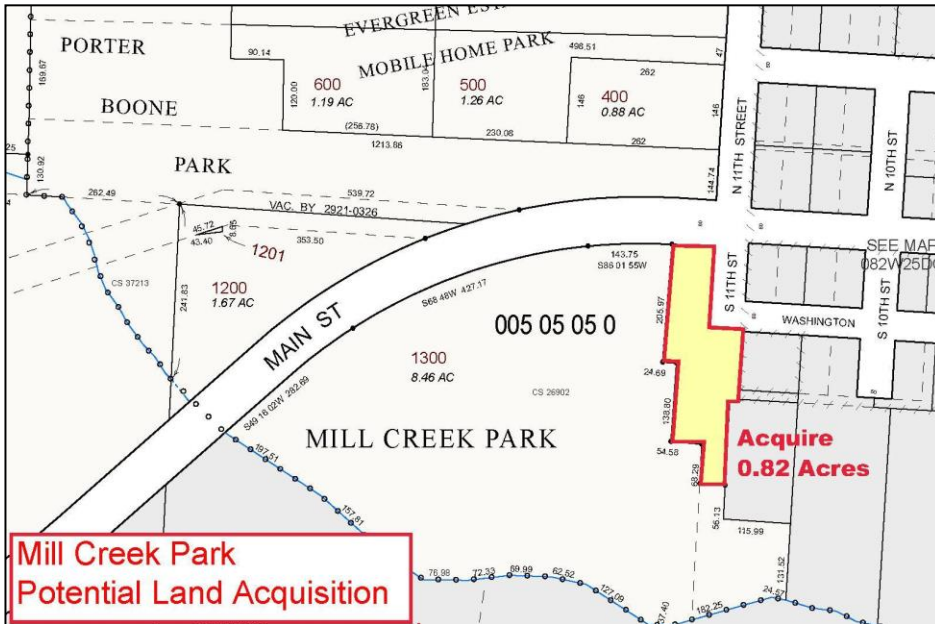
## Proposed Mill Creek Park Improvements

At the March 7, 2016 open houses, local residents reviewed two park design concepts and offered their comments and recommendations on the design options and proposed park improvements. Modifications were made to the plan for the March 29, 2016 open house to incorporate recommendations from both the public and Parks Advisory Committee. The Parks Advisory Committee has identified the following priority improvements for Mill Creek Park:

### 1. Land Acquisition: Acquire 0.82 acres west of S. 11<sup>th</sup> Street

This plan recommends the park be expanded by acquiring an 0.82-acre parcel at 1106 Main St, (Assessor's Map 082W25DC, Tax Lot 07600). The property has a residence and large yard. The parcel is located on the west side of SE 11<sup>th</sup> Street and abuts the park. Acquisition of this property will enable the City to expand the park, provide adequate space for a BMX area, improve visibility into the park, provide better vehicle and pedestrian access to the east side of the park and provide an opportunity to loop recreational trails.

Map Mill Creek-1  
Potential Mill Creek Park  
Land Acquisition



## 2. Recreation Trails, Pedestrian and Bicycle Paths

Pedestrian and non-vehicular access to Mill Creek Park is a high priority. Although the site has excellent pedestrian access to Main Street at the northeast corner of the park, there are several impediments that currently prevent easy access to Mill Creek Park from Porter-Boone Park on the north, to residential areas north of Main Street and to a future recreational trail to the southeast along Mill Creek.

### a. Loop the Pedestrian / Recreational Trail within Mill Creek Park

Mill Creek Park includes a concrete sidewalk along the north edge of the park. This sidewalk should be looped through the east end of the park to serve new park facilities, to connect to the parking lot and provide direct access to a future recreational trail along Mill Creek.

### b. Recreational Trail (southeast along Mill Creek)

The prior parks master plan recommended the creation of a loop recreational trail at the south edge of the Aumsville UGB. In the mid-2000's the City of Aumsville acquired a 75.47-acre tract of land on the south side of Mill Creek east of W. Stayton Rd. for use as an irrigation site for treated wastewater effluent. There is potential to create a recreational trail along Mill Creek to connect Porter-Boone/Mill Creek Parks to a future recreational trail adjacent to the railroad right-of-way and to the Aumsville Ponds south of the city.

Map Mill Creek-2  
Proposed Recreational Trails  
South portion of Aumsville UGB



If the City acquires a 60' to 100' wide parcel or easement along the either the north or south side of Mill Creek from the east end of Mill Creek Park to West Stayton Rd, the City can preserve a riparian corridor along Mill Creek and develop a safe, accessible hard-surfaced recreational trail.

c. *Pedestrian connection to Porter-Boone Park (north)*

Mill Creek Road is a county arterial street with high speed traffic (55 MPH) west of Mill Creek from Aumsville to Turner. Adding traffic calming measures and creating a safe pedestrian crossing near the two parks are desired by the City. Three options are available:

- Realign driveways and provide an at-grade pedestrian crosswalk.
- Improve the at-grade pedestrian crossing at 11<sup>th</sup> and Main.
- Bridge overpass providing a recreational trail connection between the two parks.

Acquisition of the Marion County public works shops facility will need to occur before a pedestrian crossing is designed and constructed.

d. *Main Street/11th Street Pedestrian Crossing (north east)*

Mill Creek Road becomes Main Street at the intersection 11<sup>th</sup> Street/Aumsville Highway and the west end of Aumsville's downtown area. The speed limit inside the City of Aumsville along Main Street is 30 mph and traffic speeds of cars entering the City from the west slow dramatically. Residents who walk, bike or ride skateboards to Mill Creek Park typically cross Main Street at or near the 11<sup>th</sup> Street/Aumsville Highway intersection. Creation of a safe at-grade crosswalk at this intersection would benefit park users and provide a visual cue to drivers that they have entered a more developed urban center.

### 3. Youth Recreation Facilities -- Skate Park Expansion and BMX Bike Track

A small active group of youth and their parents have requested the City improve the current skate park facility by adding street-skating design features and by adding a new BMX bike track area.

a. *Skate Park Expansion – Street Skate Features*

Skate park enthusiasts suggest the addition of street-type skate facilities will enhance the skate park area by making it more attractive to users of all ages and skill levels. Street-skate features entice new skaters and younger skaters.

Street-skate features are designed to mimic the type of structures found in an urban environment. Street plazas are characterized by ledges, stairs, and railing. "Modern street plazas strive to create a space that does not resemble a "traditional" skate park by incorporating structural and cosmetic enhancements such as dyed concrete, atypical textures (imprint stamps) or materials (brick or natural stone), as well as integrating small green spaces into the skate space. As most skateboarders today identify as street skaters, modern parks employ street elements in their designs."<sup>1</sup>

If added, street-skate elements should be adjacent to the existing bowl area to make it easy for skaters to move from one facility to the other.

b. *BMX Bike Track*

Bicycle Motocross is a popular sport for pre-teens and teens. Because of the existence of the Brian Haney memorial skate park, Mill Creek Park attracts youth who ride their BMX bikes to the park. The Parks Advisory Committee strongly recommends the City develop a BMX track at the east end of Mill Creek Park. The Mill Creek Master Plan shows the addition of a BMX track area at the northeast corner of the site. An alternate site is the southeast corner of the park at the end of the parking lot.

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<sup>1</sup> [www.skatepark.org](http://www.skatepark.org) Article entitled "Types of Skateparks" by Peter Whitley, November 2010. Design criteria and descriptions of different types of skate park facilities.

A ½ acre to 1-acre area is needed to develop a BMX facility. A sanctioned BMX track is 900-1200 feet long (300 to 400-meter track) and includes a starting area, 3 banked turns, straight-away and finish area, with berms and jumps incorporated into the course design.<sup>2</sup> The Parks Advisory Committee anticipates a BMX facility at Mill Creek Park will not be a sanctioned facility, but will be a smaller dirt track area geared to recreational use.

The City is encouraged to consider site location criteria when designing the BMX track and the skate park expansion. The City of Seattle has developed siting criteria for different sizes and types of skate park facilities, which are also relevant for BMX track siting. The siting considerations of particular importance for Mill Creek Park are (1) proximity to the existing skate park and restrooms, (2) sidewalk connections to the parking area, (3) visibility for passive observation by parents, park users and law enforcement, (4) ease of developing the site, and (5) potential noise and other negative impacts on neighbors.

### Criteria for Development of Skate Park Facilities

- Are compatible with existing uses (example: near an active area of the park), consider adjacent private uses, and ensure adjacent landscaping/surfaces are compatible with safe skate surfaces.
- Limit off-site impacts to residential communities as consistent with city code, i.e. noise and lighting
- Allow for clear, passive observation by parents, emergency services, police and the public
- Have good foot, bike and vehicular access
- Are easily developable and have minimal construction impediments
- Allow for the creation of a safe and secure environment; providing for separation from vehicular traffic, vehicular and pedestrian access, and ease of routine maintenance
- Are located in a highly visible area with moderate to high pedestrian traffic, in an existing or new multi-purpose park, or in close proximity to other public facilities
- Can be integrated into a larger park space that provides other park amenities
- Consider sun and shade and protection from rain and wind
- Include a space for appropriate community viewing
- Consider the environment for the well-being of skateboarders, including noise and air quality.

City of Seattle, Washington  
Parks and Recreation Department  
Citywide Skate Park Plan, January 2007

#### 4. Playground Enhancements for Children and Youth

The existing tot lot (ages pre-school to age 10) playground in Mill Creek Park is located near the park entrance. If a street skating area is added to the west of the Brian Haney skate bowl, then the playground must be relocated. The Parks Advisory Committee considered several options to relocate the playground:

Site 1: Retain at the existing location. Modify design to fit in with a street-skating area.

Site 2: Relocate across the entry drive at the NW corner of the park. This location is close to the skate park, restrooms and parking.

<sup>2</sup> UCI Union Cycliste International, BMX Track Design guide.

Site 3: Relocate to the east end of the park. If this is done, the addition of a picnic shelter and add a small unisex bathroom between the playground and the BMX area.

The Mill Creek Master Plan shows new playgrounds at Site 2 and Site 3. The plan illustrates both options because they are viable alternatives. A final selection can be made when the City expands the skate park facility.

### Mill Creek Park Master Plan

Mill Creek Park will continue to be used as a community park, with recreation facilities geared to serve families, youth and young adults. The Parks Advisory Committee recommends the following priority improvements to Mill Creek Park.

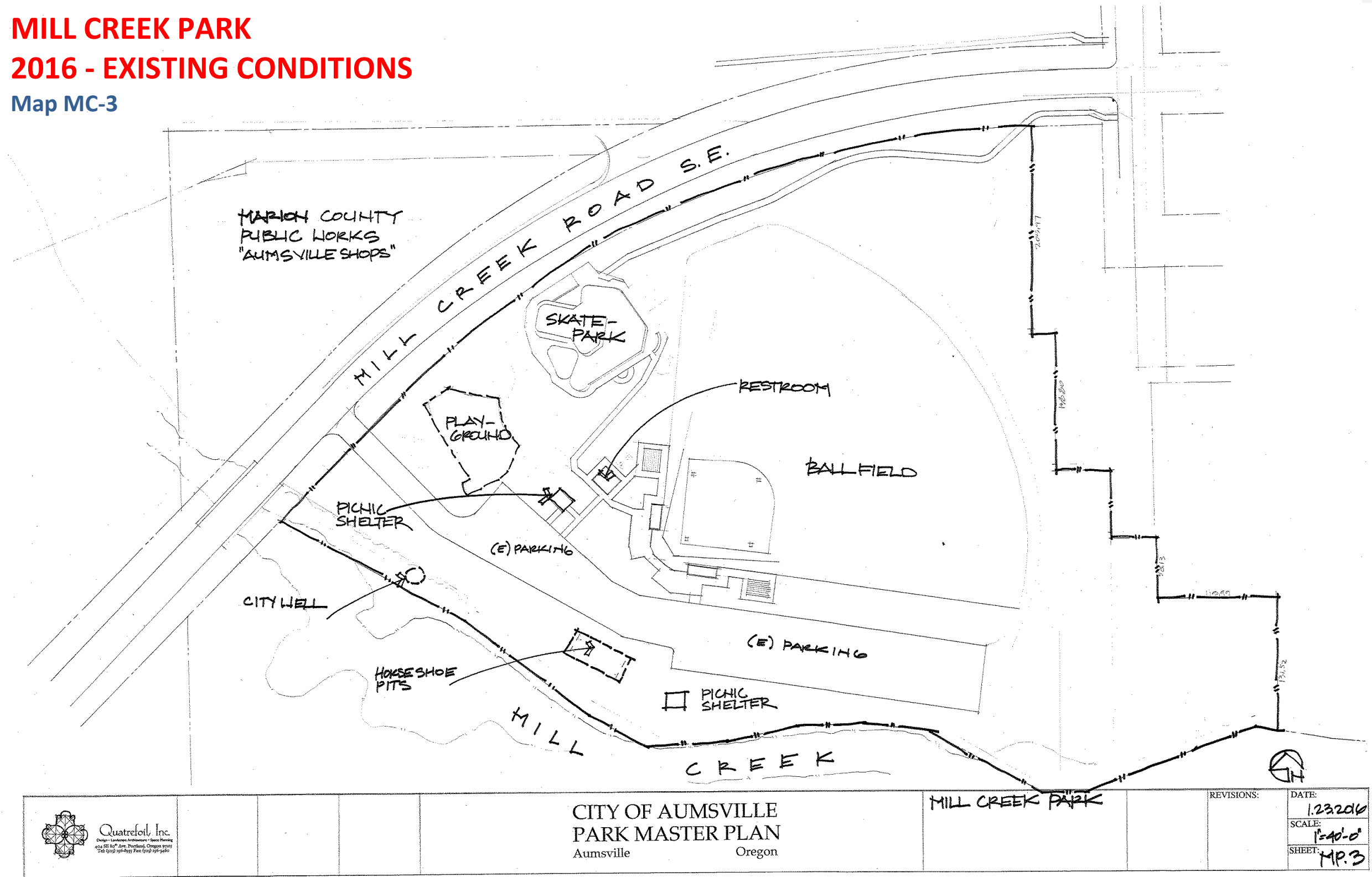
Table MC-1  
**Mill Creek Park  
 Priority Improvements<sup>3</sup>**


|      | Recommended Mill Creek Park Improvements               | Description   |
|------|--|---|
| MC-1 | BMX Track  | Develop a dirt BMX track at the east end of Mill Creek Park   |
| MC-2 | Mill Creek Park Expansion                              | Acquire 0.82 acres @ 1106 Main St. to expand the park east to SE 11 <sup>th</sup> Street. Map 082W25DC, TL 07600.   |
| MC-3 | Brian Haney Skate Park Expansion                       | Expand the existing skate park by adding street skate features to the west of the existing Brian Haney skate park bowl.   |
| MC-4 | Relocate Playground                                    | Relocate and expand the playground after the street skating features are added to the skate park.   |
| MC-5 | Recreational Trail to W. Stayton Rd.                   | Acquire 1.0+ acres or a recreational trail easement and develop a new recreational trail on either the north or south side of Mill Creek from Mill Creek Park to W. Stayton Rd. Map 082W36. |
| MC-6 | Recreational trail improvements within Mill Creek Park | Complete a loop recreational trail around the park.   |
| MC-7 | Mill Creek Road Entry realignment                      | Realign Mill Creek Road entry driveway and add a pedestrian crossing to Porter Boone Park.  |

<sup>3</sup> Detailed cost estimates for all Mill Creek Park improvements are included in Exhibit “A”.

# MILL CREEK PARK 2016 - EXISTING CONDITIONS

Map MC-3



|   |  |  |                        |  |            |       |
|---|--|--|------------------------|--|------------|-------|
|  <p>Quatrefort, Inc.<br/>Design - Landscape Architecture - Urban Planning<br/>4000 SE 14th Ave. Portland, Oregon 97202<br/>Tel: (503) 354-8999 Fax: (503) 354-8480</p> | <p>CITY OF AUMSVILLE<br/>PARK MASTER PLAN<br/>Aumsville Oregon</p> |  | <p>MILL CREEK PARK</p> |  | REVISIONS: | DATE: |
|   |  |  |                        |  |            |       |
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|   |  |  |                        |  |            |       |
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# MILL CREEK PARK MASTER PLAN

Map MC-4



|  |   |  |  |                   |               |
|--|---|--|--|-------------------|---------------|
|  <p>Quatrefoil, Inc.<br/>Landscape Architecture • Urban Planning<br/>400 SW 4th Ave, Portland, Oregon 97204<br/>Tel: (503) 946-8933 Fax: (503) 946-9410</p> | <p><b>CITY OF AUMSVILLE</b><br/><b>PARK MASTER PLAN</b><br/>Aumville Oregon</p> |  | <p>Mill Creek Park</p>  | <p>REVISIONS:</p> | <p>DATE:</p>  |
|  |   |  |  |                   | <p>SCALE:</p> |
|  |   |  |  |                   | <p>SHEET:</p> |
|  |   |  |  |                   | <p>MP3</p>    |

## 5.4 Wildwood Neighborhood Park



### Wildwood Park Description

Wildwood Park is Aumsville's only neighborhood park. The park is in the center of a residential neighborhood and is easily accessible by foot, bike or car. The playground, shaded picnic area and open lawn attract young children, families and pre-teens from the surrounding residential area. Originally developed in the 1980's, when the original park playground equipment was installed, Wildwood Park is well-used by nearby residents as a day-use playground and picnic area.

The 0.92-acre park is located in the 600-700 blocks of N. Fifth Street, with almost 400' of frontage along the street. The north half of Wildwood Park (0.58 acres) was donated to the City in 1973 as part of the development of the Wildwood Addition Subdivision. In 2013, the City of Aumsville purchased the two vacant lots<sup>1</sup> just south of the developed park area to provide for park expansion. The rear fence line of the park abuts the yards of adjacent single-family homes.

In 2014, the Wildwood Splash Park area was completed and park use rose dramatically. Fountains, bubblers and spray water



<sup>1</sup> Lots 3 & 4 in the Flatfield Addition were acquired by the City of Aumsville in August, 2013.



features in the splash park attract users from throughout the City and the surrounding area. During the hottest summer weather Wildwood Park is packed with 100+ park users at any one time.

During the winter and on cool spring and fall days the park returns to its role as a neighborhood playground and picnic area. The City reports that Wildwood Park is the “go to” place for family gatherings, birthday parties and play dates. Wildwood Park has three kid-oriented activity zones packed into a small space.

### **(1) Wildwood Playground**

The playground is located south of the main entry. It is designed for pre-school and early elementary aged children. The large play structure has four slides, climbing chains, walkways and platforms. A large swing set with 4 belt swings and 2 baby swings, a tire swing and a small jungle gym provide kids an opportunity for more physical activities.

The playground provides a safe haven for neighborhood children. A chain link fence prevents children from running into the street or into adjacent properties. Parents can easily watch their children on the playground and the splash park from nearby benches and picnic tables. Even prior to the development of the splash park Wildwood Park’s playground was heavily used. For many years, the City has provided portable toilets for park users during summer months.



### **(2) Harold White Commemorative Splash Park**

The splash park includes water play fountains, sprays, jets and dumping buckets. It is surrounded by a concrete plaza. Four concrete benches provide an area for sun tanning or adult supervision. Nearby picnic tables and benches provide spots for families to keep food, beach towels and personal items. The splash park is a hit with the community.

Splash park users stay in Wildwood Park for one to three hours at a time. Parents bring blankets and picnic supplies. Heavy usage and the long duration of user visits to the park, have reinforced the City’s conclusion that there is a need for a permanent restroom/changing facility. Park patrons have also expressed a desire for more shade to protect users of the splash park from the hot summer sun and keep concrete areas from becoming too hot.



### **(3) Picnic facilities**

Three picnic tables and grill areas are found in Wildwood Park. They are in the grassy area north of the entry path, north of the splash park and next to the playground. They are well-used by local residents and out-of-area visitors to the park.



## 2016 Wildwood Park Facilities Inventory

### Buildings & Facilities

- Wildwood Splash Park
- Portable restrooms (summer)

### Picnic Facilities

- Picnic Tables (3)
- BBQ Grill
- Trash receptacles

### Utilities

- Electrical Pedestals & Panels
- Irrigation System
- Security Cameras

### Playground Equipment

- Play Structure (Ages 3-10)
- Swings 4-belt
- Swings 2-baby
- Tire swing
- Climbing jungle gym



### Sidewalks & Parking

- On-street parking is available on 5<sup>th</sup> Street
- No off-street parking area
- Sidewalk along 5<sup>th</sup> Street

### Miscellaneous

- Wildwood Park Entry Sign
- Wildwood Splash Park Sign
- Bike rack
- Drinking Fountain

## Community Observations and Public Open House Input

The project consultants toured Wildwood Park with city public work staff during winter, spring and summer days to evaluate the public use of the park during each season and weather condition. The Parks Advisory Committee met with the consultants to discuss needs, constraints and potential future uses of Wildwood Park. The City solicited public comments at an open house in March 2016.

### General Observations on Park Usage:

Wildwood Park is a small neighborhood park. The splash park, playground and picnic area are packed tightly together and there is very little open lawn area in the developed area of the park. During most months of the year Wildwood Park's primary function is as a limited day-use playground, picnic site and play area for nearby residents. The playground area is an appropriate size for a neighborhood park. In 2016, the 0.34 acres south of the existing park is an undeveloped lawn area and has not been integrated with the remainder of the park.

Wildwood Park is also a special use park due to the existence of the Wildwood Splash Park. The splash park attracts large numbers of children, youth and families on hot summer days. Families stay at the park for long time periods of time in order to allow kids to play in the water features and at the playground. This places extra demands on this small park and requires the City to strongly consider the addition of a restroom/changing room. building, additional play equipment and

off-street parking. After two summers of operation, the City has not received major complaints about on-street parking from nearby residents, except on the hottest summer days when cars line both sides of 5<sup>th</sup> Street.

**Issues / Needs / Desires:**

The city staff, Parks Advisory Committee members and citizens identified several issues to be considered while developing long-term plans for Wildwood park improvements.

*Facilities:*

- Add permanent restrooms and a changing room for splash park and playground users.
- Develop an off-street parking lot.
- Add a small picnic shelter.

*Playground and Equipment:*

- Replace and upgrade playground equipment at the end of its useful life.
- Replace the monkey bars with a new climbing structure.
- In May, and periodically during the summer, inspect, disinfect and clean the surface of splash park.



*Site Features:*

- Develop the 0.34 acres at south end of park to include a lawn/play field, pathways, seating and drinking fountain.
- Reduce the fence height along N. Fifth Street and move the fencing 5' back from the edge of the sidewalk to improve visibility at the park entry.
- Extend fencing along the full park frontage.
- Add picnic tables and BBQ at the north end of park.
- Install trellis or cover over picnic tables for shade.
- Add trees for shade during afternoons.

*On-Street Parking:*

- Improve visibility near the park entry. No on-street parking 20' from the 5<sup>th</sup> Street entry walkway.
- Create a crosswalk on 5<sup>th</sup> Street to the north side of Oak Street to allow people to walk across 5<sup>th</sup> Street and create a safety buffer in the on-street parking area.

*Land Acquisition:*

- If property becomes available, acquire the parcel to the southeast to allow for park expansion and additional off-street parking.

*Miscellaneous:*

- Consider Wildwood Park as a good location for a summer lunch or summer recreation program.
- Remove the sign clutter.



## Proposed Wildwood Park Improvements

At the March 7, 2016 open house, Aumsville residents reviewed two park design concepts for Wildwood Park and offered their comments and recommendations. An updated design option to add a parking lot at the south end of the park was prepared for public review at the March 29, 2016 open house. The Parks Advisory Committee considered the public comments and listed the following priority improvements for Wildwood Park.

### 1. Restrooms and Changing Room (High Priority)

The addition of restrooms in Wildwood Park is the highest priority improvement in the City of Aumsville. The splash park attracts users from Aumsville and visitors from surrounding communities. During hot summer days, the park is packed with 100+ people, who stay at the park for hours at a time. Summer rental of a portable toilet does not suffice. A permanent restroom is a public health necessity. The City should immediately pursue grant opportunities to develop a restroom/changing room building.

### 2. Parking

Existing on-street parking on 5<sup>th</sup> Street can handle daily park visitor traffic during most days in the fall, winter and spring. On hot summer days, when temperatures exceed 85 degrees, park usage spikes and 15-40 vehicles may be parked on 5<sup>th</sup> Street. The development of an off-street parking area is one of the options that should be carefully considered by the City. If the City receives complaints from neighborhood residents or the Aumsville Police Department finds there are traffic safety hazards or pedestrian safety concerns, then the City may want to accelerate when the City adds parking to the park. Three options may be considered:

- (1) On-street parking only.
- (2) Off-street parking lot for 10-12 cars on Lots 4 & 5.
- (3) Future off-street parking on a new lot to be acquired at 401 Clover Street.

### 3. Short-term Site Improvements (by 2020)

The popularity of the splash park has generated a need for several short-term improvements. Parked cars on 5<sup>th</sup> Street and the location of the chain link fence at the back edge of the sidewalk can create safety concerns for children leaving the park and darting out into the street. The consultants recommend the City restrict parking near the entrance to the park and move the fence back from 5<sup>th</sup> Street to improve visibility.

Wildwood Park has only a few trees which provide shade for splash park users. The City staff proposes the planting of one or more shade trees at the south edge of the park and the construction of a trellis or covered picnic shelter next to the splash park to provide relief from the sun. The plan also recommends adding picnic tables and benches with clear visibility to the splash pad and the play area will serve the multitude of users to the park.

### 4. Long-term Site Improvements (after 2020)

The 0.34 acres acquired by the City in 2013 is not developed. The City maintains this area as a grassy lawn area, but it is not clear the vacant lots are part of Wildwood Park. The Wildwood Park Master Plan design presents two options for the integration of these lots into the overall park design by adding landscaping, walkways and trees to the site. One option shows the expansion of lawn, pathways and landscaping on the entire 0.35 acres. Option 2 includes the addition of 13 off-street parking spaces and a smaller landscaped area next to the existing playground.

This plan also recommends the City remove the existing monkey bars from the playground area and plan on the long-term replacement of major pieces of playground equipment every 20 years.

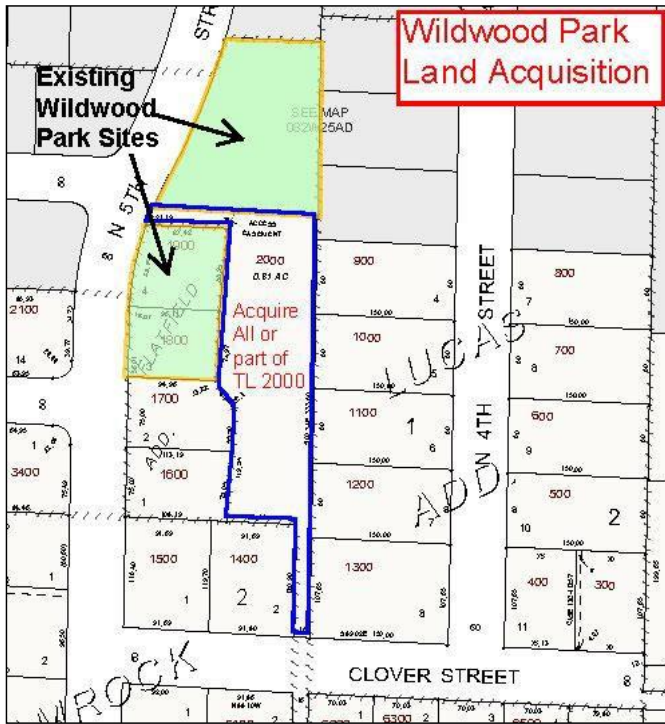
**5. Land Acquisition: Purchase 0.81 acres at 401 Clover Street**

A 0.81-acre parcel at 401 Clover Street is directly south and east of Wildwood Park. The parcel has an existing house, large shop and a long access driveway south to Clover Street.

The parcel also has a 16' wide access driveway to N. Fifth Street which bisects the City park properties. The City has acquired an easement which grants the city the right to cross this easement area, but the driveway must be retained for use by the property owner. At a minimum, the City should acquire this 16' wide strip of land in order to combine the two park properties. If the opportunity arises, the City should acquire the 0.81-acre parcel to allow for park expansion.

If acquired, the site can be developed with an off-street parking area with access from Clover Street. The parcel is large enough to create a 20+ car parking area with a safe, easy access to Clover Street. This will allow for the entire park fronting N. 5<sup>th</sup> Street to be used for recreation and for the south two lots to be developed with a multi-purpose activity field, pathways and picnic areas.

Map W-1  
Wildwood Park Land Acquisition



## Wildwood Park Master Plan

Wildwood Park is a neighborhood park and will continue to serve families and children who live in the surrounding residential areas. The Wildwood Splash Park generates heavy use during hot summer days. The addition of restrooms and a changing room building in Wildwood Park is considered as one of the highest priority park improvements in the City. Due to the popularity of the splash park, the addition of a trellis, shade trees and more picnic tables and benches are also a high priority.

Table W-1  
**Wildwood Park**  
**Priority Park Improvements<sup>2</sup>**

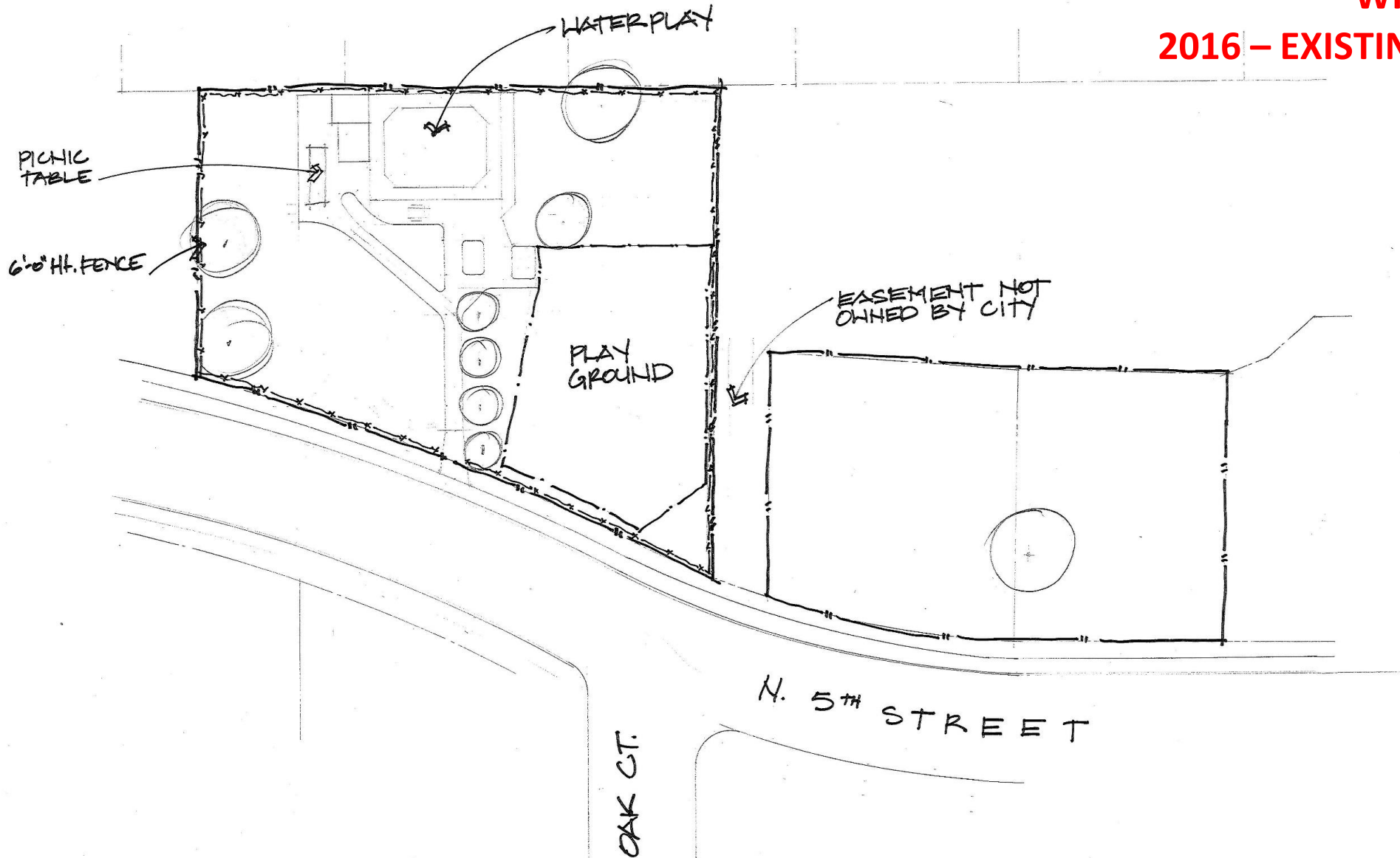
|     | Recommended<br>Wildwood Park Improvements   | Description  |
|-----|---|--|
| W-1 | Restrooms & Changing Room                   | Build a new restroom building with a family changing room.   |
| W-2 | Wildwood Park<br>Phase 1A Site improvements | Design and develop the 0.34 acres at the south end of Wildwood park with connecting pathways, small picnic shelters and landscaping.                         |
| W-3 | Wildwood Park<br>Phase 1B Site improvements | Add a trellis or covered picnic area, install additional picnic tables and benches and plant additional shade trees for the splash park and playground area. |
| W-4 | Land Acquisition: 401 Clover Street         | Acquire the 0.81 acres at 401 Clover Street for the future expansion of Wildwood Park. This area can provide a safe, accessible off-street parking area.     |
| W-5 | Parking Lot                                 | Install a 12 to 20+ car off-street parking lot. Add walkways and lighting to park.   |
|     |   |  |

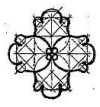
<sup>2</sup> Detailed cost estimates for all Wildwood Park improvements are included in Exhibit "A".

**EXTRA PAGE**

**WILDWOOD PARK  
2016 – EXISTING CONDITIONS**

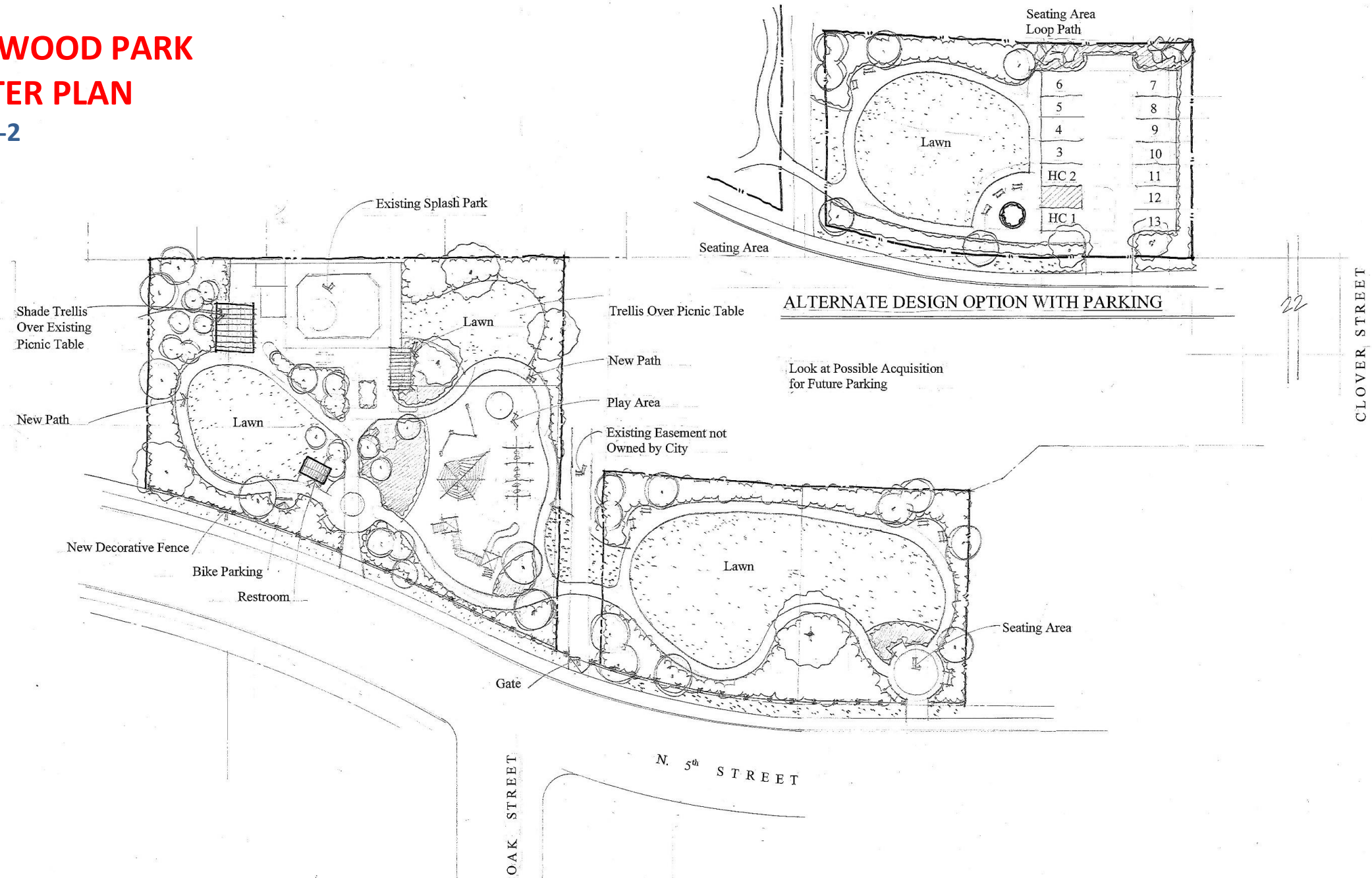
Map W-1



|  |  |  |                      |  |            |                  |
|--|--|--|----------------------|--|------------|------------------|
|  <p>Quatrefoil Inc.<br/>Design • Landscape Architecture • Space Planning<br/>414 S. 8th Ave. Portland, Oregon 97205<br/>Tel: (503) 251-8997 Fax: (503) 251-2450</p> | <p>CITY OF AUMSVILLE<br/>PARK MASTER PLAN<br/>Aumsville Oregon</p> |  | <p>WILDWOOD PARK</p> |  | REVISIONS: | DATE:            |
|  |  |  |                      |  |            | 1.23.2016        |
|  |  |  |                      |  |            | SCALE: 1"=20'-0" |
|  |  |  |                      |  |            | SHEET: MP.4      |



**WILDWOOD PARK**  
**MASTER PLAN**  
 Map W-2



|  |  |   |                        |                       |
|--|--|---|------------------------|-----------------------|
|  <p>Quatrefoil Inc.<br/>       4212 NE 8th Ave. Portland, Oregon 97218<br/>       Tel: (503) 281-8333 Fax: (503) 258-2460</p> | <p><b>CITY OF AUMSVILLE</b><br/> <b>PARK MASTER PLAN</b><br/>       Aumsville Oregon</p> | <p><b>Wildwood Park</b></p>  | REVISIONS:<br>6.1.2016 | DATE:<br>3.22.2016    |
|  |  |   | SCALE:<br>1"=20'-0"    | SHEET:<br><b>MP.4</b> |
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|  |  |   |                        |                       |

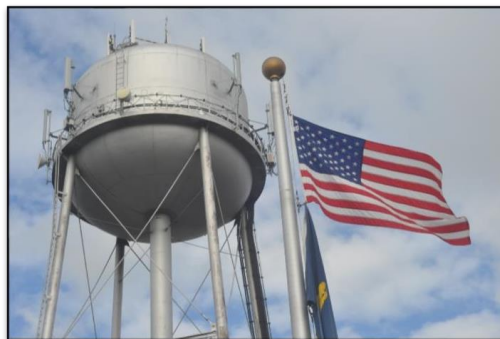
## 5.5 Water Tower Park



### Water Tower Park Description

The Water Tower park site is a 0.25-acre site at the corner of 5<sup>th</sup> Street and Church Street. The park is located east of Aumsville City Hall and behind the Chester Bridges Community Center. It includes a 100,000-gallon elevated water storage reservoir, a water pump station building and a fenced cell tower equipment enclosure. The site has been developed as a pocket park with landscaping, ornamental trees, picnic tables, a water fountain and trash receptacles. The park is used by city hall staff for lunch breaks, by residents as a quiet day-use area, and by Saturday Market vendors and community center users during larger special events.

The City anticipates the Water Tower Park will remain an occasionally used green space and pocket park. Due to the need to maintain security and access to the water system facilities and the telecommunications equipment, there are few opportunities to expand the park facilities and uses.



## 2016 Water Tower Park Facilities Inventory

### Buildings & Facilities

Water Storage Reservoir  
Tower Well and Pump Station  
Telecommunications Fence Enclosure

### Utilities

Electrical Pedestals & Panels  
Irrigation System  
Security Cameras

### Picnic Facilities

Picnic Tables (2)  
Benches (4)  
Trash receptacles

### Miscellaneous

Sidewalk  
Awnings under Water Tower

### Parking

On-street parking on 5<sup>th</sup> Street  
City Hall parking lot

## Community Observations and Public Open House Input

### General Observations on Park Usage:

Water Tower Park is used for Saturday Market, special events at the Community Center, city staff picnics, lunch time use and occasional day-use by local residents. The small park is well landscaped; dogwoods and rhododendrons provide seasonal color. The City Engineer and public works director state the 100,000-gallon water storage tower needs structural improvements to address seismic issues and the Tower Well needs to be redrilled or rehabilitated. Both projects were identified as high priorities in the [Aumsville Water System Master Plan](#) and may occur prior to the year 2025.

### Observations:

- Day use area.
- Farmers Market utilizes parking lot & park area on the 2<sup>nd</sup> Saturday of the month from June to September. Vendors use the entire parking lot, the Tower Park area and the Chester Bridges Community Center.
- Water Tower, well/pump house and cellular tele-communications equipment restrict the use of the park.
- The awnings under the reservoir are a maintenance problem and need to be replaced.

The Parks Advisory Committee discussed needs, constraints and potential future uses. They concluded that due to the water improvement projects and the limited park uses, the City will plan for minor improvements if funds are available and/or the improvements are made concurrently with water improvement projects.

The City solicited public comments at two open house events in March 2016 and a city council work session in May 2016.



### **Issues / Needs / Desires:**

The city staff, Parks Advisory Committee members and citizens identified several issues to be considered while developing long-term plans for Water Tower park improvements.

#### *Site Features:*

- Open up the site visually.
- Add shading near picnic area.
- Add circular 6' wide PCC sidewalk with seating areas.
- Replace the canopy cover under the water tower.
- Replace landscaping after well is redrilled/refurbished.
- Replant landscape buffer between the park and the restaurant parking lot to south.
- Add a drinking fountain to the back of community center.
- Add picnic tables and BBQ at the north end of park.
- Construct a garbage container enclosure to clean up the appearance of the parking area behind the community center building.

#### *Facilities:*

- The existing covered awning needs to be replaced. It provides shade and rain protection for park users.
- Add an ADA compliant picnic table with easy access to the parking lot.

## **Proposed Water Tower Park Improvements**

At the March 7, 2016 open house, Aumsville residents reviewed two park design concepts for Water Tower Park and offered their comments and recommendations. The Parks Advisory Committee considered the public comments and listed the following priority improvements for Water Tower Park.

### **1. Well and Water Tower Seismic Improvements**

Rehabilitation of the Tower Well or drilling a new well and the seismic upgrade to the water storage reservoir are the City's highest priorities for this site. Park use is secondary.

### **2. Site Improvements**

Short-term park improvements will focus on the minor repair of existing facilities and landscape maintenance. Replacement of the awning, ADA accessible picnic facilities and landscaping improvements to separate the park use from the adjacent parking lot to the south are recommended by the year 2020. The Water Tower Master plan shows long-term improvements including a circular PCC walkway, picnic facilities and benches.

## Water Tower Park Master Plan

Water Tower Park is a pocket park. It will continue to serve city employees, community center users and nearby residents and business users who walk through the site.

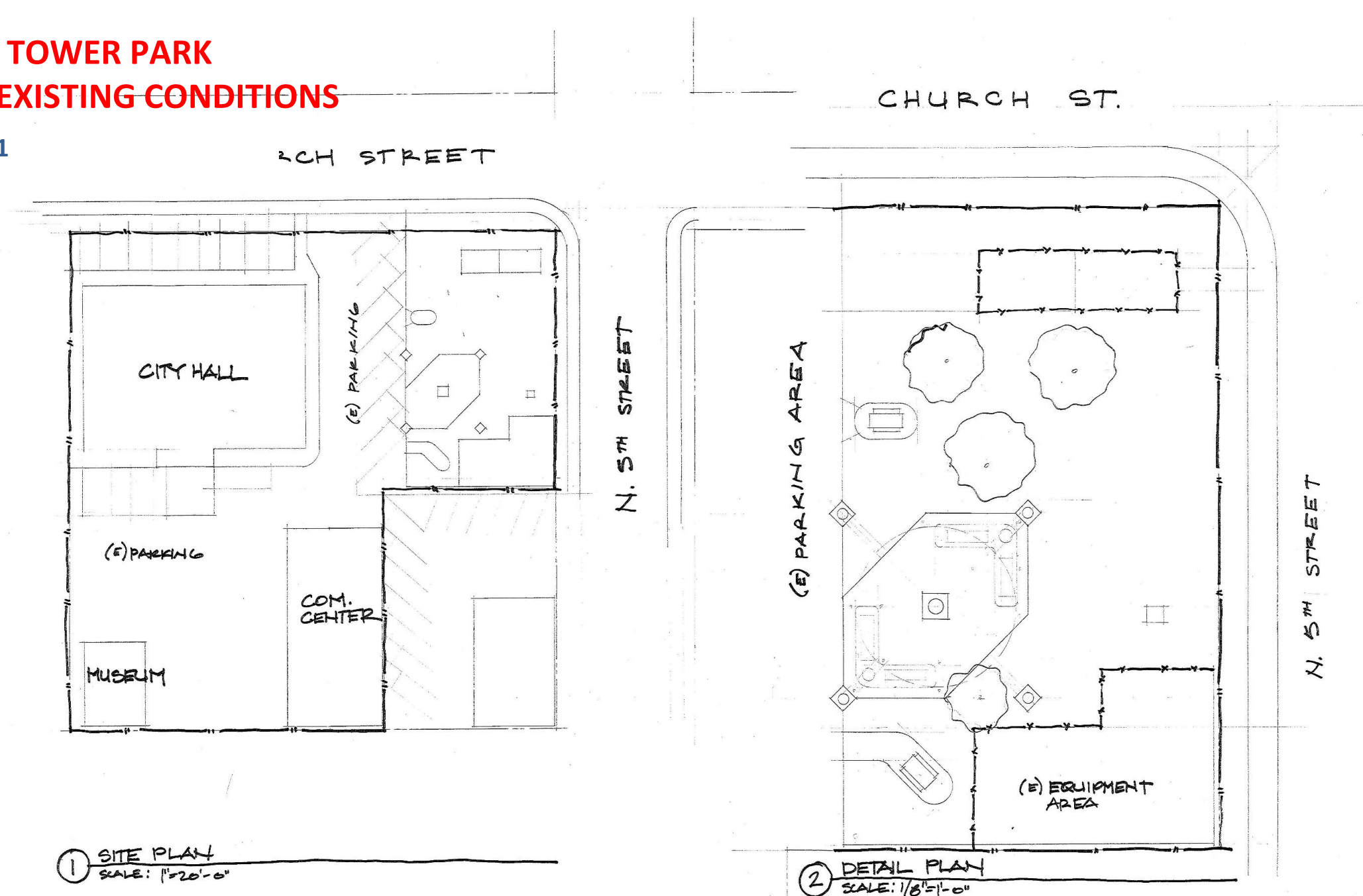
Table WT-1  
**Water Tower Park  
 Priority Park Improvements<sup>1</sup>**

|      | Recommended<br>Water Tower Park Improvements                 | Description  |
|------|--|--|
| Note | Well Rehabilitation.<br>Seismic upgrades to the Water Tower. | Water System Improvements to rehabilitate the city well and complete structural safety/seismic improvements to the 100,000-gallon water storage reservoir before investing in significant park improvements.   |
| WT-1 | Water Tower Park<br>Phase 1 site improvements                | Short term improvements to keep the Water Tower park facilities and landscaping attractive to users: <ul style="list-style-type: none"> <li>• Replace the canopy under the water tower.</li> <li>• Provide an ADA-compliant picnic table and accessible walk.</li> <li>• Once well repairs are made, plant an evergreen tree for use as a lighted “holiday” tree.</li> <li>• Add a landscaping buffer next to the telecommunications fence.</li> <li>• Add a landscaping buffer between picnic table and parking lot to south.</li> <li>• Install a drinking fountain on the south wall of the community center.</li> <li>• Add garbage dumpster enclosure north of the community center.</li> </ul> |
| WT-2 | Water Tower Park<br>Phase 2 site improvements                | Long term site improvements will make the water tower park site more usable during Saturday Market and other special events: <ul style="list-style-type: none"> <li>• Construct 6’ wide PCC circular path &amp; benches with access to 5<sup>th</sup> Street.</li> <li>• New landscaping and trees adjacent to path.</li> </ul>  |

<sup>1</sup> Detailed cost estimates for all Water Tower Park improvements are included in Exhibit “A”.

# WATER TOWER PARK 2016 – EXISTING CONDITIONS

Map WT-1



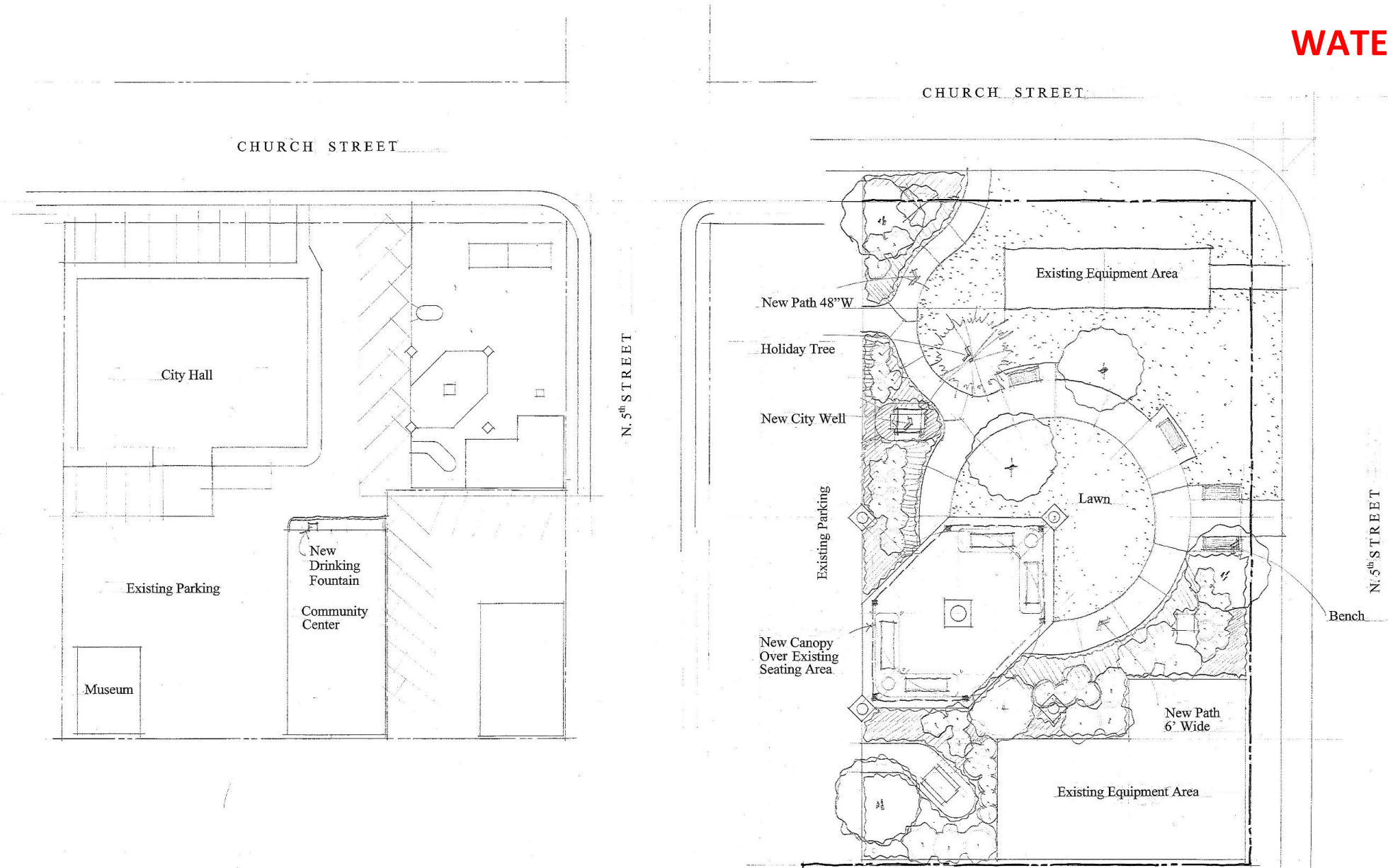
1 SITE PLAN  
SCALE: 1"=20'-0"

2 DETAIL PLAN  
SCALE: 1/8"=1'-0"

|   |  |  |                             |  |            |                  |
|---|--|--|-----------------------------|--|------------|------------------|
|  <p>Quatrefoil Inc.<br/>Design - Landscape Architecture - Site Planning<br/>424 SW 2nd Ave. Portland, Oregon 97204<br/>Tel: (503) 228-7777 Fax: (503) 228-7777</p> | <p>CITY OF AUMSVILLE<br/>PARK MASTER PLAN<br/>Aumsville Oregon</p> |  | <p>WATER TOWER<br/>PARK</p> |  | REVISIONS: | DATE:            |
|   |  |  |                             |  |            | 2.23.2016        |
|   |  |  |                             |  |            | SCALE: 1"=20'-0" |
|   |  |  |                             |  |            | SHEET: MP.6      |

# WATER TOWER PARK MASTER PLAN

Map WT-2



1 Site Plan  
Scale: 1"=20'-0"

2 Detail Plan  
Scale: 1/8"=1'-0"

|   |  |  |                                |                            |
|---|--|--|--------------------------------|----------------------------|
|  <p>Quatrefoil Inc.<br/>Design - Landscapes Architecture - Space Planning<br/>402 SE 8th Ave. Portland, Oregon 97214<br/>Tel: (503) 464-1234 Fax: (503) 464-1235</p> | <p><b>CITY OF AUMSVILLE</b><br/><b>PARK MASTER PLAN</b><br/>Aumsville Oregon</p> | <p><b>Water Tower Park</b></p>  | <p>REVISIONS:<br/>6.1.2016</p> | <p>DATE:<br/>3.22.2016</p> |
|   |  |  | <p>SCALE:<br/>As Shown</p>     | <p>SHEET:<br/>MP.5</p>     |
|   |  |  | <p>1279</p>                    |                            |

## 5.6 Highberger Linear Park



### Highberger Linear Park and Greenway Description

Highberger Park is a 0.29-mile long linear greenway in the east side of the City that meanders along an existing drainage course in the Highberger Meadows and Flowers Estates subdivisions. The property was donated to the City as part of the original subdivision developments to preserve the existing drainage course and wetlands and to provide the first piece of a recreational trail network in the eastern half of the city. A fully improved pedestrian trail extends from Willamette Street to Bishop Rd. SE.

At the west end of the trail adjacent to Willamette Street, the City has constructed a 4-car parking area, a picnic shelter and basketball court. The 8' wide concrete recreational trail begins at this parking area and goes east along the creek, adjacent to existing wetlands and then next to several detention ponds east of Cougar Street. Benches, picnic tables and drinking fountains are located along the lighted trail. The City has installed way-finder signage to direct park users to nearby streets.

In 2016, the City acquired a 0.15-acre parcel fronting Willamette Street just west of the basketball court. This site will be used as green space and for the installation of a new restroom facility for the benefit of trail and park users.







## 2016 Highberger Linear Park Facilities Inventory

### Picnic Facilities

- Small picnic shelter
- Picnic tables (3)
- Pedestrian Benches
- Trash receptacles

### Playground Equipment

None

### Parking

- 4 off-street parking spaces  
@ the Willamette Street entry.

### Miscellaneous

- Basketball Court (full-size)
- Park signage
- Wayfinding signage
- Trail lighting
- Drinking Fountains (2)
- Planting Beds (adopted by residents)



## Community Observations and Public Open House Input

The project consultants toured Highberger Park with city public work staff several times in 2016. The Parks Advisory Committee met with the consultants to discuss needs, constraints and potential future uses of Highberger Park. The City solicited public comments at two open houses in March 2016 and met with the City Council to discuss park priorities in July 2016.

### **General Observations on Park Usage:**

As a linear park Highberger Park is primarily used by nearby residents to walk dogs, take leisurely strolls, or get daily exercise. Residents are very pleased with the trail design, security lighting along the pathway and the excellent visibility. Adults and children feel safe and secure when using the recreational trail. The fenced basketball court attracts middle school students, high school students and young adults. The picnic shelter is occasionally used by area residents for small family gatherings and by the community for special events like National Night Out. Community members noted that the lack of a restroom near the picnic area and the basketball court limits usage of these areas. The addition of a restroom facility will also serve citizens using the recreational trail.

City officials want to see the greenway and recreational trail extend east of Bishop Rd. along Highberger Ditch and also south along Bishop Rd. to Mill Creek Rd. The existing trail is the first segment of a larger recreational trail network that will loop through the community.

### **Issues / Needs / Desires:**

The city staff, Parks Advisory Committee and citizens identified several improvements they believe will enhance Highberger Park and improve the public's experience when walking the recreational trail.

#### *Facilities:*

- Add a public restroom at the west end of Highberger Park near Willamette Street so it is close to the picnic area and basketball court and easily accessible for trail users.
- Develop a series of fitness stations along the recreational trail. Begin with 2-3 stations within Highberger Park and add to these in the future when the recreational trail is extended to the south and east.

#### *Site Features:*

- The wetlands and riparian area between Cougar Street and Willamette Street needs to be managed and restored with native vegetation to help reduce erosion and improve water quality.
- Retaining lawn areas and low-profile grasses and shrubs is encouraged to retain high visibility along the entire trail. Use of large shrubs, hedges and trees which limit visibility is discouraged.

#### *Neighborhood and Connectivity Issues:*

- Add a trail extension to Willamette Street to connect with the Flowers Meadows Subdivision.
- Highberger Park will serve as a neighborhood park for area residents until a community park is developed east of Bishop Rd. (See Future Parks).
- Extend the recreational trail along Highberger Ditch east of Bishop Road.
- Extend the recreational trail along the east side of Bishop Rd south to Mill Creek Road.

#### *Flood Management:*

- Highberger Parks detention basins and the ditch area are necessary to protect the adjacent neighborhoods from flooding during major winter storms. Planting with native grasses, shrubs and plants is encouraged.
- Regular maintenance of the detention basins and Highberger ditch area is recommended to maximize storm-water detention.

## Proposed Highberger Park Improvements

At the March 7, 2016 open houses, local residents reviewed two park design concepts for Highberger Park and offered their comments and recommendations on the design options and proposed park improvements. Modifications were made to the plan for the March 29, 2016 open house to incorporate recommendations from both the public and Parks Advisory Committee. The Parks Advisory Committee has identified the following improvements for Highberger Park:

### 1. New Restroom

A new restroom is recommended for the west end of Highberger Park adjacent to Willamette Street at the beginning of the recreational trail. The restroom should be located west of the basketball court, picnic shelter and trail on property acquired by the City in 2016. Water, sewer, electrical utilities and a handicapped parking space are readily available. The Parks Advisory Committee recommends a new restroom be completed prior to 2020.

### 2. Fitness Trail

Fitness stations are recommended along the existing trail in Highberger Park. As the trail is extended east and/or south in the future, additional fitness stations can be added.

### 3. Land Acquisition and Recreational Trail Extensions

The City views the existing Highberger Park as the first segment in the recreational trail network that loops through the City of Aumsville. The City's Comprehensive Plan anticipates Highberger Ditch inside the Urban Growth Boundary will be preserved as a greenway corridor for flood management and storm water detention. The recreational trail will be extended in a greenway from Bishop Rd. east to Albus Rd. SE. In addition, this plan recommends the recreational trail be extended along the east side of Bishop Rd. south to Mill Creek Rd.

Map Highberger-1  
Future Highberger Park Recreational Trail Extensions



## Highberger Park Master Plan

Highberger Park will continue to be used as a community park, with recreation facilities geared to serve families, youth and young adults. The Highberger Park Master recommends:

Table H-1  
**Highberger Linear Park  
Priority Park Improvements<sup>1</sup>**

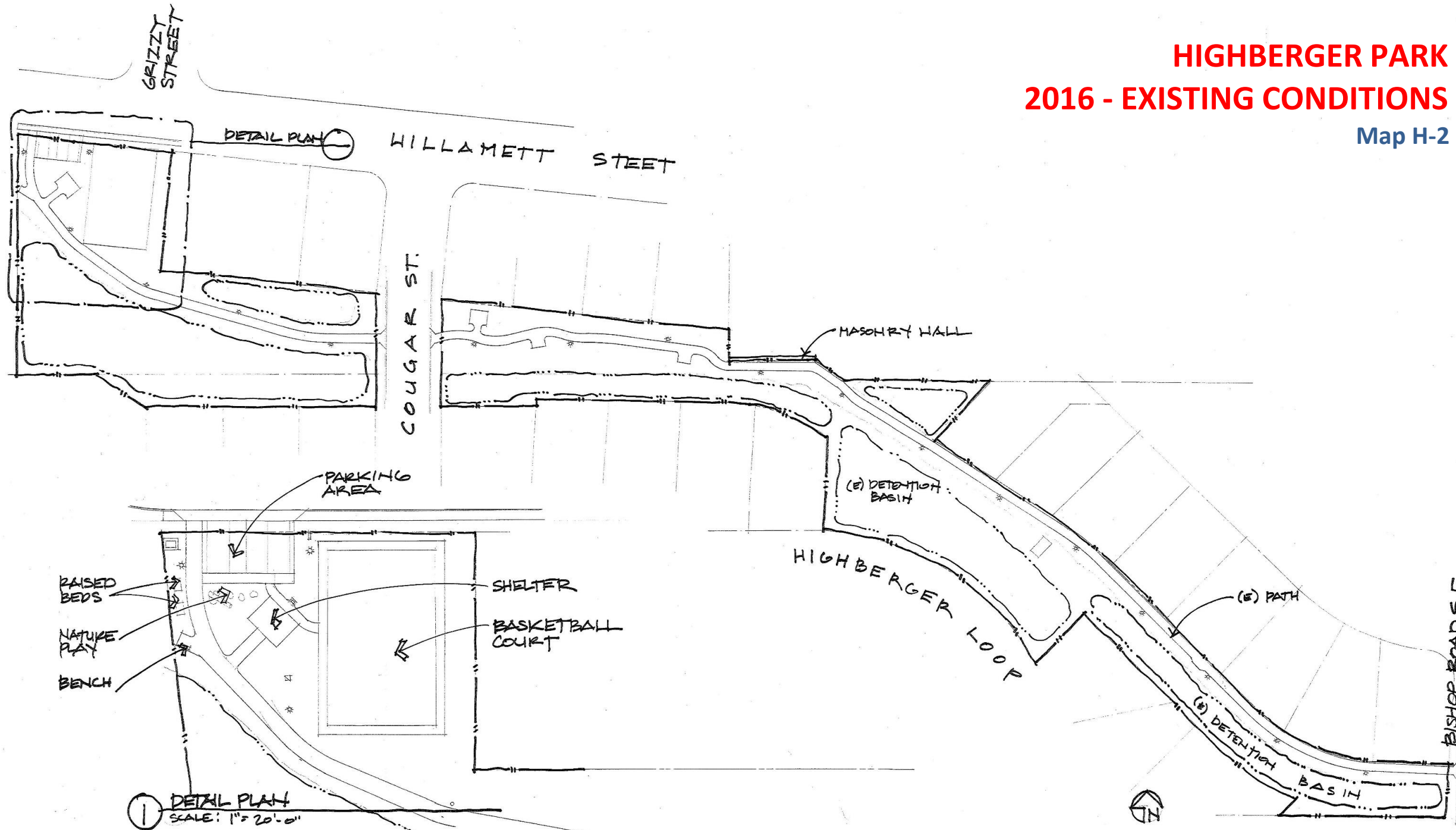
|     | <b>Recommended Highberger Park Improvements</b>                      | <b>Description</b>   |
|-----|--|--|
| H-1 | Restroom   | Build a new restroom at the Willamette Street entry to Highberger Park   |
| H-2 | Fitness Trail  | Develop fitness stations along the Highberger Park recreational trail.   |
| H-3 | Native Plant Restoration   | Restore native plants in the riparian area at the west end of the park.  |
| H-4 | Recreational Trail Extension (north to Flowers Meadows Subdivision)  | Acquire an easement or ROW for to extend the recreational trail from Highberger Park north to Willamette Street into the Flowers Meadows Subdivision.                              |
| H-5 | Recreational Trail Extension (e. of Bishop Rd.)                      | Acquire land east of Bishop Rd. along Highberger Ditch to extend the Highberger Linear Park and recreational trail to a future community park east of SE Bishop Rd. 8' wide trail. |
| H-6 | Recreational Trail Extension (south on Bishop Rd. to Mill Creek Rd.) | Acquire additional right-of-way on the east side of Bishop Rd. SE and extend the recreational trail from Highberger Park south to Mill Creek Rd.                                   |

<sup>1</sup> Detailed cost estimates for all Highberger Park improvements are included in Exhibit "A".

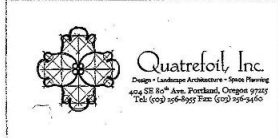
**EXTRA PAGE**

# HIGHBERGER PARK 2016 - EXISTING CONDITIONS

Map H-2



① DETAIL PLAN  
SCALE: 1" = 20'-0"



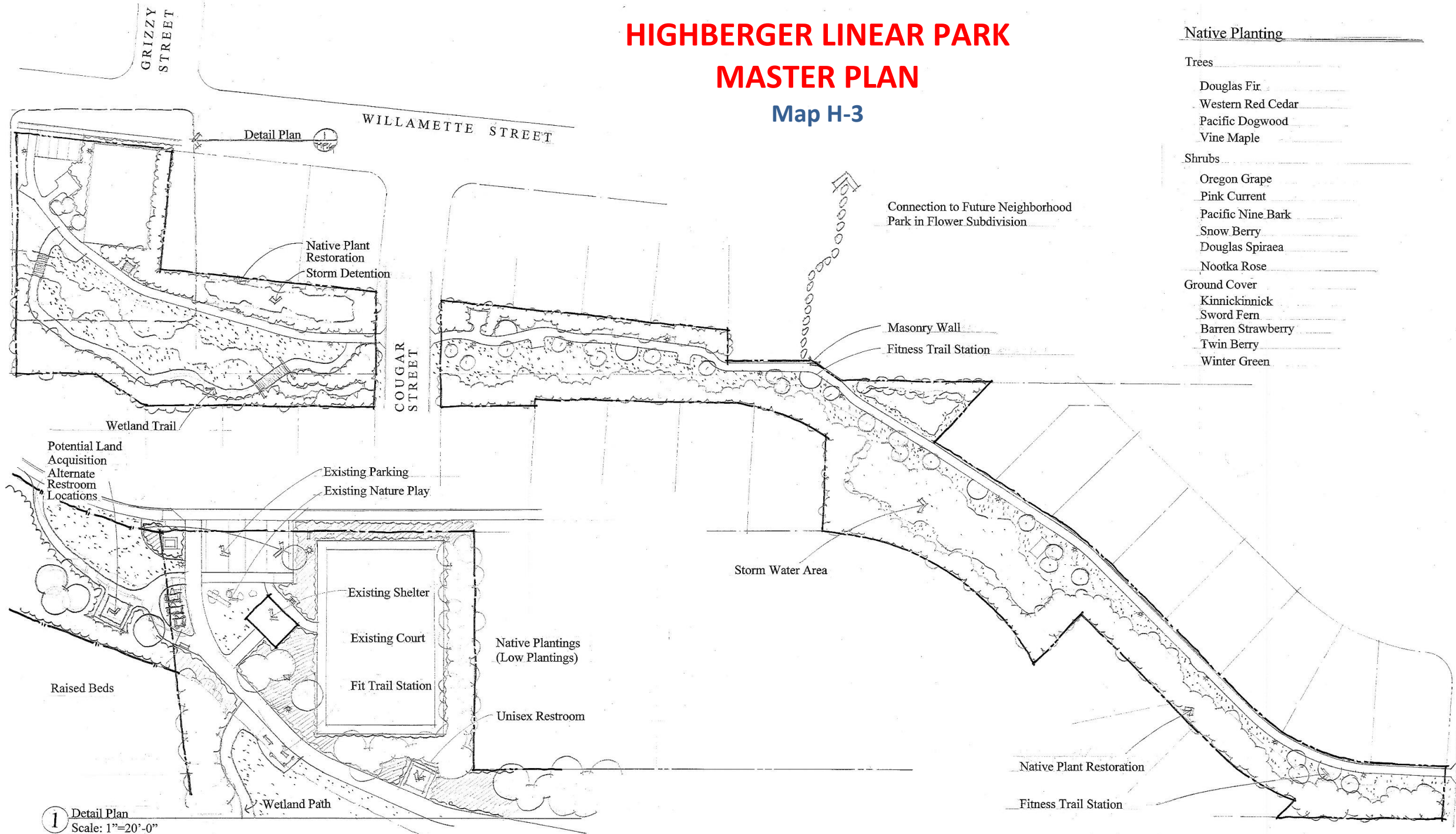
CITY OF AUMSVILLE  
PARK MASTER PLAN  
Aumsville Oregon

HIGHBERGER  
PARK

|            |             |
|------------|-------------|
| REVISIONS: | DATE:       |
|            | 1.23.2016   |
|            | SCALE:      |
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|            | MP.5        |

# HIGHBERGER LINEAR PARK MASTER PLAN

## Map H-3

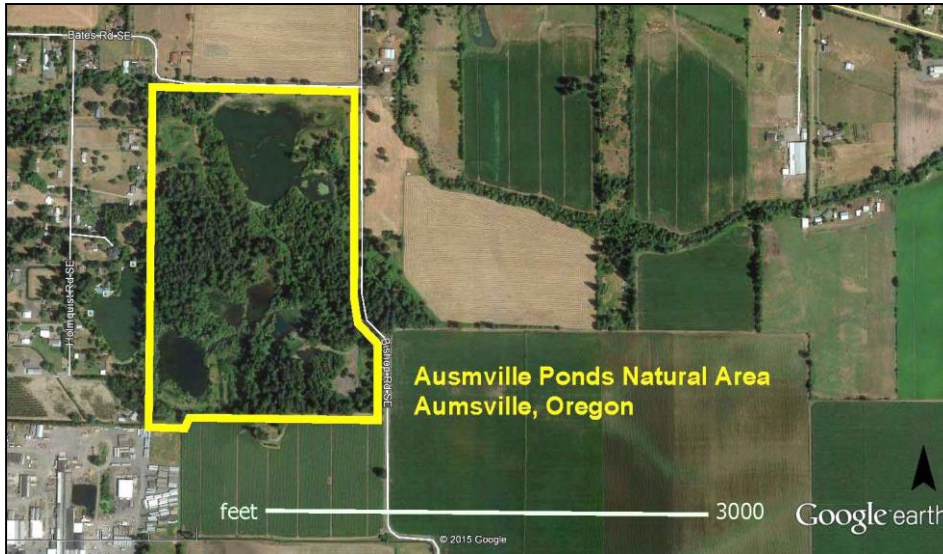


- Native Planting**
- Trees
    - Douglas Fir
    - Western Red Cedar
    - Pacific Dogwood
    - Vine Maple
  - Shrubs
    - Oregon Grape
    - Pink Current
    - Pacific Nine Bark
    - Snow Berry
    - Douglas Spiraea
    - Nootka Rose
  - Ground Cover
    - Kinnickinnick
    - Sword Fern
    - Barren Strawberry
    - Twin Berry
    - Winter Green

1 Detail Plan  
Scale: 1"=20'-0"

|  |   |  |                                |  |
|--|---|--|--------------------------------|--|
|  <p><b>Quatrefoil Inc.</b><br/>Design - Landscape Architecture - Space Planning<br/>4001 SE 8th Ave. Portland, Oregon 97214<br/>Tel: (503) 298-8999 Fax: (503) 298-4860</p> | <p><b>CITY OF AUMSVILLE</b><br/><b>PARK MASTER PLAN</b><br/>Aumville Oregon</p> | <p><b>Highberger Linear Park</b></p>  | <p>REVISIONS:<br/>6.1.2016</p> | <p>DATE:<br/>3.22.2016<br/>SCALE:<br/>1"=40'-0"<br/>SHEET:<br/><b>MP.6</b></p> |
|--|---|--|--------------------------------|--|

## 5.7 Aumsville Ponds Natural Area



### Aumsville Ponds Natural Area Description

The Aumsville Ponds Natural Area is a 77.8-acre natural area located approximately one-half mile south of Mill Creek Road at the intersection of Bates Rd. and Bishop Rd. The site, previously known as the Aumsville Quarry, was owned by the Oregon Highway Division (ODOT) and used as a source of rock for the construction of Highway 22. After completion of the highway the quarry areas filled with water creating the ponds. These ponds are the headwaters for Porter Creek which flows to the west. In 1980, the Oregon Department of Fish and Wildlife obtained a permit from the Oregon Highway Division to develop the ponds as a public angling area with a nature trail meandering around the ponds. Marion County acquired the property in 2000 and has managed the site as a natural area.

In 2017 city officials expressed interest making the park more accessible to the public and discussed options for future operation and management with the County Administrator. Options for improved operation and management of the Aumsville Ponds include a lease or joint management agreement between the City of Aumsville and Marion County or a transfer ownership from Marion County to the City of Aumsville. If the park ownership is transferred Marion County officials indicate the County will retain a one-to-two-acre parcel at the southeast corner of the site adjacent to Bishop Rd. and retain any existing water rights. As of October 2017, no decisions have been made.

The ponds, a small gravel parking lot, picnic area and walking trails are available for public use from the late spring through the end of fall, but the site is closed to the public during the winter months. The Marion County Parks Master Plan (MIG, Inc. April 2010) describes the Aumsville Ponds as a community park, but anticipates it will be retained as a natural area with low-impact recreational uses.



*The 77.8-acre site, composed of wetlands and upland areas, is the headwaters for Porter Creek in the Mill Creek Watershed. A gravel path has been developed. Volunteer groups assist in controlling invasive vegetation and in creating and maintaining the trail that winds around the site. The park is home to numerous native species such as bald eagles, osprey, migratory waterfowl, black-tailed deer, and warm water fish. Aumsville Ponds Park is popular for picnicking, swimming, fishing, and nature watching.<sup>1</sup>*

Marion County parks staff indicate the Aumsville Ponds is home to a variety of amphibians including rough skinned newt, bull frog, red-legged frog, pacific tree frog and the western pond turtle. The site provides good quality habitat for the western pond turtle, *Actinemys marmorata*, whose status is listed as “critical” on the Oregon sensitive species list. Conservation of Oregon’s native turtles and the protection of their habitat is a high conservation priority due to significant loss of habitat within the Willamette Valley.<sup>2</sup> ODFW has developed best management practices (BMPs) to guide property owners on how to preserve habitat for Oregon’s native turtles. Wildlife managers encourage protection of natural areas, such as the Aumsville Ponds site and the use of BMPs to manage sites where turtles live.

*Actions that involve ground disturbance, changes in water levels, removal of vegetation, and use of heavy equipment are only a few types of activities known to affect turtles. Just because you don’t see turtles on your site doesn’t mean they aren’t there. Oregon’s secretive native turtles hibernate during cold weather and rest (aestivate) on hot summer days, buried in the bottoms of muddy ponds or under leaf litter in shrubby or forested upland areas. They may be visible only during a narrow temperature range and on sunny days when they bask (sunbathe) on fallen trees and tree branches along the margins of rivers, lakes, and ponds.<sup>3</sup>*

A 100-year flood plain extends around the edges of Young Lake, the large lake at the north end of the site, and along Porter Creek. Porter Creek flows to the west where it discharges into Mill Creek about ¾ of a mile west of the City of Aumsville city limits.

Mill Creek is identified as essential salmon habitat by the Oregon Department of Fish and Wildlife for two threatened species, the Upper Willamette spring Chinook and winter steelhead. The City has a responsibility to manage the flood plain so development within it does not harm or destroy habitat for threatened salmonids. This plan recommends the City encourage habitat restoration activities and avoid placement of buildings or park facilities within the 100-year flood plain and wetlands to protect water quality and habitat.



Young Lake with Native Species Interpretive Sign

<sup>1</sup> *Marion County Parks Master Plan*, MIG, Inc., April 2010. pp. 19-20.

<sup>2</sup> ODFW. 2015. *Guidance for Conserving Oregon’s Native Turtles including Best Management Practices*. Oregon Department of Fish and Wildlife. 99 pp.

<sup>3</sup> *Ibid*, p. 1.

## 2016 Aumsville Ponds Natural Area Facilities Inventory

### Buildings & Facilities

Restroom (unisex pit toilet)

### Utilities

None

### Playground Equipment

None

### Site Improvements & Parking

Off-street gravel parking  
Loop walking trail and bridges  
Picnic table near entry

### Miscellaneous

Entry gates  
Interpretative signage  
Aumsville Ponds Natural Area sign



## Community Observations and Public Open House Input

The Aumsville Ponds Natural Area is a special use park with minimal public use. Although close to the City of Aumsville the park is not well-known and visitor use is small. During winter months, Marion County keeps the gates to the park locked. Visitors park on Bates Rd., walk around the gates to fish or walk the park trails.

The project consultants toured Aumsville Ponds Natural Area in 2016. The advisory committee for the Parks Master Plan Update discussed Marion County's lack of on-going maintenance, the potential for city acquisition of the site, environmental constraints and potential future uses of the natural area. They concluded city acquisition or a lease/management agreement for the operation of the park will benefit city residents by providing a large, undeveloped nature area, which is unique to Marion County and very different from the city's other parks.

### Issues / Needs / Desires:

The city staff, parks advisory committee members and citizens identified several issues to be considered by the project consultants in planning for improvements to the Aumsville Ponds Natural Area.

#### *Operational Issues and Concerns:*

- Marion County provides minimal summer maintenance.
- The park is closed to the public in the winter months.
- Minor vandalism occurs when the park is closed to the public.
- Law enforcement does not patrol the park on a regular basis

#### *Facilities:*

- Restrooms: The current pit restroom will need to be refurbished or replaced if usage increases.
- Parking: Year-round parking lot access and improved security will be needed. The parking lot will need to be secured to prevent vehicles from driving onto the grassy areas near the ponds.
- Picnic Shelter: Increased community use will require the addition of a small group picnic shelter and additional picnic tables north of Young Lake.

*Playground and Equipment:*

- No playground area is recommended.

*Site Improvements:*

- Add trees on the north shore of Young Lake for shade during afternoons.
- Trails are not ADA compliant. Rebuild the trails as accessible multi-use trails.
- Camping: Evaluate the feasibility of adding a small tent-camping area on the east side of Young Lake with road access to Bishop Rd.

*Miscellaneous:*

- Develop an invasive plant management program
- Place interpretive signage along the trail to describe flora and fauna.
- Encourage educational study opportunities in local schools.



**Aumsville Ponds --- Young Lake**

At the March 2016 open houses, Aumsville's citizens offered their comments and recommendations. Public reaction to the proposed city acquisition was mixed. Several community members noted city acquisition would add a financial burden for park management and felt Marion County should continue to own and manage the park. Other residents viewed city acquisition of the park as an opportunity to improve the walking trails, add interpretive signage, use the park for environmental education, provide regular maintenance and local police protection and to keep the park open throughout the year.

## **Proposed Aumsville Ponds Natural Area Improvements**

The Parks Advisory Committee and the city staff considered the public comments and identified the following priority improvements for Aumsville Ponds Natural Area.

1. Complete the main perimeter trail around Young Lake. Re-grade the trail and provide an accessible surface for the pathway by compacting existing gravel and topping it with compacted ¾-minus gravel. Add several benches or resting areas along the trails.
2. Maintain and upgrade the smaller walking trails around the other ponds and through the wetlands.
3. When upgrading the existing overlook/fishing pier, add an accessible pathway and modify the overlook to add lowered railings along a portion of the railing.
4. Provide interpretive signage about native plants and animals along the trails.
5. Add a small group picnic shelter and accessible picnic tables north and east of Young Lake
6. Modify the parking area so the park is open year-round.
7. Upgrade the existing restroom facility.
8. Add security cameras at the restroom and parking area.
9. Continue partnerships with local schools for maintenance and restoration of the natural area.
10. Build a small environmental education building for use by local schools.
11. Create a small walk-in tent camping area on the east side of Young Lake.
12. Develop a community park within ¼ mile of the Aumsville Ponds site. See the Future Community Park section of this plan.

## Aumsville Ponds Natural Area Master Plan

Aumsville Ponds Natural Area is a special use park. The plan assumes light park usage by Aumsville residents and citizens of Marion County. Winter park closures have created challenges for park users and for annual maintenance of the natural areas and facilities within the park. Marion County and city officials will need to address the long-term ownership and management of the site.

Protection of threatened species and enhancement of the natural flood plain and wetlands will drive most decisions for development of the Aumsville Ponds site. Future improvements are proposed to improve the park user's experience by upgrading restrooms, parking, trails and picnic facilities. Security cameras will improve safety.



Trail Sign Recognizing the Environmental Education Partnership between Marion County and the Cascade School District

Table AP-1  
Aumsville Ponds Natural Area

**Priority Park Improvements<sup>4</sup>**

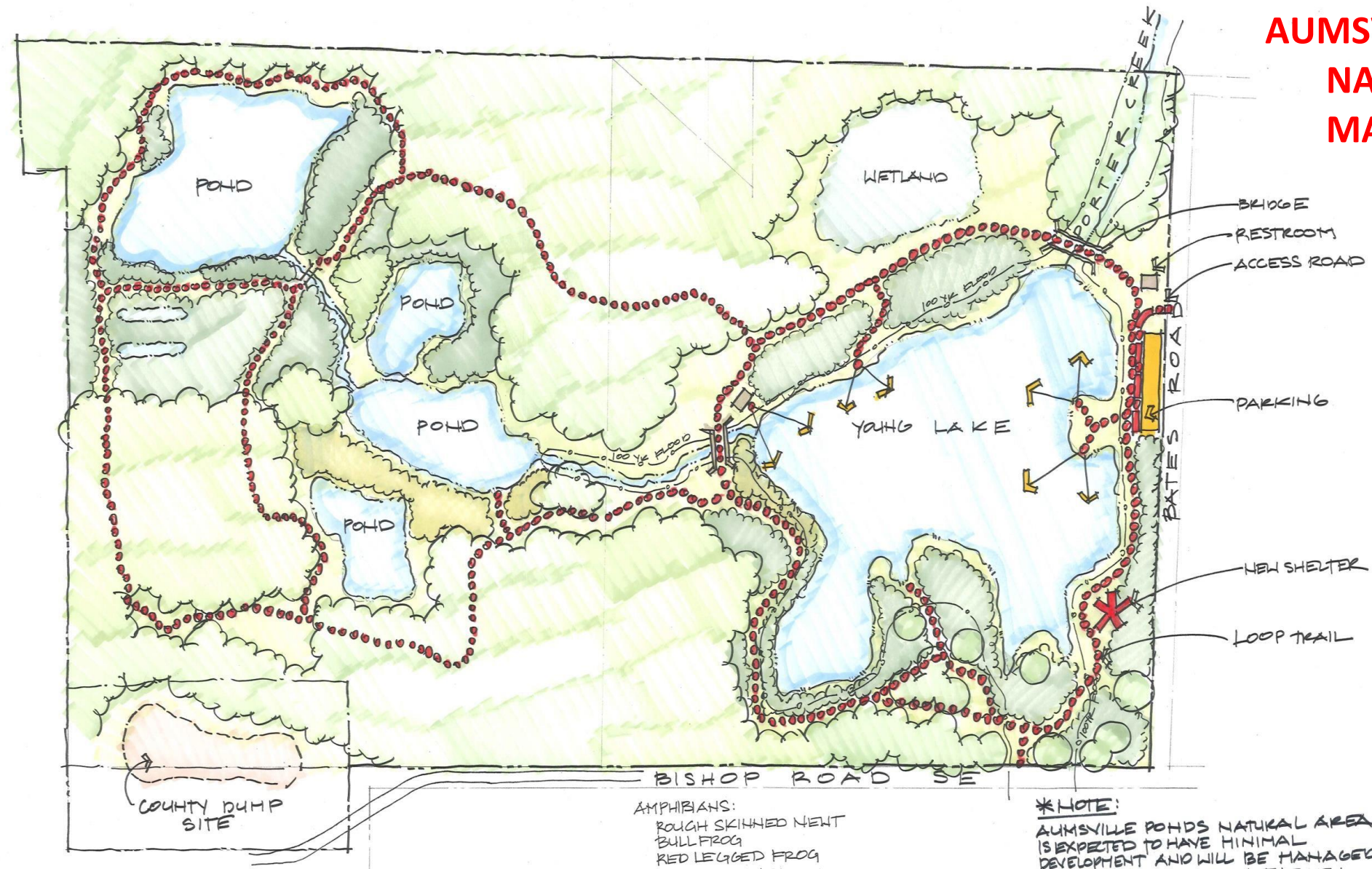
|      | <b>Recommended<br/>Aumsville Ponds Natural Area<br/>Improvements</b> | <b>Description</b>  |
|------|--|---|
| AP-1 | Aumsville Ponds Natural Area Agreement                               | Agreement with Marion County for long-term ownership, lease, management and improvement of the Aumsville Ponds Natural Area.                      |
| AP-2 | Perimeter Trail improvements   | Upgrade and/or rebuild the loop perimeter trail around Young Lake as an accessible walking/multi-use trail with benches and interpretive signage. |
| AP-3 | Group shelter and picnic facilities.                                 | Add a small group shelter and picnic facilities east of the parking area on the north side of Young Lake.   |
| AP-4 | Parking area   | Modify gates and expand the existing gravel parking area to allow for year-round use. Add security cameras.                                       |
| AP-5 | Refurbish restrooms  | Refurbish or replace the existing restrooms.  |
| AP-6 | Install interpretive signage   | Install additional interpretive signage along the trails.   |
|      |  |   |

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<sup>4</sup> Detailed cost estimates for all Aumsville Ponds Natural Area improvements are included in Exhibit "A".

# AUMSVILLE PONDS NATURAL AREA MASTER PLAN

Map AP-1



AMPHIBIANS:  
ROUGH SKINNED NEWT  
BULL FROG  
RED LEGGED FROG  
PACIFIC TREE FROG  
WESTERN POND TURTLE

**\*NOTE:**  
AUMSVILLE PONDS NATURAL AREA  
IS EXPECTED TO HAVE MINIMAL  
DEVELOPMENT AND WILL BE MANAGED  
FOR PASSIVE RECREATION. THE CITY  
INTENDS TO RETAIN AND PRESERVE NATIVE  
PLANTS AND ANIMALS ON SITE.



CITY OF AUMSVILLE  
PARK MASTER PLAN  
Aumsville Oregon

Aumsville Ponds  
Natural Area



|            |           |
|------------|-----------|
| REVISIONS: | DATE:     |
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**City of Aumsville**  
**Parks Master Plan**

**Appendix C**  
**Parks SDC**

**C-1 Resolution 18-19 dated December 10, 2018**



**EXTRA PAGE**

## RESOLUTION NO. 19-18

### A RESOLUTION ESTABLISHING AN UPDATED SYSTEMS DEVELOPMENT CHARGE FOR PARK IMPROVEMENTS.

**WHEREAS**, the City of Aumsville Systems Development Ordinance, Ordinance No. 387 provides for the setting of systems development charges upon completion of an analysis of projected capital improvements to be constructed and adoption of a methodology explaining how the systems development fees were calculated; and

**WHEREAS**, the City of Aumsville has enacted Ordinance 387, which specifies that such charges shall be set by a separate resolution of the City Council, and

**NOW, THEREFORE, THE CITY OF AUMSVILLE HEREBY RESOLVES AS FOLLOWS:**

#### **SECTION 1. IMPOSITION OF SYSTEMS DEVELOPMENT CHARGES**

This resolution adopts the methodology and serves as the basis for imposing a systems development charge (SDC) on those activities that create the need for or increase the demand for necessary capital improvements within the city parks system within the City of Aumsville, Oregon.

#### **SECTION 2. SCOPE**

The charge imposed by this resolution is separate from and in addition to any applicable taxes, fees, assessments, charges, including but not limited to other systems development charges, which may be required by the City of Aumsville or imposed as a condition of a land use or development approval.

#### **SECTION 3. IMPROVEMENT FEE**

The SDC imposed by this Resolution is an improvement fee and is not a tax on the land.

#### **SECTION 4. METHODOLOGY**

The City Council of Aumsville hereby adopts the following methodology as the basis for setting the systems development fee imposed by this resolution as authorized by Ordinance 387.

A. The Aumsville Parks Master Plan, January 2018, shall be considered as the primary source documents upon which the charges imposed under this resolution are promulgated and constitute the improvement plan described in the Systems Development Charge ordinance.

B. The City of Aumsville currently owns and maintains a municipal parks system. The

system has been operated by the city for many years. The parks system consists of two community parks (Porter-Boone Park and Mill Creek Park) and three neighborhood and linear parks (Highberger Linear Park, Water Tower and Wildwood Park) totaling approximately 20 acres of developed urban park facilities to serve residents of Aumsville.

The *Aumsville Parks Master Plan* recommends the city provide a level of service of 8.25 acres of developed urban parks per 1,000 people composed of 5.0 acres of community parks, 2.25 acres of neighborhood/pocket parks and 1.25 acres of linear parks per 1,000 people. It is the city's policy to maintain this ratio as the community grows.

Both residents and non-residential uses benefit from the existing system. Planned improvements to the existing parks add capacity to accommodate new residents and users. The City Council believes new development is obligated to contribute to the cost of improving and expanding the park system in order to maintain the ratio of parks acreage per 1000 people. The City assumes new development will account for 40% of the demand for new parks facilities and park improvements by the year 2038. This is based on the ratio of the City's July 2017 population to estimated population in the year 2038<sup>1</sup> and the estimated cost of park improvements that will be needed to serve the community.

The city council concludes that both new residents and new non-residential users should pay a share of the cost of expanding the existing parks and in developing new parks and park facilities, based on the proportionate benefit each proposed improvement will give to the new users.

- C. The *Aumsville Parks Master Plan* establishes standards and guidelines for the development of public parks and recreational facilities in the city. The plan was designed to support the forecast 2038 population for the Aumsville Urban Growth Area. The *Aumsville Parks Master Plan* includes a list of specific park improvement projects planned by the City to meet the demands of new growth in the City of Aumsville through 2038.

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Sources: The City of Aumsville certified population estimate for 2017 and the *Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB) and Areas Outside UGBs 2017-2067 (Final Report dated June 30, 2017)*, both prepared by Population Research Center, College of Urban and Public Affairs, Portland State University. 2017 PSU Certified Population = 3,970 persons. 2038 PSU Certified Population Projection for the Aumsville UGB area= 6355 persons.

New growth (6355-3970 = 2385 persons) will constitute 38% of the 2038 population (2,385 + 6355 = 38%).

The estimated cost of future parks capital improvements benefitting the City of Aumsville are listed in the Aumsville Parks Master Plan and Exhibit "B" of this Resolution. The estimated costs of these park improvements are summarized in Table 1.

Table 1  
**Park Improvement Projects by Park**

| #  | Proposed Park Improvements by Park | Estimated Cost    |
|--|------------------------------------|-------------------|
| <b>Community Parks</b>                           |                                    |                   |
| 1  | Porter-Boone Park                  | 3,297,776         |
| 2  | Mill Creek Park                    | 3,245,735         |
| 3  | Eastside Community Park (future)   | 2,290,621         |
| <b>Neighborhood, Pocket Parks and Greenways</b>  |                                    |                   |
| 4  | Highberger Linear Park             | 744,873           |
| 5  | Water Tower Park                   | 157,325           |
| 6  | Wildwood Park                      | 1,279,040         |
| 7  | NE Neighborhood Parks (Flowers)    | 243,010           |
| 8  | NW Neighborhood Park (future)      | 464,240           |
| 9  | Aumsville Ponds Natural Area       | 290,000           |
| <b>Park Master Plan Update</b>                   |                                    |                   |
| 10   | 5-Year Updates & 2030 Master Plan  | 70,000            |
| <b>Total Estimated Cost of Park Improvements</b> |                                    | <b>12,082,620</b> |

- O. Future park improvements will benefit both existing residents and future growth. However, only a portion of the cost of needed park improvements can be assigned to future growth.
  
- E. The City reviewed each proposed park improvement project, the year needed, benefitting population that will be served and the proportionate share of each project which should be allocated to current residents or to future growth through the year 2038. Exhibit "B" of this Resolution provides a detailed table showing the proportionate allocation of each project and the SOC eligible share of each project. Table 2 summarizes the current resident and SOC share for projects in each park facility.

Table 2  
**Park Improvement Projects by Park**  
**Current Resident & SDC Eligible Share of Project Costs**

| #  | Proposed Park Improvements by Park | Current Resident Share | SOC Eligible Share | Total Estimated Costs |
|--|------------------------------------|------------------------|--------------------|-----------------------|
| <b>Community Parks</b>                           |                                    |                        |                    |                       |
| 1  | Porter-Boone Park                  | 2,396,204              | 901,573            | 3,297,776             |
| 2  | Mill Creek Park                    | 2,124,957              | 1,120,778          | 3,245,735             |
| 3  | Eastside Community Park (future)   | 1,145,310              | 1,145,310          | 2,290,621             |
| <b>Neighborhood, Pocket Parks and Greenways</b>  |                                    |                        |                    |                       |
| 4  | Highberger Linear Park             | 366,359                | 378,513            | 744,873               |
| 5  | Water Tower Park                   | 157,325                | 0                  | 157,325               |
| 6  | Wildwood Park                      | 853,792                | 425,248            | 1,279,040             |
| 7  | New NE Neighborhood Park (Flowers) | 0                      | 243,010            | 243,010               |
| 8  | New NW Neighborhood Park (future)  | 0                      | 464,240            | 464,240               |
| 9  | Aumsville Ponds Natural Area       | 182,700                | 107,300            | 290,000               |
| <b>Park Master Plan Update</b>                   |                                    |                        |                    |                       |
| 10   | 5-Year Updates & 2030 Master Plan  |                        | 70,000             | 70,000                |
| <b>Total Estimated Cost of Park Improvements</b> |                                    | <b>7,226,647</b>       | <b>4,855,972</b>   | <b>12,082,620</b>     |

- F. PSU's Population Research Center completed a coordinated population forecast for all of Marion County's cities and rural areas in 2017.<sup>2</sup> The population in Aumsville is projected to grow from the 3,970 persons in 2017 to 6,355 persons in 2038 and 7,658 persons in 2067. Future household size is expected to increase to 3.06 persons per household.
- G. The City estimates it will add 773 dwelling units from 2017 to 2038 and another 1192 dwelling units from 2039 to 2067. Table 3 shows the estimated population increases and needed dwelling units.

Table 3  
**2017 Certified Population Estimate**  
**and Needed Dwelling Units from 2018 to 2067**

| Year                        | Population | Average Household Size | # of Dwelling Units | Needed Dwelling Units |
|-----------------------------|------------|------------------------|---------------------|-----------------------|
| 2010 Census                 | 3,643      | 3.03                   | 1,202               |                       |
| 2016 PSU Certified Estimate | 3,970      | 3.03                   | 1,310               |                       |
| 2038 PSU Estimate - UGB     | 6,355      | 3.06                   | 2,076               | 773                   |
| 2067 PSU Estimate - UGB     | 7,658      | 3.06                   | 2,502               | 1,192                 |

<sup>2</sup> Ibid. *Coordinated Population Forecast for Marion County, its Urban Growth Boundaries (UGB) and Areas Outside UGBs 2017-2067 (Final Report dated June 30, 2017)*, prepared by Population Research Center, College of Urban and Public Affairs, Portland State University.

**SECTION 5. RESIDENTIAL PARKS SDC CALCULATION**

- A. The Aumsville City Council has determined that the cost of acquiring and developing open space and park facilities should be borne by both residential and non-residential uses. Approximately 92% of the city's water users are residential users. The city projects future growth will continue to be primarily residential, comprising more than 90% of the new development. Non-residential development, composed of commercial, industrial and public uses, is projected to comprise 8%-10% of the new development activity. The city believes this development pattern will continue. Therefore, the city council concludes that 92% of the costs for future park improvements should be allocated to new residential uses and 8% to new non-residential uses.
- B. Park improvements that will benefit new residents and non-residential users are estimated to cost \$4,855,972. Of this total, \$4,467,494 (92%) will benefit future residential development and \$388,478 (8%) will benefit future non-residential development.
- C. The methodology to determine the maximum parks improvement fee per equivalent dwelling unit is shown in Exhibit "B". The maximum residential parks improvement fee the city may charge is \$4,807 per equivalent dwelling unit.

Table 4

**Maximum Residential Improvement Fee**

| <b>Residential SOC per Equivalent Dwelling Unit (EDU)</b> |         |
|---|---------|
| Maximum Residential Improvement Fee                       | \$4,807 |

**SECTION 6. NON-RESIDENTIAL PARKS SDC CALCULATION**

- A. Non-residential development is anticipated to account for 8% of the future demand for new parks facilities.
- B. In order to equitably charge for this impact, non-residential development can reasonably be charged on a cost per square foot basis. The City estimates there will be 1,250,000 square feet of non-residential structures by the year 2038, of which 750,000 square feet exists in 2018. The City estimates an additional 500,000 square feet of non-residential development will be built by the year 2038 and will create a demand for parks facilities estimated to cost \$388,478. The allocation per square foot is \$0.77 per sq. ft. This is the maximum non-residential improvement fee.

Table 5  
Maximum Non-Residential  
Parks Improvement Fee

| Non-Residential SDC per sq. foot basis | Maximum Fee                |
|--|----------------------------|
| Improvement Fee                        | \$ 0.77<br>per square foot |

**SECTION 7. FEE**

- A. According to the methodology described above and as shown in the attached Exhibits, the maximum Parks systems development charge the City of Aumsville may impose is \$4,807 per dwelling unit for new residential development and \$0.77 per sq. ft. for new non-residential development.
- B. The City Council wishes to establish a policy to impose a Parks SOC that is lower than the maximum allowed. The City Council concludes a \$ 2,875.00 Parks SOC per dwelling unit is an appropriate fee at the time this resolution is enacted and that the Parks SOC for residential development will increase annually by 5% effective on the pt day of July of each year as shown in Table 6.
- C. The City Council wishes to establish a policy to impose a lower SOC on non-residential development as an economic development incentive and has concluded that \$0.30 per square foot is an appropriate fee.
- O. Therefore, the Parks System SOC, to be collected in accordance with Section 4 of Ordinance No. 387, shall be as shown in Table 6 below.

Table 6  
Aumsville Parks Systems Development Charge

| Type of Parks SDC Fee                         | Effective Date    | Parks SDC               |
|---|-------------------|-------------------------|
| Residential Improvement Fee per dwelling unit | December 11, 2018 | \$2,875.00              |
|   | July 1, 2019      | \$3,025.00              |
|   | July 1, 2020      | \$3,175.00              |
|   | July 1, 2021      | \$3,325.00              |
| Non-Residential Improvement Fee               | December 11, 2018 | \$ 0.30 per square foot |

**SECTION 8. REVENUE AND EXPENDITURES**

- A. All funds derived from these charges shall be segregated according to standard municipal accounting practices and credited to a parks systems development charge fund.
- B. All expenditures from this fund will be in accordance with the systems development Ordinance No. 387 and will be expended only for park system capital improvements to meet the demands for new and future growth of the City of Aumsville, for the costs of developing the parks SOC methodologies and for the costs of providing an annual accounting of system development charge expenditures.

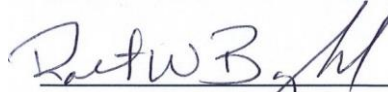
**SECTION 9. EFFECTIVE DATE AND REPEAL OF CONFLICTING RESOLUTIONS**

This resolution shall be in force and effect from and after passage by the Aumsville City Council. Resolution No. 19-06 is hereby repealed on the thirtieth day after the enactment of this resolution.

**SECTION 10. PERIODIC REVIEW**

This resolution, its methodology and conclusions as to the SOC shall be reviewed periodically by the City Council of the City of Aumsville and shall be updated as needed, based on new improvement requirements and estimated costs thereof, etc.

CONSIDERED AND PASSED BY THE AUMSVILLE CITY COUNCIL ON THE 10TH DAY OF DECEMBER 2018.

  
\_\_\_\_\_  
Robert Baugh, Mayor

ATTEST:   
\_\_\_\_\_  
Ron Harding, City Administrator



## City of Aumsville Parks SDC Improvement Fee Methodology

The Parks SDC methodology shall be the basis for imposing a systems development charge (SDC) on those activities that create the need for or increase the demand for necessary capital improvements within the city parks system within the City of Aumsville, Oregon.

### I. Parks SDC Elements.

The Aumsville Parks SDC is composed of a parks improvement fee. The 2018 Parks SDC does not include a reimbursement fee.

- A. **Parks Improvement Fee:** The improvement fee was developed based on projects listed in the Aumsville Parks Master Plan dated January 2018.

### II. Parks Improvement SDC:

The Aumsville Parks Master Plan identifies park improvement projects which will serve the city as it grows through the 20-year planning period from 2018 to 2038. The majority of the projects listed are needed to serve current and future residents during the next 20 years, through the year 2038. However, there are a number of projects, including land acquisition for larger community parks, which will serve community more residents and meet community needs for a longer period of time. The City concludes that these costs should be allocated to all residents through the year 2067, a 50-year planning horizon.

- A. **Population Growth:** The population in the Aumsville UGB in July 2017 was 4,209 persons. The plan anticipates the City will reach a population of 6,355 in the year 2038 and 7,658 by the year 2067. Population estimates are based on PSU's coordinated population estimates for Marion County prepared in June 2017.
- B. **Land Needs:** In January 2018, the City of Aumsville has 20.45 acres of parks. The plan projects a need for 54.02 acres of parks and open space to serve the 2038 population and a need for 65.09 acres of parks and open space to serve the 2067 population of 7,658 persons.
- C. **Park Improvements:** The City has developed park improvement plans for each existing park and open space area and for future community and neighborhood parks to serve the future population. The plan recommends \$12,082,620 in park land acquisition and park improvements. Table A-1 summarizes the recommended park improvements in each of the city's parks. The detailed list of park improvement projects is attached as Exhibit 'B'.

Table A-1  
**Estimated Cost of Park Improvements for Aumsville City Parks**

| Park                      | Land Acquisition (LA) | Site Improvements (S) | Park Buildings & Facilities (PF) | Total Estimated Cost |
|---------------------------|-----------------------|-----------------------|----------------------------------|----------------------|
| <b>Community Parks</b>    |                       |                       |                                  |                      |
| Porter-Boone Park         | 214,206               | 1,880,070             | 1,203,500                        | <b>3,297,776</b>     |
| Mill Creek Park           | 410,335               | 1,631,900             | 1,203,500                        | <b>3,245,735</b>     |
| Eastside Community Park   | 840,621               | 1,450,000             | 0                                | <b>2,103,400</b>     |
| <b>Neighborhood Parks</b> |                       |                       |                                  |                      |
| Highberger Greenway       | 163,350               | 364,023               | 217,500                          | <b>744,873</b>       |
| NE Neighborhood Park      | 98,010                | 145,000               | 0                                | <b>243,010</b>       |
| NW Neighborhood Park      | 174,240               | 290,000               | 0                                | <b>464,240</b>       |
| Water Tower Mini-Park     | 0                     | 157,325               | 0                                | <b>157,325</b>       |
| Wildwood Park             | 317,552               | 627,988               | 333,500                          | <b>1,279,040</b>     |
| Aumsville Ponds Natural   | 0                     | 290,000               | 0                                | <b>290,000</b>       |
| Master Parks Plan Update  | 0                     |                       |                                  | <b>70,000</b>        |
| <b>Totals by Category</b> | <b>2,218,315</b>      | <b>6,836,305</b>      | <b>2,958,000</b>                 | <b>12,082,620</b>    |

**D. Allocation of Park Improvement Costs to Existing Users vs. New Development:**

The costs for the acquisition and development of parks should be shared by both existing residents and new development. The Aumsville City Council has determined that the costs should be shared as follows:

1. *Benefits Assigned to Existing Users and New Development:*

The Aumsville Parks Master Plan recommends improvements to both existing city parks and recommends the addition of new parks. Table A-2 shows the 2017 Aumsville population will be 58% of the estimated 2038 population and 52% of the projected 2067 population in the City. Park improvements planned to occur by the year 2038 are estimated to provide a 58% benefit to current users and 42% benefit to future residents.

Table A-2  
**Project Benefit to Current Users vs. Future Users**

| Year | Benefiting Aumsville Population | Population to be added | Persons per Equivalent Dwelling Unit (EDU) | Residential Equivalent Dwelling Units (EDU) | Project Benefit 2017 vs. 2038 % | Project Benefit 2017 vs. 2067 % |
|------|---------------------------------|------------------------|--|---|---------------------------------|---------------------------------|
| 2017 | 3,670                           | -                      | 3.03                                       | 1,310                                       | 58%                             | 48%                             |
| 2038 | 6,355                           | 2,385                  | 3.06                                       | 2,076                                       | 42%                             |                                 |
| 2067 | 7,658                           | 3,988                  | 3.06                                       | 2,511                                       |                                 | 52%                             |

For projects planned for existing parks, the City estimates these projects will primarily benefit current users. For example, projects planned for Porter-Boone Park will provide a 73% benefit to current users.

The city council has reviewed the priority list and concludes many of the projects for expansion of existing parks or new park developments will primarily or exclusively benefit new development. Projects planned for Mill Creek Park and Wildwood Park include land acquisition, development of trails, parking and new facilities which will benefit all city residents and will make these facilities more usable by future residents. Therefore, the plan concludes 35% of the costs of planned improvements in Mill Creek Park and only 33% of the cost of planned improvements in Wildwood Park will benefit current users.

The acquisition of new park land and open spaces will primarily benefit future residential users. Consequently, some projects have a higher percentage of benefit assigned to future growth. New neighborhood parks are planned to serve new development areas; therefore 100% of the cost of these parks is allocated to growth.

Table A-3 summarizes these allocations in each park. Exhibit "B" shows a more detailed allocation of the proportionate benefit (%) of each proposed park improvement and park land site acquisition to existing users and future growth.

Table A-3  
**Allocation of Park Improvements Costs  
 Current Users vs. Future Users**

| Park                                 | Share of Project Costs to Current Residents | %          | Share of Project Costs due to Growth (SDC) | %          | Total Estimated Costs | %           |
|--------------------------------------|---|------------|--|------------|-----------------------|-------------|
| <b>Community Parks</b>               |   |            |  |            |                       |             |
| Porter-Boone Park                    | 2,005,197                                   | 73%        | 1,292,580                                  | 27%        | 3,297,776             | 100%        |
| Mill Creek                           | 1,203,975                                   | 35%        | 2,041,760                                  | 65%        | 3,245,735             | 100%        |
| Eastside Community Park              | 1,145,310                                   | 50%        | 1,145,310                                  | 50%        | 2,290,621             | 100%        |
| <b>Neighborhood &amp; Mini-Parks</b> |   |            |  |            |                       |             |
| Highberger Linear Park               | 366,359                                     | 49%        | 378,513                                    | 51%        | 744,873               | 100%        |
| NE Neighborhood Park                 | 0   | 0%         | 243,010                                    | 100%       | 243,010               | 100%        |
| NW Neighborhood Park                 | 0   | 0%         | 464,240                                    | 100%       | 464,240               | 100%        |
| Water Tower Park                     | 157,325                                     | 100%       | 0  | 0%         | 157,325               | 100%        |
| Wildwood Park                        | 498,869                                     | 33%        | 780,171                                    | 67%        | 1,279,040             | 100%        |
| Aumsville Ponds                      | 182,700                                     | 62%        | 107,300                                    | 38%        | 290,000               | 100%        |
| Master Parks Plan Update             | 0   | 0%         | 70,000                                     | 100%       | 70,000                | 100%        |
| <b>TOTALS</b>                        | <b>7,226,648</b>                            | <b>60%</b> | <b>4,855,972</b>                           | <b>40%</b> | <b>12,082,620</b>     | <b>100%</b> |

*E. Allocation of Costs to Residential & Non-Residential Users:*

The Aumsville City Council has determined that the cost of acquiring and developing open space and park facilities should be borne by both residential and non-residential uses. The city council concludes that a reasonable allocation of benefit is 92% for residential uses and 8% for non-residential uses.

Table A-4  
**SOC Eligible Project Expenses**  
**Residential vs. Non-Residential Demand for Park Facilities**

|                                  | Residential<br>Demand for New<br>Parks Facilities<br>(92%) | Non-Residential<br>Demand for New<br>Parks Facilities<br>(8%) | Total             |
|----------------------------------|--|---|-------------------|
| Future User Share (SOC Eligible) | 4,467,494  | 388,478   | 4,855,972         |
| Current User Share               | 6,648,516  | 578,132   | 7,226,648         |
| <b>Total</b>                     | <b>11,116,010</b>  | <b>966,610</b>  | <b>12,082,620</b> |

Table A-5  
**Residential Parks SOC -- Improvement Fee Calculation**

|  | Not Eligible for SDCs<br>Existing Residents<br>Share | SOC Eligible<br>Future Residents<br>Share | Total                          |
|--|--|---|--------------------------------|
| <b>Population in UGB</b>   | 3,670  | 2,385                                     | 6,355                          |
| <b>Dwelling Units</b>  | 1,211  | 836                                       | 2,076                          |
| <b>Future Park Improvement Costs<br/>Benefitting Residential Users</b> | \$7,226,648  | \$4,855,972                               | \$12,082,620                   |
| <b>Maximum Parks SOC Charge<br/>per Dwelling Unit</b>                  |  | \$4,807                                   | See Exhibit "B"<br>for details |

F. *Allocation of Costs to Non-Residential Users:*

Non-residential development is anticipated to account for 8% of the future demand for new parks facilities. In order to equitable charge for the impact, non-residential development can reasonably be charged on a cost per square foot basis. There is projected to be 1,250,000 square feet of total non-residential building footage by the year 2038, of which 750,000 square feet (60%) currently exists. Therefore, the proportionate share of improvements for new non-residential development is 40%.

Table A-6  
**Non-Residential Parks SOC  
Improvement Fee Calculation**

|   | Not Eligible for SDCs<br>Existing Users<br>Share | SDC Eligible<br>Future Non-Resident<br>User Share (2038) | Total     |
|---|--|--|-----------|
| <b>Non-Residential Space (sq. ft.)</b>                      | 750,000<br>{60%}                                 | 500,000<br>(40%)   | 1,250,000 |
| <b>Non-Residential Share of<br/>Park Improvements Costs</b> | \$578,132  | \$388,478  | \$966,610 |
| <b>Maximum Parks SDC Charge<br/>per square foot</b>         |  | \$ 0.77<br>per sq. ft.                                   |           |