

**MASTER  
PARK PLAN  
FOR  
CHEHALEM  
PARK AND  
RECREATION  
DISTRICT**



Chehalem  
Park and  
Recreation  
District  
MASTER PLAN

# TABLE OF CONTENTS

DISTRICT HISTORY & GEOGRAPHIC SETTING	1
STRUCTURE OF BOARD OF DIRECTORS AND DISTRICT	2
TAXES & FINANCES	3
PHILOSOPHICAL POINTS	3
POPULATION & THE ECONOMY	4
PHYSIOGRAPHY	5
HELPFUL GENERAL INFORMATION	6
PARK CLASSIFICATION SYSTEM	7
STANDARDS	12
ACREAGE STANDARDS	13
FACILITY STANDARDS	15
BOARD-APPROVED PROJECTS & OTHER PLANS	
SUMMARY & RECOMMENDATION	20

## DISTRICT HISTORY & GEOGRAPHIC SETTING

In early spring of 1963, the Chehalem Park and Recreation District was conceived. A group of thirty five people met several times and settled down to regular meetings. On June 21, 1965 the concept of the District went to the voters who voted the District into existence and elected five Board members. On November 8, 1966, a tax base was established, and on July 1, 1967 the District became operational. The boundaries established then have remained the same, except the City of Dundee originally decided to be excluded, then in 1979, the City of Dundee voted to annex to the District.

The District is located on the eastern side of Yamhill County. Washington County borders the north and eastern sides of the District boundaries. Clackamas County borders the remaining southeast boundary with the Willamette River bordering the south boundary. The southwest border extends from the Willamette River to just outside the Dundee city limits, and then runs slightly northwesterly, to Hwy 240 just west of Ribbon Ridge Road; then runs slightly northeasterly parallel to North Valley Road. The District encompasses 68 square miles. At its widest point, the District is 11 miles north to south; it is 14 miles east to west.

Since 1990, the District has seen an increase of 166 people per square mile. The 2017 population in the District is 34,753. Density if evenly spread over the District would be 511 people per square mile. In 2010, the population in the District was 32,719 and Density, if evenly spread over the District would have been 481 people per square mile. In 2000, population in the District was 27,983; density, if evenly spread over the District, would have been 411 people per square mile. In 1990, population in the District was 23,508, Density, if evenly spread over the District would have been 345 people per square mile.

There are two incorporated cities within the District boundaries, the City of Dundee and City of Newberg located in the southern portion of the District. Newberg encompasses approximately 3.5 square miles, and Dundee encompasses approximately 1.5 square miles. Population of Newberg as of 2017 is 23,986 and Dundee is 3,249. The density in the incorporated area is 5,447 people per square mile (Newberg 6,853 people per square mile; Dundee 2166 people per square mile). The population in the incorporated areas is 7,518 people. The density in the unincorporated area is 119 people per square mile. Density in the unincorporated area is higher in the growth areas labeled urban growth area, urban reserve area and exception area. These three areas located around the incorporated areas would have a higher density than the rest of the unincorporated area. For an estimate, the average of 360 people per square mile will be used for the areas around the incorporated areas.

The District residents are dependent upon the automobile for most of their transportation needs. There is public transportation available, but it does not operate in the hours needed for many community activities. For this reason it is necessary to correlate future planning of parks and recreation facilities to the roadway system to ensure proper accessibility and safety of parks and recreation participants. The location of new sites should be carefully considered to minimize travel time from major residential areas and reduce conflict with traffic patterns. The Chehalem Heritage Trail Plan links many parks and neighborhoods. The

Chehalem Heritage Trail Plan will provide local residents another alternative to using the car. The primary highways in the District converge in the City of Newberg. Highway 99W running east to west, Highway 219 runs south to north, Highway 240 runs west from Newberg to City of Yamhill. Highway 99 provides access to Interstate 5 and City of Portland which is located 24 miles from Newberg and the Oregon Coast. Portland Metropolitan Area is within 10 miles and the coast is a hour drive. The primary use of Highway 99 is for tourist and freight from Portland to the Oregon Coast. **Please See Appendix (1) for map of district.**

### **STRUCTURE OF BOAD OF DIRECTORS & DISTRICT**

The Chehalem Park and Recreation District is governed by the Board of Directors composed of five members and elected at-large in May election odd number years. The members are elected to serve a four-year term, with two elected in one election and three in the next election. The Board operates under ORS Chapter 198 and ORS Chapter 266. The Board of Directors appoints a superintendent to be the chief administrative executive of the District, who hires the staff and manages the District.

The Chehalem Park and Recreation District is divided into the Basic Service Division and the Special Services Recreation Division. Without one, the other would be less productive, efficient and effective. The Basic Service Division is primarily funded by taxes. The Departments within the Basic Service Division are; Administration, Park Maintenance, Golf Course Maintenance, and all capital and debt service. The Special Service Division is primarily funded by fees. The Departments within the Special Service Division are; Aquatics, Adult and Youth Sports, Recreation, Playgrounds and Centers, Senior Center, Community School, Golf Club Operations, Ewing Young, concessions and all special departments.

The Chehalem Park and Recreation District in 2017 is responsible for maintaining 604 acres of land and facilities that consists of:

24 developed parks- 14 public buildings -6 tennis courts-12 outdoor courts-18 playgrounds-parking lots/walkways -1000 trees & shrubs-over 2000 irrigation heads-About 1 mi. of linear fencing

The Chehalem Park and Recreation District is responsible for providing, coordinating and administering various services and programs that enrich patrons' leisure time and provide positive and constructive alternatives for youth and adults with free time. These consist of:

More than 319 activities-Sport activities for youth and adults-Aquatic programs for youth and adults-Physical fitness programs for youth and adults-senior Citizen- Art, Drama activities-Special Population activities and Crafts for all ages-Latch Key program for youth- Teen programs and activities

In addition, the District is called upon to perform special projects in the community such as the Old Fashioned Festival, Tunes on Tuesday and other community-related events. The District also provides open space and vegetation necessary for the health of the community.

The two Divisions must **cooperate** with each other, patrons and community. They must be **professional** in interactions with each other, patrons, and community. They must be **responsive** to each other, patrons and community. They must be **dedicated** to patrons, community and District. The four values above "CPRD" (cooperation, professionalism, responsiveness and dedication) are the values the District will use in delivery of services and facilities to the patrons of the District. **Please see Appendix (2) District Organizational Chart.**

## TAXES AND FINANCE

The District's 1998/99 permanent tax rate limit was established at \$0.9076 per \$1,000.00. Historically, the District's highest tax rate was \$1.51 in 1974/75; the lowest was \$0.59 when the District received its first tax base in 1967. At formation, the District had only three parks (leased from the City of Newberg) and few activities. Some forty six years later, the tax rate is \$0.9076 per \$1,000.00, the number of parks has grown to 24 with 100 or more activities. The question to ask is this positive growth or would no growth be preferred? It would be evident growth is preferred by most patrons. The argument would be over how much growth, who pays and at what cost? This is where a realistic plan would be much more beneficial than a plan that ignored these financial questions. It is important to note, that since 1965, the District has only had an operating budget except for one bond issue that was passed in late 60's to build the existing pool. That Bond issue was for \$535,000.00. Recently, the voters passed a second Bond issue to add to the pool and convert the existing building. The bond issue was for 19.9 million.

The District, in 2011/12 has an assessed value of \$2,566,933,787.00. In 1974/75 the assessed value of the District was 144,020,716.00. The District currently has no Bond indebtedness related to taxes. The District does have a debt for construction of a public golf course and purchase of 90 acres of park land. Debt on these items is to be paid off in 2026.

## PHILOSOPHICAL POINTS

It is important to be mindful of important philosophical points. These are:

1. Every plan must define the group of people for which plans are being made.
2. By its very nature, planning is futuristic. To satisfy this requirement relative to the preparation of a park and recreation plan, one must determine the size and composition of the recreating public. Studies have shown that given the availability of a wide range of park & recreational opportunities, most people of all ages will take advantage of appropriate and pleasing facilities and services.
3. Quantitative data is needed in any plan that illustrates the desires of the group of people for which the plans are being made.
4. A plan must be realistic and a guide. A plan should not be law or absolute. A plan must be flexible, accommodating, and it must benefit the people for which the plan is made. The benefit should be the guide, not the plan's content. A plan should allow for alternatives and opportunities that may appear or become available.
5. A plan assumes growth will occur. This plan's aim is to take a positive approach by understanding, managing and using growth to strengthen the values of the patrons and provide desired services and facilities. **(See Appendix (3) for local survey of patron values and vision)**.
6. The plan must be integrated into national guidelines, as well as state, county and city master plans.

**POPULATION AND THE ECONOMY**

The following information clearly indicates that population and economic growth will occur in the District. It is important that the District responds to the growth in a positive manner. A positive approach is to understand, manage and use the growth to strengthen the values of the patrons and the Chehalem Park and Recreation District. In 1992 Chehalem Valley Future Focus completed a survey for the Chehalem Valley.

The populations of both the cities of Newberg and Dundee increased from 1970 to 2010. The average annual rate of population growth was approximately 2.5 percent annually. Based on the same rate of growth, the population in the District will increase from 32,719 in 2010 to 46,993 in 2034. At this rate of growth, the population of the District will double in approximately 25 years. The incorporated areas of the District (defined as Cities of Dundee and Newberg) have grown over the last decade; Newberg's population increased by 19 percent and Dundee's population increased by 36 percent. During the last 20 years, Newberg's population has more than doubled and Dundee's population has nearly tripled.

There are other population factors to consider. Median age of the national population increased from 30 years in 1980 to 33 years in 1990. Yamhill County has a median age of 33 years, while Newberg's current median age of 30 years reflects the fact that younger residents make up a sizeable portion of the population. This would reflect that suburban communities are generally made up of younger residents. The District remains very homogeneous. The 1980 census revealed that only 3 percent of the District's population was nonwhite and Hispanic. In 1990, the nonwhite Hispanic population increased to 7 percent. As the district grows, the area's ethnic diversity will more closely mirror that of the Portland metropolitan area.

CHEHALEM PARK AND RECREATION DISTRICT PROJECTED POPULATION GROWTH

	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>PROJECTED</u>
<u>AREAS</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2017</u>	<u>2034</u>
Incorporated	7,095	10,517	14,749	20,662	25,280	27,235	39,270
Unincorporated	3,370	6,482	*	7,321	7,439	7,518	7,713
<u>TOTALS</u>	<u>10,465</u>	<u>16,999</u>	<u>23,508</u>	<u>27,983</u>	<u>32,719</u>	<u>34,753</u>	<u>46,983</u>

\*There was not an actual count for the unincorporated area in 1990; an estimate based on 2000 and 2010 dates amounts to 8,759.

The District has a diverse and vibrant economy. The region's original economic base revolved around agriculture. While the agricultural economy has remained strong, recently energized by the growing wine industry, a diverse manufacturing economy has developed.

The District's economic diversity and prosperity distinguish it by maintaining an identity separate from the Portland metropolitan area, existing in the economic shadow of the Portland metropolitan area. The

economy is growing and diversifying. As stated at a Chamber of Commerce meeting “Portland is our favorite bedroom community.”

Retail trade is one apparent weakness in the economy; studies found the local retailers only capture approximately half of the retail expenditures. The retail trade is projected to increase in the future. Development of Fred Meyers has helped retain part of the retail expenditure.

In recent years the tourist oriented economy has evolved. The recent development of the Allison Inn & Spa is helping the tourist-oriented economy. This is due to the area being the gateway to Oregon's wine country. This may boost the presently weak commercial and service sectors of the economy.

The trends for the economy in the District are:

1. Sustained growth. Area wage and salary employment increased 35%, manufacturing employment increased 29%, and nonmanufacturing employment increased 37%. Unemployment was below 6% until the recession hit. We did have an unemployment rate below the state and national rate.
2. The Manufacturing base is continuing to diversify and expand. Strong growth in the manufacturing sector has occurred. From 1983 to 1990, manufacturing employment increased 40 percent. Currently no single industry in the District accounts for more than 25% of the manufacturing employment.
3. A survey in 1985 revealed only a 53.3% capture rate of retail expenditures. This was prior to Fred Meyer becoming located in Newberg.
4. Tourism will play a larger role in the economy. The District is the gateway to Oregon's most productive wine region. The rolling hills and scenic vistas are attracting more recreational and competitive bicyclists.
5. The economy will benefit from growth in international trade and investment. Recently one Japanese firm located in the District has already expanded.

## **PHYSIOGRAPHY**

This section presents a summary of the physiographic features of the District. This is included to assist in the planning and development of future recreation facilities.

Landform and Geology in the District consist of three distinct subareas of the five distinct subareas in Yamhill County. The three subareas that make up the District are:

1. Chehalem Mountains a prominent anticlinal structure across the Northern and Eastern portion of the District composed of marine sediments overlain by Columbia River basalt and loess deposits of three to six feet in thickness. Parrett Mountain is composed primarily of Columbia River basalt and is cut by a number of north-south trending faults which control the drainage pattern. Chehalem and Parrett Mountains range from 1200 feet in elevation in the south to 1600 feet at Bald Peak on

the Northwest extremity of the District. The two ridge formations are divided by Rex Hill, where Highway 99W enters the District at the low summit elevation of 436 feet.



2. The Red Hills of Dundee are a highly dissected area composed of Columbia River basalt overlaying marine sediments and cut by two northwest-southeast trending faults. Much of the area is subject to slides, due primarily to the plastic nature of the soils. These hills are heavily eroded with elevations reaching 800 to 1000 feet.
3. The lower slopes of the various hills and valley bottoms, except for areas along major stream courses, are composed of non-marine terrace deposits. The Willamette silt is a major constituent of these deposits and is characterized by an uniform lacustrine silt and is mixed with sand and gravel with some igneous and metamorphic boulders. Elevation is around 100 to 150 feet.

Climate in the District lies within the marine west coast climatic type. Mean daily temperatures in January are in the 30 to 40 degree range, while in July such temperatures are in the 65 to 75 degree range. Few days in winter average less than 20 degrees, and few days in summer exceed 90 degrees. Rainfall averages 40 to 45 inches a year. The frost-free season is about 250 days, and the growing season about 175 days. The climate could be said to be equable and salubrious, it is enclosed by mountains and is poorly ventilated during periods of prolonged temperature inversions.

Soils in the District are composed primarily of fill material. Willamette Silt is the principal surface soil and consists predominantly of sandy silt and slightly plastic clayey silt and areas of moderately plastic clay soils. Building foundations and roads properly designed and constructed should be no problem. The Chehalem and Parrett Mountains and the eastern half of the Red Hills of Dundee are underlain at shallow depth by basaltic lava of the Columbia River Basalt formation. These areas are generally not well suited for cultivation, though in the case of the Dundee Hills, they are used for orchards and grapes. The Columbia River Basalt formation will support heavy foundation loads with little or no settlement; however, in the case of the Chehalem Parrett Mountain complex, foundation problems are more serious due to slippage of the thin soil layer over bedrock.

The preceding natural elements provide the basis for dealing with the recreation process as a functional system. This is exemplified in two ways. first, by providing the best basis for planning a recreational and open space system aimed at balance in the natural environment; and second, floodplains and drainage generally contained within the limits of such bases. Cooperation between the Soil Conservation Service and the District in planning recreation sites should be used and prove beneficial.

#### **HELPFUL GENERAL INFORMATION**

In selection of sites and facilities, public input is important. The ability to involve citizens is a major objective of planning. This objective has difficulties. The first difficulty is securing timely data that addresses wants and needs of the public. The second difficulty is the inability to inform the community of the wants and needs that exist. The third difficulty is the public's resistance to become involved in the planning. The easiest element of the planning process is determining the needs that exist. The needs are important in securing and developing parks and recreational opportunities. The wants of the community being understood and secured is the challenge for this process to produce short-term and long-term effectiveness and efficiency.

In the past, the real issue has not been representative government (needs as defined by professionals and elected officials) versus democracy (wants as defined by public). The real issue in making decisions is using

sound reasoning. The overall mission of the District is to determine the patron’s socioeconomic needs and interest: The socioeconomic characteristics are elements that generally translate into type and level of recreation experience. After type and level of experience is determined, identify the general characteristics of the facilities required to provide the desired experience (i.e., single-purpose facility - tennis center, natural resource-based - picnicking, trails, unstructured playspace, group activity facility- ball fields, courts). Before a site is purchased and facility built, a plan and a budget need to be prepared. (The need to know the land needed, facilities required to provide activities and experience) In other words, show the number and type of facilities required to provide the desired activity in a cost effective way. Know the land acreage needed to support the facility, and have a system for project cost for acquisition and development.

**PARK CLASSIFICATION SYSTEM**

A classification system for parks and open spaces is needed. This classification system addresses community spatial requirements, whereas facility standards address the facilities within the classified parks and open space areas. The classification system of NRPA is used in most communities or incorporated areas. There are other systems that lend themselves to the unincorporated areas. We introduce two systems to serve as a guide in planning, but not as an absolute blueprint. It is possible and currently exist where one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a community or districtwide park. (To better understand a neighborhood park could exist within a community park or district wide park.)

The first system for classification of parks and open system follows:

N.R.P.A. PARK CLASSIFICATION STANDARDS

<u>PARK CLASSIFICATION STANDARD</u>	<u>ACREAGE STANDARD</u>	<u>SIZE STANDARD</u>	<u>POPULATION STANDARD</u>	<u>AREA</u>
Neighborhood	2.5	1/2 to 5 acres	1,000 to 5,000	½ to 1 mile
Community	5.0	5 to 25 acres	3,000 to 25,000	1 to 3 miles
District Wide	20.0	25 + acres	25,000 to 50,000	15 miles
Linear Parks	n/a	n/a	n/a	n/a

The following is the definition of the existing NRPA Park Classification System, and the system used in the calculations for each Park Classification:

Neighborhood Park - Is 1/2 to 5 acres in size. (2.5 acres was used as average). Serves 1000 to 5,000 people (2,500 people was used as average) within a 1/2 mile radius. Facilities are a playground, outdoor basketball multi-purpose court with basketball goal, picnic tables, irrigated open space, accessible by walk ways, water fountain (optional), may have horseshoe area. Neighborhood parks do not usually have public rest rooms or parking lots. These may be tax supported.

Community Park – Is 5 to 20 acres in size (10 acres was used as average). Serves 3,000 to 25,000 people

(12,500 people was used as average) within a 3-mile radius. Facilities are all/or part of the facilities of a Neighborhood Park, a parking lot, picnic shelter and public restrooms. It may have fields, courts, trails, buildings, outdoor areas and other specialized areas. May be tax and fees supported.

Districtwide Park - Is 25 acres plus in size, and serves 25,000 to 50,000+ people in a 15-mile radius or half hour drivetime. Facilities as listed in Neighborhood and Community Parks may have camping facilities or be a specialized facility such as a golf course or aquatic center. This facility will have use by patrons outside the District and may be fee and tax-supported.

Specialized Facilities - Are facilities, such as community or senior center, aquatic or youth center, bowling alleys and other facilities. May be located in any park and have parking available. May be fee and tax supported.

Paths, Trails, and Linear Parks – Is a comprehensive path, trail, and linear park system providing an extensive network of natural open areas, canals, and urban paths to connect parks and other recreation facilities. This system promotes alternative sources of transportation. Paths, nature trails and urban trails are designated routes that provide an opportunity for walking and cycling, and need not be intensely developed to function effectively as a corridor connecting other park and recreation facilities. Canal banks, rivers, creeks, or hilly areas can be used and developed with paths, trails, or greenway corridors to connect areas of the District and provide places of special interest, as view sheds do. It is difficult to classify linear parks in a quantitative manner, such as one linear park per 2,000 people; therefore, population standards do not apply to linear parks, paths, or trails. It is more effective to classify linear parks on a qualitative manner based on the community's desire to have greenways and bikeways that connect to other parks and key locations throughout the community to form a comprehensive network.

Linear parks are typically wider and developed as continuous greenway corridors, with trees, viewing areas, rest nodes, lighting, and multi-use paths. Linear parks may contain multi-use paths, bike-paths, pedestrian walkways, equestrian trails, picnic areas, gardens, and children play areas, art work, interpretive signage or they may be left in a natural state. To function properly, the linear park should have a minimum of 20 feet of land width available along the respective corridor and should be larger when in proximity to recreational facilities. There are a variety of areas and corridors in the Chehalem Park and Recreation District that are and can be incorporated into a series of linear parks along the creeks and the river. Other park facilities should be located adjacent to linear parks to augment the linear park system and to ensure connectivity within the parks and recreation system. May be fee and tax supported.

#### Bureau of Outdoor Recreation Park Classification

This system is used by Bureau of Outdoor Recreation. The District covers more than just incorporated areas. This classification system may lend itself to all areas in the District and include other public and private providers of open spaces and greenways.

Class I High Density Recreation Areas characteristics are a high degree of development and heavy investment. Areas are usually managed exclusively for recreation purposes. This provide a wide range of activities for a large number of people, and usually include road networks, parking areas, fields, courts, buildings such as

restrooms, concessions, community centers, swimming pools, etc. Class I usually is located in or close to incorporated or major centers of population. Class I will usually be operated by the District or private provider. This class has no specific size classification.

Class II General Outdoor Recreation Area characteristic is ability to sustain a large, diverse and varied amount of activity and areas such as: picnicking, fishing, water sports, developed camping, nature walks and outdoor games. These areas range in size from several acres to large tracts of land.

Class III Natural Environmental Areas characteristic of this class is encourage users to enjoy resource "as is" in natural environment. Activities associated with this area are hiking, informal camping, picnicking, canoeing. Emphasize the natural environment rather than provision of structured facilities.

Class IV Unique Natural Areas, Open Space and Green Ways characteristic of this class is an area with natural scenic or scientific significance. Preservation of these resources in their natural condition is the primary management objective. The recreation activities and use of these sites must be managed based on carrying capacity, not demand or wants. All support facilities such as access roads, parking areas and sanitary facilities should be located on the periphery of this area. Trails may be permitted.

Class V Primitive Areas characteristic of this areas is that it is valued highly for its inspirational, aesthetic and cultural qualities, as well as, it scientific ecological merit. This provides the user with the feeling of a wilderness experience, a sense of being so far removed from the sights and sounds of civilization that the user can fill alone with nature. Use of the area must be such that the area is allowed to return to a nearly undisturbed and wild condition. There should be a current lack of human activity and mechanized transportation. This area is selected and managed for the sole purpose of maintaining primitive characteristics.

Class VI Historic & Cultural Areas characteristics of these sites are that they emphasis the historical, traditional and or cultural heritage of the area. The site is sufficiently significant to merit preservation. The site is set aside and managed to make cultural and historical values available to as many people as possible without structural deterioration. Primary management objectives should be to affect such restoration as may be necessary to protect from deterioration and to interpret the significance to the public.

#### NEIGHBORHOOD PARKS

Using the above classification system **Newberg** in 2010 would have 8.84 (or rounded **9**) neighborhood parks consisting of 22.5 acres of property. This assumes each park would serve 2,500 residents; each park would be 2.5 acres in size. The minimum number of neighborhood parks for Newberg would be 4.42 (or rounded **5**) neighborhood parks, each consisting of 5 acres and serving 5,000 residents. **Dundee** would have 1.23 (or rounded **2**) neighborhood parks consisting of 5 acres of property. Each park would serve 2,500 residents. Each park would be 2.5 acres in size. The minimum for Dundee would be .634 (or rounded **1**) neighborhood park consisting of ½ acre of property and serve 5,000 residents. Please note, this uses the population standard. The area standard of ½ mile may require more neighborhood parks in Newberg and Dundee.

#### COMMUNITY PARKS

Using the above classification system **Newberg** in 2010 would have 1.77 (or rounded **2**) Community Parks consisting of

20 acres of property. Each park would serve 12,500 residents. Each park would be at least 10 acres in size. **Dundee** would have one community park consisting of at least 10 acres of property. Each park would serve 12,500 residents. Each park would be 5 to 25 acres in size. This would be the average. The minimum would be one community park for Newberg and Dundee, be at least 5 acres in size and serve 25,000 residents. Please note this uses the population standard. The area standard of 1 to 3 miles may require more community parks in Dundee and Newberg.

DISTRICTWIDE PARKS

Using the above classification system, Newberg and Dundee in 2010 would have one Districtwide park consisting of 20 acres of property.

LINEAR PARKS

Using the above classification system, Newberg and Dundee in 2010 would have linear parks, paths and trails. Due to explanation a quantitative manner does not apply. Linear Parks should be available throughout the District.

Summary: The District would have 77.5 acres at the average and at the minimum 30.5 acres of parkland, if the above park classification system based on population is observed/adhered to.

The following is the definition of the existing NRPA Park Classification System, and the system used in the calculations for each Park Classification:

Based on the above definition of parks the following are the existing parks in Newberg, Dundee and unincorporated areas.

<u>NEWBERG PARK NAME</u>	<u>PARK CLASSIFICATION</u>	<u>ACREAGE</u>
Hoover Park	Neighborhood/Community	7.00
Scott Leavitt Park	Neighborhood	1.30
Memorial Park	Neighborhood/Community	2.50
Babe Niclous Park	Neighborhood/Community	5.50
Community Center	Specialized Facility	1.20
Spring Meadow Park	Neighborhood	3.40
College Park	Neighborhood	1.10
Ewing Young Park	Neighborhood/Districtwide	44.40
Jaquith Park	Neighborhood/Districtwide	15.30
Crater Park	Neighborhood/Districtwide	18.00

Chehalem Glenn Golf Course	Community/Districtwide	264.41
Buckley Park	Neighborhood	1.00
Rotary Park	Neighborhood/Districtwide	2.50
Amory Park	Neighborhood/Districtwide	2.40
Friends Park	Neighborhood	9.05
Tom Gail Park	Neighborhood	3.26
Oak Knoll Park	Neighborhood	.50
Gladys Park	Neighborhood	2.03
White Oak Park	Neighborhood	1.90
Administrative Offices	Specialized Area	1.50
Senior Center	Specialized Area	.05
210 N. Blaine Street	Specialized Area	.15
Drainways Newberg	Open Space	3.55

Summary: Newberg has **17** Neighborhood Parks, Three Community Parks, Six Districtwide Parks and Four Specialized Area, for a total acreage of **388.45**.

<u>DUNDEE PARK NAME</u>	<u>PARK CLASSIFICATION</u>	<u>ACREAGE</u>
Billick/Dundee Park	Neighborhood/Community	10.60
Falcon Crest Park	Neighborhood	3.80
Overlook Park	Neighborhood	.80
River Park	Neighborhood	4.90
Sanders Family Park	Neighborhood/Community	6.70
Fortune Park	Neighborhood	2.22
Drainways Dundee	Open Space	1.31

Summary: Dundee has **6** Neighborhood Parks, Two Community Parks, **0** District Wide Parks and **0** Specialized Area for a total acreage of **29.02**.

<u>UNINCORPORATED PARK NAME</u>	<u>PARK CLASSIFICATION</u>	<u>ACREAGE</u>
Crabtree Park	Community/Districtwide	12.40
Luis Brillis Park	Community/Districtwide	17.44
Williamette River Park	Community/Districtwide	92.44
Schaad Park	Neighborhood/Community	9.72
Bob & Crystal Rilee Park	Community/Districtwide	327.00

Summary: Unincorporated has one neighborhood Park, four community Parks, four Districtwide Parks and **0** Specialized Area, for a total acreage of **459.00**.

**(PLEASE SEE APPENDIX IV FOR MAPS OF PARKS AND LOCATION)**

There is a classification of parks which do not lend themselves to any of the above classifications. This will stand alone. It will be called the following:

**CLASSIFICATION OF PARK SUMMARY + CURRENT ACREAGE**

Neighborhood 160.36

Community 406.71

Districtwide 524.23

Based on data, the pure classification plan has not been adhered to. The District does not have 1,091.30 acres of park land. The District has 875.47. There are 838.31 acres being used for two or more purposes. In a pure sense of planning and standards this may not be acceptable, but it is a reality. The danger in this practice is the overuse of parks and facilities. The combination of Community, Neighborhood and District wide parks is not undesirable. The maintenance of these parks was an important element that leads to the current classification plan. If parks requires a lot of travel time from park to park the nonproductive time will be increased. When possible, the District has worked to cut down on nonproductive time or travel time. This is a long term saving to the patrons of the District. For this reason, most of the District Parks Classification has evolved as it is today. It would benefit the District to closely plan and coordinate future District facilities with the schools, cities, agencies and other development. With proper coordination, the District will save the taxpayers money in maintenance and replacement cost. For comparable taxrate for services and facilities. **(SEE APPENDIX (4) FOR COMPARISON)**

As stated earlier, this is an area standard. The above was based on population standard. The question is, if the area standard was presented would there be areas not served? It is important to document this effort and reveal where the need may exist. For neighborhood parks, each park should be no farther than 1 mile and preferable, within a half mile walking distance. The City of Newberg and City of Dundee both have neighborhood parks, within the area standard specified. There is no need to recommend additional park acreage due to distance or area standard for neighborhood parks.

The next area standard is for Community Parks and districtwide parks. For Community Parks the park should be no farther than 3 miles and preferably within a mile walking distance in the incorporated areas. The Districtwide parks should be within 15 miles. This District is not that wide; therefore, that standard would be met for Districtwide parks. There is no need to recommend additional park acreage due to distance or area standard for Community and Districtwide parks.

**STANDARDS**

This section discusses recreation standards and service area parklands developed by the National Park and Recreation Association (NRPA). This section will also discuss the needs and wants derived from the survey of the District citizens on recreation and parks. **(PLEASE SEE APPENDIX (5) STATE AND FEDERAL SURVEY INFORMATION)**. The standards used in this plan are based on the population level. The reason for utilization of population as the bases for planning is because it appears to be the most applicable and defensible. The population ratio standard has been developed through observation, evaluation and experience over time. Past experience clearly suggests that parklands acquired through the application of this standard have been judged by professionals and accepted by citizens as adequate. It is important the District recognizes local preferences and takes responsibility for adjusting the standard to accommodate these preferences.

There are other methods to determine standards rather than the population ratio method. These methods are:

1. Recreation space based on area percentage,
2. Needs determined by user characteristics or demand projections,
3. Carrying capacity of land.

These methods are to be considered in the plan and may prove valuable in proper planning. To not recognize these methods would limit flexibility. A plan must have flexibility and not be cast in stone. Instead it must be flexible and mixed with these other methods.

1. THE AREA PERCENTAGE METHOD suggests dedication of a percentage of the total land within specified areas in the District for recreation use. This method does not deal effectively with different population densities. This method does cut down on travel time and mileage. Another way to ensure this is to say parks and facilities must be within a certain distance from every patron.

2. THE PARTICIPATION RATES OR RECREATION DEMAND PROJECTIONS suggests using participation rates (number of visits per year per 1000 people) for any specific activity within the District be used as a standard. The method is touted as having the most potential and as most relevant to people’s needs. This method depends totally on developing a credible data for any specific activity. This method currently is too difficult and sufficient data is not available to use this totally. This method does have validity and must be considered in any plan. This method will assist in planning facilities in each park. As indicated in District surveys certain wants expressed in prior surveys have been met. New wants are evolving. Data is needed to insure continuing success in meeting communitywide wants and needs.

3. THE CARRYING CAPACITY OF SPECIFIC LAND RESOURCES METHOD suggest combinations of the three approaches with the standard based on the carrying capacity of specific land resources to accommodate demands. This is not suggested for use in urban areas but does have great use in regional facilities where the balanced ecosystem or a particular resource is the basis of attraction. This must be used to some extent in the urban setting also. Example is a ballfield can only observe or take so much use. A carpet will wear out, so will the soil and vegetation on a ballfield. This is important in planning the facilities and parks. Because of this, understanding carrying capacity is important and beneficial to use. In development of the standard, the District has not tried to avoid setting a high or low standard. A high standard, with an excessive inventory of highly developed and maintained, but lightly used park areas, could in today’s economy raise some difficult questions and concerns. Also a low standard with excessive use could cause problems with the carrying capacity of existing parks and facilities. The District has tried to establish appropriate local standards requiring commitment to gathering valid and reliable data and using the data in the development process.

**ACREAGE STANDARDS**

NRPA suggest that a park system, at a minimum, be composed of a “core” system of parklands, with a total of 6.25 to 10.5 acres per 1,000 populations. Using this as a standard the appropriate parkland acreage is as follows:

<u>STANDARD</u>	<u>EXISTING POPULATION</u>	<u>ACREAGE NEEDED</u>	<u>EXISTING ACREAGE</u>
6.25 acres per 1000	32,719	204.50 acres	603.93



10.5 acres per 1000                      32,719                                      343.55 acres                                      603.93

The above represents only the Chehalem Park and Recreation District park acreage. There are additional park and open space acreage at schools and other organizations. If you were to use the additional acreage and include the additional acreages, we would be on the higher side. With this, the following is recommended.

CHEHALEM PARK AND RECREATION DISTRICT

<u>STANDARD</u>	<u>EXISTING ACREAGE IN 2010</u>	<u>ACREAGE NEEDED IN 2030</u>
6.25 acres per 1000	603.93	337.19
10.5 acres per 1000	603.93	566.48

If you apply this standard to the two incorporated areas and the unincorporated area, the following is recommended.

CITY OF NEWBERG

<u>STANDARD</u>	<u>EXISTING ACREAGE IN 2010</u>	<u>ACREAGE NEEDED IN 2030</u>
6.25 acres per 1000	365.11	249.51
10.5 acres per 1000	365.11	419.17

Please note it is recommended the District will need 54.06 acres in the City of Newberg. In the overall District we do not need acreage. This is the reason for breaking out the incorporated and unincorporated areas.

CITY OF DUNDEE

<u>STANDARD</u>	<u>EXISTING ACREAGE IN 2010</u>	<u>ACREAGE NEEDED IN 2030</u>
6.25 acres per 1000	29.02	39.70
10.5 acres per 1000	29.02	66.69

Please note we will need 37.67 acres in City of Dundee.

Unincorporated Area

<u>STANDARD</u>	<u>EXISTING ACREAGE IN 2010</u>	<u>ACREAGE NEEDED IN 2030</u>
6.25 acres per 1000	209.80	46.50
10.5 acres per 1000	209.80	80.62

Please note we will not need acreage in the unincorporated areas. Some of this property will be annexed into the various incorporated areas.

SUMMARY: We will need additional 91.73 park acreage in the incorporated areas. Newberg will need 54.06 acres and Dundee will need 37.67 acres.

## FACILITY STANDARDS

Facilities are the elements in the parks. Designated open spaces may have facilities in them. The facilities are furnished by the District, schools and other organizations. To gain an understanding of supply and demand, an inventory was done by District staff. It was important to set standards for the facilities. The standards are based on population. This is where the use data would be extremely important. **(See Appendix (5) for use data and facility development).** The facilities are located in parks and should be easily accessible to the District patrons. As stated earlier, it is important to recognize all the methods used in setting standards. Again, the primary standard to be used will be population. This standard must be flexible and not an absolute. It should be justified when new facilities are built which exceed the standard while other facilities are at a deficit.

### CURRENT INVENTORY

<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>DISTRICT</u> <u>SUPPLY</u>	<u>OTHER</u> <u>SUPPLY</u>	<u>TOTAL</u> <u>SUPPLY</u>
<b>FIELDS</b>				
Baseball	1 per 15,000	00	05	05
Softball/Youth B.B.	1 per 4,000	10	03	13
Football	1 per 10,000	01	03	04
Soccer/Adult	1 per 10,000	00	03	03
Soccer/Youth	1 per 6,000	00	00	00
Track	1 per 20,000	00	03	03
Lacrosse	1 per 20,000	00	00	00
Field Hockey	1 per 20,000	00	00	00
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>DISTRICT</u> <u>SUPPLY</u>	<u>OTHER</u> <u>SUPPLY</u>	<u>TOTAL</u> <u>SUPPLY</u>
<b>COURTS</b>				
Basketball	1 per 5,000	12	11	23
Tennis	1 per 5,000	06	11	17
Shuffleboard	1 per 5,000	01	01	02
Horseshoes	1 per 5,000	12	01	13
Volleyball	1 per 5,000	00	02	02

Badminton	1 per 15,000	00	00	00
Bocce	1 per 15,000	00	01	01
Croquet	1 per 15,000	00	00	00
		<u>DISTRICT</u>	<u>OTHER</u>	<u>TOTAL</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>SUPPLY</u>	<u>SUPPLY</u>
BUILDINGS				
Swimming Pool	1 per 25,000	01	01	02
Recreation/Youth/Sr Center	1 per 25,000	03	00	03
Community Recreation Center	1 per 50,000	00	00	00
Gymnasium	1 per 10,000	01	15	16
Auditorium	1 per 20,000	00	02	02
Public Restrooms	n/a	06	00	06
Picnic Shelters	1 per 3,000	05	00	05
Cultural Center	1 per 25,000	01	00	01
Performing Center	1 per 25,000	00	02	02
		<u>DISTRICT</u>	<u>OTHER</u>	<u>TOTAL</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>SUPPLY</u>	<u>SUPPLY</u>
SPECIALIZED AREAS				
Playgrounds	1 per 4,000	18	11	29
Picnic Tables	1 per 300	188	03	191
Amphitheater	1 per 50,000	00	01	01
Museum	1 per 50,000	00	01	01
Bowling Alley	1 per 50,000	00	00	00
Golf Course	1 per 50,000	01	00	01
Stadium	1 per 50,000	00	02	02
Disc Golf	1 per 50,000	02	01	03
Archery	1 per 25,000	00	00	00

Shooting Range	1 per 25,000	01	02	03
Dog Park	1 per 25,000	01	00	01
Spray Pad	1 per 50,000	01	00	01
Skateboard Facility	1 per 50,000	02	00	00
Climbing Wall	1 per 50,000	00	04	04
BMX Track	1 per 75,000	01	00	01
		<u>DISTRICT</u>	<u>OTHER</u>	<u>TOTAL</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>SUPPLY</u>	<u>SUPPLY</u>
<b>CAMPING/TRAILS</b>				
Camp site	25 mi radius*	00	01	01
R.V. Camping	25 mi radius*	00	00	00
Tent/Primitive	25 mi radius*	00	00	00
Group Camping/Day Use	25 mi radius*	00	01	01
Boat Ramp	1 ramp 5 miles	00	01	01
Walking/Jogging Trails	1 mile per 10,000	3.48mi	00	3.48mi
Nature Trails	1 mile per 10,000	1.19mi	00	1.19mi
Bike Trails	1 mile per 10,000	00	00	00
Equestrian Trails	1 mile per 10,000	00	00	00
Off-Road Vehicle Trails	1 mile per 10,000	00	00	00

The facilities with an \* by them are available within the 25 mi. radius. We do not have any located within our District boundaries. A state park is nearby and would meet those needs.

The following are the facility needs as projected by the standards listed above and current inventory. In 1992, prior to 1994 Park Master Plan, the patrons of the District were satisfied with the current services. Our recent surveys indicate a high rate of satisfaction by the District patrons.

CURRENT & FUTURE NEEDS

<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>TOTAL</u> <u>SUPPLY</u>	<u>NEEDED</u> <u>2010</u>	<u>NEEDED</u> <u>2030</u>
<b>FIELDS</b>				

Baseball	1 per 15,000	05	2.2	3.6
Softball/Youth B.B.	1 per 4,000	13	8.2	13.5
Football	1 per 10,000	04	3.3	5.4
Soccer/Adult	1 per 15,000	03	2.2	3.6
Soccer/Youth	1 per 6,000	00	5.5	9.0
Track	1 per 20,000	03	1.6	2.7
Lacrosse	1 per 20,000	00	1.6	2.7
Field Hockey	1 per 20,000	00	1.6	2.7
		<u>DISTRICT</u>	<u>NEEDED</u>	<u>NEEDED</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>2010</u>	<u>2030</u>
COURTS				
Basketball	1 per 6,000	23	5.5	9.0
Tennis	1 per 5,000	17	6.5	10.8
Shuffleboard	1 per 5,000	02	6.5	10.8
Horseshoe	1 per 5,000	13	6.5	10.8
Volleyball	1 per 5,000	02	6.5	10.8
Badminton	1 per 15,000	00	2.2	3.6
Bocce	1 per 15,000	01	2.2	3.6
Croquet	1 per 15,000	00	2.2	3.6
		<u>DISTRICT</u>	<u>NEEDED</u>	<u>NEEDED</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>2010</u>	<u>2030</u>
BUILDINGS				
Swimming Pool	1 per 25,000	02	1.3	2.2
Recreation/Youth/Sr. Center	1 per 25,000	03	1.3	2.2
Community Recreation Center	1 per 50,000	00	0.7	1.1
Gymnasium	1 per 20,000	16	1.6	2.7
Auditorium	1 per 20,000	02	1.6	2.7

Public Restrooms	n/a	06	n/a	n/a
Picnic Shelters	1 per 3,000	05	10.9	18.0
Cultural Center	1 per 25,000	01	1.3	2.2
Performing Center	1 per 25,000	02	1.3	2.2
		<u>DISTRICT</u>	<u>NEEDED</u>	<u>NEEDED</u>

<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>2010</u>	<u>2030</u>
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SPECIALIZED AREAS

Playgrounds	1 per 4,000	29	8.2	13.5
Picnic Tables	1 per 300	191	109.1	179.8
Amphitheater	1 per 50,000	01	0.7	1.1
Museum	1 per 50,000	01	0.7	1.1
Bowling Alley	1 per 50,000	00	0.7	1.1
Golf Course	1 per 50,000	01	0.7	1.1
Stadium	1 per 50,000	02	1.3	2.2
Disc Golf	1 per 50,000	03	0.7	1.1
Archery	1 per 25,000	00	1.3	2.2
Shooting Range	1 per 25,000	02	1.3	2.2
Dog Park	1 per 25,000	01	1.3	2.2
Splash Pad	1 per 50,000	00	0.5	1.0
Skateboard	1 per 50,000	02	0.7	1.1
BMX Track	1 per 75,000	01	0.4	0.7

		<u>DISTRICT</u>	<u>NEEDED</u>	<u>NEEDED</u>
<u>FACILITY</u>	<u>STANDARD / PEOPLE</u>	<u>SUPPLY</u>	<u>2010</u>	<u>2030</u>

CAMPING/TRAILS

Camp Site	25 mi radius	00	00	00
R.V. Camping	25 mi radius	00	00	00

Tent/Primitive	25 mi radius	00	00	00
Group Camping/Day Use	25 mi radius	00	00	00
Boat Ramp	1 ramp 5 miles*	01	02	02
Walking/Jogging trails	1 mile per 10,000	3.48mi	3.27mi	5.40mi
Nature trails	1 mile per 10,000	1.19mi	3.27mi	5.40mi
Bike trails	1 mile per 10,000	00	3.27mi	5.40mi
Equestrian trails	1 mile per 10,000	00	3.27mi	5.40mi
Offroad Vehicle trails	1 mile per 10,000	00	3.27mi	5.40mi

The District boundaries are about 9 miles along the Willamette River.\* It is important to note the trail system needs to be 16.35 miles in 2017 and in 2030 27 miles. It is evident that we do not have that trail system. The Chehalem Heritage Trail Plan would meet this need. The above are the facility needs as projected by the standards listed above. In 1992 the patrons of the District were satisfied with the current level of services. Our recent surveys seem to indicate satisfaction by the District patrons with the current services. It is important to continue to try and meet the standards listed above.

### **BOARD APPROVED PROJECTS**

The Board of Directors is elected to serve the citizens in the Chehalem Park and Recreation District. These members set priorities based on the information given by citizens and staff. There are also wants of individual members of the Board that are added to the priority list. For a project to make this list it must receive a majority of the votes of the Board. Board members have meetings with the public, staff and consultants to develop this project list. A cost is assigned based on the best information available at the time. Sometime this list is prioritized and dates for construction are applied. The list may change from year to year based on the Boards desire and funding available. The list should be updated yearly and made part of this plan. The list as of 7-1-17 is as follows:

<b><u>PROJECT LIST</u></b>	<b><u>PROJECT COST</u></b>
Pool Project	\$ 1,000,000.00
Pool Fitness Area & Gym	\$ 2,500,000.00
Third Nine Golf Course	\$ 3,000,000.00
Golf Club House	\$ 2,000,000.00
Campground	\$ 3,000,000.00
Soccer Complex	\$ 3,000,000.00
Sanders Park & Dundee Community Center	\$ 3,000,000.00

Rilee Park Development	\$ 9,000,000.00
Dundee Riverfront Development	\$ 5,500,000.00
Newberg Riverfront Development	\$ 5,500,000.00
Chehalem Heritage Trails	\$ 80,000,000.00 (Source: Vigil-Agrimis)
Chehalem Cultural Center & District	\$ 9,000,000.00
<b><u>TOTALS</u></b>	<b><u>\$126,500,000.00</u></b>

All park master plans for the District are listed in **Appendix (6)**. The SDC methodology report is listed in **Appendix (7)**. The SDC methodology report is to be updated every 5 years or sooner. The next time to update the report the SDC methodology report will be 2022.

### SUMMARY & SUPERINTENDENT’S RECOMMENDATIONS

The District's service area is 68 square miles. In 1990, the population was 23,508 with about 63% living in the incorporated area, totaling about 5 square miles. Just outside the 5 square mile area, a large portion of the remaining 37% or 8,759 of the patrons resided. As of 2010, about 32,719 patrons live in the District, which is 68 square miles. There are 25,280 patrons or about 77% living in the incorporated area totaling about 5 square miles. Just outside the 5 square mile area a large portion of the remaining 23% or 7,439 of the patrons live. In 1990, the District had 124.4 acres of parkland or 5.3 acres of parkland per 1000 patrons in the District.

In 2010, the District had 603.93 acres of park land or 18.6 acres of parkland per 1000 patrons. If the population grows to 53,950 by 2030, the District will need to acquire 399.6 acres of parkland to remain at the current standard of 18.6 acres per 1,000. It is not recommended to try and meet the 18.6 acre standard. Instead, the Superintendent recommends the measure of meeting the standards of 10.5 acres per 1,000 populations. To meet the 10.5 acres per 1000 standard the District will need to acquire an additional 91.73 acres before 2030. This acreage needs to be acquired in the incorporated area. It is possible to take land from the incorporated area and annex it into the city limits. This is a more realistic standard and goal to meet.

In the next 20 years, the District is projected to add about 20,170 new patrons. The 20,170 new patrons will result in 6,506 new houses or multi family dwelling units being added to the District. Currently the District assesses a fee of \$6,866.00 for single residents, \$6046 for Multi-family resident and \$4,119.00 for mobil-homes. This will result in the District receiving about \$41,461,490.00 in System Development Charges (S.D.C's.) in the next 20 years. This would be about \$2,073,070 annually.

The Board of Directors has yet to adopt a standard. However, the recommendation of the Superintendent, based on the standards set in this document, is that the District needs the following acreage and facilities:



RECOMMENDED

<u>ITEM</u>	<u>AMOUNT</u>	<u>COST</u>
Park Acreage	91.73 Acres	\$ 2,136,490.00
Youth Soccer Fields	9 fields	\$ 3,500,000.00
Bocce*****	2 courts	\$ 200,000.00
Croquet*****	3 courts	\$ 200,000.00
Picnic Shelter	2 shelters	\$ 900,000.00
Bowling Alley*	18 lanes	\$ 4,500,000.00
Archery	1 site	\$ 200,000.00
Dog Park	1 Dog Park	\$ 325,000.00
Spray Pad*****	1 Pad	\$ 500,000.00
Aquatic Center	Addition and Update	\$ 3,500,000.00
Trails**	Trail Master Plan	A BOND ISSUE ***

\*The bowling alley would be developed with a loan. The revenue produced by the facility would be used to pay for its loan and operation. \*\*The trails could require a bond issue and would have some SDC's used with matching grant money from the state and federal funds. The facilities above would be constructed mostly on existing park acreage. There may be additional acreage acquired which is included in park acreage. \*\*\*This would be 18 miles of asphalt trail system at 8 foot wide. The system would be from the bridge at 219 (property owned by the District) to 99W at Hoover Park along Hess Creek. Then from property on Hess Creek in Newberg along the Willamette River to corner of 8<sup>th</sup> street in Dundee and the River; then from the corner of 8<sup>th</sup> street and river in Dundee to the Dundee Hills at Crabtree Park. As stated this is not right of way acquisition. \*\*\*\*\*This money would be used for development of Chehalem Cultural Center outside area (\$900,000).

The recommendation is the District spend \$495,400.00 annually for the next 15 years for development. This is possible and realistic. This is not to suggest, or imply that the higher expenditures are not needed. It is important to note that the District patrons have failed to support several bond issues in the past. It is based on prior information the recommendation is being made. Please note the SDC's will not come in a regular base. We should prioritize the above projects and let funds accumulate until there are sufficient to develop the item.

The S.D.C. funding would pay for the recommended park acreage, fields, courts and picnic shelters. A bond issue of \$12 to \$15 million would be needed for trails.

There are other items that are wanted or needed to be developed in the District which the Board has set as priorities. These suggested items are:

SUGGESTED

<u>ITEM</u>	<u>AMOUNT</u>	<u>COST</u>
Additional golf holes*	nine holes	\$3,000,000.00
Club House**	9 to 12 thousand square feet	\$2,500,000.00
Dundee Community Center \$2,500,000.00	9 to 12 thousand square feet	
Campground*	40 w/e/s 30 w/e 10 primitive 5 lodges	\$1,760,000.00
Campground Service Center**	1960 square feet wood building	\$ 450,000.00
Community Recreation Center	50,000 square feet building	\$12,000,000.00

The above items could be added to a bond issue or done by debt payment. \*Some of the items will generate revenue and may be paid for by the increase in generated revenue. \*\*Some of the items will help increase revenue and may pay some or all of the debt payment.

The income derived from System Development Charges must increase in order for these recommended improvements to occur. The projected population increase is tied to an increase in development of housing or apartments. It is important to note that in the 2012-13 budget loan payments will drop from about \$865,000.00 to \$750,000.00. In 2015-16 loan payments will drop to about \$625,000.00. Loan payments will remain about \$625,000.00 until 2022-23, and then loan payments will be about \$475,000.00. If we borrow no funds by 2025-26 all loans will be paid off. If we do some of the suggested items with revenue bonds then the loan payments will increase.

The Chehalem Park and Recreation District is responsible for maintenance of 124.4 acres of land. This consists of:

- \* Eleven Parks
- \* Public Building Space Totaling 45,188 sq ft
- \* Six Tennis Courts
- \* Five Outdoor Courts
- \* Eight Playgrounds
- \* Over 355,000 sq ft parking lots and walkways
- \* Over 5,000 Linear feet of fencing
- \* Thousands of trees and shrubs
- \* Over 1200 irrigation heads

The Chehalem Park and Recreation District is responsible for providing, coordinating and administering various services and programs that enrich patrons' leisure time and provide positive and constructive alternatives for youth and adults with free time. This consists of:

- \* Over 319 activities
- \* Sport activities for youth and adults
- \* Aquatic program for youth and adults
- \* Physical fitness programs for youth and adults
- \* Senior Citizens activities
- \* Special Population activities
- \* Arts, Drama and crafts for all ages

\*Latch Key program and preschool for youth

\*Teen programs and activities

In addition the District is called upon to perform special projects in the community such as the Old Fashion Festival, Vintage Festival and other community related events. The District also provides, administers and coordinates a wide range of recreational opportunities.

The District is broken down into two Divisions. The Park Division and the Recreation Division.

It is important to understand the Parks Division and Recreation Division.

This report will start with the Parks Division.

PARKS DIVISION The major duties of the Park Division are:

\*Mowing, fertilizing, weed control and raking of grounds

\*Collection and disposal of litter and debris from the grounds

\*Custodial work at buildings including, floor cleaning, window washing, bathroom cleaning, dusting, and other tasks necessary to keep the facilities clean.

\*Repair, Painting and maintaining all equipment, facilities and grounds

- \*Ball field preparations and maintaining
- \*Construction of new facilities and rebuilding facilities and equipment
- \*Assistance on community festivals and beautification projects

During the past five years the demands upon and the responsibilities of the Park Division have increased tremendously with no significant corresponding increase in the amount of resources available to respond to the demands or fulfill the added responsibilities. This unfavorable situation is primarily due to additional maintenance responsibilities, inflation and limited revenue.

In order to improve the Park Division effectiveness and efficiency it was necessary to document the total responsibilities and operation. Due to the documentation it was apparent that sometimes the maintenance of parks and recreation facilities had resulted in non-uniform maintenance. In response to these needs it was decided to document and formalize the park maintenance system. **(SEE APPENDIX I FOR PARK MAINTENANCE PLAN)**

#### **PLAN OF ACTION**

The project began by realizing the areas and responsibilities to be established. During the period of 1989-94 the district began documenting the process. The plan of action steps were:

- I... Introduction
- II. Inventory
- III. Standards & Conditions
- IV. Cost Analysis & Measurements
- V. Public Involvement
- VI. Future

The first step in introduction was to give a historical look at the development of the district, maps showing location, *size and* facilities, and deeds.

#### **HISTORY**

The District was conceived by Walter Jaquith in the early spring of 1963. Through his initial efforts a meeting was calling in the office of Loran Douglas, Superintendent of Schools. At the meeting representatives of all clubs and organizations functioning in the Newberg area were invited to listen to representatives from Tualatin Hills Park and Recreation District and Willamalane Park and Recreation District. The purpose of calling the meeting was to plan for an obviously getting ready to grow community in order to meet the growing recreation need. At the time a summer recreation organization of sorts existed funded by donations.

From a group of 35 or so an active nucleus of 10 interested people began the plan of forming a Park and Recreation District. This group believed a District should be formed to help provide green

ways, recreation, parks, open areas, covered swimming pool year round with leadership.

On June 21, 1965 the concept of the District went to the voters, who balloted the District into existence and elected five Board members to guide it: Glen Benedict, Toni Crater, Leonard Attrell, Walter Jaquith and Ernie Leffler. on May 24, 1966 the first budget request was defeated. On November 8, 1966 the election carried and a tax base of \$48,500 was established.

On July 1, 1967 the District became operational. From this emerged the Park division. Six months later a 25 year lease agreement with the city of Newberg was agreed to. The lease was to operate three parks with an outdoor pool in one of the parks. The parks were Hoover Park, Memorial Park and Scott Leavitt Park. Within the year a one and one-half acre of land on the east edge of town on the Chehalent Creek was Donated by Elizabeth McBroom. Neva crabtree donated 12 and one half acres northwest of Dundee to Yamhill county for perpetual park purposes, which was leased to the District to operate and improve on a 25 year lease agreement. 'rhe Old Presbyterian Church on School and Hancock was first rented then purchased in Apr ! of 1969 to serve as a community center and offices. In October of 1969 a bond election for 572,000.00 was passed to build an indoor swimming pool. Construction started in April of 1970 and completed in December of 1970, which also housed the new District Offices. The Pool site was purchased with federal funds and developed with federal funds which is now known as Pool Park. No money was approved for operation of the operation of the Pool and the new parks. In 1971 a three year serial levy was approved and again in 1974.

In February 1972 the community center on School and Hancock was sold and the present community center on Second and Howard was purchased from Assembly of God Church for 37,500.00.

In December of 1975 purchase of 28 and half acre of land known as Ewing Young Historical Park was started and finalized in December of 1977.

In September of 1978 Jaquith Park was started and completion of Phase one was completed in June 79. In the same year additional land adjacent to Jaquith Park was purchased and City of Dundee voted to annex to the District.

summary:

XEbR	DESCRIPTION	PARK	PARK	.EMlli Budget	PER ACRE COST
		F.T.E.	ACREAGE		
65-66	District formed	0	0		
66-67	Leased 3 parks:Hoover, Memorial, Scott Leavitt & outdoor pool	1	10.5	9,736.00	928.00
68-69	2 parks added:Crabtree & McBroom.	1	24.5		
69-70	Purchased Community Center	1	25	15,760.00	631.00

70-71	Purchase Pool Pk, Pool built	2	29.5	19,322.00	655.00
71-72	Sold Cornm cntr, Purchase present community center	2	29.5	20,178.00	684.00
72-73	NO ADDITIONS ADD 1 F.T.E.	3	29.5	22,894.00	776.00
75-76	Spring Meadow Added	3	32.5	47,584.00	1464.00
76-77	N College and Ewing Young added	3	61.5	54,335.00	884.00
77-78	NO ADDITIONS ADD 1 F.T.E.	4	61.5	61,975.00	1008.00
78-79	Jaquith Park added	4	66.9	83,131.00	1243.00
79-80	Added to Jaquith Park	4	71.7	119,858.00	1671.00
80-81	Added two small lots 1 to Pool and 1 to Jaquith	4	72.7	83,512.00	1149.00
81-82	NO ADDITIONS ADD 1 F.T.E	5	72.7	134,659.00	1852.00
82-83	Added to Jaquith Pk	5	76.3	143,362.00	1879.00
85-86	Added Dundee Pk	7	83.5	177,199.00	2122.00
87-88	Added to Dundee Pk	7	87.0	215,774.00	2480.00
88-89	NO ADDITIONS SUBTRACT 1 F.T.E.	6	87.0	233,119.00	2680.00
91-92	Add to Jaquith Pk	6	87.5	279,854.00	3198.00
92-93	Add to Ewing Young	6	103.4	283,313.00	2740.00
93-94	Add Crater Park	6	121.4	<u>260,314.00</u>	2144.00

Total cost for maintenance of Parks per acre in 94 \$2,144.00  
Total cost for maintenance of parks per acre in 67 \$ 928.00  
Total cost for maintenance of Parks per acres in 94  
If we did not increase and used 4.5% annual inflation \$2,912.57  
Please note acreage has increased 120.35. Therefore  
without any increase in acreage and using same techniques &  
manpower today as we did in 67 the cost would is \$353.586.00  
IT !IMPORTANT TO NOTE ACREAGE HAS INCREASED 110.0 ACRES  
F.T.E.'S HAVE INCREASED BY 5 BUT TOTAL COST DECLINED\$ 93.272.00

#### CHEHALEM PARK AND RECREATION DISTRICT PARK DIVISION GOALS

##### General overall Park Maintenance Goal

To provide safe, clean, orderly and attractive appearance of grounds, structures and facilities for the enjoyable use of citizens through an efficient and effective maintenance program commensurate with the intensity of public use and the intent of park design. To remember the values of the District which are: cooperation, Professionalism, Responsiveness and Dedication.

##### Specific Park Maintenance Goals

The goal of safe, clean, orderly and attractive is very broad for any real significance. Therefore below are specific directives:

Safety is the first and most important requirement. This

requirement extends beyond the park division to the entire District and the citizens of the community. The requirement for safety comes first and any staff member is given permission to make safety their responsibility by responding to the safety hazard immediately. If the safety of the public is in question then this matter should be dealt with as expeditiously as is allowed. When safety is an issue, and the safety issue can't be corrected or secured properly; then, the facility or area will be closed and secured from use by the public to the best ability of the staff or district at the time the safety matter is discovered or known. It is the intent to make safe not just a word but an ongoing practice of the district. This responsibility should be taken in the context of this specific responsibility.

Clean and sanitation is guided by the public health codes. It is the intent to meet the health requirements set forth by the county and state. In order to achieve each member of the district must cooperate and educate the public to its responsibility and desired responses. This can be achieved by making disposal of garbage and trash convenient by having trash receptacles located throughout structures and grounds; by having entrance mats at doors to stop dirt and mud from entering facilities; by having proper ventilation to control odor. This will require a joint effort and support from the public to achieve. The public must take advantage of these opportunities or the task will be made much more difficult and cost more.

Orderly and attractive is guided by the design and upkeep of the structures and grounds maintained by the district. This is a subjective but one that requires at least an agreement of effort. It will be difficult to satisfy all concerns. It is important to remember all concerns have justification and validity. Because of the lack of what is and what is not acceptable the staff should always remember the Board of Directors that is elected by the citizens are designated to make a decision should disagreements occur. It is certain this will occur but can be handled by using the conflict resolution structure available. Most important point is to remember to listen and search for others viewpoint not sell your viewpoint but suggest viewpoints that can be agreed upon.



CHEHALEM PARK AND RECREATION BOARD MEMBERS

<b>BOARD MEMBERS</b>	<b>SERVED FM/TO</b>	<b>SERVED TOTAL YEARS</b>	<b>TOTAL TERMS SERVED</b>
Walter Jaquith*	65 - 67	2	1
Glenn Benedict*	65 - 67	2	1
Ernie Leffler*	65 - 69	4	1
Antonia Crater*	65 ... 81	16	4
Lenard Attrell*	65 - 83	18	5
John Chipley	67 - 69	2	1
Dale Halm	67 - 75	8	2
Neva Crabtree	69 - 81	12	4
Ron staples	70 - 72	2	1
Dave Paxton	72 - 75	4	1
David Bauer	74 - 78	4	1
William LeMaster	76 - 81	5	2
Lewis Goslin	77 - 79	2	1
Paul McCartney	79 - 83	4	1
Mike McBride	81 - Present	24	7
Bart Murdock	81 - 85	4	1
Sharon Hatfield	81 - 85	4	1
Nina Waters	83 - 85	2	1
David Anderson	83 - 87	4	1
Rodney stevens	85 - 87	2	1
Don Waddell	85 - 03	18	4
Donna McCain	85 - Present	20	5
Bart Murdock	87 - 95	8	2
John Brittian	87 - 91	4	1
Don Loving	91 - Present	14	4
Darlene Andreas	95 - 02	7	2
Larry Anderson	02 - Present	7	2
Todd Saunders	03 - 05	2	1
Keith Bearden	05 - Present	1	1

\* These five(5) werè the Foard elected to Form the District.

**APPENDIX 1**  
**MAP OF DISTRICT**

**APPENDIX 2**

**ORGANIZATIONAL CHART**

**OF DISTRICT**

**APPENDIX 3**  
**SURVEY'S LOCAL**

# **APPENDIX 4**

# **COMPARISONS**

**APPENDIX 5**

**SURVEY'S STATE/FEDERAL**

**APPENDIX 6**  
**MASTER PLANS**

**APPENDIX 7**

**SYSTEM DEVELOPMENT**

**METHODOLOGY**



**WILL BE FORTHCOMING  
LOOKING UP ALL THE  
DISTRICTS IN OREGON**