

City of Mt. Angel Parks Master Plan

Report Prepared For:
City of Mt. Angel

Prepared By:
Community Planning Workshop

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Executive Summary

Park facilities help improve a community's quality of life and meet residents' demands for recreational experiences. Providing adequate park facilities is often a challenge for many communities. Lack of resources – both staff and money – limits local ability to develop and maintain adequate park systems. Identifying system priorities and matching them with available resources requires careful planning.

The *Mt. Angel Parks Master Plan* identifies strategies and techniques for operation and development of parks, as well as funding. Through this plan, the City of Mt. Angel intends to continue improving the quality of its parks to meet the needs of current and future residents.

The Plan guides future development and management efforts for Mt. Angel's parks system over the next 15 years. More specifically the Plan:

- Provides an inventory of existing parks and an analysis of appropriate park classifications and standards;
- Identifies current and future park needs using input from the community as well as technical data;
- Includes conceptual designs for Ebner Park and Humpert Park;
- Includes a capital improvement plan (CIP) that outlines park specific improvements, estimated costs, and a timeline for completion; and
- Identifies potential funding techniques and sources to implement the CIP.

The executive summary highlights existing facilities, key community needs, goals and actions, park improvements, and the funding strategies described in the *Mt. Angel Parks Master Plan*.

Park Inventory and Assessment

A critical aspect of planning for the future of a city's parks system is conducting an inventory and condition assessment of existing park facilities. The City currently owns four developed parks. Chapter 3, the Parks System, provides a description of each park facility and an overview of the condition of the parks system as a whole. This information is expanded upon in Appendix A. A summary of the City parks and recreation facilities and their respective classification is presented in Table ES-1.

Table ES-1. Inventory and Classification Summary, Mt. Angel

Existing Parks		Acres
Community Parks		
Ebner Park		8.39
Neighborhood Parks		
Fisher Memorial Park		1.12
John B. Humpert		1.87
Special Use Parks		
Berchtold Memorial		0.08
Saalfeld Family Park		0.22
Engelberg Centennial Platz		0.05
Total		11.73

Source: Marion County Assessor's Maps and *Mt. Angel Comprehensive Plan*

Community Needs Analysis

The Mt. Angel Parks Master Plan includes an analysis and assessment of community needs based on local demographic trends, state and regional recreation trends, stakeholder interviews, and two community workshops. After reviewing this data, several key park facility needs emerged. These include the need for:

- Updated park equipment and amenities;
- Additional active and passive recreation opportunities;
- Sidewalks and pathways for safety and ease of access;
- Enhanced maintenance to address vandalism, dog waste, and ball field quality;
- Improved aesthetics through the introduction of landscaping and updated park facilities and furniture; and
- Adequate funding.

Community Vision and Goals

The Parks Master Plan includes a long-term vision for the Mt. Angel Parks System, six goals that define system priorities and specific objectives that guide implementation. Following is the vision for Mt. Angel's parks system:

"Mt. Angel envisions an interconnected parks system, which serves its neighborhoods and supports a diversity of opportunities for recreation and social gatherings."

Goal 1: Planning. Establish a coordinated process for parks planning and development that involves residents and community groups.

Goal 2: Funding. Establish new and diverse funding mechanisms for the maintenance and development of existing parks.

Goal 3: Parks Maintenance and Operation. Provide exceptional city parks through regular maintenance to ensure safe and attractive parks for the entire community.

Goal 4: Design. Design city parks to provide an attractive, enjoyable, and safe environment.

Goal 5: Accessibility. Improve access to park and recreation facilities.

Goal 6: Stewardship and Community Pride. Through the coordination of a Parks Board increase community awareness, involvement, and stewardship of the park system.

System Improvements

The *Mt. Angel Parks Master Plan* identifies system improvements as well as capital improvements for specific parks. Park specific improvements include:

- Update play equipment to improve safety and active recreation opportunities;
- Install additional facilities (amphitheater, soccer field) and amenities (drinking fountains, barbeque grills, picnic tables) to encourage park use and enhance park comfort;
- Upgrade existing amenities (covered picnic areas, picnic tables, T-ball backstop, etc.) to encourage park use and enhance aesthetics;
- Upgrade restroom facilities to meet ADA requirements;
- Enhance park landscaping to improve aesthetics and connection to the natural environment;
- Install new signage to promote park awareness;
- Install sidewalks and internal pathways to enhance accessibility and improve overall safety; and
- Install new bike racks to encourage biking to the parks.

The Parks Master Plan is implemented, in part, through the Parks Capital Improvement Plan (CIP). The Capital Improvement Plan identifies park improvements and costs estimates for the fifteen-year period between 2009 and 2024. Park improvements included in the capital improvement plan focus on improving access, safety, landscaping, play and restroom structures, and providing additional park amenities.

Because of its dynamic nature, the CIP is provided as a separate document. The Parks CIP should be reviewed on an annual basis by City staff.

Funding

This plan proposes park specific improvements and the expansion of park operations and maintenance services. Table ES-2 outlines the proposed parks system improvement expenditures. Parkland improvements, which total \$1,701,150, comprise the total costs identified in the Plan.

Table ES-2. Park System Improvements, 2009-2019

PARK IMPROVEMENTS	
PARK	TOTAL COST
Ebner Park	\$1,026,750
Humpert Park	\$293,550
Fisher Park	\$185,770
Berchtold Memorial Park	\$191,080
Saalfeld Family Park	\$4,000
SUBTOTAL	\$1,701,150

Source: CPW, 2009

This Parks Master Plan establishes a vision for Mt. Angel's parks system. This vision, however, is meaningless if the City cannot secure the funds to achieve the vision. Mt. Angel needs to identify and pursue a variety of short and long-term funding strategies to fulfill its parks system goals. The Plan specifically recommends that the City pursue grant opportunities for capital improvement projects; develop partnerships with private and non-profit organizations; establish a system to accept donations; update the Parks System Development Charge assessment rates; and evaluate the feasibility of a parks utility fee and bond measures.

Conclusion

Completion of this plan is an important step toward the fulfillment of the City's parks system vision and goals. With careful attention, Mt. Angel's parks system will continue to improve local resident quality of life while adequately planning for the future park needs of the growing community.

Chapter 1

Introduction

Overview

Parks systems are major contributors to a community's quality of life. "Quality of life" is a term that has grown in popularity in the last few decades; it refers to an individual's satisfaction with his/her social and physical surroundings. The term has been linked to a number of community amenities, which include trails, natural areas, open space, and parks. These amenities are assets that build strong communities by providing recreation opportunities, gathering spaces, connectivity, natural resource protection, cultural resource preservation, and aesthetic beauty. Their functions shape the character of communities, provide an anchor for neighborhood activities, and promote healthy behaviors and lifestyles.

Creating and maintaining park and recreation facilities is a challenge for service providers. Limited resources and competition for resources, both staffing and budgetary, restricts many communities' ability to develop and maintain parks systems. Identifying system priorities and matching them with available resources requires thoughtful planning. Communities typically develop and adopt *Parks System Master Plans* to guide development of parks systems.

Purpose of the Plan

The *Mt. Angel Parks Master Plan* (Master Plan, Plan) establishes a vision for Mt. Angel's parks system, and presents recommendations for the continued provision of quality park facilities over the next 15 years. The Plan is intended to help Mt. Angel build upon its unique park assets, meet the needs of current residents, and identify new funding opportunities.

The Plan outlines Mt. Angel's vision for the parks system and provides the specific tools and components necessary to achieve that vision. The creation of the Plan builds upon recommendations gathered from Mt. Angel's community members. Specifically, this Plan includes:

- An inventory of existing park and recreation facilities in the Mt. Angel planning area, including an analysis of park classifications;
- A parks and recreation needs analysis based on technical and demographic data, as well as community involvement – including park committee meetings, community workshops, and stakeholder interviews;
- Conceptual designs for Ebner Park and Humpert Park;

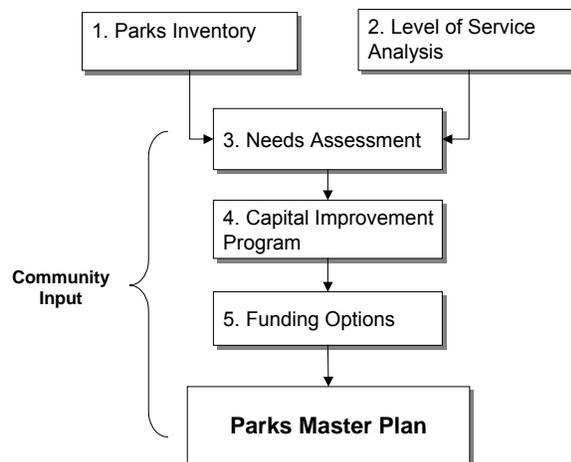
- A fifteen-year capital improvement plan that identifies specific improvements for each of Mt. Angel’s parks with estimated project costs and target completion dates; and
- Funding requirements and options, which include grants, partnerships, donations, Park Systems Development Charges (SDCs) and a Parks Utility Fee.

For this plan to best reflect Mt. Angel’s current and future needs, updates are recommended every five years. Regular updates ensure that the plan continues to be a relevant planning tool.

Planning Process

This Plan utilizes a “systems” approach for the planning process, as recommended by the National Recreation and Parks Association (NRPA). The systems approach places local values and needs first, and provides a framework for creating a parks system that meets those values and needs. The planning process is outlined in five phases, as described below and detailed in Figure 1-1.

Figure 1-1. The Parks Planning Process



- **Phase 1 – Parks Inventory:** Inventory existing parks. Identify existing park facilities, assess general park conditions and existing improvements, and identify needed maintenance or additions.
- **Phase 2 – Level of Service Analysis:** Conduct a level of service analysis. The level of service analysis (expressed as acres of developed parkland per 1,000 residents) allows the community to assess current service conditions and determine the appropriate facilities needed to satisfy future demand.
- **Phase 3 – Needs Assessment:** Conduct a needs assessment. Identify key needs in the community, drawing from demographic and recreation trends and community input. Population growth, demographic

characteristics and activity participation trends help identify the types of facilities needed by current and future residents.

- **Phase 4 – Capital Improvement Program:** Create a capital improvement program (CIP). Using Steps 1-3, the CIP identifies capital improvement projects for a 15-year period. The CIP, provided as a separate document from the Parks Master Plan, is based upon current needs.
- **Phase 5 –Funding Options:** Identify potential sources and methods of acquiring funds to improve and maintain existing parks.
- **Final Phase – Plan Refinement and Adoption:** Incorporate comments and suggestions based on community member, City staff, and City Council review of the Draft Plan. Prepare Final Plan for adoption by Mt. Angel City Council.

Community Involvement

Community and stakeholder involvement are critical elements of the planning process. Community involvement provides tangible benefits to the process by: (1) providing insight into community members' values and preferences; (2) developing and nurturing an environment of goodwill and trust; (3) building consensus support for the Plan; and (4) establishing meaningful dialogue between the public and parks planners.¹

The parks planning process relied heavily on the input and suggestions of residents and other stakeholders. The primary parties involved in the development of the Plan include the Mt. Angel City Planning and Public Works staff. Community input was gathered through stakeholder interviews, community workshops, and Parks Advisory Committee Meetings. These community involvement methods are summarized below:

- **Stakeholder Interviews:** CPW conducted eight stakeholder interviews with City staff, City Council members, and members of community organizations. Interviewees identified the strengths and weaknesses of Mt. Angel's parks system, and identified key means to improve upon the system.
- **Community Workshops:** CPW conducted two community workshops. These workshops (held at the Mt. Angel Public Library) allowed CPW to collect information about the community's desires for its parks system and gather feedback on the conceptual designs for Ebner and Humpert Parks.
- **Mt. Angel Parks Advisory Committee Meetings:** three meetings were held with the Parks Advisory Committee (PAC). The PAC, which consisted of a group of interested community members, was created

¹ Cogan, Elaine. 2003. Public Participation. Published in *The Planner's Use of Information*. Planners Press, American Planning Association (APA).

during the parks planning process. PAC meetings provided a format for the community to participate in the planning process, and, more specifically, to assist in the development of the park classification system, assess the need for a Level of Service (LOS) standard, and identify parks system goals, objectives, and improvements.

The planning process was further aided by input and direction from the City and Public Works Department staff. This Plan combines community input with technical analysis to provide a framework for achieving the goals and objectives that implement the parks system vision. The Plan can also be integrated into other planning decisions that relate to areas of parks planning.

Relationship to Other Plans

The *Mt. Angel Parks Master Plan* is one of several documents that comprise Mt. Angel's long-range planning and policy framework. The following plans have bearing on the parks planning process and have been considered during the creation of this Plan:

Mt. Angel Comprehensive Plan, originally adopted 1977, revised sections adopted in 1988, 1997, and 1999: The Public Facilities element of Mt. Angel's Comprehensive Plan, revised in 1999, includes the Parks and Recreation Facilities section. The section notes that Mt. Angel should strive to:

“To conserve and protect the community's natural and scenic resources, and to provide for a variety of recreation needs of Mt. Angel's residents and visitors.”

The Parks and Recreation Facilities section also addresses open space, natural areas, and trails through the following statement:

“The existing and new or equivalent park lands shall be preserved as a minimum land resource desirable for open space within the Mt. Angel urban area.”

Following the adoption of this Plan, the Parks and Recreation Facilities section of the Mt. Angel Comprehensive Plan will require revision to reflect updated information contained within the Plan.

Mt. Angel Transportation System Plan (TSP), adopted in 1997, revised in 2003: The TSP guides the management of all existing transportation facilities, as well as providing a planning framework to guide future transportation projects. The Parks Plan relies on the TSP for existing and future on-street bike paths and pathways routes; combined with multi use paths, these facilities provide connectivity within the core system of parks.

Plan Organization

This Plan is organized into seven chapters and five appendices, described below.

Chapter 1: Introduction – Provides an overview of the project purpose, planning process, and methods of data collection, as well as this Plan’s relationship to other plans.

Chapter 2: Existing Conditions – Provides information on Mt. Angel’s planning area, and growth and demographic trends.

Chapter 3: The Parks System- Provides information on Mt. Angel’s park service areas, level of service, and park classifications. Includes classification and service area maps.

Chapter 4: Park and Recreation Needs – Provides a summary of statewide park use and recreation trends, and key trends in Mt. Angel based on interview and workshop findings. Mt. Angel residents’ input can be found in *Appendix B: Public Involvement* and *Appendix C: Stakeholder Interviews*.

Chapter 5: Planning Framework – Presents a summary of the community’s needs, which were identified in previous chapters, and the vision, goals, and objectives to meet these needs.

Chapter 6: Recommendations – Includes recommendations for park specific projects (included in the Capital Improvement Plan), the expansion of pedestrian and bicycle routes, and operations and maintenance.

Chapter 7: Implementation and Funding – Includes an overview of the budget, park improvement funding needs, and funding recommendations.

Appendix A: Parks Inventory – Includes an inventory of each park currently in Mt. Angel’s parks system, as well as other public and private recreation facilities.

Appendix B: Stakeholder Involvement – Includes key findings from the stakeholder interviews.

Appendix C: Community Workshops – Includes key findings from the public workshops.

Appendix D: Design Standards - Provides guidelines for the improvement and development of all parks.

Appendix E: Funding Sources – Provides detailed information on funding sources, including grant opportunities.

Appendix F: Park Concept Plans – Contains conceptual designs for Ebner Park and Humpert Park.

Chapter 2

Existing Conditions

Overview

A critical step in the parks planning process is to evaluate how the community is being served by its parks system. This chapter provides an overview of Mt. Angel's regional context and planning area, and summarizes the local demographic composition. The regional context is important in considering the opportunities and constraints in parks planning. In addition, analyzing trends in demographic composition informs parks related policy decisions and ensures that parks best fit the diverse needs of varied populations.

Regional Context and Planning Area

The City of Mt. Angel, located in the Central Willamette Valley at the base of 300' Mt. Angel, was founded in the late 1800s by German settlers. The community is nestled in the foothills of the Cascade Mountains and surrounded by rich farmland. Mt. Angel is located to the east of I-5 and eighteen miles northeast of Salem, Oregon's state capital. It is the sixth largest city in Marion County.

The Mount Angel Abbey holds a significant presence in Mt. Angel, as they draw visitors from around the world. Additionally, Mt. Angel holds Oktoberfest, a four day celebration of German Heritage, which draws thousands of visitors to the City in September.

The planning area for this Plan includes land within the city limits (approximately 625 acres), and land within the Urban Growth Boundary (UGB) (approximately 245 additional acres). In total, the Mt. Angel parks planning area encompasses 870 acres. There are currently six developed parks within the city limits totaling 11.51 acres. Refer to Chapter 3 for more detailed information on the parks system.

Demographics

Trends in population growth, age and ethnicity are all critical factors in understanding a community's composition.

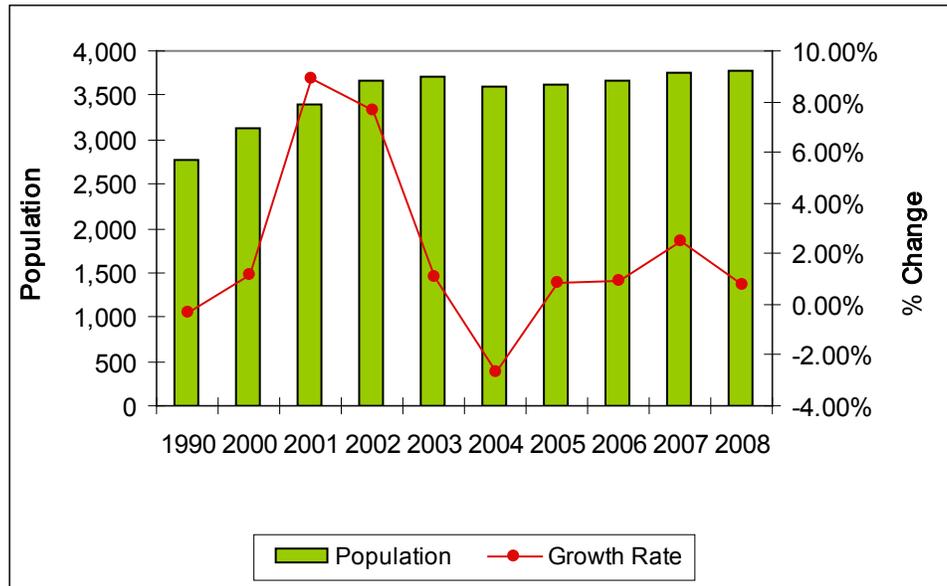
Population Growth

As of 2008, Mt. Angel consists of an estimated 3,785 persons. The City comprises less than 1.5% of the county's population, most of which is centered in nearby Salem.

Since 1990 Mt. Angel's population has increased at an average annual growth rate of 1.84%, slightly less than Marion County (1.90%) and slightly greater than Oregon as a whole (1.71%). Mt. Angel experienced significant growth in 2000, 2001 & 2002, 12.35%, 8.9% and 7.6% respectively. The

trend reversed considerably from 2003-2007 when the population grew most years at approximately 1.1% or less with 2004 actually showing a decline in population (-2.7%). Figure 2-1 highlights Mt. Angel's growth from 2000-2008; the bars indicate actual population size, while the dots indicate the growth rate, expressed as a percentage of change shown on the right axis.

Figure 2-1. Population Growth, Mt. Angel, 2000-2008



Source: Portland State University (PSU) Population Research Center

According to growth rates established by Portland State University's Population Research Center for Marion County and its Cities, by 2028, the population is expected to grow by 27% to 4,805 (Table 2-1). A larger population will put more pressure on the existing parks system and may increase the demand for new park facilities.

Table 2-1. Population Projections, Mt. Angel, 2008-2028

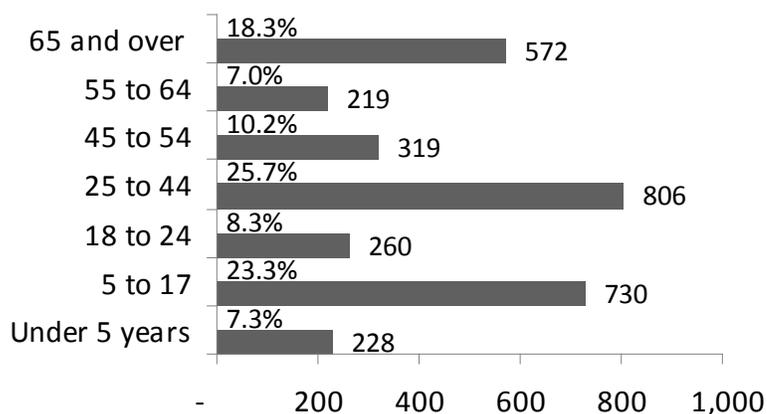
2008	2010	2015	2020	2025	2028
3,785	3,876	4,115	4,367	4,636	4,805

Source: *Population Forecast for Marion County, its Cities and Unincorporated Areas 2010-2030, 2008*

Age

It is important for parks systems to meet the recreation needs of residents of all ages. Figure 2-2 separates the population into age groups; this data is helpful in adjusting planning efforts for future age-related trends.

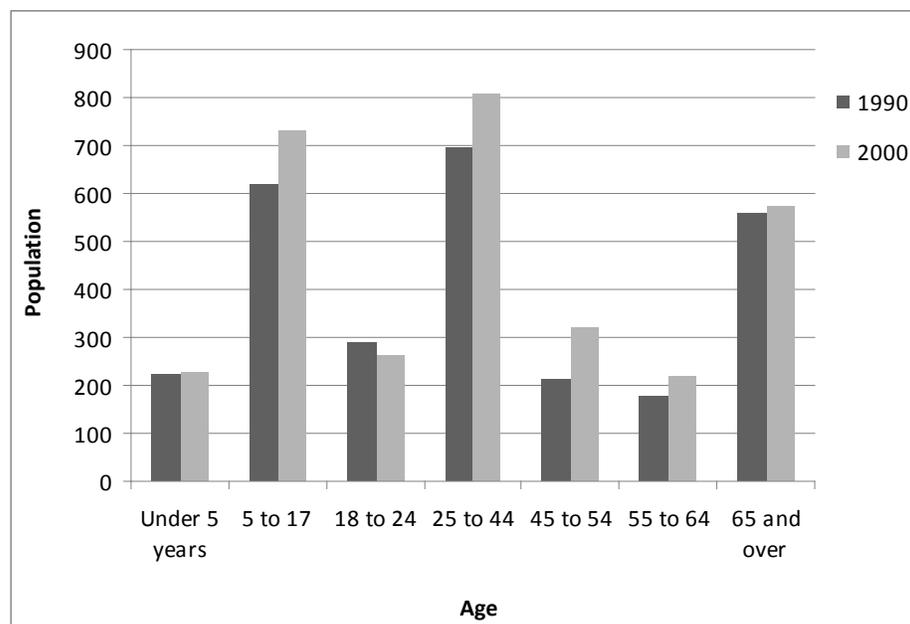
Figure 2-2. Age Distribution in Mt. Angel, 2000



Source: US Census, Summary Tape File 1 (STF1), 2000

In 2000, the largest percentages of Mt. Angel residents were between the ages of 5 to 17 and 25 to 44, indicating a large number of families. In addition, there were a high percentage of seniors, age 65 and over. These trends are consistent with those in 1990 (see Figure 2-3). Mt. Angel should consider the recreation needs of these age groups when prioritizing and carrying out park improvement projects.

Figure 2-3. Mt. Angel Population by Age, 1990 and 2000



Source: US Census, Summary Tape File, 2000

Ethnicity

Mt. Angel's ethnic composition is also changing. Latino residents are the fastest growing ethnic group in the region. Between 1990 and 2000 the population of Latino residents grew from 20% to 28%, while other ethnic

groups remained less than 1% of Mt. Angel’s population. It is likely that Mt. Angel, and the rest of the Marion County, will continue to diversify over the next 15 years. Like most communities in Oregon, Mt. Angel will need to consider the unique ways in which different groups use park and recreation facilities.

Income and Employment

Mt. Angel’s income characteristics are important to consider in determining priorities for park and recreation services. These characteristics, outlined in Table 2-2, may also assist the City in preparing grants and applying for alternate funding sources to improve the parks system.

Table 2-2. Income and Poverty–Mt. Angel, Marion County, and Oregon

	Mt Angel	Marion County	Oregon
Median Family Income	\$45,650	\$46,202	\$48,680
Per Capita Income	\$15,535	\$18,408	\$20,940
Percent of Families below Poverty Level	10.3%	9.6%	7.9%
Percent of Individuals below Poverty Level	16.3%	13.5%	11.6%

Source US Census, Summary Tape File 1, 2000

In 2000, Mt. Angel’s median family income (\$45,650) and per capita income (\$15,535) were somewhat lower than Marion County (\$46,202; \$18,408) and Oregon (\$48,680; \$20,940). Accordingly, Mt. Angel has a higher percentage of individuals (16.3%) living below the poverty level than Marion County (13.5%) or Oregon (11.6%).

Wilco Farms is Mt. Angel’s largest employer, providing jobs for approximately 170 residents. The second largest employer, providing jobs for approximately 150 residents, is the Providence Benedictine Assisted Living – Retirement Living & Assisted Care, which was founded by the Benedictine Sisters. Nearby Salem is also a major regional employment center.

Residential Development

Housing permit data for 2000 to 2007 indicate that single-family homes were being constructed at a moderate pace and in areas of the City that are currently served by parks. According to U.S. Census records, an average of eighteen residential development permits were granted on an annual basis between 2000 and 2007. Development permits ranged from a low of eight in 2000, 2003, and 2005 to a high of twenty-nine in 2006. Much of the residential development is occurring in northwest Mt. Angel, around Ebner Park.

Conclusion

This chapter describes Mt. Angel’s physical and social context, which forms the needs assessment for Mt. Angel’s parks system; more details of this assessment will be covered in Chapter 3 and 4. A number of key

demographic factors to consider in planning for a parks system that meets the current and future needs of Mt. Angel residents:

- Mt. Angel's population is growing at an average annual growth rate of 1.2%, and is anticipated to increase by 27% to 4,805 by 2028. A larger population may place more demand on current park facilities and increase the demand for new park facilities.
- Mt. Angel has a large family-age population between the ages of 5 and 17 (23.3%) and the ages of 24 to 44 (25.7%), as well as a large senior population (18.3%). These age cohorts use parks differently and balancing their needs is an important task.
- Between 1990 and 2000, Latino residents made up the fastest growing ethnic group in Mt. Angel, increasing from 20% to 28% of the population. This group should be considered in parks planning.
- Mt. Angel has a higher percentage of individuals (16.3%) living below the poverty level than Marion County (13.5%) or Oregon (11.6%). The City's median income (\$36,293) is also lower than the county and state. The City should consider the high percentage of people living in poverty and the low median income when developing a parks and recreation funding strategy.

Chapter 3

The Parks System

Overview

This chapter provides an overview and analysis of the existing parks system. Included herein is an inventory and classification of the system, which identifies the strengths and weaknesses of Mt. Angel's parks; an assessment of park operations and maintenance; an analysis of the areas of Mt. Angel that are served by the parks system; and an analysis of the current level of service (LOS) provided by the system. The park inventory, classification, service area analysis, and level of service analysis characterize the existing parks system and establish a context (along with information presented in Chapters 2 and 4) for identifying park and recreation needs. The complete *Existing Park and Recreation Facilities Inventory* is included as Appendix A.

Parks Inventory and Classification

Mt. Angel currently owns and maintains six park facilities, which comprise 11.73 acres of developed parkland. The existing parks system provides a range of park types and recreation opportunities. Different park types serve different functions and address specific needs in the community.

For the purposes of this Plan, park facilities are assessed based on level of development, amenities, size, and service area. Parks are categorized into the following classifications: Mini Parks, Neighborhood Parks, Community Parks, Special Use Parks, and Undeveloped. Mt. Angel operates one community park, two neighborhood parks, and three special use parks. The City also owns two small undeveloped parcels located along major arterials, which together comprise 0.22 acres. These parcels are not considered as parkland since they do not provide recreation opportunities. The acreages for Ebner and Fisher Parks were adjusted² based upon Marion County Assessor's Maps and in consultation with City staff.

Following is a summary of the park classifications and a brief description of each park facility. Table 3-1 displays a summary of existing parks and Map 1 illustrates the existing parks system.

² Fisher Park is actually 1.12 acres (calculated using square footage from the Marion County Assessor's Maps), not 0.595 acres as recorded in the *Mount Angel Comprehensive Plan*. Ebner Park has been adjusted to 8.39 acres, which includes the 0.28 acre parcel located to the east of Spruce Street.

Table 3-1. Parks Inventory and Classification Summary

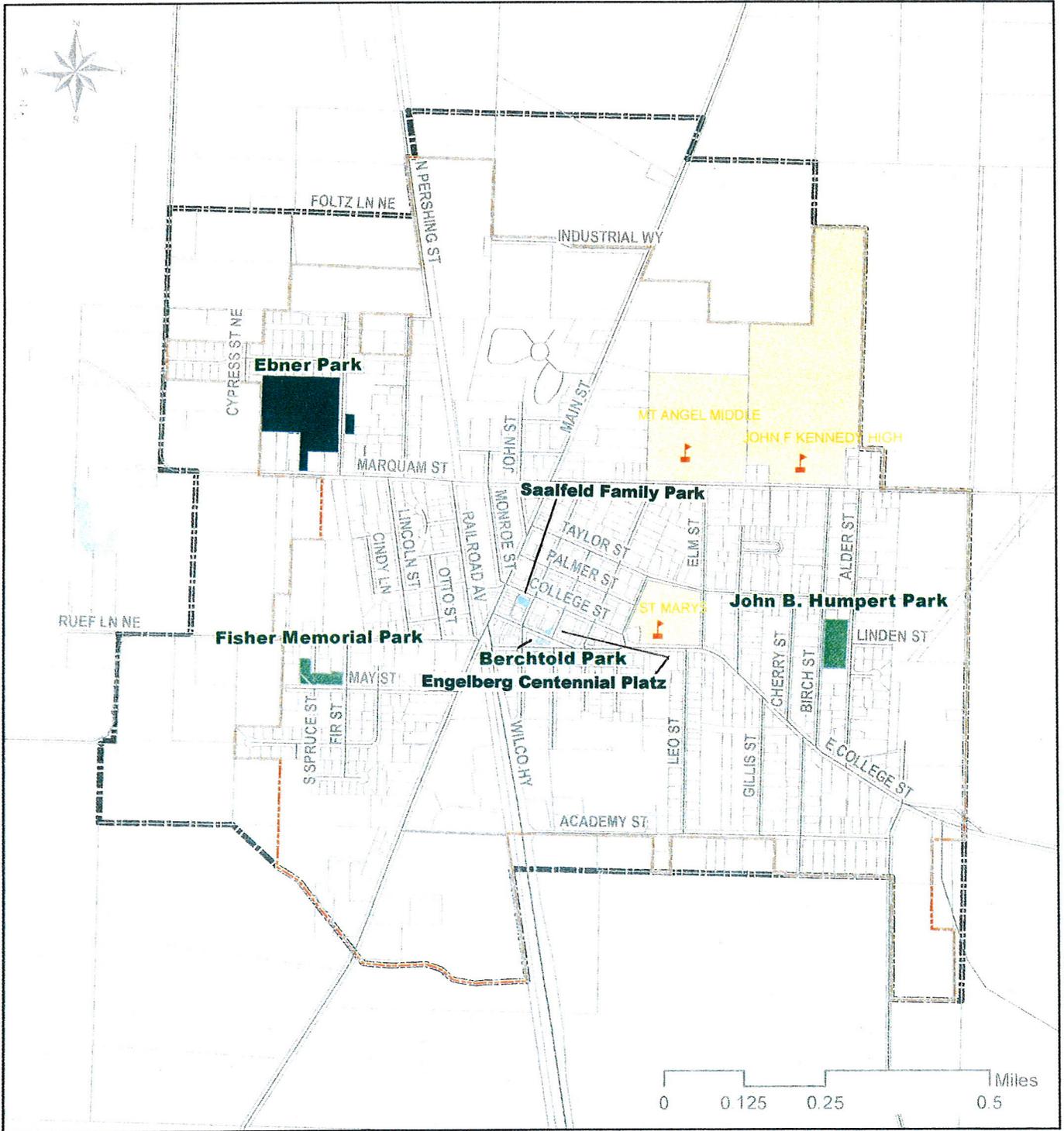
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Special Use Parks		
Berchtold Memorial		0.08
Saalfeld Family Park		0.22
Engelberg Centennial Platz		0.05
Total		11.73

Source: Marion County Assessor’s Maps and Records, *Mt. Angel Comprehensive Plan*

Community Parks

Community parks provide a variety of structured, active and passive, and informal recreation opportunities for all age groups. Community parks are generally larger in size and serve a wide base of residents. They typically include facilities that attract people from the entire community, such as sports fields, pavilions and picnic shelters, water features, and require support facilities, such as parking and restrooms. These parks may also include natural areas, unique landscapes, and trails. Community parks may range in size from 5 to 50-acres and serve residents within a ½ to 5-mile radius.

Ebner Park is an 8.39-acre community park located along Spruce Street in northwest Mt. Angel. The park consists of the 8.11 acre park and the 0.28 acre parcel located on the east side of Spring Street. The 0.28 acre parcel is used for off-street parking during special events. The park is bound on the north, east, south and west by newer residential development. The park encompasses the City of Mt. Angel Public Works Department and the Littlest Angels Preschool. The majority of the park consists of two baseball fields – one is located on the west side and the other on the east side. Existing facilities, located along the south end of the park, include a full basketball court, children’s play ground, restroom, picnic shelter, and stone drinking fountain. Additional amenities include signage, picnic tables, bleachers, backstops, ball field lighting, and trash containers.



Legend

Existing Parks

- Community Park
- Neighborhood Park
- Special Use Park
- City Limits
- Urban Growth Boundary

Map 1 Existing Parks



Source: Marion County
Date: February 24, 2009
Cartographer: Sayaka F. (CPW)

Neighborhood Parks

Neighborhood parks are located within walking and bicycling distance of most users. Neighborhood parks provide access to basic recreation activities for nearby residents of all ages, function as critical open space, and are often defining elements of a neighborhood. These parks are generally 1 to 5-acres in size and serve residents within a ¼ to ½-mile radius. Neighborhood parks typically include facilities such as playgrounds, basketball courts, tennis courts, lawn areas, picnic tables, and benches.

John B. Humpert Park is a 1.87-acre neighborhood park located to the west of Alder Street and east of an undeveloped right of way (Birch Street) in northeast Mt. Angel. The park is bound on all sides by residential development. Existing facilities and amenities include a T-ball field, half basketball court, children's playground and picnic shelter. Additional elements include signage, paved pathways, picnic tables, a maintenance shed, drinking fountain, and wood structure for a seasonal portable toilet. The park is comprised mostly of open lawn with some perimeter landscaping.

Fisher Memorial Park is a 1.12-acre neighborhood park located to the north of May Street and west of S. Fir Street in southwest Mt. Angel. The park is surrounded by residential development on all sides. It contains a picnic shelter, swing set, two new play structures, and a half basketball court. Additional elements include signage, picnic tables, trash cans, a wood structure for a seasonal portable toilet, and a drinking fountain. The park consists of open lawn and the May Street perimeter is lined with trees.

Special Use Parks

Special use parks are recreation sites or parkland occupied by a specialized facility to serve a specific function. Facilities typically included in this classification are sports field complexes, community center, community gardens, skate parks, and amphitheaters.

Berchtold Memorial is a 0.08-acre special use park located in Mt. Angel's historic downtown. The park is located to the east of City Hall on a triangular shaped parcel, which is bound on the north by E. Charles Street, south by Church Street, and west by N. Garfield Street. The park consists of a restroom and gazebo. Additional amenities include a plaque memorializing Mayors Jacob Berchtold and Joseph J. Berchtold, benches, and trash cans. The park is planted with shrubs and ornamental trees.

Saalfeld Family Park is a .22-acre special use park located in Mt. Angel's historic downtown. The park is located north of the Glockenspiel on E. College Street. It will include a plaque memorializing the Saalfeld Family. Their home, located on the park site is recorded as the oldest standing residence in the City. The park is planted with ornamental trees and shrubs and has a large paved patio on which events can be hosted. Since this is a new park as of 2010, the design is still in process.

Engelberg Centennial Platz is a .05-acre special use park located in Mt. Angel's historic downtown. The park is located at the corner of Charles and Cleveland Streets in front of the public library. The platz is across the street from City Hall and next to several businesses. It contains one tree and a small amphitheater-style brick seating area. While the platz will be maintained and funded by the Friends of the Library it is considered as part of the parks system.

Undeveloped Parcels

Mt. Angel owns two small unnamed parcels that are located along major arterials in downtown Mt. Angel. While these parcels are identified as parkland within the *Mt. Angel Comprehensive Plan*, they do not provide recreation opportunities. They are not considered as parkland in this Plan.

Unnamed Parcel (John and Main Streets) is a 0.18-acre parcel located at the junction of John and Main Streets.

Unnamed Parcel (Church, Main, and Silverton Highway) is a 0.04-acre triangular parcel located at the junction of Church, Main and Silverton Highway.

Other Assets

In addition to parks, parks systems typically encompass other community recreation assets such as open space areas, natural areas, pathways, and trails. In Mt. Angel, the school facilities comprise the main community recreation asset.

School Facilities

School recreation facilities, which include playgrounds, tennis courts, sports fields and tracks, are used by the residents of Mt. Angel. Table 3-2 details school facilities within Mt. Angel. These facilities are available for public use after school operating hours.

Table 3-2. Summary of Existing School Facilities

Existing School Facilities
St. Mary's Public Elementary School
Outside Basketball Court
Tennis Courts (2)
Indoor Gymnasium (2)
Walking Trail
Playground (w/ play structures)
Mt. Angel Middle School
Basketball Court (covered)
Baseball/Softball Field
Indoor Gymnasium
Running Track*
Football Field*
Children's Play Field
John F. Kennedy High School
Baseball/Softball Field (2)
Indoor Gymnasium
Running Track*
Football Field*

* Indicates a shared facility between Mt. Angel Middle School and John F. Kennedy High School

Source: Mt. Angel School District

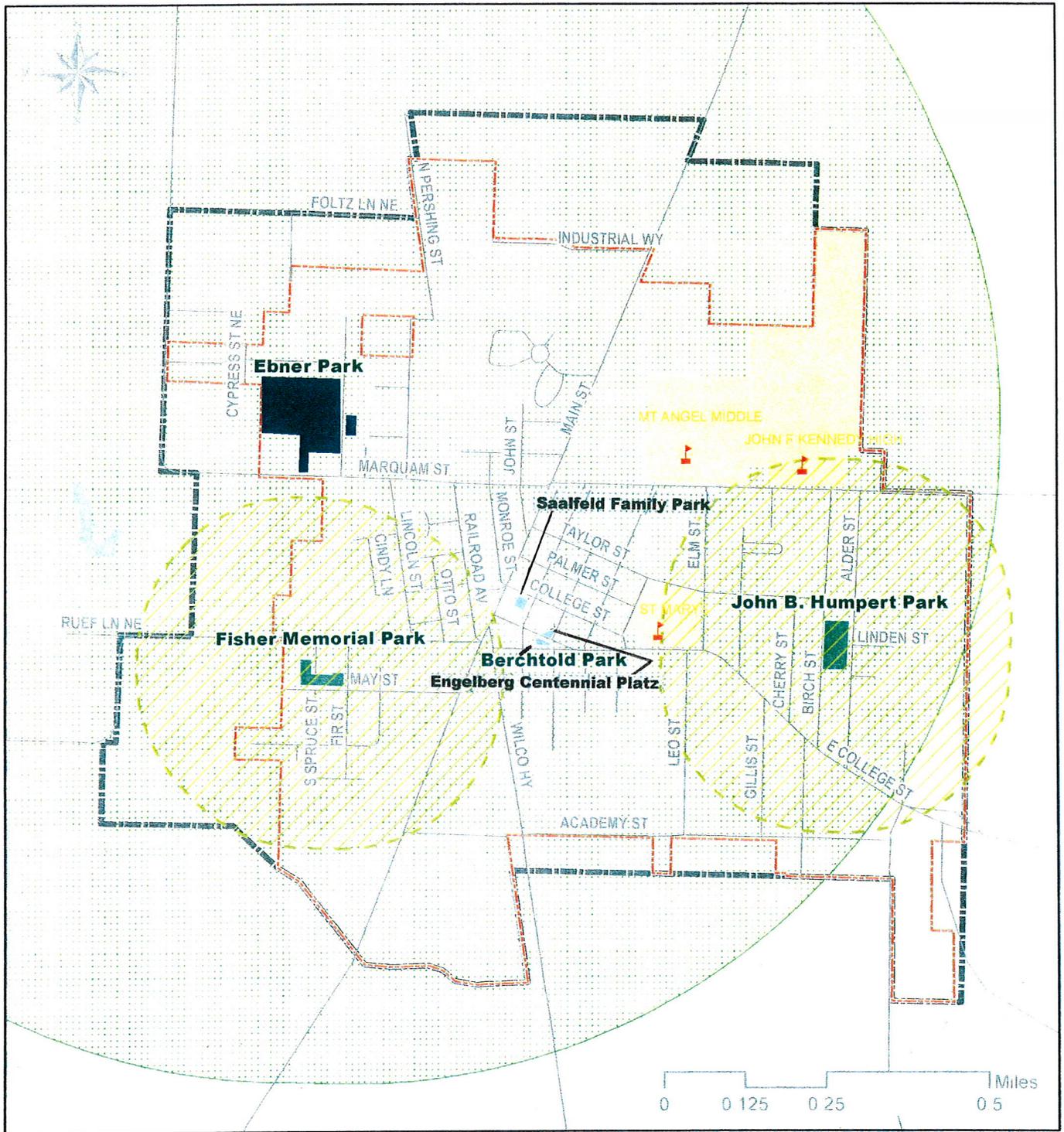
A summary of additional recreation areas and facilities is included in Appendix A.

Park Service Areas

To serve the needs of a diverse population, it is important that a parks system contain parks of different sizes and types. The National Recreation and Park Association (NRPA) established service areas for each park classification: community parks serve a ½ to 5-mile area; neighborhood parks serve a ¼ to ½ mile area; and special use parks, like school facilities, serve an area that is determined by size and type of amenities offered.

Map 2 illustrates park service areas. Service areas of ¼ to 1-mile were used as measurements to analyze how well Mt. Angel residents are served by their parks system. Ebner Park was given a 1-mile service area because of its size. Berchtold Park was not given a service area because it is small in size and offers very few amenities. The service area analysis indicates that some areas of the City are underserved by neighborhood parks.

However, when considering both park and school facilities the community has adequate access to park and recreation opportunities. Map 3 includes the service areas for Mt. Angel's three schools. St. Mary's Public Elementary, Mt. Angel Middle School, and John F. Kennedy High School provide recreation opportunities for the community. Mt. Angel's schools were given a ¼-mile service area because they are located within neighborhoods and offer a variety of amenities.



Legend

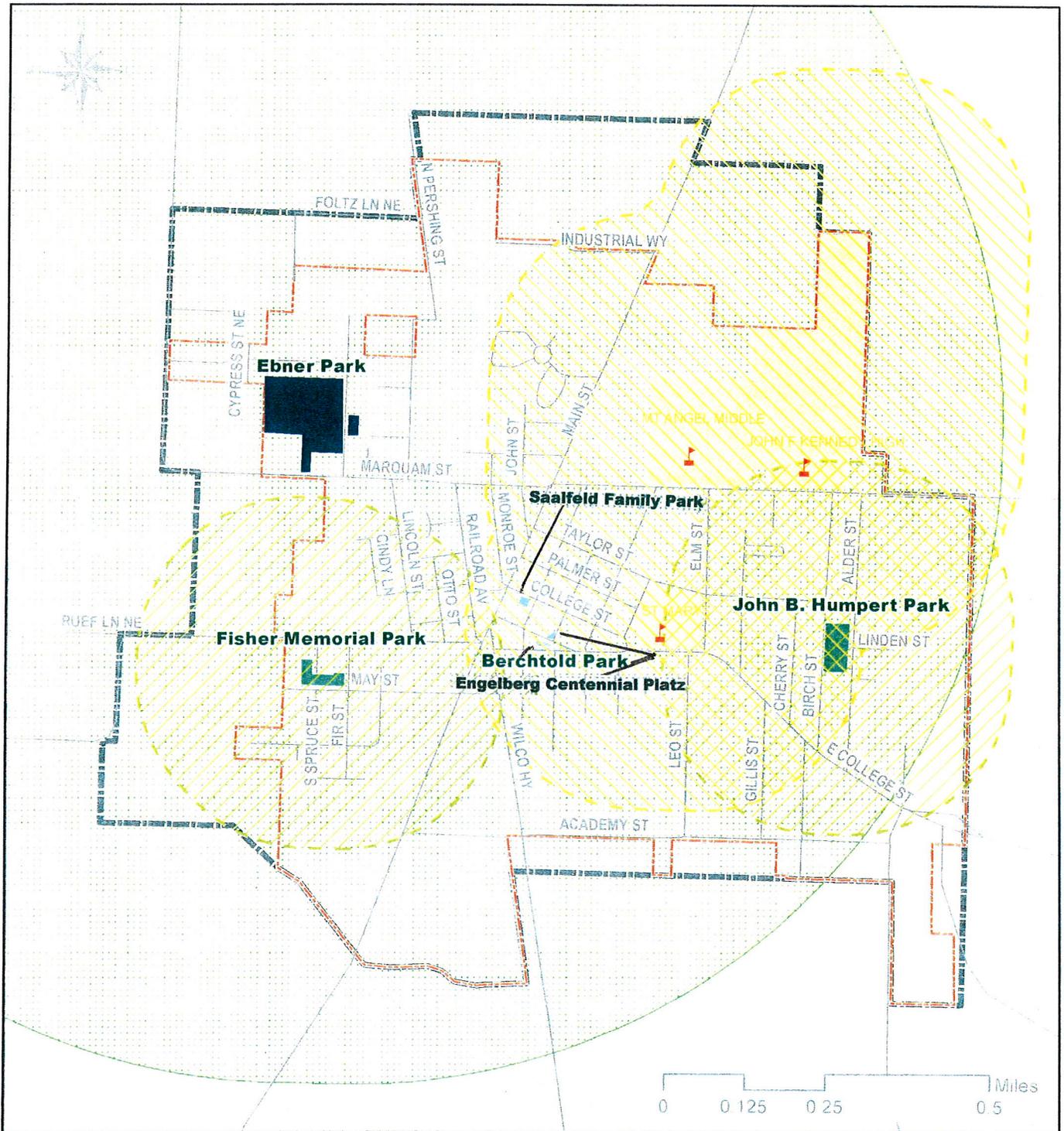
Existing Parks

- Community Park
- Neighborhood Park
- Special Use Park
- Neighborhood Park Service Area (1/4mile)
- Community Park Service Area (1mile)
- City Limits
- Urban Growth Boundary

**Map 2
Service Area
(Park)**



Source: Marion County
Date: February, 24, 2009
Cartographer: Sayaka F. (CPW)



Legend

Existing Parks

- Community Park
- Neighborhood Park
- Special Use Park
- School Service Area (1/4mile)
- Neighborhood Park Service Area (1/4mile)
- Community Park Service Area (1mile)

- City Limits
- Urban Growth Boundary

**Map 3
Service Area
(Park & School)**



Source: Marion County
Date: February, 24, 2009
Cartographer: Sayaka F. (CPW)

Level of Service Analysis

A LOS standard is a measurable target for parkland development that provides the foundation for meeting future community parkland needs and leveraging funds. The LOS is used to project future land acquisition needs and appropriately budget for those needs through the Capital Improvement Plan (CIP). As it functions primarily as a target, adopting a LOS standard does not obligate a City to provide all necessary funding to implement the standard.

The Level of Service (LOS) analysis is based on the amount of existing developed parkland within the parks system and current population estimates for the city. The LOS is expressed as the ratio of developed park acres per 1,000 residents. This ratio provides guidance for determining the amount of parkland necessary for meeting current and future recreation needs.

For the purposes of this LOS analysis, Mt. Angel contains 5 developed park facilities. The total acreage for these developed parks is 11.68-acres. Table 3-3 displays a summary of developed parkland by classification and the existing LOS provided by the classifications. The current LOS provided by the parks system is 3.03 acres per 1,000 residents, which is based on the estimated 2008 population of 3,785 residents. The community of Mt. Angel felt that this LOS was sufficient to meet their park needs and did not want to establish a LOS standard at this time.

Table 3-3 Level of Service by Parks Classification

Park Type	Acreage	Level of Service
Community Park	8.39	2.22
Neighborhood Park	2.99	0.79
Special Use Park	0.08	0.02
Total Parkland		3.03

Source: CPW, 2009.

Note: Saalfeld Family Park (.22 acre) and Engelberg Centennial Platz (.05 acre) were not part of the inventory at the time of the project prioritization.

Operations and Maintenance

The Mt. Angel parks system is managed by the Public Works Department with direction from the City Council. Mt. Angel's current Parks Budget does not include personnel services. Within the Public Works Department there are three positions – the Public Works Superintendent, Public Works Lead Man, and Maintenance Worker – which allocate time per week to park operations and maintenance. There is no set amount of time that the Public Works Department devotes to parks maintenance.

Conclusion

Currently, Mt. Angel contains special use, community, and neighborhood parks. The City is well served by its parks – residents live within a 1-mile

radius of Ebner Community Park and within a ¼ mile radius of a neighborhood park or school recreation facility. All of the existing parks contain playgrounds and at least two other recreation amenities (e.g. half-court basketball court and picnic shelter). Ebner Park is the only park that contains ball fields. The primary park system issues include outdated play equipment and restrooms, which potentially pose safety issues and access issues for disabled persons; and lack of internal pathways and on-street sidewalks, which also pose safety and accessibility issues.

Chapter 4

Parks and Recreation Needs

Overview

This chapter provides an overview of national and state recreation trends, as well as the park and recreation needs of Mount Angel residents. Park and recreation trends, along with the population growth and demographic data outlined in Chapter 2 and the analysis of the current parks system outlined in Chapter 3, form the parks needs assessment.

Recreation Trends

As part of the parks planning process, it is critical to monitor current trends impacting the field of park and recreation in order to plan for services that meet user expectations. This task involves an analysis of recreation participants' historical, current, and future demands for facilities and services.

State and Regional Participation

The 2003-2007 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCOROP) is a 5 year plan that analyzes outdoor recreation trends by region. As a planning and information tool, the SCORP provides data on recreation participation and trends, and relates to wider planning goals because it helps communities plan for popular recreation trends in their area.

Table 4-1 presents select recreation participation rates by state and region, and participation percentage change from 1987 to 2002. Mount Angel is located in Region 2, which encompasses the counties of Hood River, Clackamas, Marion, Polk, Yamhill, Washington, and Columbia. Within this region, nature/wildlife viewing, football, baseball/softball, and using playground equipment have experienced the greatest percent of change in participation rates. Mt. Angel might want to consider these trends in planning for and carryout park improvements.

Table 4-1. Select Participation Rates, Region 2 & 3, 2002

Activity	Region 2 & 3	
	Total Participation (in Millions) 2002	Percent Change 1987 to 2002
Baseball/Softball	5.0	146%
Football	1.2	152%
Soccer	2.5	78%
Outdoor Basketball	2.8	31%
Nature/Wildlife Observation	8.6	254%
Picnicking	2.2	-0.1%
Using Playground Equipment	6.4	114%
Outdoor Tennis	0.9	-40%

Source: *Oregon Statewide Comprehensive Outdoor Recreation Plan, 2003*

In addition, Mt. Angel might want to consider state recreation trends when planning for parks. Table 4-2 illustrates the top ten outdoor activities for Oregon residents. Data indicate that there is an increase in running/walking for exercise, walking for pleasure, and nature and wildlife observation. Interestingly, most of these activities were identified as recreation needs by the community of Mt. Angel.

Table 4-2. Top 10 Oregon Outdoor Recreation Activities, 2002

Activity	Estimated Annual User Days* (Millions)
Running/Walking for Exercise	49.2
Walking for Pleasure	47.7
Birdwatching	18.7
Nature/Wildlife Observation	17.6
Sightseeing/Driving for Pleasure	12.3
RV/Trailer Camping	11
Golf	9.6
Using Park Playground Equipment	8.8
Bicycling	7.4
Ocean Beach Activities	6

Source: *Oregon Statewide Comprehensive Outdoor Recreation Plan, 2003*

Community Needs

This section addresses the parks and recreation needs that are unique to the community of Mount Angel. These needs were developed through community input, which is a critical component of the parks planning process. The primary methods for obtaining input were stakeholder interviews and community workshops. During October 2008, interviews were conducted with City staff and community leaders. The two community workshops were held in November and December 2008. The purpose of these outreach activities was to identify parks system improvements. A detailed description of the stakeholder input and community involvement processes can be found in *Appendix B: Stakeholder Involvement* and *Appendix C: Community Workshops*. Following is a summary of the parks system improvements identified by the community.

System Wide Improvements

- Replace outdated play equipment;
- Provide diversity of recreation activities for all age groups (e.g. walking/running paths, picnicking facilities, skateboarding park);
- Construct sidewalks and pathways to improve connectivity;
- Enhance aesthetics through the installation of landscaping and updated amenities;
- Improve safety and reduce vandalism through design practices that enhance visibility;
- Improve maintenance, primarily related to vandalism and dog waste and improving field quality; and
- Promote the parks system.

In addition to system wide improvements, conceptual designs for Ebner Park and Humpert Park were developed with community input. The final conceptual designs for these parks are included in Appendix F. Following is a summary of the improvements identified through the stakeholder interviews and community workshops.

Redesign of Ebner Park

- Upgrade play equipment
- New restroom(s) that are integrated into other facilities (e.g. amphitheater, picnic shelter)
- Provide new recreation opportunities (e.g. soccer field, perimeter walking path)
- Add trees and greenery for shade and natural beauty
- Add dog park
- Improve signage
- Add new park furniture (e.g. bleachers, benches)
- Improve drainage/water flow through the park
- Improve visibility through the installation of lighting
- Add amphitheater for community events
- Add splash play area

Redesign of Humpert Park

- Upgrade play equipment
- Improve visibility through the relocation of existing facilities (e.g. playground, basketball court)
- Improve access to the site through the installation of walkways
- Update picnic shelter and park furniture
- Install barbeque grills
- Update T-ball field

- Install restroom
- Improve signage
- Add trees and landscaping to improve aesthetics

Conclusion

This chapter provides an overview of statewide and regional recreation trends. Regional trends indicate a growth in nature/wildlife viewing, football, baseball/softball, and using playground equipment. Statewide trends indicate a growth in running and walking. State and regional trends correspond with the desires of Mount Angel residents. Community members are interested in having access to a diversity of recreation activities for all age groups, such as soccer, playground equipment, and walking paths. The community would like the introduction of passive parks amenities such as an amphitheater and barbeque grills. In addition, residents would like the parks system to include unique amenities or design schemes. These amenities include park furnishings (such as picnic tables and drinking fountains), restrooms, signage, and landscaping.

Chapter 5

Planning Framework

Overview

This chapter outlines the vision, goals, and objectives that were created during the parks planning process. The vision for Mount Angel's parks system and the set of goals and objectives for achieving the vision, are intended to address the community's needs. Goals represent the general end toward which an organizational effort is directed. They identify how a community intends to achieve its mission and establish a vision for the future. Objectives are measurable statements, which identify specific steps needed to achieve the stated goals. Recommendations, outlined in Chapter 6 and in the Capital Improvement Plan, are the specific steps needed to achieve the Mount Angel Parks Master Plan goals.

Vision

Mount Angel residents desire a parks system that provides a variety of activities for all age groups. The following vision statement, developed through the community input process, articulates the hopes and desires of Mount Angel residents.

"Mt. Angel envisions an interconnected parks system, which serves its neighborhoods and supports a diversity of opportunities for recreation and social gatherings."

Six system goals and related objectives were developed to define Mount Angel's vision.

Goals and Objectives

Goals and objectives are intended to provide the basis for the development of a high quality, equitable system of parks and recreation facilities.

Together, goals and objectives provide a framework for the City to work towards effective implementation of the Mount Angel Parks Master Plan. In order to be successful, specific tasks or individual projects are identified in the recommendations chapter and the Capital Improvement Plan. This plan uses the following goals and objectives:

Goal 1: Planning

Establish a coordinated process for parks planning and development that involves residents and community groups.

Objective 1.1: Establish a Parks and Recreation Board that engages the community and advises the City Council on the enhancement and development of park and recreation facilities.

Objective 1.2: Update the Parks Master Plan every five to ten years to ensure that it continues to reflect the needs and desires of the community.

Objective 1.3: Coordinate with other Plans, such as the *Mt. Angel Transportation Systems Plan*, which are intended to enhance and develop infrastructure related to the parks system (e.g. the development of sidewalks and multi-use pathways).

Objective 1.4: Adjust parkland acreage³ in the *Mt. Angel Comprehensive Plan* so that the City can accurately consider parkland acquisition and development in the future.

Goal 2: Funding

Establish new and diverse funding mechanisms for the maintenance and development of existing parks.

Objective 2.1: Develop partnerships with public and private entities, such as the School District and Oktoberfest, which have an interest in enhancing the parks system.

Objective 2.2: Identify and procure parks and recreation related grant funding.

Objective 2.3: Include personnel services in the City's Parks Budget to establish a dedicated funding source for park operations and maintenance.

Objective 2.4: Adjust the Park Systems Development Charge rate.

Objective 2.5: Consider adopting a Parks Utility Fee to provide a dedicated funding source for operations and maintenance.

Goal 3: Parks Maintenance and Operations

Provide exceptional city parks through regular maintenance to ensure safe and attractive parks for the entire community.

Objective 3.1: Create a maintenance and replacement schedule to establish the long term care and durability of the parks system.

Objective 3.2: Designate staffing for maintenance and operations.

³ Fisher Park is actually 1.12 acres (calculated using square footage from the Marion County Assessor's Maps), not 0.595 acres as recorded in the *Mount Angel Comprehensive Plan*; Ebner Park has been adjusted to 8.39 acres, which includes the 0.28 acre parcel on Spruce Street; and the unnamed parcels in the downtown were removed from the park system since they do not fulfill a parks related function. Humpert Park is 1.87 acres and Berchtold Memorial Park is 0.08 acres. These four parks provide a total of 11.46 acres of parkland.

Goal 4: Design

Design City parks to provide an attractive, enjoyable, and safe environment.

Objective 4.1: Review identified community needs and current recreation trends prior to undertaking park improvement projects.

Objective 4.2: Evaluate the feasibility of a skate park.

Objective 4.3: Enhance park landscaping to improve aesthetics as additional funding for park maintenance is procured.

Objective 4.4: Utilize conceptual designs as a framework for local parks.

Goal 5: Accessibility

Improve access to park and recreation facilities.

Objective 5.1: Improve internal accessibility by constructing pathways that link facilities within each park.

Objective 5.2: Ensure that all parks are in compliance with ADA requirements.

Objective 5.3: Improve bike and pedestrian routes (e.g. sidewalks, multi-use pathways) in accordance with the *Mount Angel Transportation Systems Plan* (Revised 2003).

Objective 5.4: Evaluate the need for parkland acquisition over the next fifteen years to ensure that community residents have access to neighborhood parks.

Goal 6: Stewardship and Community Pride

Through the coordination of a Parks Board increase community awareness, involvement, and stewardship of the parks system.

Objective 6.1: Create a parks system information map, as the system develops, to be displayed at the Mt. Angel Library and City Hall.

Objective 6.2: Develop and coordinate volunteer opportunities to assist with the maintenance of existing parks.

Objective 6.3: Develop a park stewardship education and outreach action plan to involve schools and community groups in the development and maintenance of the parks system.

Conclusion

The six goals and twenty-two objectives described above form the planning framework for Mount Angel's parks system. These goals and objectives serve as the link between the community's park and recreation needs and

the recommendations for parks system improvements outlined in the following chapter.

Chapter 6

Recommendations

Overview

Communities are strengthened by a sufficient supply and variety of parks, trails and pathways, open space, and natural areas. A holistic approach is effective in improving the parks system for current users as well as accommodating future growth and changing needs of the community. Based on the assessment and evaluation of the current parks system and input from the community and City staff, the following system improvements were identified to guide the future development and maintenance of Mt. Angel's parks system.

Parkland Improvements

Community Parks

Community parks are larger than neighborhood parks (1 to 50-acres) and provide a wider variety of uses and activities. They commonly contain sports fields and offer additional structured recreation activities. As a result, community parks draw users from a much larger area and require access and parking considerations. A specific set of amenities are required at these parks for them to function properly. Since this type of park is intended to draw users from the entire community, consideration of any negative impacts, such as traffic and parking, on adjacent neighborhoods should be taken into account.

Mt. Angel contains one community park. Recommendations for Ebner Park are discussed below.

Ebner Community Park

Ebner Park is located along Spruce Street in northwest Mt. Angel. The park is bound on the north, east and west by newer residential development and on the south older residential. Currently the park contains two baseball fields, children's play ground, picnic shelter, and off-street parking. Ebner is Mt. Angel's largest park and is located in an area where residential development is occurring. These factors make Ebner Park ideal for improvements and upgrades. The proposed improvements embody principles of civic engagement, by providing space for community events and activities; flexibility of use, by providing structured spaces and open spaces to play and recreate; and recreational diversity, by providing a mix of active and passive recreation opportunities for a broad user population.

Consideration should be given to the parking issues and difficulties of accommodating different types of users from sports spectators to younger park users.

- **Recommendation 1:** Make improvements to Ebner Park that are consistent with the *Ebner Park Concept Plan* (Appendix F).

Neighborhood Parks

Neighborhood parks are small in size (1 to 5-acres) and serve residents within a ¼ to ½-mile radius. They provide non-supervised and non-organized recreation activities for the local neighborhood. These types of parks provide a variety of amenities for passive and active recreation. Often they serve an important function in the community as the focal point that helps to define each neighborhood. It is important for Mt. Angel to continue to upgrade and maintain the amenities offered in neighborhood parks.

Mt. Angel contains two existing neighborhood parks: Fisher Memorial Park and Humpert Park. Recommendations for each of these sites are discussed below.

John B. Humpert Park

Humpert Park is located to the west of Alder Street and east of an undeveloped right of way (Birch Street) in northeast Mt. Angel. The park is bound on all sides by residential development. Existing facilities and amenities include a T-ball field, half basketball court, children's playground, and picnic shelter. Increased use of the park can be achieved with the installation of additional amenities. The proposed improvements embody principles of connectivity, by providing internal pathways linking park facilities; flexibility of use, by providing structured spaces and open spaces to play and recreate; and recreational diversity, by providing a mix of active and passive recreation opportunities for a broad user population.

- **Recommendation 1:** Make improvements to Humpert Park that are consistent with the *Humpert Park Concept Plan* (Appendix F).

Fisher Memorial Park

Fisher Memorial Park is located to the north of May Street and west of S. Fir Street in southwest Mt. Angel. The park is surrounded by residential development on all sides. It contains a picnic shelter, swing set, two new play structures, and a half basketball court. Increased use of the park can be achieved with the installation of additional amenities.

- **Recommendation 1:** Enhance passive recreation opportunities through the installation of additional amenities (e.g. barbeque grills, pet waste station, benches).
- **Recommendation 2:** Upgrade the basketball court and swing set to improve safety and active recreation opportunities.

- **Recommendation 3:** Enhance landscaping and update park facilities (e.g. picnic shelter) and furniture to improve park aesthetics.
- **Recommendation 4:** Install pathways within the park to enhance internal accessibility.
- **Recommendation 5:** Construct restroom facility to improve the comfort of park users.

Special Use Parks

Special use parks are intended to serve the entire community and serve as an attraction for visitors from outside the community. In order to accomplish these goals, special use parks need to offer unique amenities and should serve as a focal point of the community's parks system. They provide space for cultural activities, such as festivals, provide athletic fields or offer other recreation activities. As a result, they draw users from a much larger area and require better access. Traffic and parking can be a problem around special use parks; therefore, impacts to the surrounding neighborhood should be considered.

Mt. Angel contains two small special use parks. Recommendations for Berchtold Memorial and Saalfeld Family Park are discussed below.

Berchtold Memorial

Berchtold Memorial is located in Mt. Angel's historic downtown. The park consists of a restroom and gazebo. Increased use of the park can be achieved with upgrades to existing facilities.

- **Recommendation 1:** Upgrade the restroom and gazebo to meet ADA requirements and improve the comfort of visitors.

Saalfeld Family Park

Saalfeld Family Park is located in Mt. Angel's historic downtown. The park consists of a historic house, a garage, and a large paved patio. Upgrades on both the house and the property will be necessary to transition it from a residential use to a more usable park space.

- **Recommendation 1:** Hire a landscape architect to develop a design plan for the landscaping of the park. Determine use of house and prepare the house for that use. Purchase a sign memorializing the Saalfeld Family.

Connectivity

Trails, bike paths, and pathways establish connectivity by facilitating movement throughout the city. The *Mt. Angel Transportation Systems Plan* is the sole regulating documents for pedestrian and bicycle planning. The TSP proposes sidewalk improvements and three multi-purpose paths: the first path extends from Birch Street, crossing East College Road NE, and connecting to South Cleveland; the second path links Highway 214 and Oak Street; and the third path connects Lincoln Street to Cindy Lane.

While these paths promote movement within neighborhoods, they do not link neighborhoods to parks and school recreation facilities. Further analysis and integration is necessary.

- **Recommendation 1:** Update bicycle and pedestrian routes proposed in the *Mt. Angel Transportation Systems Plan* to improve connectivity.

Operations and Maintenance

The Mt. Angel Public Works Department currently manages City parks, as one of its multiple responsibilities. An overview of the organizational structure for parks maintenance and operations is included in Chapters 3. Currently, the Parks Budget does not include funding for personnel services. Public Works staff conducts operations and maintenance as their schedules allow.

- **Recommendation 1:** Provide at least 1.0 FTE for year round park operations and maintenance.

Level of Service and Parkland Acquisition

The basic function of the Level of Service (LOS) standard is to ensure quality of service delivery and equity. The current level of service provided by the parks system is 3.03 acres per 1,000 persons, which is based on the estimated 2008 population of 3,785 residents. At this time, the community of Mt. Angel did not feel it was necessary to establish an LOS standard. They found 3.03 acres per 1000 residents to be adequate to meet their recreation needs.

This Plan does not advocate for the acquisition of additional park land at this time. However, as the population grows, the City should evaluate the need for parkland acquisition.

Conclusion

This chapter outlines recommendations for enhancing Mt. Angel's Parks System. Mt. Angel's existing parks system can be enhanced through the introduction of new play equipment and amenities that improve visitor comfort, safety, and access. This Plan also recommends that bicycle and pedestrian improvements on arterial and collector streets be made in accordance with the 2002 *Mt. Angel Transportation Systems Plan*. Lastly, and most importantly, the Mt. Angel Public Works Department must receive adequate funding to maintain the staff and resources needed to provide a clean and safe parks system.

Chapter 7

Implementation and Funding

Overview

This chapter provides information on the current parks budget, future funding requirements, and recommendations for funding and implementing the proposed recommendations in Chapter 6. Funding strategies are based on park-specific improvements and parkland operations and maintenance as outlined in the *Mt. Angel Parks Capital Improvements Plan (CIP)*.

Identifying capital improvement projects for Mt. Angel’s park system is an important part of a *Parks System Master Plan*. Mt. Angel needs to pursue new and ongoing funding sources to fulfill the proposed recommendations noted in Chapter 6. Mt. Angel should strive to have a diversified funding strategy that is comprised of multiple short and long term sources.

Current Revenue and Operating Budget

This section presents the current revenue and operating budget for the Mt. Angel Parks Department.

Revenue

The current Mt. Angel parks budget is funded through the General Fund and Parks System Development Charge (SDC) receipts. System Development Charge receipts and interests on those receipts make up the total Park SDC Fund Balance. Currently, SDC revenue cannot be used for park improvements or operations and maintenance (see SDCs below).

Table 7-1. Parks and Recreation Total Revenue, FY04/05-FY 07/08

Fiscal Year	2004-2005	2005-2006	2006-2007	2007-2008
General Fund Revenue	\$ 1,000	\$ 1,250	\$ 950	\$ 1,150
Park SDC Fund Balance	\$ 5,096	\$ 6,883	\$ 9,224	\$ 11,223
SDCs Receipts	\$ 1,656	\$ 2,035	\$ 1,485	\$ 770
Interest on SDC Investments	\$ 130	\$ 306	\$ 514	\$ 523
Grants	-	-	-	-
Donations	-	-	-	-
Total Revenue	\$ 7,882	\$ 10,474	\$ 12,173	\$ 13,666

Source: City of Mt. Angel, 2009.

General Fund

This category of revenue consists of an allocation from the City’s General Fund. General revenue sources are used primarily for park improvements, and operation and maintenance of the parks system. The revenue allocated from the City’s General Fund is derived from undedicated funds that vary

from year to year. This variation is due to both the changes in the City's General Fund and the percentage allocated to the Parks Department each year. General fund revenue allotted to the parks system has not exceeded \$1,250 in the last four fiscal years.

System Development Charges (SDCs)

SDCs are one-time fees imposed on new development to help fund infrastructure improvements. Legally, SDCs can only be utilized for land acquisition and capital improvements to transportation, water, sewer, storm water, and park facilities; operation and maintenance expenses do not qualify.

The City of Mt. Angel's adopted Parks Systems Development Charge Ordinance (Ordinance No. 578) became effective March 4, 1991. Mt. Angel has a minimal Parks SDC charge, which currently creates a fund for the administrative cost associated with the creation of a Parks Master Plan. Because a *Park System Master Plan* is required by state law to carry out a complete SDC program, the City has yet to implement improvement or reimbursement fees as part of their SDC charge.

The current Parks System Development Charge is comprised solely of an administrative fee. An administrative fee of \$55 per Equivalent Dwelling Unit (EDU) is charged to all new residential development within the City limits. Mt. Angel's administrative fee is based on the cost to prepare a *Parks System Master Plan* as well as the administrative cost required to prepare each new development permit. Upon adoption of the *Mt. Angel Parks System Master Plan*, the City should consider including both improvement and reimbursement fees to Mt. Angel's Parks System Development Charge. During recent fiscal periods Mt. Angel has received, on average, SDC receipts of approximately \$1,487 annually. These receipts contribute to the Parks SDC fund balance, which in FY 07/08 totaled \$11,223.

Grants and Donations

Mt. Angel has not actively pursued grant funding or cash donations. The City has been successful at obtaining donations of equipment and labor. For example, community members assisted in the installation of the new playground at Fisher Park.

Expenditures

The parks budget is created by the City Administrator, City Finance Director, and Public Works Department Staff each year as part of the full City Budget, which is approved by the City Council for the July to June fiscal year. The parks budget is divided into seven primary expenditures: insurance, parks reservation deposit returns, maintenance and supplies (not including labor), utilities, vehicle operation, equipment, and park improvement. As noted elsewhere, the parks budget does not include a line item for labor expenditures.

The City has approved a budget of \$36,650 for fiscal year 2008-09 (FY 08/09). Table 7-2 presents budget allocations for the last five fiscal years. During the period between FY 2004-05 and FY 2007-08 the Parks Fund Budget increased significantly – between a budget of \$10,580 and a budget of \$34,750.

Table 7-2. Mt. Angel Parks Fund Budget

Fiscal Year	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
Insurance	\$ 530	\$ 550	\$ 500	\$ 500	\$ 450
Parks Reservation Return DEP	\$ 400	\$ 500	\$ 500	\$ 650	\$ 700
Maintenance and Supplies	\$ 7,000	\$ 7,250	\$ 4,000	\$ 4,000	\$ 5,200
Utilities	\$ 1,250	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,600
Vehicle Operation	\$ 700	\$ 900	\$ 900	\$ 900	\$ 1,200
Equipment	\$ -	\$ 15,000	\$ 15,000	\$ 25,000	\$ 2,500
Parks Improvement	\$ 700	\$ 1,000	\$ 1,000	\$ 2,500	\$ 25,000
Total Parks and Rec Budget	\$ 10,580	\$ 26,400	\$ 23,100	\$ 34,750	\$ 36,650
Annual Percent Change	0%	60%	-13%	50%	5%

Source: City of Mt. Angel, 2009.

The City utilizes General Fund revenues as the primary source to fund capital improvements. Capital improvements (identified as parks improvement in Table 7-1) ranged from \$700 in FY 04/05 to \$2,500 in FY 07/08. The Parks Department has budgeted \$25,000 for park improvements this fiscal year.

Funding Requirements

This section describes the funding requirements to implement the recommendations contained in the Parks Master Plan. This information is intended to provide an understanding of the financial realities affecting the future of the Mt. Angel Parks System. These funding needs include improvement actions and forecasted operations and maintenance costs. The information has been organized into three sections:

Capital Projects

This section identifies improvements to existing parks within the Mt. Angel Parks System, based on community input. Additional details are provided in the Parks CIP. Table 7-3 outlines the total cost of capital projects.

Tables 7-3. Total Cost of Capital Projects

PARK IMPROVEMENTS	
PARK	TOTAL COST
Ebner Park	\$1,026,750
Humpert Park	\$293,550
Fisher Park	\$185,770

Berchtold Memorial Park	\$191,080
Saalfeld Family Park	\$4,000
SUBTOTAL	\$1,701,150.00

Source: CPW, 2009

Note: Engelberg Centennial Platz improvements will be made by Friends of the Library and do not require capital funding from the City.

Costs for capital improvement projects can vary greatly and depend upon design and labor. Labor costs, included in the project totals, can be reduced through the use of volunteers. For a detailed description of park improvements refer to the separate *City of Mt. Angel Parks CIP 2009-2024*.

Projects recommended in this plan total \$1,701,150. In the CIP, projects are prioritized according to cost and impact. Priority I projects are intended to be carried out in the next five years and include minor projects that will improve park safety and use; priority II projects are intended to be carried out in the next five to ten years and include more costly projects that will improve park access and use; and priority III projects are intended to be carried out over the next ten to fifteen years and include upgrades to existing park facilities. Table 7-4 identifies estimated costs by Priority assignment.

Table 7-4. Total Costs by Priority Assignment

PRIORITY LEVEL	TOTAL COST
Priority I Projects	\$576,450
Priority II Projects	\$724,000
Priority III Projects	\$396,700
SUBTOTAL	\$1,697,150

Source: CPW, 2009.

Note: Saalfeld Family Park was not part of the inventory at the time of the project prioritization. The plan currently recommends a total of \$1,701,150 for total project costs.

Operations and Maintenance (O&M)

As improvements are made to the Mt. Angel Parks System, operations and maintenance will continue to be a concern. Park operations and maintenance costs are derived from the General Fund. The City allocated an average of \$1088 each year for FY 04/05 to FY 07/08 to the Parks Department. If all of the General Fund revenue was used to fund parks operations and maintenance costs (not including labor) the city would have spent approximately \$95 per acre on operations and maintenance. According to the Oregon Park and Recreation Association, Oregon communities spend an average of \$3000 to \$5000 per acre on annual maintenance. Using \$3000 as a standard cost per acre, the City can expect to spend \$34,380 per year on operations and maintenance. Mt. Angel

should secure stable funding for operations and maintenance. Funding sources for O & M are discussed below.

Funding Strategy

As the City of Mt. Angel expands its parks system, additional funding is necessary to carry out capital improvements and operations and maintenance. The parks system revenue, which had not exceeded \$1,250 in the last four fiscal years, is not adequate to fund the proposed park improvements and future operations and maintenance costs. The City will need to obtain diverse funding sources to finance the majority of the proposed \$1,701,150 in Priority I, II, and III projects, as well as maintain those improvements. This section provides funding recommendations for two sectors: Capital Improvements and Operations and Capital Improvements. Additional information on funding sources is located in Appendix D.

Capital Improvements

The following funding sources are for capital projects only.

System Development Charges (SDC)

Mt. Angel Ordinance No. 578 from March of 1991 set the rate for Park SDC fee at \$55 per equivalent dwelling unit. Currently, the fee is charged to all new residential development within City limits and is based upon cost to prepare this *Parks System Master Plan* as well as the administrative cost required to prepare each new development permit. Upon adoption of the Mt. Angel Parks System Master Plan, the City should consider updating the SDC rate methodology with the inclusion of improvement and reimbursement fees and tying future rate increases to an inflation index. Improvement fees can be used to fund future capital improvements and reimbursement fees can be used to compensate the City for costs incurred to develop Mt. Angel's current parks system. Table 7-5 shows how Mt. Angel's current SDC compares to other Oregon communities.

Table 7-5. SDC Residential Park Fee Comparison, 2004

City	Park SDC Rate*
Mt. Angel	\$55
Cottage Grove	\$204
Madras	\$400
Lebanon	\$610
Columbia City	\$1,133
Grants Pass	\$1,157
Talent	\$1,382
Woodburn	\$1,513
Lake Oswego	\$1,825
Corvallis	\$1,928
Tualatin	\$2,100
Salem	\$2,962
Sherwood	\$4,996

*Based on Single Family Occupancy (2.7 persons)

Source: League of Oregon Cities. 2004.

Local Improvement District (LID):

Under Oregon Law, communities can create LIDs to partially subsidize capital projects. The creation of a special district is most appropriate for an area that directly benefits from a new development such as a neighborhood park.

Local Improvement Districts (LIDs) are a means of assisting benefitting properties in financing needed capital improvements through the formation of special assessment districts. Simply stated, LIDs allow the city to issue bonds which are paid for over a period of time through assessments on the benefitting properties. The assessments may cover all or a portion of the cost of the improvement. Once enacted, an LID assessment becomes a lien against the property.

General Obligation Bond

This type of bond is a tax assessment on real and personal property. The City of Mt. Angel can levy this type of bond only with a double majority voter approval unless the vote takes place during a general election held on an even year, in which case a simple majority is required. This fund can supplement SDC revenues and is more equitable.

Public/Government Grant Programs

These include Community Development and Block Grants (CDBG), Land and Water Conservation Grants, Federal Transportation Grants, State of Oregon Local Government Grants, Urban Forestry Grants, Oregon Watershed Enhancement Board Grants.

Operations and Capital Improvements

Ideally, the parks system should receive a dedicated source of funds. To improve upon and care for the parks system the City should also purpose alternate funding sources. The following funding sources are for operations and maintenance as well as capital projects.

Utility Fee

A parks utility fee establishes a stable stream of funding for operations and maintenance. Routine maintenance is important for those using local parks, ensuring that lawns are mowed, paths are maintained, restrooms are cleaned, and playing fields are accessible, among other tasks.

Parks utility fees are used by local governments across the State of Oregon. Parks utility fees are added to each residency's utility bill, and are collected on a monthly basis. Cities such as Medford, West Linn and Talent have successfully implemented Parks Utility Fees for the operation and maintenance of parks, facilities, beautification and right-of-way areas. Parks Utility Fees for these three cities range from \$2.80 in the City of Talent to \$9.20 in the City of West Linn.

Implementation of a parks utility fee allows local governments to continually invest in parks, making it possible for these assets to be used by residents. The parks utility fee can be increased to stabilize the on-going maintenance needs which represent a large long-term cost to the City. This would relieve the parks system's reliance on revenue from the City's General Fund and other funding sources. Table 7-6 presents the estimated revenue generation, based upon the number of housing units in Mt. Angel in 2000, from a parks utility fee.

Table 7-6. Estimated Revenue Generation from Parks Utility Fee, 2000

Potential Mt. Angel Park Utility Fee*	Revenue	
	Monthly	Annual
\$1	\$1,129	\$13,548
\$2	\$2,258	\$27,096
\$3	\$3,387	\$40,644
\$4	\$4,516	\$54,192
\$5	\$5,645	\$67,740
\$6	\$6,774	\$81,288

*Assumes 1,129 housing units (2000 Census)

Source: CPW 2009.

Donations

Donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. Donations from various partners can come in the form of cash, land, in-kind labor, and equipment usage. For example, the City of Woodburn erected a gazebo in their Downtown Plaza, which was funded by a matching donation provided by the Woodburn Rotary Club. A donation match can be a useful way to attract potential donor organizations.

The City of Mt. Angel should strive to partner with organizations, such as the Oktoberfest Community Foundation, Mt. Angel Lions Club, Mt. Angel Community Foundation, and Mt. Angel Knights of Columbus. The City should also consider partnering with local businesses, such as Creamers

and Fesslers Nurseries, Pepsi Northwest Beverages, and Gem Equipment of Oregon.

Donations often take the form of formal capital improvement campaigns, which include building public relations. There are a number of drawbacks associated with this funding option:

- Soliciting donations requires time and effort on the part of City staff and/or a Parks Board; and
- Donations are an unstable funding source and should not be relied upon to fund the majority parks system improvements.

Public/Government Grant Programs

Mt. Angel has not actively pursued grant funding for parks projects in the past. In 2007, the Oregon Parks and Recreation Grant Program provided \$627,059 in grant funding for small projects and \$4,000,000 in grant funding for large projects. Small grants were distributed to sixteen communities with an average grant amount of approximately \$40,000. Large grants were distributed to thirteen communities with an average grant amount of approximately \$300,000. Examples of grants from the Oregon Parks and Recreation Grant Program include the Dalles Riverfront trail, Doc Griffin Park playground in Jacksonville, and the Settlemier Skatepark in Woodburn. This is just one example of available grant resources to assist land acquisition and park development. A comprehensive list of grant funding sources is included as *Appendix E*.

User Fee

Mt. Angel collects a user fee and reservation fee for groups using Ebner, Humpert or Fisher Parks (Resolution No. 1244). Currently, user fees and non-refundable reservation fees contribute to the City's General Fund, not the Park Department. As more amenities are added to the parks system, the system will be able to accommodate a larger number of people and the amount of the user fee could be increased. These fees could be made available to the Parks Department for maintenance and operations. The user fees, however, will only represent a relatively small amount of the total revenue.

Local Option Levy

A local option levy for capital improvements provides for a separate property tax levy outside the City's permanent rate limit. This levy may be used to fund a capital project or a group of projects over a specified period of time, up to ten years. Revenues from these levies may be used to secure bonds for projects, or to complete one or more projects on a "pay as you go" basis.

Conclusion

To create a healthy, well-funded parks system, the City of Mt. Angel must pursue a funding strategy that includes a variety of sources. Grants,

donations, partnerships, as well as bonds, levies, and fee/permit revenues all play a part in a diverse funding strategy. The City should consider the following actions in developing a funding strategy:

- *Increase the SDC assessment rates.* The current SDC rates are not sufficient to allow the City to expand and develop its parks system while meeting its park goals and objectives. Additionally, the SDC methodology does not take into account a reimbursement cost, improvement cost, inflation, nor does it take into account acquisition or development costs. The City should evaluate the affect of an SDC rate increase on the Parks Budget and real estate development efforts.
- *Pursue grant opportunities for capital improvement projects.* State, regional, and federal grants can provide funding for a variety of park projects. The City should balance the potential application's competitiveness with required outlays of staff time when applying for grant funds.
- *Develop partnerships.* The City should work to develop partnerships with public and private organizations to leverage funds for the parks system.
- *Create a Parks Utility Fee.* A Parks Utility Fee establishes a stable stream of funding for operations and maintenance. The Parks Utility Fee can be increased to stabilize the on-going maintenance needs which represent a large long-term cost to the City. This relieves the park system from relying exclusively on the City's General Fund.
- *Evaluate the feasibility of bond measures.* The City should consider submitting a bond measure for public vote with a defined development plan as outlined in this Plan.
- *Explore measures to reduce improvement and operational costs.* The City should explore ways to reduce operational costs, potentially through cost-efficient design and facilities; development costs, through the use of volunteers and donations.

APPENDIX A PARKS INVENTORY

Overview

A critical step in parks planning is identifying how much parkland exists, where parks are located, what facilities and amenities parks provide and what condition parks are in. Parks are assessed based on level of development, amenities, size and service area. Parks are categorized into the following classification types: Neighborhood Parks, Community Parks, and Special Use Parks.

This parks inventory includes parkland owned by the city that is both developed and undeveloped. It also includes information about Mt. Angel School District, and privately owned recreation facilities that are available to residents. The inventory was completed using information provided by City staff, as well as field visits to each park facility. Table A-1 provides a summary of the parks inventory.

Table A-1. Mt. Angel Parks Inventory Summary

FACILITIES	Ebner Park	Humpert park	Fisher Park	Berchtold Park	St. Mary's Public Elementary	Mt. Angel Middle School	John F. Kennedy High School	TOTALS
Children's Playground	1	1	1		1	1		5
Basketball Court (Full)					2	1		3
Basketball Court (Half)		1	1					2
Baseball/Softball Field	2					1	2	5
T-ball Field		1						
Football Field						1*	1*	2
Tennis Court					1			1
Running Track						1*	1*	2
Gazebo				1				1
Picnic Shelter	1	1	1					3
Gymnasium					2	1	1	4
Drinking Fountain	1	1	1					3
Restroom	1			1				2
Bleachers	3							
Irrigation	Y	Y	Y	Y	Y	Y	Y	0
Signage	Y	Y	Y	Y				-
Picnic Tables	Y	Y	Y	Y				-
Parking (Off Street)	Y	Y			Y	Y	Y	-
Parking (On Street)	Y	Y	Y	Y	Y	Y	Y	-
Y = Yes								
* Indicates a shared facility								

Source: CPW 2009

Note: Saalfeld Family Park and Engelberg Centennial Platz were not part of the inventory when this summary was made. Both parks have on street parking.

Mt. Angel Parks

EBNER PARK

Type Community Park

Size 8.39 acres

Status Developed

Existing Facilities

- Signage
- Restroom
- Picnic Shelter
- Drinking Fountains
- Children's Playground
- Accessory Structure (Pre-School)
- Baseball/Softball Fields (2)
- Bleachers (3)
- Picnic Tables
- Irrigation
- Two city owned buildings
- On and Off-Street Parking



Description

Ebner Park is located to the west of Spruce Street in northeastern Mt. Angel. It is bordered by residential development. The park also encompasses two city owned buildings, which house the Public Works Department and the Littlest Angels Preschool. The majority of the park consists of open fields—on east and west sides of the park are baseball fields. On the south end of the park are a picnic shelter, restroom, and a children's play ground. Across the street from the park is a grassy parcel, which serves as parking for events. The park boundary also encompasses the Public Works Department and the Littlest Angels Preschool.

Opportunities

- Strategically located
- Large open space
- Potential for additional uses

Constraints

- Water runoff



HUMPERT PARK

Type Neighborhood Park

Size 1.87 acres

Status Developed

Existing Facilities

- Signage
- Picnic Shelter
- Drinking Fountain
- Children's Playground
- T-Ball Field
- Half Basketball Court
- Picnic Tables
- Irrigation
- On-street Parking



Description

Humpert Park is located to the west of Alder Street and east of an undeveloped right of way (Birch Street) in northeast Mt. Angel. The park is bound on all sides by residential development. Existing facilities and amenities include a T-ball field, half basketball court, children's playground and picnic shelter. Additional elements include signage, paved pathways, picnic tables, a maintenance shed, drinking fountain, and wood structure for a seasonal portable toilet. The park is comprised mostly of open lawn with some perimeter landscaping.

Opportunities

- Strategically located
- Proposed multi-use path along undeveloped right of way to west of park



FISHER PARK

Type Neighborhood Park

Size 1.12 acres

Status Developed

Existing Facilities

- Signage
- Picnic Shelter
- Drinking Fountain
- Children's Playground
- Half Basketball Court
- Picnic Tables
- Irrigation
- On-Street Parking



Description

Fisher Memorial Park is located to the north of May Street and west of S. Fir Street in southwest Mt. Angel. The park is surrounded by residential development on all sides. It contains a picnic shelter, swing set, two new play structures, and a half basketball court. Additional elements include signage, picnic tables, trash cans, a wood structure for a seasonal portable toilet and a drinking fountain. The park consists of open lawn; the May Street perimeter is lined with trees.

Opportunities

- Strategically located



BERCHTOLD PARK

Type Special Use

Size 0.08 acres

Status Developed

Existing Facilities

- Signage
- Restroom
- Gazebo
- Picnic Tables
- Irrigation
- On-street Parking



Description

Berchtold Memorial is located to the east of City Hall and is bound on the north by Charles Street, east by Cleveland Street, south by Church Street, and west by N. Garfield Street. The park consists of a restroom and gazebo. Additional amenities include a plaque memorializing Mayors Jacob and Joseph J. Berchtold, benches, and trash cans. The park is planted with shrubs and ornamental trees.

Opportunities

- Proximity to downtown
- Historical asset

Constraints

- Small size



SAALFELD FAMILY PARK

Type Special Use Park

Size .22 acres

Status Developed

Existing Facilities

- Landscaping
- Paved patio for tables
- One city owned building
- One outbuilding
- On-Street Parking



Description

The Saalfeld Family Park is located just north of the downtown core in Mt. Angel. The home that sits on the property is listed in the Mt. Angel historical registry as one of the first homes built in the City. While the Saalfeld Family did not originally build the home they have occupied it continually since 1924. In 2010, the Saalfeld Family donated the house and land to the City for use by the community as the Saalfeld Family Park. It was their intent to provide a beautiful and enjoyable respite near the center of town for community members to enjoy the many downtown activities.

Opportunities

- Strategically located
- Outbuilding for covered rental
- Green space in downtown
- Potential for additional uses

Constraints

- Needs to produce income
- Passive Park
- Limited ADA accessibility
- Carriage House underdeveloped
- Small space



ENGELBERG CENTENNIAL PLATZ

Type Special Use

Size 0.05 acres

Status Developed

Existing Facilities

- Signage
- Benches
- Brick Seating
- On-Street Parking



Description

Engelberg Centennial Platz is located at the corner of Charles and Cleveland Streets in downtown Mt. Angel in front of the public library. The platz is across the street from City Hall and next to several businesses. It contains one tree and a small amphitheater-style brick seating area.

Opportunities

- Proximity to downtown
- Historical value

Constraints

- Small size
- Limited landscaping



Other Park and Recreation Facilities

The inventory also provides information on schools, and private recreation areas available to the public. Acknowledgment of these facilities, and the services they provide to the community, is important to consider in evaluating decisions addressing future facility locations and community needs.

School District Facilities

The Mt. Angel School District operates three schools, St. Mary's Public Elementary, Mt. Angel Middle School and John F. Kennedy High School. Facilities owned by the school district are typically available when school is not in session, or with the approval of a "public use form."

ST. MARY'S PUBLIC ELEMENTARY SCHOOL

St. Mary's Public Elementary School is located on E. College St., just east of the City center. The site is bordered by residential development to the east and west, commercial development to the north, and agricultural land to the south. Existing recreation facilities include:

- Playground (w/play structures)
- Indoor Gymnasium
- Basketball court, full
- Walking trail
- Tennis court

Note: The elementary school also has access to a second gymnasium and basketball court in the old school across the street if necessary.

MT. ANGEL MIDDLE SCHOOL

Mt. Angel Middle School is located on E. Marquam Street, near the northeast corner of the Mt Angel's City Limits. The site is bordered by residential development to the south, commercial, residential, and open fields to the west, agricultural land to the north, and John F Kennedy High School to the east. Existing recreation facilities include:

- Children's play field
- Basketball court, full
- Baseball/softball field
- Gymnasium
- Football field (shared w/High School)*
- Running track (shared w/High School)

JOHN F. KENNEDY HIGH SCHOOL

John F. Kennedy High School is located on E. Marquam Street, just inside the City limits and the urban growth boundary. The site is bordered by

agricultural land to the north and east, residential property to the south, and Mt. Angel Middle School to the west. Existing recreation facilities include:

- Running track (shared w/Middle School)
- Football field (shared w/Middle School)
- Baseball & Softball fields (1 each)
- Gymnasium

Private Recreation Facilities

MOUNT ANGEL ABBEY PATH

Mount Angel Abbey is a non-profit organization, directed by Benedictine Monks, dedicated to maintaining a monastic tradition. The Abbey has landscaped and wooded grounds, as well as a walking path that extends along the north end of the property. This pathway is accessible from E. College Street and is frequented by community members.

EVERGREEN GOLF COURSE

The Evergreen Golf Course is a 9-hole course located just west of Mt. Angel at 11694 West Church Road NE. The golf course is accessible to members and nonmembers on weekdays and weekends.

Park Classifications

Park classifications serve as guidelines to evaluate the current park system and future needs. The Parks Master Plan used the National Recreation and Park's Association's (NRPA) classifications as a reference in creating a classification system that is specific to Mt. Angel's needs, resources, and facilities. The classification system categorizes developed parks based on the following characteristics: benefits, functions, size, service area, and amenities. In establishing these guidelines, the park function was considered a more important factor than park size.

The ideal park system for a community is one made up of several different types or classifications of park areas. To address specific park system needs, the Plan identifies four distinct classifications of parks and facilities. Each classification provides a distinct type of recreational opportunity.

NEIGHBORHOOD PARKS

Neighborhood Parks offer accessible recreation and social opportunities to nearby residents. These should accommodate the needs of a wide variety of age and user groups. These should be accessible by sidewalks, trails, low-traffic residential streets.

Benefits and function

Neighborhood Parks provide access to basic recreation activities for nearby residents of all ages. They contribute to neighborhood identity and create a sense of place.

Size Criteria 0.5 - 5 acres
Service Area 1/4 - 1/2 mile

Design Criteria

Neighborhood Parks should include both passive and active recreation opportunities such as children's play areas, sports courts and fields, picnic facilities, public art, open lawn areas, swimming pools, sitting areas, landscaping, community gardens, restrooms, and pathways. Security lighting and off-street parking may be provided if necessary.

COMMUNITY PARKS

Community Parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community Parks often include facilities for organized group activities as well as facilities for individual and family activities. Community Parks also preserve open spaces and unique landscapes.

Benefits and function

Community parks provide a variety of accessible recreation opportunities for all age groups. They also provide educational opportunities, serve recreational needs of families, preserve open spaces and unique landscapes, and provide opportunities for community social activities and events. These parks can serve as a focal point for the community.

Size Criteria 5 - 50 acres
Service Area 1/2 - 5 miles

Design Criteria

In addition to amenities offered at Neighborhood Parks, Community Parks may also offer sports facilities for large groups, amphitheaters, group picnic areas, botanical gardens, event space, interpretive facilities, and community centers. Higher quality children's play areas may be provided to create a family play destination.

SPECIAL USE PARKS

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

Benefits and function

Special use areas provide residents in the community with a unique facility that may become a landmark for the city and can be enjoyed by all.

Size Criteria	Vary in size depending on the population
Service Area	Determined by location, size, and amenities offered.

SCHOOL DISTRICT FACILITIES

School playgrounds and recreational facilities provide a variety of active and passive recreation opportunities designed to service a certain age group within the community.

Benefits and function

Residents in the community have the potential to utilize school district facilities for active and passive uses during non-school hours.

Size Criteria	Vary in size depending on the population
Service Area	Determined by location, size, and amenities offered.

Design Criteria

Elementary schools may offer playgrounds and sports facilities. Middle and junior high schools offer similar facilities and high schools are typically limited to sport facilities.

APPENDIX B STAKEHOLDER INVOLVEMENT

Overview

This appendix presents a summary of the results of phone interviews conducted with City Staff and other community leaders. A total of eight interviews were completed during the month of October 2008.

Interviewees, listed at the end of this report, were selected from the City and community organizations. The purpose of the nine question interview was to identify the strengths and weaknesses of the park system, the community's needs, and a vision for the system. In addition, more specific questions were asked about the redesign of Ebner Park and Humpert Park. Key findings, organized by interview question topic, are summarized below.

Park System Strengths

- Parks are located throughout the City
- They provide opportunities for active and passive recreation
- Parks are safe
- Community activities occur at Ebner Park and Humpert Park
- New play equipment in Fisher Park
- Open play areas exist in all parks
- There is public support for the parks (especially through volunteerism)

Park System Weaknesses

- Outdated amenities and play equipment
- Not all parks are compliant with ADA requirements
- Humpert and Fisher Parks do not have restrooms
- Not enough active and passive recreation opportunities for all age groups
- No systems in place to deal with vandalism
- Not attractive or inviting
- No opportunities to use park during inclement weather
- Lack of funding
- Not enough community activities/events in the parks

System Improvements

- Update play equipment
- Diversity of passive and active recreational activities for all age groups (i.e. movies in the park, Frisbee golf, skate park)
- Add walking paths, trails, and natural areas

- Install new amenities such as restrooms, bike racks, benches, and grills that make the parks comfortable for users
- Improve visibility within parks
- Improve maintenance
- Install uniform signage
- Promote the parks system
- Install a children's water feature/splash play area
- Unite parks system with a common theme (i.e. park furniture should be similar with a theme that embodies Mt. Angel)
- Improve connectivity (i.e. construct sidewalks in areas missing)

Redesign of Ebner Park

- Update play equipment
- Provide new recreation opportunities (i.e. soccer field and perimeter walking path)
- Trees and greenery for shade and natural beauty
- Improve signage
- Add new bleachers
- Improve drainage/water flow through the park
- Improve park design so that people can use the whole park
- Break-up the flatness through design
- Improve visibility through the installation of lighting and relocation of group areas
- Add barbeque grills

Redesign of Humpert Park

- Improve signage
- Add trees and greenery for shade and natural beauty
- Update play equipment
- Install barbeque grills
- Update the T-ball field
- Construct paths to draw people into the park
- Add children's water feature/splash play area

Park System Vision

- A diversity of recreation opportunities for all age groups
- Opportunities for passive recreation (i.e. bird watching)
- Safe and well maintained
- Enhance the existing parks system

- Parks that foster community support and interaction
- Acquire and develop parkland as needed

Park System Funding

- System Development Charges (SDCs) should be reevaluated
- Encourage volunteerism for maintenance
- Develop partnerships to fund improvements
- If implement a fee, use Plan to explain where funds are going

Interviewees

Bob Young, Mt. Angel School Superintendent

Florence Balog, Mt. Angel Tree Board

Margret Hoffer, Mt. Angel Tree Board

Chief Earhart, Mt. Angel Police Department

Doug Bochsler, Mt. Angel School Board

Robert Rodriguez, Mt. Angel Softball League

Shari Riedman, City of Mt. Angel

Joan Cuff, Mt. Angel City Council

APPENDIX C COMMUNITY WORKSHOPS

This appendix provides an overview of the community workshops conducted during the development of the Parks Master Plan.

Community Workshop #1

The first parks community workshop was held on November 13, 2008 at the Mt. Angel Library, to obtain input from city residents on what they envision for their public parks. The discussion was framed around identifying a vision, goals and objectives. Approximately twenty community members attended the workshop.

The workshop consisted of an introductory presentation explaining the purpose of the plan and the planning process, followed by three interactive activities and a short worksheet. For the interactive activities participants were separated into groups. The first activity was devoted to the identification of parks system goals and the second was devoted to the creation of conceptual designs for Ebner Park and Humpert Park. The worksheet included questions related to connectivity and parkland acquisition.

Goal Setting Activity

During the first activity, participants were asked to identify the strengths and weaknesses of the parks system. The CPW facilitator grouped these strengths and weaknesses by similarity and from the groups goals were created for improving the parks system. Participants' identified the following goals:

- Funding
- Planning
- Amenities and Design
- Stewardship and Community Pride
- Park Maintenance and Operations
- Connectivity
- Natural Resources
- Community Events

Park Design Exercise

The final activity was devoted to the conceptual redesign of Ebner Park and Humpert Park. The City identified these parks for redevelopment consideration as part of the parks planning process.

For the parks design activity, participants, working in the same groups from the previous exercise, were supplied with aerial base maps of Humpert Park and Ebner Park. With the guidance of a CPW facilitator, participants were encouraged to annotate the maps with pictures and/or words that described park layout and design elements. The exercise

resulted in insightful discussions pertaining to several innovative ideas for each of the parks. Ideas for improving Humpert Park included:

- Creating a family friendly space through improved visibility, the addition of lighting, and added amenities such as restrooms, benches and a water feature;
- Redesigning the park around a focal point, such as a picnic facility, water fountain or playground;
- Developing a cohesive landscape with attention to landscaping and park furniture;
- Adding walkways and a perimeter path; and
- Adding bike parking to encourage people to bike to the parks.

Ideas for improving Ebner Park included:

- Establishing different zones of use (e.g. active recreation, passive recreation, natural areas, and civic spaces);
- Provide more uses (e.g. basketball, soccer, skate park);
- Developing a perimeter walking/running trail;
- Constructing a kitchen shelter with an attached restroom;
- Constructing an amphitheater for community events;
- Creating a visually interesting space through the introduction of natural elements (e.g. landscaping and enhancements to the naturally occurring water run-off); and
- Making the park entrances more visually appealing.

What, When and Where Worksheet

A worksheet was used to gather community input on connectivity and parkland development. The following questions were asked: Do you feel the park is well connected (via on or off-street pathways)? If not, what changes would you propose? Do you feel that the current amount of parkland is adequate?

Twenty people completed the worksheet, which is not an adequate sample size needed to support any major decisions that would impact the community of Mt. Angel. The worksheet, however, indicated that connectivity and park land acquisition was not a concern for workshop participants. In terms of connectivity, the major barrier identified by respondents was the lack of sidewalks.

Community Workshop #2

A second community workshop was held on December 6, 2008, in conjunction with the St. Nicholas Festival. The primary purpose of this workshop was to obtain input from community members on the conceptual designs for Ebner Park and Humpert Park. Attendees

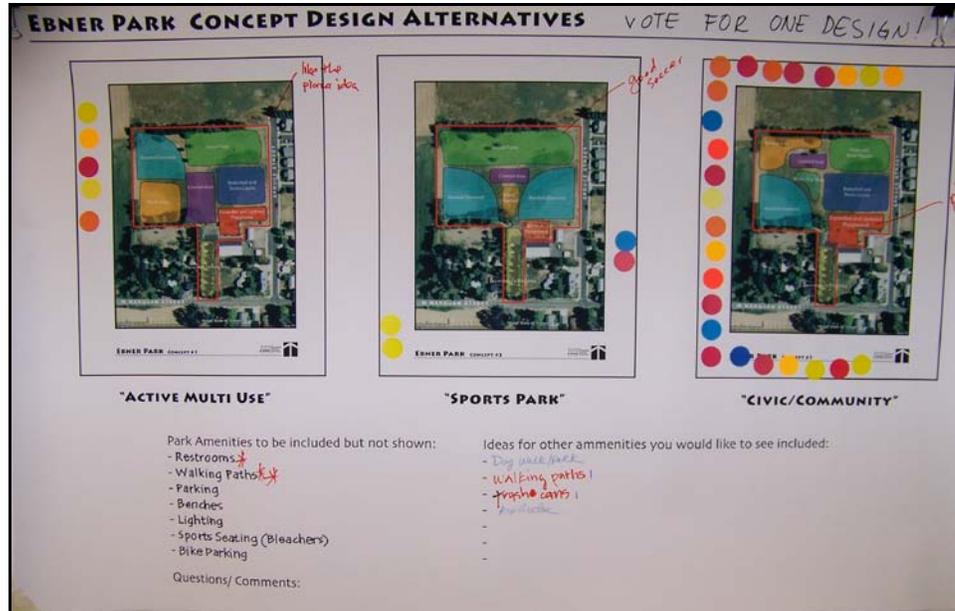
participated in three interactive exercises: (1) a preferences exercise utilizing preliminary design concepts for Ebner Park and Humpert Park; (2) a park improvement exercise where people were asked which amenities they would like to see added to Ebner and Humpert Parks; and (3) an exercise that focused on identifying additional system wide improvements. A short questionnaire was used to collect information on the need for improved connectivity, improvements to Fisher and Berchtold Parks, parkland acquisition, and funding through a parks utility fee.

The workshop was attended by approximately sixty Mt. Angel residents. The workshop was informal in nature and residents arrived during a three-hour drop-in window of time; therefore, no formal attendance was recorded.

Design Preferences Exercise

Following community workshop #1, the design concepts developed by workshop participants were synthesized into a series of concepts. Participants were give dots and asked to vote on their preferred concept and to provide comments on the design in the margins surrounding the concept plan. In addition, participants were asked to identify amenities that they would like to see included in Ebner and Humpert Park. Preliminary design concepts, with comments and preferences, are included as Figures C-1 through C-4.

Figure C-1. Ebner Park Conceptual Design Preference Activity



Source: CPW, 2009

Figure C-2. Ebner Park Conceptual Design Preference Activity

EBNER PARK CONCEPT DESIGN ALTERNATIVES VOTE FOR 1 DESIGN!

"ACTIVE MULTI USE"

"SPORTS PARK"

"CIVIC/COMMUNITY"

Park Amenities to be included but not shown:

- Restrooms
- Walking Paths
- Parking
- Benches
- Lighting
- Sports Seating (Bleachers)
- Bike Parking

Questions/ Comments:

Ideas for other amenities you would like to see included:

- expanded covered area
- covered area near parking → safety/line of sight
- natural area - quiet
- feeder-roller-slide - w/rip at playground
- hill
- soccer field, multi-use play structure (longer, more toys)
- Stop the mundanity of park.

Source: CPW, 2009.

Figure C-3. Humpert Park Conceptual Design Preference Activity

HUMPERT PARK CONCEPT DESIGN ALTERNATIVES VOTE FOR 1 Design!

"ACTIVE MULTI USE"

"SPORTS PARK"

"CIVIC/COMMUNITY"

Park Amenities to be included but not shown:

- Benches
- Walking Paths
- Lighting
- Restrooms
- Sidewalks
- Bike Parking

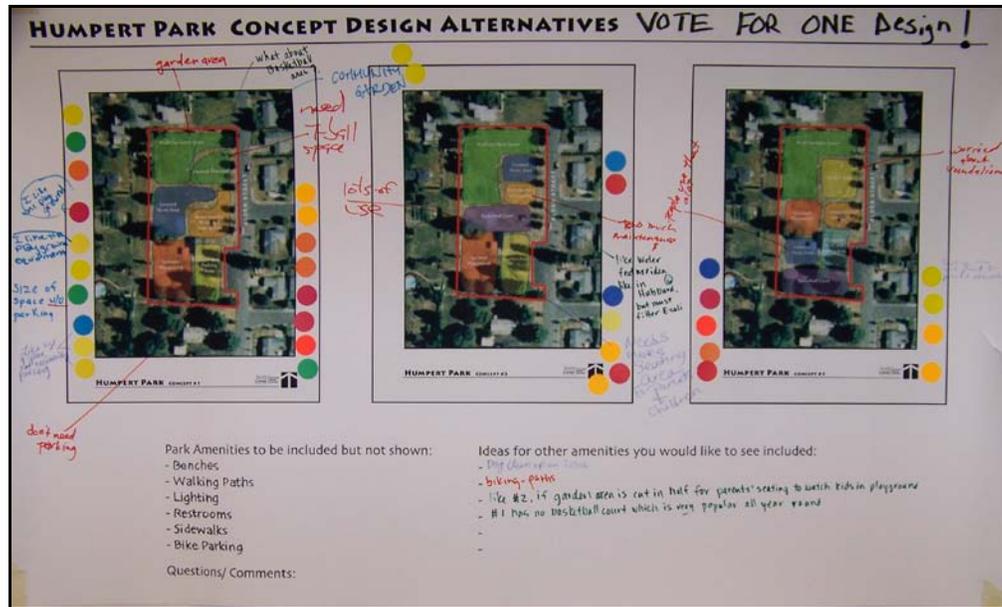
Questions/ Comments:

Ideas for other amenities you would like to see included:

- playground as Fisher would be nice here

Source: CPW, 2009.

Figure C-4. Humpert Park Conceptual Design Preference Activity



Source: CPW, 2009

System Improvement Exercise

Workshop participants were asked to identify additional priorities for improving the parks system. Very few people participated in this activity. Participants indicated a need for multiuse trails (bicycle and walking), dog areas in each park, and one participant indicated that there was a need for a community garden.

Parks Questionnaire

A short questionnaire was used to collect information on the need for improved connectivity, improvements to Fisher Park and Berchtold Park, parkland acquisition, and funding through a parks utility fee. Only twenty individuals responded to the questionnaire, which is not an adequate sample size to draw conclusions about the entire community. Respondents walk, bike and drive to Mt. Angel parks as is convenient. The major barrier to pedestrian access is streets without sidewalks. Most respondents felt that Berchtold Park was not in need of additional amenities, and that Fisher Park could be improved with upgrades to existing amenities.

Once again, respondents indicated that there was no need for the acquisition of additional parkland. In addition, the majority of respondents said that they would be willing to pay for park improvements through a parks utility fee.

APPENDIX D DESIGN STANDARDS

The following standards are applicable to the design of parks in Mt. Angel. These standards are intended to guide the future development of park system assets to ensure that safe, easily maintained facilities that contribute to the livability of the community are created. The standards provide direction for the design of park and recreation facilities.

The standards address the following general areas:

- Safety
- Plantings
- Mowing and Turf Maintenance
- Parking
- Restrooms
- Play Areas
- Site Furnishings

Specific standards address the design and development for each of Mt. Angel's four developed parks.

General Standards

Safety

It is important to create landscapes that do not have the potential to attract illegal or threatening activities, as well as illegal or threatening use. The following features will help improve visibility in public spaces:

- Apply Crime Prevention through Environmental Design (CPTED) principles to all park design.
- Vegetation that is directly adjacent to pedestrian areas should allow for visibility through the site. To provide visual access to users and authorities, trees should be lined up to a height of 7 feet and shrubs should not exceed 2 feet in height.
- Facilities should be visible from all areas of the park.
- Sidewalks and paths intended for vehicle use should be at least 8 feet wide. Those that are concrete should be at least 7 inches thick.

Plantings

The use of native vegetation can play an integral part in park design to enhance a regional feel as well as support the ecological systems that are unique to the area. The following vegetation and irrigation guidelines assist in creating efficient, distinctive, and lush spaces.

- Vegetation should consist of native plants and flora. The use of native vegetation will reduce the need for irrigation.

- Trees planted in groups increase the efficiency of mowing and maintenance. When designing tree groups, it is important to provide a flush border around groups to ease irrigation and mowing.
- Planting areas in parking lots should be designed to provide continuous coverage within 3 years. The plants should be hardy, with a track record of survival in the harsh environment of a parking lot.
- Trees should not be planted next to restrooms because they may provide unwanted access to the roof as well as create hiding places near the structure (shrubs should be less than 4 feet in height and should be limbed up to allow visual access under them). Plantings should allow maintenance access to the roof.

Mowing and Turf Maintenance

Turf areas allow different experiences in parks. Groomed areas provide field sports, picnicking and free play, while rough mowed areas provide an aesthetic to the park while buffering natural and riparian areas. To create these effects design intent and maintenance should be followed.

- Design for continuous mowing, taking care to avoid the creation of dead ends, tight corners or areas where a mower cannot easily reach. Provide a concrete mowing strip around vertical objects such as fence posts, signs, drinking fountains, light poles and other site furniture with a 12" minimum offset between the object's vertical edge and turf. Also, plant trees in groups (see Planting).
- Vehicular access is important to ensure ease to the maintenance crew. Providing curb cuts in logical areas such as turnaround areas where possible and generous radius corners to protect adjacent planting or lawn.
- Herbicide use should be limited in favor of more sustainable pest management products and practices.

Parking

Parking lots should be representative of the experience the user will have at the park and designed to minimize disturbance of park functions. The following guidelines will help to carefully situate parking in the landscape to provide both accessibility and views.

- Park design should encourage access by foot or bicycle.
- The size of planting areas within the parking lot should be as large as possible with adequate room for maintenance to be performed safely.

- Outdoor light fixtures should be encouraged in larger parking lots to enhance safety during darkness.

Restrooms

Restrooms should be safe, low maintenance facilities that are aesthetically pleasing. The components and the placement of these structures are important in addressing the following goals.

- Interior surfaces of restrooms should be glazed tile and the exterior surfaces should be non-porous for easy cleaning (i.e., glazed block, glazed tile, painted block or painted concrete). The use of heavy concrete partitions between stalls is recommended. Specify only stainless steel restroom fixtures.
- Sky lights can maximize the use of natural light. Minimizing light fixtures helps prevent tampering, destruction and keep costs down. Facilities that are open in the evening should have lighting that is designed with vandalism in mind. Lighting fixtures in all parks should be provided by the same manufacturer to save on expenses as well as space for replacements parts.
- A 5 to 6 foot apron around the structure should be constructed to protect the building from debris and water. Trees should be avoided next to the restroom (see Plantings).

Play Areas

Playgrounds in Mt. Angel should meet the needs of children of different ages and abilities. The following guidelines will help create facilities that ensure accessibility and safety for children of all ages.

- Parks that have playground equipment, sports fields and splash fountains should be accessible to children under sixteen. Sidewalks, bike lanes and cross walks are necessary for connectivity and safety.
- Play areas should be level to reduce the surface substance from slumping to low points. Further, play surfaces should also take into consideration the physical requirements of special needs users. Consider using beach sand as a cost-effective, low-maintenance playground surface.
- Play structures and equipment come in many different materials. Avoid specifying wood because: wood footings will rot, they are prone to termite infestation, the shrink/ swell defect of moisture loosens bolts and creates a safety hazard, pressure treated wood contains chromate copper arsenate (CCA), a carcinogen.
- Planting trees or other structures to shade the play area is recommended.

Site Furnishings

Site furnishings should be chosen or matched based on standards noted within *the Mt. Angel Parks Master Plan*. Water fountains, benches, light fixtures and posts, signage and bike racks can be used not only in the parks but in the City as well. This furniture should offer comfort, aesthetic beauty and be of formidable stature to prevent vandalism.

- Seating should be made from a material that is comfortable both in winter and the heat of summer while being able to withstand the elements and vandalism. Benches should be provided to offer places of rest, opportunities to experience views and congregate.
- Signage should be located in every park in areas that will be visible to all users. For example, place a sign at the entrance of the park that is visible to vehicular traffic, also place signs along the greenways and trails to inform pedestrians and bicyclists. Signage should be easy to read and informative. Interpretive signs fall into this category as well. They can be useful in natural and historic areas. Finally, signage should ensure graphic continuity throughout the park system.

Specific Park Guidelines

Community Parks

A community park is intended to draw users from the entire community. The size of these parks provides opportunities for active and structured recreation activities for community members. They commonly contain sports fields and provide for a wider variety of uses and activities. These guidelines will help to create spaces that will be useful to people of all ages and create facilities that will be valuable to Mt. Angel's growth.

- Community Parks should allow two-thirds of the site to be available for active recreation. To promote active and structured recreation activities, facilities, such as: baseball and soccer fields, basketball and volleyball courts, open grass areas for free play, children's playgrounds and space for outdoor events should be made available for public use.
- Pathways should direct users to the different areas within the park as well as trails, greenways, streets and sidewalks.
- Facilities that are appropriate in community parks can include: children's play equipment, outdoor basketball court, sports fields, unprogrammed play space, off-leash dog areas, utilities and accessible pathways. It is recommended that one community park in the Mt. Angel Park System provide a location to hold community events.

- Appropriate facilities should be strategically located to offer improved visibility from surrounding streets and residences, so decrease the chances of vandalism and other criminal activities.
- Housing developments need to create access to parks if they lie on the boundary of a park. To promote further connectivity these developments should connect to other neighborhoods as well, especially if those other neighborhoods are connected to a park.
- Furniture include but should not be limited to drinking fountains, picnic tables and benches, trash receptacles, bike racks, and signage at entrances and at all major trail intersections and utilities. Drinking fountains should be provided at intersections of larger trail systems. Drinking fountains should be designed to ADA standards.

Neighborhood Parks

A neighborhood park should accommodate the needs of a wide variety of user groups. These spaces are designed primarily for non-organized recreation activities. The guidelines will help ensure these parks are desirable to the surrounding neighborhood and offer activities that function adequately for neighborhood children.

- Connectivity to the surrounding neighborhood is vital to these parks. Sidewalks, bike paths, crosswalks, which offer improved connectivity amongst local neighborhoods and park facilities, should be established. The pedestrian/bicyclist is more important than the car in this situation and should be thought of foremost in the overall plan.
- Facilities that are appropriate in neighborhood parks can include: children's play equipment, outdoor basketball courts, tennis courts, unprogrammed play space and accessible pathways.
- Appropriate facilities should be strategically located to offer improved visibility from surrounding streets and residences, so decrease the chances of vandalism and other criminal activities.
- Furnishing include but are not limited to drinking fountains, picnic tables and benches, trash receptacles, signage at entrances and at all major trail intersections and utilities.

Special Use Parks

A special use park is designed to accommodate the demand for a particular sport, recreational activity, or special event. A special use parks may also be a sports parks combined with enterprise activities, which can be utilized as a community recreation resource. Following are design

guidelines that will help to create spaces that have appropriate access and provide areas for a particular sport, recreational activity, or special event.

- Special use parks should be connected to a sidewalk and preferably a bike path. Sidewalks, bike paths, crosswalks, which offer improved connectivity amongst local neighborhoods and park facilities, should be established.
- Amenities that are appropriate in special use parks include those which satisfy a particular community need for a specific sport, recreational activity, or special event.
- Furniture should include a drinking fountain, lighting, seating, and electrical access in parks where special events occur.
- Restrooms should be required in parks where special events are a part of event schedules (i.e. a parade route).

APPENDIX E FUNDING STRATEGIES

This expanded list of funding sources provides additional information, including brief descriptions and contacts for the funding strategies presented in Chapter 7. The list includes local monetary funding sources, such as bonds, levies, and system development charges. In addition, the list includes information intended to help facilitate partnerships with federal, state, local, and non-profit agencies that can provide both funding and non-monetary sources, such as volunteerism and partnerships with community groups. Lastly, the list includes information about special districts, such as Parks and Recreation Districts, and land trusts that provide a mechanism for which a community can acquire parkland and fund parkland acquisition.

Local Tax Options

Bonds

To issue long-term debt instruments, a municipality obtains legal authorization from either the voters or its legislative body to borrow money from a qualified lender. Usually, the lender is an established financial institution, such as a bank; an investment service that may purchase bonds as part of its mutual fund portfolio; or, sometimes, an insurance company. Issuing debt is justified based on several factors:

- Borrowing distributes costs and payments for a project or improvement to those who will benefit from it over its useful life, rather than requiring today's taxpayers or rate payers to pay for future use;
- During times of inflation, debt allows future repayment of borrowed money in cheaper dollars;
- Borrowing may improve a municipality's liquidity to purchase needed equipment or for project construction and improvements. Debt issuance also does not exhaust current cash-on-hand, allowing such general fund revenues to be used for operating expenses; and
- Interest rates rise as the maturity term of a bond increases, as borrowers have to compensate investors for locking up their resources for a longer period of time.

Oregon Law requires that all Unlimited-Tax General Obligation (ULTGO) bonds be authorized by a vote of the people. The *Oregon Bond Manual - 4th Edition*, recommends municipalities hire a bond counsel prior to the bond election to ensure that all requirements are met. The Bond Manual also notes that approval of an ULTGO bond requires considerable effort. Some examples of methods for gaining public support include: attitude polls, forming a bond issue citizens' committee, holding public meetings, leaflets, and door-to-door canvassing. Note that under Oregon law, no public resources may be used to advocate a pro or con position regarding a ballot

measure. Accordingly, any printed materials must be purely explanatory in nature.

A fundamental rule associated with issuing long-term debt instruments is not to issue them for a maturity period longer than the project's useful life. People should not be paying for a major park or recreational facility after it is no longer in use. Further, Mt. Angel should be very clear about the specific acquisitions and other actions to be carried out with the bond revenue, as the City will be asking residents to pay for park and recreation acquisitions. Working with the community is a key aspect of a successful bond measure.

The key benefit of bonds for park acquisition and development is that they City can generate a substantial amount of capital. This capital can then be used to purchase parkland or for major capital improvements that will serve the community far into the future.

Levies

A local option levy for capital improvements provides for a separate property tax levy outside the City's permanent rate limit. This levy may be used to fund a capital project or a group of projects over a specified period of time, up to ten years. Revenues from these levies may be used to secure bonds for projects, or to complete one or more projects on a "pay as you go" basis.

The advantages of levies include reduced interest, increased flexibility, enhanced debt capacity, improved borrowing terms, and increased fiscal responsibility. The major disadvantages of the approach are insufficient funding, intergenerational inequity (if, for example, long term facilities are paid for disproportionately by current users), inconsistency of funding requirements, and use of accumulated reserves. There are also legal requirements for Mt. Angel, including property tax limitations imposed by Ballot Measure 50 (approved by Oregon voters at the statewide special election ballot on May 20, 1997).

Prior to Measure 50, Oregon's property tax system was a levy-based system. With its adoption, the system was converted to a combination rate and levy-based system, eliminating the taxing district's 'tax base' for operational purposes, which automatically increased by six percent annually. Instead, each taxing district has a frozen tax rate for operation expenses, but local jurisdictions may obtain revenue through bonds and local option levies. Revenues from local option levies are also subject to limitations under Measure 5.

Local option levies require voter approval and are subject to the double majority requirement of Measure 50 and are not considered to be a good alternative to the use of general obligation bonds for large projects or groups of projects. Property tax levies can be used for land acquisition and capital improvements; however, they are also frequently used for facility operations and maintenance.

System Development Charges

The City of Mt. Angel presently imposes a minimal Parks System Development Charge (SDC) that funds park and recreation capital improvements and acquisitions in areas of residential growth. A SDC is a one-time fee charged on new development and certain types of redevelopment to help pay for existing and planned infrastructure to serve the development. Currently, the fee is charged to all new residential development within City limits and is based upon cost to prepare this *Parks System Master Plan* as well as the administrative cost required to prepare each new development permit. Cities, counties and special districts in Oregon may impose SDCs for capital improvements, which include parks and recreation facilities. SDCs cannot be used for operation and maintenance costs or replacement costs for existing infrastructure capacity.

A SDC may be an administrative fee, improvement fee, reimbursement fee, or a combination of the three. SDCs utilized for parks and recreation facilities are generally improvement fee SDCs. Improvement fee SDCs may be charged for new capital improvements that will increase capacity and includes debt service payments. The improvement fee must be calculated such that it funds the portion of the cost of capital improvements that meets the projected need for increased capacity for future users. Revenues generated by improvement fee SDCs may be expended only for capital improvements identified in a required Capital Improvement Plan. Upon adoption of the Mt. Angel Parks Master Plan the City of Mt. Angel should consider the addition of both improvement and reimbursement fees to the Mt. Angel SDC methodology.

Partnerships

Partnerships with federal, state, and local agencies, and not-for-profit groups play an important role in the acquisition and development of park and recreation facilities. Partnerships can also provide one-time or ongoing maintenance support.

Federal

U.S. Fish and Wildlife Service (USFWS)

Assistance available through the USFWS include the Partners for Fish and Wildlife program. Since 1987, the program promotes conservation and habitat protection by offering technical and financial assistance to private (non-federal) landowners to voluntarily restore wetlands and other fish and wildlife habitats on their land.

Partners for Fish and Wildlife, Oregon
911 North East 11th Avenue
Portland, OR 97232-4181
Phone: 503-231-6156
Fax: 503-231-2050
Website: <http://partners.fws.gov>

Bureau of Land Management (BLM)

The BLM manages a wide variety of public land uses in Oregon. Public land uses include land for wildlife, recreation, timber harvest, livestock grazing, mineral resource extraction and other public uses. The BLM offers grants for land acquisition requiring that it be used for public and recreation purposes. Local government can also obtain parklands at very low or at no cost if there is a developed park plan.

Salem District Office
Bureau of Land Management
1717 Fabry Rd. SE
Salem, Oregon 97306
Phone: (503) 375-5646
Website: <http://www.or.blm.gov>

U.S. Forest Service (USFS)

The Pacific Northwest Region of the USFS offers urban and community forestry funds and assists with economic diversification projects.

Group Leader, Grants and Agreements
USDA Forest Service – Pacific Northwest Region
333 SW First Avenue, Portland, Oregon 97208
P.O. Box 3623, Portland, Oregon 97208-3623
Phone: (503) 808-2202
Website: <http://www.fs.fed.us/r6>

State

Department of State Lands (DSL), Wetland Grant Program

The Wetland Grant Program provides technical and planning assistance for wetland preservation efforts. Elements of the program include wetland inventory, identification, delineation, and function assessments as well as wetland mitigation, public information and education.

Wetland Mitigation Specialist
Division of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503) 986-5299
Website: <http://statelands.dsl.state.or.us>

Oregon Parks and Recreation Department (OPRD)

OPRD provides and protects outstanding natural, scenic, cultural, historical and recreational sites for the enjoyment and education of present

and future generations. OPRD administers grants and provides technical assistance to communities involved in parks planning.

Oregon Parks and Recreation Department
725 Summer Street NE, Suite C
Salem, Oregon 97301-1279
Phone: (503) 986-0707
Website: <http://www.prd.state.or.us>

Oregon Youth Conservation Corps (OYCC)

OYCC provides communities with needed services, while unemployed youth are placed in gainful activities. OYCC funding is distributed in equal amounts to each county in Oregon every summer. The program funds individual projects ranging from \$5,000 to \$10,000. The OYCC program consists of grants of labor and capital financing. Grants support conservation or environment-related projects proposed by non-profit organizations.

Oregon Youth Conservation Corps
255 Capital Street NE, Third Floor
Salem, Oregon 97310
Phone: (503) 378-3441
Fax: (503) 373-2353
Website: <http://www.oregon.gov/CCWD/OYCC/>

Local

There are a variety of public, private, and non-profit organizations available to provide the City of Mt. Angel with additional parks and recreation facilities and services. Local partnerships create cooperation among public and private partners in the area. A list of potential partners besides police and fire departments, utility providers, and the school district include:

- Octoberfest, Inc.
- Mt. Angel Octoberfest Community Foundation
- Mt. Angel Community Foundation
- Mt. Angel Garden Club
- Mt. Angel Chamber of Commerce
- Doran Productions
- The Benedictine Sisters of Mt. Angel
- Mt. Angel Abbey and Seminary
- Religious organizations
- Community associations
- Boy Scouts of America
- Girl Scouts
- Knights of Columbus
- American Legion
- Mt. Angel Lions Club

- Historical societies & museums

Local businesses may also be willing to partner with the city to provide partner services. The Chamber of Commerce is a good way to begin to form such partnerships.

Not-for-Profit Organizations

The Nature Conservancy

This is a national environmental organization focused on the preservation of plants, animals and natural communities. They have worked in direct land acquisition and in obtaining conservation easements for protection of wilderness and agricultural lands. Their grants program is usually focused on acquisition of land, but they are willing to work with communities who want to purchase land if it is to be set aside for environmental preservation.

The Nature Conservancy of Oregon
821 S.E. 14th Avenue
Portland, Oregon 97214
Phone: (503) 230-1221
Fax: (503) 230-9639
Website: <http://nature.org/Oregon>

Oregon Recreation and Park Association (ORPA)

The Oregon Recreation and Park Association, a non-profit organization founded in 1954, serves as a network offering information and contacts directly related to the parks and recreation systems. ORPA's mission is to provide a network of support through professional development and resources in order to enhance the quality of recreation and parks services.

Oregon Recreation and Park Association (ORPA)
309 Lexington Ave.
Astoria, OR 97103
Phone: (503) 325-6772
Website: <http://www.orpa.org/>

Private Donations

Donations of labor, land, or cash by service agencies, private groups or individuals are a popular way to raise small amounts of money for specific projects. Two key motives for donation are philanthropy and tax incentives. These benefits should be emphasized when collaborating with landowners. Most organizations implement capital campaigns focused on specific projects for cash donations. The typical strategy for land donations is to identify target parcels (such as identified in the land acquisition section of the Plan) and then work directly with landowners.

Soliciting donations, like partnering, takes time and effort on the part of City staff, but can be mutually rewarding. Most cities establish a nonprofit

parks foundation to implement a capital campaign and to accept and manage donations. If the City of Mt. Angel is interested in donations, it should set up a foundation or recruit volunteers to provide the services. Generally, donations are not stable sources of land or finances and should not be relied upon as a major portion of funding.

Pursuing donations through partnerships can provide advantages to all parties involved. For example, working a land transaction through a non-profit organization may provide tax benefits for the donor, provide flexibility to the City, and reap financial benefits for the non-profit.

Grants

Securing grants is a good strategy to supplement park acquisition and development funds. Many grant organizations throughout the country fund park acquisition and improvements, although few provide funds for ongoing maintenance activities. Most grant organizations have lengthy processes that require staff time and effort, and grants usually have very specific guidelines and only fund projects that address the granting organization's overall goals. Moreover, grants should not be considered a long-term, stable funding source. This appendix provides contacts for state, regional, and federal granting organizations and outlines these organizations' goals.

The grant process is highly competitive. When identifying possible grant funding, allocate staff time appropriately for applicable grants and pursue partnerships for volunteer grant writing. As grant agencies often look favorably upon collaborative projects, developing partnerships between agencies, organizations, and the City will improve the City's competitiveness in the grant application process.

Private Grant-Making Organizations

National Grants

Kodak American Greenways Awards Program

This program is a partnership of the Eastman Kodak Company, The Conservation Fund, and the National Geographic Society. The program provides small grants, a maximum of \$2,500, to stimulate the planning and design of greenways in communities throughout the U.S.

The Conservancy Fund
1800 N. Kent Street, Suite 1120
Arlington, Virginia 22209-2156
Phone: (703) 525-6300
Fax: (703) 525-4610
Website: <http://www.conservationfund.org/conservation>

State Grants

Oregon Community Foundation Grants

The Oregon Community Foundation (OCF) prioritizes funding based on a set of principles and four funding objectives.

- To nurture children, strengthen families and foster the self-sufficiency of Oregonians;
- To enhance the educational experience of Oregonians;
- To increase cultural opportunities for Oregonians;
- To preserve and improve Oregon's livability through citizen involvement.

OCF awards about 200 grants annually. Most Community Foundation Grants are between \$5,000 and \$35,000 but multi-year grants may range up to \$150,000 for projects with particular community impact. Around 5 percent of Community Grants are above \$50,000 and tend to be created only for projects that are an exceptionally good fit with OCF priorities, have a broad scope of impact, and address an area to which OCF's board has decided to give special attention.

Oregon Community Foundation

1221 SW Yamhill, #100

Portland, Oregon 97205

Phone: (503) 227-6846

Fax: (503) 274-7771

Website: http://www.ocf1.org/grant_programs/grant_programs.html

The Collins Foundation

The purpose of the Collins Foundation is to improve, enrich, and give a greater expression to the religious, educational, cultural, and scientific endeavors in the State of Oregon and to assist in improving the quality of life in the state. The trustees of the Collins Foundation work through existing agencies and have supported proposals submitted by colleges and universities, organized religious groups, arts, cultural and civic organizations, and agencies devoted to health, welfare, and youth.

Director of Progress

The Collins Foundation

1618 SW First Avenue, Suite 505

Portland, Oregon 97201

Phone: (503) 227-7171

Website: <http://www.collinsfoundation.org>

Public Grant-making Organizations

Federal

National Park Service, National Heritage Area Program

The United States Congress designates a national heritage area as a place where “natural, cultural, historic, and recreational resources combine to form a cohesive, nationally distinctive landscape arising from patterns of human activity shaped by geography”. (National Park Service, <http://www.cr.nps.gov>) Through Strategic public and private partnerships, federal grant money is available to leverage funding opportunities for nationally designated heritage sites.

To determine if the City of Mt. Angel qualifies as a National Heritage Area, the community must complete a suitability/feasibility study, using the ten guidelines developed by the National Park Service. All ten guidelines can be found at the National Park Service website.

The designation enhances local pride and includes limited technical planning and financial assistance from the National Park Service. Federal designation depends on Congressional support and the degree to which a community is engaged in a support of the designation. The four critical steps that need to be followed prior designation are:

- Completion of a suitability/feasibility study;
- Public involvement in the sustainability/feasibility study;
- Demonstration of widespread public support among heritage area residents for the proposed designation;

Commitment to the proposal from key constituents, which may include governments, industry, and private, non-profit organizations, in addition to area residents.

National Heritage Areas Program

1201 Eye Street, NW

8th Floor

Washington D.C., 20005

Phone: (202) 354-2222

Fax: (202) 371-6468

Website: <http://www.nps.gov/history/heritageareas/>

Land and Water Conservation Fund

This fund provides federal dollars from the National Park Service that are passed down to states for acquisition, development, and rehabilitation of park and recreation areas, and facilities. To be eligible for Land and Water Conservation Fund grants, the proposed project must be consistent with the outdoor recreation goals and objectives contained in the Statewide

Comprehensive Outdoor Recreation Plan (SCORP) and elements of a jurisdiction's local comprehensive land use and parks master plans. Emphasis should be placed on the grants available to the State of Oregon rather than federal funds.

Land and Water Conservation Fund
725 Summer Street NE, Suite C
Salem, Oregon 97301
Phone: (503) 378-4168 Ext. 241
Fax: (503) 378-6447
Website: <http://egov.oregon.gov/OPRD/GRANTS/lwcf.shtml>

U.S. Department of Transportation

Through the Transportation Equity Act for the 21st Century (TEA-21), the U.S. Department of Transportation authorizes federal surface transportation programs for highways, highway safety, and transit. TEA-21 provides funding for parks and connections that include:

- Bicycle transportation and pedestrian walkways;
- Recreational trails program;
- National Scenic Byways Program;
- Transportation and Community and System Preservation Pilots.

U.S. Department of Transportation
400 7th Street, S.W.
Washington D.C., 20590
Phone: (202) 366-4000
Website: <http://www.fhwa.dot.gov/tea21/index.htm>

State

State Highway Funds

At least 1% of the State Highway Funds which the City receives must be spent for bicycle/pedestrian improvements and maintenance within existing street rights-of-way. Oregon Revised Statute 366.514 required the Oregon Department of Transportation and cities and counties within Oregon to "expand reasonable amounts of the highway fund to provide bikeways and walkways" and it requires "the inclusion of bikeways and walkways whenever highways, roads, streets are constructed or relocated, with three exceptions: 1) where there is no need or probable use, where safety would be jeopardized, or where cost is excessively disproportionate to the need or probable use." ODOT also administers the Pedestrian and Bicycle Facility Improvement Grant Program, which provides grants of up to \$200,000 for sidewalk completion, ADA upgrades, crossing improvements, and minor widening for bike lanes or shoulders. Competitive projects involve no right-of-way or environmental impacts; have significant local matching funds available; consider the needs of

school children, the elderly, disables, or transit users; and have support of local elected officials. Grant money may not be used for the completion of trails and/or bikeways within parks but can be used to help fund larger pedestrian and bicycle improvements occurring within street rights-of-way.

Oregon Department of Transportation (ODOT)

State Pedestrian and Bicycle Grants

ODOT provides grants to cities and counties for pedestrian or bicycle improvements on state highways or local streets. Grants amount up to \$200,000, with local match encouraged. Projects must be administered by the applicant, be situated in roads, streets or highway right-of-ways. Project types include sidewalk infill, ADA upgrades, street crossings, intersection improvements, and minor widening for bike lanes. Grants are offered every two years.

Oregon Department of Transportation
Bicycle and Pedestrian Program
355 Capital Street N.E., Fifth Floor
Salem, Oregon 97301
Phone: (503) 986-3555
Fax: (503) 986-4063

Transportation Enhancement Program

These funds are available from ODOT projects that enhance the cultural, aesthetic and environmental value of the state's transportation system. Some of the eligible activities include bicycle/pedestrian projects, historic preservation, landscaping and scenic beautification, mitigation of pollution due to highway runoff, and preservation of abandoned railway corridors. The application cycle is every two years.

Transportation Enhancement Program
Oregon Department of Transportation
Phone: (503) 986-3528

Transportation Safety Grants

Transportation Safety Grants promote vehicle, pedestrian, bicycle, and motorcycle safety programs. Projects are chosen by problem identification and there is no application process.

Bicyclist & Pedestrian Traffic Safety
ODOT Transportation Safety Division
235 Union St N.E.
Salem, Oregon 97301
Phone: (503) 986-4196

Transportation Growth Management (TGM)

Oregon's Transportation and Growth Management Program supports community efforts to expand transportation choices for people. By linking land use and transportation planning, TGM works in partnership with local governments to create vibrant, livable places in which people can walk, bike, take transit or drive where they want to go. Additional ODOT funding information can be found on Oregon's Economic Revitalization Team website:

http://www.oblpct.state.or.us/Gov/ERT/about_us.shtml

Oregon Economic and Community Development Department (OECDD)

Travel Oregon

Travel Oregon focuses on tourism related projects, and offers matching grants of up to \$10,000 for tourism projects. These can include marketing materials, market analysis, signage, and visitor center development planning. Grants do not include funding for construction.

Specific Oregon Economic and Community Development Department funds can be found at the Economic Revitalization website:

<http://industry.traveloregon.com/Departments/Tourism-Development/Matching-Grants-Program.aspx>

Oregon Department of Environmental Quality (DEQ)

Water Quality Non-point Source Grants

The DEQ offers grants for non-point source water quality and watershed enhancement projects that address the priorities in the Oregon Water Quality Non-point Source Management Plan. Grants require a minimum of 40 percent match of non-federal funds and a partnership with other entities. Approximately \$2.7 million is available each year, and applications are due around June 15th each year.

Oregon Department of Environmental Quality
Phone: (503) 229-5088

Specific Oregon Department of Environmental Quality grants can be found at:

<http://www.deq.state.or.us/programs.htm>

or the Economic Revitalization Team's website:

http://www.oblpct.state.or.us/Gov/ERT/about_us.shtml

Oregon Department of State Lands (DSL)

Easements

DSL grants easements for the use of state-owned land managed by the agency. Easements allow the user to have the right to use state-owned land for a specific purpose and length of time. Uses of state owned land subject to an easement include, but are not limited to, gas, electric and communication lines (including fiber optic cables); water supply pipelines and ditches, canals and flumes; innerducts and conduits for cables; sewer, storm and cooling water lines; bridges, skylines and logging lines; roads and trails; and railroad and light track.

Oregon Division of State Lands
Phone: (503) 378-3805

Wetlands Program

The Oregon Division of State Land's Wetlands Program is implemented through the 1989 Wetlands Conservation Act. The program has close ties with local wetland planning conducted by cities, providing both technical and planning assistance.

Wetland Mitigation Specialist
Division of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503) 378-3805, Ext. 285
Website: <http://statelands.dsl.state.or.us/>

Oregon Parks and Recreation Department

The Oregon Parks and Recreation Department administers several grant programs including the Federal Land and Water Conservation Fund, Local Government, and Recreation Trails grants.

Local Government Grants

These grants provide for the acquisition, development, and rehabilitation of park and recreation areas and facilities. Eligible agencies include city and county park and recreation departments, park and recreation districts, and port districts.

Oregon Parks and Recreation Department
Phone: (503) 986-0711
Grants Coordinator
Phone: (503) 986-0712
Fax: (503) 986-0793

Recreation Trail Grants

The Oregon Parks and Recreation Department accepts applications for Recreation Trial Program (RTP) grants every year. Types of projects include:

- Maintenance and restoration of existing trails;
- Development and rehabilitation of trailhead facilities;
- Construction of new recreation trails; and
- Acquisition of easements.

Grant recipients are required to provide a minimum of 20 percent in matching funds. Projects must be completed and costs billed within two years of project authorization.

Recreation Trails Grants

Phone: (503) 986-0750

Fax: (503) 986-0793

Oregon Watershed Enhancement Board

The Oregon Watershed Enhancement Board (OWEB) administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds. Types of grants provided by OWEB include: upland erosion control, land and/or water acquisition, vegetation management, watershed education, and stream habit enhancement.

Grant Program Manager

Oregon Watershed Enhancement Board

775 Summer Street NE, Suite 360

Salem, Oregon 97301-1290

Phone: (503) 986-0203

Fax: (503) 986-0199

Website: <http://www.oweb.state.or.us>

Oregon Department of Forestry

This department oversees all aspects of forest policy in Oregon, appoints the state forester and adopts the rules for forestry practices in the state. Grants are available for parks programs but are restricted to development involving trees and forest canopy.

Urban and Community Forestry Assistance Grants

Forestry Assistance Program

2600 State Street

Salem, Oregon 97310

Phone: (503) 945-7391

Website: <http://egov.oregon.gov/ODF/>

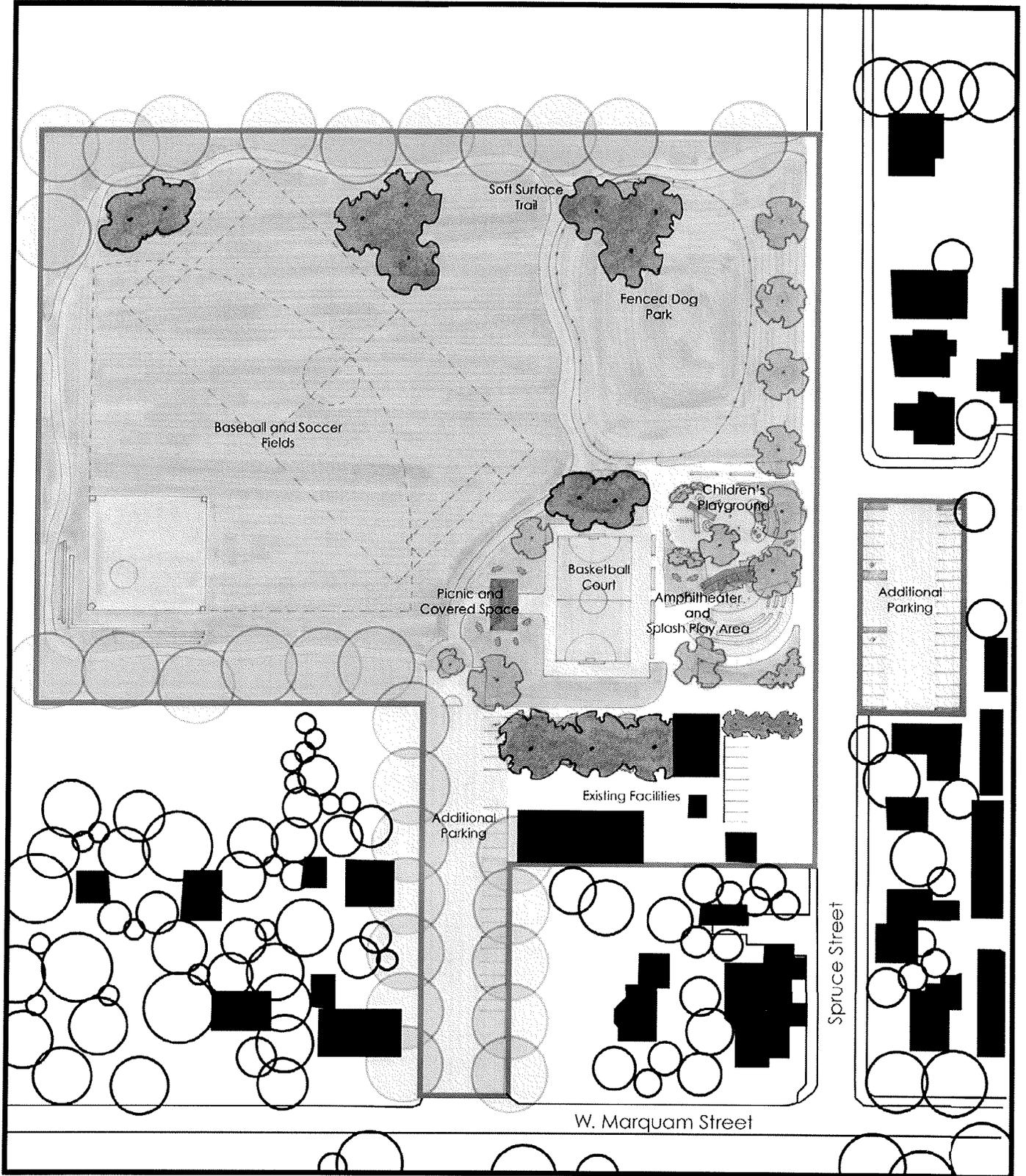
Park and Recreation Districts

Special districts, such as park and recreation districts, are financed through property taxes and/or fees for services. Information regarding special districts is found through the Special District Association of Oregon (SDAO). SDAO was established to pursue the common interests and concerns of special districts.

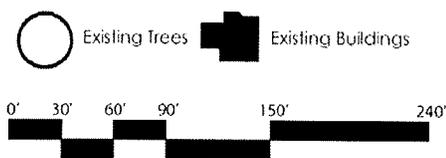
Executive Director
Special Districts Association of Oregon
727 Center Street NE, Suite 208
P.O. Box 12613
Salem, Oregon 97309-0613
Phone: (503) 371-8667; Toll-free: 1-800-285-5461
Fax: (503) 371-4781
Website: www.sdao.com

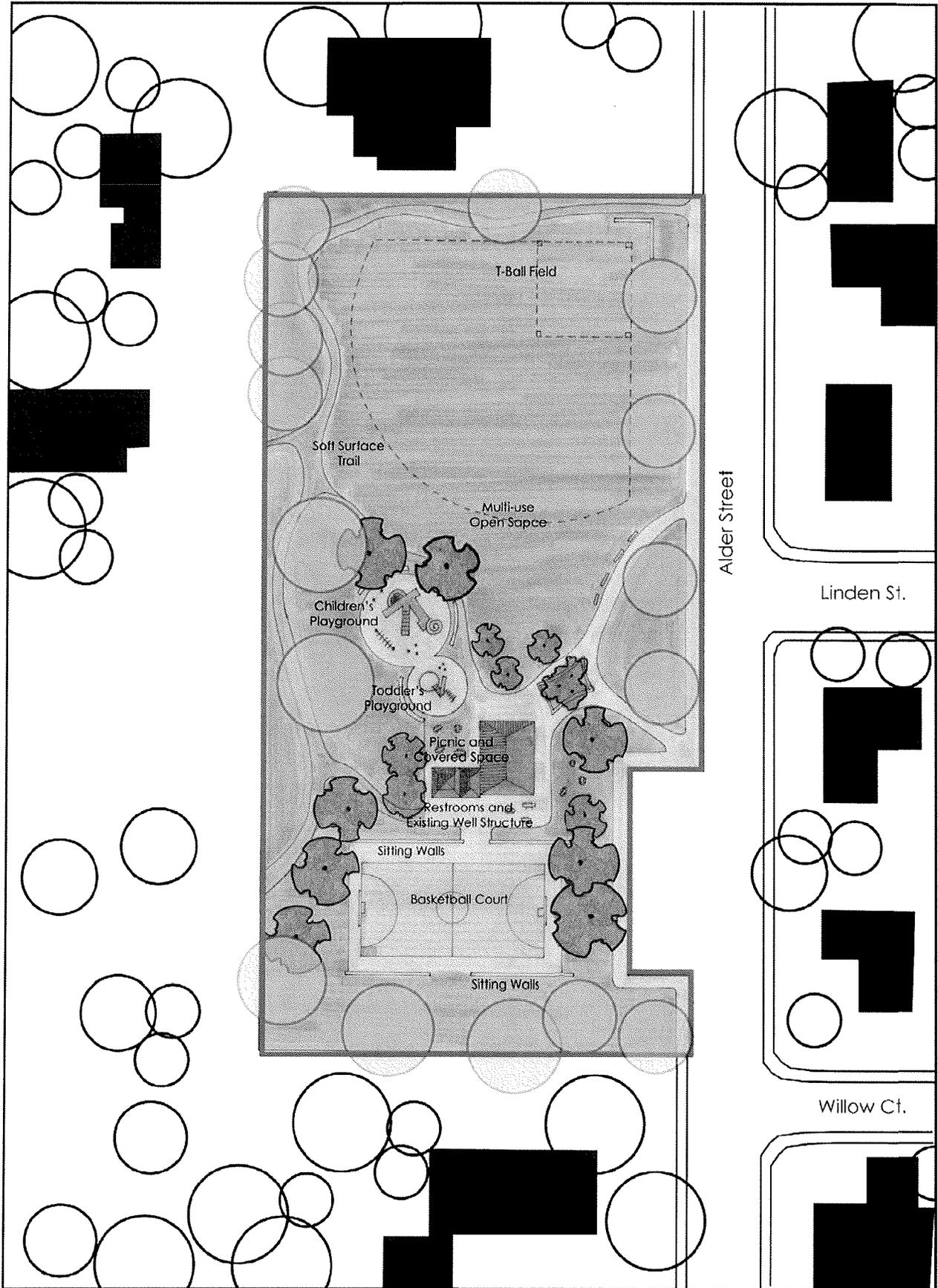
APPENDIX F

CONCEPTUAL DESIGNS



EBNER PARK





○ Existing Trees ■ Existing Buildings



HUMPERT PARK