

APPENDIX A



TABLE A-1: CITY OF GRESHAM PARK & RECREATION FACILITY INVENTORY

PARK NAME	TOTAL SITE ACREAGE	ATHLETIC FIELDS ^A				OUTDOOR ATHLETIC FACILITIES			INDOOR FACILITIES		AQUATIC FACILITIES	OTHER PARK AMENITIES							
		BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK	TENNIS COURT	COMMUNITY CENTER	GYMNASIUM	POOL	COMMUNITY GARDEN	DISC GOLF	GROUP PICNIC AREA	HORSESHOE COURTS ^B	PICNIC AREA	PLAYGROUND	RESTROOMS	
NEIGHBORHOOD PARKS																			
Developed	Aspen Highlands Park	3.7				1									1	1			
	Bella Vista Park	8.1				1									1	1			
	Butler Creek Park	4.0				1									1	2			
	Cedar Park	0.3													1				
	Davis Park	2.6				1	1								1	1			
	Hall Park ^C	4.0			2	1													
	Hollybrook Park ^D	2.6	1		1														
	Kane Road Park	10.3														1	1		
	Kirk Park ^D	7.0	1		1											1			
	Thom Park	5.5														1	1		
Yamhill Park	0.6					1						1			1	1			
Developed Acreage		48.7																	
Undeveloped	Columbia View Park	7.5																	
	East Gresham Park	5.6																	
	Jenne Butte Park	6.7																	
	South Central Park	2.9																	
	Southeast Park	6.5																	
Undeveloped Acreage		29.2																	
Neighborhood Park Subtotal		77.9	2	0	4	1	5	1	0	0	0	0	1	0	0	0	9	8	0
CITY-WIDE PARKS																			
Community Parks																			
Developed	Main City Park	21.6	2			1								1	1	1	2	1	
	North Gresham Park	13.4	2		1											1	1		
	Pat Pfeifer Barrier-Free Park ^E	13.3	3		1											1	1	1	
	Red Sunset Park ^C	14.2			2	1	1							2		1	2	1	
	Rockwood Central Park ^C	9.4			1	2	1						1			1	2	1	
Developed Acreage		71.9																	
Undev.	Southeast Community Park	16.1																	
	Southwest Community Park	34.1																	
Undeveloped Acreage		50.2																	
Community Park Subtotal		122.1	7	0	5	3	3	0	0	0	0	0	1	3	1	5	8	4	
Special Use Areas																			
Gradin Community Sports Park		32.3	2		2														
Center for the Arts		2.1																	
Zimmerman House Park		6.0																	
Subtotal		40.4	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
Urban Plazas																			
Center for the Arts Plaza ^F																			
Civic Neighborhood Plaza		1.0																	
Subtotal		1.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
City-Wide Park Subtotal		163.5	9	0	7	3	3	0	0	0	0	0	1	3	1	5	8	4	
TOTAL		241.3	11	0	11	4	8	1	0	0	0	1	1	3	1	14	16	4	

^A Soccer and football fields can generally be used for both sports. Fields are classified based on their primary usage.
^B The horseshoe facility at Main City Park is a tournament facility.
^C Hall Park, Red Sunet Park, Rockwood Central Park: one softball/soccer field overlay
^D Hollybrook Park, Kirk Park: one baseball/soccer field overlay
^E The PAL Youth Center, which includes a gymnasium, is located at Pat Pfeifer Park.
^F Acreage for the Center for the Arts Plaza has been included in the total Center for the Arts site acreage under the special use area classification.

TABLE A-2: CITY OF GRESHAM NATURAL AREAS, GREENWAYS, & TRAILS INVENTORY

PARK NAME	TOTAL SITE ACREAGE	PUBLIC ACCESS	SITE AMENITIES	RESTROOMS/ STRUCTURES	DEVELOPED PARKING	DEVELOPED TRAILS	NOTES
OUTDOOR RECREATION AREAS							
Grant Butte	41.20	Y	N	N	N	N	
Gresham Butte	320.40	Y	N	N	N	Y	
Hogan Butte	53.60	Y	N	N	N	N	Master Plan is being developed in 2007 for this site
Jenne Butte	120.50	Y	N	N	N	N	Informal water utility access to the site
Johnson Creek	138.46	Y	N	N	N	Y	
Nadaka Open Space	10.10	Y	Y	N	N	Y	
Springwater Open Space	1.70	Y	N	N	N	N	
Telford Site	19.06						
Miscellaneous Open Space	7.50	Y	N	N	N	N	
Subtotal	712.52	8	1	0	0	3	
CONSERVATION AREAS							
Baltz Open Space	9.40						
Butler	3.00						
Fujitsu Ponds	59.10						
Gabbert Hill	0.92						
Grant Butte	32.00						
Gresham Boeing	13.80						
Hunters Highland	0.46						
Lusted Road	0.80						
Fairview Creek	6.00						
Regner Road	9.10						
South Hills	2.30						
Walters Hill	1.50						
Subtotal	138.38	0	0	0	0	0	
GREENWAYS							
Butler Creek Greenway	31.00	Y	N	N	N	Y	Butler Creek Greenway Trail passes through this natural area and connects to the Springwater Trail
Kelly Creek Greenway	51.20	Y	N	N	N	Y	
Subtotal	82.20	2	0	0	0	2	
TRAILS/TRAIL FACILITIES							
Gresham/Fairview Trail	18.58	Y	Y		Y	Y	
Linnemann Station/Springwater Trail	0.50	Y	Y	Y	Y		Restroom
Hogan Road Trailhead/Springwater Trail	1.60	Y	Y		Y		
Subtotal	20.68	1	1	0	1	1	
TOTAL	953.78	11	2	0	1	6	

TABLE A-3: OTHER PROVIDERS' PARK & RECREATION FACILITY INVENTORY

PARK NAME	OWNERSHIP	TOTAL SITE ACREAGE	ATHLETIC FIELDS ^A				OUTDOOR ATHLETIC FACILITIES			INDOOR FACILITIES		AQUATIC FACILITIES	TRAIL (in miles)	OTHER PARK AMENITIES					
			BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK/AREA	TENNIS COURT	COMMUNITY CENTER	GYMNASIUM	POOL		COMMUNITY GARDEN	DISC GOLF	GROUP PICNIC AREA	HORSESHOE COURTS	PICNIC AREA	PLAYGROUND
NEIGHBORHOOD PARKS																			
John Deere Field ^B	Private	8.8			2														
Subtotal		8.8	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITYWIDE PARKS																			
Community Parks																			
Vance Park ^B	Multnomah County	14.5			1	1								1	1			1	1
Subtotal		14.5	0	0	1	1	0	0	0	0	0	0	0	1	1	0	0	1	1
Special Use Areas																			
Golf Courses	Private	251.5																	
Cemeteries	Private	14.6																	Y
Paesano Park	Private	11.0																	Y
PAL Youth Center	City ^C	N/A								1	1								
Subtotal		277.1	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	2
NATURAL AREAS, GREENWAYS, & TRAILS																			
Outdoor Recreation Areas																			
Metro Open Space	Metro	484.0																	
Subtotal		484.0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Areas																			
Private Open Space	Private	31.3			2														
Subtotal		31.3	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trails/Trail Facilities																			
I-84 Trail (within Gresham)	ODOT	N/A											2.0						
Springwater Trail	City of Portland	N/A											4.4						
Subtotal		N/A	0	0	0	0	0	0	0	0	0	0	6.45	0	0	0	0	0	0
TOTAL		815.7	0	0	5	1	0	0	0	1	1	0	6.45	1	1	0	0	1	3

^ASoccer and football fields can generally be used for both sports. Fields are classified based on their primary usage.

^BThe City of Gresham uses John Deere Field and Vance Park regularly; these sites function more as shared facilities than as other providers'.

^CCity-owned; located in the City of Gresham Pat Pfeifer Park; operated by Police Activity League

TABLE A-4: ALL SCHOOL DISTRICT PARK & RECREATION FACILITY INVENTORY

PARK NAME	TOTAL ACREAGE	ATHLETIC FIELDS ^A				OUTDOOR ATHLETIC FACILITIES				INDOOR FACILITIES	AQUATIC FACILITIES	OTHER PARK AMENITIES						
		BASEBALL FIELD	FOOTBALL FIELD	SOCCER FIELD	SOFTBALL FIELD	BASKETBALL COURT	SKATE PARK/AREA	TENNIS COURT	TRACK	GYMNASIUM ^B	POOL	COMMUNITY GARDEN	DISC GOLF	GROUP PICNIC AREA	PICNIC AREA	PLAYGROUND	RESTROOMS	
GRESHAM-BARLOW SCHOOL DISTRICT																		
Center for Advanced Learning	1.8																	
Barlow High School		1		2	1					1	1							
Clear Creek Middle School	28.6	1		1	1	6			1	1								
Dexter McCarty Middle School	13.6	1	1		1	8			1	1								
East Gresham Elementary School	12.4					8						1					1	
East Orient Elementary School					1												1	
Gordon Russell Middle School	28.2					2			1	1								
Gresham-Barlow School Property	12.4																	
Gresham High School	27.6	2	1	1	2			8	1	1	1							
Hall Elementary School	7.9																1	
Highland Elementary School	7.4				2												1	
Hogan Cedars Elementary School	7.6	2			2													
Hollydale Elementary School	10.0					2											1	
Kelly Creek Elementary School	10.9					2											1	
North Gresham Elementary School	9.3	2				6											1	
Powell Valley Elementary School	10.9	1		1					1								1	
West Gresham Elementary School	5.4																1	
West Orient Middle School		1			1	4				1							1	
Subtotal	193.7	11	2	5	11	38	0	8	5	6	2	1	0	0	0	0	10	0
CENTENNIAL SCHOOL DISTRICT																		
Butler Creek Elementary School	37.8			1	1					1								
Centennial Learning Center	2.9																	
Centennial Middle School	22.1	2		1	1				1	2								
Centennial High School	33.3	2	1	1	1			4	1	3	1							
Lynch Meadows Elementary School	4.6	1		1	1													
Lynch View Elementary School	10.1	1		1	1													
Lynchwood Elementary School	10.4	1		2	1													
Pleasant Valley Elementary School	15.7			1						1							1	
Subtotal	136.9	7	1	8	6	0	0	4	2	7	1	0	0	0	0	0	1	0
REYNOLDS SCHOOL DISTRICT																		
Alder Elementary School	10.5	2		2														
Davis Elementary School	11.7	1		2	1	1											1	
Fairview Elementary School	4.8	2		1														
Hartley Elementary School	12.1	1		2		1											1	
Hauton B. Lee Middle School	15.8				1	1			1	1								
Multisensory Learning Academy (Chart)	13.3																	
Reynolds Middle School	34.9	2			2	2		4	1	1	1							
Reynolds High School	40.0	1		2	2			2	1	1								
Salish Pond Elementary School	16.9			1														
Sweetbrier Elementary School	8.9	1																
Walt Morey Middle School	14.1				1					1								
Wilkes Elementary School	5.4	2		2		1											1	
Woodland Elementary School	22.8			1														
Subtotal	211.2	12	0	13	7	6	0	6	3	4	1	0	0	0	0	0	3	0
OTHER																		
Alpha High School	0.6																	
Life Skills Center/Present Tense	0.2																	
Mount Hood Community College	28.1	1	1	1	1	4					2							
Springwater Trail High School	6.5																	
Subtotal	35.4	1	1	1	1	4	0	0	0	0	2	0	0	0	0	0	0	0
TOTAL	577.2	31	4	27	25	48	0	18	10	17	6	1	0	0	0	0	14	0

^ASoccer and football fields can generally be used for both sports. Fields are classified based on their primary usage.

^BIt has been assumed that each middle school and high school in Gresham has one gym, except in the case of Centennial School District, whose gym inventory is based on a school facility study.

TABLE A-5: CITY OF GRESHAM TRAILS INVENTORY

PARK NAME	EXISTING MILEAGE	PROPOSED MILEAGE	TOTAL MILEAGE	HARD SURFACED	SOFT SURFACED	SITE AMENITIES	SIGNAGE	TRAILHEADS WITH PARKING	NOTES
REGIONAL TRAILS									
Columbia Slough Trail		0.86	0.86						Planned
Gresham/Fairview Trail	1.3	3.6	4.88	Y	N	N	Y	N	Phase I construction in 2007, Phases II and III scheduled
Marine Drive Trail (40-Mile Loop)	1.61	2.27	3.88	Y	N	N	Y	N	
MAX Trail	0.80	1.76	2.56						Planned
Springwater Connector	0.07		0.07						
Subtotal	3.79	8.46	12.25	2	0	0	2	0	
NATURAL AREA TRAILS									
Butler Creek Greenway Trail	1.67	0.46	2.13	N	Y	N	N	N	Some missing links
East Buttes Loop Trail		2.04	2.04						
East Buttes Powerline Corridor Trail		1.20	1.20						
Grant Butte Trail		1.03	1.03	N	N	N	N	N	Planned
Gresham Butte Trails		5.12	5.12						
Gresham Butte Saddle Trail	1.24	1.14	2.38	N	Y	N	N	N	
Hogan Butte Trail	0.36	1.11	1.47						
Jenne Butte Trails		2.18	2.18						
Johnson Creek Trail	0.18	0.18	0.36						
Kelly Creek Greenway Trail	0.66	1.21	1.87	N	Y	Y	N	N	
Nadaka Loop Trail	0.46	0.11	0.57	N	Y	Y	N	N	
Miscellaneous Trails	0.02	6.65	6.67						
Subtotal	4.60	22.42	27.02	0	4	2	0	0	
TOTAL	8.39	30.88	39.27	2.00	4.00	2.00	2.00	0.00	

APPENDIX B



APPENDIX B: PARK EVALUATIONS

A review of the Gresham park system was conducted in February 2007. The condition of sites was assessed during a park tour, which focused on developed park sites owned and managed by the City of Gresham Parks and Recreation Division. The purpose of the tour was to rate the condition of facilities, and identify specific issues and system-wide concerns facing the park system. This report includes an overview of existing conditions by park type and amenity, and a summary table of condition ratings for developed parks.

The results of the 2007 evaluation are presented at the end of the appendix. Developed neighborhood and community parks are listed alphabetically by park type. The assessment used a numerical rating system based on a three-point scale to rate each amenity:

1. Amenity is in poor condition
2. Amenity is in fair condition
3. Amenity is in good condition

An average rating is included for each park site. In addition, average ratings for each amenity and each park type are presented as well. Gresham's other park types were not rated according to this system, but a brief overview of conditions in other park types is described below.

OVERVIEW OF EXISTING CONDITIONS

In general, the City of Gresham's park system is in fair condition. However, there has been a clear lack of investment in neighborhood and community parks over the past several years. With the exception of Yamhill Park, which is only 0.6 acres and primarily serves as a Headstart location, the last significant park developed as a whole was Red Sunset Park in the 1990s. Since then, the City has relied on piecemeal improvements to existing parks as the Division's budget and fundraising capability allows. The City has a large number of

undeveloped as well as underutilized sites. Many of these undeveloped sites have been owned by the City for years.

One strong asset is the Division's devoted maintenance staff, including several who have been employed by the City for many years. Although faced with continued reductions over the years, the maintenance staff is very committed, and their commitment is reflected in their work. However, many of the City's parks are aging, and many lack the full range and quality of amenities that are standard for a city of Gresham's size. Accessibility for people with disabilities is also a significant issue.

One positive development is the City's successes in obtaining grants, including CDBG funding for eligible parks and Oregon Department of Parks and Recreation grants, to upgrade or develop some amenities, including aging playgrounds, in several developed parks. These have been augmented by careful budgeting of Division General Funds.

Another strong positive aspect of Gresham's park and recreation system is its regional trails. The Springwater Trail, Gresham Fairview Trail, MAX Trail, and Marine Drive Trail have been noted statewide, and Gresham has a reputation for its quality trail system. In addition, Gresham's outdoor recreation areas and greenways incorporate nature into the City, and have strong potential for greater recreational use. Conservation areas also preserve environmental quality and provide open space. Refining and highlighting this system of natural areas and trails could help the City continue to attract businesses and residents, and meet recreation needs.

Barriers to park access are a major issue in Gresham. In addition to natural barriers such as the buttes and Johnson Creek, many of the wide arterial streets also are significant barriers to community access for pedestrians and bicyclists.

CONDITIONS BY PARK TYPE

The condition of Gresham's parks varies widely. Many of the City's developed parks have only the most basic amenities. Most natural area park types receive minimal maintenance.

The conditions of Gresham's parks, as evaluated during the park tour are summarized below.

Neighborhood Parks

In general, the City's neighborhood parks are in fair condition. In an evaluation of existing conditions, the City's neighborhood parks averaged scores ranging from 1.71 to 3 on a three point scale, where one is poor and three is good. Aspen Highlands, Kane Road Park, and Vance Park (a Multnomah County property that is maintained by the City) received the poorest scores, and are in need of a major update.

Landscaping and sports fields received the lowest condition ratings amongst neighborhood parks. Vance Park has a restroom that is in poor condition. However, permanent restrooms are generally not provided in neighborhood parks. Play equipment received one of the highest ratings, due to an on-going effort to upgrade equipment to meet safety and accessibility standards. However, there are a number of parks that still need play equipment upgrades, and some do not have play equipment. Five neighborhood parks are undeveloped.

Community Parks

On the whole, the City's developed community parks are in fair to poor condition. Site averages range from 1.56 to 2.57 on a three point scale. Gresham's Red Sunset and Main City Parks, long the highlight of the City's park system, are showing their age. While Red Sunset could be revitalized with maintenance improvements and replacement of some amenities, Main City Park needs a significant overhaul. A new site master plan has been developed, and should be implemented to restore this resource. Main City Park is important to community identity as well as for the recreation opportunities it provides.

Two parks, Rockwood Central and North Gresham, were reclassified in this Plan from neighborhood parks to community parks, due to size and use patterns. However, both parks do not have the minimum elements needed in community parks. In addition, Pat Pfeiffer Park, a former

Multnomah County Park that the City has been revitalizing with grant funds, also still lacks amenities.

Due to limited maintenance, the condition of landscaping and turf received the lowest condition scores. Two community parks are undeveloped.

Special Use Areas and Urban Plazas

Most special use areas and urban plazas are currently undeveloped. The Zimmerman House Park is a significant historic site. A new master plan exists, but has not been implemented and the site has received minimal maintenance. The Gradin Community Sports Park is undeveloped, and has a recently completed master plan. The Center for the Arts Plaza and Civic Neighborhood Plaza are undeveloped.

Outdoor Recreation Areas

The City's outdoor recreation areas are a source of community pride, but access points to many areas is difficult to locate. Most have only informal trails and no supportive resources, such as bike racks, benches, or interpretive signage. Gresham Butte has a recently developed formal trail, and a new master plan is underway for Hogan Butte. No trails are accessible to people with disabilities. Maintenance and restoration efforts are limited in outdoor recreation areas. Specific guidelines should be developed to enhance maintenance of these areas.

Conservation Areas

The City of Gresham currently owns 12 conservation areas, almost all of which are held by the City's Water Division. Most of these conservation areas are located around reservoirs, and most are not accessible to the general public. Most have no recreation amenities, although some could be considered for recreation use. These areas are maintained by the Water Division.

Greenways

The City of Gresham has two greenways. Butler Creek Greenway also functions as a neighborhood park. The

neighborhood park portion has limited visibility from the surrounding streets. Invasive species are prevalent, but some restoration has been done by Watershed Management. The park is in need of accessibility improvements, and interpretive elements. Kelly Creek Greenway has a natural character and some restoration work has been done. Interpretive signage is needed. The greenway has a relatively level terrain, and trails could be accessible to people with disabilities. However, the trails are not currently accessible. Specific guidelines should be developed to enhance maintenance of greenways.

Trails

The City currently owns one trail corridor, the Gresham/Fairview Trail, which opened in 2007 after the park evaluation was completed. It also provides two trailheads associated with the Springwater Trail, Linneman Station and Hogan Road Trailheads. Gresham's trails are a significant and well-loved City feature.

Linneman Station is a reconstruction of a historic station that was to be preserved, until it burnt down in 1995. Drawings existed of the old building, and the building was recreated. It contains restrooms opening to the exterior, a 600 sf community room, small railroad museum, and an outdoor area with picnic tables, bike racks, benches, trash cans and a water fountain. There are 14 parking spaces and 2 ADA spaces. The building appears underutilized, but would be an excellent resource for community rentals. The mostly native landscaping and storm detention pond demonstrates sustainability. The turf is not irrigated, and is not in good condition.

Hogan Trailhead is located at the City's Operations Center, and provides a trailhead for Springwater Trail. Parking is provided within the Operations Center lot. Few other amenities are provided. There is a picnic shelter on the Springwater, which may be removed because of misuse. There is also a Porta Potty (not accessible), but no permanent restroom.

OTHER ISSUES

Signage

Most of the City's parks have consistent signage. However, not all park frontages are signed, creating problems in parks with multiple access points and in parks that border private property or other non-park uses.

Park Amenities

Many of the City's park amenities, including playgrounds, restrooms, picnic tables, shelters, benches, and water fountains, are old and need replacement. The City's maintenance staff has made an effort to replace some of these amenities, specifically play equipment, by allocating a portion of its budget to annual replacement. However, these efforts have not provided a long term solution to the overall condition of Gresham's park amenities.

Safety

There are also issues of safety and vandalism in some of Gresham's parks. These issues may be the result of design decisions; many of Gresham's existing sites lack good visibility. Safety issues may also be a function of existing park policies; because Gresham's parks close at dusk, park sites are not necessarily sufficiently populated to deter uses that are perceived as undesirable, especially in the winter. The City should consider changing this policy to increase users and deter undesirable use. Deferred maintenance may also affect residents' sense of safety in Gresham parks.

Accessibility

A thorough ADA assessment was not conducted as part of the park evaluation. However, several observations were made regarding general accessibility issues. For example, many of the City's existing parks do not provide an accessible path of travel. Many of the City's parking areas are not ADA accessible. Picnic areas in the City's parks generally need accessibility improvements, as do many of the City's benches.

The City's multi-use trails are accessible, but not natural area trails are currently accessible.

Sports Fields, turf and Landscaping

Due to limited maintenance, these are in fair to poor condition. The City could benefit from enhanced planning and maintenance guidelines with the aim of reducing maintenance.

Urban Forestry and Natural Area Maintenance

With Gresham's extensive inventory of natural areas, an urban forestry specialist is needed to manage its urban canopy. In addition, since maintenance and management of natural areas differs from that of developed park sites, specific management strategies should be implemented to manage all natural area park types.

TABLE B-1: CITY OF GRESHAM AVERAGE PARK & RECREATION FACILITY CONDITION RATINGS

PARK NAME ^A	ATHLETIC FIELDS	OUTDOOR ATHLETIC FACILITIES	OTHER PARK AMENITIES								SITE AVERAGE	ITEMS RATED
	SPORTS FIELDS	PAVED COURTS	PATHS/ TRAILS	SIGNAGE	LANDSCAPING	TURF	PLAY EQUIPMENT	SITE AMENITIES	RESTROOMS/ STRUCTURES	PARKING		
NEIGHBORHOOD PARKS												
Aspen Highlands Park	N/A	2	2	3	2	2	1	1	N/A	N/A	1.83	6
Bella Vista Park ^B	N/A	1	2	3	1	2	3	1	N/A	N/A	2.00	6
Butler Creek Park ^B	N/A	2	2	3	2	2	3	2	N/A	N/A	2.33	6
Cedar Park	N/A	N/A	3	3	3	3	N/A	3	N/A	N/A	3.00	5
Columbia View Park ^B	N/A	N/A	N/A	3	2	2	N/A	N/A	N/A	N/A	2.33	3
Davis Park	N/A	3	3	3	2	3	2	2	N/A	N/A	2.50	6
Hall Park	2	N/A	1	3	2	2	N/A	2	N/A	N/A	2.00	5
Hollybrook Park	2	N/A	2	2	2	2	N/A	N/A	N/A	N/A	2.00	4
Kane Road Park	N/A	N/A	1	2	2	2	1	2	N/A	2	1.71	7
Kirk Park ^B	2	N/A	3	3	2	2	N/A	2	N/A	N/A	2.40	5
Thom Park	N/A	N/A	2	3	2	1	2	2	N/A	N/A	2.00	6
Vance Park ^B	1	2	1	3	1	1	3	2	1	N/A	1.71	7
Yamhill Park	N/A	2	3	3	2	N/A	3	3	N/A (or 3)	3	2.83	6
Neighborhood Park Average	1.75	2.00	2.08	2.85	1.92	2.00	2.25	2.00	1.00	2.50	2.20	72
COMMUNITY PARKS												
Main City Park	2	1	2	3	1	2	2	2	3	1	2.00	8
North Gresham Park ^B	2	N/A	1	3	1	2	2	2	N/A	N/A	1.83	6
Pat Pfeifer Park	3	N/A	2	3	2	2	3	3	N/A	3	2.57	7
Red Sunset Park	2	3	2	2	2	1	1	2	2	3	1.88	8
Rockwood Central Park ^B	2	2	1.5	3	1	1	2	2	1	1	1.56	8
Community Park Average	2.20	2.00	1.70	2.80	1.40	1.60	2.00	2.20	2.00	2.00	1.97	37
OVERALL AVERAGE	2.00	2.00	1.97	2.83	1.78	1.88	2.15	2.06	1.75	2.17	2.14	6.06

^A Undeveloped parks have not been included.

^B Signs not present on all frontages.

TABLE B-2: CITY OF GRESHAM TRAIL AVERAGE CONDITIONS

TRAIL NAME	PAVED TRAIL	DEVELOPED UNPAVED TRAIL	SITE AMENITIES	SIGNAGE	TRAILHEADS WITH PARKING	NOTES
Gresham/Fairview Trail	Y	N	?	Y	?	Phase I construction in 2007, Phases II and III scheduled
Gresham Butte Saddle Trail	N	Y	N	N	N	
Butler Creek Trail	N	Y	N	N	N	Some missing links
Springwater Trail	Y	N	Y	Y	Y	Developed trailheads with parking at Linneman Station and Hogan trailhead

TABLE B-3: CITY OF GRESHAM NATURAL AREAS AVERAGE CONDITIONS

PARK NAME	SITE AMENITIES	RESTROOMS/ STRUCTURES	DEVELOPED PARKING	DEVELOPED TRAILS	NOTES
Butler Creek Greenway	N	N	N	Y	Butler Creek Greenway Trail passes through this natural area and connects to the Springwater Trail
Grant Butte	N	N	N	N	
Gresham Butte	N	N	N	?	
Hogan Butte					Master Plan is being developed in 2007 for this site
Jenne Butte	N	N	N	N	Informal water utility access to the site
Johnson Creek	N	N	N	?	
Kelly Creek Greenway	N	N	N	Y	
Northwest Open Space	N	N	N	?	
Miscellaneous	N	N	N	?	

APPENDIX C



APPENDIX C: DESIGN GUIDELINES ANALYSIS

Many of Gresham's parks are underdeveloped. For example, there are several neighborhood parks that do not have playgrounds. Design guidelines have been developed for each park classification in Gresham, to provide direction regarding the types of amenities and facilities that should be provided in parks, as well as other supporting facilities to consider. These design guidelines are presented at the end of Appendix C for each park type in Gresham. Guidelines include the park type definition, a list of all parks of that classification, and considerations about size and access. It also includes information about resources to provide or avoid:

- The "Minimum Resources" column identifies the basic resources that should be provided in parks of that classification.
- The "May Include Additional Resources" column identifies resources that are also appropriate within parks of that classification if there is space, funding, or community interest.
- The "Does Not Include Conflicting Resources" column identifies resources that are not compatible with a classification's function.

All Gresham neighborhood and community parks are evaluated to determine if they meet the design guidelines presented at the end of this chapter. The following parameters were evaluated.

- Does the park meet the size guidelines?
- Does the park have the minimum resources that should be provided, as identified in Table C-3? What minimum resources are missing?
- Does the park have any additional resources, as identified in Table C-3? What additional resources are provided?
- Are there conflicting resources at the park?

NEIGHBORHOOD PARKS

According to the design guidelines, neighborhood parks should have a playground, at least once picnic table and bench, an ADA-compliant internal pathway system, perimeter path or sidewalks, as well as an open turf area, trees, additional site furnishings, and at least one active recreation resource. The size guideline calls for this type of park to be a minimum of 2 acres in size.

Table C-1 presents an evaluation of existing neighborhood parks in Gresham by the design guidelines. As the table indicates, two neighborhood parks are too small to meet the minimum size guideline. Size is important, because smaller parks lack the capacity to provide sufficient amenities and facilities to meet neighborhood recreation needs for all ages. No maximum size has been proposed for neighborhood parks, and it should be noted that two neighborhood parks are over eight acres in size.

In addition, some neighborhood parks do not provide the minimum resources that should be included at these sites. Four parks lack playgrounds (Cedar Park, Hall Park, Hollybrook Park, and Kirk Park). Three parks lack active recreation resources, two of which (Kane Road Park and Thom Park) appear to have adequate acreage to accommodate at least one active feature. Cedar Park, which meets none of the neighborhood park guidelines, may be too small to accommodate any additional features. Picnic tables were lacking at Hall Park and Hollybrook Park. Yamhill Park provides a community garden, in addition to the recommended features. No neighborhood parks have conflicting resources.

TABLE C-1: NEIGHBORHOOD PARK EVALUATION

NEIGHBORHOOD PARKS	ACRES	MEETS SIZE GUIDELINE	MINIMUM RESOURCES	ADDITIONAL RESOURCES	POTENTIAL CONFLICTING USES	MISSING MINIMUM RESOURCES ^A	ADDITIONAL RESOURCES
Aspen Highlands Park	3.7						
Bella Vista Park	8.1						
Butler Creek Park	4.0						
Cedar Park	0.3					No playground, no recreation resource	
Davis Park	2.6						Skate park
Hall Park	4.0					No playground, no picnic table	Sports fields
Hollybrook Park	2.6					No playground, no picnic table	
Kane Road Park	10.3					No recreation resource	
Kirk Park	7.0					No playground	
Thom Park	5.5					No recreation resource	
Yamhill Park	0.6						Community garden

^A Recreation resources are outdoor basketball courts in all 5 parks that meet minimum resource guidelines.

Summary

Consider whether there should be a maximum size for neighborhood parks, or a maximum developed area.

Prioritize the addition of playgrounds at those sites lacking them, except in cases where the playground access analysis shows that a neighborhood is already served by a playground at another site.

Examine the suitability of sites lacking active recreation resources for the addition of an active resource, even if small-scale.

Include a Plan recommendation to establish a fund for site furnishings that allocates an annual amount, and use this funding to add a bench or picnic table to those sites that do not have these resources available. Prioritize which parks receive the site furnishings across all park types.

COMMUNITY PARKS

The draft design guidelines for community parks call for the same basic resources that are provided in neighborhood parks, plus additional facilities to provide a concentration of activity and draw people from throughout the community. The size guideline indicates that this type of park should be a minimum of 10 acres in size. Table C-2 presents the evaluation of each of community parks.

As the table indicates, four of the five parks classified as community parks meet the minimum size guideline. Although no maximum size has been proposed, Gresham's community parks are all generally less than 25 acres in size. The largest park is Main City Park at 21.6 acres. Community parks in Gresham include basic recreation resources, such as soccer, baseball/softball fields, and basketball courts. All community parks have basic site furnishings, including picnic tables and benches.

Not all community parks meet the proposed design guidelines, in terms of minimum resources. North Gresham Park lacks a

restroom, and Pat Pfeifer lacks permanent restrooms. North Gresham Park and Pat Pfeifer Barrier-Free Park both lack basketball or tennis courts. Three sites, North Gresham, Pat Pfeifer, and Rockwood Central, need picnic shelters. Two parks include additional resources: a horseshoe facility and a disc golf course. No community parks have conflicting resources. The parks have few additional resources. However, Main City Park’s location on the Springwater Trail is a significant amenity.

TABLE C-2: COMMUNITY PARK EVALUATION

COMMUNITY PARKS	ACRES	MEETS SIZE GUIDELINE	MINIMUM RESOURCES	ADDITIONAL RESOURCES	POTENTIAL CONFLICTING USES	MISSING MINIMUM RESOURCES ^A	ADDITIONAL RESOURCES
Main City Park	21.6						Horseshoe facility
North Gresham Park	13.4					No basketball/tennis court, no restrooms; no picnic shelter	
Pat Pfeifer Barrier-Free Park	13.3					No basketball/tennis court; no picnic shelter; no permanent restrooms	
Red Sunset Park	14.2						
Rockwood Central Park	9.4					No picnic shelter	Disc golf

Summary

- Add restrooms at North Gresham Park and Pat Pfeifer Park.
- Add picnic shelters at the identified community parks to provide opportunities for group gatherings and socializing, which are highly desired by the community.
- Consider whether tennis or basketball courts are necessary as a required element in community parks, or whether other resources can substitute.
- Consider providing additional resources at community parks to broaden the play and recreation experience. Consider skate spots, off-leash dog areas, interactive water features/spraygrounds, a stage/amphitheater, fitness stations, and other facilities that support the recreation experiences desired by community members.
- Provide looped pathways on future community park.

TABLE C-1: REQUIRED DESIGN PARAMETERS

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Neighborhood Parks	Neighborhood parks are designed primarily for informal, non-organized recreation. Located within walking and bicycling distance of most users, these parks serve residents within a ½-1 mile radius.	<ul style="list-style-type: none"> • Provides access to basic recreation opportunities for nearby residents of all ages • Contributes to neighborhood identity • Provides green space within neighborhoods • Provides a space for family and small group gatherings • Contributes to health and wellness 	<ul style="list-style-type: none"> • 2-acre minimum • Street frontage on at least two sides 	<ul style="list-style-type: none"> • Aspen Highlands Park • Bella Vista Park • Butler Creek Park • Cedar Park • Davis Park • Hall Park • Hollybrook Park • Kane Road Park • Kirk Park • Thom Park • Yamhill Park 	<ul style="list-style-type: none"> • Playground or play features • At least one picnic table and one bench • ADA-compliant internal pathway system • Perimeter path or sidewalks • Open turf area • Trees • Park identification sign • Site furnishings (trash receptacles, bike rack, etc.) • At least one active recreation resource (see “May Include” list) 	<ul style="list-style-type: none"> • Sports fields (baseball, football, soccer, softball, multi-purpose) • Sports courts (basketball court, tennis court, volleyball court) • Other small-scale active recreation resources (skate spot, horseshoe pits, bocce court, shuffleboard lane) • Interactive water feature (small-scale) • Community garden • Shelter, shade structure or gazebo • Restroom • Off-street parking • Lighting 	<ul style="list-style-type: none"> • Destination facilities or resources with communitywide draw • Memorials (except for memorial trees or benches) • Sports complexes • Full-service recreation centers • Swimming pools (indoor or outdoor) • Floral plantings (annuals, perennials, display gardens)

TABLE C-1: REQUIRED DESIGN PARAMETERS (CONTINUED)

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Community Parks	Larger park that provides active and passive recreational opportunities for all city residents. Accommodates large group activities.	<ul style="list-style-type: none"> • Provides a variety of accessible recreation opportunities for all age groups • Provides opportunities for social and cultural activities • Contributes to community identity • Serves recreation needs of families • Contributes to health and wellness • Connects residents to nature 	<ul style="list-style-type: none"> • 10-acre minimum • Access from an arterial street • Bus and transit access 	<ul style="list-style-type: none"> • Main City Park • North Gresham Park • Pat Pfeifer Barrier-Free Park • Red Sunset Park • Rockwood Central Park 	<ul style="list-style-type: none"> • Playground or play features • Picnic tables and benches • Enclosed or open shelter with BBQ • ADA-compliant internal pathway system, looped walking path preferred • Sports fields (baseball, cricket, football, rugby, soccer, softball, multi-purpose) • Basketball and/or tennis court • Restrooms • Off-street parking • Open turf area • Trees • Park identification sign • Site furnishings (trash receptacles, bike rack, etc.) 	<ul style="list-style-type: none"> • Other active recreation resources (BMX course or facility, croquet court, disc golf course, fitness stations, handball court, horseshoe pit, skateboard park, shuffleboard lanes, volleyball court, etc.) • Interactive water feature • Swimming pool • Full-service recreation center • Sports complex • Other facilities or resources with communitywide draw • Community garden • Off-leash dog area • Fishing lake • Concessions • Stage/amphitheatre • Upgraded utility service to support special events • Natural areas • Memorials • Lighting • Shrub beds • Maintenance facilities • Multi-use trails • Pedestrian trails 	<ul style="list-style-type: none"> • Regional-scale facilities (arboretum, botanical garden, zoo, regional sports complex) • Floral plantings, except at entry signs

TABLE C-1: REQUIRED DESIGN PARAMETERS (CONTINUED)

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Special Use Areas	Special use areas are freestanding specialized use facilities such as community centers, aquatic centers, sports complexes, historic sites, or skate parks. Since special use areas vary widely in function there are no minimum sizes, but special use areas must be large enough to accommodate the intended use.	<ul style="list-style-type: none"> • Provides regional or citywide opportunities for recreation, social and cultural activities • Serves recreation needs of families • May provide other benefits depending on its purpose • Contributes to community identity 	<ul style="list-style-type: none"> • Access from an arterial street • Bus and transit access 	<ul style="list-style-type: none"> • Gradin Community Sports Park • Center for the Arts • Zimmerman House Park 	<ul style="list-style-type: none"> • Regional-scale facilities or resources with a citywide or regional draw • ADA-compliant internal pathway system • Restrooms • Parking • Infrastructure to support large community events • Park identification sign • Site furnishings (trash receptacles, bike rack, etc.) 	<ul style="list-style-type: none"> • Game sports fields – complexes or stadiums (baseball, cricket, football, rugby, soccer, softball, multi-purpose) • Specialized active recreation facilities (indoor tennis center, climbing wall, ice rink) • Sports courts (basketball court, tennis court, volleyball court) • Other active recreation resources (BMX course or facility, croquet court, disc golf course, fitness stations, handball court, horseshoe pit, shuffleboard lanes, skateboard park, volleyball court, etc.) • Commercial ventures or features • Concessions • Large-scale interactive water feature • Water park or swimming pool complex • Historical or interpretive facilities • Botanical garden or arboretum • Other facilities or resources with communitywide draw • Community garden • Off-leash dog area • Fishing lake • Stage/amphitheatre • Upgraded utility service to support special events • Natural areas • Memorials, trees • Lighting • Shrub beds • Floral plantings • Maintenance facilities • Multi-use trails, pedestrian trails 	<ul style="list-style-type: none"> • Conflicting resources depend on the purpose of the special use facility

TABLE C-1: REQUIRED DESIGN PARAMETERS (CONTINUED)

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Urban Plazas	Urban plazas are usually smaller than one acre and are typically located in higher density urban areas, along transit corridors, or in town centers.	<ul style="list-style-type: none"> • Provides for the day to day recreational needs of nearby residents and employees, as well as shoppers, transit-users, and recreationalists • Provides space for community events • Helps balance high density development • Provides opportunities for public gathering and social activities • Contributes to community identity • Provides opportunities to experience public art and memorialize people and events 	<ul style="list-style-type: none"> • Size is easily traversed on foot - About one acre maximum size • Should be within or adjacent to a business district or high density housing area • Maintains the street network 	<ul style="list-style-type: none"> • Center for the Arts Plaza • Civic Neighborhood Plaza 	<ul style="list-style-type: none"> • Paved area of sufficient size to accommodate anticipated use • Park identification sign • Site furnishings (trash receptacles, bike rack, etc.) • Lighting 	<ul style="list-style-type: none"> • Turf area • Playground or play features • Interactive water feature • Small-scale sporting facilities compatible with an urban site (bocce, basketball, croquet) • Shelter, shade structure or gazebo • Stage/amphitheatre • Upgraded utility service for special events • Concessions or vendor space • Commercial lease space (restaurant, bookstore, coffee shop, etc.) • Restrooms • Memorials • Trees 	<ul style="list-style-type: none"> • Off-street parking • Sports complexes • Full-service recreation centers • Swimming pools (indoor or outdoor)

TABLE C-1: REQUIRED DESIGN PARAMETERS (CONTINUED)

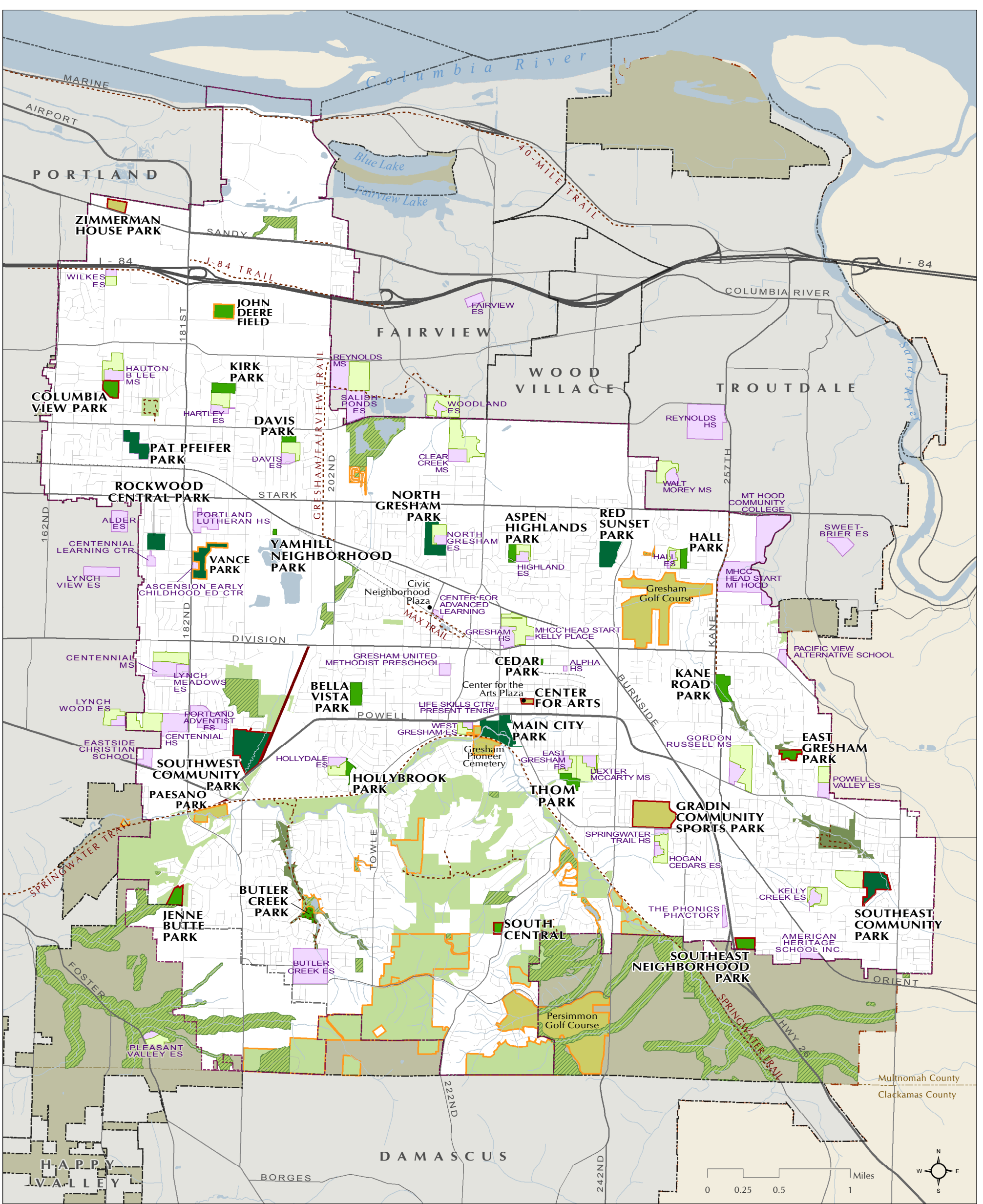
CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Outdoor Recreation Area	Outdoor recreation areas are permanent, undeveloped green spaces which are managed for both their natural value as well as for recreational use. These areas may include wetlands, wildlife habitat, or stream corridors. Outdoor recreation areas may preserve or protect environmentally sensitive areas, such as unique and/or endangered plant species. These areas serve the entire city.	<ul style="list-style-type: none"> • Provides opportunities for experiencing nature close to home • Provides opportunities for nature-based recreation, such as bird-watching and environmental education • Protects valuable natural resources and wildlife • Contributes to the environmental health of the community including improving water and air quality • Promotes health and wellness • Contributes to community identity and quality of life 	<ul style="list-style-type: none"> • One acre minimum 	<ul style="list-style-type: none"> • Grant Butte • Gresham Butte • Hogan Butte • Jenne Butte • Johnson Creek • Nedaka Open Space • Springwater Open Space • Telford Site 	<ul style="list-style-type: none"> • Natural areas • Park identification sign • Interpretive signage • Site furnishings (trash receptacles, bike rack, etc.) 	<ul style="list-style-type: none"> • Parking • Restrooms • Trail or pathway system • Trailhead or entry • Viewpoints or viewing blinds • Interpretive center or educational facilities or classrooms (indoor or outdoor) • Shelter, shade structure or gazebo • Amenities provided should be limited to the numbers and types of visitors the area can accommodate, while retaining its resource value and natural character 	<ul style="list-style-type: none"> • Turf areas • Ornamental plantings • Active use facilities (sports fields, paved courts, etc.)
Conservation Areas	Conservation areas or ESRAs (Environmentally Sensitive Resource Areas) are permanent, undeveloped green spaces that maintain or improve ecological processes necessary for water quality, floodplain function, and fish/wildlife habitat. Public access may not be permitted. Conservation areas often include resources like reservoirs or sensitive wildlife habitat, and can vary widely in size. These areas are neighborhood-serving.	<ul style="list-style-type: none"> • Protects valuable natural resources and wildlife • Contributes to the environmental health of the community, including improving water and air quality • Contributes to community identity and quality of life 	<ul style="list-style-type: none"> • One acre minimum 	<ul style="list-style-type: none"> • Baltz Open Space • Butler • Fujitsu Ponds • Gabbert Hill • Grant Butte • Gresham Boeing • Hunters Highland • Lusted Road • Fairview Creek • Regner Road • South Hills • Walters Hill 	<ul style="list-style-type: none"> • Natural areas 	<ul style="list-style-type: none"> • Parking • Restrooms • Trail or pathway system • Trailhead or entry • Viewpoints or viewing blinds • Interpretive center or educational facilities or classrooms (indoor or outdoor) • Shelter, shade structure or gazebo • Amenities provided should be limited to the numbers and types of visitors the area can accommodate, while retaining its resource value and natural character • Park identification sign • Interpretive signage • Site furnishings (trash receptacles, bike rack, etc.) 	<ul style="list-style-type: none"> • Turf areas • Ornamental plantings • Active use facilities (sports fields, paved courts, etc.)

TABLE C-1: REQUIRED DESIGN PARAMETERS (CONTINUED)

CLASSIFICATION	DEFINITION	BENEFITS	SIZE AND ACCESS	EXAMPLES	MINIMUM RESOURCES	MAY INCLUDE ADDITIONAL RESOURCES	DOES NOT INCLUDE CONFLICTING RESOURCES
Greenways	Greenways are typically elongated corridors that follow linear features such as abandoned railroad rights-of-way, canals, power lines, or waterways. These areas are neighborhood-serving.	<ul style="list-style-type: none"> • Connects parks and other community destinations • Protects valuable natural resources and wildlife • Contributes to the environmental health of the community including improving water and air quality • Contributes to community identity and quality of life • Encourages active transportation, such as walking and biking 	<ul style="list-style-type: none"> • Size is dependent on corridor length 	<ul style="list-style-type: none"> • Butler Creek Greenway • Kelly Creek Greenway 	<ul style="list-style-type: none"> • Natural areas 	<ul style="list-style-type: none"> • Parking • Restrooms • Trail or pathway system • Trailhead or entry • Viewpoints or viewing blinds • Interpretive center or educational facilities or classrooms (indoor or outdoor) • Shelter, shade structure or gazebo • Amenities provided should be limited to the numbers and types of visitors the area can accommodate, while retaining its resource value and natural character • Park identification sign • Interpretive signage • Site furnishings (trash receptacles, bike rack, etc.) 	<ul style="list-style-type: none"> • Turf areas • Ornamental plantings • Active use facilities (sports fields, paved courts, etc.)
Trail/Trail Facilities	Trails are linear corridors with hard-surfaced or soft-surfaced trails. As with greenways, trails often follow abandoned railroad rights-of-way, power lines, or waterways. These areas serve the entire city.	<ul style="list-style-type: none"> • Connects parks and other community destinations • May protect valuable natural resources and wildlife • Contributes to community identity and quality of life • Encourages active transportation such as walking and biking 	<ul style="list-style-type: none"> • Size is dependent on corridor length 	<ul style="list-style-type: none"> • Gresham/Fairview Trail • Linneman Station/Gresham/Fairview Trail • Hogan Road Trailhead/Springwater Trail 	<ul style="list-style-type: none"> • Park identification sign • Site furnishings (trash receptacles, bike rack, etc.) • Trail or pathway 	<ul style="list-style-type: none"> • Shelter, shade structure or gazebo • Restrooms • Off-street parking • Trailhead or entry • Lighting • Natural areas • Memorials, trees, or benches • Trees • Shrub beds • Interpretive signage 	<ul style="list-style-type: none"> • Any resource that conflicts with the trail use

APPENDIX D





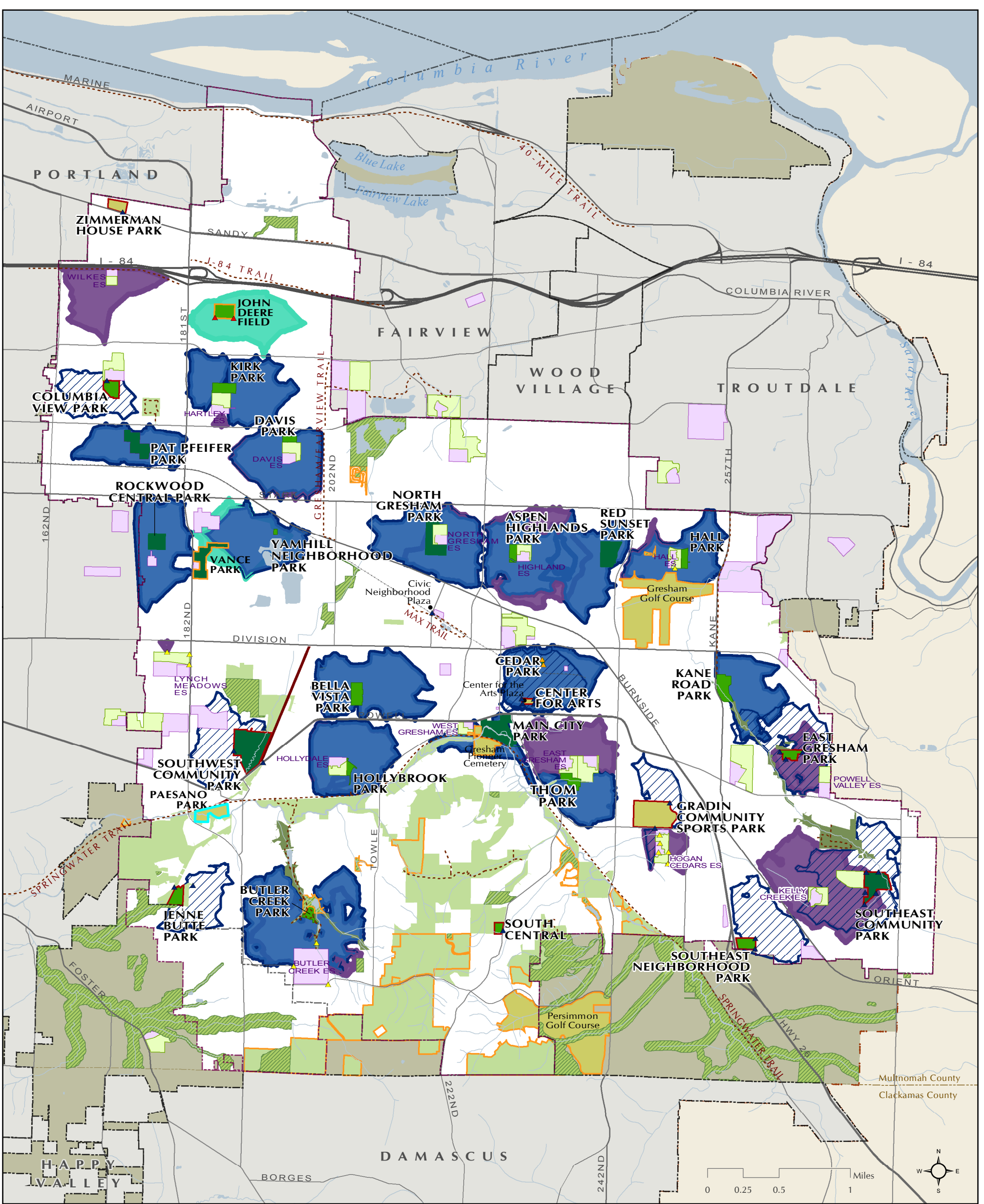
City of Gresham
 Department of
 Environmental Services
 Parks & Recreation Division

Map 1: Existing Park & Recreation Facilities



April 2008 | Data Source:
 City of Gresham GIS

- | | | |
|-------------------------|---------------------------------|---------------|
| Community Park | Urban Plaza | Interstate |
| Neighborhood Park | Community Park (Undeveloped) | Major Road |
| Greenway | Neighborhood Park (Undeveloped) | Local Streets |
| Outdoor Recreation Area | Special Use Area (Undeveloped) | Max Rail |
| School Open Space | Other Community Park | Water Body |
| Conservation Area | Other Neighborhood Park | Stream |
| Trail Corridor | Other Outdoor Recreation Area | County Line |
| Existing Trail | Other Conservation Area | City Limits |
| School | Other Special Use Area | Other Cities |
| | | UGB |



City of Gresham
 Department of
 Environmental Services
 Parks & Recreation Division

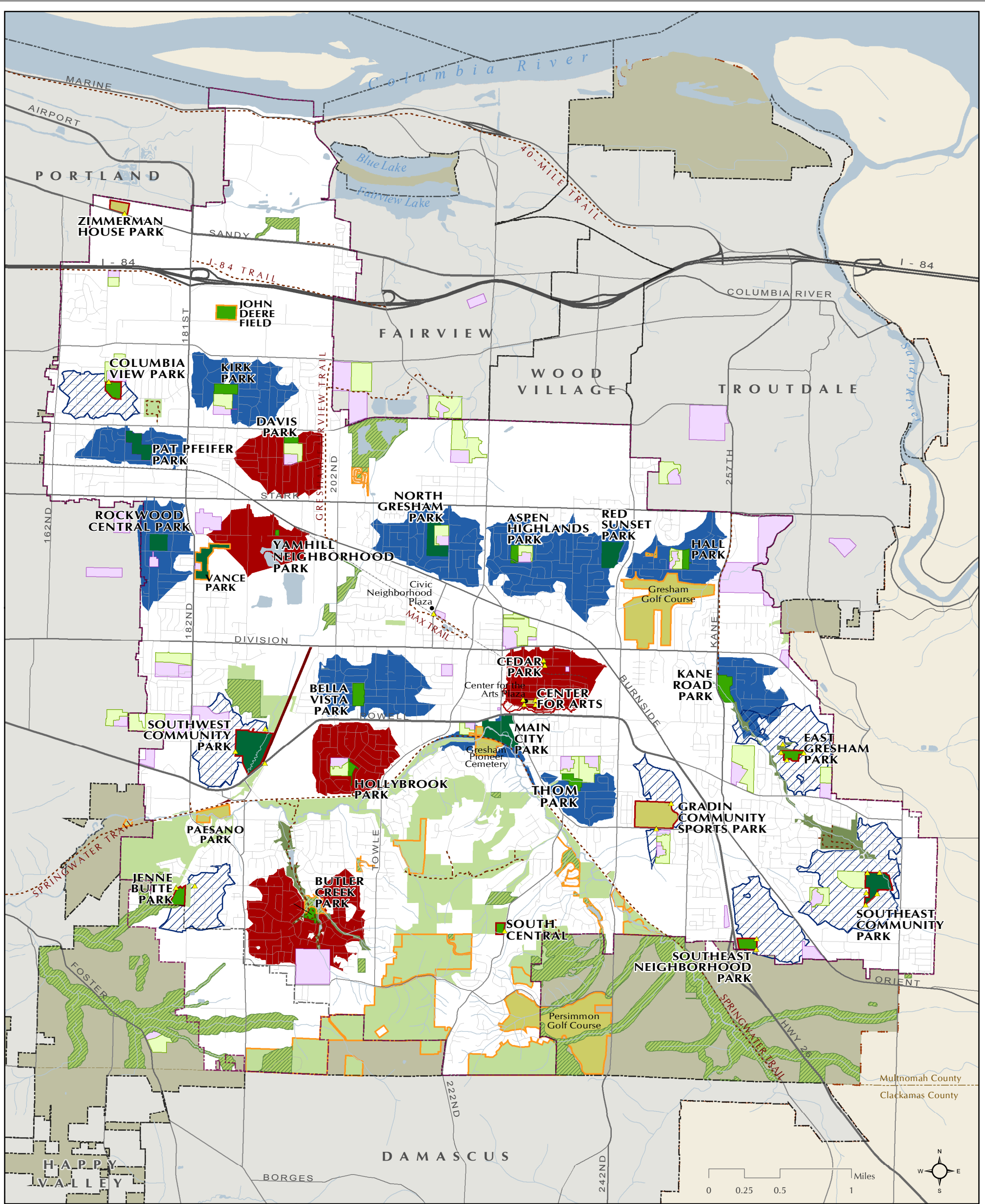
Map 2: Park Access Analysis (1/2 Mile Service Area)



April 2008 | Data Source:
 City of Gresham GIS

- | | | |
|---------------------------------|--------------------------------|----------------|
| Community Park | Undeveloped Park Access | Urban Plaza |
| Neighborhood Park | Developed Park Access | School |
| Greenway | Other Provider Park Access | Existing Trail |
| Outdoor Recreation Area | Elementary School Access | Interstate |
| School Open Space | Undeveloped Park Service Area | Major Road |
| Conservation Area | Developed Park Service Area | Local Streets |
| Community Park (Undeveloped) | Other Park Service Area | Max Rail |
| Neighborhood Park (Undeveloped) | Elementary School Service Area | Water Body |
| Special Use Area (Undeveloped) | Other Outdoor Recreation Area | Stream |
| Trail Corridor | Other Conservation Area | County Line |
| Other Community Park | Other Special Use Area | City Limits |
| Other Neighborhood Park | | Other Cities |
| | | UGB |





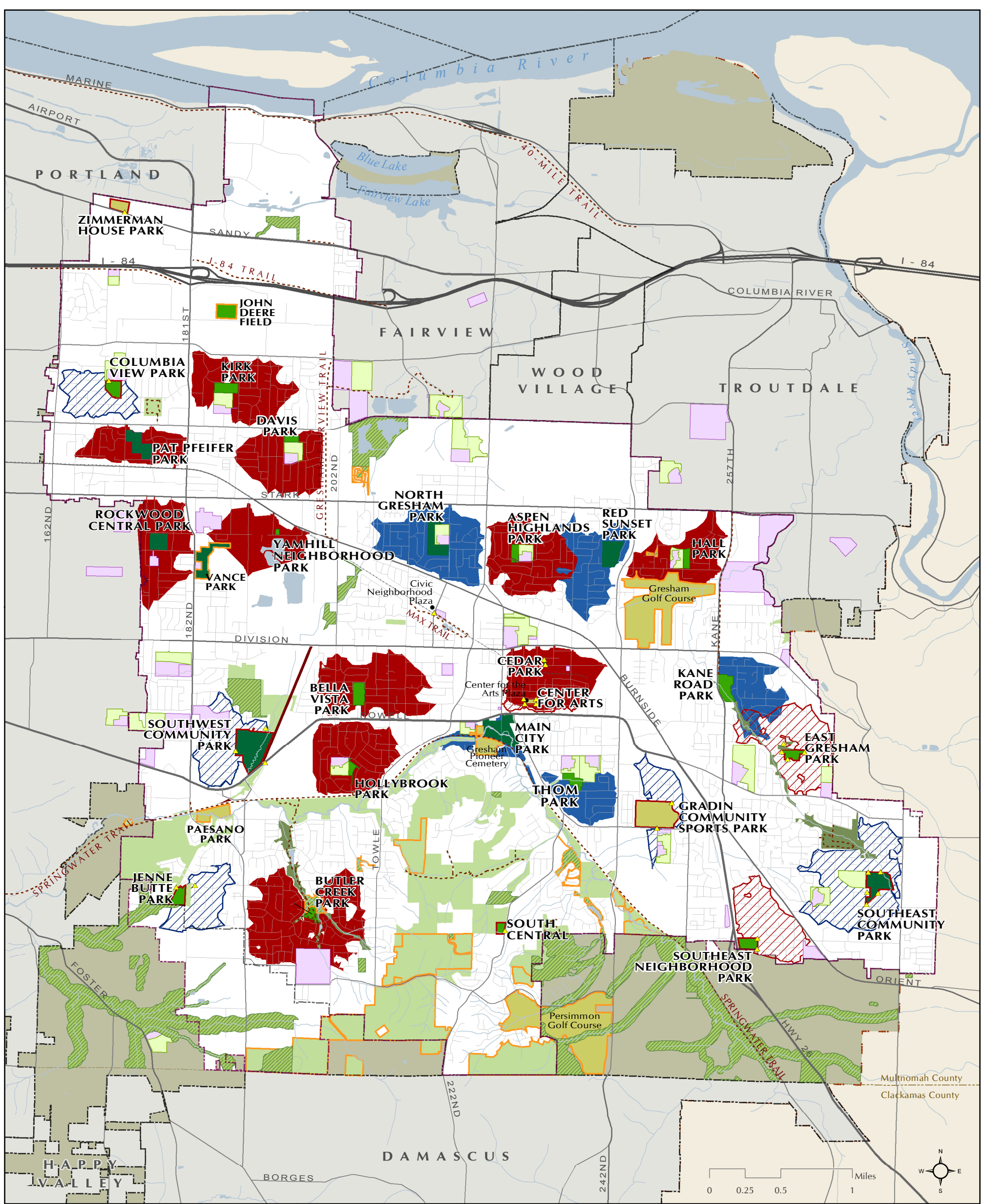
City of Gresham
Department of
Environmental Services
Parks & Recreation Division

Map 3: Park Capacity Analysis (2006 Population & 1/2 Mile Service Area)



April 2008 | Data Source:
City of Gresham GIS

- | | | |
|---------------------------------|-------------------------------------|----------------|
| Community Park | Developed & Undeveloped Park Access | Urban Plaza |
| Neighborhood Park | Undeveloped Park Within Capacity | School |
| Greenway | Developed Park Withing Capacity | Existing Trail |
| Outdoor Recreation Area | Undeveloped Park Over Capacity | Interstate |
| School Open Space | Developed Park Over Capacity | Major Road |
| Conservation Area | Other Neighborhood Park | Local Streets |
| Community Park (Undeveloped) | Other Outdoor Recreation Area | Max Rail |
| Neighborhood Park (Undeveloped) | Other Conservation Area | Water Body |
| Special Use Area (Undeveloped) | Other Special Use Area | Stream |
| Trail Corridor | | County Line |
| Other Community Park | | City Limits |
| | | Other Cities |
| | | UGB |



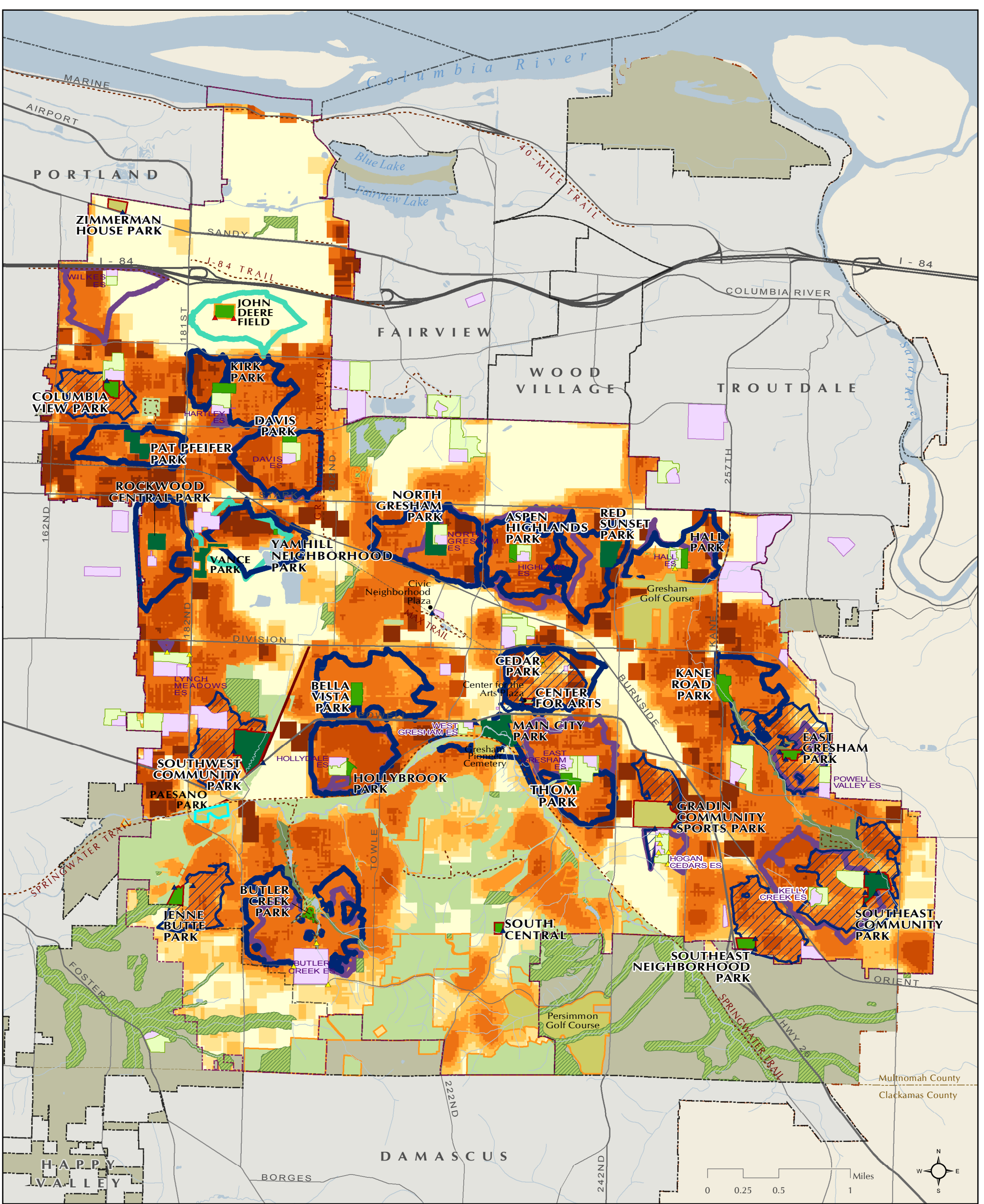
City of Gresham
Department of
Environmental Services
Parks & Recreation Division

Map 4: Park Capacity Analysis (Maximum Buildout Population & 1/2 Mile Service Area)



April 2008 | Data Source:
City of Gresham GIS

- | | | |
|---------------------------------|-------------------------------------|----------------|
| Community Park | Developed & Undeveloped Park Access | Urban Plaza |
| Neighborhood Park | Undeveloped Park Within Capacity | School |
| Greenway | Developed Park Withing Capacity | Existing Trail |
| Outdoor Recreation Area | Undeveloped Park Over Capacity | Interstate |
| School Open Space | Developed Park Over Capacity | Major Road |
| Conservation Area | Other Neighborhood Park | Local Streets |
| Community Park (Undeveloped) | Other Outdoor Recreation Area | Max Rail |
| Neighborhood Park (Undeveloped) | Other Conservation Area | Water Body |
| Special Use Area (Undeveloped) | Other Special Use Area | Stream |
| Trail Corridor | | County Line |
| Other Community Park | | City Limits |
| | | Other Cities |
| | | UGB |

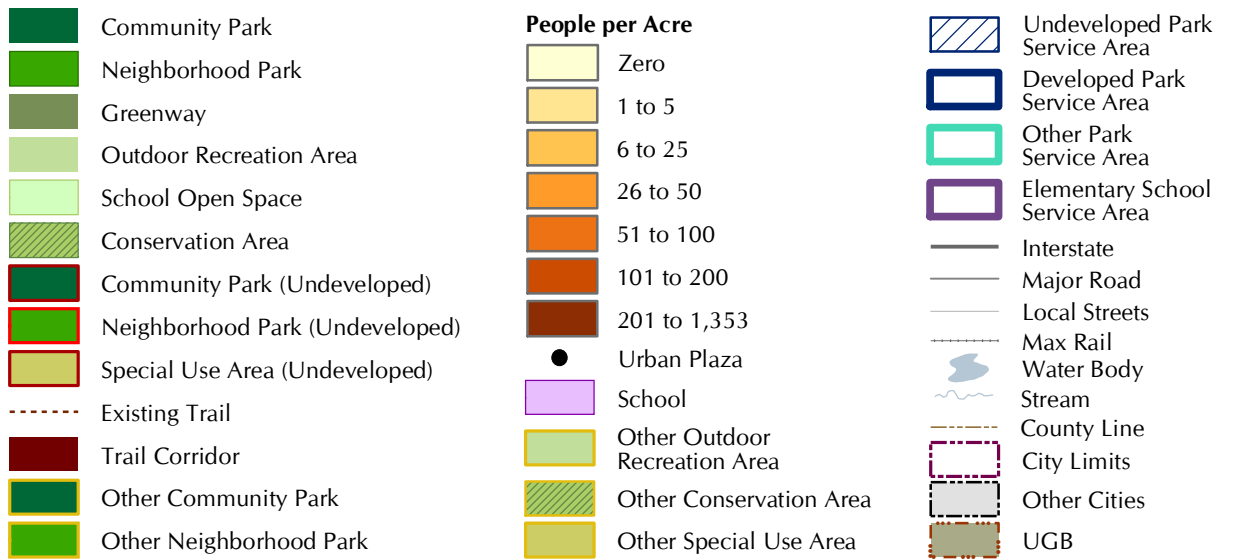


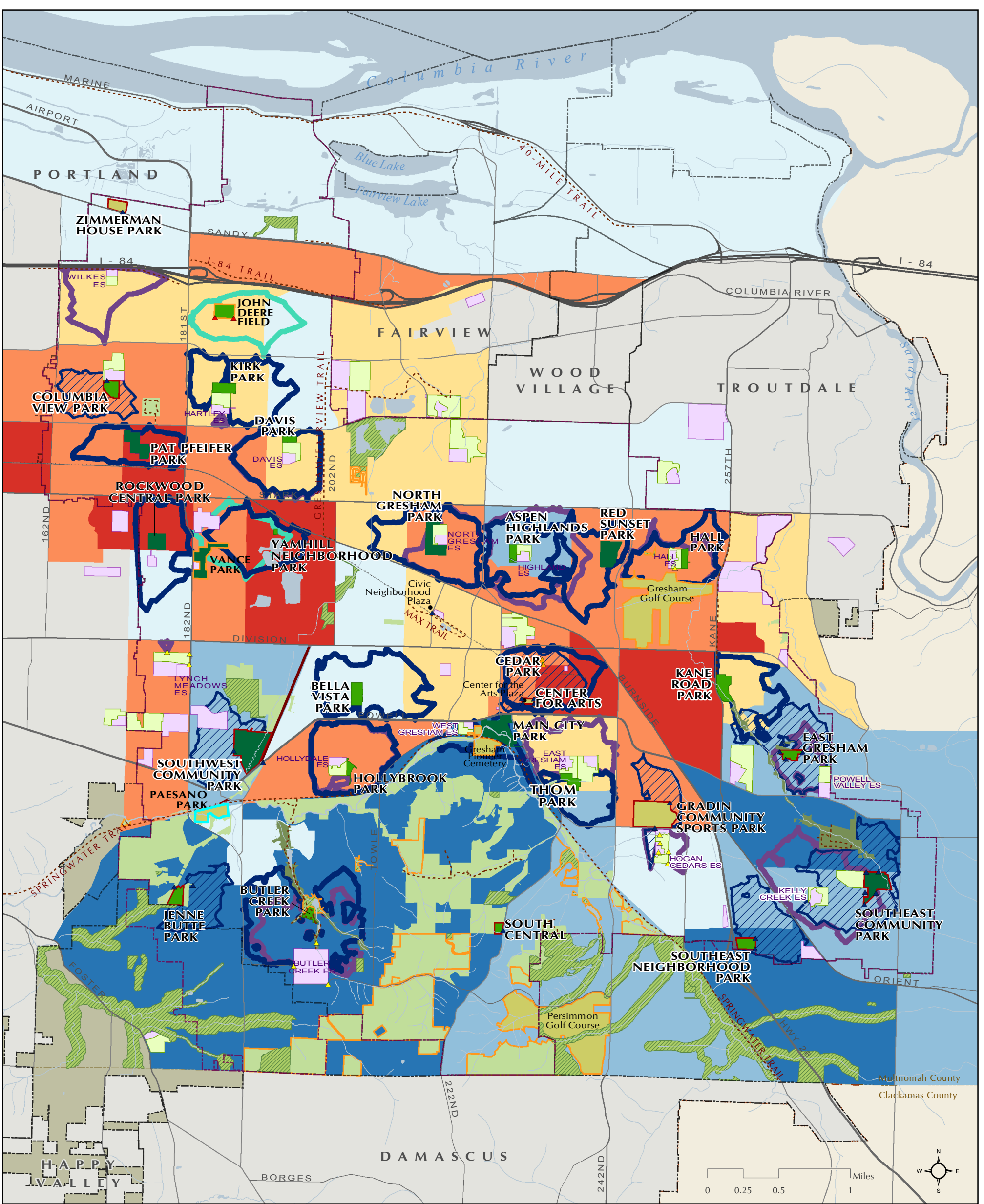
City of Gresham
Department of
Environmental Services
Parks & Recreation Division

Map 5: Population Density (2006 Population & 1/2 Mile Service Area)



April 2008 | Data Source:
City of Gresham GIS





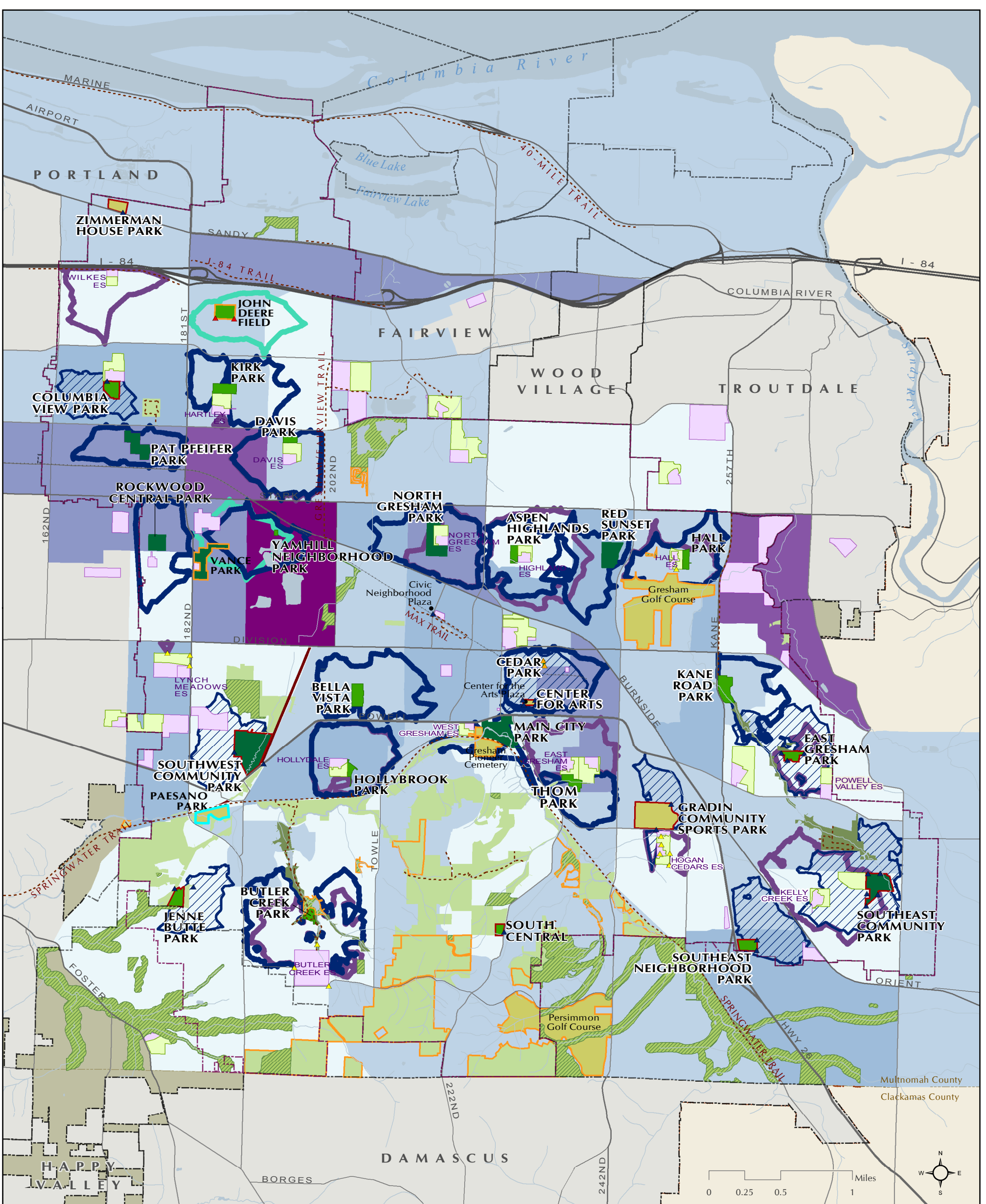
City of Gresham
 Department of
 Environmental Services
 Parks & Recreation Division

Map 6: 2006 Median Household Income (1/2 Mile Park Service Area)



April 2008 | Data Source:
 City of Gresham GIS

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> Community Park Neighborhood Park Greenway Outdoor Recreation Area School Open Space Conservation Area Community Park (Undeveloped) Neighborhood Park (Undeveloped) Special Use Area (Undeveloped) Existing Trail Trail Corridor Other Community Park Other Neighborhood Park | <p>Median Household Income</p> <ul style="list-style-type: none"> \$22,045 to \$35,000 \$35,001 to \$45,000 \$45,001 to \$55,000 \$55,001 to \$65,000 \$65,001 to \$75,000 \$75,001 to \$95,000 Urban Plaza School Other Outdoor Recreation Area Other Conservation Area Other Special Use Area | <ul style="list-style-type: none"> Undeveloped Park Service Area Developed Park Service Area Other Park Service Area Elementary School Service Area Interstate Major Road Local Streets Max Rail Water Body Stream County Line City Limits Other Cities UGB |
|--|---|--|



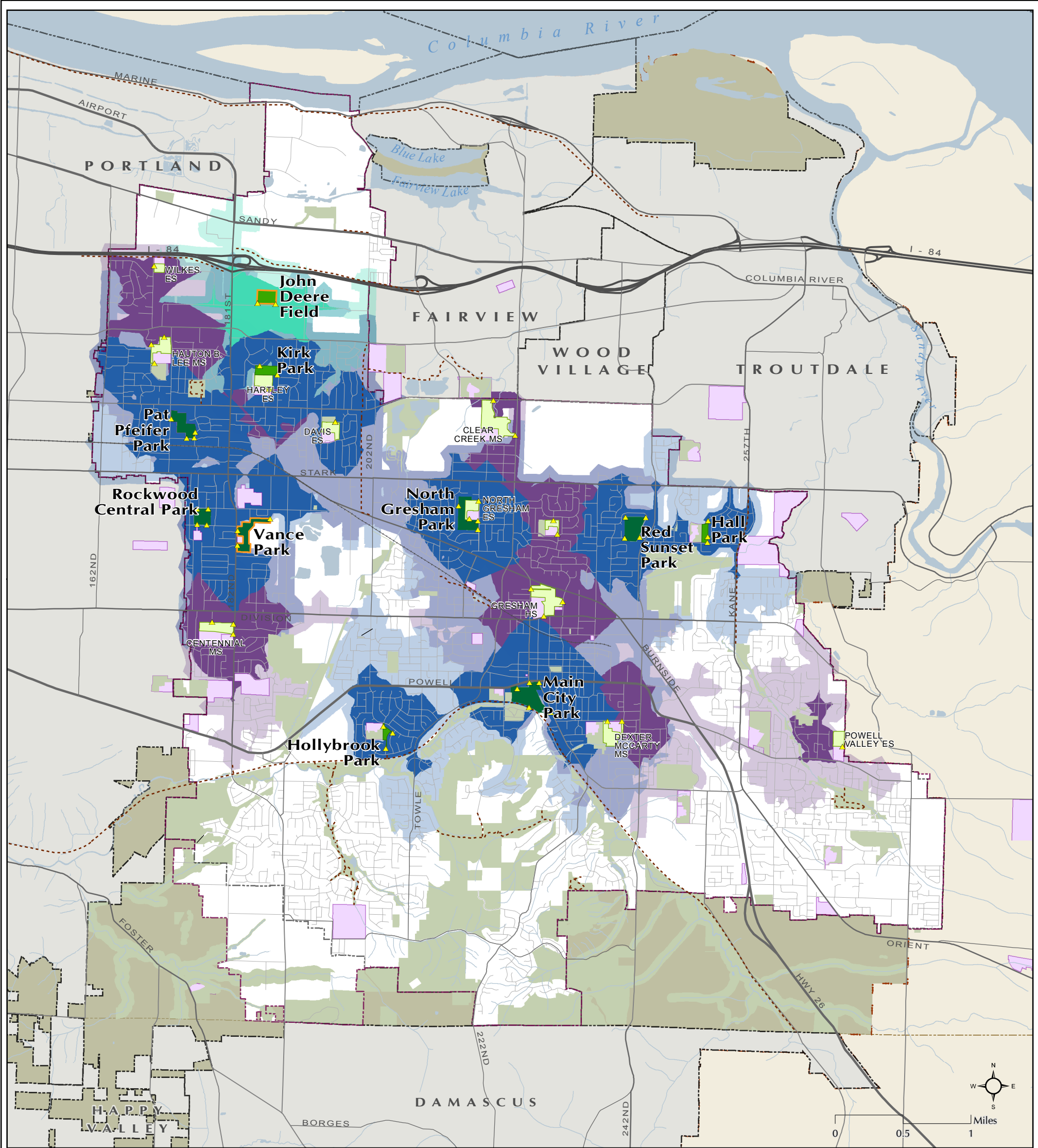
City of Gresham
 Department of
 Environmental Services
 Parks & Recreation Division

Map 7: 2006 Percent of Households Below Poverty Level (1/2 Mile Service Area)



April 2008 | Data Source:
 City of Gresham GIS

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> Community Park Neighborhood Park Greenway Outdoor Recreation Area School Open Space Conservation Area Community Park (Undeveloped) Neighborhood Park (Undeveloped) Special Use Area (Undeveloped) Existing Trail Trail Corridor Other Community Park Other Neighborhood Park | <p>Percent Households</p> <ul style="list-style-type: none"> 0 to 5% 6 to 10% 11 to 15% 16 to 20% 21 to 25% 26 to 30% Urban Plaza School Other Outdoor Recreation Area Other Conservation Area Other Special Use Area | <ul style="list-style-type: none"> Undeveloped Park Service Area Developed Park Service Area Other Park Service Area Elementary School Service Area Interstate Major Road Local Streets Max Rail Water Body Stream County Line City Limits Other Cities UGB |
|--|--|--|



City Facilities

Hall Park 2 Soccer Field 1 Softball Field	Kirk Park 1 Soccer Field	North Gresham Park 2 Baseball Field 1 Soccer Field	Red Sunset Park 2 Soccer Field 1 Softball Field
Hollybrook Park 1 Baseball Field 1 Soccer Field	Main City Park 2 Baseball Fields 1 Softball Field 1 Soccer Field	Pat Pfeifer Park 3 Baseball Fields 1 Soccer Field	Rockwood Central Park 2 Softball Fields 1 Soccer Field

Other Facilities

John Deere Park 2 Soccer Fields	Vance Park 1 Soccer Field 1 Baseball Field
---	---

School Facilities

Centennial MS 2 Baseball 1 Softball 1 Soccer	Davis ES 1 Baseball 1 Softball 2 Soccer	Gresham HS 2 Baseball 2 Softball 1 Soccer 1 Football	Hauton B Lee MS 1 Softball	North Gresham ES 2 Baseball
Clear Creek MS 1 Baseball 1 Softball 1 Soccer	Dexter McCarthy MS 1 Baseball 1 Softball 1 Football	Hartley ES 1 Baseball 2 Soccer	Highland ES 2 Softball	Powell Valley ES 1 Baseball 1 Soccer
			Gresham HS 2 Baseball 2 Softball 1 Soccer 1 Football	Wilkes ES 2 Baseball 2 Soccer



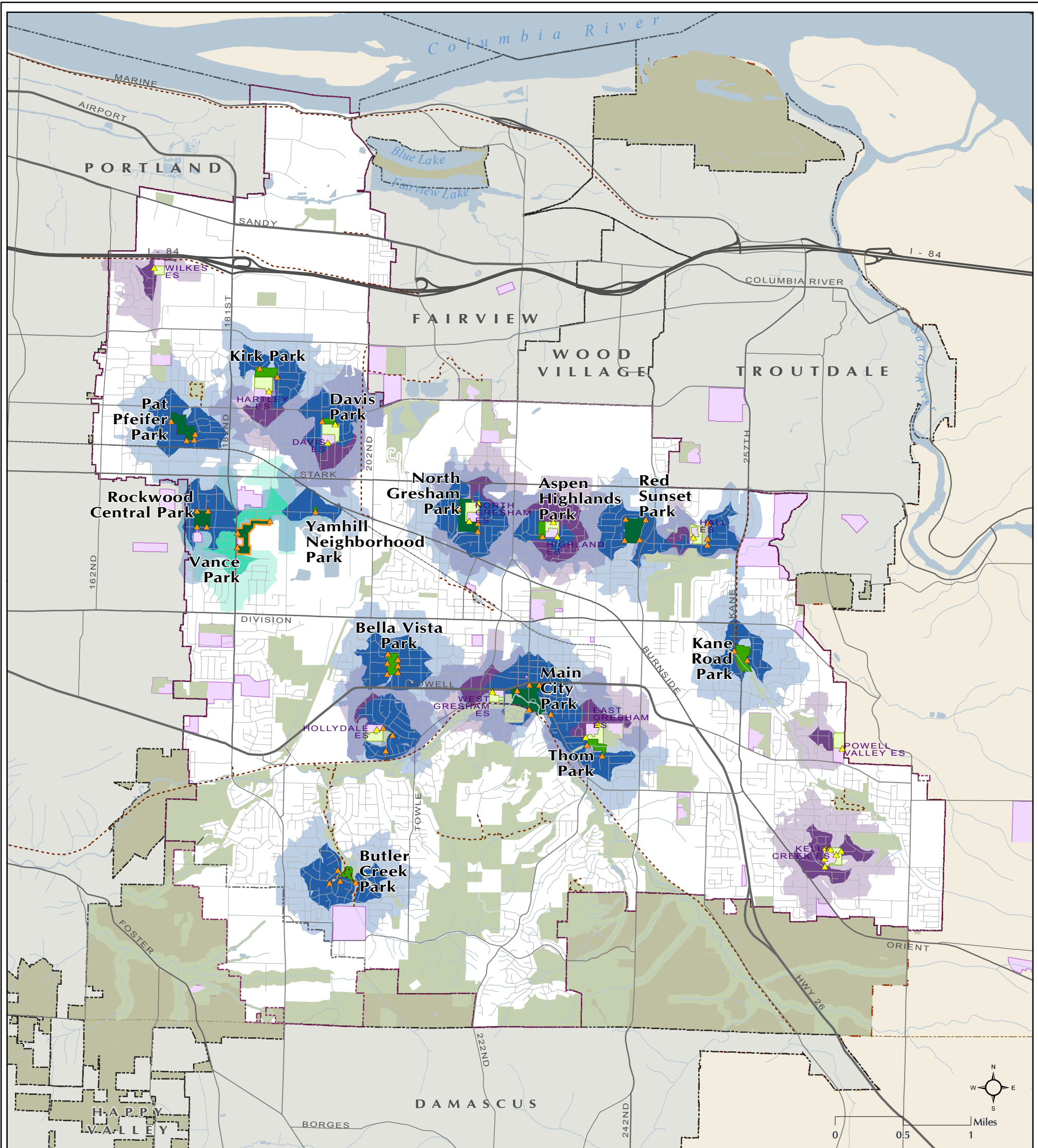
City of Gresham
Department of
Environmental Services
Parks & Recreation Division

Map 8: Sports Field Service Areas



April 2008 | Data Source:
City of Gresham GIS

Community Park	Sport Field Access	County Line	1/2 Mile Service Area Other Facility
Other Community Park	Other Park/ Open Space	City Limits	Gresham Facility
Neighborhood Park	School	Other Cities	School Facility
Other Neighborhood Park	Existing Trail	UGB	1 Mile Service Area
School Open Space	Water Body	Interstate	Other Facility
	Stream	Major Road	Gresham Facility
		Local Streets	School Facility
		Max Rail	



City Facilities

Aspen Highlands Park 1 Picnic Area 1 Playground	Davis Park 1 Picnic Area 1 Playground	Main City Park 2 Picnic Areas 2 Playgrounds	Thom Park 1 Picnic Area 1 Playground	Yamhill Neighborhood Park 1 Picnic Area 1 Playground
Bella Vista Park 1 Picnic Area 1 Playground	Kane Road Park 1 Picnic Area 1 Playground	North Gresham Park 1 Picnic Area 1 Playground	Red Sunset Park 2 Picnic Areas 2 Playgrounds	
Butler Creek Park 2 Picnic Areas 2 Playgrounds	Kirk Park 1 Playground	Pat Pfeifer Park 1 Picnic Area 1 Playground	Rockwood Central Park 2 Picnic Areas 2 Playgrounds	

Other Facilities

Vance Neighborhood Park 1 Picnic Area 1 Playground

School Playgrounds

Davis ES	Kelly Creek ES
East Gresham ES	North Gresham ES
Hall ES	Powell Valley ES
Hartley ES	West Gresham ES
Highland ES	Wilkes ES
Hollydale ES	



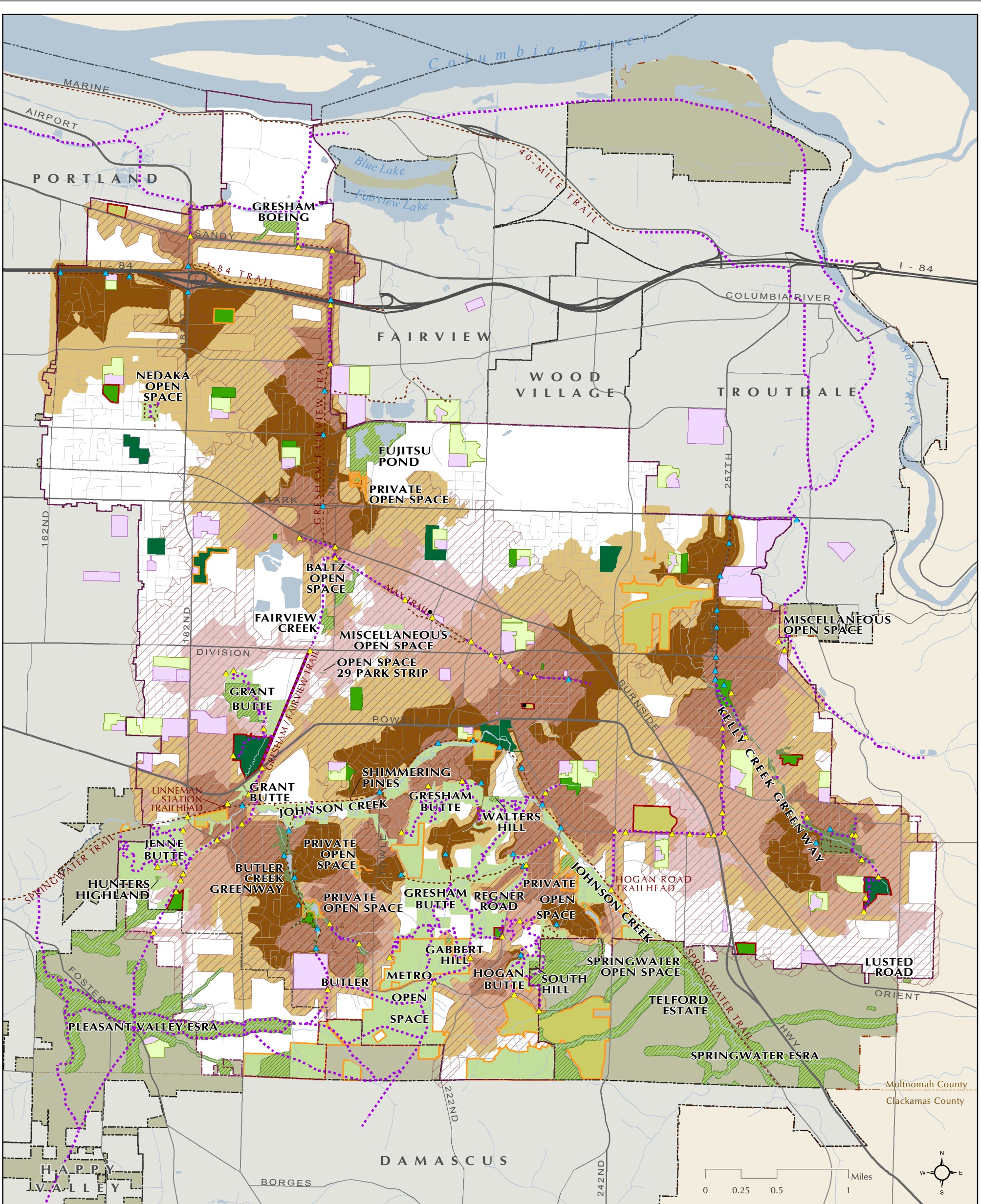
City of Gresham
Department of
Environmental Services
Parks & Recreation Division

**Map 9:
Picnic & Playground
Service Areas**



April 2008 | Data Source:
City of Gresham GIS

Community Park	Park Access	County Line	1/4 Mile Service Area
Other Community Park	School Access	City Limits	Other Facility
Neighborhood Park	School	Other Cities	Gresham Facility
School Open Space	Existing Trail	UGB	School Facility
Other Park/Open Space	Water Body	Interstate	1/2 Mile Service Area
	Stream	Major Road	Other Facility
		Local Streets	Gresham Facility
		Max Rail	School Facility



City of Gresham
 Department of
 Environmental Services
 Parks & Recreation Division

Map 10: Existing & Proposed Trail Access (1/2 & 1 Mile Service Areas)



April 2008 | Data Source:
 City of Gresham GIS

- | | | |
|---------------------------------|--------------------------------------|---------------|
| Community Park | Urban Plaza | Interstate |
| Neighborhood Park | Existing Access Point | Major Road |
| Greenway | Proposed Access Point | Local Streets |
| Outdoor Recreation Area | Proposed Trail | Max Rail |
| School Open Space | Existing Trail | Water Body |
| Conservation Area | Trail Corridor | Stream |
| Community Park (Undeveloped) | 1/2 Mile Service Area Existing Trail | School |
| Special Use Area (Undeveloped) | 1/2 Mile Service Area Proposed Trail | County Line |
| Neighborhood Park (Undeveloped) | 1 Mile Service Area Existing Trail | City Limits |
| Other Community Park | 1 Mile Service Area Proposed Trail | Other Cities |
| Other Neighborhood Park | | UGB |
| Other Outdoor Recreation Area | | |
| Other Special Use Area | | |
| Other Conservation Area | | |

APPENDIX E



APPENDIX E: PUBLIC INVOLVEMENT SUMMARY

Throughout the public involvement process, Gresham residents recognized the many benefits offered by parks, trails, natural areas, and recreation programs, such as their contribution to community livability, social opportunities, health and wellness, youth development, and the protection of natural resources and open space. They also provided strong feedback into their preferences and needs. This information was incorporated into the Community Needs Assessment. Appendix D notes the key findings from each of the public involvement activities.

TABLE E-1: SUMMARY OF PARTICIPATION

ACTIVITY	PARTICIPANTS
Community Recreation Survey	429
Adult Questionnaire	494
Youth Questionnaire	252
Sports Group Questionnaire	11
Community Intercept Events	226
Stakeholder Interviews	23
Focus Groups (Youth, Seniors, Spanish-speakers)	30
Staff Interviews	8
Technical Advisory Committee	15
Community Advisory Committee	11
Planning Advisory Committee	7
Community Presentations	287
TOTAL	1,793

COMMUNITY RECREATION SURVEY

ETC Institute conducted a Community Attitude and Interest Survey for the City of Gresham during May and June of 2007 to establish priorities for the future improvement of parks and recreation facilities, programs and services within the community. The survey was designed to obtain statistically valid results from households throughout the Gresham Urban Growth Boundary (UGB). The survey was administered by a combination of mail and phone to a random sample of 2,000 households in the Gresham Urban Growth Boundary. A total of 429 surveys were completed. The results have a 95% level of confidence with a margin of error of +/-4.7%. Results from key questions in this survey were compared to a "National Benchmarking Database" of more than 200 communities in over 35 states across the country.

Key Findings

Benefits and Use

- Over 40% of respondents strongly agree that parks, trails, and recreation facilities and services provide the following benefits: preserve natural areas and the environment (45%), improve physical health and fitness (45%) and make Gresham a more desirable place to live (43%). Physical health and fitness is consistently chosen as the most important benefit in community surveys nation-wide. Parks and recreation offerings should focus on facilities and services that promote health and wellness as a high priority.
- Nearly 85% of respondents indicated that they have used at least one of the parks, trails, and recreation facilities operated by the City of Gresham over the past 12 months. The Springwater Trail, followed by Main City Park, were the two most-visited sites.

City as Primary Provider

- Household residents use indoor and outdoor parks and recreation facilities provided by the City of Gresham more than any other provider. The next highest utilized organizations (the most or second most) by resident

households are schools (16%) and State of Oregon Parks (16%).

- 25% of household respondents indicated that they use indoor and outdoor facilities provided by the City of Gresham Parks and Recreation Division either the most or the second most compared to their usage of the thirteen public, non-profit and private organizations available to City of Gresham residents.
- Only 6% of resident households use the YMCA for indoor and outdoor activities and only 1% of resident households use the YMCA the most or second most for indoor and outdoor facilities. These ratings are significantly lower than the national benchmarking average of 19% of households who use YMCA outdoor and indoor facilities.

Parks and Facilities

- Opportunities exist to improve the conditions of the parks and recreation sites.
- Nearly three-fourths of respondents indicated that the conditions of the parks and recreation sites they visited were excellent (18%) or good (56%). This percentage is considerably lower than national benchmarking averages rating the conditions of parks as excellent (30%) or good (53%).
- Regarding barriers that prevent households from using parks and recreation facilities more often, it is noted that 15% of residents indicated that security is insufficient, which is considerably higher than the national benchmark of 7%. Improving perception of safety is critical in increasing resident's use of parks and recreation facilities.
- Walking and biking trails (67%); small neighborhood parks (64%) and nature trails (59%) were the three types of outdoor parks and recreation facilities noted as most needed by respondents.
- Respondents noted the greatest need for the following types of indoor facilities: indoor swimming pools/leisure pools (39%); indoor fitness and exercise facilities (34%); and indoor running/walking track (30%).

- According to public input, the City of Gresham and other providers in the City are doing poorly at meeting the high priority indoor park and facility needs; 24% of those who have a need for indoor fitness and exercise facilities indicated that 0% of their needs are being met by any facility provider in the City of Gresham. In addition, 35% of those who have a need for indoor swimming pools/leisure pools indicate that 0% of their needs are being met by any facility provider in the City of Gresham.

Recreation Programs

- Currently the City of Gresham Parks and Recreation Division does not actively provide recreation, fitness and cultural programs. The survey asked residents for their needs, unmet needs, and priorities on 21 different types of programs. Special events (44%), adult fitness and wellness programs (41%), and adult continuing education programs (34%) were the three types of recreation, fitness and cultural programs most needed by City of Gresham households.
- Unmet needs are particularly high for special events, adult fitness and wellness programs, nature programs/ environmental education and adult programs for those 50 years of age or older.
- Adult fitness and wellness programs are the most important program to households. 25% of households indicate adult fitness and wellness programs as one of their four most important programs, and over 10% of households indicated it as the most important program area, the highest of any program area.
- 73% of household respondents feel that the City of Gresham should offer recreation, fitness, and cultural programs, (only 9% indicate that the City should not offer programs at all). A remaining 18% of household respondents are “not sure”. Of those who feel that the City should offer programs, a slight majority feel the programs should be funded by a combination of taxes and fees, while the remaining feel the programs should be funded 100% from fees from participants.

Priority Improvements

- The survey asked respondents to indicate which of 15 possible actions they would most support to improve the parks and recreation system. The most-supported actions include: develop walking/biking trails and connect existing trails (47%), improve habitat quality in existing natural areas (46%), upgrade existing community parks (45%), upgrade existing neighborhood parks (44%) and improve park maintenance (44%). 55% of respondents were either very supportive or somewhat supportive of all 15 possible actions.
- Respondents were also asked to indicate the four benefits they would be most willing to fund with their tax dollars. Based on the sum of respondent's top four choices, develop walking/biking trails and connect existing trails (28%) is the action respondents would be most willing to fund with their tax dollars. Other actions that respondents would be most willing to fund with their tax dollars are: upgrade existing neighborhood parks (23%), develop a new indoor aquatic facility (22%) and purchase land to preserve natural areas (21%). It should also be noted that purchase land to preserve natural areas was selected most often as respondent's first choice.
- Respondents were asked to allocate \$100 in fictional resources to improve parks and recreation facilities. Respondents allocated \$48 to improvements/maintenance of existing parks and facilities and \$52 was allocated as follows: development of new recreation and parks facilities (\$23) and acquisition of new parkland and natural areas (\$22) and other (\$7).

Satisfaction

- Respondents were asked to indicate their level of satisfaction with the overall value their household receives from the City of Gresham Parks and Recreation Division. More than half indicated they were very satisfied (17%) or somewhat satisfied (36%) with the overall value respondent

households receive from the Gresham City Parks and Recreation Division. The national averages are 26% very satisfied and 34% somewhat satisfied for a total of 60% of residents being either very or somewhat satisfied.

ADULT QUESTIONNAIRE

The Adult Questionnaire was distributed by the City of Gresham between May and July 2007. Paper copies of the questionnaire were available at the Downtown and Rockwood libraries, high schools, and at other community locations, including the Gresham Historical Society, Zimmerman House Historical Museum, and at downtown coffee houses. The questionnaire also was available online at the City's website. A total of 494 residents completed the questionnaire.

Key Findings

- Most respondents were either somewhat or very supportive of many possible improvements to the parks and recreation system.
- Main City Park was used by more questionnaire respondents (80.3%) than any other City of Gresham park, trail or facility in the last 12 months.
- Out of 12 benefits of parks and recreation, 27% of respondents chose "Making Gresham a more desirable place to live" as the benefit most important to them.
- The majority (59%) of respondents rated the parks and recreation sites in Gresham that they have visited as in good physical condition. This rating is not as high as generally seen in other agencies.
- Lack of time, distance from residence, insufficient security, and lack of knowledge of what is offered are the top reasons indicated by Gresham residents for not using the City's parks, trails, and recreation facilities and services.
- The facility with the most reported unmet need is an outdoor swimming pool/water park.
- Over 80% of residents responding reported that these recreation facilities are meeting their needs by 50% or less:

skate park, off-leash dog park, indoor running/walking track, indoor basketball/volleyball courts, indoor lap lanes for exercise swimming, and indoor swimming pools/leisure pool.

- The recreation program with the most reported unmet need was travel programs.
- Over 80% of residents responding reported that these recreation program needs are 50% met or less: programs for teens; adult art, dance, performing arts; adult programs for 50 years and older; adult sports programs; youth art, dance, performing arts; nature programs/environmental education; tennis lessons and leagues; and special events.
- Residents were divided on how the City should allocate future spending. Slightly more people favored funding improvements to existing parks and facilities, and development of new parks and facilities, over additional land acquisition.
- The majority of respondents (62%) were at least somewhat satisfied with the Gresham City Parks and Recreation Division. However, this response is lower than generally seen in other agencies where satisfaction rates are typically 80%.

YOUTH QUESTIONNAIRE

The Youth Questionnaire was distributed by the City of Gresham between May and July 2007. Paper copies of the questionnaires were distributed to all Gresham high schools. In addition, paper copies of the questionnaire were available at the downtown and Rockwood libraries, and at other community locations, including the Gresham Historical Society, Zimmerman House Historical Museum, and at downtown coffee houses. The questionnaire also was available online at the City's website. A total of 252 youth completed the questionnaire.

Key Findings

- Nearly 74% of youth reported that they or family members have used the Springwater Trail in the last 12 months. This

is the most frequently-used park or facility in the system followed by Main City Park (67%) and Red Sunset Park (63%).

- Most respondents (47%) ride with someone else to get to parks or recreational activities.
- About a quarter of Youth Questionnaire respondents reported that lack of transportation keeps them from visiting parks and recreation sites often.
- Playing sports was the top reason respondents use Gresham parks (34%), followed by meeting friends/hanging out (25%).
- An aquatic facility was most frequently mentioned (30%) as the type of recreation facility that most needed.
- Turf fields (22%), skate park (22%), and swimming pool (20%) were the sports facilities youth respondents thought were most needed.
- The recreation programs youth respondents thought were most needed were extreme sports/outdoor adventure (19%), special events (16%), aquatic programs (15%), and sports (15%).
- The facility with the most reported unmet need is an outdoor swimming pool/water park.
- Over 70% of youth responding reported that these recreation facilities are meeting their needs by 50% or less: skate park, indoor swimming pools/leisure pool, off-leash dog park, outdoor tennis courts, community gardens, disc golf, and indoor lap lanes for exercise swimming.
- Three of the eight facilities with the greatest unmet need were aquatic facilities.

SPORTS GROUP SURVEY

MIG, Inc. and the City of Gresham conducted a targeted questionnaire sent out to organized sport providers to determine the needs of sports groups in Gresham.

Key Findings

- The top needs expressed were more field maintenance and permitted playing enforcement.
- Other needs included irrigation, new fencing, grass infields, and more available practice time.
- Some teams thought City fields are too expensive.
- Enforcement is needed to keep players off muddy fields, because non-permit players ruin fields for permit players.
- Many new amenities are needed, such as restrooms, field lights, more soccer fields, and parking (especially at Pat Pfeiffer Park).

FOCUS GROUPS

A critical part of the public involvement process was gathering input from Gresham's underserved populations. Three groups: seniors, Spanish-speakers, and youth met to discuss their park and recreation issues, needs, and priorities. A total of thirty residents participated in these focus groups.

Seniors Focus Group

Advocates and members of Gresham's senior community met on May 31, 2007, at the Gresham Senior Center to discuss park and recreation issues, needs, and priorities. Six participants contributed a variety of thoughts regarding the use of Gresham parks by seniors. These are summarized below.

Key Findings

- Participants noted that a variety of barriers prevent seniors from using City parks and facilities. These include issues such as safety, accessibility, and transportation, as well as park design flaws such as a lack of shade, restrooms, and protection from the wind. Also, many seniors lack adequate transportation to existing parks and facilities, or do not know what parks and recreation resources are available.
- Participants stressed the need to pool resources among potential partner agencies, like the City and the Senior

Center, in order to provide better programs for Gresham residents.

- Improved marketing and outreach would keep seniors more involved in recreation, particularly with low-cost programs targeted toward meeting senior needs.
- Seniors would like to see more dog parks, softball fields, a skate park with seating, exercise stations geared for seniors, and trail networks.
- A variety of programming needs were also highlighted by focus group participants: low-cost programming for all ages, evening programming for seniors, leagues for seniors (e.g., senior softball league), dances in the park, and concerts in the park.
- When asked to identify their highest priorities, focus group participants indicated the following: develop partnerships, hire a grant-writing person to work across the public and non-profit sectors, develop activities for youth, improve park amenities to enhance comfort, and improve park design to provide safer facilities.

Spanish Speakers Focus Group

Members of Gresham's Spanish-speaking community met on May 31, 2007, at El Programo Hispano, to discuss needs and priorities for Gresham parks and recreation. Thirteen participants contributed a variety of thoughts related to park use, recreation issues, and park and programming needs. Their comments are summarized below.

Key Findings

- Participants felt that maintenance, safety, and security could be improved at all existing park sites.
- In addition, parks could be improved by ensuring that basic amenities, such as water fountains, trash receptacles, and restrooms (with diaper changing stations), are provided at all City parks.
- Focus group participants felt that Gresham needs additional community gathering spaces where festivals, events, and a Hispanic market could be hosted.

- Additional desired facilities, such as soccer fields, playgrounds, water play areas, and picnic shelters, reflect a need for socially-oriented, active and passive-use facilities in parks.
- Finally, marketing and outreach to the Spanish-speaking community can be improved by using bilingual materials and by advertising through Spanish community programs.
- Focus group participants reported frequent use of several of the City's parks: Red Sunset Park, Davis Park, Vance Park, and Main City Park were among the most popular.
- Many participants lived in apartments that lack outdoor recreation space, so parks are critical to family health, wellness, and quality of life. Many participants walk to parks, so proximity of parks was an important factor in use, as was access to public transportation. Participants most frequently used nearby parks and sites that were the most conducive to social gatherings.
- Participants also suggested several potential types of recreation programs that the City could develop. These included: special events (e.g., market with food, dancing, singing, and activities for kids), soccer leagues, activities for children, dancing and singing classes, swimming lessons, exercise classes, activities for babies and preschoolers, and a transportation program.

Youth Focus Group

Youth representatives met on May 31, 2007, at one of Gresham's newest high schools, the Springwater Trail High School, to discuss park and recreation needs and priorities in the community. Eleven participants contributed a variety of thoughts regarding the use of Gresham parks by teens and youth. Key findings are summarized below.

Key Findings

- Youth participants identified a variety of needs in Gresham's park and recreation system, including mostly active-use facilities (skate park, water park, climbing gym, sports facilities), along with some passive recreation

opportunities (youth center, trails, picnic areas), and basic recreation amenities.

- Desired programming options included active programs, social gatherings, and special events that would appeal to teens and youth.
- Youth also desired volunteer and employment opportunities within the park system.
- Several park and facility needs were identified by the focus group. These included mostly active-use facilities, along with some passive recreation opportunities and basic recreation amenities.
- Participants also highlighted a variety of programming needs such as dances, movies-in-the parks, concerts or Battle-of-the-Bands, field games, cooking programs.
- Other program ideas youth had were activities/special events targeted to youth (e.g., paintball event, skate or BMX event), concession stand run by high school students, a program for high school kids to act as security guards at parks or special events, job opportunities, and internet access for youth.

COMMUNITY INTERCEPT EVENTS

Three intercept events were held to solicit public opinion about parks and recreation. The events were held at the Farmer's Market in downtown Gresham on May 12, 2007, at a DES monthly meeting on May 23, 2007, and at a second Farmer's Market on June 11, 2007. Two hundred twenty-six residents, representing a wide range of age groups, participated in an interactive voting exercise at these events. Residents were asked to use dot stickers to indicate their preferences on three major parks and recreation issues. They were also asked to record additional comments and memorable experiences in Gresham's parks and natural areas. Finally, residents identified budget priorities for parks, facilities, and programs in Gresham.

Key Findings

- In nearly all questions, residents valued natural areas and social opportunities. According to responses, the most

important benefit of parks and recreation is to preserve natural areas and the environment.

- Participants supported the acquisition and development of parks and natural areas. More large, multi-use parks and waterfront parks are needed, along with skate parks and trails. Many favorite memories involved trail use, outdoor/nature experiences, and social opportunities.
- From a list of ten options, residents were asked to select the most important benefit provided by parks and recreation. Preserving natural areas and the environment was chosen by the most respondents (27%) as the most significant benefit. Improving physical health (17%) and reducing crime (16%) were frequently selected as well.
- Residents indicated budget priorities for funding park and recreation improvements by placing three pennies in labeled jars. Most residents (23%) were willing to fund the development of currently owned parks and natural areas. Buying land for new parks and natural areas (20%) and improving maintenance at existing parks and facilities (17%) were the second and third most frequently selected choices. Although Gresham has no recreation programs, few residents (5%) supported City-provided programming in this exercise.
- Residents were asked to choose the type of park that Gresham needs most from a list of seven options. At the first Farmer's Market, participants indicated that large, multi-use parks (27%), parks with river, creek or water frontage (24%), and small neighborhood parks (23%) were needed. However, results at the other two events indicated that participants wanted more large parks and water frontage.
- All respondents (100%) indicated that more parks are needed.
- Residents were asked to identify the most needed type of recreation facility in Gresham. At the first Farmer's Market, 21% of residents strongly favored a skate park. Many respondents were also interested in trails and pathways (13%), off-leash dog parks (12%), and swimming pools

(11%). At the second Farmer's Market, trails and pathways received more than twice as many votes as the next most popular facility, skate parks.

STAKEHOLDER INTERVIEWS

Between June 11 and August 23, 2007, MIG, Inc., conducted 23 interviews with key stakeholders and community leaders from the City of Gresham. The interviewees represented a variety of organizations, and most had both a personal and professional relationship with parks and recreation.

Key Findings

- Stakeholders felt that the social benefits offered by parks and recreation are most important to City residents in Gresham. These benefits include building community, improving community identity and neighborhood character, and offering social space for gatherings and interaction.
- Stakeholders suggested that residents also appreciate the personal, economic, and environmental benefits provided by parks, open space, and trails.
- Funding is the biggest challenge affecting many service areas in Gresham, and the City needs better strategies to fund park acquisition, development, maintenance, and operations.
- Safety was also identified as a significant issue. To a lesser extent, issues such as City growth, community identity, and organizational challenges were noted as well.
- Stakeholders were divided in their comments regarding how familiar residents are with Gresham parks, open spaces, and trails. However, interviewees consistently noted that parks are underused, whether it is because of a lack of knowledge of park resources or due to other issues, such as public perceptions, busy schedules, and general community inactivity.
- Stakeholders also had conflicting opinions of what Gresham neighborhoods are under-served by parks and recreation facilities, which shows that a level of service

analysis would be greatly beneficial. Several respondents felt that the City has a reasonable amount of park acreage, but that development in terms of amenities and facilities was lacking. Others felt that southeast Gresham, Pleasant Valley, Rockwood, and Persimmon are underserved.

- From responses, it appeared that there is sufficient open space and greenways in the City. While park land should be preserved before the opportunity is lost to do so, stakeholders felt that money would be better spent on improving connectivity (trails) and developing existing sites. Both active facilities (such as skate parks, sports fields, basketball courts, and a track) and passive facilities (such as picnic shelters, playgrounds, festival and programming space) are needed.
- While recreation programming is desired, many stakeholders felt it was a low priority for the City. Instead, they suggested that schools, partners, and the private sector may be able to better fund recreation programs.
- Stakeholders mentioned several under-served groups who would benefit from programming, including teens, youth, seniors, and Latinos.
- Developing and maintaining parks and facilities are the two highest priorities for increasing recreation opportunities in Gresham. However, the funding challenge was reiterated time and time again as a barrier to implementing park improvements. Strategies for addressing the funding crisis included using volunteers for maintenance, prioritizing projects, and considering all types of funding options (such as bonds, levies, taxes, developer contributions).

COMMUNITY PRESENTATIONS

- City staff conducted 11 community presentations from July to September 2007 to gather public opinion on Gresham's parks and recreation needs and priorities. A total of 287 residents attended presentations at the following groups:
 - Optimist's
 - SW Neighborhood Association

- Eagles
- Rockwood Kiwanis
- Breakfast Lion's Club
- Girl Scouts
- NW Neighborhood Association
- Historic Downtown Kiwanis
- GromShop Skatefest
- E. Wilkes Neighborhood Association
- Kiwanis - Early Risers
- Lion's Supper Club

Key Findings

- Workshop attendees would like the City to provide more recreation programs and facilities. The most frequently mentioned need was for a skate park.
- Attendees would also like the City to solicit volunteers, develop more community gardens, and update existing trails/resurface park pathways.

STAFF INTERVIEWS

Eight individuals, including City staff and Park and Recreation Citizen Advisory Committee members, were interviewed on April 12 and April 26, 2007. Interviewees answered a variety of questions regarding their perceptions of issues and challenges facing the community, park and recreation needs and/or priorities, and potential improvements for the Division's organization.

Key Findings

- The biggest issues and challenges faced by the Parks and Recreation Division include a shortage of funding for staffing and improvements, a lack of community support, crime and safety in parks, and staff overload in addressing the needs of a growing community.
- The major trends that are affecting parks and recreation services provided by the City of Gresham included the

inability to sustain current resources with minimal funding, and the need for more parks and facilities, program opportunities, outreach and services for Gresham's growing and diverse community, and more volunteers and partners to support parks and recreation.

- Of several park and recreation facility improvements needed in Gresham, a clear priority was the development of numerous undeveloped or underdeveloped parks.
- Additional parks, recreation facilities, trails, and open spaces are needed in many areas of the City.
- Staff identified many needed park and facility maintenance improvements, such as increased staffing, additional maintenance funding, park design that takes maintenance into account, replacement of aged facilities, and cost-saving measures.
- Staff opinion was divided on the highest priority improvement needed for parks, recreation facilities, natural areas, maintenance or recreation programming. Some staff felt that it is most important to maintain existing resources, while others wanted more funding to acquire and develop new parks. Several mentioned the need for a major success to build public support.
- In order to address funding shortages, staff felt that the following options should be considered: a bond, an evaluation of SDCs, additional partnerships, and broadening the park district to include nearby communities.
- More staff and better teamwork is needed to improve the Parks and Recreation Division.

COMMITTEE MEETINGS

Three committees meetings were held in April 2007 to discuss goals for the Master Plan, strengths and weaknesses of the existing park and recreation system, and a vision for the future of Gresham parks and recreation. These included the Community Advisory Committee (11 members), Technical Advisory Committee (15 members), and Park and Recreation

Advisory Committee (seven members). All committees had similar discussions and suggestions. Members noted strengths of the park system, such as natural area acquisition and trail connectivity. Committees strongly emphasized the need to encourage widespread, sustained public involvement in Gresham's parks, and the need to serve the entire community. Target groups included youth, diverse community members, and underserved neighborhoods. Key weaknesses noted were lack of development, operations, and maintenance funding, as well as lack of programs and sports fields.

Committee members emphasized a need for collaboration between public, non-profit, and private entities in Gresham as a way to build momentum, develop parks and facilities, and finance proposed improvements. All committee members stressed the lack of marketing and outreach on the part of the Gresham Parks Division as a major weakness. Members suggested that by making the community aware of the benefits of parks and recreation and the Division's existing financial situation, the Division could build substantial community support and, potentially, create funding opportunities. Funding was a major theme of all discussions; members repeatedly emphasized the need to secure stable short- and long-term funding through creative, alternative mechanisms.

APPENDIX F



APPENDIX F: PARK SYSTEM COSTS

Appendix F presents the park costs associated with the sustainable park system. This appendix includes two tables:

- Table F-1: Park Costs identifies costs by site for maintenance, capital reinvestment, capital improvements, land acquisition, and park development. Existing system costs are presented on a separate page from recommended improvements and development.
- Table F-2: City of Gresham Average Costs reflects the cost per acre or cost per mile for maintenance, improvements, acquisition and development for each park type. These average costs are used to calculate the total costs noted in Table F-1.

PARK COSTS

Table F-1 presents the costs associated with the current park system, as well as costs that will be incurred after sites are renovated and new parks are brought online. The goal of this table is to identify the amount of funding needed to create a sustainable park system, where assets are maintained to contribute to a livable community.

The projects noted in this table are intended as a menu of choices. Table F-1 illustrates all areas where potential upgrades are needed in the current park system to meet identified recreation needs. This list is far more comprehensive than the City can afford to complete in the next 20 years. Consequently, this appendix provides a useful tool to gauge project costs (and resulting maintenance and capital replacement costs) as project priorities and funding availability change in the future.

All costs presented in this Plan are estimated in 2009 dollars, not accounting for inflation. To assist City planners into the future, these costs will need to be adjusted for inflation as well as the changing market value of labor and materials.

Overview of Table F-1

In Table F-1, individual park sites are noted by their park classification, as these appear in the City's park and facility inventory. Existing park sites appear first, followed by proposed new parks, open space, trails, and greenways. For reference, proposed parks in Springwater and Pleasant Valley are noted separately from other proposed city parks. Information in the table is organized as noted below.

Site Information

The first five columns include reference information about each parks site:

- *Park Name*: This is the site name as noted in the inventory. In some cases, proposed parks are referred to by their proposed park classification.
- *Park Class*: The codes represent the various park classifications that are described in Chapter 2:
 - NP Neighborhood Park
 - CP Community Park
 - SU Special Use Area
 - UP Urban Plaza
 - ORA Outdoor Recreation Area
 - CA Conservation Area
 - G Greenway
 - T Trail Facilities/Trailheads
 - O Other Sites (provided by other jurisdictions)
 - U Undeveloped
 - P Proposed
- *Total Site Acreage*: This column reflects park acreage, as noted in the park and facility inventory.
- *Trail Miles*: Some trail corridors do not have associated acreage. Costs for with these trails are determined by trail miles. [Note: Formulas used in the table are based on either trail acreage or trail mileage. Both cannot be shown for one site.]

- **% of Park Maintained/Developed:** For sites that are partially developed, current maintenance costs are lower now than they will be when the site is fully developed. This percentage is an approximation of how much of a current site is developed and in need of maintenance.

Existing System Costs

Columns 6-9 note maintenance and capital reinvestment costs. These costs are annual costs. Maintenance costs are divided into three service tiers. These potential levels of service are explained in more detail in Chapter 5. The assignment of sites to maintenance tiers should reflect the amount of maintenance needed at the site, rather than the amount of funding available.

- *Maintenance (Low LOS):* This basic level of care provides only the required maintenance, including litter removal, graffiti removal, mowing and restroom cleaning. It provides sufficient maintenance for health and safety, but not for asset preservation. Under this level, capital maintenance needs will be accelerated.
- *Maintenance (Medium LOS):* This enhanced level of care typically includes higher maintenance frequencies (e.g., for litter removal, mowing, and restroom cleaning) and additional maintenance tasks for facilities or landscaping for preservation of assets. This moderate level of service is often needed at sites with moderately-high use to offset impacts.
- *Maintenance (High LOS):* This highest level of detailed maintenance typically includes higher task frequencies, special attention to specialized facilities (e.g., community centers, sports field complexes) and specialized landscaping and pruning. Because of costs, this highest level of service is often provided at the City's signature parks (sites with high visibility and use).
- *Capital Reinvestment:* Capital reinvestment involves replacing outdated or worn facilities as scheduled based on their age and use. Funds should be set aside annually so that the City has money on hand to replace facilities when

needed. This helps avoid the need to remove unsafe facilities that are past their prime. Capital reinvestment costs are based on a 30-year replacement cycle for most facilities. The amount noted in this column is based on the existing level of park development. [Note: Capital reinvestment costs are recalculated after site development and improvements.]

At the bottom of these rows, deferred maintenance costs for the existing system are noted. These costs are based on the total amount of renovations needed at this time.

Recommended Improvement and Development

Recommendations for site enhancement are noted on pages 3 and 4 of the table. Recommendations are noted for each site by an "X" indicating the needed improvement. Potential improvements include:

- *Minor Renovations:* Minor renovations may include adding site furnishings and playgrounds as per design guidelines, addressing capital maintenance issues, implementing ADA accessibility improvements, restoring habitat in open space and natural areas, or other minor improvements. The scale of minor renovations is assumed to be approximately 1/4 of full site development.
- *Major Renovations:* Major renovations may include providing extensive renovations based on the condition of existing facilities, adding several amenities/facilities as per design guidelines, resurfacing trails and adding other trailhead upgrades, or providing major upgrades as per a new master plan to change the overall character of the park. The scale of major renovations is assumed to be approximately 2/3 of full site development.
- *Major Facility:* The City may add a major facility to a park site or trail during renovation or development. A major facility adds to the overall cost and value of the park site. Major facilities may include new community centers, arts centers, swimming pools, sport complexes, bike/pedestrian bridges, trail undercrossings, etc.

- *Park Land Acquisition:* Land acquisition for various types of parks can be targeted in areas of identified need. (These needs are summarized in Chapter 2 of the Plan). Park land acquisition should be prioritized on a case by case basis. In some areas, it may be wise to acquire park sites in targeted areas when opportunities arise, or before the opportunity is lost. Acquisition costs vary by the type of the park land that is acquired.
- *Park Development:* Parks should be developed according to the design and development guidelines presented in Appendix C. Sites may be developed in phases as funding allows. In Table E-1, it is assumed that full development of all proposed parks is desired.
- *Description of Improvements:* This column provides a brief description of the type of improvement that is needed.
- *% of Park Developed (After Improvements):* This column notes the desired level of park development (now assumed to be 100% in all cases), as a basis for calculating maintenance and capital reinvestments costs after sites are developed or improvements are made. [Note: These percentages can be changed to calculate new maintenance costs when parks with phased development are brought online.]

Complete System Costs

The last three columns of the table provide total costs for the new park system after improvements are made. These include:

- *Improvement Costs:* Improvement costs for each site are based on the costs assigned to each "X." For example, if a site requires acquisition and development, with the addition of a major facility, this column would provide a total for these three costs.
- *Annual Capital Reinvestment:* Capital replacement funds are recalculated for each site after improvements are implemented or the site has been developed. These costs are based on the % of park development as noted above.

- *Adjusted Minimum Maintenance Costs:* After improvements are implemented or the site has been developed, maintenance costs are recalculated based on the minimum recommended level of service of each site. After improvements, all special use areas and urban plazas should be maintained at the highest tier, because of their high use, visibility, and specialized facilities. New assets in all other improved parks should be maintained at a medium level of service. [Unimproved parks may be maintained at their current LOS.]

Overview of Table F-2

Table F-2 identifies average costs per acre or per mile of trail for parks in the City's park system. The costs noted here have been identified for the City of Gresham in 2009 dollars, based on their unique park system requirements and the City's design and development guidelines for each park type. These costs were checked against the cost assumptions used by other park jurisdictions to ensure that they are in line with comparable park agencies.

Average costs are noted for maintenance, capital reinvestment, major and minor renovations, major facilities, acquisition, and development. As noted previously, maintenance and capital reinvestment costs are annual costs. All the other costs are one-time expenditures based on park acreage, trail miles, or each facility added.

To simplify the analysis, the following costs categories were used in the formulas created for Table F-1:

- *Neighborhood and Community Parks:* These parks provide the foundation for the park system. Development costs are estimated at an average of \$270,000/acre for neighborhood parks and \$560,000 per acre for community parks.
- *Special Use Parks:* This category includes costs applicable to special use areas and urban plazas. Costs for these sites are typically much higher than other park types, since they often require special attention in maintenance and development because of their specialized use.

- *Open Space*: Costs for open space apply to outdoor recreation areas, conservation areas, and green space. Acquisition costs for open space are typically lower than other park types, as these sites frequently include steep slopes, wetlands, and other undevelopable areas. Parks development for open space is typically based on providing passive recreation opportunities appropriate for the site.
- *Undeveloped Sites*: This category includes undeveloped parks of any classification. Costs for acquisition and park development should be based on the type of park that is desired.
- *Trail Corridors*: Some trail corridors may include a wide corridor, with acreage beyond the trail itself. In these cases, costs are calculated in terms of acreage. Acquisition costs for trails are often higher than other park types. For the City of Gresham, development costs assume that the majority of resources are dedicated to trail development, with little additional development of the corridor.
- *Trails (in miles)*: Other trails may be developed through an easement or acquisition of the pathway only. Costs for these trails, including most proposed trails, are noted in terms of trail mileage.

Cost Development

The costs noted in Table F-2 were developed in consultation with key City staff. These costs were compared to other providers' similar estimations here locally, and refined by a consulting team based on experience throughout the Pacific Northwest. Finally, these costs were reviewed by the Park and Recreation Advisory Subcommittee (PRAS). Sources for calculations and comparison are noted briefly below.

Cost Calculations

The per-acre and per mile costs provided in Table F-2 were developed using a variety of resources. These include:

- Average real estate costs for acreage purchases for land acquisition.
- Detailed cost estimates in the City CIP for actual projects, which were used to generalize per-acre costs.
- Existing City plan and report, primarily the Pleasant Valley Annexation Policy Development Report (August 10, 2004). This document noted 2004 acquisition and development costs, as well as the higher cost assumptions that were used to determine costs for future growth areas.
- Calculations from landscape architects to determine cost per mile associated with trail development.

Cost Comparisons

These original cost assumptions were cross-checked with other agencies and local providers to obtain:

- Average maintenance and development cost per acre, using data from other Plans completed throughout the Northwest.
- Trails information from the Portland Metro 'Connecting Green/Trails' Manual.
- Comparisons with information obtained from the following local agencies:
 - City of Portland Parks;
 - DES Transportation Planning;
 - Metro Parks & Greenspaces;
 - North Clackamas Park and Recreation District/Clackamas County Parks; and
 - Tualatin Hills Park and Recreation District (THPRD).

TABLE F-1: PARK COSTS (MAINTENANCE, IMPROVEMENTS AND DEVELOPMENT)

PARK NAME	PARK CLASS	TOTAL SITE ACREAGE	TRAIL MILES	% OF PARK MAINTAINED/ DEVELOPED	EXISTING SYSTEM COSTS			ANNUAL CAPITAL REINVESTMENT
					MAINTENANCE: LOW LOS	MAINTENANCE: MEDIUM LOS	MAINTENANCE: HIGH LOS	
Aspen Highlands Park	NP	3.7		100%	\$ 25,900	\$ 29,600	\$ 33,300	\$ 33,670
Bella Vista Park	NP	8.1		100%	\$ 56,700	\$ 64,800	\$ 72,900	\$ 73,710
Butler Creek Park	NP	4.0		100%	\$ 28,000	\$ 32,000	\$ 36,000	\$ 36,400
Cedar Park	NP	0.3		100%	\$ 2,100	\$ 2,400	\$ 2,700	\$ 2,730
Davis Park	NP	2.6		100%	\$ 18,200	\$ 20,800	\$ 23,400	\$ 23,660
Hall Park ^C	NP	4.0		100%	\$ 28,000	\$ 32,000	\$ 36,000	\$ 36,400
Hollybrook Park ^D	NP	2.6		100%	\$ 18,200	\$ 20,800	\$ 23,400	\$ 23,660
Kane Road Park	NP	10.3		100%	\$ 72,100	\$ 82,400	\$ 92,700	\$ 93,730
Kirk Park ^D	NP	7.0		100%	\$ 49,000	\$ 56,000	\$ 63,000	\$ 63,700
Thom Park	NP	5.5		100%	\$ 38,500	\$ 44,000	\$ 49,500	\$ 50,050
Yamhill Park	NP	0.6		100%	\$ 4,200	\$ 4,800	\$ 5,400	\$ 5,460
Total Developed NPs		48.7			\$ 340,900	\$ 389,600	\$ 438,300	\$ 443,170
Columbia View Park	NP-U	7.5		20%	\$ 1,870	\$ 3,740	\$ 5,610	\$ -
East Gresham Park	NP-U	5.6		0%	\$ 1,393	\$ 2,785	\$ 4,178	\$ -
Jenne Butte Park	NP-U	6.7		0%	\$ 1,675	\$ 3,350	\$ 5,025	\$ -
South Central Park	NP-U	2.9		0%	\$ 725	\$ 1,450	\$ 2,175	\$ -
Southeast Park	NP-U	6.5		0%	\$ 1,633	\$ 3,265	\$ 4,898	\$ -
Total Undeveloped NPs		29.2			\$ 7,295	\$ 14,590	\$ 21,885	\$ -
Total--Neighborhood Parks		77.9			\$ 348,195	\$ 404,190	\$ 460,185	\$ 443,170
Main City Park	CP	21.6		100%	\$ 151,200	\$ 172,800	\$ 194,400	\$ 196,560
North Gresham Park	CP	13.4		100%	\$ 93,800	\$ 107,200	\$ 120,600	\$ 121,940
Pat Pfeifer Barrier-Free Park ^E	CP	13.3		100%	\$ 93,100	\$ 106,400	\$ 119,700	\$ 121,030
Red Sunset Park ^C	CP	14.2		100%	\$ 99,260	\$ 113,440	\$ 127,620	\$ 129,038
Rockwood Central Park ^C	CP	9.4		100%	\$ 65,730	\$ 75,120	\$ 84,510	\$ 85,449
Total Developed CPs		71.9			\$ 503,090	\$ 574,960	\$ 646,830	\$ 654,017
Southeast Community Park	CP-U	16.1		0%	\$ 4,030	\$ 8,060	\$ 12,090	\$ -
Southwest Community Park	CP-U	34.1		0%	\$ 8,525	\$ 17,050	\$ 25,575	\$ -
Total Undeveloped CPs		50.2			\$ 12,555	\$ 25,110	\$ 37,665	\$ -
Total--Community Parks		122.1			\$ 515,645	\$ 600,070	\$ 684,495	\$ 654,017
Gradin Community Sports Park	SU	32.3		50%	\$ 193,620	\$ 258,160	\$ 322,700	\$ 212,982
Center for the Arts (Center & Plaza)	SU	2.1		100%	\$ 25,440	\$ 33,920	\$ 42,400	\$ 27,984
Zimmerman House Park	SU	6.0		10%	\$ 7,164	\$ 9,552	\$ 11,940	\$ 7,880
Civic Neighborhood Plaza ^G	UP	1.0		0%	\$ -	\$ -	\$ -	\$ -
Total--Special Use and Urban Plazas		41.4			\$ 226,224	\$ 301,632	\$ 377,040	\$ 248,846
Grant Butte	ORA	41.2		85%	\$ 17,510	\$ 35,020	\$ 52,530	\$ 42,024
Gresham Butte	ORA	320.4		25%	\$ 40,050	\$ 80,100	\$ 120,150	\$ 96,120
Hogan Butte	ORA	53.6		75%	\$ 20,100	\$ 40,200	\$ 60,300	\$ 48,240
Jenne Butte	ORA	120.5		50%	\$ 30,125	\$ 60,250	\$ 90,375	\$ 72,300
Johnson Creek	ORA	138.5		33%	\$ 22,846	\$ 45,692	\$ 68,538	\$ 54,830
Nadaka Open Space	ORA	10.1		100%	\$ 5,050	\$ 10,100	\$ 15,150	\$ 12,120
Springwater Open Space	ORA	1.7		100%	\$ 850	\$ 1,700	\$ 2,550	\$ 2,040
Telford Site	ORA	19.1		100%	\$ 9,530	\$ 19,060	\$ 28,590	\$ 22,872
Miscellaneous Open Space	ORA	7.5		100%	\$ 3,750	\$ 7,500	\$ 11,250	\$ 9,000
Baltz Open Space	CA	9.4		100%	\$ 4,700	\$ 9,400	\$ 14,100	\$ 11,280
Butler	CA	3.0		100%	\$ 1,500	\$ 3,000	\$ 4,500	\$ 3,600
Fujitsu Ponds	CA	59.1		75%	\$ 22,163	\$ 44,325	\$ 66,488	\$ 53,190
Gabbert Hill	CA	0.9		100%	\$ 460	\$ 920	\$ 1,380	\$ 1,104

TABLE F-1: PARK COSTS (MAINTENANCE, IMPROVEMENTS AND DEVELOPMENT)

				EXISTING SYSTEM COSTS				
PARK NAME	PARK CLASS	TOTAL SITE ACREAGE	TRAIL MILES	% OF PARK MAINTAINED/ DEVELOPED	MAINTENANCE: LOW LOS	MAINTENANCE: MEDIUM LOS	MAINTENANCE: HIGH LOS	ANNUAL CAPITAL REINVESTMENT
Grant Butte	CA	32.0		90%	\$ 14,400	\$ 28,800	\$ 43,200	\$ 34,560
Gresham Boeing	CA	13.8		100%	\$ 6,900	\$ 13,800	\$ 20,700	\$ 16,560
Hunters Highland	CA	0.5		100%	\$ 230	\$ 460	\$ 690	\$ 552
Lusted Road	CA	0.8		100%	\$ 400	\$ 800	\$ 1,200	\$ 960
Fairview Creek	CA	6.0		100%	\$ 3,000	\$ 6,000	\$ 9,000	\$ 7,200
Regner Road	CA	9.1		100%	\$ 4,550	\$ 9,100	\$ 13,650	\$ 10,920
South Hills	CA	2.3		100%	\$ 1,150	\$ 2,300	\$ 3,450	\$ 2,760
Walters Hill	CA	1.5		100%	\$ 750	\$ 1,500	\$ 2,250	\$ 1,800
Butler Creek Greenway	G	31.0		90%	\$ 13,950	\$ 27,900	\$ 41,850	\$ 33,480
Kelly Creek Greenway	G	51.2		75%	\$ 19,200	\$ 38,400	\$ 57,600	\$ 46,080
Total--Natural Areas		933.1			\$ 243,163	\$ 486,327	\$ 729,490	\$ 583,592
Springwater Trail	T		4.40	100%	\$ 35,200	\$ 39,600	\$ 44,000	\$ 78,540
Gresham/Fairview Trail (Phase 1)	T		1.24	100%	\$ 9,920	\$ 11,160	\$ 12,400	\$ 22,134
Gresham Fairview Trail (Phase 2)	T		0.78	0%	\$ -	\$ -	\$ -	\$ -
Gresham Fairview Trail (Phase 3)	T		1.26	0%	\$ -	\$ -	\$ -	\$ -
Gresham Fairview Trail (Phase 4)	T		0.75	0%	\$ -	\$ -	\$ -	\$ -
Gresham Fairview Trail (Phase 5)	T		1.17	0%	\$ -	\$ -	\$ -	\$ -
Linnemann Station Trailhead SWT	T	0.5		100%	\$ 2,000	\$ 2,250	\$ 2,500	\$ 4,450
Hogan Road Trailhead SWT	T	1.6		100%	\$ 6,400	\$ 7,200	\$ 8,000	\$ 14,240
Total--Trailheads Multiuse Paths		2.1	9.60		\$ 53,520	\$ 60,210	\$ 66,900	\$ 119,364
John Deere Field ^B	O	8.8		50%	\$ 30,800	\$ 35,200	\$ 39,600	\$ 40,040
Vance Park ^B	O	14.5		50%	\$ 50,750	\$ 58,000	\$ 65,250	\$ 65,975
PAL Youth Center	O	0.0		100%	\$ -	\$ -	\$ -	\$ -
Total--Other Sites		23.3			\$ 81,550	\$ 93,200	\$ 104,850	\$ 106,015
Neighborhood Parks (10)	P-NP	40.0		0%	\$ -	\$ -	\$ -	\$ -
Community Parks (2)	P-CP	30.0		0%	\$ -	\$ -	\$ -	\$ -
Downtown Urban Plazas & Parks	P-UP	6.6		0%	\$ -	\$ -	\$ -	\$ -
Rockwood Urban Plazas & Parks	P-UP	9.0		0%	\$ -	\$ -	\$ -	\$ -
Greenways	P-G	100.0		0%	\$ -	\$ -	\$ -	\$ -
MAX Path	P-T		2.50	0%	\$ -	\$ -	\$ -	\$ -
Marine Drive Trail	P-T		0.66	0%	\$ -	\$ -	\$ -	\$ -
Gresham Trails and Bridges	P-T	10.9		0%	\$ -	\$ -	\$ -	\$ -
Total--Proposed City Parks		196.5	3.16		\$ -	\$ -	\$ -	\$ -
Neighborhood Parks (6)	P-NP	60.0		0%	\$ -	\$ -	\$ -	\$ -
Community Park (1)	P-CP	50.0		0%	\$ -	\$ -	\$ -	\$ -
Park Blocks/Plazas (7)	P-UP	10.0		0%	\$ -	\$ -	\$ -	\$ -
Total--Proposed Pleasant Valley Parks		120.0			\$ -	\$ -	\$ -	\$ -
Neighborhood Parks (1)	P-NP	8.0		0%	\$ -	\$ -	\$ -	\$ -
Community Parks (2)	P-CP	35.0		0%	\$ -	\$ -	\$ -	\$ -
Park Blocks/Plazas (2)	P-UP	8.0		0%	\$ -	\$ -	\$ -	\$ -
Total--Proposed Springwater Parks		51.0			\$ -	\$ -	\$ -	\$ -
GRAND TOTAL		1567.4	12.76		\$ 1,468,297	\$ 1,945,629	\$ 2,422,960	\$ 2,155,005
Existing System Deferred Maintenance Costs (Total Renovations)								\$ 31,748,377

TABLE F-1: PARK COSTS (MAINTENANCE, IMPROVEMENTS AND DEVELOPMENT)

				RECOMMENDED IMPROVEMENTS AND DEVELOPMENT							COMPLETE SYSTEM COSTS		
PARK NAME	PARK CLASS	TOTAL SITE ACREAGE	TRAIL MILES	MINOR RENOVATION	MAJOR RENOVATION	MAJOR FACILITY	PARK LAND ACQUISITION	PARK DEVELOPMENT	DESCRIPTION OF IMPROVEMENTS	% OF PARK DEVELOPED (AFTER IMPROVEMENTS)	IMPROVEMENT COSTS	ADJUSTED ANNUAL CAPITAL REINVESTMENT	ADJUSTED MINIMUM MAINTENANCE COSTS
Aspen Highlands Park	NP	3.7		X					Add amenities/renovate existing facilities	100%	\$ 388,500	\$ 33,670	\$ 29,600
Bella Vista Park	NP	8.1		X					Add amenities as per design guidelines	100%	\$ 850,500	\$ 73,710	\$ 64,800
Butler Creek Park	NP	4.0		X					Implement ADA improvements	100%	\$ 420,000	\$ 36,400	\$ 32,000
Cedar Park	NP	0.3							Add amenities as per design guidelines	100%	\$ -	\$ 2,730	\$ 2,400
Davis Park	NP	2.6							Implement ADA improvements	100%	\$ -	\$ 23,660	\$ 20,800
Hall Park ^C	NP	4.0		X					Add amenities as per design guidelines	100%	\$ 420,000	\$ 36,400	\$ 32,000
Hollybrook Park ^D	NP	2.6		X					Add amenities as per design guidelines	100%	\$ 273,000	\$ 23,660	\$ 20,800
Kane Road Park	NP	10.3			X				Add amenities/renovate existing facilities	100%	\$ 2,832,500	\$ 93,730	\$ 82,400
Kirk Park ^D	NP	7.0		X					Add amenities as per design guidelines	100%	\$ 735,000	\$ 63,700	\$ 56,000
Thom Park	NP	5.5			X				Add amenities as per design guidelines	100%	\$ 1,512,500	\$ 50,050	\$ 44,000
Yamhill Park	NP	0.6								100%	\$ -	\$ 5,460	\$ 4,800
Total Developed NPs		48.7		\$ 3,087,000	\$ 4,345,000	\$ -	\$ -	\$ -			\$ 7,432,000	\$ 443,170	\$ 389,600
Columbia View Park	NP-U	7.5						X	Develop as neighborhood park	100%	\$ 3,104,200	\$ 68,068	\$ 59,840
East Gresham Park	NP-U	5.6						X	Develop as neighborhood park	100%	\$ 2,311,550	\$ 50,687	\$ 44,560
Jenne Butte Park	NP-U	6.7						X	Develop as neighborhood park	100%	\$ 2,780,500	\$ 60,970	\$ 53,600
South Central Park	NP-U	2.9						X	Develop as neighborhood park	100%	\$ 1,203,500	\$ 26,390	\$ 23,200
Southeast Park	NP-U	6.5						X	Develop as neighborhood park	100%	\$ 2,709,950	\$ 59,423	\$ 52,240
Total Undeveloped NPs		29.2		\$ -	\$ -	\$ -	\$ -	\$ 12,109,700			\$ 12,109,700	\$ 265,538	\$ 233,440
Total--Neighborhood Parks		77.9		\$ 3,087,000	\$ 4,345,000	\$ -	\$ -	\$ 12,109,700			\$ 19,541,700	\$ 708,708	\$ 623,040
Main City Park	CP	21.6			X	X			Skatepark, add amenities/renovate existing fa	100%	\$ 8,440,000	\$ 196,560	\$ 172,800
North Gresham Park	CP	13.4			X				Add amenities/renovate existing facilities	100%	\$ 3,685,000	\$ 121,940	\$ 107,200
Pat Pfeifer Barrier-Free Park ^E	CP	13.3		X					Add amenities as per design guidelines	100%	\$ 1,396,500	\$ 121,030	\$ 106,400
Red Sunset Park ^C	CP	14.2			X				Add amenities/renovate existing facilities	100%	\$ 3,899,500	\$ 129,038	\$ 113,440
Rockwood Central Park ^C	CP	9.4			X				Add amenities/renovate existing facilities	100%	\$ 2,582,250	\$ 85,449	\$ 75,120
Total Developed CPs		71.9		\$ 1,396,500	\$ 16,106,750	\$ 2,500,000	\$ -	\$ -			\$ 20,003,250	\$ 654,017	\$ 574,960
Southeast Community Park	CP-U	16.1						X	Develop as community park	100%	\$ 6,689,800	\$ 146,692	\$ 128,960
Southwest Community Park	CP-U	34.1						X	Develop as community park	100%	\$ 14,151,500	\$ 310,310	\$ 272,800
Total Undeveloped CPs		50.2		\$ -	\$ -	\$ -	\$ -	\$ 20,841,300			\$ 20,841,300	\$ 457,002	\$ 401,760
Total--Community Parks		122.1		\$ 1,396,500	\$ 16,106,750	\$ 2,500,000	\$ -	\$ 20,841,300			\$ 40,844,550	\$ 1,111,019	\$ 976,720
Gradin Community Sports Park	SU	32.3				X		X	Finish park development	100%	\$ 22,862,000	\$ 425,964	\$ 516,320
Center for the Arts (Center & Plaza)	SU	2.1						X	Finish park development; arts center	100%	\$ 1,272,000	\$ 27,984	\$ 33,920
Zimmerman House Park	SU	6.0				X		X	Finish park development	100%	\$ 7,082,000	\$ 78,804	\$ 95,520
Civic Neighborhood Plaza ^G	UP	1.0						X	Develop plaza	100%	\$ 600,000	\$ 13,200	\$ 16,000
Total--Special Use and Urban Plazas		41.4		\$ -	\$ -	\$ 7,000,000	\$ -	\$ 24,816,000			\$ 31,816,000	\$ 545,952	\$ 661,760
Grant Butte	ORA	41.2						X	Develop as nature park	100%	\$ 2,060,000	\$ 49,440	\$ 41,200
Gresham Butte	ORA	320.4		X					Implement ADA improvements	25%	\$ 1,201,500	\$ 96,120	\$ 80,100
Hogan Butte	ORA	53.6						X	Develop as nature park	100%	\$ 2,680,000	\$ 64,320	\$ 53,600
Jenne Butte	ORA	120.5						X	Develop as nature park	100%	\$ 6,025,000	\$ 144,600	\$ 120,500
Johnson Creek	ORA	138.5		X					Implement ADA improvements	33%	\$ 685,377	\$ 54,830	\$ 45,692
Nadaka Open Space	ORA	10.1						X	Develop as nature park	100%	\$ 505,000	\$ 12,120	\$ 10,100
Springwater Open Space	ORA	1.7						X	Develop as nature park	100%	\$ 85,000	\$ 2,040	\$ 1,700
Telford Site	ORA	19.1							Replace existing amenities as scheduled	100%	\$ -	\$ 22,872	\$ 19,060
Miscellaneous Open Space	ORA	7.5							Replace existing amenities as scheduled	100%	\$ -	\$ 9,000	\$ 7,500
Baltz Open Space	CA	9.4							Replace existing amenities as scheduled	100%	\$ -	\$ 11,280	\$ 9,400
Butler	CA	3.0							Replace existing amenities as scheduled	100%	\$ -	\$ 3,600	\$ 3,000
Fujitsu Ponds	CA	59.1							Replace existing amenities as scheduled	75%	\$ -	\$ 53,190	\$ 44,325
Gabbert Hill	CA	0.9							Replace existing amenities as scheduled	100%	\$ -	\$ 1,104	\$ 920

TABLE F-1: PARK COSTS (MAINTENANCE, IMPROVEMENTS AND DEVELOPMENT)

				RECOMMENDED IMPROVEMENTS AND DEVELOPMENT							COMPLETE SYSTEM COSTS		
PARK NAME	PARK CLASS	TOTAL SITE ACREAGE	TRAIL MILES	MINOR RENOVATION	MAJOR RENOVATION	MAJOR FACILITY	PARK LAND ACQUISITION	PARK DEVELOPMENT	DESCRIPTION OF IMPROVEMENTS	% OF PARK DEVELOPED (AFTER IMPROVEMENTS)	IMPROVEMENT COSTS	ADJUSTED ANNUAL CAPITAL REINVESTMENT	ADJUSTED MINIMUM MAINTENANCE COSTS
Grant Butte	CA	32.0							Replace existing amenities as scheduled	90%	\$ -	\$ 34,560	\$ 28,800
Gresham Boeing	CA	13.8							Replace existing amenities as scheduled	100%	\$ -	\$ 16,560	\$ 13,800
Hunters Highland	CA	0.5							Replace existing amenities as scheduled	100%	\$ -	\$ 552	\$ 460
Lusted Road	CA	0.8							Replace existing amenities as scheduled	100%	\$ -	\$ 960	\$ 800
Fairview Creek	CA	6.0							Replace existing amenities as scheduled	100%	\$ -	\$ 7,200	\$ 6,000
Regner Road	CA	9.1							Replace existing amenities as scheduled	100%	\$ -	\$ 10,920	\$ 9,100
South Hills	CA	2.3							Replace existing amenities as scheduled	100%	\$ -	\$ 2,760	\$ 2,300
Walters Hill	CA	1.5							Replace existing amenities as scheduled	100%	\$ -	\$ 1,800	\$ 1,500
Butler Creek Greenway	G	31.0		X					Upgrade existing facilities	90%	\$ 418,500	\$ 33,480	\$ 27,900
Kelly Creek Greenway	G	51.2						X	Develop as greenway	100%	\$ 2,560,000	\$ 61,440	\$ 51,200
Total--Natural Areas		933.1		\$ 2,305,377	\$ -	\$ -	\$ -	\$ 13,915,000			\$ 16,220,377	\$ 694,748	\$ 578,957
Springwater Trail	T		4.40		X					100%	\$ 2,354,000	\$ 78,540	\$ 39,600
Gresham/Fairview Trail (Phase 1)	T		1.24						Replace existing amenities as scheduled	100%	\$ -	\$ 22,134	\$ 11,160
Gresham Fairview Trail (Phase 2)	T		0.78			X	X	X	Acquire and develop trail; undercrossing	100%	\$ 1,264,000	\$ 13,923	\$ 7,020
Gresham Fairview Trail (Phase 3)	T		1.26				X	X	Acquire and develop multi-use trail	100%	\$ 1,638,000	\$ 22,491	\$ 11,340
Gresham Fairview Trail (Phase 4)	T		0.75				X	X	Acquire and develop multi-use trail	100%	\$ 975,000	\$ 13,388	\$ 6,750
Gresham Fairview Trail (Phase 5)	T		1.17				X	X	Acquire and develop multi-use trail	100%	\$ 1,521,000	\$ 20,885	\$ 10,530
Linnemann Station Trailhead SWT	T	0.5							Implement ADA improvements	100%	\$ -	\$ 4,450	\$ 2,250
Hogan Road Trailhead SWT	T	1.6		X					Upgrade existing facilities	100%	\$ 160,000	\$ 14,240	\$ 7,200
Total--Trailheads Multiuse Paths		2.1	9.60	\$ 160,000	\$ 2,354,000	\$ 250,000	\$ 1,980,000	\$ 3,168,000			\$ 7,912,000	\$ 190,050	\$ 95,850
John Deere Field ^B	O	8.8							Replace existing amenities as scheduled	0%	\$ -	\$ -	\$ -
Vance Park ^B	O	14.5			X				Add amenities as per design guidelines	50%	\$ 1,993,750	\$ 65,975	\$ 58,000
PAL Youth Center	O	0.0							Replace existing amenities as scheduled	100%	\$ -	\$ -	\$ -
Total--Other Sites		23.3		\$ -	\$ 1,993,750	\$ -	\$ -	\$ -			\$ 1,993,750	\$ 65,975	\$ 58,000
Neighborhood Parks (10)	P-NP	40.0					X	X	Acquire and develop parks	100%	\$ 25,600,000	\$ 364,000	\$ 320,000
Community Parks (2)	P-CP	30.0					X	X	Acquire and develop parks	100%	\$ 19,200,000	\$ 273,000	\$ 240,000
Downtown Urban Plazas & Parks	P-UP	6.6					X	X	Acquire and develop parks	100%	\$ 5,445,000	\$ 87,120	\$ 105,600
Rockwood Urban Plazas & Parks	P-UP	9.0					X	X	Acquire and develop parks	100%	\$ 7,425,000	\$ 118,800	\$ 144,000
Greenways	P-G	100.0					X		Acquire greenways	100%	\$ 5,000,000	\$ 120,000	\$ 100,000
MAX Path	P-T		2.50						Maintain developed trail	100%	\$ -	\$ 44,625	\$ 22,500
Marine Drive Trail	P-T		0.66				X	X	Acquire and develop multi-use trail	100%	\$ 858,000	\$ 11,781	\$ 5,940
Gresham Trails and Bridges	P-T	10.9					X	X	Acquire and develop multi-use trail; bridges	100%	\$ 6,256,000	\$ 97,188	\$ 49,140
Total--Proposed City Parks		196.5	3.16	\$ -	\$ -	\$ 250,000	\$ 27,320,000	\$ 42,214,000			\$ 69,784,000	\$ 1,116,514	\$ 987,180
Neighborhood Parks (6)	P-NP	60.0					X	X	Acquire and develop parks	100%	\$ 38,400,000	\$ 546,000	\$ 480,000
Community Park (1)	P-CP	50.0					X	X	Acquire and develop parks	100%	\$ 32,000,000	\$ 455,000	\$ 400,000
Park Blocks/Plazas (7)	P-UP	10.0					X	X	Acquire and develop parks	100%	\$ 8,250,000	\$ 132,000	\$ 160,000
Total--Proposed Pleasant Valley Parks		120.0		\$ -	\$ -	\$ -	\$ 27,000,000	\$ 51,650,000			\$ 78,650,000	\$ 1,133,000	\$ 1,040,000
Neighborhood Parks (1)	P-NP	8.0					X	X	Acquire and develop parks	100%	\$ 5,120,000	\$ 72,800	\$ 64,000
Community Parks (2)	P-CP	35.0					X	X	Acquire and develop parks	100%	\$ 22,400,000	\$ 318,500	\$ 280,000
Park Blocks/Plazas (2)	P-UP	8.0					X	X	Acquire and develop parks	100%	\$ 6,600,000	\$ 105,600	\$ 128,000
Total--Proposed Springwater Parks		51.0		\$ -	\$ -	\$ -	\$ 11,475,000	\$ 22,645,000			\$ 34,120,000	\$ 496,900	\$ 472,000
GRAND TOTAL		1567.4	12.76	\$ 6,948,877	\$ 24,799,500	\$ 10,000,000	\$ 67,775,000	\$ 191,359,000			\$ 300,882,377	\$ 6,062,866	\$ 5,493,507

TABLE F-2: CITY OF GRESHAM AVERAGE COSTS (MAINTENANCE, IMPROVEMENTS, ACQUISITION, AND DEVELOPMENT)

Park Type	Maintenance Cost (Per Acre)			ANNUAL CAPITAL REPLACE-MENT	MINOR RENOVATION	MAJOR RENOVATION	MAJOR FACILITY	PARK LAND ACQUISITION	PARK DEVELOPMENT	ADJUSTED MAINT COST* (MIN LOS)
	Low	Med	High	per acre	per acre	per acre	each	per acre	per acre	per acre
Neighborhood/Community Parks	\$7,000	\$8,000	\$9,000	\$9,100	\$105,000	\$275,000	\$2,500,000	\$225,000	\$415,000	\$8,000
Special Use Parks	\$12,000	\$16,000	\$20,000	\$13,200	\$150,000	\$400,000	\$3,500,000	\$225,000	\$600,000	\$20,000
Open Space	\$500	\$1,000	\$1,500	\$1,200	\$15,000	\$35,000	\$0	\$50,000	\$50,000	\$1,000
Undeveloped Sites	\$250	\$500	\$750	\$0	\$0	\$0	\$0	\$225,000	\$415,000	\$250
Trail Corridors	\$4,000	\$4,500	\$5,000	\$8,900	\$100,000	\$267,500	\$250,000	\$250,000	\$300,000	\$4,500
Trails (per mile)	\$8,000	\$9,000	\$10,000	\$17,850	\$200,000	\$535,000	\$250,000	\$500,000	\$800,000	\$9,000

* Adjusted maintenance costs are based on a minimum recommended level of service following site improvements. This number is currently based on a low LOS for undeveloped sites, a high LOS for Special Use Parks, and a medium LOS for all other park types.

Park Type Definitions:

Special use parks include special use areas and urban plazas

Open space includes outdoor recreation areas, conservation areas, and greenways

Trails corridors include regional and local trails and trailheads. Trail costs may be based on \$/mile, where the City does not own the trail corridor or where a proposed trail is based on mileage

Improvement Options:

Capital replacement involves the replacement of outdated or worn facilities as scheduled based on their age and use.

Minor renovations may include adding site furnishings and playgrounds as per design guidelines, addressing deferred maintenance issues (more than regular maintenance), habitat restoration for open space and natural areas, or other minor improvements.

Major renovations may include extensive renovation based on the condition of existing facilities (park rating is less than 2), adding several amenities/facilities as per design guidelines, or resurfacing trails and other trailhead upgrades.

A major facility may include new community center, arts center, swimming pool, sport complex, bike/pedestrian bridge or undercrossing, etc. Major facilities add to the cost of regular development at a park site, so these are noted separately.

APPENDIX G



APPENDIX G: POTENTIAL FUNDING SOURCES

There are a number of possible funding sources for programs, non-capital projects, parks and facilities acquisition, development, and maintenance. Most sources are limited in scope and can only be used to fund specific types of projects, but will not fund operations. Because of these limitations, the City of Gresham will have to carefully consider all funding options to determine the best strategy for implementing system improvements.

This appendix lists potential funding sources for operations and capital projects, including a brief summary of each source. These funding options, their limitations and use are summarized in Chapter 6. A recommended funding strategy for Plan implementation is described in Chapter 7.

Options for Operations Funding

Securing funds for maintenance and operations is a challenge for most cities, and especially vital to the City of Gresham. The following funding sources may be used for ongoing maintenance and operations, as well as capital projects.

- General Fund
- Local Option Levy/Serial Levy
- Fees and Charges
- Public/Private Partnerships
- Taxes and Surcharges
- Parks and Recreation District

A variety of funds/funding options are included within the categories noted above. Each of these options is described in this appendix.

Options for Capital Funding

The following funding sources may be used for capital expenses only. Cities should be cautious in pursuing capital development unless funds are available to maintain new assets.

- System Development Charges (SDCs)
- Bonds
- Local Improvement Districts
- Urban Renewal/Tax Increment Financing
- Donations
- Grants
- Trusts, Estates and Exchanges

On the next several pages, each potential funding source is described for reference. Potential sources are discussed in two categories: funding available for operations and projects, and funds available for capital projects only.

OPERATIONS AND CAPITAL PROJECTS

General Fund

The General Fund is the primary operating fund for the City. It goes to support a wide-variety of City functions, including police, fire, emergency medical services, comprehensive planning, parks operations and maintenance. Parks and recreation competes with these City services for dollars. Still, the General Fund is, by far, the largest source of revenue for parks operations and maintenance. Staff salaries and benefits, office supplies, equipment maintenance, and staff training are all covered by the General Fund in annual budget cycles. The General Fund is fed by property taxes, interest earnings, intergovernmental transfers, and other funds as noted below.

Property Tax

Property taxes are the largest single source of revenue for Gresham's General Fund. Nevertheless, property tax revenues are not typically used to support parks operations and maintenance.

Interest Earnings

Interest earnings refer to the amount of interest earned on reserved or fund balances during the fiscal year. Interest earned in parks specific funds, such as dedicated parks operations, park SDCs or capital funds, is available for the same purposes as the principal being invested. Public fund investments are highly regulated in Oregon, with allowable interest yielding only limited returns.

Through fiscal year 2005-06, the City of Gresham placed interest income from parks SDCs in the General Fund and used it for operations and maintenance. Beginning in FY 2006-07, interest income was redirected to the Park Fund and used for capital purposes. It is still noted here since it can be used to fund operations.

Intergovernmental Transfers

This funding mechanism refers to funds transferred from outside agencies. Examples include transfers from the state or federal government as an allocated pass-through revenue source, RV registration fees, and gasoline tax transfers.

For the City of Gresham, other jurisdictions pay the City to manage and maintain various sites. For example, the City was reimbursed through an intergovernmental agreement (IGA) with Multnomah County for maintenance of Vance Park. Until the autumn of 2008, the City leased property in Pat Pfeifer Park to the Multisensory Learning Academy (MLA).

Other

Other sources of general fund support include state-shared revenue, licenses and permits, hotel/motel tax, community services, and fire contracts, which comprise nearly one-third of

the General Fund. Franchise fees, utility license fees and business income taxes make up the remaining portion.

Local Option Levy/Serial Levy

A levy is a property tax mechanism that raises funds based on an amount of assessed value. Levies are voter-approved and are subject to a double majority, except in November elections in even-numbered years, when a simple majority will suffice. Levies can be used for either capital or operations expenses. Capital levies can be imposed for ten years and operating levies can be imposed for five years. If the local option levy combines capital and operating expenses, the levy is subject to a five year limit. Local option operating levies can be used for general operations or for a specific purpose. If used for a general purpose, they will be receipted directly into the City's General Fund. If used for a specific purpose, a special revenue fund must be established.

Cities can place up to four local option levies on a ballot within a calendar year. Potential revenue from a local option levy may be reduced due to the \$10/\$1,000 of real market value property tax rate limitations for general government taxes. If the \$10 limitation is exceeded for any individual property, all general government-taxing authorities receive only a prorated share of their tax levy, so that the total general government taxes remain within the cap. This situation is called compression. Compression occurs in two stages, with local option levies compressed first, followed by the compression of permanent tax rates.

Fees and Charges

Enterprise revenues (user fees) and earned income generate revenue for the City and are described below:

Facility-Use Charges

Facility charges generate revenue for parks by charging for the use of City facilities (e.g., sport fields, picnic shelters, meeting rooms, community garden plots). These charges may cover direct costs generated by facility use, such as field lighting or trash removal. Rates may also be set higher to subsidize parks

maintenance and address the long-term impacts of facility use. Gresham can increase revenue for park services by expanding rental facilities (picnic shelters, meeting rooms, etc.) or by increasing rental fees and other facility-use charges.

Programming Fees

User fees for recreation programming generate revenue by charging users for some or all of the costs of providing services and materials. Charges for programming are often based on a cost-recovery strategy determined by the City. Some program areas, such as youth and senior programs, may be partially subsidized, while programs for adults may be more suitable for higher fees and charges. Some programming fees also include built-in charges for facility use and maintenance.

Entry Fees

Park entry fees, day-use fees, or parking fees are used by some larger jurisdictions to generate revenue for parks. These are not typically recommended for City park sites and can be difficult to enforce. However, entry fees can be charged for some special events, where appropriate. The decision to charge entry fees at community events and festivals is often based on cost recovery goals for this type of recreation opportunity.

Concessions (Earned Income)

Food, beverage, and merchandise vendors or concessionaires that operate restaurants, coffee-kiosks, or other revenue-generating facilities in parks can also generate excess revenues to support the park system. The City can set-up specific arrangements with vendors and concessionaires for these services.

Park Sponsorships

The City may solicit sponsors who are willing to pay for advertising, signage, facility naming rights, etc., generating funds to support operations. In addition, sponsors are often sought to support a particular event or program.

Miscellaneous Rentals

Many cities are evaluating a variety of opportunities to generate revenue in parks. For example, some cities provide opportunities for organizations to rent display space, such as street banners or flags in urban plazas to advertise events. Companies may rent space to provide cellular phone towers in parks, or vendors may rent pads with hookups, where carts can be parked. (This rental space is different from taking a portion of proceeds from vendor sales.)

Public/Private Collaboration

Volunteers

Many cities are recognizing that volunteers can be a valuable source of labor to help with maintenance, programming, special events, and capital improvements. Volunteers can increase the quality and quantity of public services at a minimal cost, and provide an opportunity for citizens to contribute to the betterment of their community. Studies suggest that for every \$1 invested in volunteers, a city can realize as much as \$10 in benefits. With tight fiscal conditions, more local governments are expanding volunteer programs.

Volunteer programs include individuals or groups who agree to take on specific tasks or perform certain services, such as maintenance, restoration, programming, and special event support. Volunteers may provide direct and indirect support to the park system. For example, a volunteer park clean-up crew directly saves on paid maintenance tasks. Volunteer safety patrols (community groups) may indirectly reduce facility damage and vandalism, protecting City assets. The City of Gresham currently oversees four volunteer programs: Adopt-a-Park, Adopt-a-Trails, Naturalist Volunteers, and Youth Mentors.

Partnerships (Businesses and Non-Profits)

Partnership agreements allow the City to work with a private business or non-profit entity to help fund, build, and/or operate a public facility. Generally, the three primary incentives the City can offer potential partners are free land to place a facility (usually a park or other piece of public land), certain tax

advantages, and access to the facility. For example, some cities have partnered with the YMCA or private health clubs to build multi-purpose recreation centers/aquatic facilities at city parks. These facilities are larger or more comprehensive than the city could have developed alone. In other cases, a business non-profit may be contracted to manage and operate a city-owned facility.

Partnerships with Neighborhood Associations

The City may craft agreements with various neighborhood associations for park operations and maintenance. Neighborhood groups may also volunteer to take on basic maintenance tasks, such as mowing and litter removal.

Grants and Foundations

Private grants and foundations provide money for a wide range of projects, such as unique capital projects or projects that demonstrate extreme need. They sometimes fund specific programs and, therefore, are noted here. However, grants and foundations rarely provide funds for park maintenance.

Taxes and Surcharges

Many cities use tax mechanisms to help fund park and recreation projects and services. Examples are noted below. The City of Gresham could explore these or other potential tax mechanisms as part of the City's overall revenue strategy.

Park Utility Fee

A park utility fee creates dedicated funds to help offset the cost of park maintenance. Most City residents pay water and sewer utility fees. The park utility fee applies to all households and businesses and is collected through the utility billing system. Park utility fees have the potential to be a significant and stable revenue stream for local jurisdictions. For example, assuming the City of Gresham could successfully adopt a relatively small utility fee of \$2.50 per unit per month, it would generate approximately \$1.1 million annually based on an estimated 38,000 households in Gresham in 2007-08.

Tourism Tax

Several Oregon cities use rental, motel and restaurant taxes to support parks and recreation. These dedicated funds directly support department activities. While the City of Gresham applies hotel/motel taxes to its General Fund revenue, currently a portion is not dedicated to support parks and recreation.

Park and Recreation District

The State of Oregon allows park and recreation districts to levy taxes on the population within their boundaries. There are three types of districts that may be formed:

Special District

Special districts are special-purpose taxing districts established to provide limited public services to people residing within the taxing district. An economic feasibility study must be completed prior to filing a petition for formation, to propose a permanent rate limit for operating taxes, expressed in dollars per thousand dollars of assessed value. The petition also requires the consent of a percentage of property owners or electors within the proposed district area. If the petition is approved, an election is required for the formation of the special district. Creating a district and establishing permanent property tax authority can be done as a single ballot measure, requiring a majority vote for approval. A district may also adopt other financing sources that may not require a vote.

County Service District

A county service district is similar to a special district in formation and operation. However, County service districts are under the supervision of the County Board of Commissioners for management, rather than a separate board. Through a county service district, Multnomah County Commissioners would govern Gresham's Parks and Recreation Services. The county would form a separate budget committee during budget season and would establish an advisory board for parks and recreation.

Economic Improvement Districts

An Economic Improvement District (EID), also known as a Business Improvement District (BID), can be formed in commercial or business areas, but not residential areas, to fund specific services. An EID is funded through a business license surcharge levied against property square footage in commercial and industrial zones. The surcharge cannot be levied against residential square footage. In order to establish an EID, the City must establish a specific purpose or project for EID funding. The business license surcharge may not exceed 1% of all real market assessed value within the district. Property owners may opt out of the surcharge. However, the district cannot be created or renewed if 33% of the total assessed area opts out of the surcharge. An EID has a five year minimum lifespan and can be renewed at the end of this period. In addition, an EID does not affect the creation of an Urban Renewal District. Cities collect surcharge revenue and distribute it to an advisory group comprised of business representatives from within the district. Once collected, EID funding can be used for:

- Planning or management of development or improvement activities;
- Landscaping or other maintenance of public areas;
- Promotion of commercial activity or public events;
- Activities in support of business recruitment and development; and
- Improvements in parking or parking enforcement.

FUNDS FOR CAPITAL PROJECTS

System Development Charges

Systems development charges (SDCs) are applied to all new residential development and are an important source of funding for the acquisition and development of new parks and natural areas. Since SDCs are paid for by new development, the fees can only fund capacity enhancement projects that are needed as a result of the development. SDCs cannot be used for the preservation and maintenance of existing parks and facilities. The City's adopted SDC rate per residential dwelling unit is as follows:

- Gresham Current City Limits (\$3,504)
- Pleasant Valley (\$7,141)
- Springwater (\$7,757)

Bonds

Voter approved bonds allow the City of Gresham to sell bonds and secure payment with revenue from increased property taxes. This assessment can be communicated as a rate per thousand of assessed value. In Oregon, the use of bond debt for capital construction and capital improvements excludes anticipated maintenance and repairs, and supplies and equipment that are not intrinsic to the structure. The process for placing a bond on a ballot is similar to a levy, however the city must pay for a bond rating and then conduct a feasibility study. These costs can be included in the bond amount.

Metro Greenspaces Bond

The Metro Greenspaces Bond passed in November 2006 providing over \$200 million for the purchase of natural areas. Some land acquisition in Gresham could potentially be funded by Metro.

Local Improvement Districts (LID)

An LID is a geographic area in which real property is taxed to defray all or part of the cost of a public improvement. The unique aspect of a LID is that its costs are apportioned according to the estimated benefit that will accrue for each property. The three primary principles that guide LIDs are: direct service, obligation to others and equal sharing. With these principles, the LID charges a special assessment to property owners who receive special benefits from an improvement beyond general benefits received by all citizens of the community. In Oregon, LIDs are governed by local ordinances. In order to create an LID, the City of Gresham would need LID participant's approval to issue bonds to pay for improvements. The assessment would be in relation to the property owner's share of the specific improvements. Bonds could then be sold in the amount of the improvement, secured directly by the assessments charged to the property owners, or indirectly by the lien against the assessed property.

Urban Renewal/Tax Increment Financing

This funding mechanism allows for the redevelopment of communities using public investment to stimulate private investment in areas that otherwise would have remained stagnant or undeveloped. This funding mechanism allows the City of Gresham to freeze property tax rates at the adopted level, using the incremental increase to fund priority projects predefined by the city. Currently, Gresham has the Rockwood Urban Renewal District. Formed in 2003 by a vote of the city, the district has identified parks and public spaces as a high priority.

Donations

Donations of labor, land, materials, or cash by service agencies, private groups, or individuals is a popular way to raise small amounts of money for specific projects. Service agencies often fund small projects such as picnic shelters or playground improvements, or they may be involved in larger aspects of park development.

Grants

Community Development Block Grants (CDBG)

These grants from the Federal Department of Housing and Urban Development are available for a wide variety of projects. CDBG funds have limitations and are generally required to benefit low and moderate income residents. Grants can cover up to 100% of project costs.

Land and Water Conservation Fund

This is a federal grant program that receives its money from offshore oil leases. The money is distributed through the National Park Service and is administered locally by the Oregon Parks and Recreation Department. The funds can be used for acquisition and development of outdoor facilities and require a 50% match.

Local Government Grants

This Oregon program uses Lottery dollars to fund land acquisition and development and rehabilitation of park areas and facilities. A 50% match is required for larger agencies and a 40% match for small agencies (cities/districts with a population of less than 5,000 and counties with a population of less than 30,000). The Oregon Parks and Recreation Department staff reviews and approves small projects of \$50,000 or less. Large projects exceeding this amount, but less than \$500,000, are reviewed and approved by the Local Government Advisory Committee. The funds for this program are available on a biannual basis.

Oregon Safe Routes to School (SRTS) Program

The Oregon Safe Routes to School (SRTS) Program provides funding to schools and local governments for projects that increase the ability and opportunity for children to walk and bicycle to school. Program funding is also available for development and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption and air pollution within two miles of the school. The SRTS application requires local governments applying for grant

funding to coordinate the application process with local school districts. For infrastructure related project funding, the project must be within two miles of an affected school.

Oregon Watershed Enhancement Board

The Oregon Watershed Enhancement Board (OWEB) is a state agency led by a policy oversight board. Together, they promote and fund voluntary actions that strive to enhance Oregon's watersheds. The Board fosters the collaboration of citizens, agencies, and local interests. OWEB's programs support Oregon's efforts to restore salmon runs, improve water quality, and strengthen ecosystems that are critical to healthy watersheds and sustainable communities. 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.

Recreation Trails Program

This is a grant program funded through the Oregon Parks and Recreation Department. Projects eligible under this program include: 1) maintenance and restoration of existing trails; 2) development and rehabilitation of trailhead facilities; 3) construction of new recreation trails; and 4) acquisition of easements and fee simple title to property. Grants are distributed on an annual basis and require a 20% match.

Pedestrian and Bicycle Grant Program

This program provides funding for the design and construction of pedestrian and bicycle facilities. The program lists pedestrian/bicycle bridges as an example of project type, eligible for project funding. Project proposals must meet ODOT guidelines. ODOT staff then determines whether the project should be advanced for final review by the Oregon Bicycle and Pedestrian Advisory Committee. Grant opportunities are available on an annual basis and require a 5% match from the City.

Rivers, Trails and Conservation Assistance Program

Also known as the Rivers & Trails Program or RTCA, this grant is administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of the National Park Service in communities across America.

Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU)

Enacted in 2005, SAFETEA-LU allocated almost \$290 billion for infrastructure to maintain transportation infrastructure, including bicycling and pedestrian facilities. This program will expire in September 2009.

Transportation Enhancement Program

This program provides federal highway funds for projects that strengthen the cultural, aesthetic, or environmental value of the transportation system. The intent of the program is to fund special or additional activities not normally required on a highway or transportation project. Funds are available for twelve "transportation enhancement activities", including pedestrian and bicycle projects. Transportation Enhancement or "TE" projects are selected through a competitive process. The funds are provided through reimbursement, not grants. Participation requires matching funds from the project sponsor, at a minimum of 10.27%. Applications are accepted only from public agencies. All projects must have a direct relationship to surface transportation.

Urban Forestry Grants

There are several grant programs that provide money for urban forestry projects. One is funded by the U.S. Small Business Administration and provides grants to purchase and plant trees. This program sometimes funds urban street tree planting programs.

Trusts, Estates and Exchanges

Land Trusts

Private land trusts such as the Trust for Public Land and the Nature Conservancy employ various methods, including conservation easements, to work with willing owners to conserve important resource land. Land trusts assist public agencies in various ways. For example, land trusts may acquire and hold land for eventual acquisition by the public agency.

National Tree Trust

National Tree Trust provides trees through two programs: America's Treeways and Community Tree Planting. These programs require that volunteers plant trees on public lands. In addition, America's Treeways requires that a minimum of 100 seedlings be planted along public highways.

Lifetime Estates

This is an agreement between a landowner and the city that gives the owner the right to live on the site after it is sold to the city.

Exchange of Property

An exchange of property between a private landowner and the city can occur to provide park space. For example, the city could exchange a less useful site it owns for a potential park site that is currently under private ownership.

APPENDIX H



APPENDIX H: PRAS OPTIONS ANALYSIS

On June 11, 2009 Parks & Recreation Advisory Subcommittee considered the Parks and Recreation, Trails and Natural Areas Master Plan. They recommended the Master Plan and recommended that Council Consider a Public Utility Fee to meet service needs until a Special District is established.

APPENDIX I



APPENDIX I: CITY TAX COMPARISON

As noted below, the City of Gresham has one of the lowest tax rates in Oregon. Because of this, taxing should still be an affordable option for the City.

TABLE I-1: PROPERTY TAX COMPARISON

CITY	PROPERTY TAX RATE PER \$1,000 OF TAV*	ADDITIONAL VOTER APPROVED TAX RATE*	AMOUNT OF TAXES RECEIVED BY CITY
Eugene	\$7.01	0.76	\$1,747
Portland	6.92**	0.79	1,736
Albany	6.4	0.95	1,653
Salem	5.83	--	1,312
Medford	5.3	--	1,191
Springfield	4.74	0.4	1,157
Corvallis	5.11	--	1,149
Oregon City	5.06	--	1,138
Lake Oswego	4.97***	--	1,118
Hillsboro	3.67	1.1	1072
Milwaukie	4.05	--	912
Beaverton	3.93	0.41	977
Troutdale	3.77	--	847
Gresham	3.61	--	813
Fairview	3.49	--	785

* Excludes bonded debt. TAV= Tax assessed value.

** Includes Special Levy for Firefighter & Police Disability & Retirement

*** Inside School District (Lake Oswego has a different rate outside the school district)

APPENDIX J



Appendix J

The City of Gresham Paths and Trails Master Map

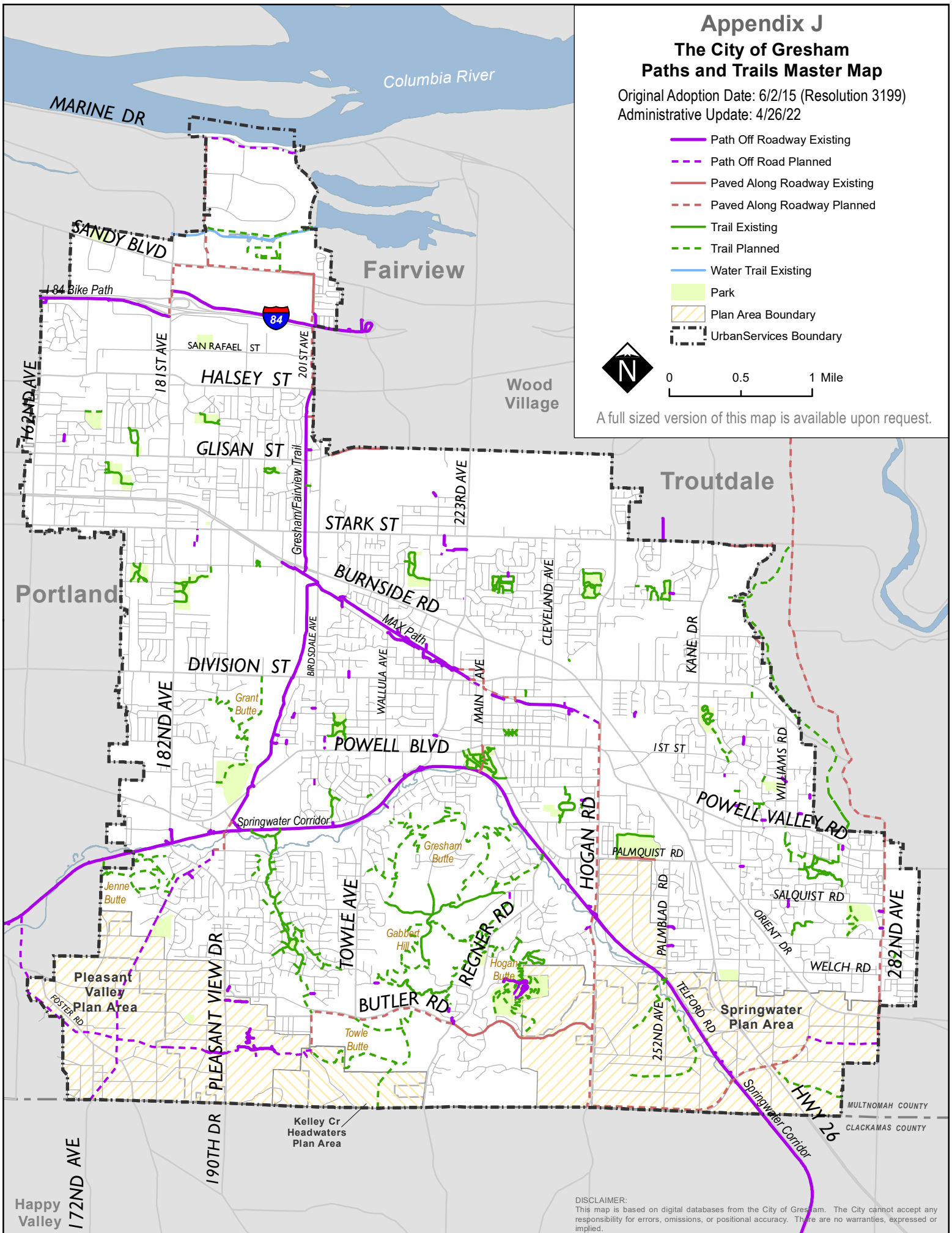
Original Adoption Date: 6/2/15 (Resolution 3199)
Administrative Update: 4/26/22

- Path Off Roadway Existing
- Path Off Road Planned
- Paved Along Roadway Existing
- Paved Along Roadway Planned
- Trail Existing
- Trail Planned
- Water Trail Existing
- Park
- Plan Area Boundary
- UrbanServices Boundary



0 0.5 1 Mile

A full sized version of this map is available upon request.



DISCLAIMER:
This map is based on digital databases from the City of Gresham. The City cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied.