

City of Hubbard Parks Master Plan



**Adopted by the Hubbard City Council
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INTRODUCTION:

Project Background and Purpose:

The City of Hubbard owns and operates seven (7) parks spread throughout the community. All of the city's parks are located inside the city limits. In July 2006, the City initiated the development of a parks master plan to guide the development and maintenance of the city's parks.

The overall goal of the 2007 Hubbard Parks Master Plan is to provide a framework for the development of a quality park system that will meet the recreational needs of existing and future residents of the community. In order to achieve that goal this plan will:

1. Identify current and future parks and recreation needs.
2. Establish park development standards.
3. Create a prioritized list of neighborhood and community park improvements.
4. Provide a list of funding strategies for park improvements.

As Hubbard grows in the next two decades, the city will need to invest in the development and maintenance of existing parks and add new parks, open space and recreational facilities to serve a growing population.

Funding is and will continue to be the primary limitation on development of the Hubbard Parks System. This master plan provides the financial estimates required to update the city's Parks Systems Development charge (Parks SDC) and also identifies other potential public and private funding sources available for park system improvements. The 2007 Hubbard Parks Master Plan will guide investments in the city's parks by focusing public and private funds on the highest priority park improvement projects.

Planning Approach:

The 2007 Hubbard Parks Master Plan was prepared at the direction of the Hubbard City Council. Technical preparation of the plan was coordinated by Finance Director Rob Daykin and Public Works Superintendent Jaime Estrada. Technical assistance and mapping work was provided by Melinda Olinger, Public Works Administrative Assistant. The plan was prepared by David W. Kinney, Community Development Consultant.

The master plan work involved the following tasks:

1. Inventory of existing park sites including the preparation of base maps for each city park listing and photo documentation of the existing park facilities.
2. Evaluation of opportunities and constraints at each city park.
3. Written survey of the community in August 2006.
4. Review of City Comprehensive Plan and Development Code requirements.

5. Technical review of park improvement standards.
6. Development of recommended improvements at each park.
7. Preparation of planning cost estimates for park improvements.

Public Involvement

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

1. **Community Survey**. The City distributed a community survey in August 2006. The survey consisted of three parts:

- * An explanatory statement.
- * A map of the parks with a paragraph on the Hubbard Parks Improvement Committee.
- * The survey document.

The City of Hubbard distributed the surveys using three methods; direct mail, in-person distribution and by phone. 807 paper copies of the survey were distributed using direct mail (760) and forty-seven (47) were handed out during the National-Night-Out gatherings on August 1, 2006. In August 2006, approximately 100 follow-ups calls were made to Hubbard residents and the survey was conducted over the phone. One hundred and three (103) surveys were filled out and returned to City Hall either by mail, in person, or by phone. This resulted in a 13% return rate of the 907 surveys distributed.

Appendix "A" includes the survey and report prepared by Neil Obringer, a summer intern for the City.

2. **Advisory Committee Meetings**: The Council appointed a community advisory committee in October 2006 to review the draft Master Plan and solicit public comments. The committee focused on three elements of the plan:

1. Establishing a Vision for Hubbard Parks.
2. A Review of the Community Survey Results.
3. A Review of the Proposed Park Improvement Priorities.

The Committee held a series of meetings in November 2006 to review the plan and suggest modifications prior to the Planning Commission hearing. The City notified community members of the availability of the plan document and held an open house at City Hall on November 28th to give citizens an opportunity to comment on the proposed plan and individual park designs. Copies of the plan were also made available at City Hall for public review and comment.

3. **Public Hearings**

1. Planning Commission Hearing – December 19, 2006 and February 22, 2007
2. City Council Hearing - April 13, 2007

The 2007 Hubbard Parks Master Plan and a proposed resolution for a Parks SDC were submitted to the City Council for consideration on April 13, 2007. Ordinance No. 295-2007 adopting the 2007 Hubbard Parks Master Plan as an amendment to the City of Hubbard Comprehensive Plan was enacted on May 7, 2007. The resolution establishing a parks systems development charge will be considered by the City Council in Fall 2007.

Credits: The City recognizes the following staff for contributing to the plan.

City Staff:

Rob Daykin, Finance Director
Vickie Nogle, MMC, City Recorder
Jaime Estrada, Public Works Superintendent
Melinda Olinger, Public Works Administrative Assistant
Neil Obringer, Intern, University of Oregon Planning & Public Policy Department
Mark Fancey, Planning Consultant, Mid-Willamette Valley Council of Governments

Parks Advisory Committee:

Colletta Beckner
Daniel Estes
Jan LaFollette
Linda Kleczynski
Charles Rostocil
Bob Sigleer
Angie Wheatcroft

Hubbard Planning Commission:

Chair Mike Hill
Tyler Smith
Dan Estes
James Yonally
James Ballweber

Mayor and City Council:

Mayor Tom McCain
Councilor Chip Enbody
Councilor Clara Karsten (2006)
Councilor Matt Kennedy
Councilor Bruce Warner
Councilor Angie Wheatcroft

Chapter 1

PARKS DEVELOPMENT POLICIES AND FACILITY STANDARDS

The City of Hubbard is located in northeast Marion County, approximately 20 miles north of Salem and 24 miles from downtown Portland. Hubbard is located just off the I-5 corridor along U.S. Highway 99E. Historically, Hubbard was a small agricultural community. However, rapid growth of the suburbs south of Portland is changing the character of the community from a farming community to a suburban community. This dynamic change has spurred development of new subdivisions in the 1990's and first decade of the twenty-first century.

A. Statewide Planning Goals:

The Hubbard Comprehensive Plan adopted in May 2002 is the legally adopted guide for the growth and development of land within the urban growth boundary. Cities and counties are required to comply with the Land Conservation and Development Commission's adopted land use goals. **Goal 2 – Land Use, Goal 5 - Natural Resources and Goal 8 - Recreational Needs** apply to the development of parks and recreational facilities in a community.

1. **Goal 2 - Land Use:** The purpose of Goal 2 is ***"To establish a land use planning process and policy framework as a basis for land use decisions."***

Goal 2 requires cities to use a consistent planning process and a factual basis to plan for and make land use and development decisions. One of the implementation measures encouraged by Goal 2 is the adoption of detailed public facility plans which show size, location and capacity of existing public facilities. The 2007 Hubbard Parks Master Plan is a public facility plan which complies with the Goal 2 planning requirement.

2. **Goal 5 - Natural Resources:** The purpose of Goal 5 is ***"To protect natural resources and conserve scenic and historic areas and open spaces."***

Cities are required to adopt programs to protect natural resources and conserve scenic, historic and open space resources. Section II of the Hubbard Comprehensive Plan addresses Goal 5 requirements and focuses on the protection of wetlands, groundwater resources and riparian corridors along Mill Creek.

3. **Goal 8 - Recreational Needs:** The purpose of Goal 8 is ***"To satisfy the recreation needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities, including destination resorts."***

Local governments are required to plan for parks and recreational facilities in coordination with private enterprise, state and federal agencies. Parks and recreational facilities should be planned for and developed in such quantity, quality and locations consistent with the availability of resources.

Under Goal 8 cities are required to:

- Inventory recreation needs.
- Identify recreation opportunities.
- Coordinate parks and recreation plans with other agencies.
- Comply with and coordinate with the Statewide Comprehensive Outdoor Recreation Plan (SCORP).
- Consider energy consequences of facility development.
- Encourage use of non-motorized recreational activities.

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

- Recreation needs in high population areas.
- Users with limited mobility and finances.
- Maximize the conservation of energy in the transportation to parks and recreation facilities and in the use of energy in the facility.
- Minimize environmental deterioration.
- Available to the public at nominal costs.
- Meet needs of visitors to the state.

Goal 8 further encourages local governments to adopt implementation measures to finance and acquire park and recreation facilities. Local governments are encouraged to take into consideration various techniques for park and recreation facility acquisition including, but not limited to, fee simple site acquisition, conservation easements, development rights acquisition and subdivision park land dedication. Section IX of the Hubbard Comprehensive Plan is the adopted parks and recreation element of the plan.

B. Conformity with the Hubbard Comprehensive Plan:

This parks improvements plan has been adopted as a component of the Hubbard Comprehensive Plan. It will guide for the acquisition and development of park and recreation facilities for the City of Hubbard and the unincorporated area of Marion County within Hubbard's urban growth boundary. The plan complies with applicable comprehensive plan policies, including:

1. Population and Land Use Projections:

The comprehensive plan estimates the city will grow to a population of 3,105 by the year 2020. Actual growth in the 1990's and 1st half of the 2000 decade has been at a 2.65% annual growth rate, which is higher than projected in the Comprehensive Plan.

In 2004 Marion County adopted a coordinated population projection for all cities and unincorporated rural areas of the county. The County's forecast was coordinated with a forecast prepared by the Oregon Office of Economic Analysis (OEA) for the period from 2000 through 2040. The Marion County Planning Department will continue to use actual population growth and OEA forecasts to update its population projections.

In January 2007, the City of Hubbard and Marion County agreed to modify the population forecast for the city through the year 2027. The 2007 revised forecast estimates the City of Hubbard population will increase to 4,771 by the year 2027 at an annual average growth rate of 2.30%, beginning with the July 1, 2006 PSU population estimate. This rate is a bit slower than the historical growth rate in the past two decades, but City and County planning staff concluded it was a reasonable forecast for the future.

The city's average household size in the 2000 Census was 3.11 persons per household, which was higher than the statewide average of 2.5 persons per household. In April 2003, the Portland State University Center for Population Research publication "Oregon Outlook, April 2003", anticipates household size in Oregon will continue to decrease due to demographic trends of an aging population.¹ Based on an average of 2.5 persons per dwelling unit the city estimates another 724 housing units will be constructed from 2007 to the year 2027 in order to achieve the estimated population of 4,771.

City of Hubbard Population Estimates²

Year	Actual Population	2007 Population Projection @ 2.30%	# of Housing Units Needed @ 2.5 persons/unit
1980	1,640		
1990	1,881		
1995	2,045		
2000	2,483		
2006 (PSU)	2,960		
2010		3,214	102
2015		3,619	264
2020		4,075	446
2025		4,588	651
2027		4,771	724

¹ See Oregon Outlook at https://stage.www.pdx.edu/media/p/r/prc_Oregon_Outlook_April_2003_Pop_Trends.pdf

² Mid-Willamette Council of Governments, Mark Fancey, City Planner in memorandum to City dated December 19, 2006.

2. Parks and Recreation Goal:

Section IX of the Hubbard Comprehensive Plan is the adopted parks and recreation element of the plan. The section provides brief descriptions of individual parks and some minor improvements at these parks. Ordinance 295-2007 adopts the following parks and recreation goal for the City of Hubbard.

Parks & Recreation Goal:

To establish and preserve parks and recreation open spaces in and near the city for all to enjoy. To preserve and encourage the development of scenic and natural resources as the area provides. To promote and encourage the Regional Parks Program and the State Parks Program.

Effective May 8, 2007 the 2007 Hubbard Parks Master Plan is the adopted parks master plan for the city and is approved as a guide for future parks and open space development in the City of Hubbard.

3. Related Comprehensive Plan Policies:

The following policies from the Hubbard Comprehensive Plan apply to the location and development of existing and new parks inside the City of Hubbard:

Natural Resource Goals & Policies:

Goal: Protect natural resources and conserve scenic and historic areas and open spaces.

- Policies:
- (5) Hubbard will protect significant riparian corridors through a safe harbor ordinance that contains restrictions on placement of new structures and impervious surfaces, grading and vegetation removal within riparian buffer sites.
 - (8) Hubbard will pursue the establishment of a multi-use path along Mill Creek as specified in the City of Hubbard Transportation System Plan.

The acquisition and development of a multi-use path is specified in the City of Hubbard Transportation System Plan.

Public Facilities & Services:

Goal: To provide for the orderly, efficient and economical delivery of City services. To seek and maintain cooperation and coordination of public services with other public agencies.

- Objectives:
- (1) Maintain and enhance the quality of public facilities and services and provide them in a timely cost-effective manner.

The plan clearly states quality public facilities are of great importance to the general welfare of the community. With population growth and an increase in leisure time, there is a need for park and recreation facilities which will enhance the quality of life for Hubbard citizens.

Land Use Goals and Policies:

Goal: To provide adequate lands to service the needs of the projected population in the year 2020, and to ensure the conversion of property to urban uses in an orderly and timely manner.

Policies: Public and Semi-Public Lands

- (2) The City of Hubbard shall encourage the development of the Mineral Springs property as a County or State park.
- (4) The City of Hubbard shall require adequate park, open space and rights-of-way in residential and commercial developments with increased emphasis on land east of Hwy 99E.
- (5) The City of Hubbard encourages the preservation of a Mill Creek corridor to maintain a buffer from the creek, to allow for an area for storm water management, and maintain the benefits of a riparian corridor.
- (6) Open spaces and recreational sites and facilities should be encouraged to provide for the leisure time needs of the resident and visitor.

4. Recommended Public Facilities and Services Policies:

This plan recommends that the following policies be added to the Hubbard Comprehensive Plan.

Goal: To conserve and protect the community's natural and scenic resources, and to provide for a variety of public parks and open space to meet the recreational needs of Hubbard's residents and visitors.

Policies:

- 1) The 2007 Hubbard Parks Master Plan shall be used as a guide for park land acquisition and improvement of existing parks in the City of Hubbard.
- 2) The City will enact standards in the Hubbard Development Code to require dedication to the City and/or city acquisition of park land and open spaces concurrently with new development.
- 3) Dedication of park land of less than one-half acre is discouraged unless it is positioned on the edge of a subdivision and can be combined with adjoining vacant land as it develops.
- 4) City development standards shall require the preservation of floodways, riparian and wetland areas. The standards may include the use of conservation easements or dedication to the public.
- 5) The City will coordinate the city's park and recreation facility planning with plans for Marion County and the State of Oregon Parks Department.
- 6) The 2007 Hubbard Parks Master Plan will identify prospective park sites to be acquired by the City. In order to acquire the sites, the city is encouraged to work with existing property owners to obtain either a right-of-first refusal or an agreement for future acquisition.

5. Hubbard Development Ordinance Requirements:

The Hubbard Development Code (HDC) has no standards which require dedication of park land or the development of public or private recreation facilities in conjunction with a new development. The public improvement standards for new subdivisions or planned developments do not require any cash payments for park development.

HDC Section 2.200 establishes general development standards which apply to all new development within the community and has a few development standards which apply to the creation of new parks.

HDC Section 2.02.03.M(2) states no parks shall have access to arterial streets.

HDC Section 2.210 establishes standards for development adjacent to riparian corridors, but does not require any public dedication or retention of public access easements adjacent to the riparian areas on Mill Creek.

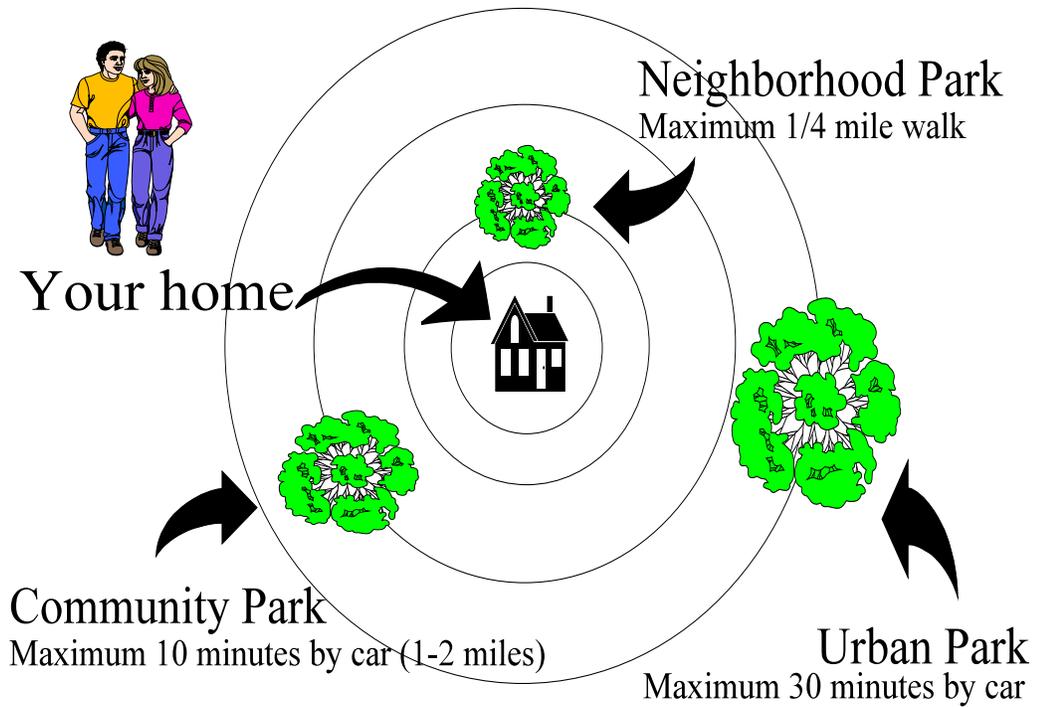
HDC Section 2.211 establishes standards for developments which impact wetlands. Again, there is no requirement for public dedication of wetlands as either park land or open space for public benefit.

In order to implement the recommended policies, new zoning code and subdivision code standards and criteria will be required to:

- 1) Require park land dedication at the time of subdivision.
- 2) Require placement of conservation and/or recreation corridor easements on properties adjacent to waterways.

C. Your Home and the Urban Park System: The Time/Distance Relationship

The basic park system for a city consists of three major elements: mini-parks and neighborhood parks, the community park and the large urban park. The mini-park may be a small landscaped area, play area, intersection, or monument. The neighborhood park serves a small geographic area and residential population (primarily a pedestrian population). The community and urban parks serve a city or region and serve citizens who reach the park by foot, bicycle and cars. Park size, service area, and population served increase from neighborhood park to community park and from community park to large urban park, while the number of parks in a category provided decreases.



D. Park and Recreation Standards and Policies:

The standards and policies set forth on the following pages were used in evaluating Hubbard's existing park and recreation facilities and in planning their improvements and expansion.

The standards reflect generally accepted norms of how much and what types of parks and facilities should be available to residents of an urban area. The policies provide guidance for planning and developing park and recreational facilities. The data, criteria, and policy recommendations are flexible and subject to review and revision as circumstances require.

1. General Policies:

- ◆ *Hubbard's parks and recreation facilities will be designed and developed to comply with the recommended park standards (see pp. 12 to 16) and recommended recreational facility standards (see pp. 17 to 18).*
- ◆ *Park designs developed and approved by the Parks Advisory Committee, the Planning Commission and/or the City Council will be followed closely since they reflect the needs and desires of the residents of the community.*
- ◆ *Facilities and equipment within a park (e.g., tables, benches, grills, trash cans) will be selected for compatibility with other features of the park and park use.*
- ◆ *The City expects quality in its parks. New park buildings, facilities and equipment will use high quality materials and will be designed for a minimum 20-year life cycle. Park facilities and equipment should be vandal resistant and require a minimal level of on-going maintenance by the city public works staff.*
- ◆ *Volunteerism is vital if the city wants an excellent "community" parks system and recreation programs. Civic organizations and citizens will be encouraged to be responsible for recreation programs, park development, and parks maintenance whenever possible.*

2. Parks Development Financing:

The City has limited funds available for development of new parks and recreation facilities. Potential financing sources include,

- ◆ **General Fund:** The city's general fund relies on property taxes, state shared revenues, franchise fees and miscellaneous revenues to pay for the general operational expenses of the city such as administration, law enforcement and park maintenance. Capital expenses for parks improvements may be paid for with general funds, but available funds for capital projects are limited.
- ◆ **Property Tax Levies:** The City may submit "parks" local option tax levies or general obligation bond issues to local voters in order to finance parks acquisition, park improvement projects and/or park maintenance projects.
- ◆ **Parks Systems Development Charge (Parks SDC):** The City of Hubbard SDC Ordinance enables the city to collect a Parks SDC to pay for the costs of acquiring and developing parks under authority granted by ORS 223.297 through ORS 223.314. A Parks SDC is imposed at the time each building permits is issued for new construction and is based on the demands new residents will impose on the city's park and recreation facilities.

- ◆ Federal & State Grants: Federal and state assistance for parks development is available under selected programs. In the late 1990's Oregon voters approved Measure 66 dedicating a portion of Oregon Lottery funds to parks and recreation purposes. The Oregon Parks and Recreation Department has grants available under the following programs:

- Heritage Program
- Land and Water Conservation Fund (LWCF)
- Local Government Grants
- Recreational Trails Grants

These funds may be used for various park and recreation programs ranging from historic restoration and museums under the Heritage grants program to local parks land acquisition and recreational facility development. A competitive selection process is used to select projects. Other small categorical grant programs still exist for targeted capital projects or activities, but these need to be researched individually. The Oregon Department of Transportation bike and pedestrian grant program may also provide funds for trail linkages within communities. In most cases, federal and state grants require a local match of cash or in-kind contributions of labor, materials and services. Local matches are typically in the 40% to 50% range.

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

- ◆ Foundations and Community Organizations:

- 1) Foundations: A number of Oregon's private non-profit foundations will partially fund community initiated public space and park development projects. Many smaller Oregon cities have obtained grants from the Ford Family Foundation, Collins Foundation, Oregon Community Foundation and Meyer Trust for capital projects which improve the quality of life for Oregon's citizens. Foundation sources are a good source to provide some of the local match for state and federal grants.
- 2) Local Organizations: Civic groups such as the North Marion Program for Recreation, Youth Development and Education (PRYDE) Rotary, and more traditional civic clubs such as the Lions, Kiwanis, Moose, Rebekah's etc. can provide funds and labor to support park improvement projects. If identified early in a grant application process, civic organizations can provide 10%-30% of the local match a small city needs for a state or federal grant. Local involvement in projects makes the city's grant application more competitive because it demonstrates strong community support for a particular project.

Policy: *The City will utilize a variety of financing sources to pay for park development and capital improvements. If possible city general funds and parks SDC funds will be used to leverage grants, donations and volunteer contributions to complete projects at the least cost possible to the community.*

3. Parks Maintenance Policy:

The recognized standard for parks maintenance is one (1) half-time person for every five acres of developed urban parkland. Currently the city has 9.94 acres of developed parks and 0.46 acres of undeveloped open space. The City devotes 0.7 full-time equivalent public works employees to parks

maintenance duties year round, supplemented by a full-time (40 hrs/wk) summer seasonal employee to assist with mowing all city properties and general park maintenance duties. The estimated costs for parks maintenance and development in 2006-2007 are:

◆ Development (per acre urban parkland)	\$75,000/acre
◆ Annual Maintenance	\$7,000+ per developed acre
◆ Parks Maintenance Personnel	1 person per 8-10 acres of urban parks
◆ Parks Maintenance Salary Costs (Annual Salary & Benefits per full-time employee)	\$35,000 to \$50,000

The city's staffing level does meet current standards. If the city desires to upgrade its parks and maintain them as higher quality parks and recreational facilities, then staffing will need to be added as existing parks are improved and new parks are developed.

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

4. Park Standards:

The City of Hubbard adopts the following park development standards to guide the acquisition of land and development of parks within the community.

LARGE URBAN PARKS:

Size: 2.5 acres per 1,000 population Each park will be 20 to 100 acres in size

Location: Serves a large city or region. May be a 30 minute drive of any residence in the service area. Large urban parks are to provide for escape from the noise and congestion of a city. They take advantage of natural features including rivers, lakes, wetlands, forests or undeveloped open space.

Facilities: Emphasis is usually placed upon the retention of natural areas and providing opportunities for such activities as picnicking, walking, bicycling, and boating rather than specific sports activities or playgrounds, which are more appropriately furnished in community or neighborhood parks.

Existing Parks: None.

Large Urban Park Policies:

- Large urban parks will not be developed in Hubbard.

COMMUNITY PARKS:

Size: 2.5 acres per 1,000 population Each community park will be 5 to 50 acres in size.

Need: 12 acres to serve 4,771 planning population

Location: Serves a surrounding area with a two-mile radius and should be within a five to ten minute drive of any residence in the service area. Community parks should be centrally located in the service area or adjacent to schools, adjacent to waterways or adjacent to undeveloped public open space.

Facilities: Community parks provide facilities to serve the community at large; i.e., large athletic fields, extensive cooking and picnic facilities, moderate to large sheltered space, open space, trails, paths, natural areas, a community center, swimming pool. Community parks should be equipped with restrooms and provide for vehicle parking. To the extent that a community park also serves as a neighborhood park for the immediate area, it should also be equipped with those facilities (play equipment, etc.) specified for a neighborhood park.

Existing Community Parks:

- Barendse Park is an 8.27 acre community park located at 4174 5th Street. The park is located at the north end of the City, two blocks northwest of Pacific Hwy 99E. Because Barendse Park is in the center of a residential area it also serves as a neighborhood park.
- Rivenes Park is a one-square block park in the center of Hubbard at "D" and 5th Avenue. Although smaller than a typical community park, Rivenes Park functions as a community gathering point, festival site and large group picnic facility.
- The North Marion School District's baseball, soccer and football fields complexes serve as a community sports complex. These facilities are located 3 miles northwest of Hubbard on Boones Ferry Rd.

Community Park Policies:

- Barendse Park's restrooms, fields, parking area and trails will be refurbished and new playground facilities to create a family-oriented community park. As adjacent properties on Third Avenue become available, land should be acquired to better connect the park to the center of the city.
- As residential development occurs on the east side of the City, the City should seek to acquire a 5 to 10 acre site to develop either a new community park or larger neighborhood park east of Hwy 99.
- Duplication of facilities should be avoided. If community park type facilities are available at schools, development of duplicate facilities at the community park will be discouraged.

NEIGHBORHOOD PARKS

- Size:** 2.5 acres per 1,000 population in addition to land for community parks. Neighborhood parks can be less than ½ acre and up to 5 acres in size
- Need:** 12 acres to serve the 4,771 planning population
- Location:** Serves a surrounding area of one-quarter mile radius. Neighborhood parks should be centrally located and accessible by pedestrians without crossing major thoroughfares. If located next to a school, some facilities can be shared.
- Facilities:** Neighborhood parks should be furnished with play equipment, both hard surfaced and sand play areas, benches, tables, small shelter, outdoor cooking facilities, basketball pad, multipurpose field or grassy area (if space is available), trees, vegetation.
- Comments:** Neighborhood parks are primarily pedestrian parks; normal street parking should be adequate. Restrooms will not be provided in neighborhood parks.

Existing Neighborhood Parks:

- Kari Park. A 0.27 acre park on Kari Lane.
- Walnut Vale Park. A 0.27 acre park on Walnut Court.

Neighborhood Park Policies:

- Neighborhood parks will be developed within a quarter mile radius of all residents of the city.
- Acquisition of new park land and development of new city neighborhood park facilities will be targeted to serve both existing and new residential areas whenever possible. New or expanded neighborhood parks are recommended the following locations:

Southwest: Walnut Vale Park - An expanded neighborhood park is recommended for the southwest corner of the city adjacent to Walnut Vale Park.

North: The acquisition of park land and development of a new neighborhood park is recommended if the Urban Growth Boundary (UGB) expands to the north and west of Hwy 99E.

East: The acquisition of park land and development of either a new neighborhood park (2 to 5 acres) and/or a community park (5 to 10 acres) to the east of Pacific Hwy 99E is recommended as residential areas on the east side of the UGB are developed.

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

MINI-PARKS

Size: 2,500 square feet to .50 acre in size

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

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

Comments: Mini-parks need to be carefully designed to serve pedestrian needs. Normal street parking should be adequate.

Existing Mini-parks:

- Winchester Park. A 0.12 acre park on 9th Street.
- Centennial Park. A 0.07 acre mini-park located between 1st Street and Pacific Hwy 99E.

Mini-park Policies:

- A mini-park will supply park land to isolated sub-neighborhood residential or commercial areas where population does not warrant a neighborhood park and pedestrian access to other neighborhood parks is restricted or unavailable due to major streets, waterways, industrial areas, etc.
- Donation of land for mini-parks will be encouraged. The participation of major landholders, large businesses, and neighborhood users in the development and maintenance of mini-parks will be encouraged.

5. RECREATIONAL FACILITIES STANDARDS

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

Activity or Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Number of Units per Population	Service Area Radius	Location Notes
Tennis	Min 7,200 sq ft single court.	36'x78' 12' clearance.	Long axis north/south.	1 court per 2,000	¼ mile	Best in batteries of 2 to 4 in neighborhood, community park, or adjacent to school site.
Softball	1.5 to 2.0 acre	Baselines: 60' Mound: 46' men, 40' women Fast pitch field radius from plate: 225' between foul lines Slow pitch radius: 275' (men), 250' (women).	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast.	1 field per 5,000	¼ mile	Slight difference in dimension for 16" slow pitch. May also be used for youth baseball.
Little League	1.2 acre minimum	Baselines: 60' Pitcher's Mound: 46' Foul lines: 200' Center Field: 200'	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast.	1 field per 1,500	¼ mile	Part of neighborhood complex. Lighted fields part of community center complex.
Playground Softball	10,000 sq ft	100' x 100'	Locate home so pitches cross sun; batter does not face sun. Line from home plate through pitcher's mound runs east by northeast.	1 field per neighborhood park	10 min	Neighborhood Park
Regulation Basketball	5600 to 7980 sq ft	50' x 94' w/ 5' sidelines	Long axis north/south	1 court per 6,000	¼ mile	Outdoor courts in neighborhood and community parks; active recreational areas in other park.

5. Recreational Facilities Standards (Cont.)

Activity or Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Number of Units per Population	Service Area Radius	Location Notes
Basketball high school	5040 to 7280 sq ft	50' x 84' w/ 5' sidelines	Same	2 courts per high school	Same	Same
Basketball youth	2400 to 3036 sq ft	46' x 84' w/ 5' sidelines	Same	1 court per middle school	Same	Same
Basketball (½ Court)	1500 sq ft	35' x 35'	Basket on north (if poss)	1 per 2,500	10 min	Neighborhood Park
Soccer	1.7 to 2.1 acre	195' to 226' x 330' to 360' 10' min clearance	Long axis from northwest to southeast.	1 per 10,000	1 mile	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
Football	1.5 acre min	160' x 360' 6' min clearance all sides.	Long axis from northwest to southeast.	1 per 20,000	10 min	Usually part of baseball, football, soccer, complex in community park or adjacent to high school.
Track, ¼ mi	4.3 acres	276' overall width; 600' length; 32' for 8 lanes	Long axis in sector from north to south to north-west/ south/east with finish line at northerly end.	1 per jr/sr high schools	10 min	Usually part of high school or in community park complex in combination with football, soccer, etc.
Swimming Pool	Varies; usually 1½ to 2 acres	25 yd x 45' for teaching pool. 3 to 4 min depth	None	1 per 16,500	10 min	Pools for community use should be planned for teaching, competitive, and recreational purposes. Locate in community park or school site.
Outdoor Shelters	Varies	Varies	None	1 per 35,000	10 min	Community park.
Community Center	1 sq ft per person	None		1 per 15,000	5 miles	Community park.
Volleyball	2500 sq ft	30' x 60' per court	None	1 per 5,000	5 miles	Community or Neighborhood Park
Horseshoe Pits	1000 sq ft	10' x 50' per court (normally groups of 2+)	None	1 per 2,500	10 min	Community or Neighborhood Park

Chapter 2

EXISTING CITY OF HUBBARD PARKS

The City of Hubbard has eight existing parks and open spaces comprising approximately 13.21 acres of land. The vicinity map on the following page shows the location of these parks within the City of Hubbard.

Community Parks

• Barendse Park	8.27 acres	
• <u>Rivenes Park</u>	<u>1.01 acres</u>	
Community Parks Total		9.28 acres

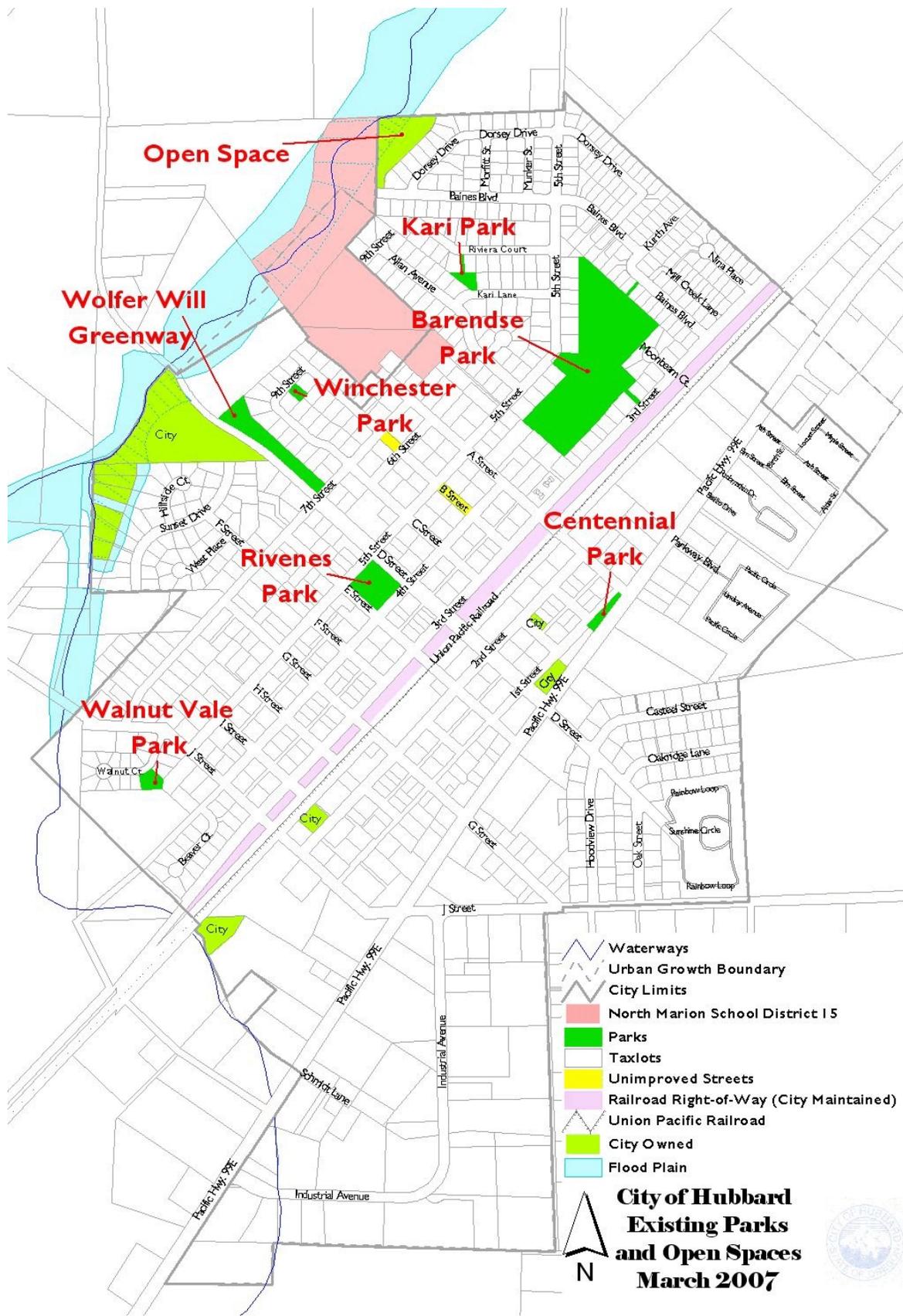
Neighborhood Parks and Mini-Parks

• Kari Park	0.27 acres	
• Walnut Vale Park	0.27 acres	
• <u>Winchester Park</u>	<u>0.12 acres</u>	
Neighborhood Parks Total		0.66 acres

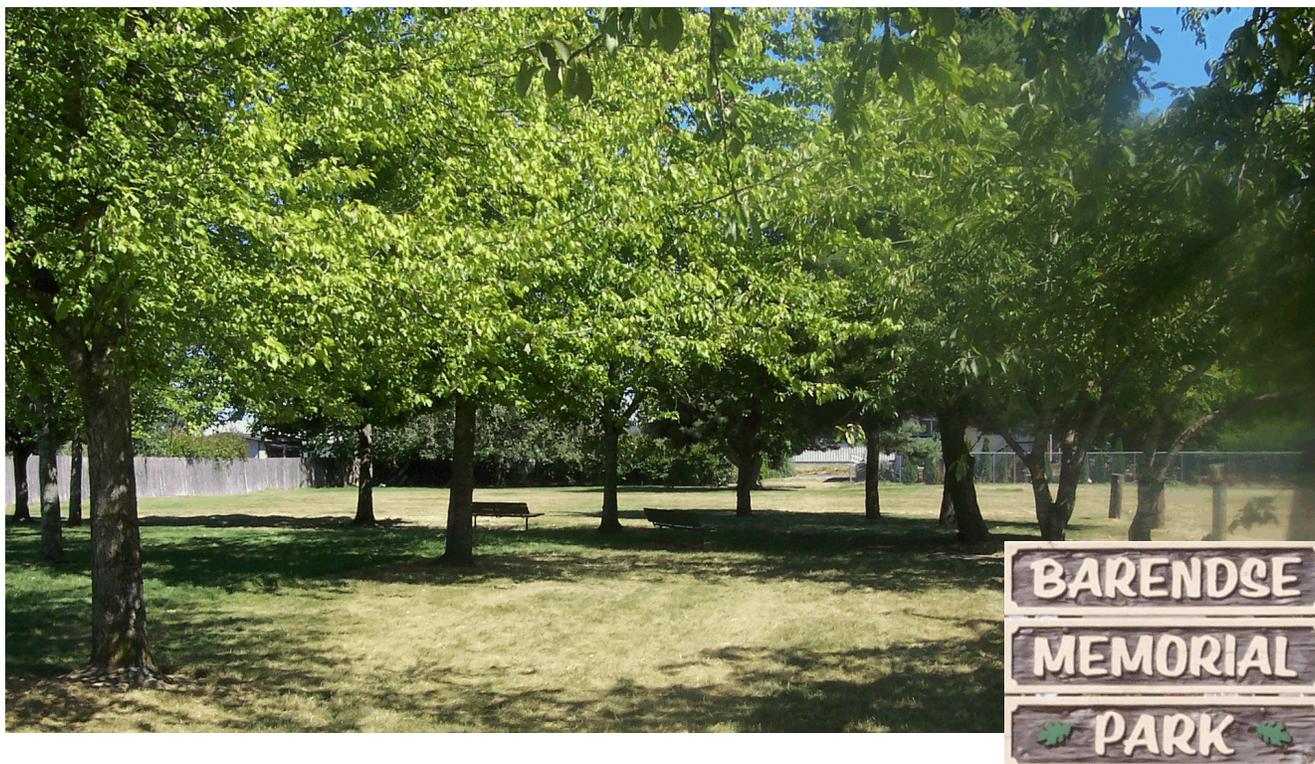
Open Space

• Wolfer-Will Greenway	1.39 acres	
• Centennial Park	0.07 acres	
• <u>Picullel Open Space adjacent to Mill Creek</u>	<u>1.81 acres</u>	
Open Space Total		<u>3.27 acres</u>

Total of Existing City of Hubbard Parks and Open Spaces 13.21 acres



Barendse Park



Barendse Park Description:

Barendse is an 8.27 acre community park located at 4174 5th Street. The park is found in the north end of the city, two blocks northwest of Pacific Highway 99E. As a community park Barendse Park serves the citizens of Hubbard, as well as the surrounding rural areas of Marion County. The park property was purchased by the City of Hubbard in 1975. Initial improvements (restrooms, backstops, walking trail, and land improvements) were built shortly thereafter using a federal Land and Water Conservation Fund grant. The park was officially named in July of 1976 after the late Al Barendse, a former parks commissioner and long-time advocate of softball and baseball.

In 1984, the tennis courts and related facilities were added using a second Land and Water Conservation Fund grant. The most recent improvement to Barendse Park was the construction of the Hyssoon Skate Park in August 2002. The skate park was funded with a \$35,000 State Parks Local Government grant and community donations.

Barendse Park is located in the center of a residential neighborhood and has limited public access and visibility from surrounding streets. The site is flat, and contains no major distinguishing physical features. Vehicles can access a small parking lot off of 5th Street. There is pedestrian access to the park from 5th Street and three other entry points, 3rd Street to the southeast, Moonbeam Court to the east and Baines Blvd. to the north.



**Barendse Park
Existing Conditions
August 2006
4174 5th Street
Est. 1975**



2006 Facilities Inventory:

Adult Men's Softball field
Women's and Youth Softball field
Multi-purpose / Soccer field
Restrooms

Tennis courts (2)
Huysson Skate Park
Walking Path- 4' asphalt
Parking lot (unimproved)

Barendse Park Needs Assessment:

As community parks, the City's expectations for the type and quality of improvements will be higher in Barendse Park and Rivenes Park. These two parks are heavily used by a more diverse cross-section of the community.

The majority (60%) of the Hubbard citizens who rated the condition of Barendse Park found that the park was in good or excellent condition in August 2006. Only eight of the 89 respondents rated the park condition as poor. Respondents to the survey were very willing to offer suggestions on how to improve Barendse Park. Of the 104 suggestions, five were consistently mentioned:

- 21 Create a play area for younger children
- 13 Upgrade the parking lot
- 13 Provide a picnic area
- 12 Improve walking paths
- 10 Upgrade or improve the restrooms

Barendse Park is the closest, but not much to do there for small children – would be great to see some kind of play structure!

In addition, nine citizens cited the need to improve lighting and security at the park. Respondents also noted that Barendse Park is not as accessible as the other city parks. This may be

attributed to the fact that the parking lot is unimproved creating access problems for those who drive, and that the park is surrounded by residential neighborhoods resulting in low visibility of the park from surrounding areas.

The September 2006 site inspection identified several positive features about Barendse Park, but also noted significant deficiencies. The perimeter pathway is well conceived with an attractive corridor of trees adjacent to the path. The park grounds are in fair condition, but the fields and open grass areas were hard and the turf was in poor condition.



The softball fields, backstops and tennis courts show signs of years of use and need to be refurbished. In Summer 2006, the City public works staff installed an underground irrigation system.

The skate park is well-maintained, but has had equipment failures in the past.

Parking Lot:

The Oregon Department of Parks and Recreation awarded the City of Hubbard a grant to upgrade the parking lot and drainage system in the center of the park. The parking lot paving, drainage improvements, a new entry sidewalk from 5th Street and entry landscaping improvements were begun in the late Fall 2006 and will be completed in 2007. These will greatly improve pedestrian access to the park and upgrade the overall appearance of Barendse Park.

**Restrooms:**

The existing restrooms are small, have poor sidewalk access, are not handicapped accessible and have old fixtures. The concrete block construction is in excellent condition and well-maintained. The restrooms need to be expanded and refurbished or replaced with a new restroom building.

Access and Entry Points:

As the park is improved and the community grows, public use of Barendse Park is expected to increase significantly. Consequently, pedestrian and vehicle access and visibility to the park needs to be improved.

Pedestrian access to Barendse Park comes from three small access ways from Baines Blvd, 3rd Street, Moonbeam Court and the main entry located on 5th Street. As discussed above, the City will improve the entry and parking area in 2007. Improved pedestrian paths and adjacent landscaping is recommended for each of the other three entries.

Park Expansion:

The signature improvement for Barendse Park is the proposed acquisition of some or all of the seven residential lots on 3rd Street. The purpose of the acquisition is to improve public access, improve security and visibility into the park, create more open space and provide better access to the center of the city.

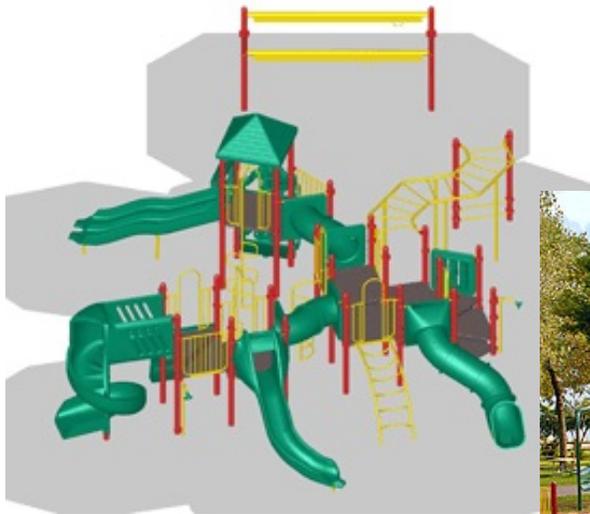
Acquisition of these properties can occur over time, as the properties are sold. The City can approach individual property owners and seek to obtain a right-of-first refusal for each site. As land acquisition opportunities present themselves, the city can then quickly work with the property owner to acquire individual lots at market value or the property owners can donate all or a portion of the property to take advantage of tax incentives or credits. The City can set aside Parks SDC funds and use them for land acquisition or as matching funds for federal or state grants.

Barendse Park Deficiencies:

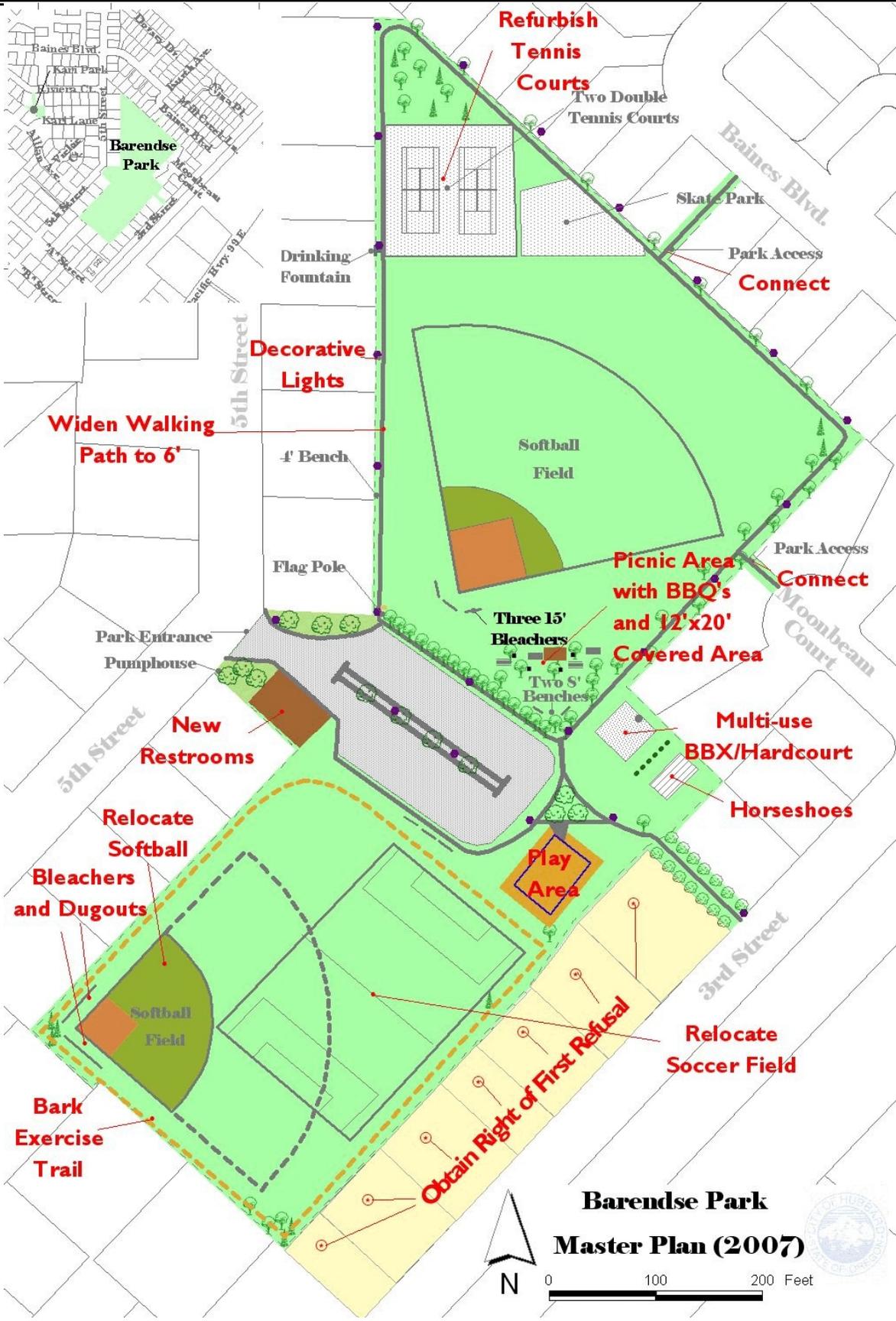
The following table summarizes deficiencies identified in Barendse Park in 2006.

Barendse Park Deficiencies		Recommended Action
1	Parking Area: Existing gravel lot, no drainage system or handicapped accessible parking spaces.	Pave parking area, install drainage system and install ADA accessible parking spaces w/ access to the pedestrian path. <i>[Project Funded – 2006 Oregon State Parks Local Govt Grant]</i>
2	Restrooms: Existing restrooms are small, poor sidewalk access, not handicapped accessible, have old fixtures and need to be refurbished or replaced.	Replace the existing restrooms with larger restrooms, ADA accessible entries and nearby handicapped parking spaces.
3	Play Structure: The Park has no play area for ages 2 to 12.	Install a large play structure designed to serve: * pre-school ages 2 to 5 * elementary ages 5 to 12
4	Play Equipment: The Park does not have any play equipment for toddlers or equipment designed for creative play activities.	Install toddler swings. Install creative play sculpture.
5	Pedestrian Access to Park: No sidewalks enter the park from 5 th Street, Moonbeam Court or 3 rd Street. The Baines Boulevard access sidewalk is not connected to the internal path system.	Install new sidewalks to the park and connect to the existing path system inside the park.

Sample Play Structures



Barendse Park Deficiencies		Recommended Action
6	<p>5th Street Park Entry:</p> <p>The park entry is poorly designed and uninviting to the public. There is no landscaping, poor lighting, no sidewalk or any other visual attraction guiding the park user into the park.</p>	<p>Work with a landscape designer to plan the park entry, landscaping, lighting and sidewalk as part of the 2007 parking lot improvement project.</p>
7	<p>Security / Visibility:</p> <p>The park is surrounded on all sides by residential development. There is poor visibility into the park and insufficient security lighting.</p>	<p>Work w/ PGE to install cobra head parking lot lighting in the center island.</p> <p>Work with a landscape designer to select vandal resistant decorative lamp post pathway lighting every 100' and at pathway intersections.</p>
8	<p>Park Furnishings:</p> <p>The park furnishings have no standards or uniform design. Additional benches, garbage receptacle, drinking fountains will be needed in the high use areas and as the park is upgraded.</p>	<p>Select standard park furnishings to improve the overall appearance in the park.</p>
9	<p>3rd Street Park Entrance:</p> <p>The park entry is an unimproved grassy area.</p> <p>Signage is needed on 3rd Street to identify the park entrance.</p>	<p>Install entry sidewalk from SE 3rd Street and landscaping between the park and adjacent residences. Install concurrently with the play structures. Add directional sign(s) on 3rd Street.</p>
10	<p>Walking Path:</p> <p>The existing walking path around the park is a 4' wide asphalt pathway.</p>	<p>Replace with a 6' wide AC or PCC walkway to meet ADA requirements.</p>
11	<p>Land Acquisition:</p>	<p>Obtain a right-of-first refusal from property owners on 3rd Street and acquire properties as individual parcels become available.</p>
12	<p>Softball field is too close to parking area and has wrong orientation.</p>	<p>Relocate to SW corner of site. Install new bleachers, dugouts and backstop.</p>
13	<p>Soccer field is too small with current NW to SE orientation.</p>	<p>Relocate soccer field.</p>
14	<p>Family & Adult Use Areas:</p> <p>Barendse Park has few facilities for families, youth and or adult use. Add facilities to complement the proposed play area.</p>	<p>Install new picnic area north of parking lot interspersed with trees.</p> <p>Add a 40' x 40' basketball court.</p> <p>Add horseshoe pits with protective fencing in safe location.</p>



Barendse Park Master Plan

Barendse Park will continue to increase its role as a multi-purpose community park serving citizens of all ages. The proposed master plan recommends improvements that will enhance the role of Barendse Park as Hubbards main community park. The plan recommends the city purchase and install high quality equipment, buildings and furnishings which demonstrate the community's commitment to excellence.

The following improvements are recommended to rehabilitate the park and to create a more inviting neighborhood park facility for children ranging from age 3 to 12.

Recommended Barendse Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Play Structure 50' x 60' (Ages 5 to 12)	1	50,000	\$ 50,000
2	Swings & Climbers (Ages 2 to 8) a. Baby swings (2 swings) @ \$600 b. Belt swings (4 swings) @ \$1,200 c. Skyrunner / Climber @ \$2,000 d. Climbing Wall @ \$ 5,000 e. Installation	Lump Sum (LS)	12,000	\$ 12,000
3	Pre-school Play Equipment (Creative Play Area) - (Burke) a. Spring pod / Balance Pod @ \$1,500 b. Tunnel @ \$ 2,500 c. Playhouse / Fire truck / car, etc. @ \$3,000 d. Animals / Boulders etc. \$ 2,000 e. Spring toys @ 500 f. Spring rider (2 or 4 person) @ \$1,000 g. Kid's table @ \$1,000 h. Puppet show @ \$750 i. Diggers @ \$ 500 j. Activity Center (various components) @ \$4,000 k. Installation	LS	20,000	\$ 20,000
4	New restrooms Restrooms are proposed as a masonry building with decorative facing toward the park. The restrooms will have two stalls with high quality, vandal resistant fixtures.	1	125,000	\$ 125,000
5	Sidewalks 5' wide PCC walks @ \$ 22 per linear foot a. SE 5 th St. Park Entry & around parking area (700 lf) b. SE 3 rd St. Park Entry (300 lf) c. Moonbeam Court Park Entry (75 lf) d. Baines Blvd connection (20 lf)	1095	22	\$ 24,090
6	Landscaping Areas a. SE 5 th St. Park Entry b. SE 3 rd St. Park Entry c. Moonbeam Court Park Entry d. Parking Lot center divider e. Flowering Plums / Cherry's 3"-4" caliper f. Trees / shrubs	LS	30,000	\$ 30,000

Recommended Barendse Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
7	Decorative pathway lighting a. 10'-12' tall decorative cast iron pole with acorn lamp b. Trenching and conduit 1750 lf @ \$10 lf	20	\$4,000	\$ 80,000
8	Parking Lot lighting - two double cobra fiberglass poles installed	2	\$3,500	\$ 7,000
9	Overlay and widen perimeter pathway a. Gravel base – 6" base 3/4+ minus (widen 2') 3,000 lf b. AC Overlay - 3" x 2' and 1 1/2" x 4' (in place)	LS	24,000	\$ 24,000
10	Picnic Tables (installed w/ concrete pad - Tuffclad recycled)	4	1,500	\$ 6,000
11	Benches (installed - match picnic tables)	6	700	\$ 4,200
12	Trash cans (Classical style - Gametime)	6	1,500	\$ 9,000
13	Grills: Individual Pedestal Style	3	250	\$ 750
14	Ash can @ restroom entries	2	250	\$ 500
15	Drinking Fountain (Custom built by local groups - materials only)	2	750	\$ 1,500
16	Bike Rack (Loop style) near play area	1	700	\$ 700
17	Running trail on perimeter of soccer / softball field	LS	7,500	\$ 7,500
18	Dogipot Pet Station (dispensers only)	3	400	\$ 1,200
19	Relocate Softball field (by city -new infield, topsoil, seed)	1	7,500	\$ 7,500
20	Backstop (by city - new backstop)	2	4,000	\$ 8,000
21	Team benches (no dugouts)	2	1,250	\$ 2,500
22	Bleachers (4 Row - 21' Aluminum Frame @ \$2,000) North ballfield (3 bleacher units) South ballfield (1 bleacher unit)	4	2,000	\$ 8,000
23	Irrigation System - Modifications to existing (by city)	LS	3,000	\$ 3,000
24	Soccer Field (topsoil, finish grade, reseed)	LS	3,000	\$ 3,000
25	Multi-use hard court / Basketball court a. Pole and Fan Backboard @ \$1,000 b. BBX Court (½ court)	LS	30,000	\$ 30,000
26	Refurbish Tennis Courts	LS	75,000	\$ 75,000

Recommended Barendse Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
27	Horseshoe pits (Public Works) a. Wood backboard area b. Installation c. 36" or 42" Chain link fencing to separate from BBX area	LS	1,500	\$ 1,500
28	Park Entry signage @ each park entry point a. Park rules (4 signs @ \$200) b. Park name sign (2 signs @ \$1,000)	LS	2,800	\$ 2,800
29	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			\$ 81,711
30	Land Acquisition: (Lots are listed with 2006 county assessed value) Acquire ½ acre or more to create better access to 3 rd Street Marion County Assessor's Map 4 1W 34 BB TL 2201 .24 acres \$ 125,790 TL 2300 .19 acres \$ 135,730 TL 2400 .18 acres \$ 151,150 TL 2500 .12 acres \$ 131,470 TL 2600 .18 acres \$ 145,860 TL 2700 .18 acres \$ 142,760 TL 2800 .12 acres \$ 103,000	LS	600,000	\$ 600,000
Estimated Barendse Park Improvement Costs				\$1,226,451

Rivenes Park



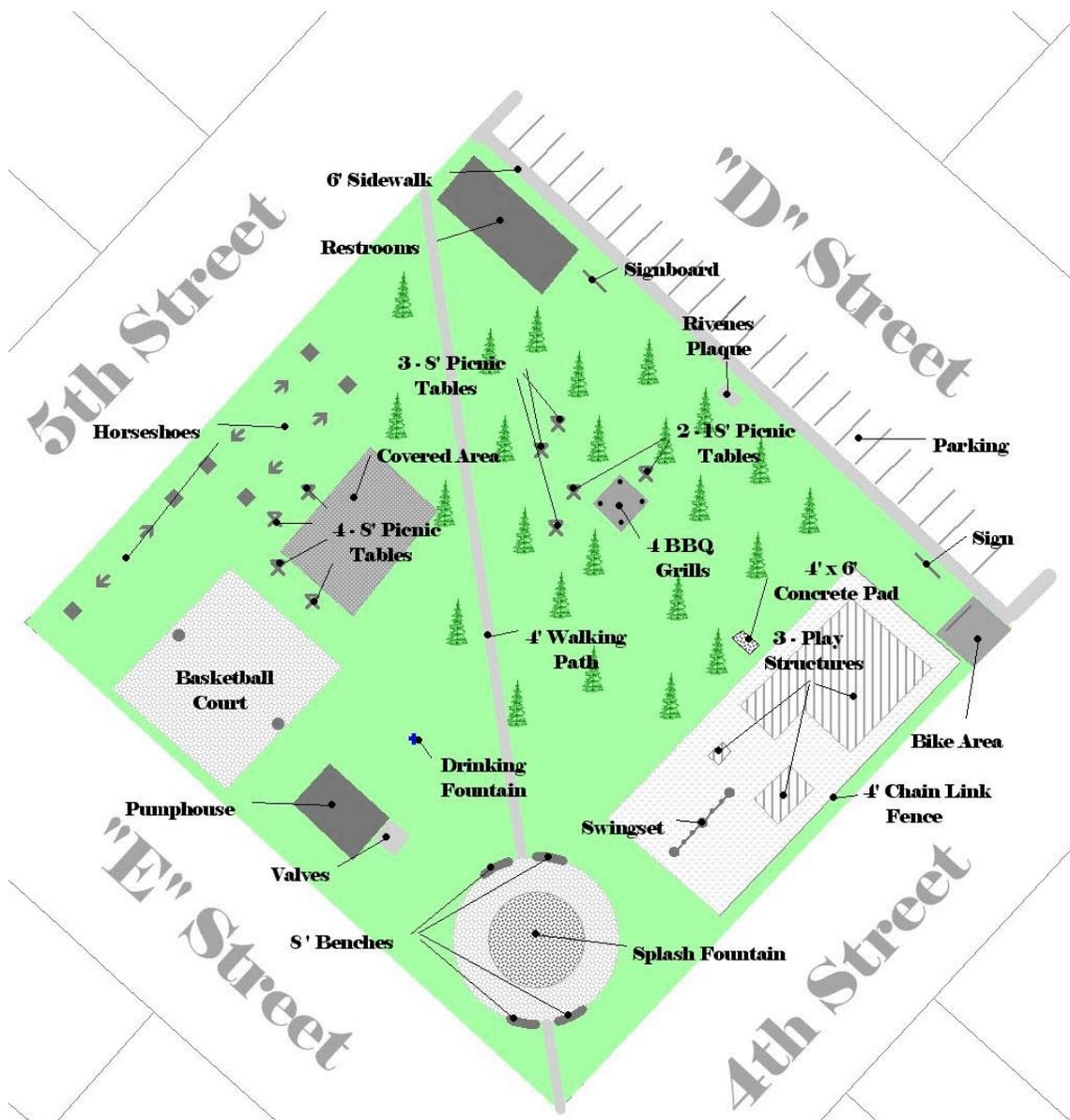
Rivenes Park Description:

Rivenes Park is a 1 acre community park located at 2600 “D” Street in Hubbard. The park is in the center of the city west of Pacific Highway 99E. It serves the citizens of Hubbard, as well as surrounding rural areas of Marion County. Rivenes Park was purchased in 1941 from Southern Pacific Railroad for ten dollars. The restrooms were constructed 1976 using a Land and Water Conservation Fund grant, and the play structures were installed in 1997 using private donations and volunteer/city staff labor. Rivenes Park, formally known as The City Park, was given its current name in 1996 in memory of the late Paul Rivenes, former owner of the Rivenes Market and prominent member of the community.

The park is a one square block, surrounded by city streets. Located in a residential neighborhood, there is excellent access and visibility within and from outside of the park. The large fir trees throughout the park distinguish Rivenes Park from all the other city parks. These large trees dominate the site, provide shade during hot summer days and serve as a great visual backdrop for the park.

Rivenes Park is most heavily used of the city’s parks. It is used for community festivals, large family events, picnics and due the splash fountain and excellent play area is very attractive to children and families.





City of Hubbard
 Created by: M. Ollinger
 Hubbard Public Works
 Existing Conditions
 August 2008

Rivenes Park

2600 "D" Street

Est. 1941



0 50 100 Feet

2006 Facilities Inventory:

Splash Fountain
Restrooms (not ADA compliant)
Covered Shelter
Basketball Hoops (2)
Horse shoe area

Barbeques (4)
Picnic Tables (5)
Parking Lot and Street Parking
Medium sized play area

Rivenes Park Needs Assessment:

Rivenes Park is a community focal point. It offers facilities and amenities that do not exist in other Hubbard parks; including a splash fountain, a basketball court, a covered shelter, and a medium sized play area. Consequently, with heavy use, the city needs to pay attention to potential conflicts between uses and ensure that park improvements are constructed of high quality materials and are well maintained. More than any other of the city's parks Rivenes Park serves city residents and rural residents who gather for events.

In the August 2006 community survey, a large majority (85%) of the Hubbard citizens who rated the condition of Rivenes Park found the park was in good or excellent condition. Only two of the 97 respondents rated the park condition as poor. Respondents to the survey identified three specific problems they feel need to be addressed by the City of Hubbard:

- 20 Improve maintenance and upgrade the restrooms
- 16 Provide new tables and benches
- 11 Rivenes Park is too crowded

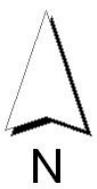
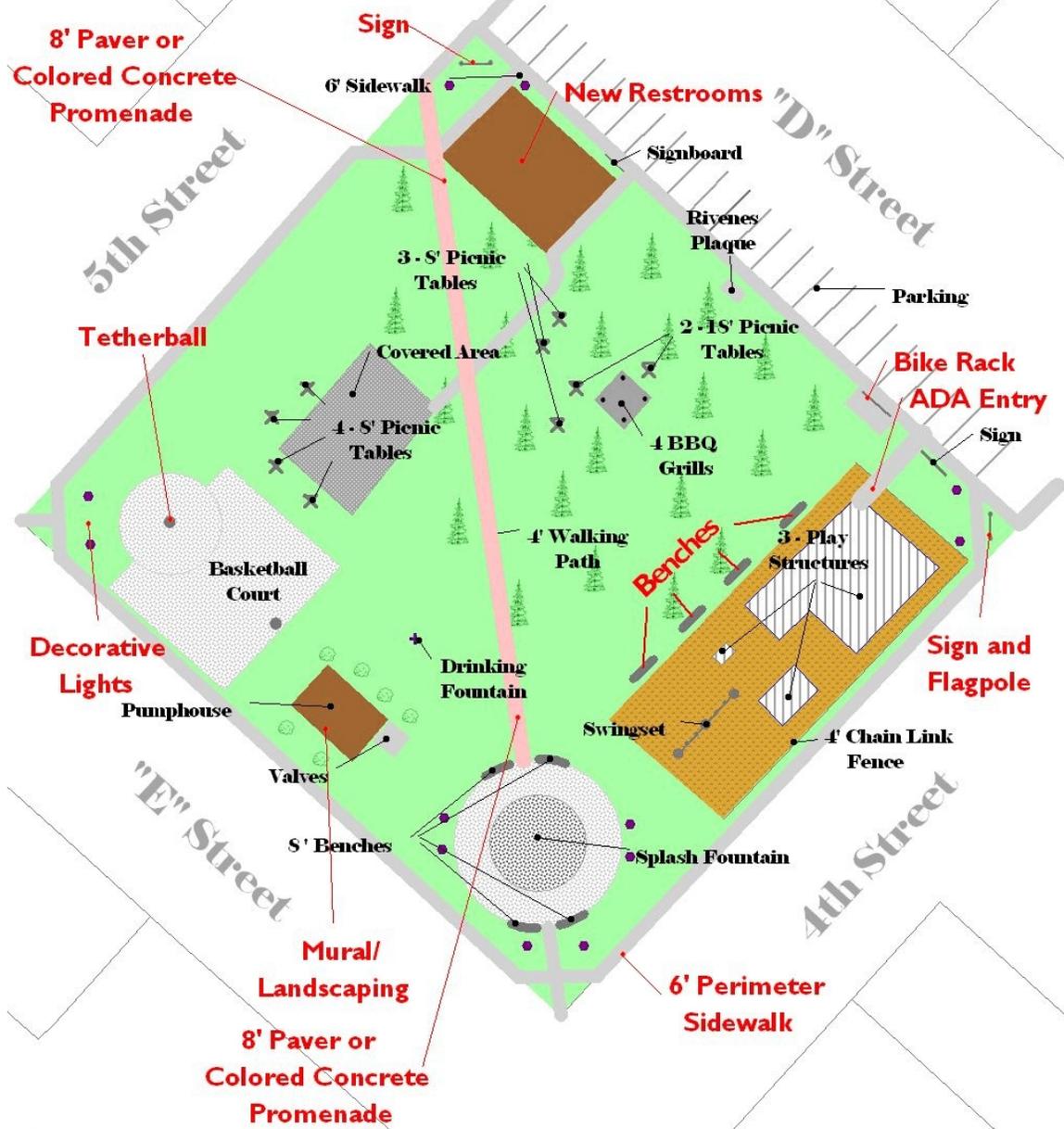
The September 2006 site inspection concurred with these comments and identified several other items which can improve the quality of the park users experience. The picnic shelter is not handicapped accessible and the slab is about a foot below the grade of the nearby sidewalk, making access difficult. Picnic tables, benches and trash receptacles have seen heavy use and need to be refurbished or replaced.

City parks provide community gathering centers and improve overall quality for all – activities for youth are especially important – basketball at Rivenes goes on all the time .



The center pathway is narrow and does not tie in with other sidewalks. The ground is hard and the turf shows signs of heavy usage at the end of the summer.

Rivenes Park Deficiencies		Recommended Action
1	Restrooms: Existing restrooms are small, poor sidewalk access, not handicapped accessible, have old fixtures and need to be refurbished or replaced.	Replace the existing restrooms with larger restrooms including more fixtures and ADA accessible entries.
2	Pedestrian Access to Park: There are no sidewalks on three sides of the park. The center sidewalk is too narrow (4' wide) and does not meet recommended ADA standards.	Install new sidewalks and ADA ramps at all corners. Replace center sidewalk with 6' or 8' wide colored concrete or paver path to improve access and create an attractive design element.
3	Security / Visibility: The park is surrounded on all sides by public streets. There is an opportunity to create a signature design element with attractive lighting fixtures.	Work with a landscape designer to select vandal resistant decorative lamp post pathway lighting every 100' and at street corners.
4	Park Furnishings: The park furnishings have no standards or uniform design. Additional benches, garbage receptacle, drinking fountains will be needed in the high use areas and as the park is upgraded.	Select standard park furnishings to improve the overall appearance in the park.
5	Horseshoe pits: The horseshoe pit area is unsafe and in a poor location, per CCIS insurance inspection.	Remove horseshoe pits.
6	Access point to play structure and bike racks pose a potential safety risk to small children because they are too close to the "D" Street and 4 th Street intersection.	Relocate the ADA entry and bike racks.
7	Signs: No visible park name signs.	Install new signs at each end of the park on "D" Street.
8	Mural on Well Building:	Paint new mural on SW side of the well structure.



Rivenes Park
Master Plan (2007)

0 50 100 Feet



Rivenes Park Master Plan

Rivenes Park has the potential to be a showcase park for the city. In particular, the Master Plan shows two new park signs, decorative street lamp posts, a center promenade, mural and landscape design features. In addition, sidewalks to the picnic shelter, new picnic tables, new garbage receptacles and new restrooms will make the park more attractive for group use.

The following improvements are recommended to rehabilitate the park.

Recommended Rivenes Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	New restrooms	1	125,000	125,000
2	Sidewalks 5' wide PCC walks @ \$22 per linear foot a. 4 th , "E" and 5 th Avenue Perimeter (775 lf) b. Restroom to Covered Picnic Area (100 lf) c. ADA Entry to Play Area (25 lf)	900	22	19,800
3	Sidewalks 8' wide Colored PCC Promenade	230	40	9,200
4	Entry Signs a. NW Entry 5 th & "D" Street b. NE Entry 4 th & "D" Street	2	2,000	4,000
5	Landscaping Areas a. All corner entry points b. Restroom area	5	1,000	5,000
6	Decorative pathway lighting a. 10'-12' tall decorative cast iron pole with acorn lamp b. Trenching and conduit 400 lf @ \$10/lf	6	4,000	24,000
7	Picnic Tables (installed w/ concrete pad - Tuffclad recycled)	8	1,500	12,000
8	Benches (installed - match picnic tables, including pad extensions to pathway network where appropriate)	6	750	3,000
9	Trash cans (Classical style or Tuffclad)	6	1,000	9,000
10	Grills - Individual Pedestal grills (4) @ \$250 - Group grill (1) @ \$600	LS	1,600	1,600
11	Ash cans 2 @ Restrooms & 1 @ shelter.	3	250	750
12	Drinking Fountain (custom built by local groups w/ spigots for group use)	2	750	1,500
13	Bike Rack (Loop style) near play area	1	700	700

Recommended Rivenes Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
14	Irrigation System - Modifications as needed	LS	2,000	2,000
15	Lawn Areas (topsoil, grading and reseed)	LS	2,000	2,000
16	Add PCC tetherball area to multi-use court	LS	2,500	2,500
17	Mural (Community group paint -materials only)	LS	500	500
18	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			33,158
	Estimated Rivenes Park Improvement Costs			\$254,208

Kari Park



Kari Park Description:

Kari Park is a 0.27 acre neighborhood park located at 2335 Kari Lane. This park is in place to serve the needs of the public who live within walking or biking distance of the park. The park only offers street parking for car access. Kari was developed as part of the Riviera sub-division in 1992.

Kari Park is located in a residential neighborhood and surrounded on three sides by homes. Access to the park is gained from the sidewalk or Kari Lane which borders the southern tip of the park or through an access way on the northern end of the park which allows pedestrian and street parking on Riviera Court.

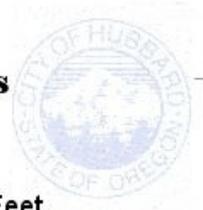
2006 Facilities Inventory:

Swing sets (4 seats)
8' Bench
Small merry-go-round
Trees on the southwest border

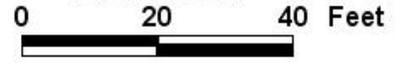


Riviera Court

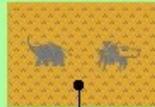
Kari Park
Existing Conditions
August 2006
Est. 1992



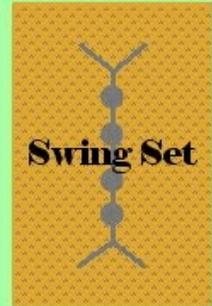
Park Access



Merry Go Round



Spring Riders



Swing Set

7 Bench



Park Entrance

Kari Lane



Needs Assessment:

The 2006 community survey revealed citizens found Kari Park to be in poor condition.

A site inspection in September 2006 identified several safety issues and confirmed the community perception that the park is deteriorating and needs to be rehabilitated.



Kari Park Deficiencies		Recommended Action
1	One of the spring toys creates a safety hazard to small children.	Remove and/or replace.
2	Merry go-round has no safety cushioning and has drainage problem near base.	Install new border at edge of grass, modify sprinklers system and install pea gravel 12" deep from border to fences.
3	Pea gravel cushion under swing set is too shallow.	Replace w/ pea gravel to 12" depth.
4	Handicapped accessibility is limited.	Install ADA ramp to street.
5	Water valves create trip hazard.	Repair - pour concrete around.



Kari Park Master Plan

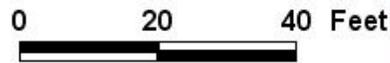
Kari Park will continue to be a neighborhood park which will serve the approximately 60 homes. Due to its small size, this is a mini-park. Playground equipment and facilities should be selected to serve toddlers and elementary aged children from 3 to 12. In addition, amenities should be provided for passive use by area residents.

The following improvements are recommended to rehabilitate the park and to create a more inviting neighborhood park facility for children ranging from age 3 to 12.

Recommended Kari Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Play Structure (Ages 3 to 8) – maximum 25' x 20' play structure or other creative play toys such as animals, climbers that is dramatically different from the nearby play structure in Barendse Park. Includes structure, ADA access, safety cushioning for access to play area	1	15,000	15,000
2	ADA Ramp & Sidewalks 6' wide PCC sidewalk a. Sidewalk through park Kari Lane to Riviera Court (220 lf) b. ADA Entry to Play Area (10 lf)	230	27	6,210
3	Entry Signs at Riviera Court and Kari Lane	2	1,000	2,000
4	Decorative pathway lighting a. 10'-12' decorative cast iron pole with acorn lamp – 100' spacing.	3	4,000	12,000
5	Picnic Table w/ concrete pad and ADA accessible	1	1,500	1,500
6	Benches (installed to match tables, with concrete pad)	2	750	1,500
7	Trash cans (to match tables and benches)	2	500	1,000
8	New play area border and cushioning material at Merry-go-round	LS	750	750
8	Irrigation System Modifications	LS	750	750
10	Lawn Areas (Topsoil, regrade and seed as needed)	LS	1,000	1,000
11	5' black chain link fence a. Replace fencing on west park boundary b. New fence from Kari to Riviera Court (east)	600	19	11,400
12	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			7,967
Estimated Kari Park Improvement Costs				\$61,077

Riviera Court

Kari Park Master Plan (2007)



Park Access

5' Chain Link Fence

Decorative Lighting

6' Walking Path

5' Chain Link Fence

Merry Go Round

Creative Play
Structure
Ages 2-8

Swing Set

5' Chain
Link Fence

Decorative
Lighting

Picnic Table

6' Walking Path

Benches

Park Entrance

Sign

Kari Lane



Walnut Vale Park



Walnut Vale Park Description:

Walnut-Vale Park is a 0.27 acre neighborhood park located at 2892 Walnut Court. Walnut-Vale was developed as part of the Walnut Court sub-division in 1999. This neighborhood park serves residents who live within walking or biking distance of the park. Parking is limited to on-street parking on Walnut Court. Walnut Vale Park is primarily used by children (pre-school to age 12) and by families who live within a two-block radius of the park.

Public access to Walnut Vale Park is from Walnut Court. The park has single family homes on each side of the park, but the rear of the park opens onto an undeveloped tract of land. The site is flat with few major site features. The tree in the center of the park provides a visual focal point.

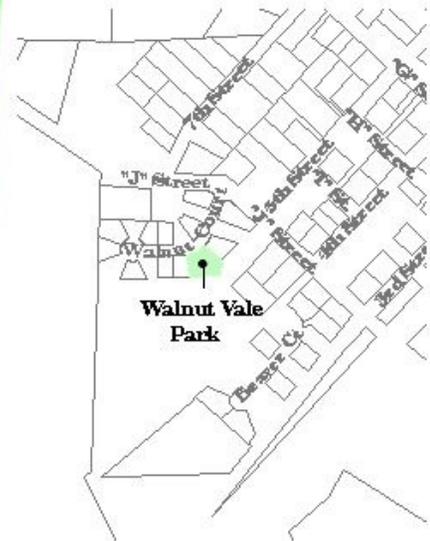
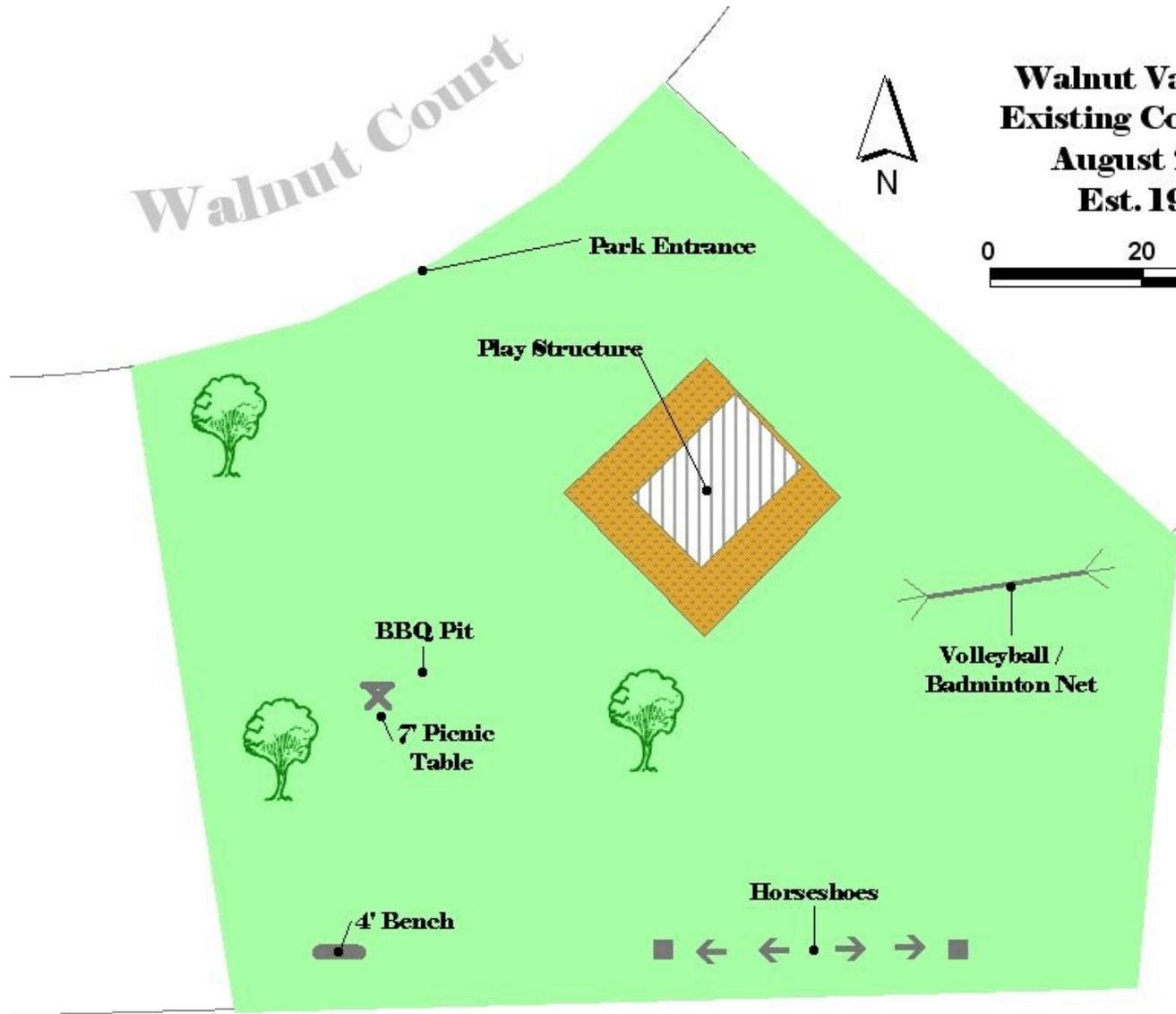
2006 Facilities Inventory:

Picnic Table
Small play structure designed for residential use, not public park use.
Barbeque
Horseshoe pit

Walnut Court



**Walnut Vale Park
Existing Conditions
August 2006
Est. 1999**



Walnut Vale Park Needs Assessment:

The majority (70%) of the Hubbard citizens who rated the condition of Walnut Vale Park concluded that overall the park was in fair or poor condition in August 2006. Only one of the thirteen respondents rated the park condition as excellent. Respondents cited the need to upgrade the playground equipment and improve general maintenance. Individual respondents requested the city add a drinking foundation, add basketball courts and fence off the rear of the park.

The September 2006 site inspection confirmed the need to upgrade the play equipment. The existing equipment was installed by the developer and is a residential grade piece of equipment and was not designed for public park use. In addition, the garbage receptacles need to be replaced with more sturdy permanent receptacles. No significant safety hazards were identified at the park.

Walnut Vale Park Deficiencies		Recommended Action
1	Playground equipment is residential grade. If retained, the border needs to have a 6' clear space from the edge of the play equipment.	Replace with a 30' x 30' play structure designed for children up to age 12.
2	Play structure is not handicapped accessible.	Install ADA accessible path to play structure.
3	Park is too small to serve as a neighborhood park.	Acquire additional land to the south to increase park size to 1-2 acres.



Replace Existing Play Structure in Walnut Vale Park

Walnut Vale Park Master Plan

Walnut Vale Park is currently a mini-park serving a small residential neighborhood. The park has the potential to be expanded to a 1-2 acre neighborhood park by acquiring the adjacent parcel of property and extending the park to 4th Street. Playground equipment and facilities should be upgraded to public park standards and should be selected to serve toddlers and elementary aged children from 3 to 12. In addition, amenities should be added to enhance passive and recreational use of the park by area residents.

The following improvements are recommended to rehabilitate the park and to create a more inviting neighborhood park facility for children ranging from age 3 to 12.

Recommended Walnut Vale Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Play Structure (Ages 3 to 8) – maximum 30' x 30' incl ADA access, and safety cushioning at entrance to play structure	1	15,000	15,000
2	Sidewalks 6' wide PCC walks at \$27 per lineal foot a. 5' wide sidewalk to play structure	40	27	1,080
3	Entry Signs at Walnut Court entry	1	1,000	1,000
4	Decorative pathway lighting a. 10'-12' decorative cast iron pole with acorn lamp – 100' spacing.	2	4,000	8,000
5	Picnic Table w/ concrete pad and ADA accessible	1	1,500	1,500
6	Benches (installed to match tables, with concrete pad)	2	750	1,500
7	Trash cans (to match tables and benches)	2	500	1,000
8	Irrigation System Modifications	LS	1,000	1,000
9	Bike Rack (Loop Style)	1	700	700
10	Lawn Areas (Topsoil, regrade and seed as needed)	LS	1,000	1,000
11	4' chain link fence on rear park boundary	300	15	4,500
12	Basketball Court - 35' radius half-court basketball and play court.	LS	25,000	25,000
13	Park Addition Site Improvements	1.50	75,000	112,500
14	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			26,067
13	Acquire 1.5+/- acre site to the south			150,282
Estimated Walnut Vale Park Improvement Costs				\$350,129

Walnut Vale Park Master Plan (2007)



Walnut Court
Decorative Lighting

6' Walking Path

Bench

Sign

Play Structure
Ages 3-10

Bench

BBQ Pit

7' Picnic Table

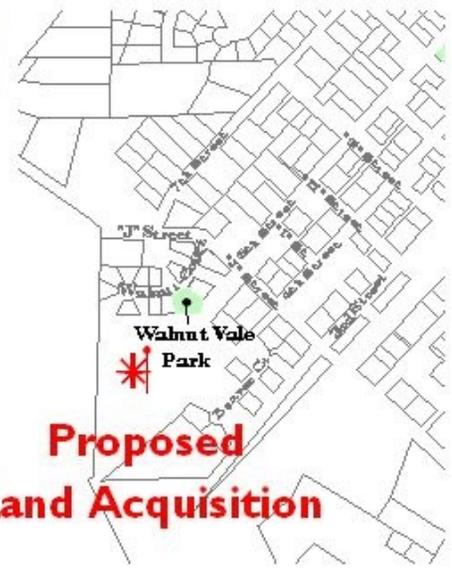
Basketball
1/2 Court

Covered
Picnic Table

4' Chain
Link Fence

Horseshoes

Proposed
Land Acquisition



Winchester Park



Winchester Park Description:

Winchester Park is a 0.12 acre mini-park located at 3756 9th Street. Winchester Park was developed in 1984 as an amenity to the residents of the Winchester sub-division. The park is located in the center of a block and is bordered on three sides by single family homes.

Winchester Park serves residents who live within walking or biking distance of the park. Pedestrian access is via the sidewalk on the 9th Street and parking is in the street next to this small park. The park is primarily used by young families and children ages pre-school to 12 who live in the 30-40 homes within a three-block radius of the park. The site is flat with minimal landscape improvements. The City has provided swings, a slide, horseshoe pit and a volleyball net in the grassy area to serve children and adults. A picnic table is located in the shady area of the park so parents can comfortably watch children at play.



2006 Facilities Inventory:

- Picnic table
- Slide
- Volleyball net
- Swing set (2 belt and 2 toddler)
- Bench
- Bike rack
- Shade Trees

9th Street

Bike Rack

**Winchester Park
Existing Conditions
October 2006
Est. 1984**



12' Picnic Table

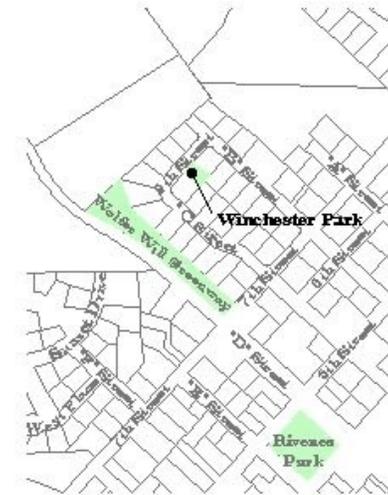
Volleyball /
Badminton Net

15' Slide

Swing Set

Horseshoes

5' Bench



Winchester Park Needs Assessment:

Winchester Park is in need of repair and rehabilitation and shows the signs of regular use. Ten of fourteen respondents (71%) to the city’s survey rated the overall quality of Winchester Park as fair or poor. Respondents cited the need to update the playground equipment, improve general maintenance and repair the horseshoe pits as priorities.

The September 2006 site inspection confirmed the need to upgrade the equipment and improve park maintenance. In addition there are several safety issues which need to be corrected. Overall, Winchester Park is deteriorating and needs to be rehabilitated.



Winchester Park Deficiencies		Recommended Action
1	The slide and swing set do not have safety cushioning under the equipment.	Install border around play equipment and place safety material under all play equipment. [Completed Fall 2006]
2	There is insufficient separation between the horseshoe pits and the swing set creating a safety hazard to children using the swings.	Remove or relocate the horseshoe pit.
3	Picnic bench and play equipment are not handicapped accessible.	Install ADA accessible path to picnic table and/or play equipment.
4	Volleyball net is rarely used and is located in the center of the central grass area.	Remove volleyball net.
5	Cedar fencing needs to be re-stained and broken/worn boards need to be replaced.	Re-stain and repair fencing.

The City invited neighbors to comment on the listed deficiencies and recommendations for improvement to Winchester Park. A member of the Parks Advisory Committee contacted residents in November 2006 to obtain comments. Neighbors noted that families and teens do use the volleyball area and strongly encouraged the city to retain the volleyball area despite its close proximity to the other play equipment in the park. In response to the public comments, the volleyball area is retained in the master plan and the proposed tot play structure is reduced in size.

Winchester Park Master Plan

Winchester Park will continue to be a mini-park in a small residential neighborhood. The park will serve 30-50 homes. Playground equipment and facilities should be selected to serve toddlers and elementary aged children from 3 to 12. In addition, amenities should be provided for passive use by area residents.

The following improvements are recommended to rehabilitate the park and to create a more inviting neighborhood park facility for children ranging from age 3 to 12.

Recommended Winchester Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Play Structure (Ages 3 to 8) – maximum 20' x 20' incl ADA access, and safety cushioning at entrance to play structure	1	8,000	8,000
2	Sidewalks 5' wide PCC walks	60	22	1,320
3	Entry Signs at 9 th Street entry	1	1,000	1,000
4	Decorative pathway lighting a. 10'-12' decorative cast iron pole with acorn lamp	2	4,000	8,000
5	Benches (installed to match tables, with concrete pad)	2	750	1,500
6	Trash cans (to match tables and benches)	1	500	500
7	Lawn Areas (Topsoil, regrade and seed as needed) and add border around play structure and new wood chips under structures.	LS	1,000	1,000
8	Engineering, Landscape Architect, Survey and/or Project Management	LS		1,000
Estimated Winchester Park Improvement Costs				\$ 22,320

9th Street

**Decorative Lighting
with Landscaping**

Sign

Bike Rack

Bench

**12' Picnic
Table**

**Volleyball/
Badminton Net**

**Play Structure
/ Equipment**

Bench

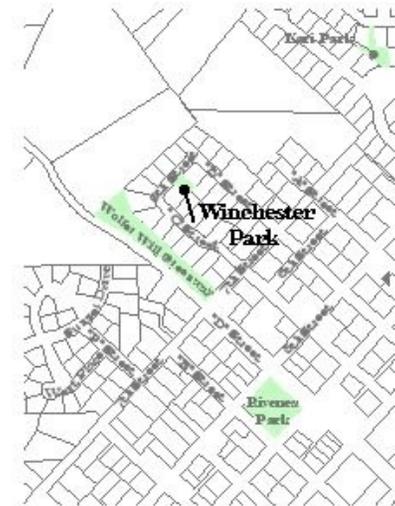
Swing Set



Winchester Park Master Plan (2007)



0 20 40 Feet



Wolfer Will Greenway



Wolfer Will Greenway Description:

The Wolfer-Will Greenway was donated to the City in 1996 by the Wolfer-Will families. This greenway was created as part of the Winchester sub-division in 1984. This greenway is the last of the original Wolfer Farm dating back to 1880. Donations enabled the city to purchase and plant five baby trees in 1999. Wolfer-Will Greenway is a 1.39 acre parcel that runs approximately 700' feet along the north side of "D" Street west of 7th Street.

There is no onsite parking, though there is parking on streets near the greenway. Access to the park can be gained from the SW and SE sides. The site of the park is on a slight grade, sloping upward from the SW to the NE side. There are no known hazards to the public's health or safety at this time. Wolfer-Will greenway was not included in the parks community survey. The site is used as a staging area for parades.

Wolfer Will Greenway Needs Assessment:

The September 2006 City of Hubbard inventory of parks land and facilities revealed no significant deficiencies at Wolfer-Will Greenway. The greenway is an unimproved open space area. The City has a storm sewer main down the middle of the greenway and will need to access the storm sewer for maintenance. The September 2006 site inspection confirmed the need to a safe pedestrian sidewalk to new residential developments to the west. In addition, the greenway is one of the entries into the City and can create an attractive gateway for people entering Hubbard from the west.

**Wolfer Will Greenway
Existing Conditions
August 2006
2300 "D" Street
Est. 1996**



Wolfer Will Greenway Master Plan

Wolfer Will Greenway will remain as an open space area. It will be developed with minimal urban improvements so it can continue to be used as a staging area for parades. Proposed improvements include a meandering sidewalk, decorative pathway lighting, irrigation system, turf improvements, benches and trash receptacles at each end of the greenway. The greenway is viewed as a main artery linking residential neighborhoods and the downtown area of the city with the future Mill Creek trail.

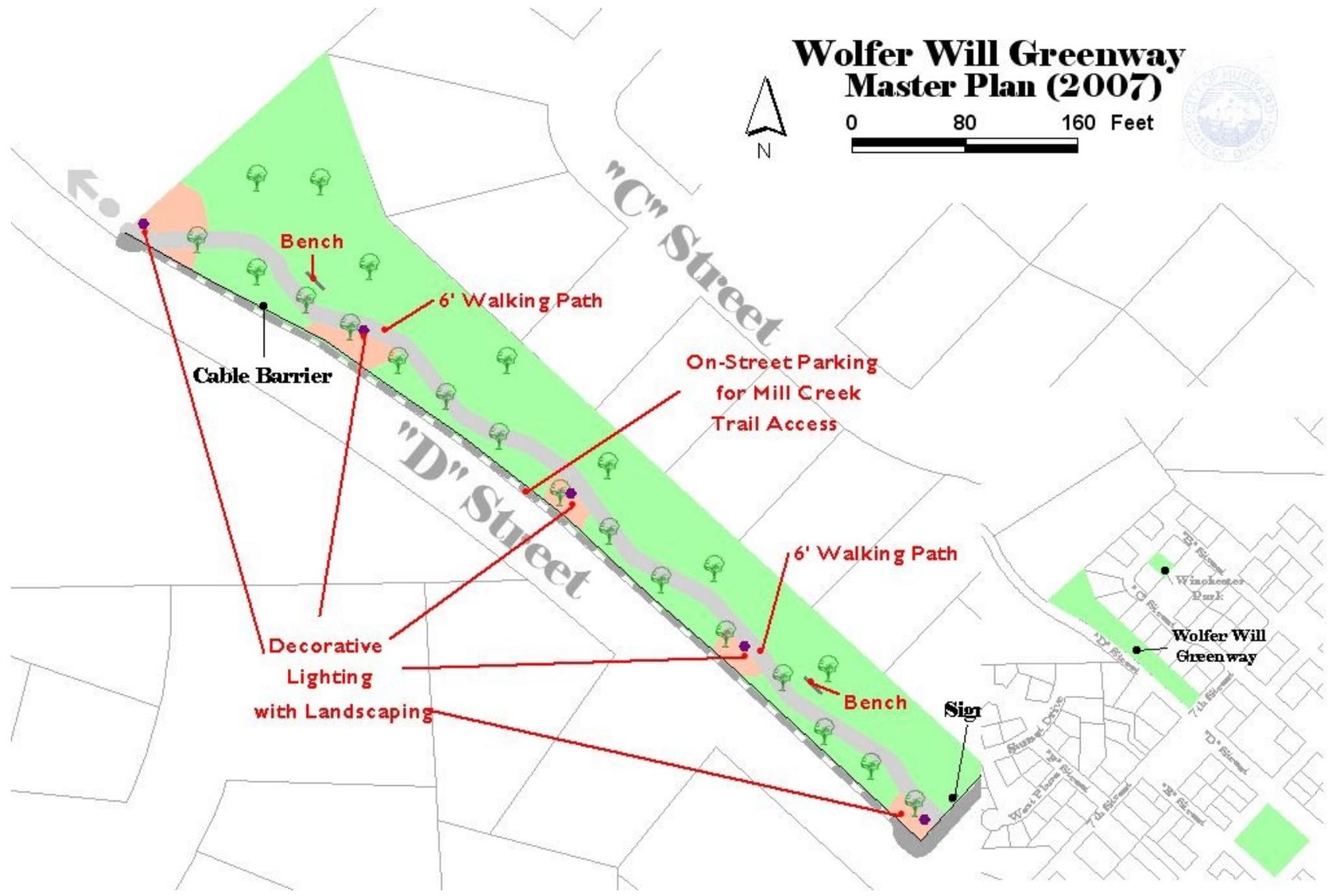
The Parks Advisory Committee and staff view the Wolfer Will Greenway as a gateway into Hubbard. The decorate street lights will continue the theme established at Rivenes Park to the east on "D" Street.

Recommended Wolfer Will Greenway Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Sidewalks 6' wide PCC walks at \$27 per lineal foot	800	27	21,600
2	Decorative pathway lighting a. 10'-12' decorative cast iron pole with acorn lamp	5	4,000	20,000
3	Benches (installed to match tables, with sidewalk extension and concrete pad)	6	750	4,500
4	Trash cans (to match tables and benches)	3	500	1,500
5	Landscaping areas with 2 ½" caliper or larger trees, perennial shrubs, bulbs and perennial groundcovers. Landscape areas include borders, soil amenities, bark mulch .	5	3,000	15,000
6	Install irrigation system (800 lf 2" PVC mainline w/ lawn rainbirds, shrub heads in landscape zones, electronic controllers, backflow devices, and drain lines)	LS	15,000	15,000
7	Lawn Areas (Topsoil, organic mulch, regrade, seed)	LS	4,000	4,000
8	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			12,240
Estimated Wolfer Will Greenway Improvement Costs				\$ 93,840

Wolfer Will Greenway Master Plan (2007)



0 80 160 Feet



Centennial Park



Centennial Park Description:

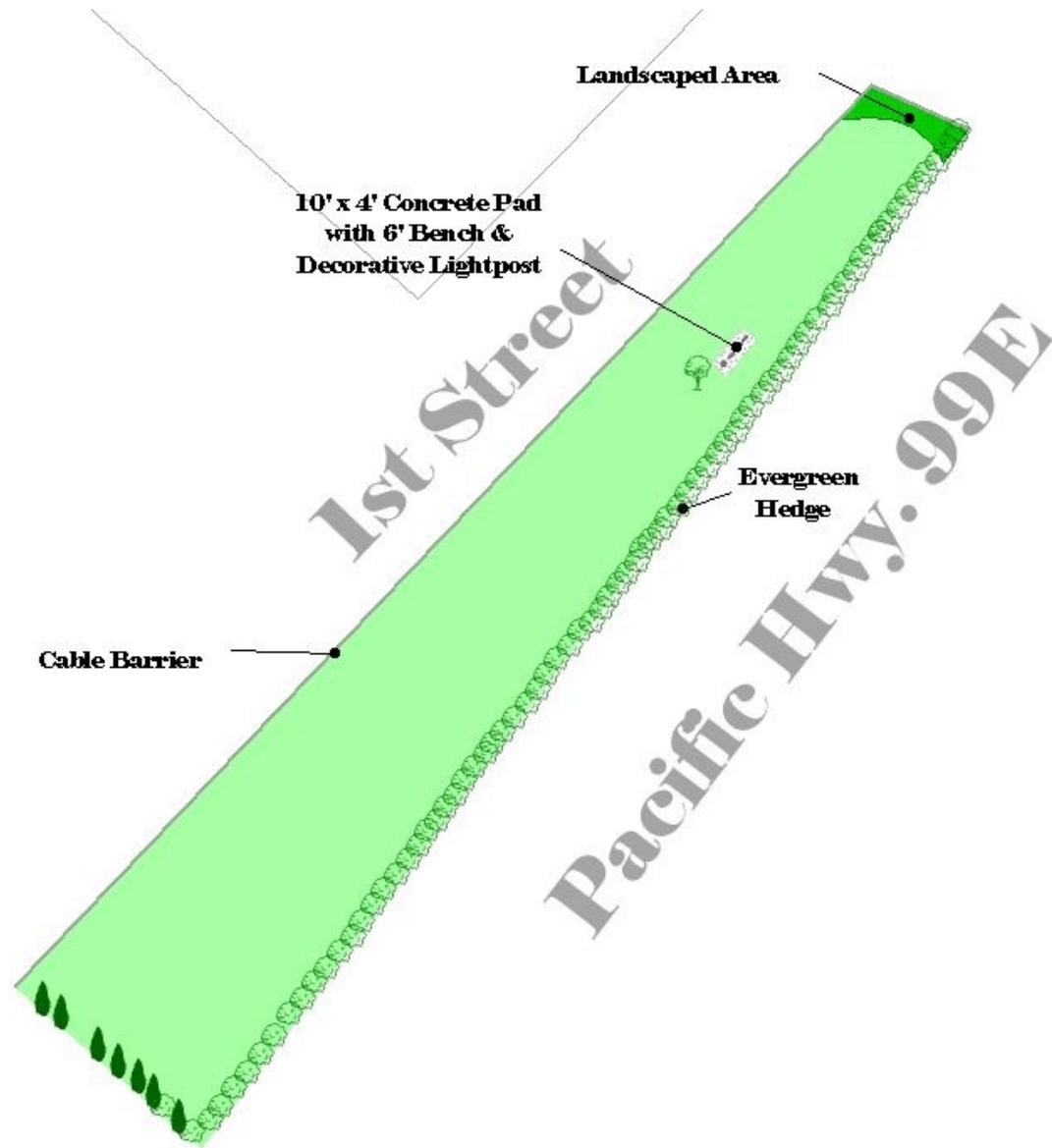
Centennial Park is a 0.07 acre mini-park located between 1st Street and Pacific Hwy 99E near the center of town. The property was purchased from Marion County in 1980 and was named Centennial Park in 1991 as part of the city's centennial celebration. The centennial celebration was sponsored by the Hubbard Fire Department during the Hops Festival Day. Fundraisers at that time enabled the community to install an underground sprinkler system, a Japanese Holly hedge next to the highway and shrubs on the north end of the park site.

In 2006, the city made additional improvements to Centennial Park, including a new sign, bench, and landscaping. The Hubbard Parks Improvement Committee initiated the project in order to officially identify the park area by adding a classic sign and ornamental lighting. The committee was instrumental in soliciting donations from local businesses and residents and in obtaining volunteers to assist the city's public works department.

2006 Facilities Inventory:

Park bench & lamp post
Hedge
Landscaping / Lawn area

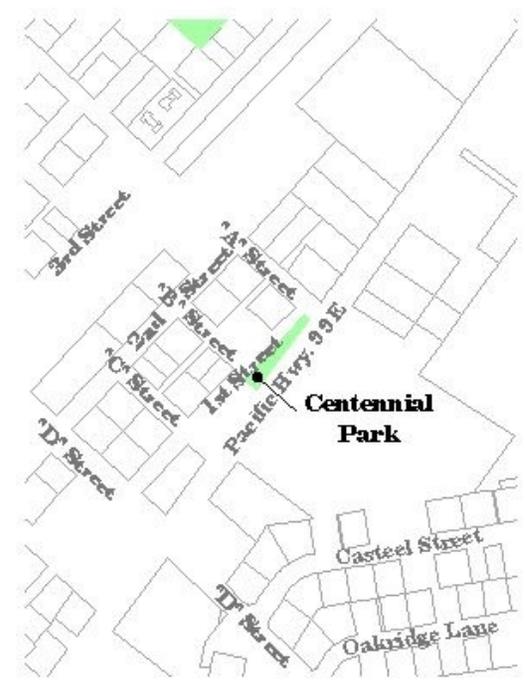




Centennial Park
Existing Conditions
August 2006
Est. 1991



0 20 40 Feet



Centennial Park Needs Assessment:

Centennial Park is a mini-park, which serves as an attractive gateway to the city for travelers coming from the north. It is an important landscape feature for the community because it emphasizes civic pride and a desire by the City to create and maintain the city's public spaces.

With the completion of the 2006 upgrade to Centennial Park, the site has no immediate maintenance needs. Public use of the park is limited because there is limited pedestrian access. There are no sidewalks on either Pacific Highway 99E, 1st Street or A Street which border the park. The cable barrier protects the park landscaping but does not provide an inviting entry to the park space. Sidewalks bordering the park, particularly on Pacific Hwy 99E would create a more inviting visual appeal to the park. On-street parking on 1st Street should be limited to the west side of the street. Prohibiting vehicle parking next to the park space on 1st Street will prevent the green space from being overwhelmed by vehicles next to it.



Centennial Park Deficiencies		Recommended Action
1	No sidewalks.	Add curbs and sidewalks on 1 st Street and Pacific Hwy 99E when these streets are improved to ODOT and/or city standards.
2	No on-street parking on 1 st Street. 1 st Street is a narrow 40' wide right-of-way.	Limit on-street parking on 1 st Street to the west side of the street for by neighbors and park users.

Centennial Park Master Plan

Centennial Park will continue to be an important focal point for the City. Future improvements must be coordinated with improvements to Pacific Hwy 99E. The City is actively working with the Mid-Willamette Area Commission on Transportation (MWACT) to obtain funding to upgrade the highway through Hubbard. Preliminary plans call for upgrade the existing 3-lane highway section with curbs, gutters, 6' wide sidewalks, underground utilities and streetscape improvements on the east side of the highway. Although there are no immediate plans to construct curbs and sidewalks on the west side of the highway adjacent to Centennial Park, the presence of street trees, sidewalks, bikeways and street furnishings will create a more urban section of highway through Hubbard. The impact of the project will improve safety, slow traffic speeds and enhance the appearance of the city. Due to its location Centennial Park will be a highly visible entry to the city.

The Oregon Downtown Development Association (ODDA) completed a downtown revitalization study for the City of Hubbard in April 2003. As part of that project ODDA recommended the city create an attractive entry feature in Centennial Park. The concept design included a trellis featuring the city's agricultural heritage and position as the center of Oregon's hops growing area. If the city decides to proceed with a new entry feature, it should be designed by a landscape architect working in conjunction with the highway improvement design team.



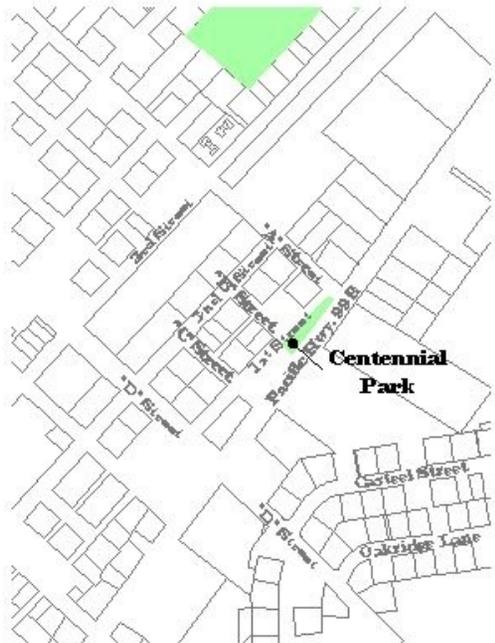
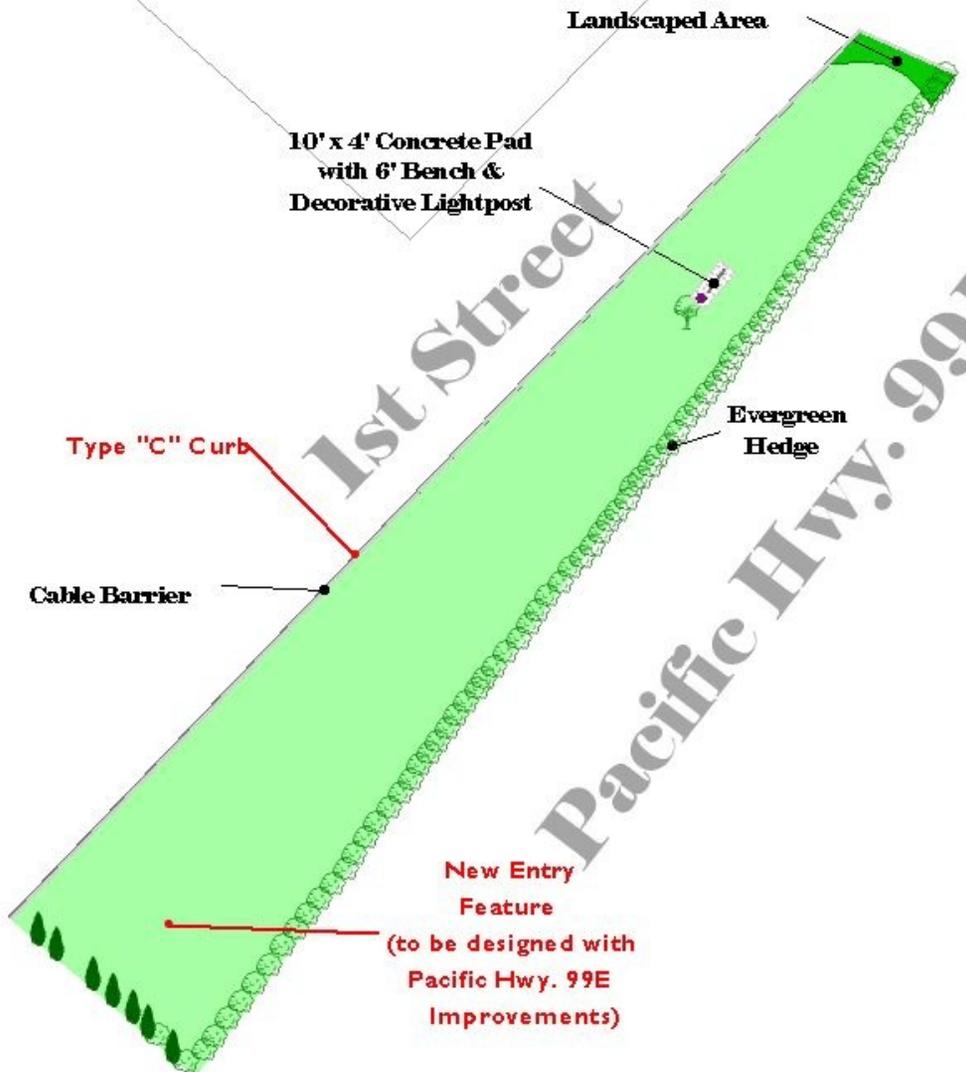
Oregon Downtown Development Association
City of Hubbard Entry Feature

Recommended Centennial Park Improvements		# of Units	Unit Price \$	Estimated Cost \$
1	Pacific Highway 99E curb, sidewalk and streetscape improvements (to be funded as part of ODOT highway improvement project)	1		
2	First Street curb and 5' wide PCC sidewalk at \$35 per lineal foot	250	35	8,750
3	Entry Feature	1	30,000	30,000
4	Decorative pathway lighting a. 10'-12' decorative cast iron pole with acorn lamp on First Street	3	4,000	12,000
5	Benches (adjacent to curbside sidewalks to match existing)	2	750	1,500
6	Trash cans (to match tables and benches)	2	500	1,000
7	Engineering, Landscape Architect, Survey and/or Project Management @ 15% of Project Costs			7,998
Estimated Centennial Park Improvement Costs				\$ 61,238

Centennial Park Master Plan (2007)



0 20 40 Feet



Chapter 3

FUTURE EXPANSION OF THE CITY OF HUBBARD PARK SYSTEM

A. Projected Parks and Recreational Facility Needs

The City of Hubbard will need to upgrade and expand the city's park system as the community grows. The City of Hubbard is projected to grow from 2960 people in July 2006 to 4,771 people by the year 2027.

The application of numerical standards is one way to determine the amount of park land or the number of softball fields needed in a city. However, the strict use of numerical standards is not always an accurate measure of a particular community's need. Numerical standards cannot reflect popular recreational programs or community interest in a particular sport. Recreational soccer and organized baseball are very popular in the north Marion County area. The strict application of facility standards inside the city limits does not take into consideration the existence of the North Marion School District's athletic field complex or other major recreational facilities, such as the aquatics center in Woodburn. In addition, many existing facilities are not developed or maintained to meet youth or adult league standards. Hubbard's parks serve city residents and rural patrons. The city's population projection of 4,771 people in the year 2027 may not accurately reflect recreational facility demands since some community parks serve a regional population of 5,000 or more.

Therefore, in order to determine the amount of additional park land and facilities needed, the city staff and consultant took into consideration the following factors:

1. Park and Recreation Policies and Standards (See Pages 11-16)
2. Recreational Facility Standards (See Pages 17-18)
3. Existing parks and recreation facilities inventory
4. Parks Advisory Committee Recommendations
5. Citizen comments
6. Existing facilities located at the North Marion Schools and City of Woodburn

Some predictions and recommendations for proposed parks development can be made with relative assurance. The area inside the urban growth boundary east of Pacific Highway 99E is not served by any city parks. Application of the one-quarter mile radius standard for neighborhood park services clearly shows a new neighborhood park is needed on the east side of the City of Hubbard. New parks will also be needed in currently undeveloped areas of the urban growth boundary. Preferences for future acquisitions and development of parklands are described proposed in this chapter. The city should be guided by the potential advantages, both aesthetic and functional, of certain site locations and express these choices in advance of development rather than as an afterthought.

In short, there are many variables which contribute to these predictions of need for specific parks and recreational facilities. The projections given in the "Recreation Needs" table on the next page are educated guesses of facilities which will provide future residents of the community with a quality parks and recreation system.

City of Hubbard Recreational Facilities Needs

Type of Park or Recreational Facility	Acres or Facilities per "x" Population	Current Supply 2,960 (2006)	Projected Need 4,771 population (2027)	Recommended Improvements
Neighborhood & Mini Parks	2.5 acres per 1,000 within 1/4-1/2 mile radius	6 parks and open spaces 3.93 acres	multiple parks 11.93 acres	Add 10 acres to neighborhood parks ◆ Add 1+ acres to Walnut Vale Park ◆ New North UGB Neighborhood Park ◆ New East Neighborhood Park
Community Parks	2.5 acres per 1,000	2 parks 9.28 acres	2 parks 11.93 acres	Acquire lots next to Barendse Park to create better access to Third Street
Natural Areas	up to 5 acres per 1,000	34+ acres City and School District properties on Mill Creek	20.00 acres	Acquire wetlands and natural areas adjacent to Mill Creek and link with a pedestrian trail
Community Center	1 community center per 15,000 1 sq ft per person	None	1 center 5,000 sq ft	Develop multi-use Community Center possibly adjacent to Barendse Park
Swimming Pool	1 pool per 16,500	None	None	Utilize Woodburn Aquatics Center
Activity Fields (Multipurpose for soccer, softball & open play area)	1 per community park 1 per elementary schools 1 per neighborhood park	1 - Barendse Park	5	1 @ Barendse Park 1 @ Walnut Vale Park 1 @ each new neighborhood park
Basketball (½ court)	1 per neighborhood park	0	4	Develop 1 at Barendse Park, Walnut Vale Park and at each new neighborhood park
Little League Baseball	1 field per 1,500	1 - Barendse Park North Marion complex	3	Upgrade Barendse Park north field. Utilize North Marion complex. Add 2 new fields at new neighborhood parks if demand warrants
Playground Softball	1 per neighborhood park coupled with multipurpose activity field	1 - Barendse Park	3	Develop softball fields in new neighborhood parks.
Adult Softball	1 field per 3,000	1 - Barendse Park	2	Upgrade Barendse Park south field. Add 1 or 2 in a new neighborhood park
Picnic Shelters	1 small shelters per 5,000 1 large group shelter per 10,000	1 - Rivenes Park	1	Upgrade shelter in Rivenes Park
Tennis Courts	1 court per 2,000	1	2	Resurface and refurbish existing tennis courts
Basketball Courts (outdoor)	1 per community park 1 per elementary school	None	2	None proposed
Horseshoe Pits	1 per 2,500	2	2	Relocate from Rivenes to Barendse Park

B. Proposed New Parks and Open Spaces:

The Hubbard Master Parks Plan map identifies the acquisition of open space areas on Mill Creek, the expansion of existing parks to better serve the residents of Hubbard and the acquisition and development of new neighborhood parks.

1. **Open Space Adjacent to Mill Creek:** The City of Hubbard can take a leadership role in developing a recreational trail system which would link Broadacres Road at the south end of Hubbard to the North Marion School District properties adjacent to Boones Ferry Rd.

a. City of Hubbard and North Marion School District Properties: The North Marion School District and City of Hubbard own a number of parcels which abut Mill Creek on the west side of the city which can be used for a Mill Creek trail system and riparian habitat area.

(1) The City's wastewater treatment plant site is located south of "D" Street. The wastewater treatment plant site abuts Mill Creek and connects to another 2.25 acres which are located in the Mill Creek flood plain. This 2.25 acres includes six city-owned lots located behind Hillside Court and Sunset Drive.

(2) The North Marion School District owns a 34.41 acre tract of land at the west end of "A" Street that was originally purchased as a future school site. The northwest edge of this parcel is located in the Mill Creek flood plain and connects to a city-owned parcel to the north.

(3) Piculell Property: On November 20, 2006 Arthur C. Piculell donated a 1.81 acre parcel adjacent to Mill Creek and the Andrews Commons subdivision to the City of Hubbard. The parcel is a steeply sloped site which drops down to an old irrigation pond adjacent to Mill Creek. The parcel is just north of the school district property and has access to Baines Boulevard. An August 2005 report by Scott Eden, Marion Soil and Water Conservation District, notes the potential for this site to be restored as a wildlife area and trail site. He indicated

“ . . . a sizable portion of the site could be enrolled in the Conservation Reserve Enhancement program (CREP), a federal cost-share program that encourages riparian lands to be restored to riparian forest conditions. Most of the acreage would qualify as it is within 200' of Mill Creek or the irrigation pond, which could be considered a riparian wetland feature of Mill Creek. This program would help pay for the work of converting it to riparian forest, although the landowner would have to contribute 25% towards implementing the restoration practices and would have to maintain it for 10-15 years. They also would receive a small yearly payment based on the acreage enrolled for the term of the easement that would also help to maintain the project.” [Mill Creek Trail Development paper, August 2005, Scott Eden, Marion Soil and Water Conservation District].

b. Private properties. The City can acquire by fee simple title or obtain trail or conservation easements adjacent to Mill Creek.

2. **Expansion of Existing Parks:** This plan proposes the city expand Barendse Park to provide improved access and visibility and Walnut Vale Park to create a larger neighborhood park.

- a. **Barendse Park:** Acquire existing lots to directly connect Barendse Park with Third Street. Depending on how much land is acquired, the City may consider the development of a community center on the Third Street edge of the park.
- b. **Walnut Vale Park:** Acquire a 1+ acre area to the south of the existing Walnut Vale Park. The additional land will enable the city to add a multi-purpose activity field, possibly a softball/little league baseball field and create pedestrian connections between neighborhoods.

3. Purchase Land and Develop Two New Neighborhood Parks: Two neighborhood parks are proposed to be added as new development occurs in the UGB areas to the north of the city and east of Pacific Hwy 99E. The exact location of these parks are not identified on the plan map. The * on the Parks Master Plan map denotes general locations for the future park site. As indicated in the recommended comprehensive plan and development ordinance policies, park land should be purchased by the City of Hubbard and held in reserve until nearby development occurs or donated at the time of development.

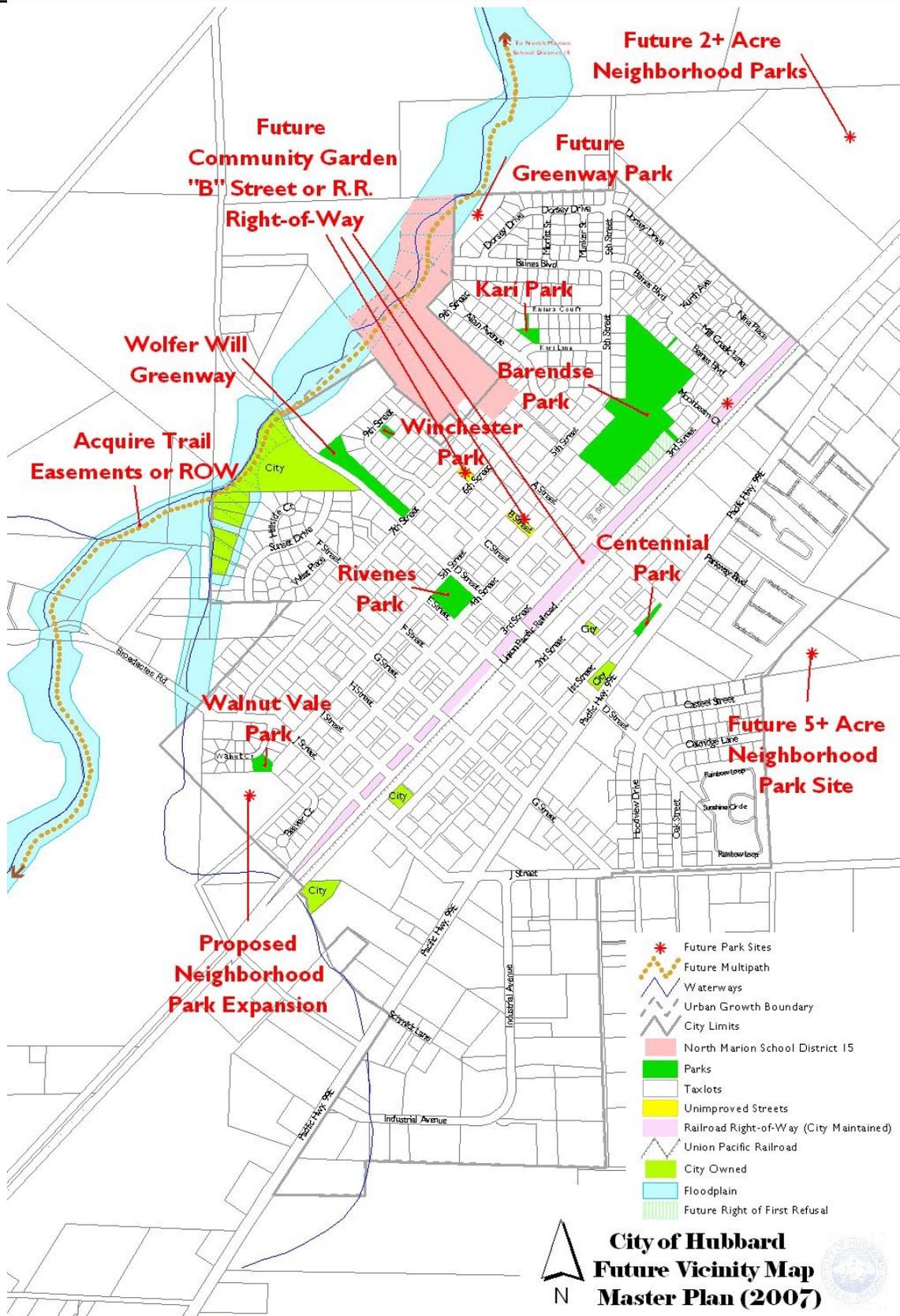
- a. **North UGB Park site:** In 2006, new housing developments have reached the north end of the city limits and urban growth boundary. Prior to the time land is annexed or concurrently with annexation, the city should work with property owners to acquire a 2-acre to 5-acre neighborhood park site. The site should be large enough to create a multi-purpose athletic field and/or one to two softball/little league baseball fields.
- b. **East UGB Park site:** The east side of the city does not have any existing parks. The plan recommends the creation of a 5+ acre neighborhood park. As noted above, prior to the time land is annexed or developed, the city should work with property owners to acquire this 5+ acre site. Ideally, the site will be large enough for the development of a playground, a picnic area, on-site parking area, multi-purpose activity fields and two to four softball / little league baseball fields.

In addition to land acquisition, the estimated development cost is \$75,000 to \$125,000 per acre.

4. Community Gardens: The Parks Advisory Committee and city staff propose the city create a community garden area by using one of the existing unopened city right-of-ways on "B" street or by leasing a portion of the Southern Pacific Railroad right-of-way on Third Street.

Community gardens allow citizens to use a small plot of city-owned ground to care for a small vegetable or flower garden. Typically the city public works staff member or a community volunteer manages the community garden site, assigns garden plots and arranges for volunteers to police the garden area. City public works staff prepares the site in early spring, maintains the water service to the garden site and cleans up the garden area at the end of the growing season.

5. Dog Park: The City of Hubbard has a lease law which prohibits pet owners from unleashing their dogs in city parks. Many cities have designated dog parks where pet owners can unleash their dogs and allow them to run free and get exercise. The City of Hubbard does not have a designated dog park area, but would like to create one if the appropriate site can be identified. The recreational trail along Mill Creek may create a good opportunity for pet owners to walk animals, but unleashed dogs can create conflicts with other animals, birds and people using the trail network. The City staff and community are encouraged to identify a 1-2 acre site which may be an appropriate off-leash dog park.



D. Summary of Recommended Park Improvements:

The following table summarizes park improvements and costs recommended in the 2007 Hubbard Parks Master Plan.

City of Hubbard Recommended Park Improvements

Park	Land Acquisition	Playground Equipment & Facilities	Site Improvements	Total Estimated Cost \$
Barendse Park	600,000	82,000	544,451	1,226,451
Rivenes Park			254,208	254,208
Kari Park		15,000	46,077	61,077
Walnut Vale Park	150,282	15,000	184,847	350,129
Winchester Park		8,000	14,320	22,320
Wolfer Will Greenway			93,840	93,840
Centennial Park			53,250	61,237
Andrew Commons			104,075	104,075
Community Gardens			4,000	4,000
New North UGB Neighborhood Park 3.0 acre site	300,564	Development @ \$75,000 per acre		516,189
New East UGB Neighborhood Park 5.0 acre site	500,940	Development @ \$75,000 per acre		932,190
Total Cost of Proposed Park Improvements				\$ 3,625,715

City of Hubbard Parks Master Plan

Appendices

- A. City of Hubbard Parks Survey, August 2006**
- B. Proposed Resolution – “Parks Systems Development Charge”**

City of Hubbard Parks Master Plan

Appendices

- A. City of Hubbard Parks Survey, August 2006**
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Hubbard Parks Master Plan Community Survey

Community Survey Sections:

1. Introduction
 2. Interpretation
 3. Summary Data
 4. Raw Data
 5. Narrative Comments
 6. Survey
-

1. Introduction:

Starting on August 1st the City of Hubbard began distributing surveys to the public in order to gain an understanding of what the Hubbard community was looking for in future development of city parks land, as well as, the current state of the city parks. The survey was done in order to help guide the master planning process that the city initiated during July of 2006. The City of Hubbard is involved in the planning of city parks land in order to determine how to allocate city resources among the multiple city parks and among the multitude of projects that are possible within the foreseeable future. The Parks Master Plan will also help the city to secure grants and other funding for parks development. It is often the case that state and federal grants require a master plan prior to applying for grants. The master plan is also a powerful policy tool for the city. It allows deliberate and thoughtful decisions to be made regarding the parks system and facilities in the city, and gives those decisions more legal authority than if they were not created through a planning process. The process helps the development of a long-range understanding of the city parks system and related facilities. By integrating public opinion into the master plan we help to ensure that public money is spent on those parks and facilities that the public deems most important.

The survey that was distributed to the citizens of Hubbard consisted of three parts; an explanatory statement, a map of the parks with an associated paragraph on the Hubbard Parks Improvement Committee, and the survey itself. The explanatory statement described to the readers the need for a parks master plan; specifically, how the plan guides resource allocation, how it aids in the application of grants, and how it helps to determine future Growth Impact Fees. The survey was designed to balance the ability of the citizen to provide in-depth, meaningful commentary with the need to keep the survey concise and short enough to ensure high return rates. A copy of

the actual survey can be viewed in part 6 of the Survey section of this document.

The City of Hubbard distributed the surveys using three methods; direct mail, in-person distribution, followed then by a phone follow-up. 760 surveys were distributed using direct mail. Forty-seven were handed out during the National-Night-Out gatherings on August 1st, while approximately 100 phone follow-ups were conducted where the survey was conducted over the phone. Ninety-nine surveys were filled out and returned to City Hall either by mail, in person, or by phone. Of the approximately 100 phone calls made 12 resulted in finished surveys. It is unknown how many of the 47 distributed during National Night Out were returned. Surveys were distributed to all of the city council members, budget committee members, and planning commission members. This resulted in a total of 823 paper surveys distributed and 100 phone follow up calls, giving approximately an 11% return rate.

This section of the Hubbard Parks Master Plan consists of 6 sections; the introduction, the interpretation, summary data, raw data, narrative comments, and the original survey. The interpretation is an analysis of the responses received from the public. It gives a written, as well as, tabular analysis of the survey responses. The summary data provides the basis for the creation of the above interpretation and consists of tables of summarized question responses. The raw data is the form into which all paper and phone surveys were entered into. They allow the reader to see each respondent's answers individually. The narrative comments section is a transcript of all commentary provided to us by the public in the "comments" sections of the survey. Finally, we provide the actual survey as a reference document that allows the reader to know what and how questions were asked of survey respondents.

2.) Interpretation:

The interpretation section will be provided in the order in which the questions were asked on the survey. It will attempt to analyze the results obtained from the survey results and in the process determine public opinion concerning development of Hubbard Parks.

1.) Parks contribution to quality of life in Hubbard

A majority of respondents indicated that parks are a "very important" contributor to their quality of life in Hubbard. We can see that 54% of all

responses indicated that parks are “very important” as compared to only 7% who indicated that they are “not important.” This suggests that the Hubbard community values their ability to use public parks land and facilities and that general improvement to maintain the level of service over time would be valued by the community and would be a potent way to positively influence the quality of life in Hubbard.

	Very Important	Somewhat Important	Not Important	total
Quality of Life	54	38	7	99
% responses	55%	38%	7%	

2.) How often do you use the following parks?

The frequency at which community members utilize the parks differs greatly among the different parks. Generally, Rivenes Park has the greatest rate of usage, followed by Barendse. However, Barendse is characterized by a large percentage of residents who “rarely/never” use the park, which suggests a need for improvements there. Additionally, it is interesting to note that Barendse Park and all of the tot-lots which have lower usage rates also are rated consistently worse in terms of “condition.” Though, Rivenes Park which has the greatest usage rates also has had many comments relating to crowding in the park (data can be seen in the chart for question #6 below).

	Frequently	Occasional	Rarely/Never	total
Rivenes	34	36	28	98
Barendse	23	31	43	97
Walnut	3	5	8	16
Kari	7	5	13	25
Winchester	2	6	10	18
total	69	83	102	254
responses	27%	33%	40%	

3.) How would you rate accessibility to the following parks?

There was some confusion in conducting the survey as to what the meaning of “accessibility” was, but in general we left it up to the individual to determine what the word meant to them in the context of Hubbard parks. We generally meant it to refer to the user’s ability/inability to access parks either because of crowding, parking, entrance numbers or design, distance to park, among other things. The responses we saw were very positive, and suggest that few members of the public have difficulty accessing current parks. The

only real exception to that is Barendse. As can be seen below, 22 of 238 people feel that Barendse is only “somewhat accessible” which could be attributed to the fact that the parking lot is unimproved creating access problems for those who drive, and that the park is surrounded by residential neighborhoods resulting in low visibility of the park from surrounding areas.

	Very Accessible	Somewhat Accessible	Not Very Accessible	total
Rivenes	86	4	5	95
Barendse	67	22	2	91
Walnut	12	1	2	15
Kari	16	3	2	21
Winchester	12	2	2	16
total	193	32	13	238
responses	81%	13%	5%	

4.) How would you rate the condition of the following parks?

By “condition” we are referring to both the appearance and maintenance of the parks. We indicated this by stating these defining terms in parentheses after the word “condition” in the community survey. We can see that the largest percentage of the population feels that, generally, parks in Hubbard are in “good” condition, though a significantly high percentage feels that they are “fair.” In a comparison of the cities two community parks we see that people perceive Rivenes to be in better condition overall, with only 8 people saying that Barendse is “excellent.” Another interesting result of the survey is that Kari Park shows a significantly poorer rating, with over 50% of those responses received for Kari, specifically, rating it “poor.” This section of the survey indicates that the two parks that could benefit the most from new maintenance policies and improvements are Barendse Park and Kari Park.

	Excellent	Good	Fair	Poor	total
Rivenes	34	50	11	2	97
Barendse	8	46	27	8	89
Walnut	1	3	7	2	13
Kari	1	5	5	12	23
Winchester	1	3	7	3	14
total	45	107	57	27	236
responses	19%	45%	24%	11%	

5.) How do the current parks and facilities meet your needs?

About two-thirds of the respondents indicated that the current parks/facilities meet their needs. This is an important statistic as it helps us to understand at what level of service members of the Hubbard community begin to feel happy with the parks and facilities. Since the majority of people have their needs met it is suggested that we do not need to raise our per-unit service level above current levels. Nevertheless, it is important to understand that about one-quarter of the respondents indicated that the current parks are below expectations. Only 5 of the 23 respondents who said the parks are below expectations wrote comments in the survey, 3 of which indicated that Rivenes is too crowded.

	Exceed Expectations	Meets Expectations	Below Expectations	total
Meet Needs?	7	63	23	93
% responses	8%	68%	25%	

6.) Suggested improvements/changes to the parks

Question #6 was provided as a place where people were able to provide suggested improvements that they would like to see in the park. This section was short answer, and did not provide example suggestions. There was a wide array of suggestions, however, for each park there were specific suggestions that came up again and again. We can see that the top three choices for Rivenes were bathroom improvements/maintenance (28%), new tables and benches (22%), and that the park is too crowded (15%). Barendse had five different suggested improvements that garnered at or more than 10% respondent support; play area for younger kids(20%), parking lot improvement(13%), picnic area(13%), improve maintenance(12%), walking path improvement(12%), and bathroom improvement(10%). Among the three tot-lots there are two major themes that come up often; update equipment and improve maintenance. Additionally, 30% of the responses related to Walnut-Vale suggested a basketball court at that location. Regardless of the low number of respondents for the tot-lots the number of households who live within a reasonable distance from the tot-lots are as follows; Walnut-Vale: 17-20, Kari: 70-75, Winchester: 25-30. The response rates for the tot-lots are quite good considering the number of households served.

6.) Suggested Improvements

	<i>Total Numbers</i>	<i>Percent of Responses</i>		<i>Total Numbers</i>	<i>Percent of Responses</i>
Rivenes			Kari Tot-lot		
New tables/benches	16	22%	Remove m-g-round	1	3%
Bathroom maint./improv.	20	28%	Walking trail	1	3%
General maintenance	6	8%	Update equipment	11	31%
Too crowded	11	15%	Improve Maintenance	9	26%
Splash fountain control	2	3%	<i>Too many pot-holes</i>	4	11%
Teeter-totter	1	1%	Dogs barking	1	3%
Dog control/waste disp.	3	4%	Houses too close	1	3%
Play area for older kids	2	3%	Fall surface by swing	2	6%
Lights	2	3%	Patrol after hours	2	6%
B-bal improvements	3	4%	Shelter w/ benches	3	9%
Perimeter sidewalk	1	1%	Total Responses	35	
More Parking	2	3%	Winchester		
Gazebo entertainment(music, etc)	1	1%	Update equipment	6	50%
Total Responses	72		More for Small Kids	1	8%
Barendse			Maintenance	4	33%
Bathroom maint. /improv.	10	10%	Fix Horseshoe Pit	1	8%
Full-size b-ball court	3	3%	Total Responses	12	
Parking lot	13	13%			
Walking path improv.	12	12%			
Area for younger kids	21	20%			
Lights	3	3%			
Grounds Maintenance	12	12%			
Improve skate park	3	3%			
Comm. Center	1	1%			
Volleyball	1	1%			
Picnic Area	13	13%			
Dog Park	1	1%			
Improve Tennis Crts	3	3%			
Improve Softball Field	2	2%			
Improve Security	6	6%			
Total Responses	104				
Walnut Tot-lot					
Update Equipment	8	73%			
B-ball	3	27%			
Fence off back	2	18%			
Drinking fountain	1	9%			
Maintenance	2	18%			
Total Responses	11				

7.) Desired developments/changes for the future

This question provided 11 different options from which the respondent could choose, each was a parks related development. The respondent was expected to choose among the list to give preferences for what they would like to see developed in the future. There were also 3 spaces provided as “Other” so that they were able to add in features not included in the list. Five separate features were chosen at or above a 10% frequency; walking paths/trails(17%), picnic facilities(14%), playground equipment(13%), outdoor shelters(10%), and natural areas(10%). Another noteworthy future development was a dog park. This feature was not included on the list, but was added in the “other” section by 7 respondents, more than any “other” category.

Desires for the Future

	<i>Total Numbers</i>	<i>Percent of Responses</i>
Playground Equipment	45	13%
Soccer/Multi-Use Fields	20	6%
Baseball/Softball	22	6%
Picnic Facilities	47	14%
Basketball Court	18	5%
Volleyball Court	16	5%
Walking Paths/ Trails	60	17%
Outdoor Shelters	34	10%
Horseshoe Pits	14	4%
Natural Areas	33	10%
Community Garden	20	6%
oth(dog wst. disposal)	1	0%
oth(picnic w/o dogs)	1	0%
oth(rock/climbing wall)	1	0%
oth(dog park)	7	2%
oth(concerts/movies)	1	0%
oth(eastside park)	1	0%
oth(tennis crt)	1	0%
oth(pool)	1	0%
oth(comm. center)	1	0%
oth(bike pths/trails)	2	1%
Total Responses	346	

Comment Summary

After each question on the survey a line was included that allowed respondents to free-hand unstructured comments. By identifying the essence of each comment we were able to summarize all comments into four different categories. In order to better understand what aspects of the parks should be changed in the future we itemized the responses that related to us the need for new/updated facilities and the need for changes in park maintenance policy. We can see that by far the majority of comments generally related to the need for new/altered facilities within the park (20%).

Statement Summary	Total Number / %	
Need new/added facilities/activities	42	20%
Maintenance Needs Improvement	23	11%
Generally Positive Parks Comment	18	8%
Community/Personal Interest in Parks	24	11%
total responses	107	

Need new/added facilities/activities			Maintenance Needs Improvement		
	total	%		total	%
gates/fences	2	4%	Trash @ Kari	2	11%
bathrooms	3	5%	Holes @ Kari	2	11%
dog area	3	5%	Paint in general	1	6%
play area at barendse	3	5%	Dog Feces	1	6%
barendse parking lot	6	11%	lights @ kari	1	6%
community center	2	4%	Garbage at Rivenes	2	11%
pool	1	2%	total responses	9	
east side park	1	2%			
b-bal crt on walnut	1	2%			
walnut playground	2	4%			
activities/music	2	4%			
rivenes gazebo	1	2%			
picnic tables	1	2%			
total responses	28				

3.) Summary Data

	Total Numbers	Percent of Responses		Total Numbers	Percent of Responses
1.) Parks Contribution to Quality of Life			3.) Accessibility of Parks		
Very Important	54	55%	Rivenes		
Somewhat Important	38	38%	Very Accessible	86	91%
Not Important	7	7%	Somewhat Accessible	4	4%
Total Responses	99		Not Very Accessible	5	5%
			Total Responses	95	
2.) Park Use Frequency					
			Barendse		
Rivenes			Very Accessible	67	74%
Frequently	34	35%	Somewhat Accessible	22	24%
Occasionally	36	37%	Not Very Accessible	2	2%
Rarely/Never	28	29%	Total Responses	91	
Total Responses	98				
			Walnut Tot-Lot		
Barendse			Very Accessible	12	80%
Frequently	23	24%	Somewhat Accessible	1	7%
Occasionally	31	32%	Not Very Accessible	2	13%
Rarely/Never	43	44%	Total Responses	15	
Total Responses	97				
			Kari Tot-Lot		
Walnut Tot-Lot			Very Accessible	16	76%
Frequently	3	19%	Somewhat Accessible	3	14%
Occasionally	5	31%	Not Very Accessible	2	10%
Rarely/Never	8	50%	Total Responses	21	
Total Responses	16				
			Winchester Tot-Lot		
Kari Tot-Lot			Very Accessible	12	75%
Frequently	7	28%	Somewhat Accessible	2	13%
Occasionally	5	20%	Not Very Accessible	2	13%
Rarely/Never	13	52%	Total Responses	16	
Total Responses	25				
Winchester Tot-Lot					
Frequently	2	11%			
Occasionally	6	33%			
Rarely/Never	10	56%			
Total Responses	18				

	<i>Total Numbers</i>	<i>Percent of Responses</i>		<i>Total Numbers</i>	<i>Percent of Responses</i>
4.) Condition of Parks			5.) Meet Needs?		
Rivenes			Exceed Expectations	7	8%
Excellent	34	35%	Meets Expectations	63	68%
Good	50	52%	Below Expectations	23	25%
Fair	11	11%	Total Responses	93	
Poor	2	2%			
Total Responses	97		6.) Suggested Improvements		
Barendse			Rivenes		
Excellent	8	9%	New tables/benches	16	22%
Good	46	52%	Bathroom maint. /improv.	20	28%
Fair	27	30%	General maintenance	6	8%
Poor	8	9%	Too crowded	11	15%
Total Responses	89		Splash fountain control	2	3%
Walnut Tot-Lot			Teeter-totter	1	1%
Excellent	1	8%	Dog control/waste disp.	3	4%
Good	3	23%	Play area for older kids	2	3%
Fair	7	54%	Lights	2	3%
Poor	2	15%	B-bal improvements	3	4%
Total Responses	13		Perimeter sidewalk	1	1%
Kari Tot-Lot			More Parking	2	3%
Excellent	1	4%	Gazebo	1	1%
Good	5	22%	Entertainment(music, etc)	2	3%
Fair	5	22%	Total Responses	72	
Poor	12	52%	Barendse		
Total Responses	23		Bathroom maint. /improv.	10	10%
Winchester Tot-Lot			Full-size b-ball court	3	3%
Excellent	1	7%	Parking lot	13	13%
Good	3	21%	Walking path improv.	12	12%
Fair	7	50%	Area for younger kids	21	20%
Poor	3	21%	Lights	3	3%
Total Responses	14		Grounds	12	12%
			Maintenance	12	12%
			Improve skate park	3	3%
			Comm. Center	1	1%
			Volleyball	1	1%
			Picnic Area	13	13%
			Dog Park	1	1%
			Improve Tennis Crts	3	3%
			Improve Softball Field	2	2%
			Improve Security	6	6%
			Total Responses	104	

	<i>Total Numbers</i>	<i>Percent of Responses</i>		<i>Total Numbers</i>	<i>Percent of Responses</i>
Walnut Tot-lot			7.) Future Desires		
Update Equipment	8	73%	Playground Equipment	45	13%
B-ball	3	27%	Soccer/Multi-Use Fields	20	6%
Fence off back	2	18%	Baseball/Softball	22	6%
Drinking fountain	1	9%	Picnic Facilities	47	14%
Maintenance	2	18%	Basketball Court	18	5%
Total Responses	11		Volleyball Court	16	5%
Kari Tot-lot			Walking Paths/ Trails	60	17%
Remove m-g-round	1	3%	Outdoor Shelters	34	10%
Walking trail	1	3%	Horseshoe Pits	14	4%
Update equipment	11	31%	Natural Areas	33	10%
Improve Maintenance	9	26%	Community Garden	20	6%
Too many pot-holes	4	11%	oth(dog wst. disposal)	1	0%
Dogs barking	1	3%	oth(picnic w/o dogs)	1	0%
Houses too close	1	3%	oth(rock/climbing wall)	1	0%
Fall surface by swing	2	6%	oth(dog park)	7	2%
Patrol after hours	2	6%	oth(concerts/movies)	1	0%
Shelter w/ benches	3	9%	oth(eastside park)	1	0%
Total Responses	35		oth(tennis crt)	1	0%
Winchester			oth(pool)	1	0%
Update equipment	6	50%	oth(comm. center)	1	0%
More for Small Kids	1	8%	oth(bike pths/trails)	2	1%
Maintenance	4	33%	oth()		0%
Fix Horseshoe Pit	1	8%	oth()		0%
		0%	oth()		0%
		0%	Total Responses	346	
Total Responses	12		Comment Summary		
			Parks need additional facility(ies)	42	39%
			Need better maintenance	23	21%
			Generally Positive Comment	18	17%
			Community/personal interest	24	22%
			Total Responses	107	

Comment Summary Detailed	<i>Total Numbers</i>	<i>Percent of Responses</i>	<i>Total Numbers</i>	<i>Percent of Responses</i>
<i>Need new/added facilities/activities</i>				
gates/fences	2	7%		
bathrooms	3	11%		
dog area	3	11%		
play area at Barendse	3	11%		
Barendse parking lot	6	21%		
community center	2	7%		
pool	1	4%		
east side park	1	4%		
b-bal crt on walnut	1	4%		
walnut playground	2	7%		
activities/music	2	7%		
Rivenes Gazebo	1	4%		
<i>Picnic Tables</i>	1	4%		
<i>Maintenance Needs Improvement</i>				
Trash @ Kari	2	22%		
Holes @ Kari	2	22%		
Paint in general	1	11%		
Dog Feces	1	11%		
Lights @ Kari	1	11%		
Garbage at Rivenes	2	22%		

5.) Narrative Comments

1.) How important are parks in contributing to the quality of your life in Hubbard?

Especially if they are kept free from the criminal element so families can enjoy the public spaces. Keep the drugs out. (3)

Having a safe place for my kids to play (6)

I have two boys that play over at the park (10)

We are retired and rarely go to the parks (12)

For Property Value Purposes (21)

Paved parking lot at Barendse Park (22)

As Hubbard grows and home lot sizes shrink parks are going to be needed and used more (25)

I have children who love to go to the parks (26)

Great places for children to play (36)

Research studies have shown that unstructured play helps children develop (41)

Important to the livability of Hubbard (42)

The parks make Hubbard and the people...(43)

My wife and I walk the park trail around Barendse Park daily, even in the winter months (44)

None(parks) in my area – Eastside of 99 (45)

They provide community gathering centers and improve overall quality for all – activities for youth especially important – basketball at Rivenes especially goes on all the time (46)

My family walks or rides to one or more parks everyday even in the winter (48)

I have three small children who love going to the parks! (49)

Paraphrase – Too Crowded/doesn't feel welcome (53)

Parks will become very important when my husband and I start a family (56)

We have no small children but parks are very important to towns. Gives friendly welcoming look (57)

With 2 children and a third on the way, it is nice to have “get-aways” to go to (59)

Good parks symbolize a caring community. When we traveled we found that a well kept park signified a “nice” community (65)

Canby's parks are excellent (74)

Older don't use (75)

I don't have any small kids (77)

It would be great to have a band stand gazebo at Rivenes! (81)

Parks are needed so kids as well as adults can relax after a long day...(96)

A park well kept up is pleasant to go to (98)

2.) How often do you or a member of your household use the following parks?

Need Enclosed area, gates and fences (8)

Would use Kari more if improved (9)

Rivenes and Barendse are all the kids have (10)

Barendse enables my children to play while I get my workout for the day (18)

Paraphrase – Too crowded/doesn't feel welcome (20)

More lights (22)

Rivenes is the more accessible to our home and has more to offer (26)

Barendse Park is the closest, but not much to do there for small children – would be great to see some kind of play structure! (49)

Paraphrase – Too Crowded/doesn't feel welcome (53)

Our tot-lot(Walnut) is a great community gathering place! (56)

We gather as a neighborhood about four times a year(Walnut) (57)

We would love to have more “tot” equipment at the tot-lots for 5 and under (59)

We use the parks most when there are civic events (60)

Paraphrase – Too Crowded (66)

I go there when there is something going on, i.e. Hop Fest (73)

Paraphrase – Too crowded/doesn't feel welcome (77)

Too crowded (78)

Paraphrase – Too crowded/doesn't feel welcome (79)

Paraphrase – Too crowded/doesn't feel welcome (80)

Paraphrase – I use the parks to walk my grandson (81)

I walk Barendse every day I'm here in Hubbard (98)

3.) How would you rate your accessibility to the following parks?

We need more for the kids (10)

Paraphrase – Too crowded/doesn't feel welcome (20)

Easy walking distance (Kari) (36)

Sidewalks and crosswalks help quite a bit! Barendse parking lot is a bit of a mess...unfortunately! (43)

All parks are on the west side of town (45)

Easy walking distance (46)

Rivenes too many large parties and garbage a lot of people who party there don't live here (48)

Paraphrase – Too crowded/doesn't feel welcome (53)

Every park is within walking distance (56)

Paraphrase – Too Crowded/doesn't feel welcome (80)

We do not have any young kids using tot-lots – They are needed in developments with young children – as long as the equipment is safe to be on (96)

Barendse needs its parking lot paved and sidewalks cleaned up and re-paved (98)

4.) How would you rate the condition (appearance and maintenance) of the following parks?

Homeowners do a good job at keeping the park on Walnut looking nice (3)

Improvements are noticed at Barendse (4)

Merry-go-round at Kari Park are unsafe, always broken glass and trash (6)

Bathroom facilities are poor (9)

The teens and pre-teens need something (10)

Free of trash, but fences are worn, paint in general (13)

Playground on tot has too many pot holes; neighbor's dogs bark too much (14)

Tot lot was dirty and worn (playthings) (16)

Rivenes Park is usually pretty clean except for the bathroom (24)

Barendse Park has a lot of potential if better maintained (28)

Fields and courts in poor condition (Barendse) (29)

Barensde needs a facelift. Kari is almost too rundown to use safely (43)

The tennis courts are, and have been for a long time, unusable due to glass and dirt. The teenagers cuss and litter not only by the skate park, but also by the benches. We are constantly picking up garbage and tree limbs people have torn off (44)

I pick up garbage every time I go to Rivenes and Kari (48)

Bathrooms at Rivenes could be cleaner (50)

Paraphrase – Too crowded/doesn't feel welcome (53)

Good, but haven't used the bathrooms so not sure/need basketball court on Walnut. Sure on those (56)

Walnut needs better playground and I would like to see black top or concrete pad o that kids won't have to keep playing in the street to play basketball or rollerblade (57)

Missing boards, exposed screws, weeds, missing equipment (Baby Swing) (59)

Barendse needs the grass mowed more often and the skate park needs to be repaired (61)

We stopped going to this park because it always is in such bad shape or huge holes dug up. Not a great park currently (69)

Paraphrase – Should have better security at Barendse (73)

Need new equipment at the tot-lots (81)

Rivenes is always left with so much litter after peoples BBQ's (82)

Depending on the day and time of day Rivenes Park either better or worse than 'good.' After the litter has been picked up the park looks very nice, but after many people have used it (free-lunch, family get-togethers) there is often lots of trash (87)

I usually only go to Barendse, trash everywhere, dog poop, grass in poor condition, tennis court is trashed (98)

The bathrooms are very nasty and there's garbage everywhere (99)

5.) How well do the current City of Hubbard parks and related facilities meet your needs?

When we *do* go to the park, it is usually just fine (3)

They are ok for my 8 year old, but what about my 11 year old? (10)

They are clean enough (13)

Barendse Park needs a playground for young kids to use while parents walk /run or watch games (19)

A children's play area would be nice to have at Barendse Park (23)

I am disappointed in Barendse Park because of the lack of play equipment for children! (26)

I think we could do more as a community to improve the quality of our parks (28)

They meet them considering I know there is no budget, but I wish it were exceeding!!! It would improve the appearance of our city! (43)

We see other city parks(than Barendse) which are well maintained. Barendse is frequently sub-par (44)

Paraphrase – I would like to see more community events where I could meet my neighbors and build connections within the area (46)

When I want to go to a park I go to Silver Falls or Champoege, where there are trails and natural woodlands (47)

Parks are in between meets and below expectations (48)

Paraphrase – Too crowded/doesn't feel welcome (53)

Don't need the parks (66)

We need more activities in the park (74)

Nothing much to do (75)

I would like to use it if I could – too crowded (77)

Not much planned in the park (78)

Paraphrase – Too crowded/doesn't feel welcome (80)

It would be nice if Barendse Park had some type of play structure. More garbage cans at Rivenes would also be nice. One by the fountain and one or two by the playground (87)

Would like to see the Kari tot-lot revamped to cater to the large amount of small children in surrounding area (88)

6.) *What improvements or changes would you like at the following parks? Please list your top three suggestions in order of priority.*

We think are parks are in good shape considering the limited resources (3)

Rivenes Park is a good place for a picnic (10)

Branches cover most of the light at night(Kari). Riffraff likes to stay there after dark, litters, creates late night hangout. Be glad to see that go. (36)

Would love to see community gardens, maybe in the greenway? (37)

Walnut – fenced in better, better play structure, grass kept up by volunteers. Kari – better playground structure, maintained by volunteers(grass, litter etc.) (40)

Kari could be really great with minimal money. Barendse could be a majorly great park ...(43)

Have many kids using the play structure at walnut (56)

All of the above tot-lots need to be presentable to the public (96)

7.) *What type of parks and related facilities would you like to see developed in the near future?*

Keeping our current parks well maintained and free of vandalism and graffiti in the future will be very important – especially with the population growth Hubbard is experiencing. This is more important than new equipment or other cosmetic improvements (3)

I think people are doing a good job of keeping their dogs on leash in the parks (10)

Dogs are the main reason we don't go to the parks. The owners do not keep them on leashes and dogs run around eating food on tables and then poop too much. There should be an area specifically for animals (14)

Playground equipment at Barendse Park (24)

I would like to see a community center built for the kids/library. Possibly and outdoor pool -anything's possible (26)

Greenways which are maintained with paths for walking should be developed (30)

Paraphrase - We have too few parks. Barendse needs better litter control. Want a greener, litter free family park (44)

Find park area on east side of town (45)

Green space is rapidly disappearing. We must preserve what we have before it is gone (47)

Paraphrase – Without proper numbers of garbage cans the amount of garbage in many parks reduces my ability to use and enjoy the area and is a risk to my child (48)

Parents and kids need more safe areas to ride bikes, walk dogs, jog, etc. - would make Hubbard more beautiful and family friendly! (49)

Walking paths wide enough for jogging strollers – Very important for Hubbard w/ not many sidewalks (51)

Don't Care (66)

Place for dogs (78)

4.) Raw Data, * respondent answered a tot-lot question but did not indicate what tot-lot

Respondent #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1.)Quality of Life V=very,S=somewhat N=not	V	S	V	S	N	V	S	V	V	V	S	N	V	S	S	V	V	V	V	S
2.)Frequency of Use F=frequently O=occasionally R=rarely/never																				
Rivenes	F	R	O	O	R	F	R	O	F	F	O	R	R	O	R	F	R	F	F	O
Barendse	R	R	O	O	R	F	F	O	F	O	R	R	R	O	O	O	O	F	O	R
Walnut Tot-Lot	*	*	R	*	R	*	*	*	*	*	*	*	R		R	*	R	O	*	*
Kari Tot-Lot	*	*	*	*	R	F	*	O	R	*	*	*	R	R	R	*		O	F	*
Winchester Tot-Lot	*	*	*	*	R		*			*	*	*	R		R	*	R	O		*
3.)Accessibility V=very,S=somewhat N=not very																				
Rivenes	V	V	V	V	V	V	V	V	V	V			V	V	V	V	S	V	V	N
Barendse		V	V	V	V	V	V	V	V	S	V		V	V	V	V	S	V	V	
Walnut Tot-Lot	*	*	V	*	V					*			V		V	*	N	V		
Kari Tot-Lot	*	*	*	*	V	V		V	S	*			V	V	V	*		V	V	
Winchester Tot-Lot	*	*	*	*	V					*			V		V	*	N	V		
4.)Appearance E=excellent, G=good, F=fair, P=poor																				
Rivenes	G	G	E	E	G	F	E	E	G	E	G	G	F	F	G	G		E	G	G
Barendse		G	G	F	F	F	E	F	G	G	F		F	G	G	G	F	E	F	
Walnut Tot-Lot		*	G	*						*					G	*		E		
Kari Tot-Lot		*	*	*		P		P	P	*				P	G	*		E	P	
Winchester Tot-Lot		*	*	*						*					G	*		E		
5.)Meet Needs E=exceeds M=meets, B=below																				
	M	M	M	M	B	M	E	M	M	B	M		M	M	M	M	M	E	M	M
7.)Future Facilities (Yes/No Response)																				
Playground Equipment	Y					Y		Y	Y				Y	Y				Y	Y	
Soccer/Multi-Use Fields				Y				Y												Y
Baseball/Softball								Y	Y				Y							
Picnic Facilities	Y	Y	Y					Y					Y	Y			Y		Y	
Basketball Court													Y							
Volleyball Court										Y			Y	Y				Y		
Walking Paths/Trail		Y		Y		Y	Y	Y	Y	Y					Y	Y		Y	Y	Y
Outdoor Shelters			Y					Y		Y						Y				
Horseshoe Pits		Y						Y		Y										
Natural Areas		Y		Y		Y	Y						Y		Y					Y
Community Garden		Y					Y						Y							Y
oth (dog waste disp.)			Y																	
oth(picnic w/o dogs)													Y							
oth(rock/climbing wall)																		Y		
oth(dog area)																		Y		

City of Hubbard Parks Facilities Survey

August 2006

1) How important are parks in contributing to the quality of your life in Hubbard?

Very Important _____ Somewhat Important _____ Not Important _____

Comments: _____

2) How often do you or a member of your household use the following parks?

Rivenes: Frequently _____ Occasionally _____ Rarely/Never _____

Barendse: Frequently _____ Occasionally _____ Rarely/Never _____

Tot Lot: Frequently _____ Occasionally _____ Rarely/Never _____

Please indicate tot lot by circling (Walnut / Kari / Winchester)

Comments: _____

3) How would you rate your accessibility to the following parks?

Rivenes: Very Accessible _____ Somewhat Accessible _____ Not Very Accessible _____

Barendse: Very Accessible _____ Somewhat Accessible _____ Not Very Accessible _____

Tot Lot: Very Accessible _____ Somewhat Accessible _____ Not Very Accessible _____

Please indicate tot lot by circling (Walnut / Kari / Winchester)

Comments: _____

4) How would you rate the condition (appearance and maintenance) of the following parks?

Rivenes: Excellent _____ Good _____ Fair _____ Poor _____

Barendse: Excellent _____ Good _____ Fair _____ Poor _____

Tot Lot: Excellent _____ Good _____ Fair _____ Poor _____

Please indicate tot lot by circling (Walnut / Kari / Winchester)

Comments: _____

5) How well do the current City of Hubbard parks and related facilities meet your needs?

Exceeds Expectations _____ Meets Expectations _____ Below Expectations _____

Comments: _____

6) What improvements or changes would you like at the following parks? Please list your top three suggestions in order of priority.

Rivenes 1) _____
2) _____
3) _____

Barendse 1) _____
2) _____
3) _____

Tot Lot 1) _____
2) _____
3) _____

Please indicate tot lot by circling (Walnut / Kari / Winchester)

Comments: _____

7) What type of parks and related facilities would you like to see developed in the near future?

(Note: The following list are examples only, please indicate your preferences)

- _____ Playground Equipment
- _____ Soccer/Multi-Use Fields
- _____ Youth Softball/Little League Fields
- _____ Picnic Facilities
- _____ Basketball Court
- _____ Volleyball Court
- _____ Walking Paths/Trails
- _____ Outdoor Shelters
- _____ Horseshoe Pits
- _____ Natural Areas (green space with minimum development)
- _____ Community Garden
- _____ Other (please describe) _____
- _____ Other (please describe) _____
- _____ Other (please describe) _____

Comments: _____

Thank your participation! Please return survey to Hubbard City Hall by August 15, 2006.

CITY OF HUBBARD, OREGON

RESOLUTION NO. 07-____

A RESOLUTION ESTABLISHING A SYSTEMS DEVELOPMENT CHARGE FOR PARKS IMPROVEMENTS

WHEREAS, Title 15 of the Hubbard Municipal Code (HMC) provides for the setting of systems development charges upon completion of an analysis of projected capital improvements to be constructed and adoption of a methodology explaining how the systems development fees were calculated; and

WHEREAS, Section 15.15.010 of the Hubbard Municipal Code specifies that such charges shall be set by a separate resolution of the City Council, and

WHEREAS, the projects eligible and the methodology used to determine a systems development charge for park improvements are listed in the “City of Hubbard Parks Master Plan” prepared by David W. Kinney, Community Development Consultant in February 2007, and

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

SECTION 1. IMPOSITION OF SYSTEMS DEVELOPMENT CHARGES

This resolution shall establish the most current methodology, and it replaces the methodology set forth in Resolution _____ and shall be the basis for imposing a systems development charge (SDC) on those activities that create the need for or increase the demand for necessary capital improvements to the City of Hubbard parks system and open space areas within the City of Hubbard, Oregon.

SECTION 2. SCOPE

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

SECTION 3. IMPROVEMENTS FEE

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

SECTION 4. METHODOLOGY

The City Council hereby adopts the methodology, attached as Exhibits “A” and “B” as the basis for setting the parks systems development fee imposed by this resolution.

SECTION 5. FEE

The systems development charge for parks improvements (Parks SDC) is hereby established as a basic charge per equivalent dwelling unit (EDU) is as follows:

Parks SDC – Reimbursement Fee	\$	0
Parks SDC - Improvement Fee	\$	2,924

- A. All residential developments shall be charged the base SDC charge per dwelling unit.

Table 1
Residential SDC Charges

	# of units	SDC Charge
SFR or MH Home	1	2,924
Duplex	2	5,848
Tri-plex	3	8,772
SDC per EDU for multi-family housing	#	# Units x \$ 0r

- B. Non-residential development will not be charged a parks systems development charge.

SECTION 6. REVENUE AND EXPENDITURES

- A. All funds derived from these charges shall be segregated according to standard municipal accounting practices and credited to a parks systems development charge fund.
- B. All expenditures from this fund will be in accordance Title 15 of the Hubbard Municipal Code and will be expended only for parks system capital improvements to meet the demands for new and future growth of the City of Hubbard, for the costs of developing the wastewater SDC methodologies and for the costs of providing an annual accounting of system development charge expenditures.

SECTION 7. EFFECTIVE DATE

This resolution shall be in full force and effective on the thirtieth (30th) day after its enactment.

SECTION 8. ANNUAL INDEXED ADJUSTMENT OF WASTEWATER SDC

On January 1st of each year, the Parks Improvement Fee listed in Section 5 of this resolution shall be increased or decreased based on the actual change in the Engineering News and Record index of construction costs for the prior 12-month period.

SECTION 9. PERIODIC REVIEW

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

CONSIDERED AND PASSED BY THE COMMON COUNCIL OF THE CITY OF HUBBARD this _____th day of _____, 2007.

Tom McCain, Mayor

ATTEST: _____
Vickie Nogle, MMC, City Recorder

Exhibits:

- Exhibit "A" – List of Park Improvements with amounts eligible for Parks SDC
- Exhibit "B" - Parks SDC determination by Residential EDU
- Exhibit "C" - Parks Land Needs Analysis

Exhibit "A"
City of Hubbard
Proposed Park Improvements

Project		# units	Unit Cost	Estimated Cost	Existing Resident Share as % of Project	City Share	SDC Share as % of Project	Estimated SDC Share for Future Growth	Total Cost
Barendse Park									
1	Play Structure	1	50,000	50,000	75%	37,500	25%	12,500	50,000
2	Swings & Climbers	1	12,000	12,000	75%	9,000	25%	3,000	12,000
3	Pre-School Play Equipment	1	20,000	20,000	75%	15,000	25%	5,000	20,000
4	Restrooms	1	125,000	125,000	75%	93,750	25%	31,250	125,000
5	PCC Sidewalks	1,095	22	24,090	75%	18,068	25%	6,023	24,090
6	Landscaping	1	30,000	30,000	75%	22,500	25%	7,500	30,000
7	Decorative Pathway Lighting	20	4,000	80,000	75%	60,000	25%	20,000	80,000
8	Street Lights in Parking Area	2	3,500	7,000	75%	5,250	25%	1,750	7,000
9	AC Perimeter Pathway (Widen to 6')	3,000	8	24,000	100%	24,000	0%	0	24,000
10	Picnic Tables (installed w/ concrete pad - Tuf	4	1,500	6,000	75%	4,500	25%	1,500	6,000
11	Benches (installed - match picnic tables)	6	700	4,200	75%	3,150	25%	1,050	4,200
12	Trash Cans (Classical Style)	6	1,500	9,000	75%	6,750	25%	2,250	9,000
13	Grills: Individual Pedestal Style	3	250	750	75%	563	25%	188	750
14	Ash cans 2 @ Restrooms.	2	250	500	75%	375	25%	125	500
15	Drinking Fountain	2	750	1,500	75%	1,125	25%	375	1,500
16	Bike Rack (Loop style) – Summit Supply (p. 7	1	700	700	75%	525	25%	175	700
17	Running trail on perimeter of soccer / softball	1	7,500	7,500	75%	5,625	25%	1,875	7,500
18	Dogipot Pet Station (dispensers only) City in	3	400	1,200	75%	900	25%	300	1,200
19	Relocate Softball field	1	7,500	7,500	100%	7,500	0%	0	7,500
20	Backstop (New or relocated fencing)	2	4,000	8,000	75%	6,000	25%	2,000	8,000
21	Team benches (aluminum)	2	1,250	2,500	75%	1,875	25%	625	2,500
22	Bleachers	4	2,000	8,000	75%	6,000	25%	2,000	8,000
23	Irrigation System - Modifications to existing (t	1	3,000	3,000	75%	2,250	25%	750	3,000
24	Soccer Field (topsoil, finish grade, reseed)	1	3,000	3,000	75%	2,250	25%	750	3,000
25	BBX Court	1	30,000	30,000	75%	22,500	25%	7,500	30,000
26	Refurbish / Resurface Tennis Courts	1	75,000	75,000	100%	75,000	0%	0	75,000
27	Horseshoe pits	1	1,500	1,500	75%	1,125	25%	375	1,500
28	Signage	1	2,800	2,800	75%	2,100	25%	700	2,800
Subtotal				544,740	80%	435,180	20%	109,560	544,740
Engineering, Landscape Architect and									
29	Project Management @ 15%			81,711		65,277	20%	16,434	81,711
30	Land Acquisition	1	600,000	600,000	30%	180,000	70%	420,000	600,000
Barendse Park Costs				1,226,451	55%	680,457	45%	545,994	1,226,451
Rivenes Park									
1	Restrooms	1	125,000	125,000	75%	93,750	25%	31,250	125,000
2	Sidewalks (5' wide PCC)	900	22	19,800	75%	14,850	25%	4,950	19,800
3	Sidewalk (8' wide colored PCC)	230	40	9,200	75%	6,900	25%	2,300	9,200
4	Entry Signs	2	2,000	4,000	75%	3,000	25%	1,000	4,000
5	Landscaping	5	1,000	5,000	75%	3,750	25%	1,250	5,000
6	Decorative Pathway Lighting	6	4,000	24,000	75%	18,000	25%	6,000	24,000
7	Picnic Tables	8	1,500	12,000	80%	9,600	20%	2,400	12,000
8	Benches	6	750	4,500	80%	3,600	20%	900	4,500
9	Trash cans	6	1,000	6,000	80%	4,800	20%	1,200	6,000
10	Grills	1	1,600	1,600	75%	1,200	25%	400	1,600
11	Ash cans	3	250	750	75%	563	25%	188	750
12	Drinking Fountain	2	750	1,500	75%	1,125	25%	375	1,500
13	Bike Rack	1	700	700	75%	525	25%	175	700
14	Irrigation System Modifications	1	2,000	2,000	80%	1,600	20%	400	2,000
14	Lawn Area / Turf Restoration	1	2,000	2,000	100%	2,000	0%	0	2,000
15	Tetherball court area	1	2,500	2,500	75%	1,875	25%	625	2,500
16	Mural	1	500	500	75%	375	25%	125	500
Subtotal				221,050	76%	167,513	24%	53,538	221,050
Engineering, Landscape Architect and/or									
17	Project Management @ 15%			33,158		25,127	24%	8,031	33,158
Rivenes Park Costs				254,208	76%	192,639	24%	61,568	254,208

Exhibit "A"
City of Hubbard
Proposed Park Improvements

Project		# units	Unit Cost	Estimated Cost	Existing Resident Share as % of Project	City Share	SDC Share as % of Project	Estimated SDC Share for Future Growth	Total Cost
Kari Park									
1	Play Structure	1	15,000	15,000	75%	11,250	25%	3,750	15,000
2	Sidewalks (6' wide PCC)	230	27	6,210	75%	4,658	25%	1,553	6,210
3	Entry Signs	2	1,000	2,000	75%	1,500	25%	500	2,000
4	Decorative Pathway Lighting	3	4,000	12,000	75%	9,000	25%	3,000	12,000
5	Picnic Tables	1	1,500	1,500	75%	1,125	25%	375	1,500
6	Benches	2	750	1,500	75%	1,125	25%	375	1,500
7	Trash cans	2	500	1,000	75%	750	25%	250	1,000
8	New border & bark restoration @ Merry	1	750	750	100%	750	0%	0	750
9	Irrigation System Modifications	1	750	750	100%	750	0%	0	750
10	Turf restoration	1	1,000	1,000	100%	1,000	0%	0	1,000
11	Fencing	600	19	11,400	100%	11,400	0%	0	11,400
Subtotal				53,110	82%	43,308	18%	9,803	53,110
12	Engineering, Landscape Architect and/or Project Management @ 15%			7,967		6,496	18%	1,470	7,967
Kari Park Costs				61,077	82%	49,804	18%	11,273	61,077
Walnut Vale Park									
1	Play Structure	1	15,000	15,000	75%	11,250	25%	3,750	15,000
2	Sidewalks (6' wide PCC)	40	27	1,080	75%	810	25%	270	1,080
3	Entry Signs	1	1,000	1,000	75%	750	25%	250	1,000
4	Decorative Pathway Lighting	2	4,000	8,000	75%	6,000	25%	2,000	8,000
5	Picnic Tables	1	1,500	1,500	75%	1,125	25%	375	1,500
6	Benches	2	750	1,500	75%	1,125	25%	375	1,500
7	Trash cans	2	500	1,000	75%	750	25%	250	1,000
8	Irrigation System Modifications	1	1,000	1,000	75%	750	25%	250	1,000
9	Bike Rack	1	700	700	75%	525	25%	175	700
10	Turf restoration	1	1,000	1,000	75%	750	25%	250	1,000
11	Fencing	300	15	4,500	75%	3,375	25%	1,125	4,500
12	Basketball Court (1/2 court)	1	25,000	25,000	75%	18,750	25%	6,250	25,000
13	Park Addition Site Development	1.50	75,000	112,500	30%	33,750	70%	78,750	112,500
Subtotal				173,780	46%	79,710	54%	94,070	173,780
14	Engineering, Landscape Architect and/or Project Management @ 15%			26,067		11,957	54%	14,111	26,067
15	Land Acquisition @ 2.30 sf	1.50	100,188	150,282	30%	45,085	70%	105,197	150,282
Walnut Vale Park Costs				350,129	39%	136,751	61%	213,378	350,129
Winchester Park									
1	Play Structure	1	8,000	8,000	75%	6,000	25%	2,000	8,000
2	Sidewalks	60	22	1,320	75%	990	25%	330	1,320
3	Entry Signs	1	1,000	1,000	75%	750	25%	250	1,000
4	Decorative Pathway Lighting	2	4,000	8,000	75%	6,000	25%	2,000	8,000
5	Benches	2	750	1,500	75%	1,125	25%	375	1,500
6	Trash cans	1	500	500	75%	375	25%	125	500
7	Lawn Area & Border & Safety cushioning	1	1,000	1,000	75%	750	25%	250	1,000
Subtotal				21,320	75%	15,990	25%	5,330	21,320
8	Engineering, Landscape Architect and/or Project Management			1,000		250	75%	750	1,000
Winchester Park Costs				22,320	73%	16,240	27%	6,080	22,319
Wolfer-Will Greenway									
1	Sidewalks	800	27	21,600	75%	16,200	25%	5,400	21,600
2	Decorative Pathway Lighting	5	4,000	20,000	75%	15,000	25%	5,000	20,000
3	Benches	6	750	4,500	75%	3,375	25%	1,125	4,500
4	Trash cans	3	500	1,500	75%	1,125	25%	375	1,500
5	Landscaping Areas	5	3,000	15,000	75%	11,250	25%	3,750	15,000
6	Irrigation System	1	15,000	15,000	75%	11,250	25%	3,750	15,000
7	Lawn Areas	1	4,000	4,000	75%	3,000	25%	1,000	4,000
Subtotal				81,600	75%	61,200	25%	20,400	81,600
8	Engineering, Landscape Architect and/or Project Management @ 15%			12,240		9,180	25%	3,060	12,240
Wolfer-Will Greenway Costs				93,840	75%	70,380	25%	23,460	93,839

Exhibit "A"
City of Hubbard
Proposed Park Improvements

Project	# units	Unit Cost	Estimated Cost	Existing Resident Share as % of Project	City Share	SDC Share as % of Project	Estimated SDC Share for Future Growth	Total Cost
Centennial Park								
1	Pacific Hwy 99E Improvements	250	0	0	75%	0	25%	0
2	First Street curb and sidewalk	250	35	8,750	75%	6,563	25%	2,188
3	Entry Feature	1	30,000	30,000	75%	22,500	25%	7,500
4	Decorative Pathway Lighting	3	4,000	12,000	75%	9,000	25%	3,000
5	Benches	2	750	1,500	75%	1,125	25%	375
6	Trash Cans	2	500	1,000	75%	750	25%	250
Subtotal			53,250	75%	39,938	25%	13,313	53,250
7	Engineering, Landscape Architect and/or Project Management @ 15%		7,988		5,991	25%	1,997	7,988
Centennial Park Costs			61,238	75%	45,928	25%	15,309	61,237
Andrew Commons								
1	Walking Trail and Site Improvements	1.81	50,000	90,500	75%	67,875	25%	22,625
2	Engineering, Landscape Architect and/or Project Management @ 15%			13,575		10,181	25%	3,394
Andrew Commons Costs			104,075	75%	78,056	25%	26,019	104,075
Community Garden								
1	Park Site Improvements	1	4,000	4,000	100%	4,000	0%	0
Community Garden Costs			4,000	100%	4,000	0%	0	4,000
New East UGB Neighborhood Park								
1	East UGB Park Land (5.0 acres @ 2.30 sf)	5.00	100,188	500,940	25%	125,235	75%	375,705
2	Park Site Improvements	5	75,000	375,000	25%	93,750	75%	281,250
3	Engineering, Landscape Architect and/or Project Management @ 15%			56,250		14,063	75%	42,188
East UGB Neighborhood Park Costs			932,190	25%	233,048	75%	699,143	932,190
New North UGB Neighborhood Parks								
1	North UGB Park Land (3.0 acres @ 2.30sf)	3.00	100,188	300,564	0%	0	100%	300,564
2	Park Site Improvements	3	75,000	187,500	0%	0	100%	187,500
3	Engineering, Landscape Architect and/or Project Management @ 15%			28,125		0	100%	28,125
North UGB Neighborhood Park Costs			516,189	0%	0	100%	516,189	516,190
Total Improvement Costs--All Parks			3,625,716	42%	1,507,303	58%	2,118,413	3,625,715

Exhibit "B"

City of Hubbard

Estimated Cost of Park Improvements for Existing Hubbard City Parks

Park	Share of Project Costs to Current Residents	Share of Project Costs due to Growth (SDC)	Total Estimated Costs
Barendse	680,457	545,994	1,226,451
Rivenes	192,639	61,568	254,208
Kari	49,804	11,273	61,077
Walnut Vale	136,751	213,378	350,129
Winchester	16,240	6,080	22,320
Wolfer Will	70,380	23,460	93,840
Centennial	45,928	15,309	61,238
Andrew Commons	78,056	26,019	104,075
Existing Parks Subtotal	1,270,255	903,081	2,173,337
Community Garden	4,000	0	4,000
East UGB Neighborhood Park	233,048	699,143	932,190
North UGB Neighborhood Park	0	516,189	516,189
New Parks Subtotal	237,048	1,215,332	1,452,379
ALL PARKS TOTAL	1,507,303	2,118,413	3,625,716

	100%	0%	
	Residential Demand for New Parks Facilities (100%)	Non-Residential Demand for New Parks Facilities (0%)	Total
Future Resident Share (SDC Eligible)			
Existing Parks	903,081	0	903,081
New Parks	1,215,332	0	1,215,332
SDC Project Eligible	2,118,413	0	2,118,413
Current Resident Share	1,507,303	0	1,507,303
Total	3,625,716	0	3,625,716

Residential Parks SDC Calculation

	Existing Residents	Estimated New Residential Growth by 2027	Total
Population	2960	1,811	4,771
%	62%	38%	100%
Residents per Dwelling Unit	3.11	2.50	
Equivalent Dwelling Units	952	724	1,525
Allocation of Costs to Existing Residents & New Growth			
Existing Parks	1,270,255	903,081	2,173,337
New Parks	237,048	1,215,332	1,452,379
Total Park Imp Costs	1,507,303	2,118,413	3,625,716
New Dwelling Units		724	
Maximum Parks SDC divided by new dwelling units		\$2,924	

Hubbard Parks Master Plan Park Land Needs Analysis

Community Parks	Existing Residents	Estimated New Residential Growth by 2027	Total
Population	2960	1,811	4,771
%	62%	38%	100%

Park Land Needed	Acres Needed per 1000 population	Needed for Existing Residents (Acres)	Needed for Future Growth (Acres)	Total
Community Parks	2.50	7.40	4.53	11.93
Neighborhood & Mini Parks	2.50	7.40	4.53	11.93
Total - Park Land Needs		14.80	9.06	23.86
		62%	38%	

Park Land Inventory	Existing Parks (Acreage)	Proposed Additions to Existing Parks (Acres)	Proposed New Parks (Acres)	Total
Community Parks				
Barendse Park	8.27	1.00		9.27
Rivenes Park	1.01			1.01
Community Parks Total	9.28	1.00		10.28
Neighborhood & Mini-Parks				
Kari Park	0.27			0.27
Walnut Vale Park	0.27	1.50		1.77
Winchester Park	0.12			0.12
Centennial Park	0.07			0.07
Wolfer Will Greenway	1.39			1.39
Andrew Commons Greenway	1.81			1.81
North UGB Neighborhood Park			3.00	3.00
East of Hwy 99 Neighborhood Park			5.00	5.00
Neighborhood & Mini-Parks Total	3.93	1.50	8.00	13.43
Totals	13.21	2.50	8.00	23.71

	Existing Parks (Acreage)	Total Acreage Needed	Excess or (Deficiency)	% of Acres Needed
Parks to Serve Existing Population	13.21	14.80	(1.59)	15%
Parks to Serve Future Growth	0.00	9.06	(9.06)	85%
Totals	13.21	23.86	(10.65)	

Park Acres to be Acquired by City	Existing User Share		Future Growth Share		Total Acres
Barendse Park	0.30	30%	0.70	70%	1.00
Walnut Vale Park	0.45	30%	1.05	70%	1.50
New Eastside	1.25	25%	3.75	75%	5.00
New North UGB	0.00	0%	3.00	100%	3.00
Total Acres to be Acquired	2.00	19%	8.50	81%	10.50

Park Land Acquisition Costs	Existing User		Future Growth		Total
	Cost	%	Cost	%	
Barendse Park	180,000	30%	420,000	70%	600,000
Walnut Vale Park	45,085	30%	105,197	70%	150,282
New Eastside	125,235	25%	375,705	75%	500,940
New North UGB	0	0%	300,564	100%	300,564
Total Cost for Acquisition	350,320	23%	1,201,466	77%	1,551,786