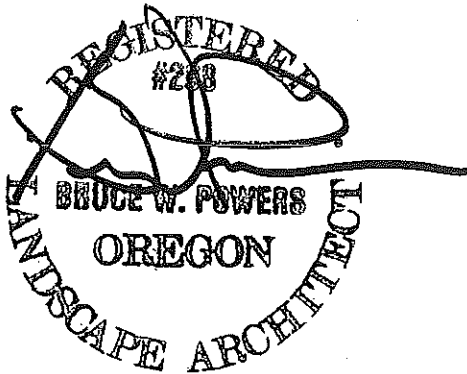


CITY OF COLUMBIA CITY PARKS MASTER PLAN

FINAL REPORT

September 6, 2001



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COMMUNITY SURVEY RESULTS

I. INTRODUCTION

The City of Columbia City is a growing community of 1,595 residents located in the northwest corner of Oregon along the Columbia River. The City limits and the Urban Growth Boundary encompass 2 square miles and are constrained to the east by the Columbia River and to the west by steep topography. Columbia City is located 29 miles north of Portland and is bisected by both Highway 30 and the Burlington Northern Railroad.

Due to its beautiful mountain views, its close proximity to the Columbia River, and the relatively short commuting distance to Portland, the City of Columbia City grew in population a significant 37% between 1990 and 2000. This increase in residents has diminished the amount of undeveloped land located within the Urban Growth Boundary. Land prices have increased and the opportunity to purchase undeveloped land for parks and open space is quickly disappearing.

The City currently owns 4.66 acres of park land with .39 acres developed and 4.27 acres undeveloped. The existing park land is currently not large enough nor contiguous so as to facilitate a flat open space development. The City's primary objective is the acquisition of suitable park property to be developed at a later date.

This plan is the first Parks Master Plan for the City of Columbia City. The Plan was developed using stakeholder and community input as well as collaboration with City staff to determine the City of Columbia City's goals for the future of the City's public parks system. Recommendations and a list of priorities are included for the development and upgrade of existing Columbia City parks as well as potential future park sites. Funding sources are included in the to aid in the attainment of the community's public park goals.

II. MASTER PLAN DEVELOPMENT PROCESS

Development of the Master Plan was the result of work sessions with the Columbia City staff, the Parks Commission, the community, and the consultant design team. On April 10, 2001 CIDA's consultants met with the City Administrator/Recorder, Leahnette Rivers, to collect data concerning existing parks, community needs, and potential future park sites. Ms. Rivers provided CIDA with a Land Use Designation Plan for the City as well as a planting plan for Harvard Park. Additionally, CIDA conducted site visits and photographed existing parks as well as proposed park sites.

On the evening of May 23, 2001, Stakeholders involved in the Parks Master Plan process were invited to participate in an input meeting to discuss the current conditions and plans for future park development. During the meeting, goals and objectives for the Parks Master Plan were discussed as well as potential future park sites. The group agreed that provisions needed to be made to secure a waterfront site for public access as well as a potential boat launch. The McBride Creek area was also discussed as a potential natural preserve area with an opportunity for walking/nature trails and educational signage.

III. COMMUNITY SURVEY

A Parks Master Plan Questionnaire was included with the Columbia City Community Newsletter and water bill in early June of 2001. The newsletters and water bills were sent to a total of 660 landowners and residents. Participates were asked to return the surveys by June 15, 2001. Out of the 660 surveys that were mailed, 48 responses were returned.

Number of Surveys Returned	
Number of Surveys Mailed	660
Number of Surveys Returned	48
Return Ratio	7.2%

This survey was not intended to be statistically significant. The survey was designed as an opportunity for community residents to voice their opinions and concerns in an anonymous format as well as to inform residents of the Parks Master Planning discussion and process currently taking place.

SURVEY RESULTS

Each question raised in the survey is listed below, as well as a summarization of the survey results. Respondents were asked to rank their choices from 1, the highest, to 10, the lowest. If there was no ranking designated on the questionnaire, the indicated choices were counted only in the Top 4 Activities column.

I. "What type of activities do you or your family currently enjoy?"

Walking, fishing/boating, picnicking, and play equipment were the top four activities from the resident responses. Walking was the most popular activity with 46% of the respondents listing walking as their number one recreational activity and 43 respondents listing it as one of their top 4 choices. Fishing/boating was second in popularity with 21 favorable responses and 10% listing fishing/boating as their first choice. Twenty-three residents wrote that picnicking is an activity they enjoy, but there were no first choice responses for this activity. Play equipment was fourth, with 13 residents responding that they utilize the play equipment. In the

play equipment category, there were 6% first choice responses. Swimming was a close fifth with 17 positive responses, but there were no first choices for swimming.

Activities	Listed as Top 4 Activities	Number 1 Activity	Number 2 Activity	Number 3 Activity
1. Walking	43	22	6	2
2. Fishing/Boating	21	5	2	4
3. Picnicking	23	0	5	10
4. Play Equipment	13	3	6	1
5. Swimming	17	0	2	5
6. Hiking	15	0	5	4
7. Baseball	10	1	0	0
8. Jogging	7	2	0	0
9. Tennis	6	0	0	1
10. Soccer	1	0	0	0

2. “What is the average number of visits you make to a park site per week?”

Forty-one people responded that they visit a park site 3 or fewer times per week. Four people said they visit a park 3-5 times a week and three people said that they visit a City park more than 5 times a week.

Number of Visits	% of Responses
Less than 3 Visits	85%
3 to 5 Visits	8%
More than 5 Visits	6%

3. “What is the average time period of each visit?”

Fourteen people responded that their visits to the park are less than 30 minutes in duration. Nineteen people wrote that they visit the park for 30 minutes to an hour. Nine people responded that they visit the park for 1 to 3 hours.

Time Period per Visit	% of Responses
Less than 30 Minutes	29%
30 Min. to 1 Hour	37%
1 to 3 Hours	20%
More than 3 Hours	0%

4. “Where would you most like to see new park development occur?”

The Columbia River waterfront was the most popular choice for a new park site acquisition and development with 24 first choice votes and 34 total favorable responses. Twenty-three residents would like to see park development occur West of Hwy 30 and nineteen people thought that McBride Creek would be a valuable asset to the City.

New Park Areas	First Choice
Waterfront	50%
West of Hwy. 30	22%
McBride Creek	8%
East of Hwy. 30	4%

5. “Please indicate the park facilities you would use, if they were available.”

Of the top four choices, trails/paths received the most votes as the most desired park facility with 39 total votes and 20 first choice votes. A viewpoint park was second with 29 total responses and 1 first choice vote. A fishing dock was third with 23 total votes and 5 first choice responses. Play equipment was fourth with 16 total responses and 6 first choice votes.

Activities	Listed as Top 4 Activities	Number 1 Activity	Number 2 Activity	Number 3 Activity
1. Trails or Paths	39	20	6	12
2. Viewpoint Park	29	1	11	14
3. Fishing Dock	23	5	5	11
4. Play Equipment	16	6	3	6
5. Workout Stations	19	0	4	13
6. Baseball Fields	12	1	2	4
7. Soccer Fields	6	0	0	1
8. Tennis Courts	2	0	0	2
9. Skateboard Park	1	0	0	1

6. Comment Section

Fifteen people made comments regarding parks in Columbia City. Some of the suggestions were a community garden, a boat launch, and public restroom facilities. Refer to the Appendix to review specific comments.

Columbia City Visioning Workshop

On February 15, 2001, the firm of Cogan Owens Cogan held a Visioning Workshop for the residents of Columbia City while gathering information for the Columbia City Buildable Lands Inventory and Needs Analysis. The meeting was an opportunity for residents to express their opinions as well as discuss what they would like to see Columbia City become in the next 20 years. Although the City of Columbia City Parks Master Plan process had not begun when the Visioning Workshop was held, the information and responses that Cogan Owens Cogan received during the workshop are relevant to the Parks Master Plan study.

During the workshop, many participants mentioned that they see a future need for additional public parks in Columbia City. Both large scale community parks and neighborhood pocket parks were discussed. Increased access to the waterfront was also a priority when discussing increased recreational opportunities within Columbia City. Trestle Beach was mentioned as a possible area to develop for waterfront access. The Columbia City Visioning Workshop document prepared by Cogan Owens Cogan identifies the following guiding principles for Parks, Greenways and Recreation that will bring Columbia City to the envisioned future.

- "Protect riparian buffers along McBride Creek and other streams.
- Create greenways with pedestrian and bicycle paths along streams.
- Create new parks as growth occurs.
- Maintain urban trees.
- Improve parks and school properties with ball fields and sports fields."

Needs Assessment

The 2000 U.S. Census revealed that 29% of Columbia City residents are under the age of 19. Although the general trend during the last 10 years has been towards an older population, there are 446 children living within Columbia City that need playground areas and sports fields. Currently, children are able to play and utilize the recreational facilities at the Columbia City Elementary School, but the school is difficult to access for the children living on the west side of Highway 30. There is a signalized pedestrian crossing at E Street, but parents prefer that their children do not cross the highway unattended. The addition of a sports field on the west side of the Highway would greatly improve the recreational facilities within Columbia City as a whole. Children and adults would have a sports field available within the City to play soccer and softball without having to travel to St. Helens.

During the first meeting with the Parks Commission, interpretive nature trails were discussed along McBride Creek. Educational signage could be placed along the trail to inform residents and visitors alike of their riparian surroundings. The nature trail could also be an asset to the community as an outdoor classroom for the 230 students that attend elementary school.

A public trail along the Columbia River was also discussed at the first meeting with the Parks Commission. The 2000 U.S. Census revealed that 43% of Columbia City's population is over the age of 45. The majority of survey respondents were avid walkers and also enjoyed fishing and boating. A trail along the Columbia River would be a unique and valuable addition to the walking and biking community in Columbia City.

IV. DATA COLLECTION

In addition to the community meetings and mailed questionnaires, a review of existing city documents and documents in progress took place.

Sources of Information:

- City of Columbia City Comprehensive Plan, Revised 1997
- Columbia City Visioning Workshop Summary Report, Review Draft March 12, 2001
- City of Columbia City Draft 5-year Capital Improvement Program, 2001-02, March 2001
- City of Columbia City Transportation System Plan, Amended Plan January 7, 2001
- Cogan Owens Cogan Report, Discussion Draft May 10, 2001
- U.S. Census Bureau, Census 2000
- City of Columbia City Zoning Map, provided by Murray, Smith & Associates, Inc.
- Harvard Park Landscape Plan, by Shirley Sacha, April 13, 1998
- Aerial Photograph, Flown in 2000, Spencer B Gross Inc. Digital Aerial Photography

V. PARK SITE INVENTORY

DEVELOPED PUBLIC PARK

Harvard Park - .39 Acres



Opportunities

- Neighborhood park
- Playground equipment
- Open space area for field games
- Picnic tables and benches

Recommendations

- Review and simplify plant palette before implementing existing Landscape Plan.
- Review existing Landscape plan for safety considerations. A 1' foot berm planted with shrubs creates a dangerous situation in which parents can not see their children from their homes.

Total Developed Public Park Area: .39 Acres

DEVELOPED PUBLIC GREENWAY

City of Columbia City Bike Path – 5.39 Acres



Opportunities

- Walking, jogging, bicycle path
- Alternative mode of transportation
- A linkage to the City of St. Helens
- Important link to other proposed recreational trails

UNDEVELOPED PUBLIC PARKS

K Street Site - .39 Acres



Opportunity

- Waterfront site

Constraints

- Difficult to develop, City of St. Helen's has a water facility located on the site
- Steep and narrow site, not suitable for a boat launch
- The majority of the site has been paved or built-out

H Street Site - .14 Acres



Opportunities

- Waterfront site
- Viewpoint/pocket park, passive recreation
- Picnic area
- Fishing Dock

Constraints

- Difficult to develop due to narrow site and steep slope to water
- Not suitable for a boat launch
- Parking on street

Water Tank Site - .88 Acres



Opportunities

- Views of Mt. St. Helens, Mt. Adams, and the Columbia River
- Natural wooded area

Recommendations

- Viewpoint park
- Picnic area
- Trail area with interpretive signage
- Potential link to McBride Creek greenway trail

Constraints

- Steep topography
- Road side parking

Highway 30 Site – 2.86 Acres



Opportunities

- Mature trees
- Centrally located
- City of Columbia City Bike Path travels through it

Recommendations

- Picnic area for residents and travelers (would need additional areas to park)
- Potential for trails and interpretive signage for bicyclists, joggers, and pedestrians
- Opportunity area for a fitness trail, halfway along bike path

Total Undeveloped Public Park Area: 4.27 Acres

OTHER PUBLIC LAND

Columbia City Elementary School – 1.92 Acres



- Property owned and maintained by the School District, restricted access
- Playground equipment
- Informal soccer field
- Volleyball area, net
- Informal softball field
- Picnic tables and benches
- Half court basketball
- Improved streetscape with sidewalks and areas for parking
- Eight mature Douglas Fir trees

PRIVATE PARKS AND OPEN SPACE

Both private parks are owned and maintained by the Daughters of the American Revolution.

Pixie Park - .31 Acres



- Private park with public privileges
- Waterfront park
- Picnic tables
- Access to the Columbia River, No boat access
- Gravel parking area

Ruth Rose Richardson Memorial Park - .46 Acres



- Private park with public privileges
- Well maintained
- Grassy area for picnics, picnic tables, benches
- View of the Columbia River and Mt. Adams
- Centrally located
- No designated areas to park

VI. RECOMMENDATIONS

The planning consulting firm of Cogan Owens Cogan is currently in the process of writing a Columbia City Buildable Lands Inventory and Needs Analysis document. In the draft document dated May 10, 2001, Cogan Owens Cogan states that there is a projected population growth from the current 1,735 residents (This population figure was released prior to the 2000 U.S. Census figures being released July 1, 2001) to 3,100 residents by the year 2020. This is a population increase of 44%. The report states that based on a standard of 10 acres per 1,000 residents, Columbia City will need an additional 24.4 acres dedicated to park uses.

Columbia City currently owns 4.66 acres of public park land. As stated earlier, the 4.66 acres is dispersed throughout the City. The Highway 30 site is the largest parcel comprising 2.86 acres. Although this parcel is large in acreage, it is located adjacent to the Highway and would be very difficult to develop into a public open space due to noise from the Highway and railroad.

The greatest challenges the City faces is keeping up with the rapid development that has occurred in the Columbia City area during the last 10 years as well as addressing the 20 year projected growth rate. Acquiring additional park land and open space area will be the number one priority for the Parks Commission. There are only a few, large, relatively flat sites that do not have residences on them within the Columbia City Urban Growth area. Two of these properties are the City of St. Helens' property and the Port of St. Helens' property. Although both are agency owned, the City of St. Helens' property may be for sale in the near future.

City of St. Helens Property



The City of St. Helens' property is located west of Highway 30 and is 13.3 acres in area. The history of St. Helens purchasing the property in Columbia City is vague, but the site will potentially be for sale in the near future. The Mayor of Columbia City wrote a letter to the City of St. Helens' Mayor and Councilors on May 30, 2001 to request that the City of St. Helens donate and/or sell some or all of the property to Columbia City when the site becomes available for purchase.

During a recent meeting between Leahnette Rivers, Marian Calnon (the Columbia City Parks Chair), Jim Huff (the City of St. Helens Parks Chair) and Brian Little (the City of St. Helens Administrator), St. Helens has determined that they will hold a public hearing in the near future to determine when the City will dispose of the property. St. Helens did express an interest in selling the property to Columbia City for the true market value price.

The City of St. Helens' property would provide many unique recreational opportunities. The majority of the site would be ideal for sports fields due to the relatively flat topography of the site as well as its contiguous acreage. McBride Creek flows through the northern portion of the site and is the last section of the Creek before it flows through a culvert under Highway 30, providing an important connection in the proposed McBride Creek trail system. Due to the Columbia City Fish Habitat Overlay Zone designation of McBride Creek, no building would currently be allowed to be built within 20 feet on both sides of the creek. The City and property owners should pursue opportunities such as this to acquire the land outright, or to establish public access easements for the future trail system.

The true market value for the site was recently determined to be \$610,000. Negotiations may still be possible between Columbia City and St. Helens to negotiate a mutually acceptable method to preserve at least a portion of the site so that when funds become available to develop a sports field, the property will be available and vacant. If the St. Helens property is sold to a private party, the last piece of available flat land within the current UGB would likely be developed into private residences.

McBride Creek



The Oregon State Fish and Wildlife Department has identified McBride Creek as a Class I Stream. A Class I Stream is defined as a stream that is important to Steelhead spawning and rearing. The City of Columbia City currently has in place a Fish Habitat Overlay Zone, which extends 20 feet on either side of the Creek. The Cogan Owens Cogan Buildable Lands Inventory suggested that the City refer to the State of Oregon Goal 5 rule to provide a protective riparian buffer of 50 feet on both sides of the Creek.

During the Visioning Workshop and in the Parks Questionnaire results, the residents of Columbia City expressed interest in a nature trail system along McBride Creek. With a 50 feet riparian buffer, a trail system would be a viable possibility, subject to agency approvals. An environmental study will be required before trail planning and construction begins.

Trestle Beach



McBride Creek has an important recreational connection to the Columbia River. The confluence of McBride Creek and the Columbia River is commonly referred to as Trestle Beach. The Beach is currently accessed through the Port of St. Helens' property by an unmarked trail that crosses under a railroad trestle next to Highway 30. Trestle Beach itself is located outside of the Columbia City Limits and UGB. There have been discussions to include the property in the UGB and annex it to the City. An easement would need to be obtained if the beach is to remain accessed from the Port of St. Helens' property.

During the Visioning Workshop and the Park Master Plan meetings, many residents expressed an interest in the passive recreational opportunities available at Trestle Beach. A riparian forest and grasslands follow the edge of the beach and provides wildlife habitat for a variety of wildlife. Trestle Beach would be a significant passive recreational asset as well as a significant natural area for Columbia City residents.

Port of St. Helens Property



A meeting was held on July 11, 2001 with the Port of St. Helens Operations Manager, Shirley Parsons, Columbia City Administrator and Recorder, Leahnette Rivers, and CIDA consultants to begin a dialogue between the Port of St. Helens and Columbia City. The primary focus of the discussion was the opportunity for the Port of St. Helens and Columbia City to work together to increase the recreational opportunities for Columbia City residents.

The Port of St. Helens property is over half of the Columbia riverfront within the Columbia City's Urban Growth Boundary. The site is approximately 94 acres with 82.4 acres within the UGB. The site is zoned Industrial. Most of the site is relatively flat but the riverfront is steep and inaccessible. There are currently three companies and the U.S. Army Corps of Engineers in a lease agreement with the Port of St. Helens. During the meeting, Ms. Parsons explained that the leases are based on acreage of utilized land. If development of any kind were to occur on the Port of St. Helens' property, the companies that are leasing land would need to agree and reevaluate their lease agreements. Ms. Parsons also conveyed the importance of security to the leasing tenants. The companies are wood based businesses that use heavy equipment that potentially could be very dangerous to the general public.

During the meeting, the possibility of a trail along the Columbia River was discussed as well as the possibility of a community fishing pier. The trail would require an easement at least 30 feet in width with a 12 foot wide trail. A fence or wall would also be required along the west side of the trail to maintain tight security for the industrial business. The trail addition would connect to the existing Columbia City Bike Path and the proposed McBride Creek trail.

There is also an opportunity to restore the existing pier at the south end of the property. There were some safety concerns that children would use the pier as a place to jump off into the river, but precautions could be taken to promote only fishing at this location and provide swimming at Trestle Beach.

The conversation between Columbia City and the Port of St. Helens should continue to develop so that the two agencies can work together to realize the mutual opportunities that are available.

Loop Development



An existing Columbia City public bike path runs along the west side of Highway 30 from the north end of Columbia City to the E Street intersection. The path crosses the Highway at E Street and travels along The Strand before it connects to the Rutherford Road Parkway bicycle trail. The bike path is owned by the City of Columbia City and comprises 5.39 acres. The Rutherford Road Parkway bicycle trail is a joint maintenance venture with the City of St. Helens. This trail is an asset to Columbia City and has potential to be an integral component in a future loop trail linking McBride Creek, the Water Tank site, and the Columbia River Trail.

Pocket Parks

During the Visioning Workshop, participants expressed an interest in developing pocket parks on both sides of Highway 30. The pocket parks would be located in the various sections of right-of-way throughout the City that have not been developed. An ordinance for pocket parks will need to be written to address the development of pocket parks in the City right-of-way.

The best areas for development of pocket parks are Fifth Street, H Street, and Lincoln Street on the west side of the Highway and K Street on the east side of the Highway. The total acreage of the four pocket parks is 1.65 acres. These sites are all located in areas that do not currently have public parks and would be appropriate areas for a neighborhood play structure and bench. However, care needs to be taken when developing pocket parks to address long term maintenance and access to adjacent properties. A maintenance plan should be implemented before pocket parks are installed.

A unique right-of-way opportunity exists along the length of Eighth Street. McBride Creek flows the length of the platted Eighth Street. A right-of-way City Ordinance would give Columbia City an opportunity to create a critical section of the McBride Creek trail. An alternative access route would need to be created so that the platted parcels are still accessible if and when development occurs. The construction of Eighth Street could essentially be eliminated with careful planning and a well placed bridge. The development of this portion of the trail would be a significant beginning for the trail system, since it is the largest portion of the trail within the City limits and is a vital section for the success of the trail.

A few of the vacant right-of-way sites on the east side of Highway 30 are adjacent to the Highway and the railroad tracks. These areas are not a priority for pocket park development.

VII. PRIORITIES FOR FURTHER ACTION

The priorities of the Parks Commission are both proactive as well as in response to Columbia City's significant growth in the last 10 years. The list of priorities will create a balance between proactively obtaining more park land before it is developed, as well as developing existing City property.

- Due to the recent development occurring within Columbia City, the first priority for the Parks Commission to consider is to acquire undeveloped flat land that is suitable for sports field development. The City of St. Helens' property is the most critical acquisition site for the City. *NIA*
- The second priority for the Parks Commission to consider is to reevaluate the riparian buffer width along the length of McBride Creek. To protect the integrity of the natural stream system, it would be beneficial for the required buffer to be expanded to 50 feet as indicated by the State of Oregon Goal 5 Rule. It is also important that the City begins to obtain easements and or land donations along the length of McBride Creek. It is critical to begin the process of procuring easements along the Creek as a function of planning for development adjacent to the riparian corridor.
- The third priority for the Parks Commission to consider is to begin a formal dialogue with the Port of St. Helens regarding both the Columbia River Trail and Trestle Beach access. This process will take time and it would be extremely valuable to start the conversation and begin planning before funds have been obtained.
- As all three of the above process and negotiations are occurring, development of City owned sites needs to be addressed. The first site that will be a major asset to the City is the water tank site. A view park would be a great addition to the Columbia City parks system. Another priority is to finish implementing the planting plan for Harvard Park.

Based on the Cogan Owens Cogan report and the current growth rates for Columbia City, the population will increase by 44% to 2900 residents by 2020 (using July 1, 2001 U.S. Census data). A population of 2900 residents will require 29 acres of public open space. An additional 24.4 acres of open space will be required to meet the goal of 10 acres of public open space per 1000 residents.

New Park Areas	Acreage
City of St. Helens Property	5
Trestle Beach	10
Columbia River Trail	4
Pocket Parks	1.65
McBride Creek Buffer	22

The recommendations for the Columbia City parks system will create an additional 16.65 acres of public open space and an additional 26 acres of public greenway.

The most important step the Parks Commission can make is to begin conversations and negotiations with both private and public property owners to reach their community park goals. Obtaining funding sources for both park land acquisitions and development is also vital in creating a cohesive public parks and greenway system in Columbia City.

VIII. COST ESTIMATE

Land Acquisitions

A significant percentage of the overall cost to develop a new park or trail system will be the land acquisition. The City of St. Helens property was recently appraised at \$45,860 per acre. A minimum of 5 acres will be required for a community sports park facility. This is a cost of \$229,320 for the land acquisition alone.

The Port of St. Helens property, as listed in the county assessor's records, has a total real market value of \$2,858,300 for 95 acres (land value only). Approximately 4 acres of the total parcel would be the minimum requirement for the Columbia River Trail. There is approximately 5250 linear feet of river frontage with an average trail width of 30 feet. A minimum of 10 acres is needed for the Trestle Beach recreation area. The Columbia River Trail will cost approximately \$121,630 and the Trestle Beach land acquisition would cost approximately \$304,070 if the land was to be purchased out right.

The majority of McBride Creek that is located within the City limits is located within the public right-of-way and is platted as Eighth Street. The Creek also flows through the Port of St. Helens' property and the vacant property to the west of the St. Helens site. The remainder of the Creek length travels through Columbia County. Easements for a public trail along the Creek will be required the length of the Creek. The cost of the easement can range anywhere from 10-90% of the assessed land value. The percentage is dependent upon how much use the landowner retains after the easement has been granted.

Park Name	Land Cost	Notes
City of St. Helens Property		
Sports Park Facility	\$229,320	5 Acres @ \$45,860
Port of St. Helens Property		
Columbia River Trail	\$121,628	4 Acres @ \$30,410
Trestle Beach	\$304,100	10 Acres @ \$30,410
McBride Creek		
Trail Easement	10-90% of Market Value	Percentage is dependant upon the level of use remaining to owner

Park Development Costs

Although the planning for the majority of the park developments has not occurred, basic costs can be given to general park elements such as a softball field, soccer field, trail development, etc.

Facility	Cost	Notes
Softball Field	±\$25,000*	±14,000 S.F. of Area Required
Soccer Field	±\$20,000*	±50,000 S.F. of Area Required
Tennis Court/Basketball	±\$50,000	±7,000 S.F. of Area Required
Columbia River Trail	±\$1.50	Per Square Foot
McBride Creek Trail	±\$6.00	Per Linear Foot for 3' Wide Trail
Restroom Facilities:		Cost does not include utility connection to public water and sewer system.
Unisex Single Room	\$30,000	
Unisex Two Rooms	\$70,000	

*Irrigation is not included in cost.

These costs do not include project design, engineering, survey, or project administration fees. The design costs will add an additional 20% to the overall cost of park facility development.

There is an approved planting plan for Harvard Park. As discussed earlier, the plan should be reviewed for maintenance costs and safety issues. A significant amount of detail is missing on the plan, but the cost of implementation of the plan as drawn is roughly \$24,500. This cost estimate does not include the future pump house shown on the plan or any playground improvements.

IX. FUNDING SOURCES

The following are possible sources of revenue for acquiring and developing park sites within Columbia City.

Capital Improvement Fund

This source of funding is outlined in the City of Columbia City's Draft 5-Year Capital Improvement Program for 2001-2002 dated March 27, 2001. The City has currently set aside \$96,500 distributed over a five year period to be spent on Sports Park Improvements, Reservoir Park Improvements, and Riverfront Park Improvements. Included in this funding document is the assumption of obtaining \$275,000 in grant funding.

General Obligation Bond

General Obligation Bonds are voter approved bonds in which the assessment is placed on real property. The majority of the voters have to approve the bond before it can take effect. The property tax is levied for a specific period of time which is usually 20–30 years. The money from these bonds can only be used for capital improvements.

Parks System Development Charges

Columbia City has had a large increase in residential building during the last 10 years. The number of housing units has increased 54% in Columbia City since 1990. Unfortunately, during the large increase in building, Columbia City did not have a Parks System Development Charge (SDC) fee schedule in place. During the building boom, developers were required to donate a portion of the land to the City to later be developed as a pocket park. Although pocket parks are needed within the Columbia City Parks System, the City should be careful not to tax their maintenance department by creating too many small parks while not developing larger open spaces. Columbia City would benefit greatly from establishing Parks SDC fees so that the Parks Commission would have funds available for land acquisitions and development of future parks.

To determine appropriate Parks SDC fees, similar municipalities in the greater Portland area were contacted regarding their Parks SDC fees. The chart below details the results of the inquiry.

Municipality	Parks SDC Charges Per Dwelling Unit
Canby	\$1981
Cornelius	\$1202
Forest Grove	\$1295
Hillsboro	\$1748
Newberg	\$662
Oregon City	\$2353
Sandy	\$2075
Scappoose	\$1496
St. Helens	\$814
Average Parks SDC Fee	\$1514

During the past 10 years, the number of housing units in Columbia City has increased by 279 units. If the average Parks SDC fee is used to calculate the potential collectable fees that were possible during the last 10 years, it is a loss of over \$400,000 in unrealized park fees. During the next review of the City development and permitting fees, a Parks SDC fee should be adopted for all new residential development.

Land and Water Conservation Fund

The Land and Water Conservation Fund is a federal grant program for the acquisition and development of parks and open space. In 2001, \$1,290,000 was available for grant funding of which 60% was available for local jurisdictions and 40% for state agencies. This program is administered through the Oregon Department of Parks and Recreation.

Oregon Parks and Recreation Department Grants

The Oregon Parks and Recreation Department has two grant funding sources that the City of Columbia City would be eligible for. The two grants are called the Local Government Grant and the Recreational Trails Program.

The Local Government Grant requires a 40% match for communities of less than 5,000 residents. This grant can be used to fund land acquisitions, development of parks, and rehabilitation of existing parks and recreation facilities.

The Recreational Trails Program requires a 20% match of funds. The projects that Columbia City is eligible for funding are construction of new recreation trails and support in the acquisition of easements and fee simple titles to private property.

Donations

Donations of labor, land, or materials by service groups, local business or individuals is an effective way to raise money for specific park projects. Columbia City has a strong history in volunteerism that if cultivated, will be an important asset to Columbia City in the future.

Lifetime Estates

A Lifetime Estate is an agreement between a landowner and the city that gives the owner the right to live on the land after the property has been sold. This funding option would be most beneficial to the community if it occurred along the Columbia River or McBride Creek.

Exchange of Property

An exchange of property could take place between a private landowner and Columbia City. If a current park site or public property is currently not being used, a land exchange could occur so that both parties would benefit from the exchange.

Joint Public/Private Partnership

A joint partnership is when a public agency enters into a working agreement with a private company to help fund, build and/or operate a public facility. Two primary incentives exist for the joint partnership which is free land for a park or open space for the community and a tax advantages for the private company. The joint public/private partnership also aids the company in building a quality relationship with the community benefit.

X. APPENDIX – COMMUNITY SURVEY RESULTS



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PARKS MASTER PLAN QUESTIONNAIRE – (48 Returned by 8/8/01)

1. What type of activities do you or your family currently enjoy? (Please rank your selections with 1 as the top choice, and 10 as the lowest.)

(22,6,2)	(0,5,4)	(0,0,0)	(1,0,0)	
(0,5,10)				
43 Walking Picnicking	15 Hiking	1 Soccer	10 Baseball or softball	25
(3,6,1)	(5,2,4)	(0,0,1)	(2,0,0)	(0,2,5)
13 Play equipment Swimming	21 Fishing/boating	6 Tennis	7 Jogging/running	17

Other: Handicap friendly areas, benches to rest on, windsurfing, deer hunting, golf, bicycling (3)

2. What is the average number of visits you make to a park site per week?

28 Less than 1	13 1 to 3	4 3 to 5	3 More than 5
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3. What is the average time period of each visit?

14 Less than 30 minutes	19 30 minutes to 1 hour	9 1 to 3 hours	0 More than 3 hours
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4. Where would you most like to see new park development occur? (Please rank your selections.)

(24,7,3)	(11,4,8)	(3,4,5)	(4,11,4)
34 Waterfront	23 West of Hwy 30	12 East of Hwy 30	19 McBride Creek

Other: Develop Pixie Park further (ex. add swings), Port property

5. Please indicate the park facilities you would use, if they were available. (Please rank your selections.)

(20,6,12)	(0,0,1)	(1,2,4)	(0,0,3)	(0,0,1)
39 Trails or paths	6 Soccer fields	12 Baseball fields	4 Tennis courts	1 Skateboard park
(6,3,6)	(1,11,14)	(5,5,11)	(0,4,13)	
16 Play equipment	29 Viewpoint park	23 Fishing dock	19 Workout stations along a circuit path	

Other: Bathroom facilities, Benches to rest, Picnic tables, 6th Street Park needs plants, Native walks

6. Please write any other ideas or comments you may have about parks in your community (attach another sheet of paper if necessary, or e-mail us at columbiacity@columbia-center.org):

- We need bathroom facilities and ADA accessible areas for everyone
- Large, smooth paved area for rollerblading in conjunction with a skate park
- Community garden.
- An area set aside as a wild area where teachers can bring classes to study native plants, birds, etc.
- Do not waste tax money on parks. All the parks do is keep vandals at home.
- Boat launch.
- Safe route for children to cross the highway.
- We would love to see a park with picnic/BBQ pits, swings, horseshoes with a view of the river. There is no place for picnics since Trojan closed down.
- We need a lot more areas for children to play.
- We need a boat launch and dock.
- Parks should be safe and observed by neighbors and people walking by. McBride Creek is no good.
- The school is a play area on the east side of highway 30. Parks should be where new housing is being developed. Particularly concentrate parks where homes have children and small yards.
- I like the McBride Creek Green Way Park idea from the Columbia River up to 9th Street and up Smith Road.
- Fishing pier off of Pixie Park, even though it is not owned by the City. Second choice for a boat dock is the water pump station next to the Port of St. Helens property. Golf field, Dog park
- Picnic area