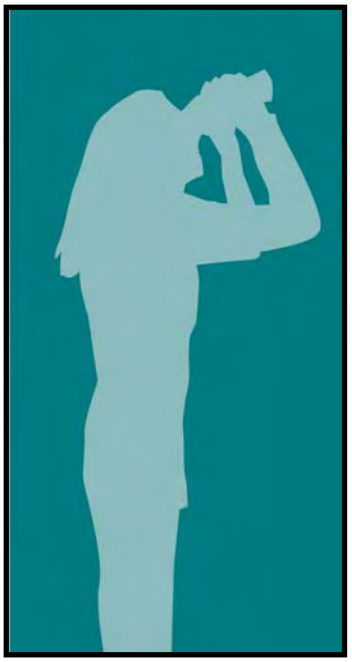

Appendix E:

Neighborhoods - Parks and Recreation Analysis

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Figure 2: Neighborhood Areas Map

Table 2: Neighborhood Park Needs by Area

NEIGHBORHOODS--PARK AND RECREATION ANALYSIS

Conducted in summer 2005, this analysis was developed by City of Wilsonville staff to determine park land needs for identified neighborhoods within the city. Acreage needs are noted for neighborhood parks within each area, and additional recommendations for neighborhood and community parks are provided. The purpose of this analysis is to supplement the Community Needs Assessment (Appendix D) and to provide additional direction for the development of neighborhood and community parks. The results from this analysis are summarized in Chapter 3 of the Master Plan (Table 1). Neighborhood areas are mapped in Figure 3.

E.1 METHODOLOGY

The information in this appendix is based on City of Wilsonville code requirements for parks and outdoor recreational space as required by the Wilsonville Planning and Land Development Ordinance (WC), Sections 4.113(.01) and (.02) and in 4.125(.05)(E).

This analysis does not include a detailed review of individual approved site plans for each of the specific developments included in the analysis. Developments included in this analysis were approved over a 30-year plus period under varying code requirements, making realistic comparison of actual approvals difficult. Rather it is an attempt, in the absence of National Recreation and Parks Association or other meaningful adequacy standards, to apply current local parks and recreation standards to existing conditions to determine current adequacy or lack thereof, in order to evaluate needs for additional park and recreation facilities.

E.2 APPLICABLE STANDARDS

E.2.a Multi-Family Developments:

Section 4.113(.01)(4): ...Multi-family developments shall provide at least the following minimum recreational area:

a. For 10 or fewer units:	1000 sq. ft. of usable recreation area
b. For 11 through 19 units:	200 sq. ft. per unit
c. For 20 or more units:	300 sq. ft. per unit

This analysis was conducted by aggregating all multi-family units and applying the appropriate square footage to the total unit count.

E.2.b Single Family Developments:

Section 4.113(.02): Open space shall be provided in the following manner: Open space must include...usable open space such as public park area, tot lots, swimming and wading pools, grass area for picnics and recreational play, walking paths and other like space....the minimum requirement shall be ¼ acre or usable park area for 50 or less lots, ½ acre of usable park area for 51 to 100 lots and pro rata amounts based on this formula for subdivisions exceeding 100 lots.

This analysis was done by aggregating all subdivision lots, and applying the applicable requirement to the total number of lots.

E.2.c Villebois:

Section 4.125(.05)(E): Multiple family developments shall provide the following minimum outdoor living area:

a.	For 10 or fewer dwelling units:	not less than 1000 square feet
b.	For 11 through 29 units:	200 sq. ft. per unit.
c.	For 30 or more units:	300 sq. ft. per unit.

E.3 ANALYSIS

The analysis was undertaken by first identifying neighborhoods. Neighborhoods are areas of residential development generally sized to allow pedestrian, rather than vehicular access to parks without crossing collector or arterial streets. Neighborhoods are further defined by geography and intervening land uses such as the separation of Old Town and the Rivergreen/Fox Chase neighborhoods by industrial lands. Villebois and Charbonneau are planned communities. Villebois has 4 neighborhoods corresponding to the phases of development.

For neighborhoods, the number of existing and/or potential single family units was calculated, and the requirements of WC 4.113(.02) were applied to determine park need. In a similar manner, the number of multi-family units was determined, and the requirements of WC 4.113(.01) were applied to determine required park lands. For Villebois, WC 4.113(.01) was utilized in the absence of Villebois standards for single family units. For multi-family units, WC 4.125(.05)(E) was applied.

The resulting calculations were totaled, and reviewed against the acreage of existing neighborhood parks to determine if additional park lands were needed.

Neighborhoods were then aggregated into community park areas, which in some cases are the same as the neighborhoods, due to geographical and/or street constraints. Community parks presume vehicular as well as pedestrian access, usually contain restrooms and have facilities not found in other parks. Examples are Town Center Park, which provides an urban experience and Canyon Creek Park, which provides contact with the natural environment.
School sports fields were considered to be community facilities. In most community areas, there were sufficient existing community parks.

Neighborhoods and communities are identified by reference letters, as noted in Figure 2.

E.3.a Key

The following key is used in the analysis:

N: neighborhood
C: community
R: regional
NA: natural areas
G: greenbelts
U: urban parks
S: special use areas

E.4 NEIGHBORHOOD ANALYSIS:

The following neighborhood analysis provides an overview of each neighborhood grouping based on availability of public and private park amenities. The descriptions follow the map (Figure 2) generally from west to east.

AREA A: OLD TOWN

Units:
Number of lots: **101**

Multiple units:

Boones Ferry Village	84
Rivercrest	12
River Village MHP	23
	119

Parks and Recreational Amenities
Public:

	Acres
Boones Ferry Park (C) (Tauchman House)	9.88
Willamette River (NA)	NA
	9.88

Private:
Boones Ferry Village: Basketball court

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 101 lots @ ½ acre/100 lots = 0.50 acres.
Provided: None. Boones Ferry Park provides neighborhood park amenities.
Conclusion: No additional neighborhood parks required.

Multi-family:
Required: 300 square feet /unit outdoor living space = 0.82 acres
Provided: Minimal. Basketball half-court
Conclusion: Need 1 additional neighborhood park for multi-family residents.

Net need calculation: 0 park land – (.50 + .82) = 1.32
Conclusion: Additional neighborhood park land needed: 1.32 acres

Recommended Additions/Improvements:
Additional neighborhood park land needed: 1.32 acres

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Boones Ferry Park
Water Treatment Plant Park

Recommended Additions/Improvements:

Boones Ferry Park

1. Develop a master plan for the entire site, including the parcel on the west side of Boones Ferry Road. As part of the master planning process, consider the following:
   - Provide waterfront access for non-motorized watercraft
   - Improve the gazebo to support larger groups, including electricity and a larger picnic area
   - Evaluate the potential future uses of the Tauchman House
   - Incorporate more historic and environmental interpretation
   - Add overviews to the Willamette River
   - Improve the trail connection to Memorial Park
   - Improve restrooms
   - Consider an improved basketball court
   - Consider storage needs to facilitate operations

Water Treatment Plant Park

1. Improve linkages to the connector trail system, including improved wayfinding.
2. Provide seating along pathway and at river viewpoint.

Other:

Investigate an alternative bike/ped pathway connecting neighborhoods to the west with Old Town, Memorial Park, Murase Plaza, the library and Town Center Park, perhaps utilizing the 5th Street ROW and extending under I-5.

AREA B: RIVERGREEN/FOX CHASE/MOREY'S LANDING

Units:

Number of lots:

Fox Chase	97
Rivergreen	152
Morey's Landing	220
	469

Multiple units:

Timber Creek	80
Autumn Park	144
Wilsonville Heights.	24
Oakleaf MHP	63
	311

Parks and Recreational Amenities

Public:

	Acres
River Fox Park (N)	2.51
WTP Park (S)	9.90
Willamette River (NA)	
	12.41

Private:

Morey's Landing (N)	9.35

Neighborhood Parks

Sufficiency Analysis:

Single family:
Required: 469 lots @ ½ acre/100 lots = 2.35 acres.
Provided: 11.86 acres.
Conclusion: No additional neighborhood parks required.

Multi-family:
Required: 300 square feet /unit outdoor living space = 2.14 acres
Provided: None.
Conclusion: Need additional neighborhood park for multi-family residents.

Net need calculation: 11.86 – (2.35 + 2.14) = 7.37
Conclusion: No additional neighborhood park land needed.

Recommended Additions/Improvements:

River Fox Park: Provide benches and small picnic shelter.
Add a looped path to the site.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Boones Ferry Park
Water Treatment Plant Park

Recommended Additions/Improvements:

Boones Ferry Park

1. Develop a master plan for the entire site, including the parcel on the west side of Boones Ferry Road. As part of the master planning process, consider the following:
   - Provide waterfront access for non-motorized watercraft
   - Improve the gazebo to support larger groups, including electricity and a larger picnic area
   - Evaluate the potential future uses of the Tauchman House
   - Incorporate more historic and environmental interpretation
   - Add overviews to the Willamette River
   - Improve the trail connection to Memorial Park
   - Improve restrooms
   - Consider an improved basketball court
   - Consider storage needs to facilitate operations

Water Treatment Plant Park

1. Improve linkages to the connector trail system, including improved wayfinding.

Other:

Investigate an alternative bike/ped pathway connecting these neighborhoods withOld Town, Memorial Park, Civic Center Park, the library and Town Center Park, perhaps utilizing the 5th Street ROW and extending under I-5.

AREA C: PARK @MERRYFIELD/SILVER CREEK/MONTEBELLO

Units:

Number of lots:

Hazelwood	53
Park @ Merryfield	150
Queens Court	5
Parkwood Estates	69
Silver Creek	40
Jaci Park	25
Serene/Montebello	104
	446

Multiple Units:

St. Andrews Court	28
Wilsonville Heights	37
Montebello/ Montecino	84
Wiedeman Park	58
	207
Total Units	**653**

Parks and Recreational Amenities

Public:

	Acres
Graham Oaks (NA)	230.00
Montebello Park (N)	.89
Tranquil Park (NA)	8.79
Park @ Merryfield (wetlands)	7.00
Neighborhood)	2.00
	248.68

Primary/Middle School fields

Private:

Wiedeman Park: community room, garden spaces

Hazelwood (N)	3.30
Silver Creek (N)	0.57
	3.87

Neighborhood Parks

Sufficiency Analysis:

Single family:

Required: 446 lots @ ½ acre/100 lots = 2.23 acres

Provided: 21.66 acres.

Conclusion: No additional neighborhood parks required.

Multi-family:

Required: 300 square feet /unit outdoor living space = 1.43 acres

Provided: Garden area at Weideman,

Conclusion: Need additional neighborhood park for multi-family residents

Net need calculation: 5.87 – (2.23 + 1.43) = 2.21

Conclusion: Additional park lands are not needed according to strict code calculations. However, see notes below.

Recommended Additions/Improvements:

1. Montebello Neighborhood Park: Previously a .21 acre beautification area, the City purchased an adjacent .68 acre parcel that creates a total .89 acre neighborhood park. If the Weideman units are included, then the total requirement for this neighborhood is 1.43 acres. The existing neighborhood portion of the Park at Merryfield is separated from the multi-family units by Brown Road, a major collector whose traffic is projected to increase with the buildout of Villebois. The new park should contain playground amenities, a sport court, an open turf area of at least ¼ to ½ acre, benches, picnic facilities and trash receptacles.

2. Park at Merryfield: The Park at Merryfield contains a significant wetland area. Additional interpretative signage in needed. Access points to the site need improvement. A trail map kiosk is recommended. The wetland portion abuts Graham Oaks Park.

3. Tranquil Park: Trail system signage is recommended.

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Graham Oaks Park is owned by Metro. Construction of parking is contemplated in the Master Plan for that park, together with the

potential for public restrooms at the Crest Center. Therefore, Graham Oaks Park will function as a community park for these neighborhoods since it is connected by a trails system to other existing natural area parks in the neighborhood.

School fields:

Wood Middle School:	1 unlighted field (softball)
	1 unlighted field (soccer)
	1 unlighted field (football)
	4 indoor courts
Boones Ferry Primary:	2 unlighted fields (baseball)
	1 indoor court

Recommended Additions/Improvements:

1. Additional lands: About 1 acre.
2. School site recommendations should be implemented.

AREA D: VILLEBOIS – SAP EAST

Units:
Number of lots: 655

Parks and Recreational Amenities

	Acres
Public:	
Coffee Creek Lake Preserve (NA)	70.00
Public/private:	
Triangle Park (N)	0.25
Council Park (N)	0.50
Fir Park (N)	1.00
	1.75
Eastside Park (N)(C)	1.60

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 655 lots @ ½ acre/100 lots = 3.28 acres.
Provided: 1.75 acres.
Conclusion: 1.53 additional neighborhood parks required.

Multi-family: None

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

- Eastside Park
- School site

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

AREA E: VILLEBOIS – SAP SOUTH

Units:
Number of lots: 486

Parks and Recreational Amenities

Public/private	Acres
Oak Park (GN)	1.50
Cedar Park (GN)	0.98
Pointe Park (N)	0.50
	2.98
West Park (N)	1.82
Villebois Greenway (portion)(G)	4.77
	6.59
SROZ/forest area (NA)	4.81

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 486 lots @ ½ acre/100 lots = 2.43 acres.
Provided: 2.98 acres.
Conclusion: No additional neighborhood parks required.

Multi-family: None

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

Community Parks
Sufficiency Analysis: If we follow a policy of aggregating neighborhoods into community park service areas with a standard of one community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Villebois Village Greenway.
West Park
School site

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

AREA F: VILLEBOIS – SAP CENTRAL

Units:
Number of units: +/- 1010

Parks and Recreational Amenities
Public: Acres

Private:

Hilltop Park (N)	2.90
Promenade (U)	0.37
	3.27

Central Plaza (U)(C) 0.52
Private complexes@ 300 square feet/unit = 3.44 acres outside recreational space

Neighborhood Parks
Sufficiency Analysis:

Single family: None.

Multi-family: 1000 units@ 300 square feet/unit = 3.44 acres outside recreational space

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

Community Parks
Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Central Plaza
School site
Villebois Village Greenway

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

AREA G: VILLEBOIS – SAP NORTH

Units:
Number of lots: +/- 239

Parks and Recreational Amenities
Public:

	Acres
School playing fields (possibly more in the interim)	3.00

Public/private:

Villebois Greenway (G)	15.96	(portions)
Forest Preserve (NA)	10.60	
	26.56	

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 240 lots @ ½ acre/100 lots = 1.20 acres.
Provided: None.
Conclusion: 1.20 acres additional neighborhood parks required.

Multi-family: None

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

Community Parks
Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:

Villebois Village Greenway
School site

Recommended Additions/Improvements:
According to the approved Villebois Parks Plan.

AREA H: ELLIGSEN ROAD EAST

Units:
Number of units:

Canyon Creek Apts	372
Wilsonville Summit	326
Total units	**698**

Parks and Recreational Amenities
Public: None

Private:
Canyon Creek Apts: Clubhouse, fitness center, playground, pool, hot tub, basketball
Wilsonville Summit: Clubhouse, fitness center, pool, spa

Neighborhood Parks
Sufficiency Analysis:

Single family: None.

Multi-family:
Required: 300 square feet /unit outdoor living space = 4.81 acres
Provided: Private. Much less than 4.8 acres in size.

Net need calculation: 0 park lands – (4.81) = 4.81
Conclusion: Need additional neighborhood park for multi-family residents

Recommended Additions/Improvements:
Additional neighborhood park lands: 4.81 acres

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community park for this aggregated neighborhood is:
Canyon Creek Park

Recommended Additions/Improvements:
Canyon Creek Park: Use this park as a trailhead for the trails system along Boeckman Creek and Weideman Road. Provide trail signage and wayfinding.

AREA I: MENTOR/XEROX

Units:
No lots/units: **0**

Parks and Recreational Amenities
Private:
Walking paths

AREA J: CANYON CREEK NORTH

Units:
Number of lots:

Canyon Creek Meadows	103
Canyon Creek Estates	80
Carriage Oaks	14
Total units	**197**

Parks and Recreational Amenities

Public:

	Acres
Canyon Creek Park (C)	**8.28**

Private:

Canyon Creek Meadows (N)	0.71
Canyon Creek Estates (N)	0.58
Carriage Oaks	0.00
	1.29

Neighborhood Parks:
Sufficiency Analysis:

Single family:
Required: 197 lots @ ½ acre/100 lots = 0.99 acres
Provided: 1.29 acres
Conclusion: No additional neighborhood parks required.

Multi-family: No multi-family units.

Net need calculation: 1.29 – (0.99) = .30. No additional lands needed

Recommended Additions/Improvements:
Landover/Willow Creek: Provide benches, picnic tables and a small picnic shelter.
Add a ½ court for basketball.

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, then the community parks for this aggregated neighborhood are:
Canyon Creek Park

Recommended Additions/Improvements:

Canyon Creek Park: Use this park as a trailhead for the trails system along Boeckman Creek and Weideman Road. Provide trail signage and wayfinding.

AREA K: FROG POND-ADVANCE ROAD

Units:
Number of lots: **= +/- 1200 units**
Mix: 50% sfd, 50% mfd

Parks and Recreational Amenities
Public:

	Acres
School playing fields (Advance Road) (possibly more in the interim)	3.00

Public/private:
SROZ 31.81 acres

Neighborhood Parks
Sufficiency Analysis:
Single family:
Required: 600 lots @ ½ acre/100 lots = 3.0 acres.
Provided: None.
Conclusion: 3.0 acres neighborhood parks required.

Multi-family: 600 units@300 sq. ft./unit = 4.13 acres

Recommended Additions/Improvements:
Additional neighborhood park lands needed: 7.13 acres.

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community parks for this aggregated neighborhood are:
Canyon Creek Park
School fields

Recommended Additions/Improvements:
One additional community park

AREA L: RENAISSANCE/ASH MEADOWS/THUNDERBIRD MOBILE CLUB

Units:
Number of lots:

Renaissance	74
Oak View	24
Ash Meadows	71
	169
TMC MH	**250**

Parks and Recreational Amenities
Public:

Boeckman Creek Corridor (NA)

Private:

Mentor Graphics walking trail
Renaissance: pool, playground
Oak View: pool, recreation building
Ash Meadows:
TMC: Activity room, pool, fitness room

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 169 lots @ ½ acre/100 lots = 0.85 acres
Provided: None.
Conclusion: Additional neighborhood parks required.

Multi-family:
Required: 300 square feet /unit outdoor living space = 1.72 acres
Provided: Private only. Less than 1.72 acres.
Conclusion: TMC provides pool and activity room. Residents use Community Center as support/service center.

Net Need Calculation: 0 acres public, identified need: 2.57 acres.

Recommended Additions/Improvements:

Additional lands: 2.57 acres of neighborhood parks

Community Parks

Sufficiency Analysis:

If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Town Center Park

School facilities at Wilsonville High School and Boeckman Creek Primary

Wilsonville High School:	2 unlighted fields (softball)
	2 lighted fields (baseball)
	1 unlighted field (soccer)
	1 lighted field (football)
	4 indoor courts
Boeckman Creek:	1 unlighted field (soccer)
	1 indoor court

Recommended Additions/Improvements:

School site recommendations should be implemented.

AREA M: TOWN CENTER/COURTSIDE/VLAHOS

Units:

Number of lots:

Courtside	90
Sundial	20
Boeckman Creek	56
Village @Wilsonville	78
	244

Multiple units:

Sundial	120
Town Center	110
Total units	**230**

Parks and Recreational Amenities

Public:

	Acres
Town Center Park (U)	5.00
Courtside Park (N)	1.91
	6.91
Boeckman Creek (1/2)(NA)	2.25
Community Center (S)	(1.15)

Private:

Theater, bowling alley, Family Fun Center
Sundial: Clubhouse, pool, hot tub, fitness center
Town Center: Clubhouse, fitness center, playground, pool, hot tub
Boeckman Creek: pool, recreation room

Neighborhood Parks

Sufficiency Analysis:

Single family:
Required: 244 lots @ ½ acre/100 lots = 1.22 acres
Provided: 6.91 acres.
Conclusion: No additional neighborhood parks required.

Multi-family:
Required: 300 square feet /unit outdoor living space =1.58 acres
Provided: Private only. Less than 1.58 acres.
Conclusion: Need additional neighborhood park for multi-family residents

Net Need Calculation: 6.91 – (1.22 + 1.58) = 4.11 acres
Conclusion: No additional neighborhood park lands needed.

Recommended Additions/Improvements:
Courtside Park: Provide benches, drinking fountain and a small picnic shelter.

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:

Town Center Park

School facilities

Wilsonville High School:	2 unlighted fields (softball)
	2 lighted fields (baseball)
	1 unlighted field (soccer)
	1 lighted field (football)
	4 indoor courts
Boeckman Creek Primary:	1 unlighted field (soccer)
	1 indoor court

Recommended Additions/Improvements:
School site recommendations should be implemented.

AREA N: WILSONVILLE MEADOWS/BOULDER CREEK/LANDOVER/CEDARPOINTE

Units:

Number of Lots:

Arbor Crossing	103
Wilsonville Meadows	218
Landover	111
	432

Multiple units:

Boulder Creek	296
Berkshire Court	266
Hathaway Village	300
Bridge Creek	315
	1177

Parks and Recreational Amenities

Public:

	Acres
High school/primary school playing fields	
Landover Park (N)	1.45
Hathaway Park (N)	1.15
	2.60
Boeckman Creek (1/2)(NA)	2.25
Meridian Creek (NA)	0.00

Private:

Arbor Crossing (N)	0.50

Boulder Creek: Clubhouse, fitness center, pool, hot tub, picnic/barbeque area
Berkshire Court: Clubhouse, fitness center, playground, pool, spa
Hathaway Village: Clubhouse, fitness center, playground, pool, hot tub, video library
Bridge Creek: Clubhouse, fitness center, playground, pool, hot tub

Neighborhood Parks

Sufficiency Analysis:

Single family:
Required: 432 lots @ ½ acre/100 lots = 2.16 acres
Provided: 5.35 acres
Conclusion: No additional neighborhood parks required.
Multi-family:

Required: 300 square feet /unit outdoor living space = 8.11 acres
Provided: Private only. Much less than 8.11 acres.
Conclusion: Very high need. Solution? Additional improvements on school property.

Net Need Calculation: 3.10 – (2.16 + 8.11) = -7.17
Conclusion: Needed: 7.17 acres

Recommended Additions/Improvements:
Additional lands: 7.17 acres for neighborhood parks

Landover/Willow Creek: Provide benches, picnic tables and a small picnic shelter. Add a ½ court for basketball.

Community Parks
Sufficiency Analysis:
If we follow a policy of aggregating neighborhoods into community park service areas with at least **one** community park per aggregated neighborhood, the community parks for this aggregated neighborhood are:
Town Center Park

School facilities

Wilsonville High School:	2 unlighted fields (softball)
	2 lighted fields (baseball)
	1 unlighted field (soccer)
	1 lighted field (football)
	4 indoor courts
Boeckman Creek Primary:	1 unlighted field (soccer)
	1 indoor court

Recommended Additions/Improvements:
School site recommendations should be implemented.

AREA O: VILLAGE @ MAIN/DAYDREAM

Units:
Number of lots:

Daydream River	17
Daydream Ranch	102
Village@Main	41
Buck's Landing	5
River Estates	31
	196

Multiple Units

Village @ Main	232
Total units	**428**

Parks and Recreational Amenities
Public:

	Acres
Memorial Park(R)	126.00
(Neighborhood)	3.00
Library (S)	4.00
Willamette River (NA)	NA

Private:

Ballys: summer pool, exercise equipment
Village @ Main: Clubhouse, playground, pool, spa

Neighborhood Parks
Sufficiency Analysis:

Single family:
Required: 196 lots @ ½ acre/100 lots = 0.98 acres.
Provided: 3.0 acres in Memorial Park are neighborhood parks.

Multi-family:
Required: 300 square feet /unit outdoor living space = 1.60 acres
Provided: Private. Much less than 1.60 acres in size.
Conclusion: Need 1 additional neighborhood park for multi-family residents. Memorial Park provides the rest.

Net need calculation: 3.00 – (.98 + 1.60) = 0.42
Conclusion: No additional park land needed.

Recommended Additions/Improvements:
None

Community Parks

Sufficiency Analysis

If we follow a policy of aggregating neighborhoods into community park service areas with a standard of **one** community park for each aggregated neighborhood, the community park for this aggregated neighborhood is:

Upper Memorial Park (Civic Center Park)

Recommended Additions/Improvements:

Murase Plaza/Memorial Park features completed in September 2006.
No additional improvements or additions required.

AREA P: CHARBONNEAU

Units:

Number of lots:	**979**

Multiple units

Illahee	126
French Prairie	150
	276

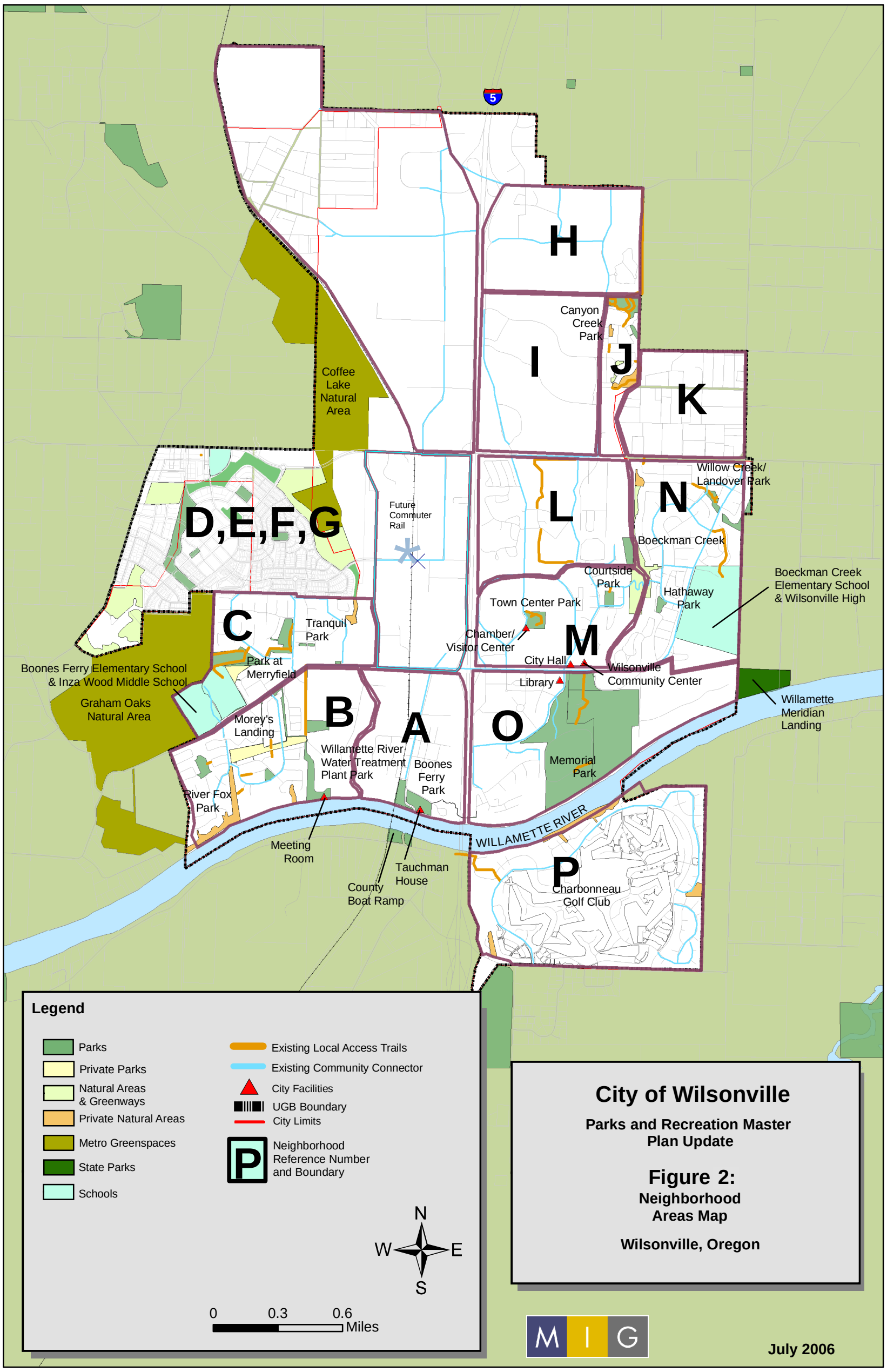
Parks and Recreational Amenities:

Public:

None

Private:

Golf, tennis, pools, spa, clubhouse, fitness center, bike/running trail, playground


5
H
I
J
K
Canyon Creek Park
Coffee Lake Natural Area
D,E,F,G
Future Commuter Rail
L
N
Willow Creek/ Landover Park
Boeckman Creek
Courtside Park
Hathaway Park
Boeckman Creek Elementary School & Wilsonville High
Town Center Park
C
Tranquil Park
Chamber/ Visitor Center
M
City Hall
Wilsonville Community Center
Library
Park at Merryfield
Boones Ferry Elementary School & Inza Wood Middle School
Graham Oaks Natural Area
Willamette Meridian Landing
B
A
O
Morey's Landing
Willamette River Water Treatment Plant Park
Boones Ferry Park
Memorial Park
River Fox Park
WILLAMETTE RIVER
Meeting Room
Tauchman House
County Boat Ramp
P
Charbonneau Golf Club
Legend
Parks
Private Parks
Natural Areas & Greenways
Private Natural Areas
Metro Greenspaces
State Parks
Schools
Existing Local Access Trails
Existing Community Connector
City Facilities
UGB Boundary
City Limits
Neighborhood Reference Number and Boundary
N
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Miles
City of Wilsonville
Parks and Recreation Master Plan Update
Figure 2:
Neighborhood Areas Map
Wilsonville, Oregon
M I G
July 2006

Table 2: Neighborhood Park Needs by Area

Area	Reference Name	Parks and Recreation Amenities		Single Family Lots	Multiple Units	Total NP Acres Provided	Additional NP Acres Needed	Sufficiency Analysis Conclusions and Recommendations
		Public	Private	Number	Number	Acres	Acres	
A	**Old Town**	Boones Ferry Park (C) Willamette River (NA)	Boones Ferry Village (basketball court)	101	119	0.00	1.32	1. Additional neighborhood park land needed: 1.32 acres 2. Provide major improvements to increase capacity at Boones Ferry Park. 3. Provide minor improvements at Water Treatment Plant Park.
B	**Rivergreen, Fox Chase, and Morey's Landing**	River Fox Park (N) WTP Park (S) Willamette River (NA)	Morey's Landing (N)	469	311	11.86	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at River Fox Park. 3. Provide major improvements to increase capacity at Boones Ferry Park. 4. Provide minor improvements at Water Treatment Park.
C	**Merryfield, Silver Creek, Montebello**	Graham Oaks (NA) Tranquil Park (NA) Park at Merryfield (N) Montebello Park (B)	Hazelwood (N) Silver Creek (N) Wiedeman Park (community room, garden)	446	207	5.87	0.00	1. No additional neighborhood park land is needed. 2. Replace Montebello Park with a new neighborhood park from 1.00 to 1.43 acres in size. 3. Provide minor improvements at Merryfield Park and Tranquil Park. 4. Coordinate to implement school site improvements. 5. Develop facilities at Graham Oaks Natural Area to provide opportunities for passive recreation.
D	**Villebois - SAP East**	Coffee Creek Lake Preserve (NA) Triangle Park (N) Council Park (N) Fir Park (N) Eastside Park (N or C)		655	0	1.75	1.53	1. Additional neighborhood park land needed: 1.53 acres 2. Develop parks according to the approved Villebois Master Plan.
E	**Villebois - SAP South**	Oak Park (GN) Cedar Park (GN) Point Park (N) West Park (N) Villebois Greenway (G) SROZ forest area (NA)		486	0	2.98	0.00	1. No additional neighborhood park land is needed. 2. Develop parks according to the approved Villebois Master Plan.
F	**Villebois - SAP Central**	Hilltop Park (N) Promenade (U) Central Plaza (U or C)	Private Complexes	0	1010	2.90	None noted	1. No additional needs for neighborhood park land noted. 2. Develop parks according to the approved Villebois Master Plan.
G	**Villebois - SAP North**	School playing fields Villebois Greenway (G) Forest Preserve (NA)		239	0	0.00	1.20	1. Additional neighborhood park land needed: 1.20 acres 2. Develop parks according to the approved Villebois Master Plan.
H	**Elligsen Road East**	None	Canyon Creek Apartments (clubhouse, fitness center, pool, playground, hot tub, basketball) Wilsonville Summit (clubhouse, fitness center, pool , spa)	0	698	0.00	4.81	1. Additional neighborhood park land needed: 4.81 acres 2. Provide minor improvements at Canyon Creek Park. 3. Provide a 3-acre community school park.
I	**Mentor, Xerox**	None	Walking paths, soccer, baseball, large lawn area	0	0	0.00	0.00	
J	**Canyon Creek North**	Canyon Creek Park (C)	Canyon Creek Meadows (N) Canyon Creek Estates (N) Carriage Oaks	197	0	1.29	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at Landover/Willow Creek and Canyon Creek Parks. 3. Provide minor improvements at Canyon Creek Park.
K	**Frog Pond - Advance Road**	School playing fields	SROZ	600	600	0.00	7.13	1. Additional neighborhood park land needed: 7.13 acres 2. Provide one additional community park.
L	**Renaissance, Ash Meadows, Thunderbird Mobile Club**	Boeckman Creek (NA)	Mentor Graphics (trail) Renaissance (pool, playground) Oak View (pool, recreation building) Thunderbird Mobile Club (pool, activity room, fitness center)	169	250	0.00	2.57	1. Additional neighborhood park land needed: 2.57 acres 2. Coordinate to implement school site improvements.
M	**Town Center, Courtside, Vlahos**	Town Center Park (U) Courtside Park (N) Boeckman Creek (NA) Community Center (S)	Theater Bowling Alley Family Fun Center Sundial (pool, clubhouse, fitness center) Town Center (pool, clubhouse, fitness center, playground) Boeckman Creek (pool, recreation	244	230	6.91	0.00	1. No additional neighborhood park land is needed. 2. Provide minor improvements at Courtside Park. 3. Coordinate to implement school site improvements.
N	**Wilsonville Meadows, Boulder Creek, Landover, Cedarpointe**	Landover Park (N) Hathaway Park (N) Boeckman Creek (NA) Meridian Creek (NA)	Arbor Crossing (N) Boulder Creek (pool, clubhouse, fitness center, picnic area) Berkshire Court (pool, clubhouse, fitness center, playground, spa) Hathaway Village (pool, clubhouse, fitness center, playground, hot tub) Bridge Creek (pool, clubhouse	432	1177	3.10	7.17	1. Additional neighborhood park land needed: 7.17 acres 2. Provide minor improvements at Landover/Willow Creek. 3. Coordinate to implement school site improvements.
O	**Village at Main/Daydream**	Memorial Park (C) Willamette River (NA) Library (S)	Village at Main (clubhouse, playground, pool, spa) Ballys	196	232	3.00	0.00	1. No additional neighborhood park land is needed. 2. Complete construction of upper Memorial Park.
P	**Charbonneau**	None	Various private facilities (golf, tennis, pools, spa, fitness center, trails)	979	276	Not available	0.00	1. Park land needs are met through private facilities. No additional park land is needed.

Note: Net needs are determined by code requirements for park and outdoor recreational space as required by the Wilsonville Planning and Land Development Ordinanace, Sections 4.113 (.01 and .02) and 4.125 (.05)(E), minus existing neighborhood park or neighborhood park equivalent acreage.

Park Codes:

N	Neighborhood	R	Regional	S	Special Use Area
C	Community	U	Urban Park	NA	Natural Area

regional plans
Bicycle and Pedestrian Master Plan
Transit Master Plan
Parks & Recreation Master Plan
community plans