

**BEFORE THE CITY COUNCIL FOR THE CITY OF
LAFAYETTE, OREGON**

**An Ordinance Amending the Lafayette)
Comprehensive Plan)**

ORDINANCE NO. 617

THE CITY COUNCIL (the "Council") OF THE CITY OF LAFAYETTE, OREGON (the "City") sat for the transaction of City business on Thursday, March 14, 2013 at 6:30 p.m. in the Council Chambers at City Hall.

WHEREAS, on August 23, 2012, the City Council passed Ordinance 616 amending the Parks Development Plan and directed staff to initiate an additional amendment to the Plan when the Yamhill County Board of Commissioners adopted a new coordinated population projection; and

WHEREAS, on November 8, 2012, the Yamhill County Board of Commissioners passed an ordinance adopting a new coordinated population projection prepared by the Oregon Population Research Center for Yamhill County and the 10 cities in the county; and

WHEREAS, on January 17, 2013 the Planning Commission met to consider the proposed action regarding Planning File Legislative Amendment 2012-02, an application by the City of Lafayette to amend the Lafayette Comprehensive Plan to include the November 8, 2012 population projection into the 2012 Parks Development Plan, conducted a public hearing, considered the information provided by City staff and the public, and upon deliberation, voted unanimously to recommend City Council approval of the proposed Lafayette Parks Development Plan to incorporate the November 8, 2012 population projection into the Plan and make other minor amendments to update the Plan since its adoption on August 23, 2012; and

WHEREAS, on March 14, 2013, the City Council met to consider the proposed action, conducted a public hearing, considered the information provided by City staff and the public, received and considered the recommendation of the Planning Commission, and passed a motion accepting the staff report.

NOW THEREFORE, THE CITY OF LAFAYETTE, OREGON, ORDAINS AS FOLLOWS:

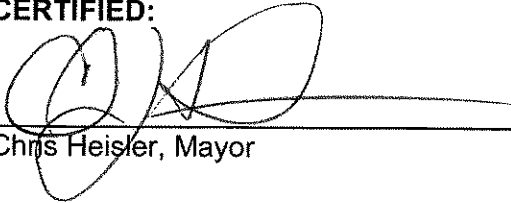
Section 1. The City Council of the City of Lafayette does hereby adopt the staff report dated March 14, 2013, including those certain findings of fact, conclusionary findings and supporting documentation attached hereto as Exhibit 'A' and by this reference made a part hereof.

Section 2. The City Council of the City of Lafayette does hereby amend the Lafayette Comprehensive Plan to include the Lafayette Parks Development Plan, amend the Lafayette Comprehensive Plan Goals and Policies in the Community Resources Chapter, Recreation Section, as shown in Chapter 3 of the Parks Development Plan, and adopt a population projection of 5,552 for the year 2032 attached hereto as Exhibit 'B' and by this reference made a part hereof.

ADOPTED by the Council on the 11th day of April, 2013.

VOTE: Ayes: 6 Nays: -0- Abstentions: 0 Absent: 0

CERTIFIED:



Chris Heisler, Mayor

ATTEST:



Melanie Maben, Assistant to City Admin.

EXHIBIT A



Lafayette City Council

TO: LAFAYETTE CITY COUNCIL

FROM: JIM JACKS, CITY PLANNER
MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

SUBJ: LEGISLATIVE AMENDMENT 2012-02 TO THE LAFAYETTE PARKS
DEVELOPMENT PLAN-AN ELEMENT OF THE LAFAYETTE
COMPREHENSIVE PLAN

DATE: MARCH 14, 2013

BACKGROUND

In 2011 and 2012 the city reviewed and updated the 2004 Lafayette Parks Development Plan. The population projection used for the process was a 2011 Yamhill County coordinated population projection that was remanded by LUBA as part of the City of Newberg comprehensive plan amendment process. Once the 2011 projection was remanded the City of Lafayette's strategy was to use it for the 2012 Parks Development Plan update because the city was aware that Yamhill County would prepare a new coordinated population projection. The new projection was developed by the Oregon Population Research Center under contract by Yamhill County and funded by the Oregon Department of Land Conservation and Development.

On August 23, 2012 when the City Council adopted the 2012 Parks Development Plan it directed staff to initiate an amendment to the 2012 Parks Development Plan as soon as Yamhill County adopted the new projections for the county and the 10 cities in the county. The Yamhill County Board of Commissioners adopted the new projections on November 8, 2012 and the Lafayette Planning Commission and staff initiated this amendment to the Lafayette Parks Development Plan to incorporate the new projection into the Plan.

The November 8, 2012 population projection necessitates amending the Community Resources Chapter, Recreation Section, of the Comprehensive Plan and the 2012 Parks Development Plan. The proposed amendments incorporate the November 8, 2012 population projection out to the year 2032.

All the 2012 Parks Development Plan chapters are proposed to be amended because each one includes at least one needed change to incorporate the new population projection, or

because minor changes are needed to reflect changed conditions since August 23, 2012. No changes are proposed to the map of the city's parks or to the map showing the path system.

PROPOSED AMENDMENTS TO THE 2012 PARKS DEVELOPMENT PLAN

The proposed amendments incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into the Parks Development Plan and other minor updates.

The changes are shown in Chapters 1-7 which are attached. No changes are proposed to the appendices, therefore they are not included.

Chapter 1, Introduction

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 1.

Chapter 2, Community Profile

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 2. On page 2 delete the language about the 2011 population projection. On page 2, list the population projection for Lafayette in 5-year increments. Delete Figure 2-1 because it is a projection for 2000 to 2025 and is no longer applicable.

Chapter 3, Goals and Policies

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 3. Minor changes to clarify Policies A and B in Goal 4.

Chapter 4, Park Facility Inventory and Classification

No changes related to incorporating the November 8, 2012 Yamhill County coordinated population projection for Lafayette. On page 4-4, update the description of Joel Perkins Park to indicate the placement of the Abigail Scott Duniway historical marker in the park in the fall of 2012.

Chapter 5, Proposed Park Improvements

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 5 on page 5-10 where it refers to the number of acres needed to be acquired based on the new population projection.

On page 5-1 add a reference to the Planning Commission for their work on the 2012 update. On page 5-2, Item 1, delete the reference to a possible fire station at Veterans Park. On page 5-2, Item 2, change the reference to a park size of "up to no more than 20 acres" to "up to 20 acres or more." On page 5-4, Item 3 at the bottom, delete the project to erect a

commemorative historical marker for Abigail Scott Duniway because the marker was erected in the fall of 2012.

On page 5-9 regarding acquiring parkland in the north portion of the city, for the area northeast of Community Pride Park, change the language to more clearly state the situation and reflect recent changes in ownership of the land. Also on page 5-9 make minor changes to improve understandability and add references to East Millican Creek and Haylen Drive.

Chapter 6, Capital Improvement Program.

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 6.

On page 6-2, for Veterans Park delete the reference to a possible fire station site. On page 6-2, for Perkins Park delete the project to erect an Abigail Scott Duniway marker because it was erected in the fall of 2012. On page 6-3, for Terry Park add "vehicle parking" as an element for a non-motorized watercraft put-in / take-out dock. Change Tables 6-1 and 6-2 to correct arithmetic errors and show the effect of the 2012 population projection which calls for fewer people in the city in 2032 compared to the 2011 population projection. The result is, the number of acres needed to be acquired is reduced and thus the cost to acquire the acres is reduced.

Chapter 7, Park Acquisition Plan

Incorporate the November 8, 2012 Yamhill County coordinated population projection for Lafayette into Chapter 7. Numerous changes are proposed to reflect the smaller 2032 population projection, the smaller number of acres needed to be acquired and the cost to acquire the reduced number of acres. On page 7-5, Item 1 in the middle of the page, clarify to be more accurate. On page 7-5, Item 1 at the bottom of the page, revise to reflect the reduced population projection, the reduced number of needed acres and the reduced cost.

FINDINGS

1. Section 3.101.04 of the Lafayette Zoning and Development Ordinance (LZDO) states that an amendment to laws or policies is subject to the procedures for Type IV actions. For Type IV actions, Section 3.207.02 requires hearings to be held before both the Planning Commission and City Council, with the Commission having an advisory role and the final decision rendered by the Council. The Planning Commission held a duly noticed public hearing on January 17, 2013 and the City Council is conducting a hearing on March 14, 2013.
2. The proposal will amend the recently updated Lafayette Parks Development Plan which was approved by the City Council on August 23, 2012. The 2012 Lafayette Parks Development Plan used a coordinated population projection by Yamhill County that was remanded by LUBA as part of the City of Newberg comprehensive plan amendment process. On August 23, 2012 the City Council directed staff to initiate an amendment to the 2012 Parks Development Plan

as soon as Yamhill County adopted the new projections for the county and the 10 cities in the county. The Yamhill County Board of Commissioners adopted the new projections on November 8, 2012 and the Lafayette Planning Commission and staff initiated this amendment to incorporate the new projection into the Plan.

These amendments to the Lafayette Parks Development Plan incorporate the new population projection into the Lafayette Comprehensive Plan. The proposed amendments amend the Community Resources Chapter, Recreation Section, of the Comprehensive Plan. They include the November 8, 2012 updated population projection out to the year 2032. All the chapters are proposed to be amended because each one includes a needed change to incorporate the new population projection. No changes are proposed to the map of the city's parks or to the map showing the path system.

3. The Statewide Land Use Goals establish the basis for land use planning within the State. All city comprehensive land use plans are required to be consistent with the Statewide Goals.

GOAL FINDINGS: Compliance with the Statewide Goals is as follows:

Goal 1, Citizen Involvement: The Planning Commission will hold a public hearing on January 17, 2013. The City Council hearing date has not yet been determined, but it likely will be February 14, 2013.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. The proposed amendments are based on the November 8, 2012 Yamhill County coordinated population projection for the county and the 10 cities in the county. The acknowledged Lafayette Zoning and Development Code (LZDC) sets forth the process for amending the comprehensive plan.

Goal 3, Agricultural Lands: Goal 4, Forest lands: Not applicable because the proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Not applicable because the proposal does not affect inventoried Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: Not applicable because the proposal does not address air, water and land resource quality.

Goal 7, Natural Hazards: Not applicable because the proposal does not address natural hazards.

Goal 8, Recreational Needs: The proposal updates the 2012 Lafayette Parks Development Plan with the November 8, 2012 Yamhill County coordinated population projection for the county and the 10 cities in the county. The primary result is the number of park acres needed to be acquired is less because the November 8, 2012 projection shows a population of 5,552 in 2032 compared to the previously used projection which showed 7,167 in 2032. The

reduction in population means there will be fewer acres needed and fewer acres to be acquired.

Goal 9, Economic Development: Not applicable because the proposal does not address economic development.

Goal10, Housing: Not applicable because the proposal does not address housing.

Goal 11, Public Facilities and Services: Not applicable because the proposal does not address public facilities and services.

Goal12, Transportation: Not applicable because the proposal does not address transportation.

Goal 13, Energy Conservation: Not applicable because the proposal does not address energy conservation.

Goal14, Urbanization: Not applicable because the proposal does not propose changing the urban growth boundary.

Findings Conclusion

The proposed 2013 Lafayette Parks and Development Plan is consistent with the applicable Statewide Land Use Planning Goals.

PLANNING COMMISSION RECOMMENDATION

On January 17, 2013 the Planning Commission held a duly noticed public hearing and after closing the hearing deliberated and passed a motion recommending the City Council adopt the proposed amendments.

STAFF RECOMMENDATION

Staff recommends the City Council pass a motion accepting the staff report and do a first reading of the ordinance.

EXHIBIT B

Lafayette Parks Development Plan



April 11, 2013

Prepared for the City of Lafayette by the Mid-Willamette Valley Council of Governments.

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Chapter 1

Introduction

Since 1990 Lafayette has been one of the fastest growing cities within Yamhill County on a percentage basis. The city's population grew from 1,292 in 1990 to 2,586 in 2000 (a 100 percent increase) and to 3,742 in 2010 (a 45 percent increase). More than 35 percent of Lafayette's 2000 population was 19 years of age or younger. In 2010 34.4 percent was 19 years of age or younger compared to 28.5 percent in Yamhill County. Using the 2010 population of 3,742 as the base, the 2012 Yamhill County coordinated population projection for Lafayette prepared by the Oregon Population Research Center is 5,552 in 2032, representing an average annual growth rate of 1.9 percent

With the increase in residential development in the city, it is important to plan for future development of parks and recreation facilities. Such facilities contribute greatly to the quality of life in small communities. The development of the 2004 Lafayette Parks Development Plan served as the basis for calculating the city's first Systems Development Charge (SDC) for parks. The park SDC has been an important mechanism for funding development of new recreational facilities to meet the needs of a growing population, but because it was adopted after much of the residential growth occurred, the amount of funds collected has not been high.

The 2012 update of the 2004 Lafayette Parks Development Plan was developed under guidance from the Lafayette Planning Commission. The Planning Commission assisted in identifying facilities and programs, identifying and refining necessary system improvements, and prioritizing those improvements. The 2012 update used a 2011 Yamhill County population projection that was replaced by a Yamhill County projection prepared by the Oregon Population Research Center and adopted by the Board of Commissioners on November 8, 2012.

The 2013 update of the 2012 Lafayette Parks Development Plan was under the guidance of the Lafayette Planning Commission. The purpose of the 2013 update was to incorporate the 2012 Yamhill County population projection into the Parks Development Plan.

The Parks Planning Process

Park facilities are key services that help to meet the demand for recreational experiences and enhance a community's quality of life. Providing adequate park facilities is a challenge for many growing communities.

Lack of resources, both staff and money, limits many communities' ability to develop and maintain adequate parks systems. Identifying system priorities and matching them with available resources requires careful planning. Many communities develop and adopt park system master plans to guide development of their parks system.

Parks provide a variety of resources and opportunities for communities. These include passive and active recreation opportunities, preservation of open space and wildlife habitat that may

include environmentally sensitive land such as wetlands or riparian areas, and preservation of historic, cultural, and natural resources. In addition, parks may serve as informal meeting places in a community drawing residents together and creating a sense of cohesiveness and community.

Local governments may prepare and adopt local parks master plans pursuant to Statewide Planning Goal 8: Recreational Needs, and OAR 660-034-0040. These plans may be integrated with local comprehensive land use plans. Parks master plans help to give a community direction in developing future parks and making improvements to existing parks to meet residents' needs.

Purpose of this plan

The purpose of the 2012 Parks Development Plan, as updated in 2013, is to identify park and recreation amenities that will meet the needs of the community. The Plan will serve as an action plan to guide future development of parks within the community.

More specifically, the purpose of this plan is to:

1. Identify current and future park and recreation needs.
2. Identify park and recreation goals and policies for the community.
3. Develop a list of proposed parks and recreation facilities improvements designed to meet current and future needs.
4. Identify general areas where new parks facilities could be developed.
5. Update cost estimates for a list of proposed parks and recreation facilities improvements.
6. Identify reimbursement and improvement SDC requirements.
7. Identify funding strategies and sources for proposed parks and recreation facilities improvements.

Tasks

Several tasks were completed to create the 2012 Plan, as updated in 2013.

1. Background research on the demographics and park resources of Lafayette.
2. An inventory of the condition and amenities of each of Lafayette's existing parks, school facilities, and County parks in the area.
3. Research on park standards and classifications to be a basis for developing standards and classifications specific to Lafayette.
4. Meeting with the Lafayette Planning Commission to develop and prioritize a list of needed improvements and amenities. Obtain the opinion of the community through a questionnaire mailed to all sewer/water billing addresses.
5. Site planning and analysis to identify the nature and location of specific improvements.
6. Research on costs for capital improvement projects.

7. Research on possible funding options for the capital improvement plan.
8. Incorporate the 2012 Yamhill County population projection.

Organization of this Plan

This plan is organized into seven chapters, and three appendices. The chapters include the following:

- Chapter 1: Introduction, addresses the recent population increases, planning for parks in small communities, identifies the purposes of this Plan, lists the tasks accomplished in the preparation of the updated 2012 Plan, and summarizes the chapters in the 2012 Plan.
- Chapter 2: Community Profile, examines trends in population, housing, age composition, school enrollment, racial composition, income levels, poverty rates, and employment as they relate to parks planning.
- Chapter 3: Goals and Policies, sets forth the City's parks and recreation policy framework.
- Chapter 4: Park Inventory, provides an inventory of parks in Lafayette. The inventory includes facilities owned and maintained by the McMinnville School District and Yamhill County. The inventory provides information on the condition, amenities, and classification of each facility, and includes a baseline level of service analysis for existing facilities.
- Chapter 5: Proposed Parks Improvements, provides a description of proposed improvements within the existing park system. Possible improvements to Wascher School and a citywide path system are also described.
- Chapter 6: Capital Improvement Program, presents the goals and actions set forth by the Lafayette Planning Commission and a 5-year capital improvement program (CIP).
- Chapter 7: Parkland Acquisition Plan, calculates the amount of parkland needed in 2032 to keep pace with growth in Lafayette. This chapter also includes preliminary cost estimates to acquire needed parkland and discusses acquisition strategies.

The plan also includes appendices:

Appendix A: August, 2011, Parks Community Survey results.

Appendix B: Inventory of city owned parks and open spaces.

Appendix C: Funding Options, lists names, phone numbers, and website contacts for various funding options.

Chapter 2

Community Profile

Lafayette's location and characteristics present opportunities and constraints for the community's park system. This chapter describes socioeconomic data for Lafayette. Demographic trends provide an understanding of present and future park needs. Development trends provide information on the rate, type, and location of growth. All of these factors should be considered when siting future park facilities and in prioritizing capital improvements. The community profile information can also be used in grant proposals to fund specific parks and recreation improvements.

Demographic Characteristics

Population

Table 2-1 shows population trends from 1970 to 2010 for Lafayette, Yamhill County, and Oregon. Lafayette grew at an average annual growth rate (AAGR) of 7.2 percent between 1990 and 2000 and 3.75 percent between 2000 and 2010. The growth rate between 2000 and 2010 was much higher than the 1.55 percent AAGR of Yamhill County and the 1.15 percent of Oregon.

Table 2-1. Population Trends in Lafayette, Yamhill County, and Oregon 1970-2010

Year	Lafayette	AAGR	Yamhill County	AAGR	Oregon	AAGR
1970	786		40,213		2,091,385	
1980	1,215	4.5%	55,332	3.25%	2,633,105	2.3%
1990	1,292	0.2%	65,551	1.7%	2,842,321	0.8%
2000	2,586	7.2%	84,992	2.6%	3,421,399	1.85%
<u>2010</u>	<u>3,740</u>	3.75%	<u>99,193</u>	<u>1.55%</u>	<u>3,831,074</u>	<u>1.15%</u>

Source: U.S. Census Bureau, Census 1970, 1980, 1990, 2000, 2010 and MWVCOG.

State law requires city population forecasts to be coordinated with county-level forecasts (ORS 195.025 to 195.036). For the 2004 Plan Yamhill County and the City of Lafayette developed a coordinated forecast of 5,257 for the city's population through 2025 (See Figure 2-1) which was a rate of 3 percent per year.

In 2012 Yamhill County contracted with the Oregon Population Research Center to develop a coordinated population forecast for the County and the 10 cities in the County out to the year 2032. It forecasted Lafayette's population at 5,552 in 2032, and that figure is used in this 2013 Plan to estimate future parkland needs for Lafayette. The city's actual population in 2008 was 649 more than the forecast (3,925 versus 3,276, or about 19 percent higher), but the economy has slowed markedly and it is expected to continue at a slow pace for several years. It appears that slow population growth in the period 2009 to 2015 could result in the actual population approximating the 2004 Plan's forecast of 4,029 in 2015 and the 2012 forecast of 4,018 in 2015.

The future need for additional parkland presented in Chapter 7, Parkland Acquisition Plan, uses the 2012 County coordinated forecast prepared by the Oregon Population Research Center.

Future population growth will create increased demand for all types of infrastructure, including parks. By 2032, the existing parks system will be servicing a larger population. The City will need to acquire new parkland to achieve the National Recreation and Park Association's recommended national level of service.

The 2012 Yamhill County coordinated population projection shows the City of Lafayette population growing in 5-year increments as follows:

- 2010: 3,742.
- 2015: 4,018 at 1.8% average annual increase.
- 2020: 4,394 at 1.8% average annual increase.
- 2025: 4,874 at 2.1% average annual increase.
- 2030: 5,349 at 1.9% average annual increase.
- 2032: 5,552 at 1.9% average annual increase.

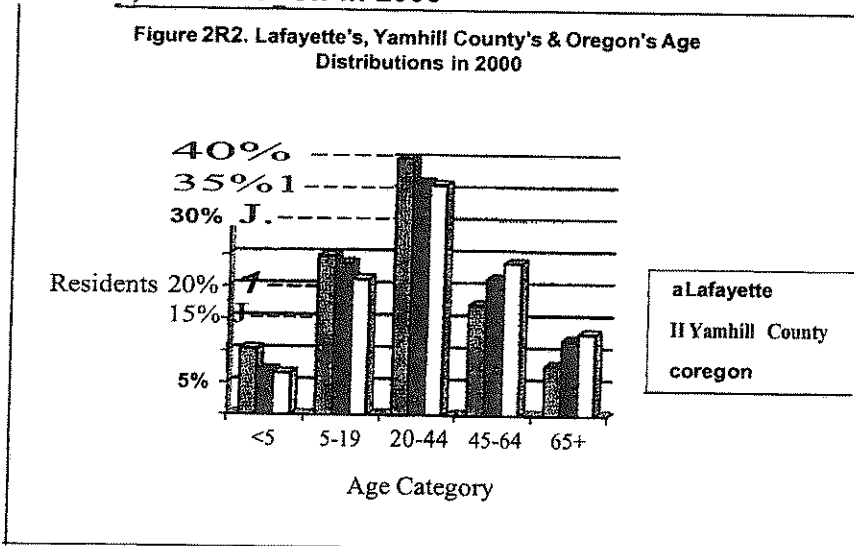
Age Characteristics

Age is an important factor in parks planning. Each age group has different needs and desires. Current and future age distribution of a community should influence the facilities and amenities offered in parks.

The 2000 U.S. Census showed the median age in Lafayette was 30.7 years which was younger than the median age for Yamhill County, 34.1 years, and Oregon, 36.3 years. The 2010 Census showed the median age in Lafayette is 33.2 which is 2.1 years older than in the 2000 Census. It is younger than the 2010 Census median age for Yamhill County, 36.8 years, and Oregon, 38.4 years.

The 2000 age composition of Lafayette, Yamhill County, and Oregon is shown in Figure 2-2.

Figure 2-2. Age Distributions in Lafayette, Yamhill County, and Oregon in 2000



Source: U.S. Census Bureau, Census 2000

Figure 2-2 shows that Lafayette included higher percentages in the younger age groups and lower percentages in the older age groups than Yamhill County or the State of Oregon.

The following matrix shows the percentage age distribution in 2010.

	<5 years	5-19	20-44	45-64	65+
Lafayette	8.5%	26.1%	34.8%	22.6%	8.0%
Yamhill Co.	6.5	22.0	32.0	25.9	13.3
Oregon	6.2	19.2	33.4	27.4	13.8

Source: U.S. Census Bureau, Census 2010

The matrix shows that, as in 2000, Lafayette includes higher percentages in the younger age groups and lower percentages in the older age groups than Yamhill County or the State of Oregon.

Race and Ethnicity

The 2010 U.S. Census data for race and ethnicity for Lafayette, Yamhill County and Oregon showed Lafayette is significantly more diverse than Yamhill County or Oregon. The data shows 10.6 percent of Oregon's population was of Hispanic or Latino origin, Yamhill County was 13.6 percent and Lafayette was 27.7 percent. The 1990 to 2000 period showed Lafayette's population became more diverse in ethnic and racial composition. That trend continued during the period 2000 to 2010. Table 2-2 summarizes the trends and shows the Hispanic population in Lafayette increased from 20.2 percent to 27.7 percent of the city's total population from 2000 to 2010.

Table 2-2. Race and Ethnic Composition in Lafayette, Yamhill County, and Oregon, 2000 and 2010¹

Race/Ethnicity	Lafayette		Yamhill County		Oregon	
	2000	2010	2000	2010	2000	2010
White	85.9%	81.9%	89.0%	86.4%	86.6%	86.2%
Black	0.4%	0.0%	0.8%	0.7%	1.6%	1.7%
American Indian and Alaska Native	1.6%	0.7%	1.5%	1.5%	1.3%	1.6%
Asian or Pacific Islander	0.8%	0.0%	1.2%	1.2%	3.2%	3.8%
Other Race	8.4%	13.0%	5.1%	6.9%	4.2%	3.3%
Two or More Races	2.9%	4.5%	2.4%	2.4%	3.1%	3.3%
Hispanic or Latino Origin (of any race)	20.2%	27.7%	10.6%	13.6%	8.0%	10.6%

Source: U.S. Census Bureau, Census 2000 and 2010

¹ Percentages may add to more than 100 percent because individuals may report more than one race.

School Enrollment

The 2010 U.S. Census shows the median age in Lafayette (33.2 years) is significantly younger than for Yamhill County (36.8 years) or Oregon (38.4 years). According to the 2010 Census, 34.4 percent of the population in Lafayette was 19 years of age or younger compared to 28.5 percent in Yamhill County and 25.4 percent in Oregon.

The 2000 Census showed 51.3 percent of the Lafayette residents enrolled in school were children attending elementary school (grades 1-8). As shown in Table 2-3, 50.4 percent of the

school age children in Lafayette in 2010 were children attending elementary school (grades 1-8).

Table 2-3. School Enrollment in Lafayette in 2000 and 2010

School Enrollment	Lafayette 2000	Lafayette 2010
Nursery School, Preschool	7.5%	4.1%
Kindergarten	10.5%	6.2%
Elementary school (grades 1-8)	51.3%	50.4%
High school (grades 9-12)	19.8%	31.7%
College or graduate school	10.8%	7.5%

Source: U.S. Census Bureau, Census 2000 and 2010

Housing Trends

Housing Tenure

Housing characteristics provide information that can be useful for parks planning. The rate, type, and location of housing development are important variables that provide information on where future parks should be located. Moreover, this data is useful for parks planning because it gives insight into the potential funding base (e.g., property taxes and systems development fees).

According to the 2000 U.S. Census, 77.5 percent of the occupied housing units in Lafayette were owner-occupied which was higher than for either Yamhill County or Oregon, as indicated in Table 2-4. The 2010 Census shows 78.9 percent of the occupied housing units in Lafayette were owner occupied which was significantly higher than for Oregon (62.2 percent).

Table 2-4. Housing Tenure and Average Household Size by Housing Tenure in Lafayette, Yamhill County, and Oregon, 2000

Housing Tenure	Lafayette	Yamhill Conn	Oregon
Owner-occupied	77.5%	69.6%	64.3%
Renter-occupied	22.5%	30.4%	35.7%
Average household size of owner-occupied units	2.98	2.81	2.59
Average household size of renter-occupied units	3.41	2.73	2.36

Source: U.S. Census Bureau, Census 2000

Building Permits

Lafayette has experienced significant residential growth in since 2000. Census data showed 406 new residences were constructed between 1990 and March 2000 which represented about 46 percent of all the residential units identified in the 2000 Census.

Table 2-5. Residential Stick Built Building Permits Issued in Lafayette, 2001-2011

Year	Residential Building Permits
2001	46
2002	70
2003	46
2004	21
2005	130
2006	94
2007	59
2008	9
2009	4
2010	3
2011	11
Total	493

Source: City of Lafayette, 2012.

Since 2000, the City issued 493 building permits for new "stick-built" residences as shown in Table 2-5.

From 2003 through 2010 an additional 31 manufactured home set-up permits were issued. The Park System Development Charge (SDC) was not adopted and effective until 2004, but the above data gives an indication of how housing starts contributed to the Park SDC fund. The Park SDC program collects funds from new residential development, places them in a dedicated fund to buy parkland, construct new parks and purchase park and recreation equipment and facilities.

Building permit activity for the year 2011 showed eleven permits for "stick built" housing. The non-profit group Community Home Builders (formerly Yamhill Community Development Corporation) started about 10 new homes in the Green Heights Subdivision and plans to start another, approximately, 30 dwellings over the next four years.

Economy

The economy of Yamhill County is shifting from a dependence on the forest products industry to an economy with expanding technology, service, and tourism sectors. Agriculture still plays a dominant role in the county economy and the expanding local wine industry brings together the agricultural and tourism sectors. With its small-town character, location between McMinnville and Newberg, and within commuting distance to the Portland Metro Area, Lafayette serves as a "bedroom community" and provides quality of life attributes that are important for families. The City's park system can serve an important role in maintaining and improving the quality of life that Lafayette residents enjoy.

Income and Poverty

As shown in Table 2-6 in 1990 and 2000 the median household income for Lafayette residents was lower than the median household income for Yamhill County and Oregon. By 2009 the income increased for the City, County and State, but Lafayette's increase was significantly

higher than the County or the State and Lafayette's median household income is now higher than Yamhill County and the State.

Table 2-6. Median Household Income in Lafayette, Yamhill County, and Oregon, 1990, 2000 and 2009

Location	1990 ¹	2000 ¹	2009
Lafayette	\$29,631	\$38,611	\$51,857
Yamhill County	\$37,905	\$44,111	\$51,191
Oregon	\$36,494	\$40,916	\$49,033

Source: U.S. Census Bureau, Census 1990 and 2000

1990 figures have been adjusted for inflation using the Consumer Price Index Calculator at www.olmis.org.

²2005-2009 American Community Survey 5-Year Estimate.

Table 2-7 shows the percentage of persons below the poverty level in Lafayette declined significantly between 1990 and 2000, although the percentage was still higher than for Yamhill County and Oregon. By 2009, however, Lafayette's poverty level was lower than Yamhill County and Oregon.

Table 2-7. Percentage of Persons below Poverty Line in Lafayette, Yamhill County, and Oregon, 1990, 2000 and 2009

Location	1990 ¹	2000 ¹	2009 ²
Lafayette	24.4%	13.0%	12.1%
Yamhill County	13.3%	9.2%	12.9%
Oregon	12.4%	11.6%	13.6%

Source: ¹U.S. Census Bureau, Census 1990 and 2000 .

²2005-2009 American Community Survey 5-Year Estimate.

Summary

1. Lafayette is a growing community. As such, population demands on parks and recreation facilities need to be addressed.

2. Lafayette has a younger population that needs to be considered.

3. As Lafayette's residential land develops the Park SDC will be collected and provide funds to acquire new park land, develop parks and fund the purchase of equipment and facilities.

4. Although the median income has been increasing, Lafayette's poverty rate remains relatively high and the continuing recession is not conducive to a reduction in poverty in the immediate future. Poverty and income need to be considered in the parks planning process, as they can affect the public's willingness to pay for new facilities.

5. Demographic trends should be periodically reviewed to ensure parks planning keeps pace with community needs.

Chapter 3

Goals and Policies

LAFAYETTE COMPREHENSIVE PLAN COMMUNITY RESOURCES- RECREATION

For a healthy, well-balanced environment it is necessary to provide adequate space and facilities for the recreational needs of the citizens. Lafayette residents enjoy the available space; however, there is a need for additional parkland and facilities. The City provides parks and a community center that is rented for events. It is the intent of the City to maintain a level of recreational areas and facilities to meet the community's needs.

Findings.

Ia. The 2012 total for developed parks and open space is 15.01 acres which provides 4.01 acres of parkland per 1,000 population ($3,742/1,000 = 3.74$ divided into 15.01 ac. = 4.01 acres per 1,000 population). The 15.01 total acres includes the approximately 6.23 acres of steep slope and bottom land in the E. Millican Creek riparian area.

To maintain the 4.01 acres per 1,000 population ratio out to 2032 when the projected population is 5,552, a total of 22.26 acres is needed, or 7.3 additional acres ($5,552/1,000 = 5.55 \times 4.01$ acres per 1,000 population = 22.26 acres - 15.01 existing acres = 7.3 additional acres needed). Policies F, G and H, below, do not maintain the 2010 ratio, but instead adopt the National Recreation and Park Association's recommended standards which necessitate acquiring significantly more parkland compared to maintaining the 2010 ratio.

Ib. To achieve the ratios called for in Policies F, G and H, below, when the projected population is 5,552 in 2032, an additional 19.68 to 43.27 acres need to be acquired (0.31 to 1.70 acres of mini-parks, plus 3.35 to 8.90 acres of neighborhood parks, plus 16.02 to 32.67 acres of community parks).

Ic. For mini-parks at 0.25 to 0.50 acres per 1,000 population, a total of 1.39 ($5,552/1,000 = 5.55 \times 0.25$ acres = 1.39 acres) to 2.78 acres ($5,552/1,000 = 5.55 \times 0.50$ acres = 2.78 acres) are needed. The 2012 existing mini-park total is 1.08 acres (Community Pride Park: 0.23 acres, Plantation Park: 0.21 acres, and Veterans' Park: 0.64 acres). Thus, 0.31 (1.39 needed acres - 1.08 existing acres = 0.31 additional acres) to 1.70 (2.78 needed acres - 1.08 existing acres = 1.70 additional acres) additional acres of mini-parks are needed.

I'd. For neighborhood parks at 1.0 to 2.0 acres per 1,000 population, a total of 5.55 ($5.55 \times 1,011,000 = 5.55$ acres) to 11.10 acres ($5.55 \times 2,011,000 = 11.10$ acres) are needed. The 2012 existing neighborhood park total is 2.20 acres (Perkins Park: 1.1 acres, and Commons Park: 1.1 acres). Thus, 3.35 (5.55 needed acres - 2.2 existing acres = 3.35 additional acres) to 8.90 (11.10 needed acres - 2.2 existing acres = 8.90 additional acres) additional acres of neighborhood parks are needed.

Ie. For community parks at 5.0 to 8.0 acres per 1,000 population, a total of 27.75 ($5.55 \times 5,011,000 = 27.75$ acres) to 44.40 acres ($5.55 \times 8,011,000 = 44.40$ acres) are needed. The 2012

existing community park total is 11.73 acres. Terry Park is 5.5 acres and the riparian area of East Millican Creek is 6.23 acres. Thus, 16.02 (27.75 needed acres- 11.73 existing acres= 16.02 additional acres) to 32.67 (44.40 needed acres- 11.73 = 32.67 additional acres) additional acres of community parks are needed.

2. There is a community center at Commons Park for limited indoor activities.
3. The 2012 Lafayette Parks Development Plan indicates a need for an additional 19.68 to 43.27 acres of park land to the year 2032 to meet the National Recreation and Parks Association minimum standard per 1,000 population (Table 7-1).

Goals

Goal 1: To provide Lafayette residents with increased and improved park and recreation facilities and opportunities.

Policies:

- A. Provide park and recreation facilities that adequately serve all residential areas of the city.
- B. Provide a full range of recreational activities to serve Lafayette residents on a year-round basis.
- C. Improve existing park and recreational facilities to meet the community's needs.
- D. Develop new recreational facilities consistent with the City's Park Development Plan.
- E. Adequately maintain City parks, open space and recreational facilities.
- F. Consistent with the National Recreation and Parks Association guidelines, provide mini-parks at 0.25 to 0.50 acres per 1,000 population.
- G. Consistent with the National Recreation and Parks Association guidelines, provide neighborhood parks at 1.0 to 2.0 acres per 1,000 population.
- H. Consistent with the National Recreation and Parks Association guidelines, provide community parks at 5.0 to 8.0 acres per 1,000 population.

Goal 2: To provide a variety of parks and recreation facilities and services to benefit a broad range of age, social, economic and special group interests and abilities.

Policies:

- A. Provide adequate and accessible recreation facilities for all age groups. Design both active and passive recreational facilities that can be used by elderly and handicapped citizens.
- B. Encourage the development of bicycle and pedestrian pathways as potential recreational resources for members of the community.

- C. When possible, require land divisions and planned unit developments to provide for pedestrian access to parks and potential park sites.
- D. Provide historical markers on public property to enhance community appreciation of local culture and attract visitors.

Goal3: To encourage cooperation with the McMinnville School District in providing and utilizing appropriate Wascher School facilities for park and recreational needs.

Policy:

- A. Encourage community/school cooperation in developing and utilizing additional outdoor recreational facilities at Wascher School.

Goal 4: To encourage the continued provision of park and recreational facilities throughout the community. Reasonable efforts should be made to acquire park and open space areas to meet current and future long range park and recreation needs, including conditions of approval for development applications.

Policies:

- A. Parkland, open space, recreation areas and related easements may be acquired through dedication, purchase, eminent domain, or donation when development occurs, including but not limited to subdivisions and planned unit developments, conditional use permits and site development review.
- B. The city will actively pursue all opportunities for financial assistance for park development, including, but not limited to the Oregon Parks and Recreation Department Land and Water Conservation Fund Grants, Local Government Grants, Recreational Trails Grants, and other government, private sector and non-profit funding sources.
- C. The city will work toward acquiring a community park in the north portion of the city, including any area that may be added to the urban growth boundary in the north portion of the city.

Chapter 4

Park Facility Inventory and Classification

An important element when planning a city's future park system is to conduct an inventory and condition assessment of existing facilities and amenities. This chapter provides information on the parks and facilities owned and operated by the City of Lafayette, Yamhill County and the McMinnville School District. A condition assessment, including a list of key deficiencies, is provided for the city-owned facilities.

The inventory information for parks located within Lafayette was, originally, from *A Vision For Parks*, which was prepared for the City in 1996. The assessment of deficiencies was updated with information provided by the Lafayette Parks Committee and placed in the 2004 Parks Plan. The 2012 Parks Plan includes an updated inventory of city parks, their facilities and City owned open spaces in Appendix B.

Park Facilities in the Lafayette Area

City Parks

The City of Lafayette owns and maintains approximately 8.78 acres of parkland and 6.23 acres of open space for a total of 15.01 acres. The parkland is classified as mini-parks, neighborhood parks, and community parks. It includes six sites: Community Pride Park, Lafayette Plantation Park, Veterans Park, Joel Perkins Park, Commons Park and Terry Park. The open space area is composed of steep forested slopes and creek bottom land along East Millican Creek that was conveyed to the City as part of the Lafayette Estates and Lafayette Plantation Subdivisions. City parks offer a range of opportunities and provide amenities for a variety of user groups. The city's parks and open spaces are important to the character of the city and contribute to the overall sense of place for residents.

Figure 1 shows the location of existing city parks in Lafayette. The following descriptions start with Community Pride Park in the northeast portion of the City, then Plantation Park in the northwest portion, then Veterans Park and Joel Perkins Park in the central portion, and finally Commons Park and Terry Park in the south portion of the City.

Community Pride Park

Community Pride Park is a 0.23 acre (10,058 square foot) mini-park at the southeast corner of N. Grant and E. 15th Streets. It is composed of two subdivision lots (Tract A) from the Green Highlands Subdivision. It provides a small shelter, young child play equipment and a bench. A chain link fence encloses the park. Single family detached dwellings abut it to the east and south in the Medium Density Residential District (R-2).

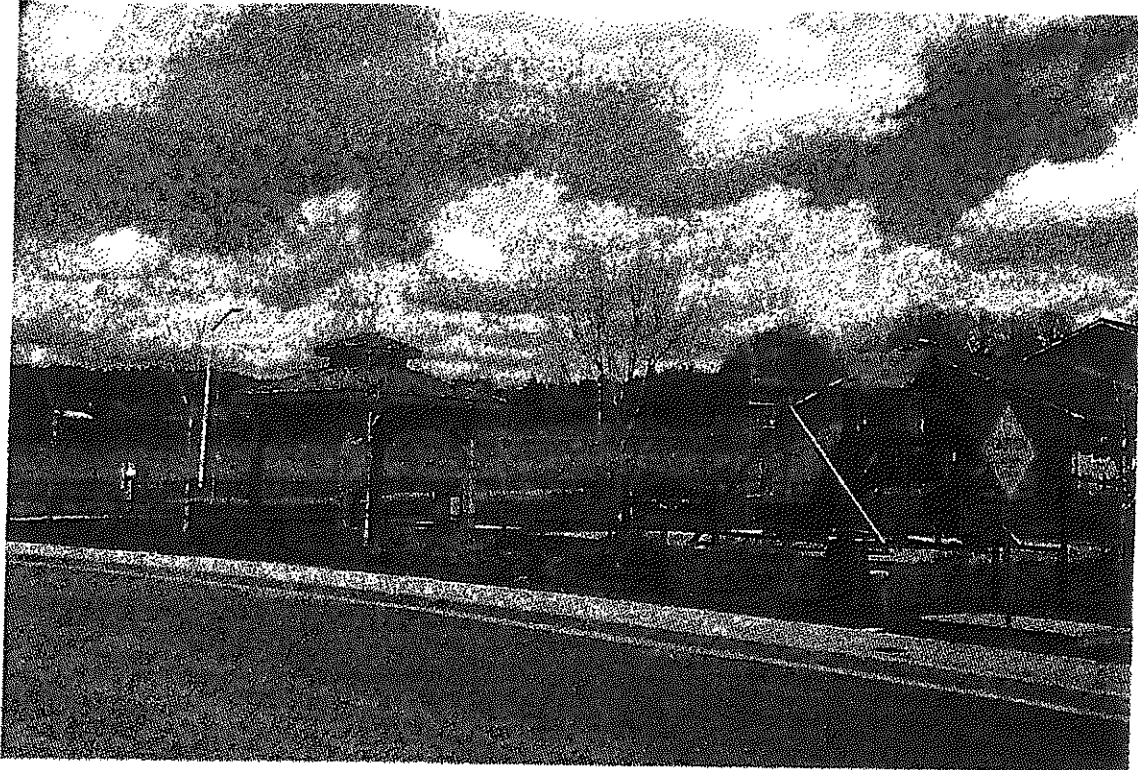
Features:

- Small shelter with table, seating, trash container and dog waste sack dispenser.

- Young child play equipment.
- Bench.
- Easy access to the park via sidewalks from neighborhood.
- Only park in the northeast portion of the city.

Key Deficiencies:

- The size allows only one small structure and small set of play equipment.
- Abuts single family dwellings to the east and south.
- Small size increases the per acre cost of maintenance.



Lafayette Plantation Park

Lafayette Plantation Park is a 0.21 acre (9,128 square foot) mini-park at the northwest corner of N. Cramner and W. 14th Streets. It is composed of Tract F of the Lafayette Plantation Subdivision. It provides a young child play equipment facility, a dog waste bag dispenser, trash container and it is fenced with white plastic fencing and chain link fencing. It allows for a view down into the northern panhandle of the city owned approximately 6.2 acre East Millican Creek riparian area, but the fence and steep slope do not allow access into the riparian area. Single family detached dwellings abut it to the east and west in the Low Density Residential District (R-1).

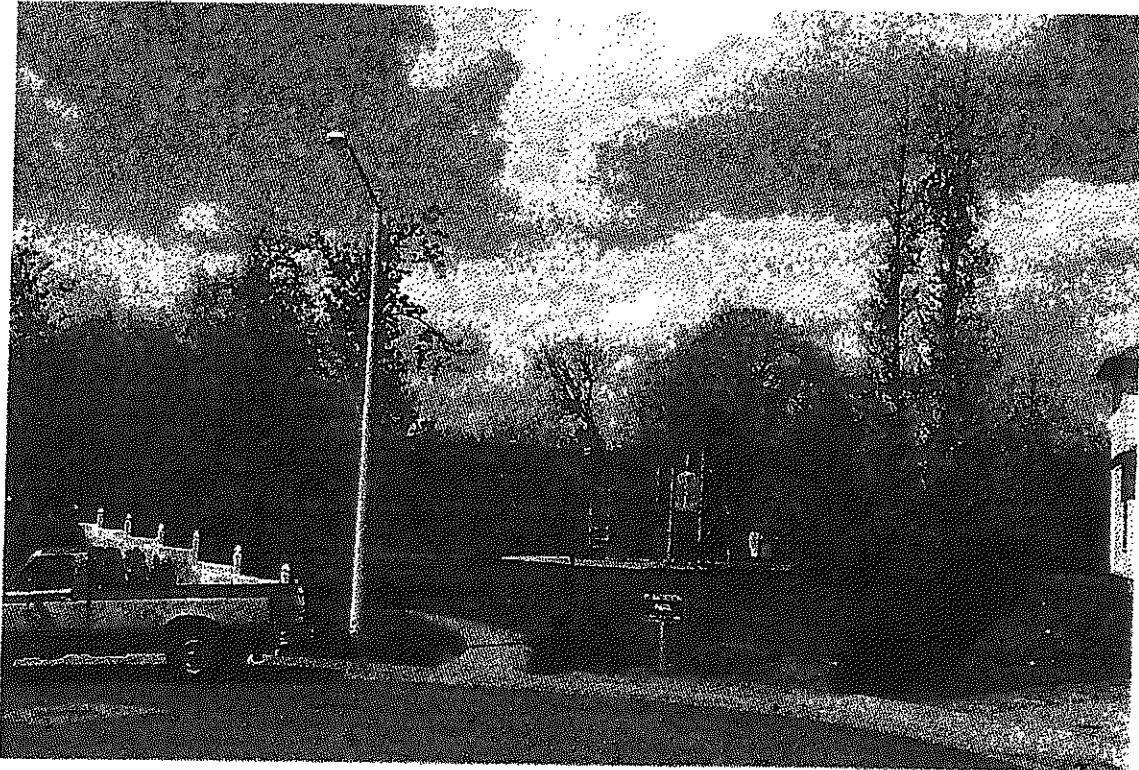
Features:

- Young child play equipment.
- A view down into the East Millican Creek drainage.
- Abuts the panhandle of a 6 acre riparian open space along East Millican Creek.

- Easy access to the park via sidewalks from neighborhood.
- Only park in the northwest portion of the city.

Key Deficiencies:

- The size allows only a small play structure and amenities.
- Abuts single family dwellings to the east and west.
- No trail or stairs down to the 6 acre riparian open space.
- Small size increases the per acre cost of maintenance.



Veterans Park

Veterans Park is a 0.64 acre (27,935 square foot) undeveloped future park site at the southwest corner of N. Bridge and E. 12th Streets. It is composed of a 0.55 acre (23,958 square foot) parcel purchased by the City in 2010 and a 0.09 acre (3,977 square foot) Tract B of the Lafayette Estates Subdivision. A concrete sidewalk is along the N. Washington Street frontage of the park including the Tract B frontage. The center portion of Tract B is paved with asphaltic concrete. The park fronts on N. Washington Street (to the west) and N. Bridge Street (to the east) which provide direct access to the park from the west and the east. The surface is mowed field grass. Two single family detached dwellings on large lots abut it to the south in the Medium Density Residential District (R-2). Five lots abut it to the north in the R-2 District which are part of Bridge Street Estates, a 2005 manufactured home subdivision with small lots for manufactured homes. Only one of the five abutting lots is occupied by a manufactured home which provides the possibility of future park expansion. To the east, across N. Bridge Street, is a multi-family

development in the R-2 District which makes Veterans Park the only park with nearby apartments.

Features:

- Rectangular shape.
- Extends between Washington and Bridge Streets, two major roads.
- Tract B offers an opportunity for a "special element" to the park.

Key Deficiencies:

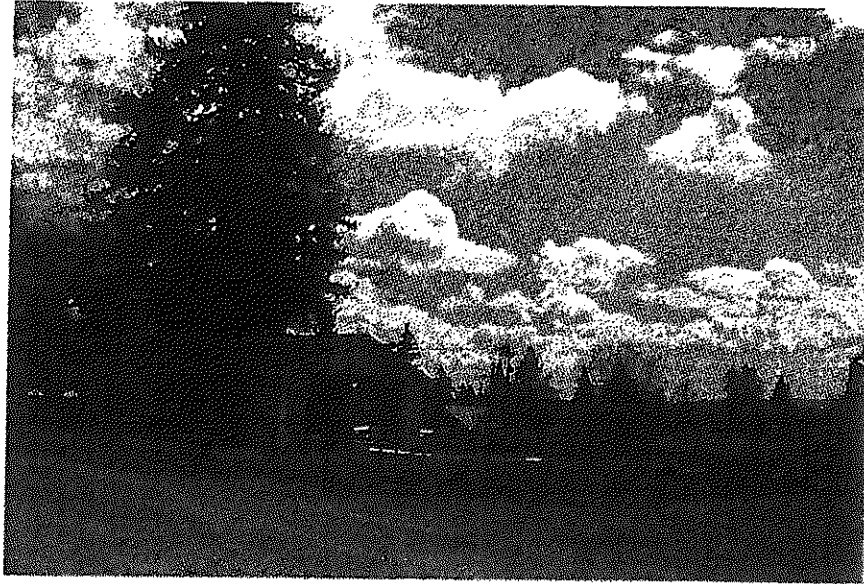
- Size insufficient for some active uses.
- Narrow shape insufficient for some active uses.
- "Hard edges" to north and south where single family dwellings abut the site.
- Bridge Street does not have a sidewalk along the frontage of the park.

Joel Perkins Park

Joel Perkins Park is a 1.1 acre (48,000 square foot) traditional neighborhood park in the block surrounded by N. Jefferson, E. 7th, N. Market and E. 8th Streets. It is easily accessible in all directions from the many blocks of surrounding residences. Wascher Elementary School is four blocks to the east along E. 7th Street.

It is the oldest of the six parks in the City, created as part of the original 1847 town plat. It was rebuilt in 2010 with new facilities and the lower south portion of the park at E. 7th Street was raised with two stair-stepped retaining walls. It provides a large new shelter which replaced a shelter of the same size, two sets of young child play equipment, a dog waste bag dispenser and portable restrooms. Two picnic tables are permanently set in the floor of the shelter. A chain link fence encloses the park with mid-block openings on the north, east and south frontages. On-street gravel parking is provided on the north and south sides (7th and 8th Streets). The surrounding blocks are developed with detached single family dwellings in the Low Density Residential District (R-1) and in the Medium Density Residential District (R-2). In 2012 an historical marker commemorating Abigail Scott Duniway and Joel Perkins was added to the park. Abigail Scott Duniway lived in the city and was known throughout the State and nation as the "Mother of Equal Suffrage."

Perkins Park provides high quality vistas of the Yamhill River Valley to the south. It is in the core of the City's traditional residential area which makes it an ideal location for community gatherings such as Heritage Days, pancake feeds, and Easter egg hunts. The park is also near prominent community activity centers, including the commercial core on 3rd Street, the Yamhill County Historical Society's Miller Museum and the Poling Memorial Church (on the National Register of Historic Places) one block south of the park and Wascher Elementary School.



Features:

- Picnic shelter built in 2010.
- An old well and well house (the "Park well").
- Elevated site sloping down to the south with views over the city to the river.
- Two large firs and other trees providing summer shade.
- Deciduous trees line the eastern edge.
- Four foot high chain link fence with mid-block entrances on the north, east and south.
- On-street gravel parking.
- Open space.
- Picnic tables set in the floor of the pavilion.
- Outdoor lighting attached to power poles on the east and south.
- Two sets of young child play equipment.

- Dog waste bag dispenser.

Key Deficiencies:

- Mid-block entry points are potentially dangerous for children- encourages them to cross the street at mid-block.
- No permanent bathroom facilities.
- No paved parking on-site or off-site
- Insufficient parking for large groups.
- No sidewalks on the west (Jefferson) and north (8¹), and no sidewalk on the north half of the east side (Market).
- No picnic tables outside the pavilion.

Commons Park

Commons Park, located near the original town site of Lafayette, is a 1.1 acre (48,000 square foot) neighborhood park located one block south of Highway 99W, a State highway, and the City's commercial district. It is in the block surrounded by N. Adams, railroad tracks, N. Bridge and E. 2nd Streets. It combines history with contemporary recreational activities. A plaque set in an upright columnar basalt rock at the northeast corner of the park states:

At this site, known as the commons, the first court sessions in Yamhill County were held in 1846 under an oak tree called the Council Oak. The first federal court session was held here in 1849. Lafayette was the county seat. Erected August 29, 1959 by Lafayette Centennial Committee.

The Council Oak no longer exists. It was also referred to as the hanging tree.

The site's existing little league/softball field and community center reflect the park's focus on organized athletic and community activities. The park's flat topography provides an ideal location for recreational uses such as basketball, skate park, baseball, soccer and softball. In 2010 the concrete basketball facility was removed and the little league/softball facility was rebuilt with a large backstop, team benches, spectator seating and trash containers. The areas immediately west and north of the community center could be the site of new basketball and skate park facilities.

The park is about 200 feet north of the Yamhill River, but the railroad track blocks access to the river and private property is immediately south of the tracks. A pedestrian underpass and property acquisition are possible and would allow park users to reach the river.



Features:

- Little league/softball field rebuilt in 2010.
- Outfield area can be used for small soccer field.
- One outdoor light on a pole just beyond 3'd base.
- Historic monument.
- Flagpole next to historic monument.
- Conifer trees line 2nd Street providing shade, retarding rain runoff and providing bird habitat year around.
- Original town site of Lafayette and the site of the "Historic Hanging Tree."
- Community Center building.

Key Deficiencies:

- A portion of the Community Center building is unfinished and entry lacks definition.
- Landscaping needed.
- The basketball court was removed in 2010.
- No on-site parking. Gravel parking on-street.

Terry Park

Terry Park is a 5.5 acre park located at the south end of the City on the north bank of the Yamhill River. It is immediately west of the Lafayette-Hopewell Highway (Madison Street) at the southern entrance to the city. It is a pleasant park with high ground on the north end providing sweeping views of the farm fields south of the river. The south boundary of the park is the Yamhill River and the south portion of the park is in the 100-year floodplain. The park's sparse improvements, gentle slope, central open space and treed perimeter create a simple natural setting for passive recreation. It includes two picnic tables, three light poles with lights and trash containers.

Due to its location on the city's perimeter south of the railroad track and the lack of sidewalks serving it, the park can be perceived as isolated and it is not well used.

An on-site gravel drive circles the park near its boundaries. A sign at the park entrance off of Madison Street indicates the gravel drive is "Park Street," but the Yamhill County Assessor's Map (T4S, R4W, Sec. 12) does not show it as a public right-of-way. The driveway for 502 Park Street, a single family dwelling on the north side of "Park Street," accesses "Park Street." The west end of "Park Street" goes over a small city owned triangular parcel of about 2,800 square feet (T4S, R3W, Sec. 07BB, Tax Lot 5400) which allows access to the gravel surfaced Market Street right-of-way. Market Street runs north up the hill through two blocks of single family dwellings south of the railroad track. It does not cross the track. It is not clear if Tax Lot 5400 was acquired by the city to be part of Terry Park, but the acreage (about 0.06 acres) is not included in the acreage figure for Terry Park.

Terry Park's location on the southern city limits provides a smooth transition from the City to rural Yamhill County. Lafayette Locks Park, a Yamhill County Park, is located on the banks of the Yamhill River less than one mile downstream from Terry Park. It provides an excellent opportunity for a future regional greenway.



Features:

- River frontage and potential access to the river.
- Highway access to Madison Street (Lafayette-Hopewell Highway).
- Peaceful setting.
- Picnic tables (2).
- Outdoor lighting.

Key Deficiencies:

- No play equipment.
- River access is unimproved.

- Insufficient number of picnic tables and other amenities.
- The ditches along the gravel road that convey the storm drainage from Market Street need repair.

School District Facilities

McMinnville School District facilities offer the potential for a partnership between the district and the city to share recreation amenities. This is an efficient and cost-effective way to expand recreational opportunities for residents, as they may serve many of the same functions as neighborhood parks.

The McMinnville School District owns approximately 10 acres at Wascher Elementary School with about 5 acres that could potentially serve as parkland during non-school hours. Partnering with the School District may offer Lafayette the opportunity to expand recreational, social and educational opportunities in an efficient and cost effective manner.

The school site includes two outdoor basketball courts (one covered and one uncovered). The outdoor facilities, include a basketball court, children's play equipment, small soccer field and a rudimentary little league/softball field. A pedestrian-bicycle connection at the north end of the site via the cul-de-sac at the south end of N. Wilson Street allows residents north of the school to access the school site without having to travel out-of-direction to the east or west and then south to E. 7th Street and then to the school's main entrance. The neighborhood area to the east cannot directly access the site due to an intermittent creek and wetland area on the east side of the site. The neighborhood area to the west cannot directly access the site due to a fence along the west property line.

A 1.86 acre storm drainage and wetland facility abuts the school site on the east. It is Tract A of the Green Heights Subdivision and is owned by the subdivision developer. It gives the perception of more openness to the school site, but prevents direct access to the school site from the neighborhood to the east.



Table 4-1. Lafayette Park Classification System

Type of Facility	Definition	Benefits & Function	Size Criteria	Service Area	Design Criteria	Existing Parks of This Type
Mini-Parks	Mini-parks offer open space within neighborhoods, providing passive or limited active recreational opportunities. Mini-parks may simply be open lots within neighborhoods or may be more developed with a limited number of amenities. These should be accessible by sidewalks, trails, or low-traffic residential streets.	Mini-parks provide a balance between open space and residential development. They offer opportunities for passive recreation and/or limited active recreation for neighboring residents. Mini-parks add activity and character to neighborhoods and may be an appropriate space for neighborhood gatherings.	0-.75 acres	mile or less	Mini-parks may offer low-intensity facilities such as benches, picnic tables, multi-purpose paved trails, landscaping, and public art. If the mini-park also offers active recreation, it may include children's play areas, community gardens, and a limited number of sports courts.	Lafayette Plantation Park 0.21
Neighborhood Parks	Developed neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should be accessible by sidewalks, trails, or low-traffic residential streets. Neighborhood parks accommodate the needs of a wide variety of age and user groups.	Neighborhood parks provide access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity and a sense of place.	.75-5 acres	- 1/2 mile	Neighborhood parks should also include passive recreation opportunities, such as children's play areas, sports courts and fields, picnic facilities, public art, open turf areas, swimming pools, sitting areas, landscaping, community garden, restrooms, and pathways. Security lighting and off-street parking may be provided if necessary.	Perkins Park 1.10 Commons Park 1.10
Community Parks	Community Parks provide a variety of active and passive recreational opportunities for all age groups. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community park often include facilities for organized group activities as well as facilities for individual	Community parks provide a variety of accessible recreation opportunities for all age groups. They also provide educational opportunities) serve recreational needs of families, preserve open spaces and landscapes, and provide opportunities for community social activities	5- 50 acres	1/2- 5 miles	In addition to amenities offered at neighborhood parks, community parks may also offer sports facilities for large groups, amphitheaters, group picnic areas, botanical gardens, event space, interpretive facilities, and community centers. Higher quality children's play areas may be provided to create a family play	Terty Park. 5.5

	and family activities. Community parks also preserve open spaces and unique landscapes.	and events. These can serve as a community focal point.			destination.	
School Parks	School Parks may be established through a relationship with the school district which allows neighboring residents to use school grounds during non-school hours. These can serve many of the same functions as Neighborhood Parks.	School Parks offer an opportunity to expand recreational, social, and educational opportunities in an efficient and cost effective manner.	Varies	Determined by location of school district property	School Parks offer varying amenities such as children's play areas, open turf, sport courts and fields, running tracks, benches, picnic tables, landscaping, and multi-purpose trails.	Wascher School 6.00 (approx.)
Beach or River Parks	Beach and/or River Parks offer residents of the whole community access to these natural resource areas. These parks may or may not be located in close proximity to residential areas. These parks should be accessible by sidewalks, trails, and streets.	Beach and/or River Parks offer unique opportunities to connect residents to the natural features of the area. These contribute to community character and create a sense of place.	Varies	Determined by location of natural areas	Beach and/or River Parks should offer passive recreation opportunities such as sitting areas, picnic tables, wildlife viewing, trails, and landscaping if appropriate. These parks should also offer access to the beach and/or river's edge to provide opportunities for activities such as fishing, swimming, and boating.	Lafayette Locks Park 8.80
Trails and Connectors	A public access route for commuting and trail-oriented recreational activities, includes sidewalks, bikeways, multi-use trails and paths. These emphasize safe travel for pedestrians to and from parks and around the community.	Provides opportunities for connections between park facilities and neighborhoods, trail-oriented activities, and reduces auto-dependency.	Width of trail and right-of-way depends on intended use and location	Determined by location of trails and park facilities	A variety of pathway types are needed to accommodate activities such as walking, running, biking, dog walking, rollerblading, skateboarding, and horseback riding. Trails may be located within parks or be designed as part of the citywide transportation system. Each type of trail should be designed to safely accommodate users, and meet recognized design standards.	Proposed (see Chapter 5) N/A

Chapter 5

Proposed Park Improvements

This chapter describes proposed improvements to the existing city park system and a recommendation for a neighborhood or community park in the north portion of the city. The improvements were identified by the Lafayette Parks Committee for the 2004 Plan and by the Lafayette Planning Commission for the 2012 Plan to meet community needs. In the 2004 Plan the Parks Committee, and in the 2012 Plan the Planning Commission, expressed a need to provide amenities that appealed to a variety of user groups and helped provide a greater sense of community within Lafayette.

The 2012 Plan anticipates a Park Committee will be created in the future and one of their primary functions will be to review the prioritized list of projects from the 2011 Parks Community Survey (see below and Appendix A) and recommend projects to the City Council as part of the annual fiscal year budgeting process. It is anticipated the new Parks Committee and the City Council will evaluate the projects as to cost, need, benefit-for-the-buck, time to install and other factors. Whereas the 2004 Plan included site plan designs showing specific improvements and their locations at each park, the 2012 Plan does not include such specific plans. It is anticipated the new Park Committee will review the plans from the 2004 Plan and revise them as necessary. As the master plans for each park are prepared, the Committee may make recommendations annually to the Budget Committee for projects in each fiscal year. All the recommended projects may be focused on one park or there may be projects for several parks. Many of the desired improvements identified in the 2011 Parks Community Survey could be located at several of the existing parks or at new park sites.

The update process in 2011 included a park survey that was in the August utility billing. About 140 responses were received. Question 9 listed 24 possible park improvements and asked the respondent to prioritize them. A rating of 1 is the highest priority and a rating of 8 is the lowest priority. The following is the result. The numbers to the right of each item represent the average rating for that item.

1. Young child play equipment (2.61).	13. Community swimming pool (4.25).
2. Bathrooms at Perkins and/or Commons Parks (2.98).	14. Master Plan--Veterans Park (4.40)
3. Shady areas (3.06).	15. Trails/interpretive stations-natural areas (4.66).
4. Dog waste sack dispensers at all the parks (3.07).	16. Soccer field (4.77). Tie.
5. Youth sports or recreation programs (3.23).	16. Skate park (4.77). Tie.
6. Drinking fountains (3.33).	18. Open field for drop-in activities (4.80).
7. Little league/softball field (3.41).	19. Horseshoe pits (4.84).
8. Improve lighting at existing parks (3.45).	20. Dog park--off leash (4.97).
9. Picnic shelter/tables (3.64).	21. Paved parking Perkins / Commons (4.98).
10. Splash pool (4.02).	22. Frisbee golf course (4.99).
11. Community Center at Commons Park (4.04).	23. Acquire land for park in north area (5.12).
12. Basketball court (4.20).	24. Tennis courts (5.72).

The City Council makes the following general findings and statements of support.

1. The City Council finds a significant amount of the new residential development since 2000 was in the north portion of the city, but the area has only two small mini-parks (Community Pride Park and Lafayette Plantation Park). The concept of individual subdivisions dedicating one or two lots to the city for a park is not meeting the city's needs. The per-acre cost of maintenance is high for small parks, and few activities can occur in a small park. The recently acquired Veterans Park is also small and should not be significantly improved until a Park Master Plan is developed with citizen involvement.

2. The City Council finds a neighborhood or community park of 5 to 10, or up to 20 or more acres, is needed in the north portion of the city capable of accommodating large groups for annual family picnics and other large scale activities and community events. The City Council supports the city acquiring a neighborhood or community park in the north portion of the city. Because the city has grown out to the urban growth boundary in the north portion of the city, the city should be aware of land outside the current city limits and urban growth boundary and understand that if land is added to the urban growth boundary in the future, such land may contain an area suitable for a neighborhood or community park.

3. The City Council supports constructing a basketball court and skate park at Commons Park.

4. The City Council supports the city initiating a master plan process for Veterans Park, but only after it is known if the park will be extended to the north and if the site will be used for a fire station.

The proposed improvements are listed below for each park. Because dog waste sack dispensers have been installed at many or all of the parks, and because their cost is relatively low, they are not specifically included. The proposed improvements in the 2012 Plan provide the framework for the 2012 Capital Improvement Program described in Chapter 6.

Proposed Improvement Projects by Park

Community Pride Park

1. Two additional benches which would provide a total of three. The current single bench outside the shelter and the seating in the shelter are not sufficient at all times for all those who wish to sit. The benches are not costly and would provide an immediate benefit to the community.

Lafayette Plantation Park

1. An interpretive station regarding streams, riparian habitat and wildlife along the fence on the north side of the park facing the East Millican Creek drainage. The drafting of the interpretive language and graphics could take several months, but once approved the manufacture of the sign and its placement could be accomplished in less than one fiscal year.

2. Two benches and a larger young children's play equipment set to replace the existing smaller set. The benches and play set are not costly and would provide an immediate benefit to the community.

Veterans Park

Veterans Park is a new small (0.64 acres or 27,936 sq. ft.) undeveloped park that was purchased in 2010. It has been leveled and planted to field grass. The site is a possible location for a new fire station which would occur only if the city and the Carlton Fire District decide the city should become part of the Carlton Fire District and if funding for a new station is available.

- I. Until it is known if the site is to remain a park, complete a property line survey, including the setting of pins at the property corners. Once the property lines are established, install fencing on the north and south property lines to limit park users from entering those properties.
- 2a. During the preparation of the 2012 Plan the city staff contacted the owner of the partially occupied 21-lot Bridge Street Estates Subdivision abutting the park on the north to determine the availability of the five lots abutting the park, and the likelihood of the manufactured home on Lot 11 (1157 N. Bridge Street) being relocated to another lot in the subdivision. The additional lots (Lots 11-15) are about 0.47 acres each (20,675 square feet) and could accommodate park activities or parking. It was determined the cost of the lots was not conducive to further inquiry. If the situation changes in the future, the city should consider whether enlarging the park would be worthwhile because, even if Lots II – 15 were acquired, it would still be a small park with single family residences abutting to the south. Such an expansion would not meet the city's need for a neighborhood or community park, however, an expanded site would provide for more types of activities or parking.
- 2b. The City Council notes the approximately 0.09 acre (3,927 square foot) portion referred to as Tract B at the northwest corner of the Park. It includes an asphaltic concrete surface with landscaping separating it from the sidewalk on Washington Street. Currently, it is isolated from the rest of the park, but if the row of lots abutting the park to the north is acquired, Tract B would no longer be isolated.
3. If it is determined that Veterans Park will continue to be a park and not a fire station, the City Council supports the preparation of a Master Plan, and that the process include significant outreach to the abutting property owners and potential users in the neighborhood and from throughout the city. Because the site may remain vacant for a period of time, the city may be approached by individuals or groups suggesting specific recreational facilities be placed on the site before the Master Plan process occurs. The city may want to allow a facility such as tennis courts to be constructed before a Master Plan is adopted. Any such facility should not have a high potential for negatively affecting the abutting residential uses. Additionally, the city should recognize that any facility constructed prior to the Master Plan process will likely never be removed and, therefore, will dictate, to a greater or lesser degree, the character and layout of the park. An unlighted tennis court with high fences to ensure balls do not go into the abutting residential properties may be appropriate provided citizen involvement and support is garnered. When a master plan process is initiated the key deficiencies listed in Chapter 4 should be reviewed to ensure inappropriate facilities are not incorporated into the master plan.

Perkins Park

The updated list of proposed improvements to Perkins Park is significantly less than the proposed improvements in the 2004 Parks Plan because many improvements were constructed in 2010. The improvements were limited by the available funding. For the 2004 Plan, the Parks Committee indicated that amenities should appeal to families with younger children and their recommended improvements accommodated that user group. A recommended 24 to 28 foot diameter splash fountain to be located in the south-central area of the park was not installed during the 2010 improvements. A splash pool was rated No. 10 out of 24 possible improvements citywide in the 2011 Community Parks Survey, but the

annual cost to maintain such a facility must be considered before a decision is made to construct such a facility due to the high maintenance costs experienced by other cities. A children's mural area on the existing pump house was not included in the 2010 improvements, but a mural could be created with little cost during any fiscal year.

One of the important improvements to Perkins Park in the 2004 Plan was the rehabilitation of the picnic structure. The 2004 improvements included demolition of the old structure and the construction of a new structure, however, it does not include all of the recommended changes in the 2004 Plan due to limited funding. The 2004 Plan proposed improvements to allow for separation of the structure with the eastern portion available for users with reservations, but no separation was included. It called for a center island for food preparation and storage that would be accessible from the east side of the structure, but no island was constructed. The 2004 Plan called for the west side of the structure to remain open for other users, but the improvements included two permanently fixed tables in the middle which do not divide the structure into eastern and western sections.

The 2004 Plan included other significant improvements including new fencing and redefined entries at the corners of the park and a large walking garden near the southeast corner. One mid-block entry would remain on Market Street (to the east). The 2010 improvements included a new green chain link perimeter fence with mid-block openings on the north, east and south sides. No access points at the corners were provided, nor was the garden at the southeast corner. Various elements within the park were to be connected with a series of walking paths which were constructed connecting the picnic structure and the two sets of play equipment. New street sidewalks on the west, north and east were not constructed, but a sidewalk on the south side was constructed on 7th Street and the sidewalk on Market Street extending from 7th Street one-half block to the north with a mid-block access to the park was retained.

The 2004 Plan included:

- Additional lighting. (Not constructed in 2010.)
- Replacement of the existing lawn with an eco-lawn material that is drought tolerant, low growing, and provides color. (Not replaced in 2010.)
- Renovated parking area. (On-street gravel parking provided on 7th Street in 2010.)
- A restroom facility. (Not constructed in 2010.)
- New fencing. (Constructed in 2010.)
- Additional trees and a flower border along the southern park boundary. (Some trees were planted in 2010.)
- Drinking fountain. (Not constructed in 2010.)

1. Permanent ADA restrooms to replace the current porta-potty because bathrooms at "Perkins Park and/or Commons Park" were rated No.2 in the 2011 Community Park Survey. It is understood this project would be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.

2. A drinking fountain as a stand-alone item or as part of the restroom building. It could include a dog watering basin.

1. Basketball court and skate park.
2. Community Center improvements.
3. Permanent ADA restrooms because bathrooms at "Perkins Park and/or Commons Park" were rated No.2 in the 2011 Community Park Survey. It is understood this project could be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
4. Medium size play structure.
5. Irrigation system for the baseball field/multi-use field area.
6. Improved lighting.
7. Benches (2 at play structure and 2 at basketball court and 2 at skate park).
8. Drinking fountains (1 at play structure, 1 at basketball court, 1 at baseball field). One of the fountains can be part of the restroom building. They could include a dog watering basin.
9. Trash receptacles (1 at basketball court, 1 at skate park, 1 at play structure).
10. Bike rack at the basketball court.
11. Consistent with the 2004 Plan's Figure 8, connect Commons Park to the river, which is only about 200 feet to the south. A pedestrian/bicycle and maintenance vehicle undercrossing of the railroad tracks similar to the undercrossing at Multnomah Falls which connects a large parking lot to the falls and the undercrossing in the City of Keizer which connects the Keizer Station shopping area to the neighborhoods to the west. The connection could be via the Bridge Street right-of-way or from the park itself. An optional RR crossing could be an at-grade pedestrian-only crossing as shown in the 2004 Plan's Figure 8. The property to the south of the park and the tracks is about 3.4 acres (Tax Map T4S, R4W, Section 12AA, Tax Lot 3700. It includes about 900 feet of frontage along the Yamhill River. With the purchase of two more lots, or their southern portions, to the east, a connection to Terry Park would be achieved and the City Path System would be closer to reality.

Terry Park

The 2004 Plan's Figure 9 showed the proposed improvements to Terry Park. *They* were intended to improve river access from the park. Proposed improvements included developing trails to the Yamhill River. Trail development would include some clearing of vegetation, particularly Himalayan blackberries. A significant amount of blackberry and other non-native vegetation has been removed on the east edge of the park adjacent to Lafayette Highway. With improved river access, a floating dock could be installed. The purpose of the dock in the 2004 Plan was not clear, for example, a canoe put-in/take-out, or for fishing, bird watching and nature appreciation. Given the river's depth, low flow during much of the year and the riverbank's steep topography, a dock for canoe put-in/take-out may or may not be appropriate. A dock for fishing, bird watching, nature appreciation and quiet contemplation would be appropriate.

Other improvements from the 2004 Plan included additional landscaping along the north edge of the park and expansion/definition of parking areas. The landscaping would have provided needed separation between the park and the adjacent residential uses, and created a buffer between the access road and the

main park area. Additional landscaping improvements included over seeding the existing lawn with an eco-lawn type product for low-growing, durable and drought-tolerant color, and re-establishing some low-growing hardy vegetation along the southern edge of the access road. The improvements called for in the 2004 Plan have not yet been provided.

The 2004 Parks Plan indicated additional parking may be needed along the east side, but that it was a long-term improvement that would be based on increased user demand at the park.

Other improvements in the 2004 Plan included:

- A restroom facility (Figure 9 showed several potential locations).
- A picnic area at the top of the river slope.
- Additional parking areas located at the southwest corner of the access drive.
- Play equipment area located in the southwest corner of the lawn area.

Terry Park's topography is low on the south side and high on the north side which forms a natural amphitheater. As a long range concept, the park may have potential for hosting outdoor entertainment events with a "clamshell" stage and backdrop. The concept is only preliminary and it is not known if sufficient area exists for the amphitheater and parking. The topography and the potential for an entertainment venue, however, should not be ignored. Because this potential is a long range item, it is not included in the capital improvement project list in Chapter 6.

1. Three or more new picnic tables and a trash container for each table at the top of the bank. Remove non-native vegetation to open-up views of the river for each table. Their use would be intended for the dry season and pull-over parking on the grass off of the existing road could be allowed as an experiment to determine if it would suffice or if gravel or paved parking would be needed near the tables.
2. Repair the storm drain system from Market Street into the park and the ditches along the gravel park road that conveys the Market Street run-off down to the river.
3. Investigate whether non-motorized boats can navigate the Yamhill River downstream or upstream from Terry Park. The remnants of the old dam at the Yamhill County Locks Park prevents, apparently, paddling downstream to the confluence of the Yamhill and Willamette Rivers, but movement upstream from Terry Park may be possible. If navigation is possible, investigate funding, including the Oregon State Marine Board, for a put-in /take-out dock for non-powered boats, including constructing a path down to the dock. If a dock for non-motorized boats is not appropriate, consider a dock for fishing, nature appreciation and quiet contemplation, including constructing a path down to the dock.
4. Contract with a professional land surveyor to determine the location of the 100-year flood plain boundary in the park and mark it with permanent markers.
5. Frisbee golf course if sufficient space exists (No. 22 of 24 possible improvements in the 2011 Community Park Survey). Although it was ranked No. 22, due to the low cost of construction, it could provide an immediate benefit to the community for a small cost.
6. Acquire property to connect Terry Park to Commons Park. The connection could be via the purchase of two lots, or their southern portions, to the west, and a third 3.4 acre property immediately south of Commons Park. With the purchase of the three lots, or portions thereof, and the construction of an underpass of the tracks as described above for Commons Park, a connection to Commons Park would be achieved and the City Path System would be closer to reality.

Wascher School

The 2004 Plan indicated the city had expressed interest in developing one or more baseball fields on the approximately 6-acre play area located behind Wascher Elementary School. Three different options for development of play fields on this site were shown on Figures 10 through 12. They included both baseball fields and a soccer field. Option 1 showed a configuration with a single baseball field in the northeast corner and a soccer field located along the west side of the field. Option 2 showed an arrangement with baseball fields located in the northwest and southeast corners, with a soccer field located between the two. Option 3 showed a configuration with a larger baseball field in the northwest corner and a soccer field extending from west to east.

The options also included a walking fitness course/path around the play fields designed to accommodate fitness stations at various points.

The McMinnville School District owns and maintains Wascher Elementary School. Initial discussions between the City and the School District regarding development of a baseball facility in 2004 were positive. Development of such a facility would require additional steps. These steps would include:

- Agreement on the field configuration design for the facility and amenities, such as irrigation, bleachers, etc;
- Solicitation and procurement of design services;
- Site planning and engineering;
- Development of costs estimates;
- Development of intergovernmental agreements regarding construction and maintenance costs and responsibilities;
- Construction contracting; and
- Ongoing maintenance.

The 2004 Plan's Capital Improvements Program in Chapter 6 included \$40,000 for construction of a baseball facility at Wascher School.

A baseball field backstop exists at Wascher Elementary School, but there is no discernable infield and the outfield appears to be rough grass that does not meet expectations for a baseball field. Soccer goals and an area for a soccer field exists at Wascher Elementary School, but it is vegetated with the same rough grass as the baseball outfield. The soccer field is partially in the outfield area.

1. Contact the McMinnville School District when it is appropriate to initiate discussions to address the bullet points above.

Lafayette Community Path

In the 2004 Plan the Parks Committee identified a city path system as a long-term improvement within the city. The Committee expressed interest in developing a path system that would connect the various parks within the city. Figure 13 showed one possible configuration for a path system. The path would link the parks that existed in 2004 and potential development areas. The path would also connect with the proposed fitness/walking path at Wascher School. Over time, the path could be expanded to make connections to other features outside the city limits.

This project would require additional work by the City to identify a more specific location for the path, particularly in the areas along East Millican Creek and Henry Creek, and consideration of Community Pride Park, Lafayette Plantation Park and Veterans Park. In addition to any construction costs, additional costs include engineering, particularly along East Millican Creek and Henry Creek, vegetation removal, and the purchase of property or easements over private property. The Capital Improvements Program in Chapter 6 includes an initial \$20,000 for preliminary engineering and site analysis. A figure of \$25,400 has been included in the 2012 Plan in Chapter 6.

Several aspects of the 2004 path system were very conceptual and remain so in 2012. The path system included on-street and off-street segments. It is a long term concept, although some segments, especially the on-street sections could be signed now such as the Perkins Park to Wascher Elementary School route on 7th Street. The 2004 version showing the path along Market Street and crossing the railroad tracks would necessitate new and costly safety crossing equipment be installed where Market Street intersects the tracks. The 2004 path crossed 99W in three locations and each would need more investigation, especially in the Millican Creek area in the west and the Henry Creek area in the east.

1. Continue to consider the Community Path System as a long range project. If any action is to be taken regarding the path, focus on signing the routes between recreational activity areas where sidewalks exist and any preliminary engineering and site analysis be a secondary priority.

Additional Park in the North Area

In the period from 2000 to 2012 many new subdivision lots were created in the northern portion of the city. The only city parklands in that area are Community Pride Park (0.23 acres- 10,058 square feet- about the size of two 5,000 square foot lots) and Lafayette Plantation Park (0.21 acres- 9,128 square feet- smaller than two 5,000 square foot lots).

The area to the north and east of Community Pride Park has been mentioned as a possible site for a park. The factor that makes it unattractive is, it is land that received tentative plan approval for a subdivision and the public and private infrastructure has been installed (streets, gutters, curbs, sewer, water, storm drainage, power, gas, communications). The final plat for an initial phase was recorded (Green Highlands) and although the final plats for the remaining phases have not been recorded the new owner intends to submit a new subdivision application and record final plats for the remaining phases.

Another area that has been mentioned as a possible park site is the undeveloped 20 acres in the northwest corner of the city limits. It was the subject of an approved planned unit development in 2007 (Lafayette View Estates), but the approval lapsed and the property remains undeveloped. Access to the property would be problematic because no public right-of-way abuts the property, and the west, south and east sides are characterized by steep slopes associated with East Millican Creek. An access over East Millican Creek would necessitate a bridge which would be a significant span at significant expense. Haylen Drive is the nearest public street, but it does not extend westerly to abut the property and if it were extended, it would place all the trips to the park on a local residential street, Haylen Drive, through a local residential area.

The city should acquire needed parkland, including a suitably sized parcel for a community park in the north portion of the city. Consideration should include the possibility of land that is outside the urban growth boundary (UGB). The Capital Improvements Program in Chapter 6 includes \$625,500 to \$1,622,625 at \$37,500 per acre to acquire 19.68 to 43.27 acres.

Chapter 6

Capital Improvement Program

An important component of a parks master plan is the capital improvement program (GP). The CIP gives the costs of projects that should be implemented to work towards the goals and actions developed through the planning process. This chapter provides a framework for implementing improvements and additions to the park system for a specified time frame-usually five years. A capital improvement program details the cost of specific park improvements and prioritizes projects. The intent is to provide the City with a capital-budgeting tool that identifies costs, potential funding sources, and priorities.

The CIP reflects community priorities and resources. The Lafayette Planning Commission developed the list of potential projects and improvements to existing parks. The Commission then refined the list of potential improvements and prioritized the projects. The CIP rates projects as high, medium, or low priority. High priority projects should be addressed in years 1 and 2, medium projects addressed in years 2 to 4, and low priority projects addressed in years 4 to 5.

Capital Improvement Projects by Park

Table 6-1 displays the proposed capital improvement projects for each City-owned park in Lafayette. The projects are intended to meet community needs. Each project is ranked as high, medium, or low priority, and a cost estimate is given with the source of the estimate.

The capital improvement program includes estimated costs for the improvements presented in Chapter 5. Many of the estimated costs were determined by using a 3% per year inflation increase of the costs set forth in the 2004 Parks Plan. The 3% per year figure was applied to the eight years from 2005 to 2012. The 3% per year increase for eight years yields an overall 26.68% increase, rounded to 27%. Some estimates are based on recent purchases by Lafayette or other cities.

Total costs for each park in Tables 6-1 and 6-2 represent an estimated range of costs for the capital improvement projects for the next five years. Because there is a great deal of variation in prices, and prices were unavailable for some projects, it is recommended that the City of Lafayette consult with local contractors before beginning these projects. Total costs for system-wide projects and new parks and amenities were not calculated because the details, quantity, size, and location of amenities has not yet been determined. Price ranges are listed for these projects to give the City a general estimate when deciding what capital improvement projects to undertake.

Priority Facilities

The priorities listed in Table 6-2 result in many items with a "high" priority (years 1 and 2). The costs for the "high" priority items are significant and cannot be supported in just one fiscal year or even two. Therefore, overall, funds should be expended on items that will provide immediate recreational opportunities to areas of the city that are now less served than other areas of the community.

The high priority items in order are:

- 1A. At Commons Park in the area north of the Community Center, one medium size child play equipment (Community Survey #1), one drinking fountain (Community Survey #6) and two benches (not included in Community Survey).
- 1B. At Commons Park in the area southwest of the Community Center, one basketball court (Community Survey #12), a skate park (Community Survey #16), one drinking fountain (Community Survey #6), six benches (not included in Community Survey), and a bike rack (not included in Community Survey).
2. Concurrent with Items 1A and 1B or with Items 3 and 4, when small fund amounts are available, the additional two benches (not included in Community Survey) at Community Pride Park and one bench (not included in Community Survey) at Lafayette Plantation Park.
3. Permanent restroom (Community Survey #2) at Perkins Park due to its high use.
4. Permanent restroom at Commons Park (Community Survey #2) due to the baseball facility, and the new basketball, skate park and play equipment facilities.

A summary of the recommended improvements from Chapter 5 for each park follows.

Community Pride Park

- I. Two benches.

Lafayette Plantation Park

1. An interpretive station regarding streams, riparian habitat and wildlife.
2. One bench.
3. A larger young children's play equipment set to replace the existing smaller set.

Veterans Park

1. Property **line** survey, including the setting of pins at the property corners.
2. Fencing the north and south property lines.
3. Prepare a Park Master Plan, including significant outreach to the abutting property owners, potential users **in** the neighborhood and from throughout the city.

Perkins Park

- I. Permanent restrooms, including connections to the sewer and water systems.
2. Drinking fountain (stand alone or at the restrooms). Could include a dog watering basin.

Commons Park

1. Irrigation system for the baseball field/multi-use field area.
2. Basketball court and skate park.
3. Improve the lighting.
4. Benches (2 at play structure, 2 at basketball court and 2 at skate park).
5. Drinking fountains (1 at play structure, 1 at basketball court, 1 at baseball field). One of the fountains can be part of the restroom building. They could include a dog watering basin.
6. Trash receptacles (1 at basketball court, 1 at skate park, 1 at play structure).
7. Bike rack at the basketball court.
8. Community Center improvements.
9. Medium size child play structure.
10. Permanent ADA restrooms because bathrooms at "Perkins Park and/or Commons Park" were rated No. 2 in the 2011 Community Park Survey. It is understood this project could be expensive if designed to be vandal resistant and that such cost may cause the project to be constructed at a later time.
- 11]. Consistent with the 2004 Plan's Figure 8, consider connecting Commons Park to the river.

Terry Park

1. Three picnic tables and a trash container for each table at the top of the bank with "pull-over" parking.
2. Remove non-native vegetation on the slope of the river bank to open-up views of the river for each table.
3. Reconstruct the storm drain system in the west portion of the park to convey the storm drainage from Market Street via a ditch or pipe to the river.
4. Determine whether non-motorized boats can navigate the Yamhill River downstream or upstream from Terry Park. If navigation is possible, investigate funding, including the Oregon State Marine Board, for a put-in /take-out dock for non-powered boats, including constructing a path down to the dock and vehicle parking. If a dock for non-motorized boats is not appropriate, investigate funding a dock for fishing, nature appreciation and quiet contemplation, including constructing a path down to the dock and vehicle parking.
5. Hire a surveyor to determine the location of the 100-year flood plain boundary in the park and mark it with permanent markers.

6. Determine if sufficient area exists for a disk/Frisbee golf course. If sufficient area exists, construct a disk/Frisbee golf course.
7. Include as a concept an amphitheater that would take advantage of the topography, including a clamshell type stage area.

Table 6-1 summarizes the low and high cost estimates for the recommended improvements to each park.

**Table 6-1. Five-Year Cost Estimates for
Capital Improvement Projects for Parks and
Recreation Facilities in Lafayette**

Park	Low	High
Community Pride Park	\$800	\$1,200
Plantation Park	\$13,300	\$26,600
Veterans' Park	\$30,300	\$42,300
Commons Park	\$215,500	\$285,100
Perkins Park	\$90,900	\$100,900
Terry Park	\$39,600	\$56,900
Total for all Parks	\$390,400	\$513,000
Wascher School	\$40,000	\$40,000
Lafayette City Path	\$25,400	\$25,400
Parks, School, Path Total:	\$455,800	\$578,400
Parkland Acquisition:	\$625,500	\$1,622,625
GRAND TOTAL:	\$1,081,300	\$2,201,025

Table 6-2 shows the low and high cost estimates for each of the recommended improvements to each park (see following page).

Table 6-2. Capital Improvement Projects. Costs, Priorities, and Funding Options by Park (High Priority = pursue in 1-2 years, Medium Priority= pursue in 2-4 years, Low Priority= pursue in 3-5 years)

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Fundin(Options
Community Pride	Benches (2)	High	\$400- \$600	Recent purchase.	Parks budget, Donations, General fund budget
Total Cost:			\$800-\$1,200		
Plantation Park	Bench (1)	High	\$400-\$600	Recent purchase.	Parks budget, Donations, General fund budget
	Interpretive Station	Medium	\$4,000-\$7,000	Estimate for planning, producing and constructing	Parks budget, Grant, Donations, General fund budget
	Replace small play structure with medium structure	Medium	\$8,900-\$19,000	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, Donations, General fund budget
Total Cost:			\$13,300-\$26,600		
Veterans' Park	Tennis Court(s) with high fencing near court(s)	Low	\$12,000-\$15,000	Staff estimate	Parks budget, General fund budget
	Property line survey, set corner pins, record survey	High	\$2,000-\$5,000	Staff estimate	Parks budget, General fund budget
	Low fence east & west sides	Medium	\$1,300-\$2,300	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Prepare Park Master Plan (200-260 hours)	Low	\$15,000-\$20,000	Staff estimate	Parks budget, Grant
Total Cost:			\$30,300-\$42,300		
Commons Park	Install irrigation	Medium	\$50,000-\$70, 100	High figure is 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Basketball court (concrete, uncovered)	High	\$12,000-\$15,000	Staff estimate using Viesko Concrete Company information	Parks budget, Partnerships, Grants, Donations
	Skate park	Medium	\$30,000-\$50,000	Staff estimate based on the cost at Hubbard in the early 2000's (\$28,000)	Parks budget, Partnerships, Grants, Donations
	Lighting (4)	Low	\$1,000-\$1 1,000	Figure is 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Benches (2 at play structure, 2 at basketballcourt)	High	\$1,200- \$3,600	Figures are 27% increase over 2004 cost at Commons Park	Parks Budget, Donations, General fund budget

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Funding Options
	Drinking fountains (1 at baseball field, 1 at basketball court, 1 at play structure)(depending on the location of the restrooms, a fountain at the restrooms could replace one or possible two offbase fountains)	High	\$2,700 - \$4,500	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Trash Receptacles (1 at basketball court, 1 at play structure)	High	\$600 - \$2,300	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Bike rack (1 at basketball court)	High	\$600-\$600	Figure is 27% increase over 2004 cost at Commons Park	Parks budget, General fund budget
	Community Center Improvements	High	\$5,000-\$8,000	Recent scoping and estimate by city staff	General fund budget, Community Center Fund
	New play structure (medium size)	High	\$8,900-\$19,000	Figures are 27% increase over 2004 cost at Commons Park	Parks budget, Partnerships, Grants, Donations
	Restrooms, including sewer and water hook-ups	High	\$90,000 - \$100,000	Recent facility at City of Dayton was \$93,000	Parks budget, General fund budget
	Investigate connection to south (5-10 hours)	Low	\$500-\$1,000	Staff estimate	Parks budget, General fund budget
	Total Cost:		\$215,500- \$285,100		
Perkins Park	Drinking fountain (could be part of the restrooms)	High	\$900- \$900	Figure is 27% increase over 2004 cost at Perkins Park	Parks budget, Donations
	Restrooms, including sewer and water hook-ups	High	\$90,000 - \$100,000	Recent facility at City of Dayton was \$93,000	Parks budget, General fund budget
	Total Cost:		\$90,900 - \$100,900		
Terry Park	Picnic tables (3)	Medium	\$1,500- \$3,000	Various suppliers	Parks budget
	Trash Receptacles (1 at each of the 3 picnic tables)	Medium	\$600-\$900	Figures are 27% increase over 2004 cost at Perkins Park	Parks Budget, Donations
	Improve access to river (brush clearing and trail construction)	Low	\$8,900-\$8,900	Figures are 27% increase over 2004 cost at Terry Park	Parks budget, Partnerships, Grants, Donations
	Reconstruct storm drain and conveyance system	Low	\$2,000-\$4,000	Staff estimate	Parks budget, Storm drain fund budget, General fund budget
	Determine non-motorized navigability (5-10 staff hours)	Low	\$500-\$1,000	Staff estimate	Parks budget, General fund budget
	Survey 100-year floodplain boundary, set permanent markers, record survey	Low	\$2,000-\$5,000	Staff estimate	Parks budget, General fund budget
	Determine if sufficient area exists for	High	\$4,100-\$4,100	Staff estimate	Parks budact, General fund

Park	Capital Improvement Projects	Priority	Cost Estimate	Source of Cost Estimate	Funding Options
	9-hole disk/Frisbee golf and construct golf course if appropriate		Determination: \$500 Construction: \$1,800 at \$200/hole. Hardware: \$1,800 at \$200/hole		budget
	Amphitheater and clamshell stage		\$20,000-\$30,000	Staff estimate	Parks budget, General fund budget
Total Cost:			\$39,600- \$56,900		
TOTAL FOR ALL PARKS:					
			\$390,400-		
			\$513,000		
Wascher School	Soccer field and baseball field. Joint use agreement. City prepare soccer and baseball fields and purchase balls and goals/nets. School District maintains facilities.	Medium	\$40,000	Same as 2004 estimate	Parks budget, Partnerships, Grants, Donations
Total Cost, Wascher School:			\$40,000		
Community Path	Engineering & site analysis	Medium	\$25,400	Figure is 27% increase over 2004 cost	Parks budget, Partnerships, Grants, Donations
Total Cost, Path System:			\$25,400		
GRAND TOTAL:			\$432,500 \$462,800-587,400		

Chapter 7

Parkland Acquisition Plan

The City of Lafayette is currently not adequately served by parks. In reviewing the current park system, the Planning Commission was very satisfied with the significant amount of improvements in 2010 to several of the existing parks, especially Perkins Park and Commons Park. However, they expressed concern that the north portion of the city has only three very small parks and the city has no large park capable of accommodating large gatherings and events.

This chapter describes parkland needs for Lafayette based on Yamhill County's 2012 coordinated population projection prepared by the Oregon Population Research Center. It shows a population of 5,552 for Lafayette in 2032. The chapter then discusses land cost estimates.

Additional Park in the North Area

In the period from 2000 to 2011 many new subdivision lots were created in the north portion of the city. The only parks acquired since 2004 in the area of the new lots are Community Pride Park (0.23 acres- 10,058 square feet- about the size of two 5,000 square foot lots) and Lafayette Plantation Park (0.21 acres- 9,128 square feet- smaller than two 5,000 square foot lots). A third small park, Veterans Park, located at the south edge of the new subdivision area at the southwest corner of N. Bridge Street and E. 12th Street was purchased in 2010, and although it is larger than the two "mini- parks" above, it is only 0.64 acres (27,935 square feet) and is also a mini-park.

The area to the north and east of Community Pride Park has been mentioned as a possible site for a park. The factor that makes it unattractive is, it is land that received tentative plan approval for a subdivision and the public and private infrastructure has been installed (streets, gutters, curbs, sewer, water, storm drainage, power, gas, communications). The final plat for an initial phase was recorded (Green Highlands) and although the final plats for the remaining phases have not been recorded the new owner intends to submit a new subdivision application and record final plats for the remaining phases.

Another area that has been mentioned as a possible park site is the undeveloped 20 acres in the northwest corner of the city limits. It was the subject of an approved planned unit development in 2007 (Lafayette View Estates), but the approval lapsed and the property remains undeveloped. Access to the property would be problematic because no public right-of-way abuts the property and the west, south and east sides are characterized by steep slopes associated with East Millican Creek. An access over East Millican Creek would necessitate a bridge which would be a significant span at significant expense. Haylen Drive is the nearest public street, but it does not extend westerly to abut the property and if it were extended, it would place all the trips to the park on a local residential street, Haylen Drive, through a local residential area.

Current and Future Park Service

The July 1, 2010, population estimate for Lafayette is 3,740 (Center for Population Research, P.S.U.). Currently, there are approximately 4.01 acres of parkland per 1,000 residents in Lafayette (15.01 total acres/3.74 thousands 4.01 acres per 1,000 population). In 2003 there were 2.68 acres per 1,000 population. If the city desired to maintain the 4.01 acre per 1,000 population level of service over the next 20 years to 2032 (projected population of 5,552), Lafayette would need to acquire 7.30 acres of new parkland for a total of 22.26 acres. The 2012 Parks Development Plan Policies in Chapter 3, however, establishes the National Recreation and Parks Association recommendations as the city's standard which will necessitate acquiring 19.68 to 43.27 acres.

Table 7-1 shows the National Recreation and Parks Association's (NRPA) recommendations for parkland by park type and Lafayette's current and future levels of service. In 2010 the city's 1.08 acres of mini-parks, or 0.29 acres per 1,000 population, slightly exceeded the NRPA minimum of 0.25 acres of mini-park per 1,000 population, or 0.94 acres, but was significantly less than the NRPA maximum of 0.50 acres per 1,000 population, or 1.87 acres. The 2010 inventory of mini-parks was Community Pride Park (0.23 acres), Lafayette Plantation Park (0.21 acres), and Veterans' Park (0.64 acres). The total of 1.08 acres is divided by 3.74 thousands to yield 0.29 acres per 1,000 residents. At the NRPA minimum rate of 0.25 acres per 1,000 residents 1.39 acres would be needed in 2032 for 5,552 residents. At the NRPA maximum rate of 0.50 acres per 1,000 residents, 2.78 acres would be needed in 2032 for 5,552 residents. The city owns 1.08 acres, thus an additional 0.31 acres (1.39 - 1.08 = 0.31) to 1.70 acres (2.78 - 1.08 = 1.70) would need to be acquired during the period 2012 to 2032.

For neighborhood parks, in 2010 the city's 2.2 acres or, 0.59 acres per 1,000 population, did not meet the NRPA minimum of 1.0 acre per 1,000 residents, or a total of 3.74 acres of neighborhood parks and was significantly less than the NRPA maximum of 2.0 acres per 1,000 population or 7.48 acres. The 2010 inventory of neighborhood parks was Perkins Park (1.1 acres) and Commons Park (1.1 acres). The total of 2.20 acres is divided by 3.74 thousands to yield 0.59 acres per 1,000 population. At the NRPA minimum rate of 1.00 acres per 1,000 residents, 5.55 acres would be needed in 2032 for 5,552 residents. At the NRPA maximum rate of 2.0 acres per 1,000 residents, 11.10 acres would be needed in 2032 for 5,552 residents. The city owns 2.20 acres, thus an additional 3.35 acres (5.55 - 2.2 = 3.35) to 8.90 acres (11.10 - 2.2 = 8.90) would need to be acquired during the period 2012 to 2032.

For community parks, in 2010 the city's 11.73 acres or, 3.14 acres per 1,000 residents, did not meet the NRPA minimum of 5.0 acres per 1,000 residents, or a total of 18.7 acres of community parks and was significantly less than the NRPA maximum of 5.0 acres per 1,000 population, or 29.9 acres. The 2012 inventory of community parks was Terry Park (5.5 acres) and the riparian area of East Millican Creek (6.23 acres). The total of 11.73 acres is divided by 3.74 to yield 3.14 acres per 1,000 population. At the NRPA minimum rate of 5.00 acres per 1,000 residents, 27.75 acres would be needed in 2032 for 5,552 residents. At the NRPA maximum rate of 8.0 acres per 1,000 residents, 44.40 acres would be needed in 2032 for 5,552 residents. The city now has 11.73 acres, thus an additional 16.02 acres (27.75 - 11.73 = 16.02) to 32.67 acres (44.40 - 11.73 = 32.67) would need to be acquired during the period 2012 to 2032.

The table shows a total of 19.68 to 43.27 additional acres of parkland would be needed to achieve the NRPA minimum and maximum levels of service for total park acreage. The

majority of need is in the neighborhood (3.35 to 8.90 acres) and community park (16.02 to 32.67 acres) classifications.

To achieve the NRPA ranges called for in Policies F, G and H, for the projected population of 5,552 in 2032, a total of 1.39 to 2.78 acres of mini-parks are needed, or an additional 0.31 to 1.70 acres (0.25 to 0.50 acres per 1,000 residents). For neighborhood parks a total of 5.55 to 11.10 acres are needed, or an additional 3.35 to 8.90 acres (1.0 to 2.0 acres per 1,000 residents). For community parks a total of 27.75 to 44.40 acres are needed, or an additional 16.02 to 32.67 acres (5.0 to 8.0 acres per 1,000 residents). The grand total of needed additional acres is 19.68 to 43.27 (Low range: 0.31 + 3.35 + 16.02) (High range: 1.70 + 8.90 + 32.67).

Table 7-1. Comparison of NRPA Standards to 2010 Level of Service (LOS)

Park Classification	NRPA's Recommended Acres Per 1,000 Population	Lafayette's 2010 Actual Acres Per 1,000 Population	NRPA's Total Acres in 2032	Lafayette's 2010 LOS Yields Total Acres in 2032	Additional Acres Needed by 2032 to Meet NRPA Standard
Mini Park (3 developed parks)	0.25 to 0.50	0.29	1.39 to 2.78	1.61	0.31 to 1.70
Neighborhood Park (2 developed parks)	1.0 to 2.0 acres	0.59	5.55 to 11.1	3.27	3.35 to 8.90
Community Park (1 developed) (1 riparian area)	5.0 to 8.0 acres	3.14	27.75 to 44.40	17.43	16.02 to 32.67
Total Acres for 3 Categories	6.25 to 10.50	4.01	34.69 to 58.28	22.31	19.68 to 43.27

Source: NRPA Standards and Guidelines, and 2010 Population Research Center, Portland State University.

Approximate Cost to Achieve Standard

This section estimates the cost to acquire 19.68 to 43.27 additional acres of parkland. The estimate is based on a 25% reduction in real market value for land compared to the figure used in the 2004 Parks Plan.

Using this data, the estimated cost to acquire the necessary parkland if the city desired to maintain the 2010 level of service would be \$273,750 for 7.30 acres (22.31 total acres in 2032 - 15.1 acres in 2010 = 7.30 acres needed) at \$37,500 per acre.

The estimated cost to acquire the necessary parkland to achieve the NRPA minimum level of service set forth in Goal 1, Policies F, G, and H (Chapter 3) is \$625,500 to acquire 19.68 acres at \$37,500 per acre.

The estimated cost to acquire the necessary parkland to achieve the NRPA maximum level of service set forth in Goal 1, Policies F, G, and H (Chapter 3) is \$1,622,625 to acquire 43.27 acres at \$37,500 per acre.

The \$625,500 to \$1,622,625 figures are included in the City's Capital Improvements Program for Parks and Recreation Facilities. The figures represent a significant investment for the city and the implication of this estimate is that the City should consider long-range and strategic acquisition factors.

Currently, Lafayette does not require the dedication of parkland in lieu of their systems development charge (SDC). At a minimum, the City should explore modification of its development ordinances to allow dedication of land in lieu of SDCs. In the short-term, Lafayette can acquire land through purchase, partnerships, and donations.

The following provides guidance for determining the suitability of potential parkland, when using both short and long-term strategies. The City may use the following criteria when deciding to accept land through dedication:

1. The topography, geology, access, parcel size, and location of land in the development available for dedication;
2. Potential adverse/beneficial effects on environmentally sensitive areas;
3. Compatibility with the Parks Development Plan in effect at the time of the dedication;
4. Vehicular and pedestrian access to the site;
5. Availability of previously acquired property; and
6. Parkland need based on Recreation Goal 2, Policies F, G and H.

Other land may become part of the Lafayette park system through purchase or donation. The following criteria may be considered to determine land suitable for parks, recreation, or open space. The questions are used to rate potential parkland sites for environmental attributes and compatibility with the goals of the Parks Development Plan. Parcels that receive a yes to "meets criteria" on three or more of these criteria should be further considered for acquisition.

1. Is the property located within an area identified as strategic or a priority for new parkland- such as the north portion of the city?
2. Are the topography, geology, access, parcel size, and location of land in the development good for parks?
3. Is the action compatible with the Parks Development Plan, Public Facilities element of the Comprehensive Plan, and the City of Lafayette Parks Acquisition Plan in effect at the time of dedication?
4. Is the site accessible by multiple transportation modes or can be accessed by multiple transportation modes?
5. Are there potential adverse/beneficial effects on environmentally sensitive areas?

6. Does it protect natural and historical features, scenic vistas, watersheds, timber and wildlife for parks?

City Action

1. Acquire needed parkland, including a suitably sized parcel for a community park in the north portion of the city. Consideration should include the possibility of land that is outside the urban growth boundary (UGB). The Capital Improvement Program in Chapter 6 includes \$625,500 to \$1,622,625 at \$37,500 per acre to acquire 19.68 to 43.27 acres.

Appendix A

Community Survey Results

[[Appendix A is not included in the staff report to the City Council because no changes to the appendix are proposed and the proposed changes to the text of the Chapters are not dependent on the appendix.]]

The following three memorandums address the city-wide parks community survey that was included with the water/sewer billing in August 2011.

Appendix B

Inventory of Parks and Open Spaces

[[Appendix B is not included in the staff report to the City Council because no changes to the appendix are proposed and the proposed changes to the text of the Chapters are not dependent on the appendix.]]

The following spreadsheet provides information on the park and open space areas owned by the City of Lafayette.

Appendix C

Funding Information

[[Appendix C is not included in the staff report to the City Council because no changes to the appendix are proposed and the proposed changes to the text of the Chapters are not dependent on the appendix.]]

The following list provides contacts for possible funding sources for parks and recreation facilities and improvements.

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