



# INDEPENDENCE PARKS & OPEN SPACE MASTER PLAN

SECTION II:  
PRECEDENT REVIEW

## SECTION II: PRECEDENT REVIEW

### 2.1 INTRODUCTION

There is much debate among park and recreation professionals concerning the use of standards, statistics, and formulas to guide decisions on the preferred size and number of parks, open space, and recreation facilities that should be provided to meet local parks and recreation needs. For smaller communities, the issue is likely more crucial because of the compelling need to be fiscally responsible in terms of how much land can not only be acquired, but how to efficiently and responsibly maintain parklands and open space, as well as fund, construct and maintain community recreation and sports facilities. Each community must be considered on an individual basis in order to tailor the most appropriate range, quantity and quality of recreational facilities within fiscal limits.

### 2.2 PARK SYSTEM PLANNING APPROACH: NATIONAL RECREATION AND PARKS ASSOCIATION (NRPA)

In 1997, the National Recreation and Park Association (NRPA) presented a new philosophy, a “systems approach” to park system planning. The new approach reconsidered the old notion of a national standard of 10 acres of park land for every 1,000 people, which had been in place since 1981 and is generally recognized as deficient in today’s recreation and open space environment. A systems approach “places importance on locally determined values, needs, and expectations. The systems planning approach is defined as the process of assessing the park, recreation, and open space needs of a community and translating that information into a framework for meeting the physical, spatial and facility requirements to satisfy those needs.” The establishment of level of service standards (LOS) is recognized by the NRPA as an approach that each community should have the right to determine the size and use of land set aside for parks and recreation facilities.

### 2.3 PARK CLASSIFICATIONS AND CRITERIA

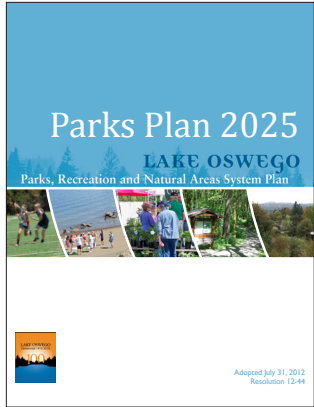
**Table 1** is from the NRPA Parks, Recreation, Open Space and Greenways Guidelines. This table describes the typical national park classification standards along with location and size criteria. These classifications can be used as a reference guide for consideration of the parks classification in Independence.

### 2.4 PARKS SYSTEM PLANNING PRECEDENT REVIEW

Individual park system master plans were researched to review and identify crucial system planning considerations, challenges and decisions for park providers in Oregon. Precedent examples were selected for their comparable similarity in population size to Independence or their geographical proximity to a river or body of water. Location proximity to a body of water was considered to help understand how other communities were strengthening their connections to their waterways.

PARKS, OPEN SPACE, AND PATHWAYS CLASSIFICATIONS TABLE				
CLASSIFICATION	GENERAL DESCRIPTION	LOCATION CRITERIA	SIZE CRITERIA	
Mini Parks	Used to address limited, isolated or unique recreational needs.	Less than a 1/4 mile distance in residential setting.	Between 2500 sq. ft. and one acre in size.	Yes
Neighborhood Parks	Neighborhood Parks remains the basic unit of the park system and serves as the recreational and focus of the neighborhood. Focus is on the informal, active and passive recreation.	1/4 to 1/2 Mile distance and uninterrupted by non-residential roads and other physical barriers.	5 Acres is considered minimum size. 5 to 10 acres is optimal.	Yes
School Parks	Depending on the circumstances, combining parks with school sites can fulfill the space requirements for the other classes of parks, such as neighborhood, community, sports complex, and special uses.	Determined by school district property.	Variable - depends on function.	Yes-but should not count school only uses
Community Parks	Serves broader purpose than the neighborhood park. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and suitability of the site. Usually serves two or more neighborhoods and 1/2 to 3 mile distance.	As needed to accommodate desired uses. Usually between 30 to 50 acres.	No
Natural Resource Areas	Land set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics buffering.	Resource availability and opportunity.	Variable	No
Greenways	Effectively tie park system components together to form a continuous park environment.	Resource availability and opportunity.	Variable	No
Sports Complex	Consolidates heavily programmed athletic needs and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located community-wide facilities.	Determined by project demand. Usually a minimum of 25 acres with 40 to 80 acres being optimal.	Yes
Private Parks/ Recreational Facility	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable - dependent specific use.	Variable	Depends on type of use

Section II: Table 1- NRPA Park Classifications Table



## 2.2 A- PRECEDENT REVIEW

### LAKE OSWEGO PARKS PLAN 2025

#### City of Lake Oswego

Adopted:	2012
Population:	36,619
Total Parks Acreage:	600 Acres
City Wide Parks:	500 Acres
Local Parks:	66 Acres
Special Purpose Parks:	50 Acres
LOS (Acres per 1000 residents):	16 acres per 1000
Capital Project Costs Proposed:	\$13,000,000.00

The City of Lake Oswego has a significantly higher population than the City of Independence, but their location and relationship to the Willamette River is similar in geography. The approach in the Lake Oswego Parks Plan 2025 marks a new direction in overall parks system planning. The plan concentrates on creating a scale and character approach to its parks system. Parks can vary in character from mostly natural to mostly developed. Since park character and scale help determine the types of recreation opportunities that are compatible with the different settings, park sites were classified based on intended level of use and desired character. No level of service ratio quantity was prescribed in the master plan.

#### PARK SCALE

The scale of a park was used to describe its size and service area. Smaller parks often serve the neighborhood around it. Larger parks often provide a greater variety of activities and serve the entire community. However, unique facilities or features can make a small site appealing to the entire community. This is why both size and anticipated service area help determine the scale of a park.

#### SCALE GUIDELINES: LOCAL , CITYWIDE, AND SPECIAL USE

##### Local

If the park is intended primarily for the use and enjoyment of nearby neighbors within a short walk or bike ride, it has a local scale. Local scale parks are small (less than 10 acres) sites that provide basic amenities such as a playground, picnic area, pathway, access to nature or interpretive signage and displays.

##### City-wide

If the park is intended primarily for the use and enjoyment of the entire city and beyond, it has a city-wide scale. City-wide scale parks are larger (10-acres and greater)

sites that provide a range of amenities, with accommodations such as restrooms, off-street parking, and convenient access.

#### Special Use

If the park is intended primarily for the use and enjoyment of the entire city and beyond, and is intended to offer a single or specialized purpose, it has a special use scale. Special use parks vary in size and amenities, but because they have the potential to draw a large amount of users, these parks may need to provide similar accommodations as city-wide scale parks.

#### PARK CHARACTER

Lake Oswego’s park sites range from natural parks in more rural settings to highly-developed, manicured parks in urban areas. The character of the park affects the look and feel of a site, as well as the experiences of park users. As expected, some park settings are better suited for supporting certain types of recreation services than others. In Lake Oswego, three distinct park characters are recognized as generally descriptive of the range of available park types.

#### CHARACTER GUIDELINES: DEVELOPED, HYBRID, AND NATURAL

##### Developed Character

If the site provides an urban or formalized type of park setting designed for intensive use, the park has a developed character. Developed parks have landscapes that are extensively altered or re-designed to support public use. Developed parks can support greater use than other park types, and should provide adequate infrastructure to support this use.

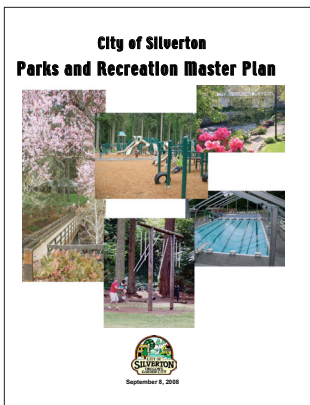
##### Hybrid Character

If the site combines natural areas and developed park features, the park has hybrid character. Hybrid parks have a combination of developed and natural character that can be integrated together, or separated side-by-side.

##### Natural Parks

Natural parks are dedicated to protecting native habitat, environmental resources, and ecological functions. This type of park may also provide recreation opportunities or opportunities to be in nature. They can preserve scenic or heritage resources and provide green corridors for trails and greenways.

Overall, a proximity standard was used in the determination of park needs. Maps were used to determine the geographic proximity that residents had to access the different park classifications.



## 2.2B - PRECEDENT REVIEW

### SILVERTON PARKS AND RECREATION MASTER PLAN

#### City of Silverton

Adopted:	2008
Population:	9,222
Total Parks Acreage:	247 Acres
LOS (Acres per 1000 residents):	26 Acres per 1000
Capital Project Costs Proposed:	\$15,155,000.00

The City of Silverton owns and maintains approximately 247 acres of park land and greenspace. Sizable areas include a large municipal lake with waterfront park facilities, and a recently acquired natural area adjacent to The Oregon Garden. The heart of the City’s greenspace system is the linear public open space along Silver Creek near downtown, which includes historic Coolidge & McClaine Park. Additionally, the City maintains two small sub-neighborhood parks.

Park recommendation standards for the Silverton Parks and Recreation Master Plan were community-driven and based on community goals and special characteristics of Silverton, and intuitive decisions that considered variables such as physical barriers, availability of school sites and Silverton Parks and Recreation sports fields for community use, existing parklands and open space, and natural and topographic features of the urban landscape. In this example, no formal ratio formula was prescribed for level of service in the master plan.

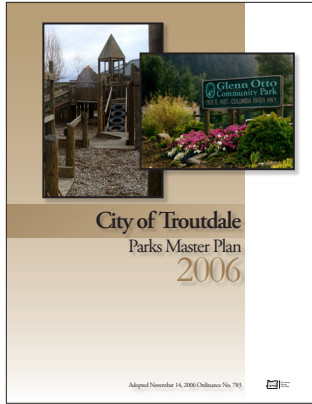
#### PARK, OPEN SPACE, AND GREENSPACE SYSTEM

The Silverton parks and open space system was analyzed using the concept of “Green Infrastructure.” This approach considered both physical and ecological qualities of the community’s landscape so that parks, open space, school sites, and natural features are viewed as “greenspaces” and the framework for a “Greenspace Network.”

To frame and guide the recommendations, findings from the planning process were distilled into several strategic issues or themes:

- Silverton wants to retain its special character
- Rapid growth is beginning to threaten Silverton’s special qualities
- Silverton lacks a system of parks and greenspaces
- Lack of connectivity is Silverton’s weakest greenspace element
- Silverton has extraordinary opportunities to meet community needs
- Overall, Silverton’s parks, recreational facilities, and open space are well maintained
- Silverton’s recreation facilities are not designed to meet community needs
- Silverton’s dedicated City staff, volunteers, NGO’s reflect a “can-do” spirit
- Indicators of programmatic and organizational stress are surfacing

The classification system provides a comprehensive framework for planning, development, and management of a Green Infrastructure system. The most important aspect of the classification system is its structure comprising a hierarchy of parks, greenspaces, and recreation facilities, each with a discrete role and purpose. It was essential that the preferred recreational uses for each system component was established by plan and policy, assuring not only equilibrium in the system but meeting sustainability goals of resource protection, public benefits, and efficient management.



## 2.2C - PRECEDENT REVIEW

### CITY OF TROUTDALE PARKS MASTER PLAN 2006

#### City of Troutdale

Adopted:	2006
Population:	15,962
Total Parks Acreage:	73.2 Acres
Undeveloped	2.5 Acres
LOS (Acres per 1000 residents):	4.58
Capital Project Costs Proposed:	\$21,704,314.00

The City of Troutdale Master Plan proposed 3 large natural area parks along the Sandy River, and over 40 acres of land acquisition. The recommendations also included a new neighborhood park and over 7 miles of trails. The trails would connect users to existing parks and proposed natural areas, and the Sandy River. There is a regional 40-mile loop trail also proposed the links the city center to the Sandy and Columbia River, as well as other trail networks and parks.

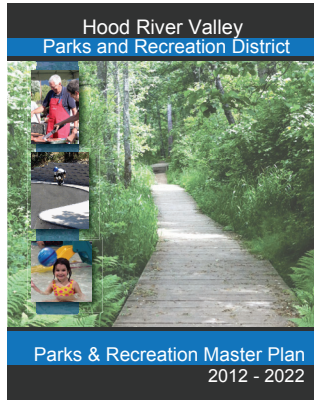
#### PARK CLASSIFICATIONS

Park classifications were created to serve as a guideline to evaluate the current park system. The Troutdale Parks Master Plan used the NRPA's classifications as a reference in creating a classification system that was specific to Troutdale's needs, resources, and facilities. The classification system categorizes developed parks based on the following characteristics: benefits, functions, size, service area, and amenities. In establishing these guidelines, park function was considered a more important factor than park size (See **Table 2 - City of Troutdale Park Classification Table**).

The Level of Service (LOS) analysis was based on existing park and recreation facilities and the 2005 population estimate for Troutdale. The LOS evaluation provided the basis for defining Troutdale's park needs and for subsequent capital improvements and parkland acquisition programs. The baseline LOS analysis provides guidelines, represented by a ratio expressed as developed acres per 1,000 residents, to help identify the minimum amount of parkland needed to meet future recreation demands. To achieve the recommended level of service standards for the Troutdale Park System, it will be necessary for the City of Troutdale to acquire additional land as demand increases. Park demand is determined by multiplying every 1,000 residents by the LOS standard. The plan does not establish a LOS for natural areas.

CLASSIFICATION	DEFINITION	SERVICE RADIUS	SIZE	BENEFITS AND USE
Mini	Provide passive or limited active recreation opportunities. They are small in size and are often limited to a small grassy area or developed lot with limited amenities. They are located within biking and walking distance of users and should be accessible by sidewalks, trails, and/or low volume streets.	.25 Miles	.25 - 2 Acres	Mini parks preserve a balance between open space and residential development. They add activity and character to a neighborhood as well as providing a place for neighborhood gatherings. Typical facilities and use include: children's play area, picnic area, benches, or open grassy area.
Neighborhood	Provide access to basic recreation opportunities to nearby residents of all ages. Neighborhood parks should accommodate the needs of a wide variety of ages and user groups. They are located within walking and biking distance of users and should be accessible by sidewalks, trails, and/or low volume streets.	.5 Miles	2 - 10 Acres	Neighborhood parks provide access to basic recreation opportunities to nearby residents. They enhance neighborhood identity and preserve open space. Typical facilities and uses include: basketball and tennis courts, children's playground, picnic areas, multi-use sports fields, bike racks, paths, and lighting.
Community	Community parks provide a variety of active and passive recreation opportunities for all city residents. These parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group, individual, and family activities.	1 Mile	10 - 50 Acres	Community parks provide recreation opportunities for all age groups. They provide educational opportunities, serve recreation needs of families, preserve open spaces and unique landscapes, and provide spaces for community activities and events. These parks can serve as a focal point for the community. Typical uses and facilities include: parking, bike racks, restrooms, covered areas, paths, competitive sports fields with lights, picnic and play areas, public art, water access.
Special Use	Special use parks are facilities that provide a civic function or cultural and historical significance.	None	None	Special use parks can be used for a variety of civic functions and community gatherings.
Undeveloped	This is land that has not been designated for a specific park use at this time. It does not have any permanent facilities.	None	None	Special use parks can be used for a variety of civic functions and community gatherings.
Natural Areas	Undeveloped land often located in environmentally sensitive areas including: wetlands, steep hillsides, riparian areas, and endangered plant/animal habitats. Provides trail orientated activities and nature based recreation. Open space and greenways protect natural resources and wildlife and allow residents to experience the natural environment close to home.	None	None	None
Trails	Trails provide community recreation and connectivity. Trails usually offer limited motorized access and may be single or multi-use.	None	None	Trails provide community recreation and connectivity. Trails offer pedestrian and bicycle access to meaningful destinations reducing auto dependency. Trails provide access to parks and open space areas. Typical facilities include: interpretive signs, maps, benches, and trash cans. Typical uses include: walking, jogging, hiking, biking, wildlife viewing, equestrian, and limited motorized access.

Section II: Table 2 - City of Troutdale Park Classification Table



## 2.2D - PRECEDENT REVIEW

### HOOD RIVER VALLEY PARKS AND RECREATION DISTRICT MASTER PLAN

#### Hood River Valley Parks and Recreation District

Adopted:	2012
Population:	7,167
Total Parks Acreage:	44.3 Acres
LOS (Acres per 1000 residents)	6.18 Acres per 1000 residents
Capital Project Costs Proposed:	N/A

The Hood River Park District’s planning boundary includes all of Hood River County, except Cascade Locks. The other major park service providers within the boundary are the City of Hood River, Hood River County, the Port of Hood River, the Hood River Valley School District, Oregon State Parks, and the U.S. Forest Service. These numerous and varied agencies offer a wide range of parks and recreational facilities for the community and visitors, as well as opportunities for partner relationships with the Park District. The relationships with multiple park providers overlap in service area marks a similarity to the city of Independence which has overlap in park services even though they are technically servicing two different populations.

Another similarity was that the population of Hood River was approximately 29% Latino in comparison with the 33% Latino population in Independence. Particular emphasis of the master plan public engagement and recommendations were strategically targeted to reach the Latino population. A Health Needs Assessment for the Hood River Latino Community was conducted in 2008-2012. The Health Assessment found that the main health concerns among the Hispanic residents were

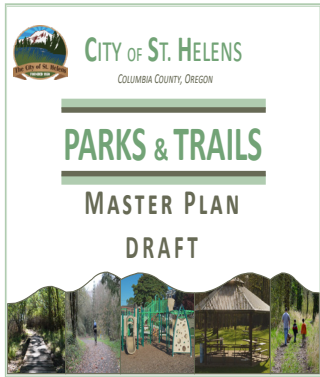
diabetes, pollution, and obesity. Two recommendations from this plan that address the health needs of the Hispanic community and are relevant to parks and recreation include: (1) providing more opportunities for recreation and physical activity at no or low cost, and (2) considering methods for making parks and recreation programming information available and/or accessible to the Hispanic population.

The parks were categorized into the following classification types: Neighborhood Parks, Community Parks, Regional Parks, Special Use Parks, Trails, Public Schools, Open Space & Waterfront, and Undeveloped Parkland (See **Table 3 - City of Hood River Park District Park Classification Table**). In this system master plan example, no formal ratio formula was prescribed for level of service in the master plan.



TYPE OF FACILITY	DEFINITION	SIZE
Neighborhood Parks	Neighborhood parks offer accessible recreation and social opportunities to nearby residents. These should accommodate the needs of a wide variety of age and user groups. Neighborhood parks should include both passive and active recreation opportunities such as children’s play areas, sports courts and fields, picnic facilities, public art, open lawn areas, sitting areas, landscaping, community gardens, restrooms, and pathways. These should be accessible by sidewalks, trails, and/or low-traffic residential streets.	.25 - 10 Acres
Community Parks	Community parks are larger in size and serve a wider base of residents than neighborhood parks. Community parks often include facilities for organized group, individual, and family activities. They provide educational opportunities, serve recreational needs of families, and preserve open spaces and unique landscapes. Community parks may offer sports facilities for large groups, group picnic areas, gardens, amphitheaters, event space, interpretive facilities, and community centers. Quality play areas may be provided to create a family play destination. These parks serve as a focal point for the community.	10 - 50 Acres
Regional Parks	Regional parks provide a variety of active and passive recreation opportunities for all ages and serve to preserve open spaces and landscapes. These parks are larger than community parks and attract people from outside the community by offering recreational opportunities that benefit residents and attract visitors. Regional parks may offer benches, picnic tables, multipurpose trails, landscaping, camping amenities, and natural areas. These parks may also include sports and community facilities similar to a community park.	50+ Acres
Special Use Parks	Special use parks are facilities that provide a civic function or cultural and historical significance. They can be used for a variety of civic functions and community gatherings.	None
Open Space and Waterfront	Open space areas are often located in environmentally sensitive areas including: wetlands, waterfronts, steep hillsides, riparian areas and endangered plant/animal habitats. They should be managed primarily for ecological values and secondarily for recreation. They provide opportunities for habitat conservation and restoration as well as nature-based recreation. Open space protects natural resources and wildlife and allow residents to experience the natural environment close to home.	None
Undeveloped Parkland	This is land that has not been designated for a specific park use at this time. It does not have any permanent facilities.	None
School District Property	School playgrounds and recreational facilities provide a variety of active and passive recreation opportunities designed to service a certain age group within the community. Residents in the community have the potential to utilize school district facilities for active and passive uses during non-school hours. Elementary and middle or junior high schools may offer playgrounds and sports facilities. High schools tend to offer solely sport facilities.	Vary in size depending on the population
Trails and Linear Parks	Trails and linear parks are usually developed around a natural resource such as a creek, river or lakeshore. Linear parks can provide a natural environment for walking, jogging, and bicycling. They provide a transit corridor linking neighborhoods to parks, schools and shopping areas.	None

Section II: Table 3 - City of Hood River Park Classification Table



## 2.2E - PRECEDENT REVIEW

### CITY OF ST. HELENS PARKS AND TRAILS MASTER PLAN 2006

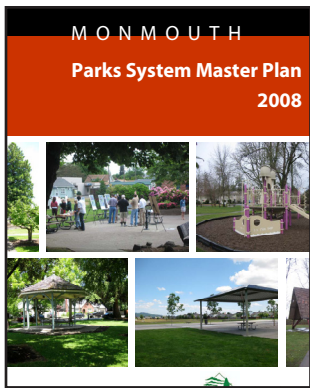
#### City of St. Helens

Adopted:	2006
Population:	12,847
Total Parks Acreage	134.9 Acres
LOS (Acres per 1000 residents)	10.5 Acres per 1000 residents
Capital Project Costs Proposed:	\$13,000,000.00

Because the St. Helen’s Parks Master Plan (1999) did not incorporate a classification system into its analysis, the St. Helen’s Parks and Trails Master Plan 2006 used the recommended guidelines from the Oregon Parks and Recreation Department published in the Statewide Comprehensive Outdoor Recreation Plan (SCORP) (2013-2017).

To determine adequacy, St. Helens measured existing parklands and facilities and compared them against established standards, typically Level of Service (LOS) Standards. Again, LOS standards are measures of the amount of public recreation parklands and facilities being provided to meet that jurisdiction’s basic needs and expectations. As the population grows, the objective is to provide enough additional acreage to maintain the jurisdiction’s desired ratio of park acres to 1,000 residents. As it functions primarily as a target, adopting a LOS standard does not obligate a City to provide all necessary funding to implement the standard. The master plan developed individual level of service ratios per park classification in its planning process.

One of the main recommendations of the plan was the St. Helens Riverfront Trail, a regional trail along the Columbia River riverfront that would connect Columbia View Park to Nob Hill Nature Park trail network. Public access to the riverfront has been a priority for both the residents and the elected officials of the St. Helens community. The Waterfront Development Prioritization Plan (2011) was created with the sole purpose of identifying projects that would increase access to and public use of the waterfront, such as developing additional parks, boat ramps, and waterfront trails. Waterfront development has also been the focus of other planning processes, like the AIA Sustainability Design Assessment Team’s (SDAT) “What’s your Waterfront?” Visioning Workshops that were conducted in May of 2014. Public access to the waterfront was a theme among the input received during the public involvement outreach and included bicycle and pedestrian trails and boardwalks along the river. According to the SCORP 2011 Survey, public access sites to waterways were the highest ranked priority for Columbia County. The demand for riverfront access was among the most heavily documented and discussed need for the community and for the parks and trails system in St. Helens. The development of the St. Helens Riverfront Trail was among one of the keystone recommendations from the Master Plan.



## 2.2F - PRECEDENT REVIEW

### CITY OF MONMOUTH MASTER PLAN

#### City of Monmouth

Adopted:	2008
Population:	9,335
Total Parks Acreage	23.29 Acres
LOS (Acres per 1,000 residents)	2.49 Acres per 1,000 residents
Capital Project Costs Proposed:	\$12,600,000.00

In December 2008, the City Council adopted an updated Monmouth Parks Master Plan. The Master Plan outlines parks system improvements over the next 20 years for the city. The updated Master Plan also includes concept plans for both Main Street Park and Madrona Park. The plan identified Monmouth as having 11 parks facilities—ten developed (23.29 acres) and one undeveloped park property (1.79 acres).

To serve the needs of a diverse population, the parks system plan contained parks of different sizes and types throughout the city. Currently, there are a number of areas that are underserved by the City of Monmouth’s parks system. These areas are located at the southwest end of town, central area of town adjacent to 99W, southeast end of town, and the northwest end of town. In addition, Monmouth does not have a Level of Service (LOS) standard. The City’s current LOS is 2.49 acres of parkland per 1,000 residents. Compared to cities of similar size, Monmouth’s LOS is slightly lower than average.

Currently, Monmouth contains special use, community, neighborhood and mini parks, as well as one undeveloped site and one open space area. The parks vary in size and design, but all contain similar amenities. With the exception of Monmouth Recreational Park, all the existing parks contain playgrounds or, at a minimum, play equipment, and at least one other recreation amenity (i.e. half-court basketball court, horseshoe pits, etc.). Conversely, Monmouth Recreational Park is the only park that contains a softball/baseball field and tennis courts. In addition, Gentle Woods is the only park with a picnic shelter.

The main issues that were identified include: outdated play equipment and restrooms, which potentially pose safety issues and access issues for disabled persons, and missing sidewalks and signage, which also pose safety and accessibility issues.

In addition to parks, parks systems also contain natural areas/open space, trails, bike paths, and pathways. Currently, Monmouth’s parks system does not offer most of these amenities. The system does include 4.5 miles of on-street bike lanes/walking routes. However, there are no off-street pathways or bike routes.

In order to better serve the residents of Monmouth, the Monmouth Parks and Recreation Board recommended an overall LOS standard of 4.0 acres per 1,000 residents. A major focus of the Plan is to provide equitable parkland for all residential areas. Although a number of parks exist throughout Monmouth, sections of the city are currently underserved or not served at all by developed parks. These areas, because of their lack of developed parkland, constitute potential parkland acquisition areas. The parkland acquisition strategy takes into account the recreation needs of current underserved areas and the anticipated needs of future residential development.

### 2.3 PRECEDENT REVIEW SUMMARY

The NRPA has historically established a Level of Service standard of 1 acre per 1,000 residents. This standard spans communities, cities and parks districts across the country regardless of population size. **Table 4 - Precedent Review Comparison Chart** provides a comprehensive view of the precedent examples in tabular form. The Lake Oswego example, while nearly 4.25 times the size population of Independence, has a high LOS of 16 acres per 1,000 residents. The example from Lake Oswego was included in the precedent review based on their unique approach to determining their park classification standards and level of service. The communities across Oregon comparable in size to Independence illustrate a wide range of level of service standards spanning from 2.49 to 26 acres per 1,000 residents. This wide range of level of service exemplifies the difficulty of a cookie cutter approach to park system planning and using one formula to fit all communities. There are multiple factors such as community needs, land inventory, political agendas, community geography and available funding that provide insight into how a community develops its parks standards.

PRECEDENT REVIEW COMPARISON CHART					
LOCATION	DOCUMENT TITLE AND YEAR ADOPTED	POPULATION	TOTAL PARKS ACREAGE	LOS PER 1000 RESIDENTS	CAPITAL PROJECT COSTS PROPOSED
City of Lake Oswego	Lake Oswego Parks Plan 2025 Adopted 2012	36,619	600 Acres	16 acres per 1000	\$13,000,000.00
City of Silverton	Silverton Parks and Recreation Master Plan Adopted 2008	9,222	247 Acres	26 acres per 1000	\$15,155,000.00
City of Troutdale	City of Troutdale Parks Master Plan Adopted 2006	15,962	73.2 Acres	4.58 acres per 1000	\$21,704,314.00
Hood River Valley Parks and Recreation District	Hood River Valley Parks and Recreation District Master Plan Adopted 2012	7,167	44.3 Acres	6.18 acres per 1000	—
City of St. Helens	City of St. Helens Parks and Trails Master Plan Adopted 2006	12,847	135 Acres	10.5 acres per 1,000	—
City of Monmouth	City of Monmouth Master Plan Adopted 2008	9,335	23.29 Acres	2.49 acres per 1,000	\$12,600,00.00

Section II: Table 4 - Precedent Review Comparison Chart