



Park & Recreation Master Plan

Updated Plan adopted by City council on October 12, 2010

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2007 Park & Recreation Master Plan

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Introduction

The City of Banks recognizes the importance of places for recreation for the community's well being both in the variety of parks available, and in the open space possibilities within the City. It is the City's intent to continue to maintain a balance between work, living, and play spaces.

Banks currently has two city parks: Greenville City Park and Log Cabin Park. The City Parks are the only facilities on City property, under City administration. This Park and Recreation Master Plan develops a 20-year Parks Plan for the two existing parks, future additions to the park system as well as briefly noting existing Banks public school facilities, Sunset Park facilities and the Banks-Vernonia State Trail Trailhead. Also taken into consideration are the Arbor Village Path, Quail Valley Golf Course, and additional surrounding facilities within a 10-mile radius of Banks.

The Park and Recreation Master Plan emphasizes the following: meaningful public participation, environmental sensitivity, cooperation between public service providers, innovative design, realistic implementation, utilization of partnerships, long term sustainability, and safety and accessibility. Particular attention is paid to the goal of creating adequate recreational facilities for all age groups. Attention is also paid to achieving ADA compliancy.

The Park and Recreation Master Plan is intended to provide a framework for future parks development by

serving as a conceptual master plan. Future development recommendations made by this plan will require further exploration and design prior to implementation.

Conditions and criteria for which this plan is based may change, and therefore plan should be updated every five years.

Goal: To provide adequate parkland, recreational facilities and opportunities for the citizens of Banks and its visitors.

The 2010 Park & Recreation Master Plan Update is based on the Master Plan prepared by Parati and adopted by City Council on September 11, 2007.

This hypertext document uses the following conventions:

Light blue text: [hyperlink](#)

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Park Classification

The National Recreation and Park Association recommends that a park system, at a minimum, be composed of a total of 6.25 to 10.5 acres of developed open space per 1,000 residents. Six different classifications of developed parks are defined below. Following each classification is an initial recommendation appropriate to the Banks Park and Recreation Master Plan.

Playlots

Small areas intended primarily for the use of children up to early elementary grades. Improvements include play equipment, swings, slides, sandboxes, climbing structures, and benches or tables (for supervising adults). These parks generally serve children up to age nine, and should have accommodations for supervising adults. This classification of park generally serves a neighborhood of 500 to 2,500 residents within a 1/4-mile radius. These parks typically range in size from 1,000 square feet to one acre (43,560 square feet). A suggested service level is from 0.1 acre to 0.3 acre per 1,000 residents.

Neighborhood Playground

These facilities are designed to provide both active and passive short-term activities. These facilities are often located adjacent to public schools. These playgrounds typically provide play areas for preschool and school age children, shelter structures, open space, multiple use paved areas for

court games, playing fields, off-street parking, and lighting. The focus for this classification of park is ages 5 to 14, with informal recreation for all ages. One of these facilities for each 1,000 to 5,000 residents is recommended. The service area for this type of facility is a 1/2-mile radius. Two acres per 1,000 residents is recommended with a minimum facility size of approximately 5 acres.

Neighborhood Park

This classification is for a landscaped natural park of limited size, primarily for passive recreational needs of all ages, with designated active areas. The facility should provide some scenic and aesthetic values. This type of facility is typically in or near a multi-family neighborhood. Typical improvements for this type of facility include open lawn space, shrubbery, small picnic areas, drinking fountain, miniature nature walks, off-street parking, and lighting. This type of facility provides for recreational needs of all ages and typically will serve a population of 1,000 to 10,000. The facility serves the entire neighborhood and may attract users from other neighborhoods if there are unique features. It is recommended that 2.0 acres per 1,000 residents be provided for small cities. These facilities typically range from 6 to 8 acres for small cities.

Community Playfield

These facilities are primarily an athletic complex that serves the recreational needs of the entire community. This type of facility is

often provided by the public schools. Improvements include lighted court and field games area, community center, swimming pool, lawn areas, adequate parking, and may have play areas for younger children. These facilities may be associated with a larger community park. These facilities have a high potential for recreational programming such as softball, little league, and youth soccer. The facility typically serves the entire population of the community, likely beyond city boundaries. Recommended areas are for a minimum of 1.0 to 2.0 acres per 1,000 residents. These facilities are typically 15 acres or more.

Major Community Park

This classification is represented by a large natural area, and / or landscaped area to provide urban dwellers an escape from congestion without traveling a long distance. These facilities are designed to accommodate a large number of people and a wide variety of activities. The facility should provide for both intensive active use and passive use. Improvements include both intensive and non-intensive development ranging from play apparatus to bicycle trails. Typical facilities include swimming facilities, picnic areas, paths, game courts, gardens, natural areas, pavilion, gazebo, ample parking, sanitary facilities, and lighting. The facility may include multi-purpose trails either internally or as part of a system. This classification

serves all ages from toddlers to retirees. Recommended areas are from 1.0 to 5.0 acres per 1,000 residents. Size ranges from 20 to 35 acres.

Special Use

The National Recreation and Park Association (NRPA) recognizes unique regional and local community spaces that have special recreation uses. This classification includes “areas for specialized or singular purpose recreational activities...”

www.nrpa.org



Facilities Inventory

Table 1

PARK NAME	LOCATION	TYPE	TAX LOT	AREA (ac)	FACILITIES	IMPROVEMENTS
Log Cabin Park	Corner of Main St & Sunset Ave	City-owned Neighborhood Park	4500	0.2	Historic cabin, play structure, benches (2)	Storage shed, sidewalks, trash receptacles (4), drinking fountain, light posts (2)
Greenville City Park	East end of Trellis Way in Arbor Village	City-owned Neighborhood Park	6500	5.8	Gazebo with lights, play structure, open lawn area	Sidewalks, trash receptacles (4), drinking fountain, light posts (2)
Sunset Park	Main St	Privately-owned Community Park	900	23.0	Meeting/event hall, race track with grandstands, baseball/softball fields (4), shooting range, overnight camping, play structures (3), swing sets (2), covered picnic areas (2) picnic tables, benches	Storage buildings, parking, restrooms
The Intertwine	Trailhead at junction of Main St, NW Banks Rd and NW Sellers Rd	State & Regional Parks & Trails			Banks-Vernonia State Trail, future Council Creek Regional Trail, future Turf to Surf Trail	
Banks Junior High / High School	Main St	Public School Sports Fields	2300 & 6900	20.0	Baseball field, softball fields (2), practice in-fields (2), soccer field, football field with track & grandstands, shot-put pits (2), indoor gym	
Banks Elementary School	Main St	Public School Sports Fields & Playground	2800	3.5	Grass soccer/softball field, asphalt play area with covered basketball court, tetherball & assorted yard games, play structures (2), swing set	
Arbor Village Path	Western edge of Arbor Village		20700 & 02000	3.6	Eight-foot wide asphalt path, 1,225 feet long, between Oak St & high school	Rail fence along wetland
Quail Valley Golf Course	12565 NW Aerts Rd	Special Use	2N331 D000 100	140.0	18-hole championship golf course, chipping & pitching green, clubhouse, covered pavilion (150 capacity), driving range, pro shop, putting green, sports bar & BBQ	

Facility Locations

Figure 1



1. Log Cabin Park
2. Greenville City Park
3. Sunset Park
4. Banks-Vernonia State Trail Trailhead
5. Banks Junior High / High School
6. Banks Elementary School
7. Arbor Village Path
8. Quail Valley Golf Course
9. Future Turf to Surf Trail
10. Future Council Creek Regional Trail

Log Cabin Park



Figure 2: Log Cabin Park



Description

Log Cabin Park is a publicly-owned and operated 10,000 square foot neighborhood park, located at the corner of Main Street and Sunset Avenue. The main feature of the park is the historic log cabin, which was built in 1930 and may be rented out for events. A storage shed is located behind the cabin. Additional park features include a large play structure, two benches, two picnic tables, trash receptacles and a drinking fountain. The site is heavily treed, and is bordered by concrete sidewalks at the two adjacent streets. A small monument near the street corner notes the park dedication.

Condition

The play structure and other park amenities are in good condition. The log cabin requires ongoing maintenance to prevent insect infestation. The cabin is not ADA accessible, and there are no on-site restrooms. Window glass in cabins may be a potential hazard with children's play activity in and around cabin. The abundant, large trees need to be regularly inspected by an arborist and maintained for safety.



Greenville City Park

Description

Greenville City Park is a publicly-owned 5.8-acre neighborhood park located in Arbor Village at the east end of Trellis Way. It is comprised primarily of large, open lawn areas, and its primary feature is a large, open gazebo. The gazebo area contains a play structure, one drinking fountain and four light fixtures, and there are two lamp posts located along the central walks. The entire park perimeter is lined with sidewalks, street trees and lamp posts. The park is maintained by the Arbor Village Homeowners Association and is irrigated with an automatic underground irrigation system.

Condition

Sidewalks, trees and lawn areas are in good condition. However, existing grass is not well-suited for play field use. The irrigation system needs to be updated and adjusted for better coverage. The gazebo requires significant maintenance, including new paint and minor repairs to broken and rotting wood components.





Figure 3: Greenville City Park

Sunset Park



Description

Sunset Park is a 23-acre private, non-profit community park. It is located within the city limits, on Main Street, just across from Banks High School. The park is open to the public, and its four baseball/softball fields (also used for soccer) are heavily used by local sports clubs. There is on-site parking, restrooms, and a large meeting/event hall (Schlegel Hall) available for rent. Other facilities include a dirt speedway (Sunset Speedway) with grandstands, shooting range, two covered picnic areas, abundant picnic tables and benches, three play structures and two swing sets. There is limited overnight camping for a fee.

The Banks Sunset Park is a privately owned park run by volunteers and funded by activities hosted at the park.

[bankssunsetpark.com/
Banks_Sunset_Park/Home.html](http://bankssunsetpark.com/Banks_Sunset_Park/Home.html)



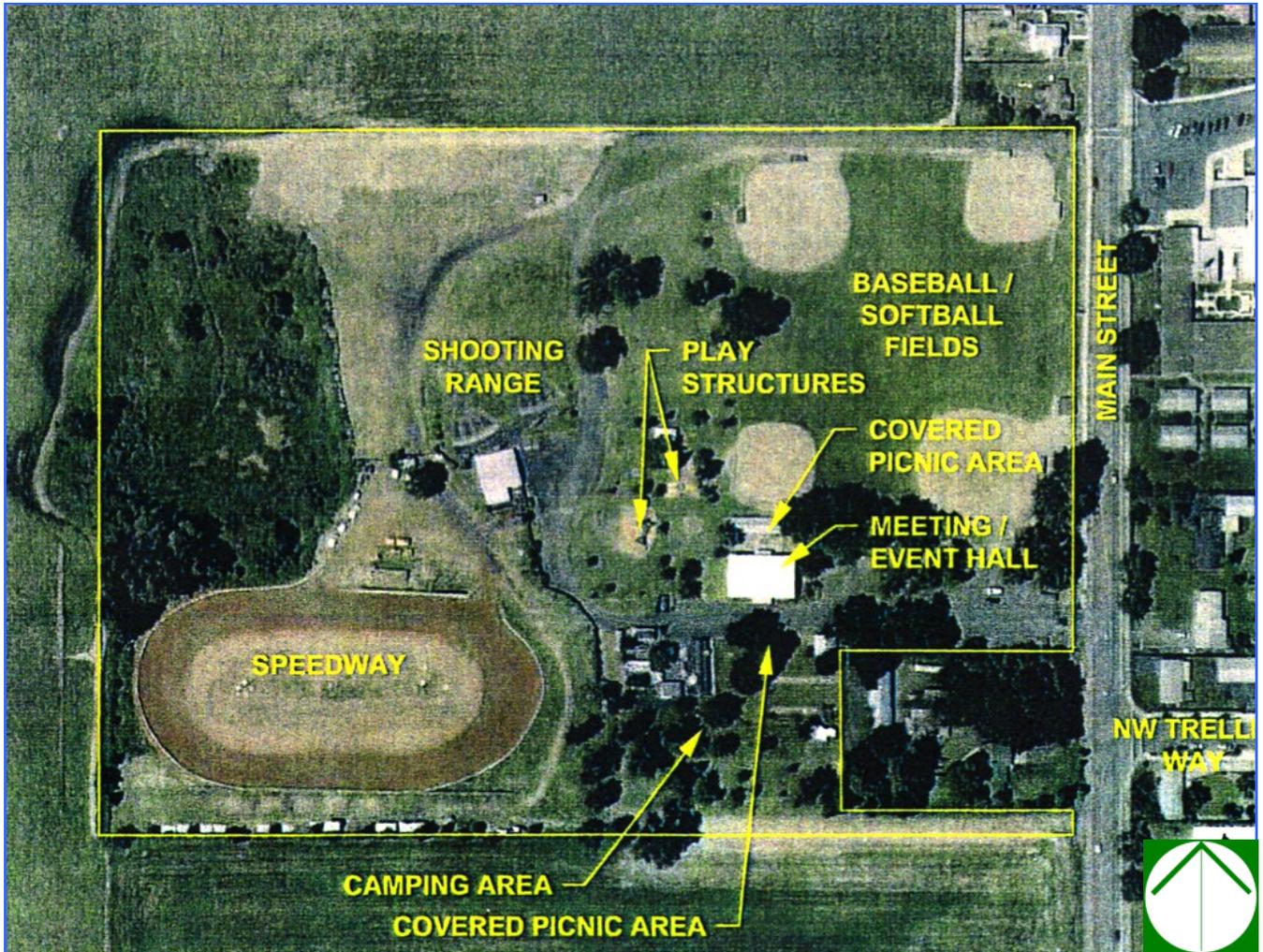


Figure 4: Sunset Park

The Intertwine

Description

The Intertwine Alliance was launched in 2007 to coordinate the efforts of local businesses, non-profit organizations, government agencies and citizens to build a regional network of parks, trails and natural areas.

The City of Banks is at the junction of three of the key regional trails connecting metropolitan centers to the coast. This provides a unique opportunity for Banks to provide recreational and open space opportunities for its citizens and visitors.

Path to the Pacific

Banks is located on the 127-mile “Path to the Pacific” bi-state regional trail system which includes the Banks-Vernonia State Trail, Council Creek Regional Trail and Turf to Surf Trail.

Banks-Vernonia State Trail

Banks-Vernonia State Trail is the first “rails-to-trails” state park built in Oregon. It is built on an abandoned railroad bed that stretches 21 miles from the City of Banks to the City of Vernonia. The trail includes an eight-foot wide hiking and bicycle trail paralleled by a four-foot wide horse trail. The gentle grade allows hikers, bicyclists, equestrians and people of all abilities to enjoy the scenic mountains, fields and forests of

Washington and Columbia counties. [Oregon State Parks] Construction of the trail segment into Banks, including bridge and trailhead improvements, are anticipated for completion by the fall of 2010.

Trailhead amenities will include all of the following:

-  Restrooms
-  Parking
-  Informational / historical kiosk
-  Picnic area
-  Horse corral

Council Creek Regional Trail

The Council Creek Regional Trail is a “target trail” concept proposed to connect the Banks Vernonia State Trail with Forest Grove, Cornelius and Hillsboro. This trail will most probably follow Dairy Creek west of Banks south to Council Creek.

Turf to Surf Trail

This proposed trail concept hopes to connect the Banks-Vernonia State Trail to North Plains and follow rail right-of-way past the Quail Valley Golf Course.



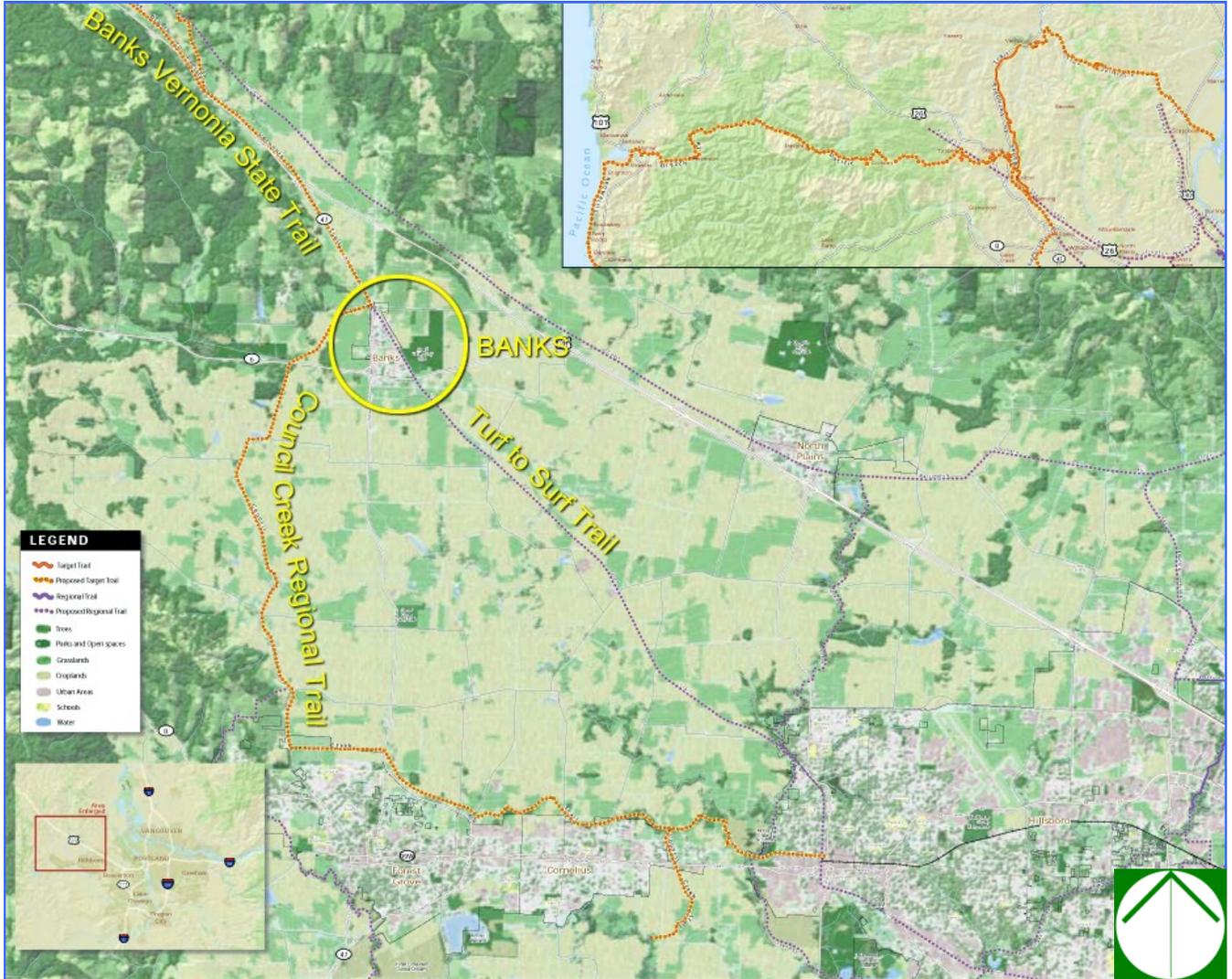


Figure 5: Path to the Pacific



Figure 6: Banks-Vernonia State Trail and Trailhead

Banks School District Facilities

The Banks School District includes one elementary school and one high school / junior high school with respective 2010 approximate enrollments of 600, 200 and 400 students. All outdoor facilities are open for public use at any time; organized clubs or teams pay for facility use. Both facilities are located along Main Street, in the center of town.

The elementary school facilities include a grass play field with one softball backstop and two soccer goals, an outdoor play area with a swing set and two small play structures, and a blacktop playground with basketball court, tetherball, assorted yard games and a covered basketball court/activity area.

The high school / junior high school facilities include an indoor gym, one baseball field, two softball fields, two practice in-fields, one grass soccer/practice field, one football field with running track and covered grandstand, two shot-put pits and open space behind the baseball diamond.



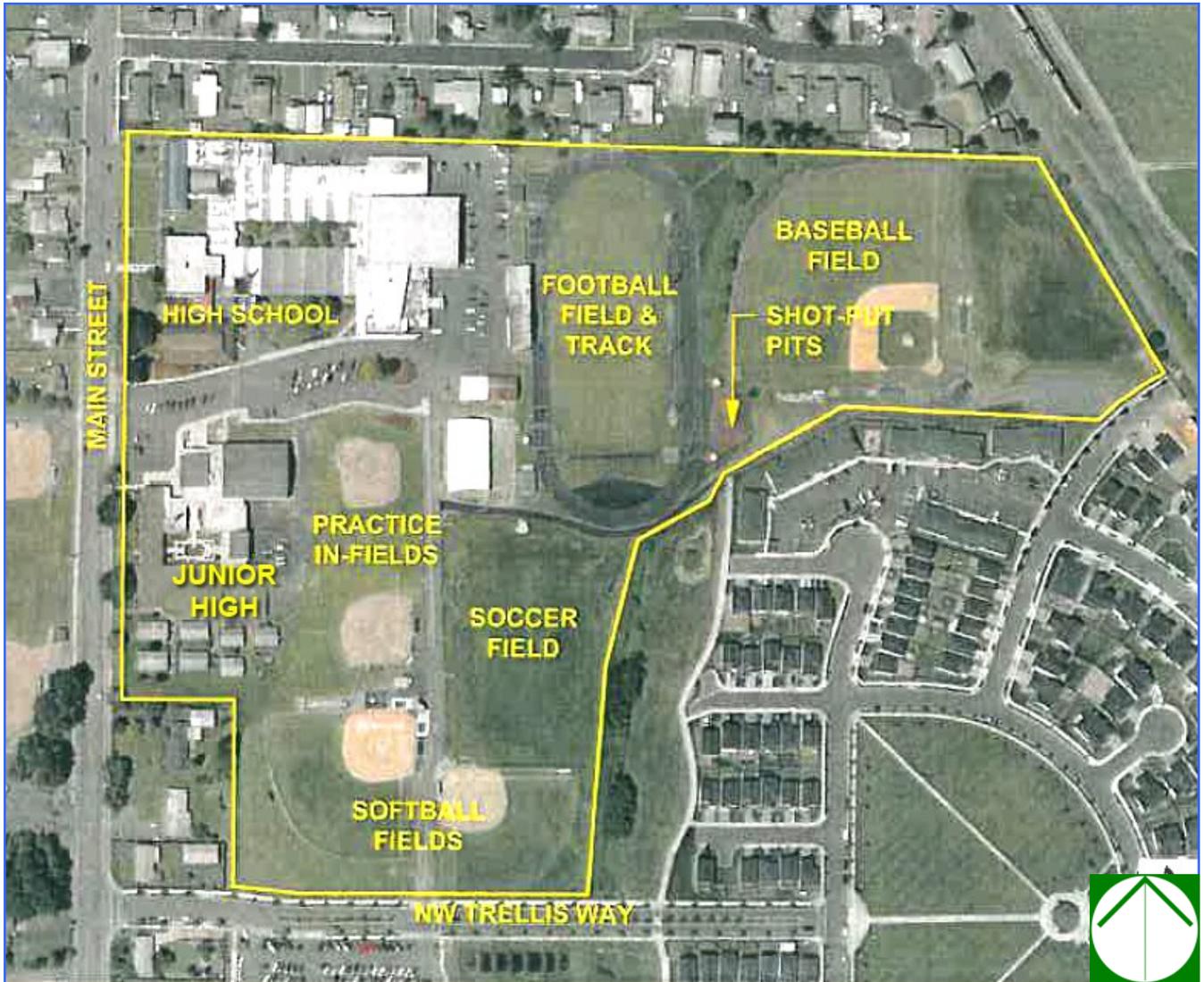


Figure 7: Banks Junior High / High School



Figure 8: Banks Elementary School

Arbor Village Path

The Arbor Village Subdivision path is an eight-foot wide, privately-owned, approximately 2,500-foot long paved pathway. It runs along the entire length of the western boundary of Arbor Village, beginning at Oak Way to the south, and ending at the High School near the football field. The path passes along a wetland, and has rail fencing on either side.

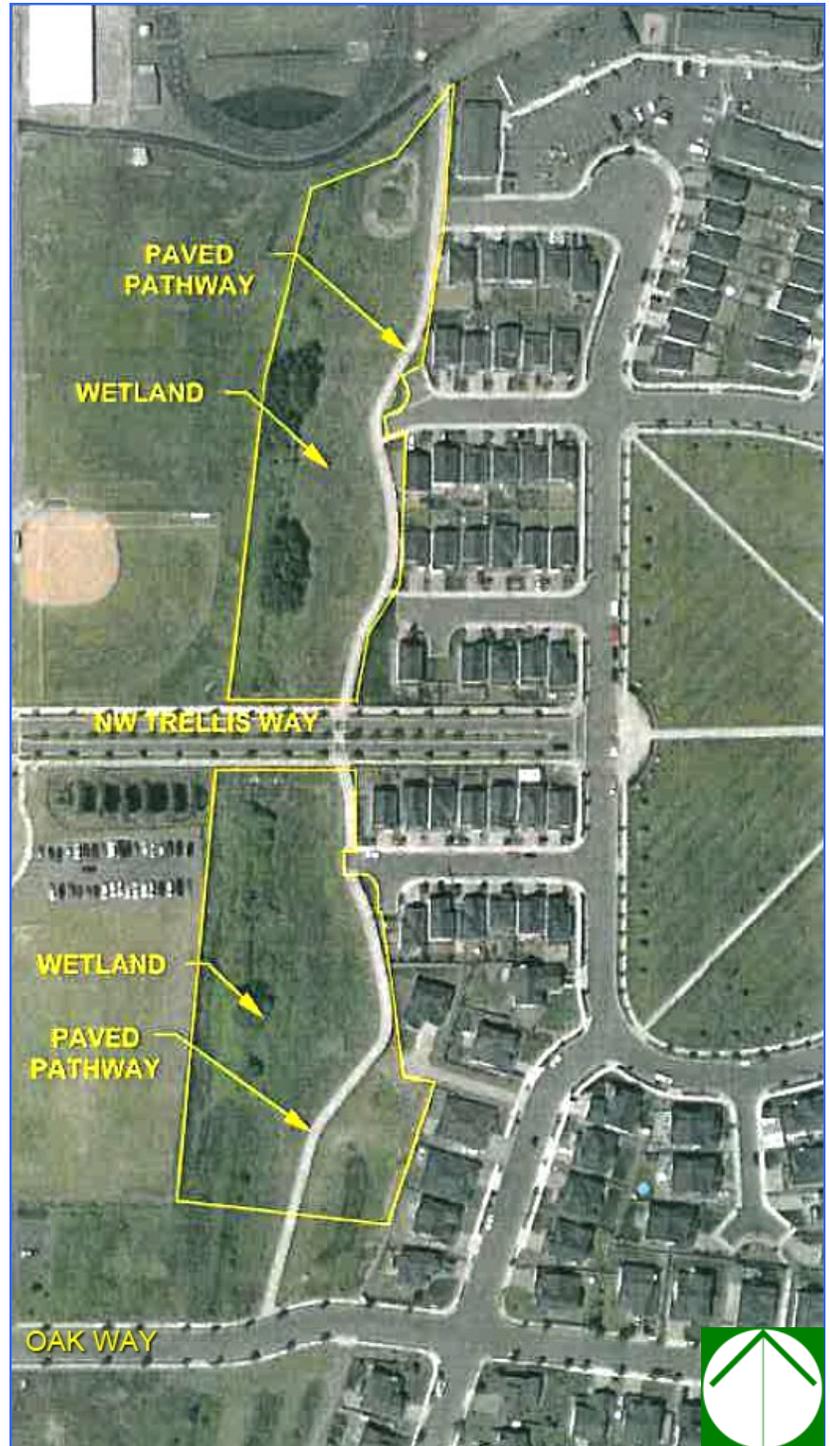


Figure 9: Arbor Village Path

Quail Valley Golf Course



The Quail Valley Golf Course is adjacent to the proposed Turf to Surf Regional Trail [see The Intertwine]. This portion of the “Path to the Pacific” provides connectivity to golf course recreation, open space and events for local residents and visitors.

Recreation

The Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP) identifies the growing senior population and subsequent need for recreational opportunities for this segment of the community. Golf is a sport that can be played well into senior years combining recreation, social interaction and outdoor experience. SCORP also identifies the need for youth to have more outdoor recreation opportunities, and Quail Valley Golf Course provides youth camps, lessons and high school golf programs.

There are no applicable standards for the golf course service areas, and the desirable size and area-to-population ratios are variable. The NRPA recommends a minimum of 110 acres for an 18-hole standard course. The NRPA guidelines state that it is desirable to site Special Uses “within communities” and within 20 miles of a population center.

Quail Valley Golf Course provides the following recreation opportunities:

- 🌲 Banks High School Teams
- 🌲 Camps & Clinics (Junior 7-17)

By providing jobs, connecting youth and families with the outdoors, providing opportunity for physical activity in support of a healthy lifestyle, and sharing education and knowledge specific to environmental conservation, the game of golf is woven into the fabric of our nation’s communities.

National Recreation & Parks Association

Description

Quail Valley Golf Course is located just east of Banks, between Highway 6 and NW Banks Road. It is an 18-hole championship facility, with a links style course, practice range and putting green. Opened in 1994, this links-style course is player-friendly while offering a challenge to any golfer. Quail Valley is open to the public year round. The Quail Valley Golf Course contains 140 acres directly adjacent to the Banks City Limits and offers a variety of programs available to the general public and Banks School District. The course serves a regional need for championship golf.

Facilities

The golf course includes the following facilities:

- 🌲 18-hole championship golf course
- 🌲 Chipping & Pitching Green
- 🌲 Clubhouse
- 🌲 Covered Pavilion (150 capacity)
- 🌲 Driving Range
- 🌲 Pro Shop
- 🌲 Putting Green
- 🌲 Sports Bar & BBQ

- year-old students, Adults and Seniors)
- 🌲 Clubs/Leagues (Men's, Women's & Senior's)
- 🌲 Event Hosting
- 🌲 Golf Lessons (individual & group)
- 🌲 Golf Tournaments
- 🌲 Pacific University College Teams
- 🌲 Special Events (e.g. PGA Championship Day)
- 🌲 Speed Golf

Events

Quail Valley Golf Course hosts numerous community and charitable event for many organizations including:

- 🌲 Banks Elementary School Field Trips
- 🌲 Chambers of Commerce (Banks, Forest Grove, North Plains)
- 🌲 Habitat for Humanity
- 🌲 Kiwanis for Kids
- 🌲 Special Olympics
- 🌲 U.S. Kids Tour

www.quailvalleygolf.com



Figure 10: Quail Valley Golf Course

Surrounding Area Facilities

Saint Francis School

Saint Francis of Assisi School (2006 enrollment, 93 students) is a K-8 Catholic school located about 3 miles southeast of Banks. School facilities include a grass play field with two minor league backstops and two soccer goals, blacktop playground with basketball court, assorted yard games, half-size indoor gym, outdoor play area with play equipment.



Banks Christian Academy

Pre-K to grade 8; 106 students (2006). Three-acre facility in rural setting. Located on NW Fisher Road, in Buxton, about 6 miles northwest of Banks.



Swallowtail School

Kindergarten through 8; 64 students (2006). Swallowtail is non-profit and has been in operation since 1995. Located about 3.5 miles northeast of Banks on NW Davidson Road.



Sunset Grove Golf Course

The public, 9-hole regulation length course at the Sunset Grove Golf Course facility in Forest Grove, Oregon features 3,001 yards of golf from the longest tees for a par of 36. The Sunset Grove golf course opened in 1965.



Stub Stewart State Park

In June of 2004, ground breaking for the L.L. Stub Stewart State Park in Washington County took place, the first new state park in the Oregon since 1972.

L.L. Stub Stewart State Park will expand on the existing Banks-Vernonia State Trail. A number of environmental attributes make the site noteworthy, including wetlands, mature coastal forests and a year-round stream.

The park site is near the intersection of Highways 26 and 47, just north of the town of Buxton, about 2 miles northwest of Banks. About 1,800 acres in size, the park will feature over 10 miles of looped trails, a large group day-use area, group camping areas, RV camping sites, equestrian camp sites and hike-in camping for groups such as Boy Scouts.



Future Conditions

This section will provide a brief discussion of the probably future population trends for the City of Banks over the twenty-year planning period ending in 2029. This data will then be used as a basis for developing the Needs Assessment for future parkland acquisition and park development.

Demographics

The City of Banks Comprehensive Plan (Comp Plan), as amended in April 2004, defines 4.5% as an accepted growth rate for use in future population projections. The US Census for the year 2000 places the population of Banks at 1,286. Using a year 2000 population of 1,286 and a 4.5% growth rate, populations were projected for 2016 and 2029. See Table 2.



YEAR	POPULATION	
2000	1,286	actual
2009	1,435	actual
2024	3,739	(4.5% growth rate, per year)
2025	3,907	(4.5% growth rate, per year)
2026	4,083	(4.5% growth rate, per year)
2027	4,267	(4.5% growth rate, per year)
2028	4,459	(4.5% growth rate, per year)
2029	4,660	(4.5% growth rate, per year)

Needs Assessment

The recommendations of this Needs Assessment are derived from the standard recommendations in the Park Classification section of this report, in acres per thousand residents, multiplied by the current population and the projected populations for 2016 and 2029.

Table 3 shows how Banks' current park inventory compares with the standards recommended per 1,000 residents, as well as the recommended minimum area, for each park classification. In a small city, there will inevitably be a certain amount of overlap in the functions that each park provides. However, each was classified by the description that most accurately fits its current use, and totaled by category.

Current Needs

Currently, the City of Banks has a surplus of park space in the *Neighborhood Park*, and *Community Playfield* categories. There is a deficit of 23.62 acres, however in the *Playlot*, *Neighborhood Playground*, and *Major Community Park* categories.

Future Needs

According to the population projections in Table 2, the population of Banks is expected to triple in the next twenty years. The current amount of park space provided by the public schools, will continue to be sufficient in the *Community Playfield* category

through 2026. In the *Playlot*, *Neighborhood Playground*, *Neighborhood Park* and *Major Community Park* categories, a deficit is projected of 31 acres and 47 acres in 2016 and 2029 respectively.

The *Special Use* recreation and open space category does not have acreage standards for needs projections. However, both the State and National Recreation and Parks Association (NRPA) recognize the value of *Special Use* recreation and open space to both local communities and the region.



Current Inventory, Initial and Future Needs Assessment by Use

Table 3

	Playlot	Neighborhood Playground	Neighborhood Park	Community Playfield*	Major Community Park	Special Use*
Log Cabin Park	0.23					
Greenville City Park			5.80			
Quail Valley Golf Course (Special Use)*						140.00*
Sunset Park (Privately-owned)*				[23.00]*		
TOTAL CURRENT AREA	0.23	0.00	5.80	0.00	0.00	140.00*
Recommended Area (in acres) per 1,000 residents (NRPA)	0.20	2.00	2.50	2.00	3.00	N/A
Minimum Area Recommended for City of Banks	0.50	2.00	4.00	4.00	20.00	N/A
2006 Area Requirements (based on population projection)	0.50	3.35	4.19	4.00	20.00	N/A
Deficit / Surplus	(0.27)	(3.35)	1.61	(4.00)	(20.00)	N/A
2016 Area Requirements	0.52	5.20	6.50	5.20	20.00	N/A
Deficit / Surplus	(0.29)	(5.20)	(0.70)	(5.20)	(20.00)	N/A
2029 Area Requirements	0.93	9.32	11.65	11.65	20.00	N/A
Deficit / Surplus	(0.70)	(9.32)	(5.85)	(11.65)	(20.00)	N/A

*This Needs Assessment does not accurately reflect the service level for “Community Playfields” because it does not recognize publicly owned, non-City playfields owned and operated by the School District or the privately-owned Sunset Park. Special Use recreational facilities do not have area requirements.

Capital Improvements Program

The Capital Improvements Plan is made up of concept plans for Log Cabin Park, Greenville City Park and a comprehensive city-wide trail system. A cost estimate for these improvements is provided for short- and long-term budgeting purposes.

Log Cabin Park Improvements

Log Cabin Park is currently developed as a neighborhood park containing the historic log cabin, play structure, picnic tables, benches, trash receptacles and a drinking fountain. This park plan proposes the addition of an ADA-compliant double restroom facility with a concrete walk connecting it to the existing walk. The restroom should be located on site to avoid restricting views to the cabin, and to preserve existing trees. Figure 10 depicts the proposed improvements, and Table 4 provides estimated improvement costs.

Greenville City Park Improvements

Greenville City Park is currently developed as a neighborhood park providing primarily passive recreation opportunities. This park's 5.8-acre size and central location make it a good potential site for numerous active recreation improvements to better serve the needs of the neighborhood and the community. The potential improvements for Greenville City Park might include a 14,000 square-foot community center which can house meeting spaces, classrooms and indoor recreation activities, a

covered outdoor patio with picnic tables, an outdoor swimming pool, basketball courts, play area, tot lot and off-street parking for approximately 60 vehicles. Figure 11 illustrates the conceptual site improvements, and Table 5 provides an estimate of improvement costs.

Comprehensive Trail System Improvements

The City of Banks currently has a number of established sidewalk and trail connections throughout, and a State Trail entering from Vernonia at the north end of town. This plan proposes working with the County and State to explore the possibility of extending the State Trail to the south end of town or beyond. In addition, a walking path is proposed in the Highway 6 right-of-way, which could be separated from vehicular activity by distance, elevation and planting buffers. Walking trails are also proposed to extend from the existing trails west of Arbor Village, to the north and south. These improvements will provide the City of Banks with a unique, integrated network of pedestrian and bicycle routes connecting residents to key activity areas such as schools, parks and local businesses. Figure 12 depicts the existing and proposed conceptual

improvements necessary to complete this trail system, and Table 6 provides estimated costs.

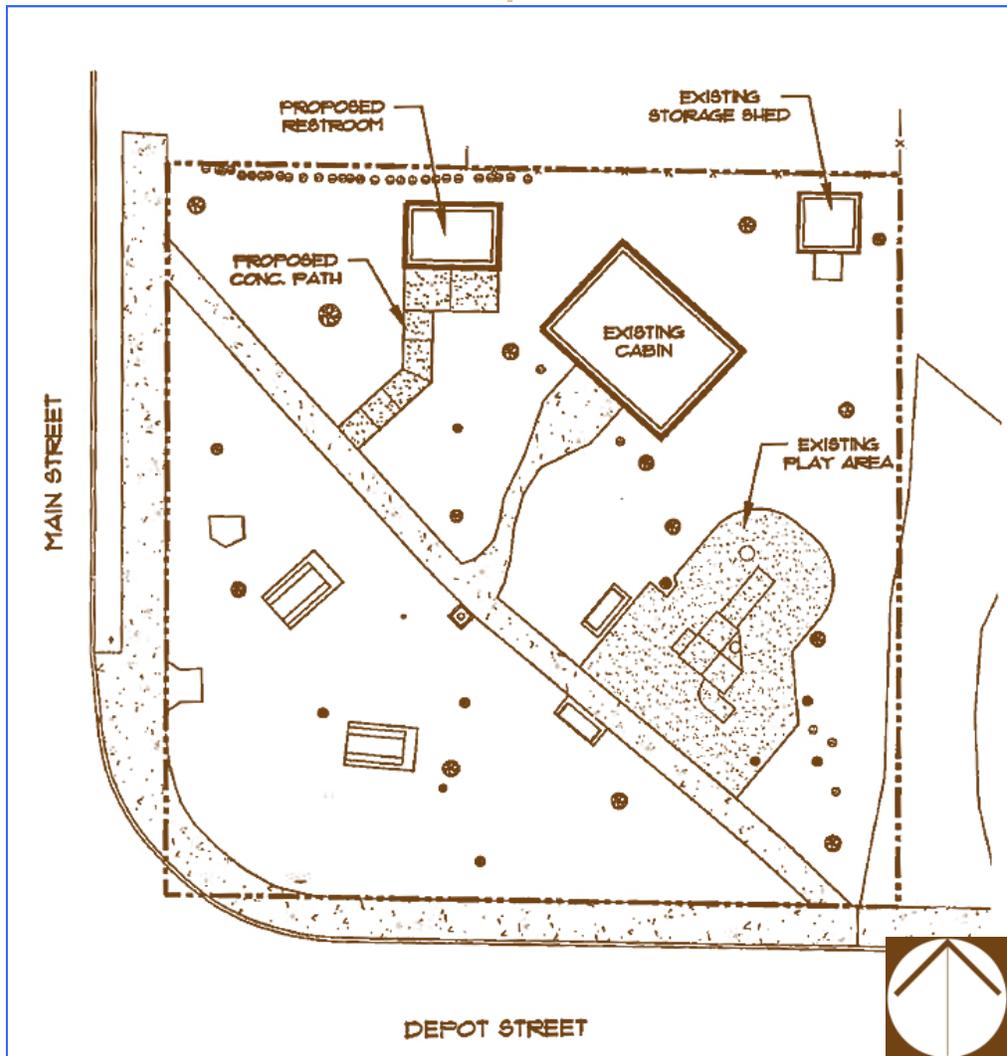


Figure 11: Conceptual Plan
Log Cabin Park

Preliminary Cost Estimate

Log Cabin Park

Table 4

This estimate is based on 2006 current preliminary information. The estimated cost may vary upon preparation of actual construction plans, detail site conditions and agency review.

Restroom Item	Description	Quantity	Units	Unit Price	Extension
1	Permits, mobilization and erosion control	1	LS	\$ 1,000.00	\$ 1,000
2	Concrete walk	162	SF	\$ 3.80	\$ 620
3	Restroom foundation & structure, installed*	1	LS	\$ 58,450.00	\$ 58,450
4	Water	1	LS	\$ 1,500.00	\$ 1,500
5	Sanitary	1	LS	\$ 1,500.00	\$ 1,500
6	Electrical	1	LS	\$ 1,000.00	\$ 1,000
Total Boy Scout Log Cabin Park Construction:					\$ 64,070
Engineering:					\$ 2,600
Contingencies (10%):					\$ 6,407
Total CIP:					\$ 73,077

* Price is for double unit. Single unit may be substituted at an installed cost of \$26,460.

Greenville City Park

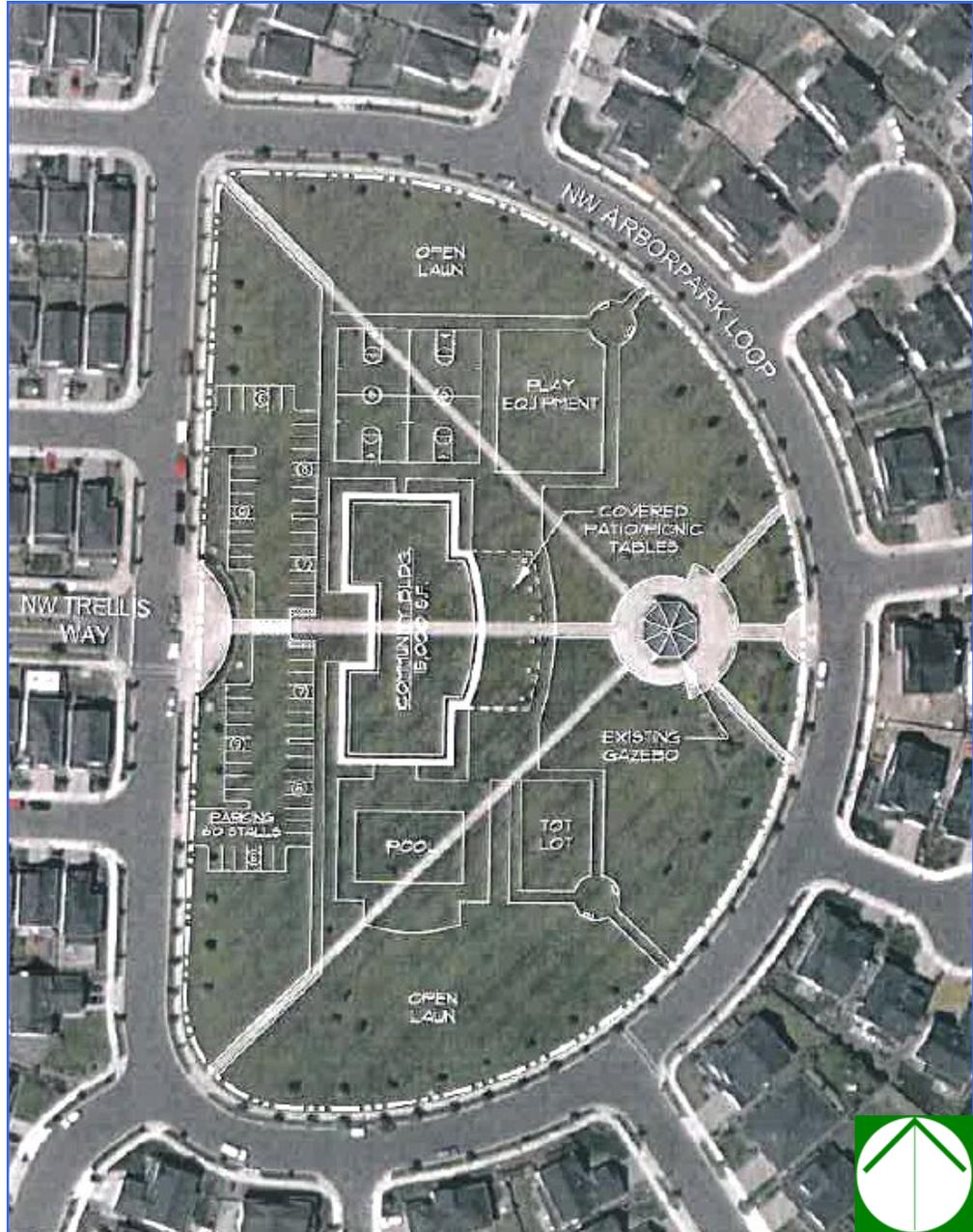


Figure 12: Conceptual Plan
Greenville City Park

Preliminary Cost Estimate Greenville City Park

Table 5

This estimate is based on 2006 current preliminary information. The estimated cost may vary upon preparation of actual construction plans, detail site conditions and agency review.					
Section 1 - Startup					
Item Description	Quantity	Units	Unit Price	Extension	
1 Mobilization	1	LS	\$ 30,000.00	\$	30,000
2 Traffic Control Plan	1	LS	\$ 500.00	\$	500
3 Erosion Control Measures - Total Cost	1	LS	\$ 1,000.00	\$	1,000
Subtotal Section 1 - Startup					\$ 31,500
Section 2 - Demolition					
Item Description	Quantity	Units	Unit Price	Extension	
1 Concrete curb	72	LF	\$ 3.00	\$	220
2 Concrete paving	7,042	SF	\$ 2.00	\$	14,090
3 Sawcut concrete	60	LF	\$ 1.50	\$	90
4 Misc. Utility demolition	1	LS	\$ 3,000.00	\$	3,000
Subtotal Section 2 - Demolition					\$ 17,400
Section 3 - Grading & excavation					
Item Description	Quantity	Units	Unit Price	Extension	
1 Overall excavation	1,980	CY	\$ 3.50	\$	6,930
2 Recreation Building	833	CY	\$ 13.40	\$	11,170
3 Parking lot	366	CY	\$ 13.40	\$	4,910
4 Play area	208	CY	\$ 13.40	\$	2,790
Subtotal Section 3 - Grading & excavation					\$ 25,800

Item Description	Quantity	Units	Unit Price	Extension
1 4" SCH 40 PVC	200	LF	\$ 5.00	\$ 1,000
2 2" SCH 40 PVC	200	LF	\$ 3.00	\$ 600
3 Electrical	1	LS	\$ 3,000.00	\$ 3,000
Section 4 - Dry utilities				\$ 4,600
Section 5 - Parking lot				
Item Description	Quantity	Units	Unit Price	Extension
1 Concrete driveway aprons (26 ft.)	2	EA	\$ 890.00	\$ 1,780
2 Concrete curb	1,030	LF	\$ 9.00	\$ 9,270
3 ADA ramps	2	EA	\$ 950.00	\$ 1,900
4 AC paving	19,787	SF	\$ 2.00	\$ 39,580
5 Striping	936	LF	\$ 1.00	\$ 940
6 Pavement markings (incl. ADA)	7	EA	\$ 365.00	\$ 2,560
7 Signage	4	EA	\$ 245.00	\$ 980
Subtotal Section 5 - Parking lot				\$ 57,010
Section 6 - Community Building				
Item Description	Quantity	Units	Unit Price	Extension
1 Multi use building w/restrooms	15,000	SF	\$ 60.00	\$ 900,000
2 Attached covered patio	4,476	SF	\$ 15.00	\$ 67,140
Subtotal Section 6 - Community Building				\$ 967,140
Section 7 - Play area				
Item Description	Quantity	Units	Unit Price	Extension
1 Engineering fabric	7,430	SF	\$ 0.10	\$ 750
2 Impact absorbing material	275	CY	\$ 15.00	\$ 4,130
3 #350-0511 play structure*	1	EA	\$ 45,600.00	\$ 45,600
<i>* Includes 20% Installation</i>				
Subtotal Section 7 - Playarea				\$ 50,480

Item Description	Quantity	Units	Unit Price	Extension
1 Engineering fabric	3,810	SF	\$ 0.10	\$ 390
2 Impact absorbing material	141	CY	\$ 15.00	\$ 2,120
3 #ZZPD5100 play structure*	1	EA	\$ 11,400.00	\$ 11,400
<i>* includes 20% installation</i>				
Subtotal Section 8 - Tot lot				\$ 13,910
Section 9 - Swimming pool				
Item Description	Quantity	Units	Unit Price	Extension
1 Swimming pool (50' X 75') inc. equipment*	1	EA	\$ 650,000.00	\$ 650,000
2 Pool coping	250	LF	\$ 25.00	\$ 6,250
3 Pool cover	1	EA	\$ 15,000.00	\$ 15,000
4 Concrete pool deck	6,990	SF	\$ 3.50	\$ 24,470
5 5' Wrought-iron pool fence	358	LF	\$ 35.00	\$ 12,530
6 5' Wrought-iron gates	2	EA	\$ 250.00	\$ 500
<i>* Does not include platforms, diving boards, etc.</i>				
Subtotal Section 9 - Swimming pool				\$ 708,750
Section 10 - Basketball courts				
Item Description	Quantity	Units	Unit Price	Extension
1 Concrete paving	9,400	SF	\$ 3.50	\$ 32,900
2 Striping	1,100	LF	\$ 1.50	\$ 1,650
3 Basketball goals, #ZZXX1085*	4	EA	\$ 5,760.00	\$ 23,040
<i>* includes 20% installation</i>				
Subtotal Section 10 - Basketball courts				\$ 57,590
Section 11 - Site amenities				
Item Description	Quantity	Units	Unit Price	Extension
1 Picnic tables	12	EA	\$ 960.00	\$ 11,520
2 Benches	8	EA	\$ 600.00	\$ 4,800
3 Trash receptacles	8	EA	\$ 300.00	\$ 2,400
4 BBQ units	4	EA	\$ 360.00	\$ 1,440
5 Bike racks	2	EA	\$ 960.00	\$ 1,920
6 Skateboard rack	1	EA	\$ 600.00	\$ 600
Subtotal Section 11 - Site amenities				\$ 22,680

Item Description	Quantity	Units	Unit Price	Extension
1 New landscape area, (planting & irrigation)	15,830	SF	\$ 2.50	\$ 39,580
2 Revamp & repair existing landscape	7,300	SF	\$ 1.50	\$ 10,950
3 Additional trees	50	EA	\$ 250.00	\$ 12,500
Subtotal Section 12 - Landscaping				\$ 63,030
Total Greenville Park Construction:				\$ 2,019,890
Engineering (15%):				\$ 302,984
Contingencies (10%):				\$ 201,989
Total CIP:				\$2,524,863

Comprehensive Trail System

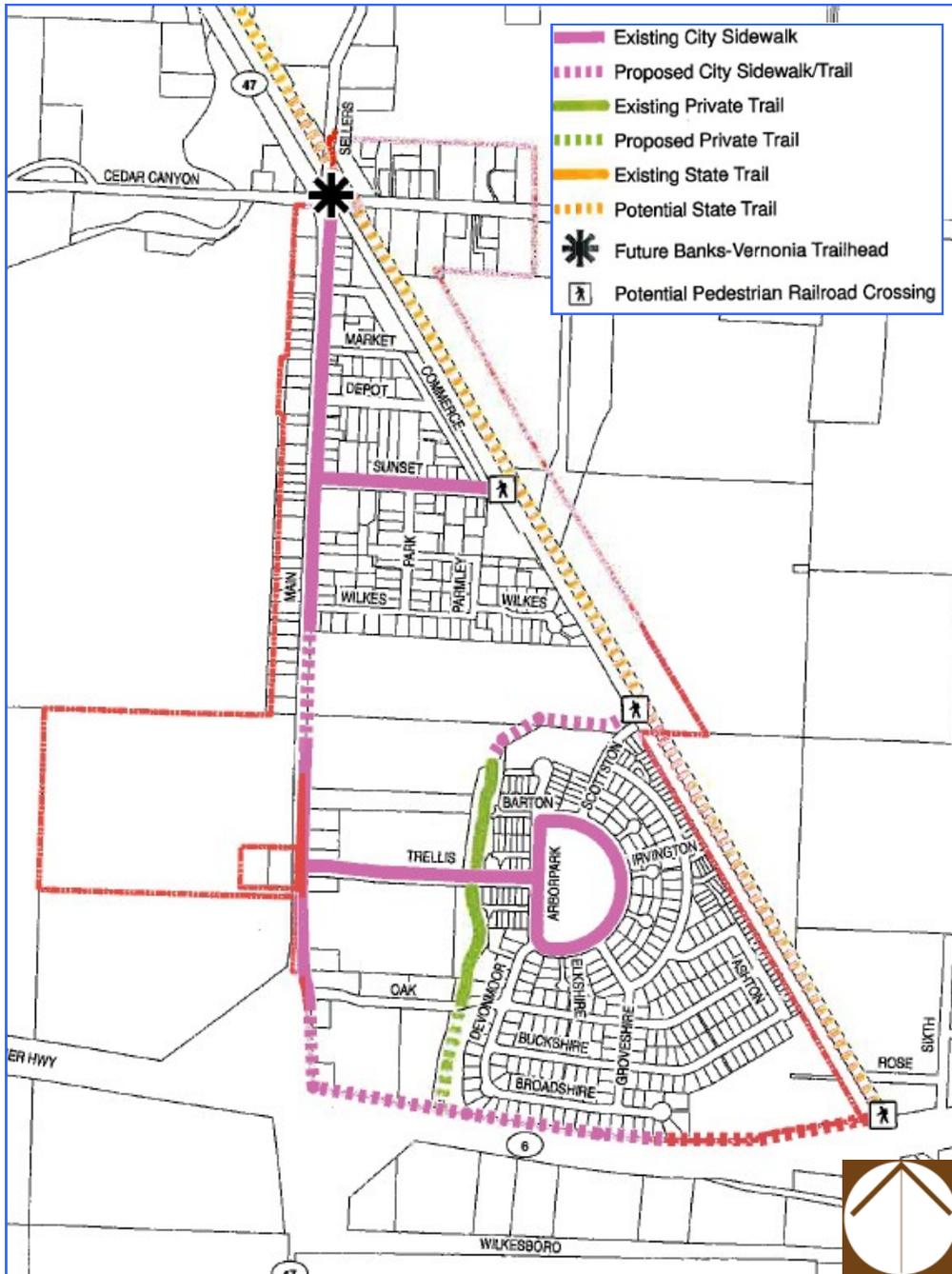


Figure 13: Conceptual Plan
Comprehensive Trail System

Preliminary Cost Estimate Comprehensive Trail System

Table 6

<p>This estimate is based on 2006 current preliminary information. The estimated cost may vary upon preparation of actual construction plans, detail site conditions and agency review.</p>						
Proposed City Trail Projects						
Item Description	Quantity	Units	Unit Price	Extension		
1 Concrete sidewalk on Main Street, 6'-wide (1,100 lf)*	6,600	SF	\$ 3.57	\$ 23,570		
2 Concrete curb and gutter, Main Street*	1,100	LF	\$ 10.00	\$ 11,000		
3 Asphalt path at Hwy. 6 right-of-way, 6'-wide (3,000 lf)*	18,000	SF	\$ 1.49	\$ 26,820		
4 Asphalt trail west of Banks Estates, 8'-wide (1,300 lf)*	10,400	SF	\$ 1.49	\$ 15,500		
* Permits, mobilization and erosion control included						
Total City Trail System Construction:				\$ 76,890		
Engineering (15%):				\$ 11,534		
Contingencies (10%):				\$ 7,689		
Total CIP:				\$ 96,113		
Potential State Trail Extension (Not a component of SDC basis)						
Item Description	Quantity	Units	Unit Price	Extension		
1 8'-wide asphalt path, within city limits (3,100 lf)*	24,800	SF	\$ 1.35	\$ 33,480		
2 8'-wide asphalt path, outside city limits (2,300 lf)*	18,400	SF	\$ 1.35	\$ 24,840		
3 Pedestrian railroad crossings (incl. striping & signage)	3	EA	\$ 1,200.00	\$ 3,600		
* Assumes rail tracks and ties have been removed.						
Total State Trail Extension Construction:				\$ 61,920		
Engineering (15%):				\$ 9,288		
Contingencies (10%):				\$ 6,192		
Total CIP:				\$ 77,400		

Summary of Costs

Table 7

	Improvements	Engineering	Contingency	Total Cost
Log Cabin Park	\$64,070	\$2,600	\$6,407	\$73,077
Greenville City Park	\$2,019,890	\$302,984	\$201,989	\$2,524,863
Comprehensive Trail System	\$76,890	\$11,534	\$7,689	\$96,113
Totals	\$2,160,850	\$317,118	\$216,085	\$2,694,053

Table 7 summarizes the costs involved in implementing the previously discussed improvements to Log Cabin Park, Greenville City Park, and a comprehensive city-wide trail system. Costs for the State Trail extension have not been included in this cost summary, as this item is not an SCD component.



Financing Options

Property Taxes

Property tax revenue has been a traditional method for funding parks in Oregon. The needs of the park system are in direct competition with other General Fund needs such as police services. In recent years several tax-limiting referendums have made it increasingly difficult to maintain service levels in park systems.

Local Option Levy

This mechanism involves an annual levy for a specified term of years for a specific purpose. This mechanism is generally suited to fund operations and maintenance. This mechanism is generally not used to fund capital development. State law limits the term for operations and maintenance activities to five years. Implementation of a local option levy requires that the levy be approved by voters.

General Obligation Bonds (G.O. Bonds)

This mechanism is commonly used to finance land purchase for parks or to fund construction of improvements or both. General obligation bonds are a property tax burden, which must be approved by voters in an election. A specific dollar amount of bonds are authorized, the proceeds of which are used to fund a specific defined purpose. These bonds are then paid off from property tax revenue for a specified number of years, typically

15, 20, or 30 years. Like the serial levy, G.O. Bonds require a “double majority” in off election years and a simple majority in a general election year.

Developer Exactions

This mechanism involves the dedication of park property by developing property owners. This dedication may occur either voluntarily or as a condition of land use approval. A Systems Development Charge (SDC) “credit” may be awarded for such a dedication.

Grants

Various private, local, state, and federal agencies have grant programs for park development. These grants generate considerable competitive interest requiring a quality application, often repeated over several years. Grants are awarded for a specific purpose and often have a “matching” requirement. Most grants require an agreement to provide ongoing maintenance of the facility constructed with the grant revenue.

Donation

Property owners may wish to donate land for dedicated park use. In this instance the City should be very careful to complete due diligence investigations and to develop a plan for how the donated property will be used. Donated property, which is not suitable for park use, becomes a liability for the

City as well as having the effect of decreasing property tax revenues.

Create / Join a Parks District

A park district is a municipal agency created for the purpose of acquiring and maintaining parks, and having its own taxing authority. Their boundaries are independent from those of the city, county or any other units of local government, and may even incorporate more than one community, but do not include any portion of another incorporated park district. A park district is governed by an elected Board of Commissioners who reside in the district. As local elected community leaders, they are able to better respond to the recreational needs of the community on a person-to-person basis.

Park Utility

This mechanism would involve the City forming a utility for park acquisition, construction, operation, and maintenance. A monthly fee would be paid by residents of the City similar to that paid for sewer and water service. The City Council has the authority to form such a utility and establish rates. The utility is then managed within the City's budget process. A parks utility provides an ongoing dependable revenue source for parks operations.

Park User Fees

This funding mechanism is becoming increasingly common, particularly at county, state, and federal facilities. Typically, a fee is required upon entrance to a recreation facility. This mechanism has not been very common for funding City parks. City parks are designed to encourage recreational use by all the public regardless of income or financial resources. Fee parks discourage use by children and low / moderate income citizens. Park user fees may, however, be appropriate for certain specialized park facilities.



Conclusions & Recommendations

Conclusions

Assuming adoption of the standards recommended in this report, the City of Banks currently has a small surplus of park land, with Sunset Park and Banks School District facilities fulfilling some of those requirements. Some additional development of facilities is needed to achieve these standards, as shown in Table 3, and as illustrated in Figures 11, 12 and 13. The City will need to construct appropriate improvements to meet the standards described in the Park Classification section of this report. Inclusion of the Quail Valley Golf Course will assist in satisfying large area recreation and open space needs long term, as defined by the Special Use category.

Recommendations

-  Adopt this report as a resource element of the City of Banks' Comprehensive Land Use Plan.
 -  Create a partnership with Sunset Park for potential future expansion.
 -  Create a partnership with the Banks School District for potential future expansion.
 -  Provide an annual budget for operations and maintenance of parks.
 -  Implement a park SDC based on the Capital Improvements Program recommended in this study.
 -  Update the SDC project list and estimated costs on an annual basis.
-  Develop a funding strategy for park development, which includes: SDCs, Grants, Funds, and a Park Utility. Explore option of joining or creating a Parks District.
 -  Update this Master Plan at a five-year frequency.
 -  Amend the Urban Growth Boundary (UGB) to include the Quail Valley Golf Course to help satisfy existing and projected open space and recreation needs by protecting and preserving the land for golf course use.
 -  Amend the Community Facilities Zone to remove the restriction on its applicability to publicly owned facilities, thereby facilitating inclusion of Sunset Park and Quail Valley Golf Course within the Zone and its restricted uses.
 -  Support the Intertwine Alliance in its efforts to build a regional network of parks, trails and natural areas.



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