

# APPENDIX A

---

## Capital Project List

The full capital improvement plan for the duration of the planning period is included in the following tables. The plan is broken into three tables: existing park, proposed park and proposed trail capital costs.

**TABLE A-1**  
**CAPITAL IMPROVEMENT PLAN SUMMARY**

Improvement Category	Cost
Existing Park Improvements	\$ 18,214,900
Proposed Park Improvements	\$ 34,980,000
Trail Improvements	\$ 13,313,100
<b>Total</b>	<b>\$ 66,508,000</b>

**TABLE A-2  
EXISTING PARK CAPITAL IMPROVEMENT PLAN**

<b>Park Class</b>	<b>Site</b>	<b>Improvement Notes</b>	<b>Cost</b>
<b>Tier 1</b>			
<b>NP</b>	Deer Point Park	Design, permitting, & development	\$ 1,442,800
<b>NP</b>	Champion Way Park	Design, permitting, & development	\$ 998,700
<b>NP</b>	Ponder Lane Park	Design, permitting, & development	\$ 1,848,000
<b>NP</b>	Sandy Bluff Park	Dog Park; Playground; Picnic Area	\$ 250,000
<b>CP</b>	Sandy Community Campus - Phase 1	Parking area, playground, picnic, skate park	\$ 3,633,200
<b>CP</b>	Meinig Memorial Park	Path renovations, creek restoration	\$ 100,000
<b>NA</b>	Sandy River Park - Phase 1	Trailhead, trails	\$ 800,000
<b>Tier 1 Total Proposed Park Improvement Cost</b>			<b>\$ 9,072,700</b>
<b>Tier 2</b>			
<b>NP</b>	Bornstedt Park - Phase 2	Half street, half-sized sport court, and viewing mound	\$ 652,000
<b>NP</b>	Tupper Park	ADA Improvements; Playground; Sport Court; Furnishings; Drainage; Stream daylighting	\$ 750,000
<b>CP</b>	Sandy Community Campus - Phase 2	Site grading, track removal, park trails, informal play area	\$ 2,481,100
<b>CP</b>	Meinig Memorial Park	ADA improvements, lighting, trails, dog park,	\$ 273,200
<b>NA</b>	Sandy River Park - Phase 2	Trails, river bank restoration	\$ 650,000
<b>Tier 2 Total Proposed Park Improvement Cost</b>			<b>\$ 4,806,300</b>
<b>Tier 3</b>			
<b>CP</b>	Sandy Community Campus - Phase 3	Amphitheater and event space	\$ 2,731,700
<b>CP</b>	Sandy Community Campus - Phase 4	Challenge course, bike pump track	\$ 1,104,200
<b>CP</b>	Meinig Memorial Park	Playground Renovation	\$ 500,000
<b>NA</b>	Sandy River Park Addition	Trails included in Community Campus	\$ -
<b>Tier 3 Total Proposed Park Improvement Cost</b>			<b>\$ 4,335,900</b>
<b>Total Existing Park Improvement Cost</b>			<b>\$ 18,214,900</b>

**Assumptions:**

1. Capital project cost estimates are based on 2021 dollars. Costs derived from other prior planning efforts include escalation of 3% per year up to 2021 dollars
2. Annual operations and maintenance fees are excluded from the estimates
3. Costs include soft costs (master planning, survey, design, permitting) of 25% for NP and CP, 30% for MP

**TABLE A-3  
PROPOSED PARK CAPITAL IMPROVEMENT PLAN**

Park Key Site	Acres	Land Acq	Improvement Notes	Cost
<b>Tier 1</b>				
NP 7 Deer Point Expansion	2.0	Yes	Include disc golf or pump track?	\$ 1,700,000
NP 4 Sunset	2.0	Yes	City owned parcel	\$ 1,700,000
CP 1 Community North	10.0	Yes	Potential acquisition opportunities	\$ 5,900,000
NA 1 Tickle Creek Expansion - West	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
<b>Tier 1 Total Proposed Park Cost</b>				<b>\$ 9,300,000</b>
<b>Tier 2</b>				
NP 3 Jarl Road	2.0	Yes		\$ 1,700,000
NP 2 Jewelberry NE	2.0	Yes	Existing service area gap	\$ 1,700,000
NP 8 Vista Loop	2.0	Yes	Existing service area gap	\$ 1,700,000
CP 3 Community East	12.5	Yes		\$ 6,900,000
NA 3 Tickle Creek Expansion - Central	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
NA 4 Tickle Creek Expansion - East	TBD	Yes	Opportunity acquisitions/ donations along riparian corridor. See Trail CIP for trail costs.	\$ -
<b>Tier 2 Total Proposed Park Cost</b>				<b>\$ 12,000,000</b>
<b>Tier 3</b>				
MP 1 Orient	0.5	Yes		\$ 490,000
MP 2 Colorado East	0.5	Yes		\$ 490,000
NP 1 Kelso 362nd	2.0	Yes		\$ 1,700,000
NP 5 Gunderson Road West	2.0	Yes		\$ 1,700,000
NP 6 Barlow Trail	2.0	Yes		\$ 1,700,000
NP 9 Trubel	2.0	Yes		\$ 1,700,000
NP 10 Vista Loop SW	0.0	Yes		\$ -
CP 2 Community South	10.0	Yes		\$ 5,900,000
NA 2 Ruben	TBD	Yes	Potential wetland natural area with boardwalk	\$ -
<b>Tier 3 Total Proposed Park Cost</b>				<b>\$ 13,680,000</b>
<b>Total Proposed Park Cost</b>				<b>\$ 34,980,000</b>

**Assumptions:**

1. Capital project cost estimates are based on 2021 dollars.
2. Annual operations and maintenance fees are excluded from the estimates
3. Costs include soft costs (master planning, survey, design, permitting) of 25% for NP and CP, 30% for MP
4. Land Acquisition costs are excluded from the estimate
5. Listed recreation facilities could be stand alone development or embedded within larger parks.

**TABLE A-4  
TRAILS CAPITAL IMPROVEMENT PLAN**

Map ID	Name	Trail Class <sup>1</sup>	Surface	Length (FT)	Cost	Land Acquisition (Acres)
<b>Tier 1</b>						
T03a(P21)	362 <sup>nd</sup> to Bell <sup>2,5</sup>	1	Asphalt	4,330	\$ -	0.00
T04	Kelso to Powerline	2	Gravel	4,224	\$ 185,800	1.45
T05	Sunflower to Powerline	3	Concrete	317	\$ 32,500	0.00
T06	Olson to Powerline	3	Concrete	792	\$ 81,300	0.00
T08 (P19)	Sandy Bluff Park to 362 <sup>nd</sup> <sup>2</sup>	1	Asphalt	1,531	\$ 198,100	0.53
T09 (P19)	Sandy Bluff Park Pond Loop Trail <sup>2</sup>	1	Asphalt	1,109	\$ 143,500	0.00
T10 (P19)	Bell Street to Sandy Bluff Park <sup>2</sup>	1	Asphalt	1,478	\$ 191,300	0.25
T11 (P19)	Kate Schmidt to Bell Street <sup>2</sup>	1	Asphalt	634	\$ 82,000	0.22
T12 (P19)	SHS Trail Easement 1 <sup>2</sup>	1	Asphalt	2,006	\$ 259,600	0.00
T13	Meeker to Safeway	3	Concrete	317	\$ 32,500	0.11
T17	Community Campus to Sandy River Trail	4	Natural	3,115	\$ 23,700	0.00
T19	Park Street to Community Campus	4	Natural	264	\$ 2,000	0.00
T21	Vista Loop to Ten Eyck <sup>5</sup>	3	Concrete	2,693	\$ -	0.00
T28 (P16)	Tickle Creek Reroutes <sup>2</sup>	2	Gravel	1,373	\$ 93,750	0.24
T30	Sunset Street to Tickle Creek	4	Natural	1,690	\$ 12,800	0.00
T31	Sunset Street to Nettie Connett Drive	3	Concrete	1,003	\$ 103,000	0.00
T32	Bluff Road to Sandy Heights	4	Natural	1,531	\$ 11,600	0.35
T33	Tupper Park to Gerilyn Court	3	Concrete	317	\$ 32,500	0.00
T35 (P17)	Tickle Creek ExtEast to Dubarko Underpass <sup>2</sup>	2	Gravel	1,361	\$ 125,000	0.47
T38	Tickle Creek to Deer Point Park	3	Concrete	4,208	\$ 432,000	1.45
T39	Dubarko Extension Road <sup>5</sup>	1	Asphalt	0	\$ -	0.00
T40 (P22)	Tickle Creek Ext Dubarko East to Jacoby <sup>2</sup>	1	Asphalt	2,243	\$ 400,000	0.77
T41	Alleyway to Tickle Creek Trail Connector	3	Concrete	365	\$ 37,500	0.13
T42	Jacoby Road to Tickle Creek Connector <sup>5</sup>	3	Concrete	0	\$ -	0.00
T44	Bornstedt Park	3	Concrete	760	\$ 78,000	0.00
T50 (P23)	Highway 211 Parkway	1	Asphalt	3,010	\$ 406,250	0.00
T54	Cascadia to Tickle Creek	2	Gravel	686	\$ 30,200	0.24
TX1	Bluff Road Crossing <sup>5</sup>		Midblock		\$ -	
<b>Tier 1 Total Proposed Trail Cost</b>					<b>\$ 2,995,000</b>	<b>6.20</b>
<b>Tier 2</b>						
T03b(P21)	362 <sup>nd</sup> Extension <sup>2</sup>	1	Asphalt	1,901	\$ 375,000	0.00
T14	Slagle Loop to Jonsrud Viewpoint	4	Natural	5,069	\$ 38,500	1.22
T15	Sandy River Lower Loop	4	Natural	1,742	\$ 13,300	0.00
T16	Sandy River North Loop	4	Natural	1,373	\$ 10,400	0.00

*Table Continued on Following Page*

**TABLE A-4 (CONTINUED)**

Map ID	Name	Trail Class <sup>1</sup>	Surface	Length (FT)	Cost	Acquisition (Acres)
<b>Tier 2 - Continued</b>						
T18	Park Street to Sandy River Trail	4	Natural	845	\$ 6,400	0.00
T20	Fir Drive to Community Campus	4	Natural	2,640	\$ 20,100	0.64
T23 (P20)	Tickle Creek Extension within UGR <sup>2</sup>	2	Gravel	8,659	\$ 380,900	1.49
T25	Champion Way to Tickle Creek	4	Natural	581	\$ 4,400	0.00
T26	Barnum to Tickle Creek	4	Natural	898	\$ 6,800	0.00
T27	Salmon Creek Park to Barnum Road	3	Concrete	898	\$ 92,200	0.31
T34	Tickle Creek to Highway 211	2	Gravel	1,584	\$ 69,700	0.27
T36	Market Road Public Easement <sup>2,5</sup>	3	Concrete	0	\$ -	0.00
T37	Sandy Heights to Meinig Connection	4	Natural	1,514	\$ 11,500	0.00
T43	Tickle Creek Jacoby to Meadows Ave Ext	2	Gravel	3,923	\$ 172,600	1.35
TX2	Hwy 26 / Vista Crossing <sup>5</sup>		Underpass		\$ -	0.00
TX3	Hwy 211 / Meinig Crossing <sup>3,5</sup>		Overpass		\$ 3,185,000	0.00
TX4	Hwy 211 / Dubarko Crossing (Signal) <sup>5</sup>		Midblock		\$ -	0.00
<b>Tier 2 Total Proposed Trail Cost</b>					<b>\$ 4,386,800</b>	<b>5.28</b>
<b>Tier 3</b>						
T01	Orient to Bluff Road <sup>4,5</sup>	1	Asphalt	8,976	\$ -	0.00
T02	Kelso to 362 <sup>nd</sup>	2	Gravel	5,808	\$ 255,500	2.00
T07 (P18)	Orient to 362 <sup>nd</sup> 2 (Bell Street Extension)	1	Asphalt	3,115	\$ 675,000	0.00
T22	Vista Loop to Longstreet Lane	3	Concrete	2,957	\$ 303,600	0.00
T24	Orient to Tickle Creek	2	Gravel	2,006	\$ 88,300	0.35
T29	Tickle Creek to Colorado & Rachel	2	Gravel	5,174	\$ 227,600	1.78
T45	Bornstedt Road to Trubel Road	1	Asphalt	3,828	\$ 495,400	1.32
T46	Village South to Trubel Road	1	Asphalt	4,819	\$ 623,600	1.66
T47	Jacoby West to Village South	1	Asphalt	2,883	\$ 373,100	0.99
T48	Cascadia to Jacoby West	3	Concrete	996	\$ 102,300	0.34
T49	Highway 26 to Jacoby	1	Asphalt	7,973	\$ 1,031,700	0.00
T51	Old Barlow Trail	3	Concrete	1,478	\$ 151,700	0.51
T52	Barlow Trail to Tickle Creek	2	Gravel	317	\$ 13,900	0.11
T53	Barlow Trail to Market	2	Gravel	581	\$ 25,600	0.00
T55	Tickle Creek Connector Sewer Easement <sup>4</sup>	2	Gravel	20,777	\$ 914,000	0.00
TX5	Hwy 26 / Orient Crossing <sup>5</sup>		Overpass		\$ -	0.00
TX6	Hwy 211 / Gunderson Crossing <sup>5</sup>		Midblock		\$ 150,000	0.00
TX7	Tickle Creek Bridge at Market		Bridge		\$ 500,000	
<b>Tier 3 Total Proposed Trail Cost</b>					<b>\$ 5,931,300</b>	<b>9.06</b>
<b>Total Development Cost for All Trail Projects</b>					<b>\$13,313,100</b>	<b>20.54</b>

<sup>1</sup> See Appendix B for trail class descriptions

<sup>2</sup> Trails identified in the 2011 Transportation System Plan, trail ID from TSP denoted as (P#) under 'Map ID'. Costs include preliminary development to gravel surface. Full development cost including paved surface included in Transportation System Plan.

<sup>3</sup> Cost derived from 2011 TSP, escalated for inflation at 3% per year

<sup>4</sup> Regional trail extends outside of planning area boundary.

<sup>5</sup> TSP funded project that will fill gap in PTSMP trail network

[This page intentionally left blank]

# APPENDIX B

---

## Park & Trail Design Guidelines

These design standards outline general development approaches and criteria for parks and trails in the Sandy park system. Sandy should consider developing additional design standards such as avoiding tree removal and limiting environmental impact, and could also define elements such as graphic sign standards, plant palettes, and specific site furnishing products to create familiarity for park users, and simplify maintenance. The standards should be flexible in order to highlight a park's distinct context and sense of place. For example, a particular site furnishing may be appropriate at both an urban plaza and neighborhood park, but may not be appropriate at a natural area trailhead. Park structures, furnishings, and signage should adhere to applicable sections of "Sandy Style" as described in Chapter 17.90 of the Sandy Development Code.

All City park facilities should be designed to be usable by all people to the greatest extent possible, regardless of age, physical ability, or other segregating factor - an approach known as universal design. Consideration should also be given to the selection and application of the most appropriate set of accessibility standards to a given facility based on legal requirements and environmental context. For example, a neighborhood park playground may need to adhere to stricter accessibility standards than a hiking trail located in a natural area park. The 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design include standards and design criteria that should be included in all public facilities, including parks. These standards include guidance on the design of accessible routes, ramps and stairs, parking, drinking fountains, restrooms, play areas, sports facilities, swimming pools, and outdoor developed areas. In addition, the United States Department of Agriculture (USDA), Forest Service has developed Outdoor Recreation Accessibility Guidelines (FSORAG) which provide guidance on trails, beach access, and recreation sites. The FSORAG is intended to guide development on National Forest lands but is widely used by local governments to provide standards for trails in natural areas where application of the ADA Standards would be excessively impactful to the natural environment. Future parks should be planned to comply with ADA Standards, with the exception of natural area trails which may be developed using the FSORAG. More information is included under the trail section.

### Parks

The recommendations presented in Table B-1 are the **minimum** development standards for the park classifications described in Chapter 3.2 of this report. Additional or expanded amenities are encouraged where conditions allow or when park programming increases demand. Generally, the park design standards are scaled based on the park size and intended use, with smaller parks including less amenities than larger parks. The first seven amenities are considered 'standard' park facilities and should be included in all mini, neighborhood, and community parks. Inclusion of the 'optional' amenities can depend on a variety of factors including site suitability, public input, community needs, available budget, and other considerations.

Amenities to include in natural areas, open spaces and special use areas will vary based on the specific site characteristics and conditions. Because of the variable nature of these spaces, Sandy should exercise discretion regarding appropriate amenities on a case-by-case basis. All of the amenities included in Table B-1 can be considered ‘Optional’ for these park classifications.

**TABLE B-1  
PARK DESIGN STANDARDS**

Amenities	Mini Parks	Neighborhood Parks	Community Parks
Playground	2,000 square feet	3,500 square feet	6,000 square feet
Flat, Irrigated Lawn	3,000 square feet	1/4 acre	1 acre
Trash Receptacle	1	1	1 per 2 acres
Pet Waste Station	1	1	1 per 2 acres
Bicycle Parking	2 stalls	4 stalls	As required per code, but not less than 1 per acre
Picnic Table	1 per 1/4 acre	1 per 1/2 acre	2 per acre
Bench	1 per 1/4 acre	1 per 1/2 acre	1 per acre
Drinking Fountain	Optional	1	1 per 5 acres
Sport Court (half-sized)	Optional	Optional	Optional
Sport Court (full-sized)	Optional	Optional <sup>1</sup>	at least 1
Open Multi-Use Field	Optional	Standard	Standard
Sport Field	–	Optional <sup>1</sup>	at least 1
Looped Walking Path	Optional	Standard	Multiple
Splash Pad	–	Optional <sup>1</sup>	Optional <sup>2</sup>
Dog off-leash area	–	Optional <sup>1</sup>	Optional <sup>2</sup>
Picnic Shelter (3-4 tables)	–	Optional <sup>1</sup>	Multiple
Picnic Shelter (6-8 tables)	–	–	Optional <sup>2</sup>
Restroom	–	Optional	Standard
Community Garden	–	Optional	Optional <sup>2</sup>
Event Space	–	–	Optional <sup>2</sup>
Disc Golf	–	–	Optional <sup>2</sup>
Pump Track	–	–	Optional <sup>2</sup>
Skate Spot / Park	–	Optional <sup>1</sup>	Optional <sup>2</sup>
Natural Area	–	–	Optional <sup>2</sup>
Off-street Parking	–	–	Standard

<sup>1</sup> Neighborhood parks should include at least 1 of noted optional amenities

<sup>2</sup> Community parks should include at least 3 of noted optional amenities





*Meinig Park and Centennial Plaza host the only plumbed restrooms in the system*

Parks that include destination type amenities shall include permanent public restrooms in the development of the parks. Destination amenities include skate parks, pump tracks, dog parks, splash pads, sports fields, community gardens, or any other park amenity that is likely to attract park users from beyond the ½-mile service area considered walking distance to the park. Where porta potties are used in lieu of a restroom building, a permanent three-sided structure shall be provided to improve

aesthetics and security of the units. Porta potties and enclosures should be sized and designed to meet the requirements of the Americans with Disabilities Act. The use of permanent or semi permanent porta potties should be confirmed with state and local building codes. Restrooms, picnic shelters, porta potty enclosures, and other park structures shall be designed to comply with the “Sandy Style” guidelines.

## Trails

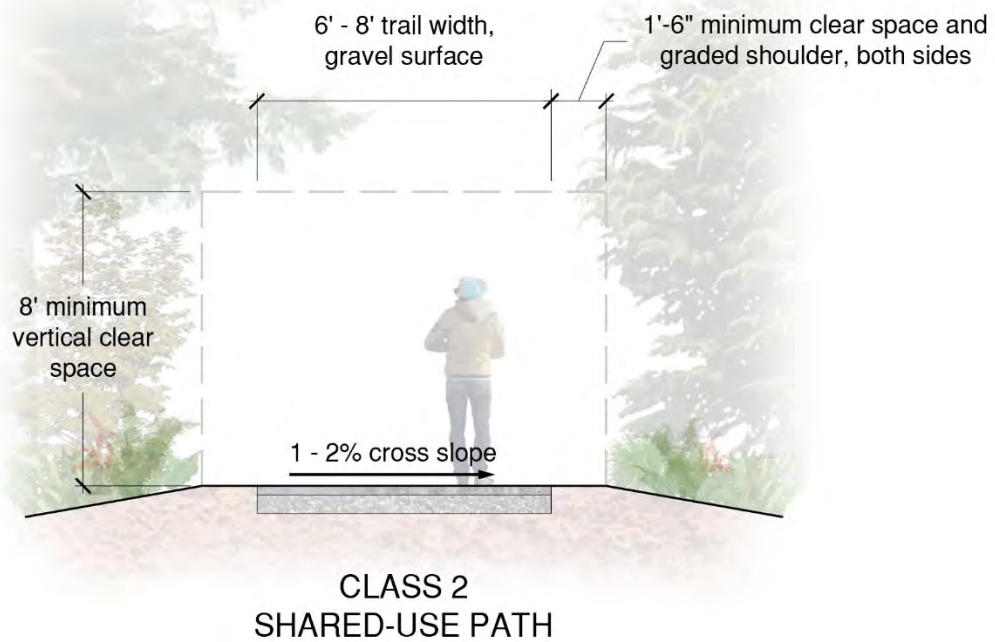
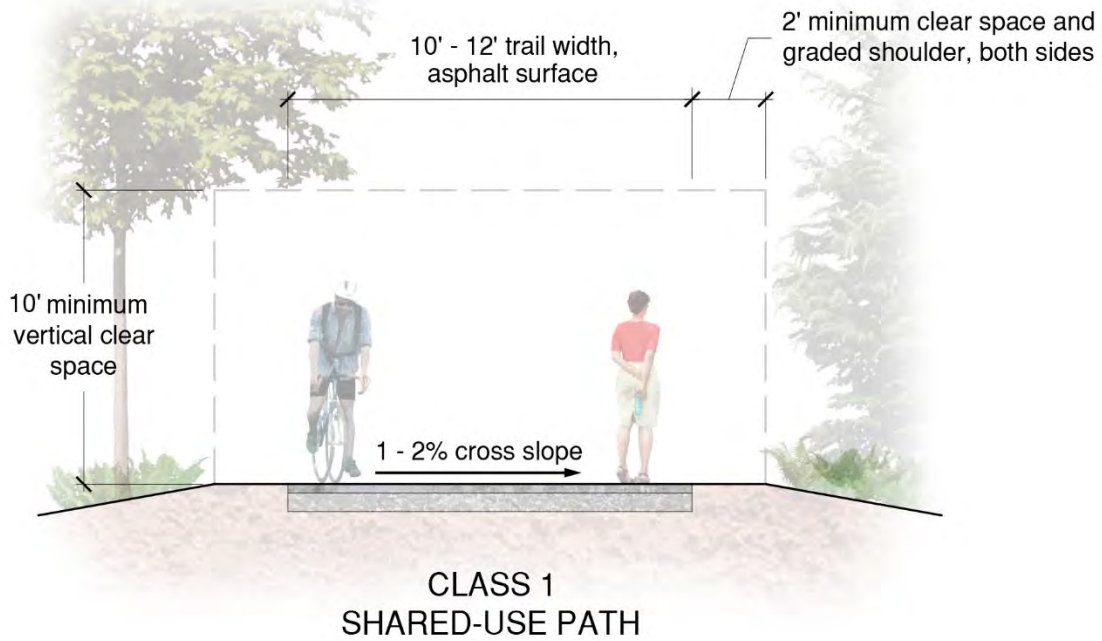
Trail standards have been developed to provide guidance for future trail development and maintenance or replacement. The trail standards are intended to provide a range of options to improve trail safety and minimize user conflict. These trail classifications and design guidelines have been used to inform the cost estimates included in the trails capital improvement plan. Some trails may need to be re-classified and improved over time if congestion or high use levels develop. Graphic standards should be developed to unify wayfinding and informational signage at trailheads and along trails.

**TABLE B-2  
TRAIL DESIGN STANDARDS**

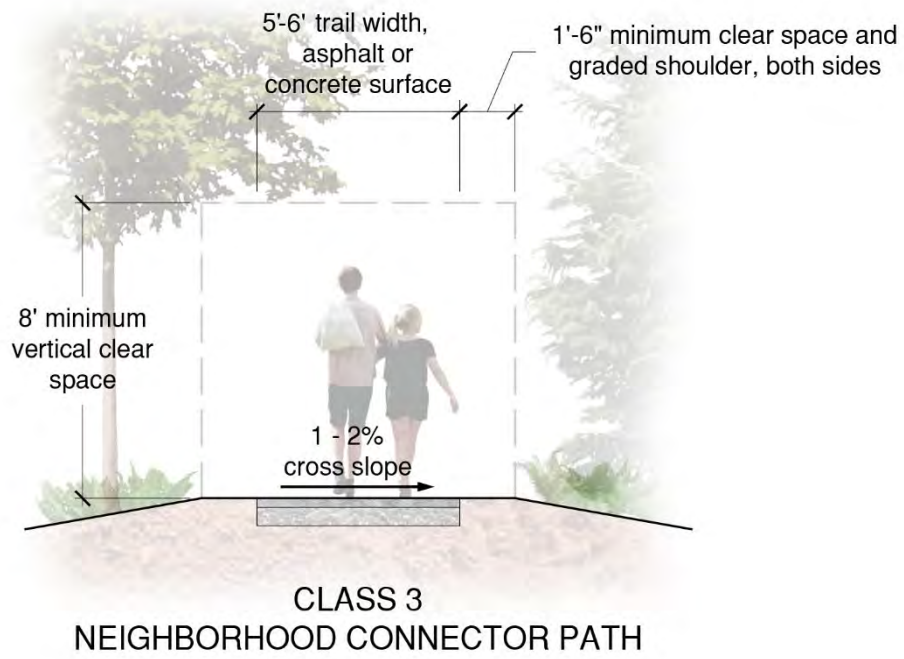
	Shared Use Path	Shared Use Path	Neighborhood Connector	Natural Area Trail
Users	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists, wheelchairs, skateboards, strollers	Pedestrians, bicyclists
Surface	Asphalt	Gravel <sup>1</sup>	Concrete or Asphalt	Natural Surface
Width	10-12'	6-8'	5-6'	3' Minimum
Level of Use	High	Moderate	Moderate	Low
Accessibility Standard	ADA	ADA	ADA	FSORAG

<sup>1</sup> Trails may initially be built as gravel surface and upgraded to paved surface in future phase

The following images illustrate the recommended trail classes based on common conditions:



**Figure B-1**  
Trail Standards – Class 1 & 2



**Figure B-2**  
Trail Standards – Class 3 & 4

[This page intentionally left blank]

# APPENDIX C

---

## Existing Park & Trail Inventory





**TABLE C-2  
EXISTING TRAIL INVENTORY**

Map ID	Trail Name	Miles	Notes
E 01	Sandy River Midway Trail	0.14	Sandy River Park
E 02	Ten Eyk Road to Hood Street	0.03	
E 03	Upper Sandy River Trail	0.76	
E 04	Lower Sandy River Trail	0.32	
E 05	Marcy Street Connector to Sandy River Park Trail	0.12	
E 06	Final Jim Slagle Loop Trail	0.95	
E 07	Jim Slagle Loop Featured Hike	1.54	
E 08	Bachelor Avenue to Golden Rain Street	0.05	Sandy Bluff Park
E 09	Sandy Bluff Park North Sidewalk	0.20	
E 10	Sandy Bluff Park Pod 4	0.13	
E 11	Sandy Bluff Park Pod 3	0.10	
E 12	Sandy Bluff Park Pod 2	0.08	
E 13	Bachelor Avenue to Sandy Bluff Connector	0.01	
E 14	Bachelor Avenue to Sandy Bluff Park West	0.04	
E 15	Bachelor Avenue to Sandy Bluff Park North	0.05	
E 16	Bachelor Avenue to Sandy Bluff Park South	0.05	Undeveloped Right of Way
E 17	Kate Schmidt Trail Section	0.14	
E 18	Golden Rain Street to Olson Street	0.02	Sandy High School
E 19	Green Mountain Street to Golden Rain Street	0.04	
E 20	Emerald Cascade Street to Green Mountain Street	0.04	
E 21	Coralburst Street to Emerald Cascade Street	0.04	
E 22	Coralburst Street to Bell Street	0.02	
E 23	Sandy HS Edge Trail (SHS owned, Restricted Access)	0.38	Sandy High School Natural Area
E 24	Cascadia Village Park Trail	0.16	Cascadia Park
E 25	Wall Street Alley Trillium Street to Langensand Road	0.26	SE Tickle Creek - 395th Avenue to Langensand Road
E 26	Wall Street Alley to Jacoby Road	0.18	
E 27	Timberline Park Path	0.06	Timberline Park
E 28	Bornstedt Road Entrance	0.07	Deep Creek
E 29	Cascadia Village Drive to Redwood Street	0.04	
E 30	Galway Street to Highway 211	0.02	
E 31	Haskins Street to Jerger Street	0.03	Neighborhood Path
E 32	Meinig Park Access McCormick Drive	0.01	Meinig Park
E 33	Meinig Park Barker Courtt Access	0.03	
E 34	Dubarko Estates to Evans Street Path	0.07	Neighborhood Path
E 35	Meinig Park Access Kimberly Drive	0.02	Meinig Park

Map ID	Trail Name	Miles	Notes
E 36	Mitchell Court to Davis Street	0.04	Neighborhood Path
E 37	Barker Court to Langensand Road	0.03	Neighborhood Path
E 38	Langensand Road to Antler Avenue	0.14	Neighborhood Path
E 39	City Hall to Lower Parking	0.19	Meinig Park
E 40	Bathroom Path	0.08	
E 41	Lower Parking to Amphitheater	0.08	
E 42	Fantasy Forest to Lower Parking	0.06	
E 43	Bridge Path	0.03	
E 44	370th Right of Way	0.31	Gravel Road to Creek
E 45	Sandy Heights Street Seaman Avenue to Beebee Court	0.03	Neighborhood Path
E 46	Solso Path	0.13	Gravel Road to Creek
E 47	Salmon Creek Estates Park Entrance	0.02	Salmon Estates Park
E 48	Barlow Ridge Trail	0.06	Barlow Ridge Park
E 49	Barlow Ridge Trail 2	0.12	
E 50	Barlow Ridge Trail 3	0.03	
E 51	Hamilton Ridge Paths	0.06	Hamilton Ridge Park
E 52	Tickle Creek Trail	1.61	Salmon Estates Park
E 53	Salmon Creek Estates Trail	0.05	
E 54	Bruns Road to Tupper Road Connector Trail	0.09	Neighborhood Path
E 55	Hamilton Ridge Tot Lot	0.02	Hamilton Ridge Park
E 56	Off Road Trail Hamilton Tot Lot	0.06	
E 57	Tickle Creek Trail Entrance by Orr Street	0.02	
E 58	Tickle Creek Trail Entrance near Double Creek	0.03	
E 59	Sandy Heights Street to Hamilton Ridge Drive	0.06	Hamilton Ridge Park
E 60	Towle Drive to Dubarko Path	0.06	Neighborhood Path
E 61	Rachel Drive to Tickle Ceerk Trail	0.07	Neighborhood Path
E 62	Sawyer Street to Highway 211	0.01	Neighborhood Path
E 63	Hamilton Ridge Drive to Dubarko Road	0.15	to Hamilton Ridge Park
E 64	Barlow Parkway to Dubarko Road	0.05	to Barlow Ridge Park
E 65	Barlow Parkway to Highway 211	0.02	Neighborhood Path
E 66	Miller Street to Seaman Avenue	0.02	Neighborhood Path
E 67	Miller Street to Dubarko Road	0.02	Neighborhood Path
E 68	Miller Street to Barlow Parkway	0.03	Neighborhood Path
E 69	Crosswalk Ruben Lane near Freightway Lane	0.01	Crosswalk



# APPENDIX D

---

## Undeveloped Park Concepts

### Champion Way Neighborhood Park

#### EXISTING CONDITIONS

- The park is bounded by Champion Way on the east and Chula Vista Avenue on the west. An alley between houses connects to the park from the south.
- Retaining walls and fences are located along both street frontages due to the steep transitions between the streets and the park.
- The central portion of the site is gently sloping, with steeper slopes along the transitions from the streets into the park.
- The alley provides an opportunity for an easier park entry point at similar elevation to the central area.
- There is a forested, natural area to the north and west of the park, with a potential trail connection to Tickle Creek Trail.

#### PARK CONCEPT

- The Champion Way Park concept includes standard neighborhood park amenities:
- Public access would be provided from all three street frontages.
  - A stairway would be provided on Champion Way due to the steep terrain.
  - Accessible paths would be provided from the alley and Chula Vista Avenue.
  - In addition to the accessible path, a stairway would be provided at the Chula Vista entrance to provide direct access up the hill into the park.
- The entries would connect to an internal loop trail in the central area of the park.
- The playground would be located at the north end of the park.
- An open lawn area would be located in the central portion of the park adjacent to the picnic shelter and playground.
- Additional picnic tables would be provided around the park.
- Trees would be planted along the south boundary to provide a buffer for the adjacent houses.



**ESA** CHAMPION WAY PARK - SITE ANALYSIS  
CITY OF SANDY



**Figure D-1**  
Champion Way Park – Site Analysis

**TABLE D-1**  
**CHAMPION WAY PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 10,000.00	\$ 10,000
Utilities	Water meter, backflow, trenching	LS	1	\$ 15,000.00	\$ 15,000
Earthwork	Grading	CYD	2,000	\$ 40.00	\$ 80,000
ROW Extension	Half Street incl sidewalk, asphalt, curb	LF	150	\$ 500	\$ 75,000
ROW Extension	Sidewalk between ex and extension	SF	450	\$ 15	\$ 6,750
Paved Accessible Paths	Concrete Pavement - 6' width	SF	4,700	\$ 15	\$ 70,500
Stairs	Concrete w/ handrail - 7' width	SF	225	\$ 100	\$ 22,500
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber& subdrainage	SF	4,000	\$ 10	\$ 40,000
Playground Curb and Ramp		LF	285	\$ 30	\$ 8,550
Playground Equipment	Structure, swings, climber	LS	1	\$ 100,000	\$ 100,000
Picnic Tables	Includes concrete pad	EA	7	\$ 2,000	\$ 14,000
Site Furnishings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Lawn and planting areas	SF	21,000	\$ 2.00	\$ 42,000
Open Lawn	Soil preparation and seeding	SF	13,000	\$ 2.00	\$ 26,000
Landscape Improvements	Trees, shrubs, and groundcover, mulch	SF	8,000	\$ 5.00	\$ 40,000
<b>Subtotal of Construction Costs</b>					<b>\$ 605,300</b>
Contingency (for Design Development)				25%	\$ 151,325
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 90,795
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 151,325
<b>Total Construction Costs</b>					<b>\$ 998,745</b>

**Assumptions:**

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot

## Deer Point Neighborhood Park

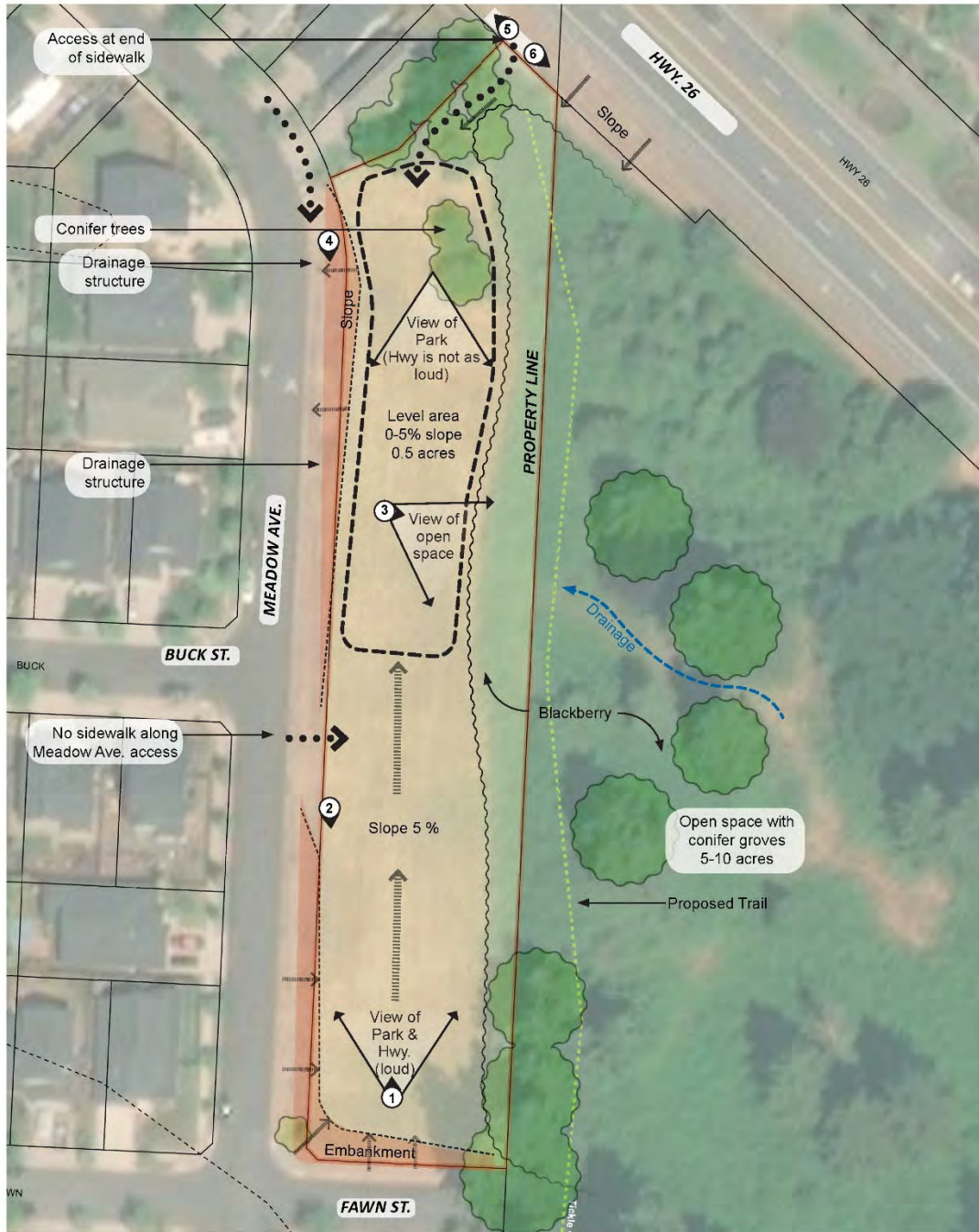
### EXISTING CONDITIONS

- The park is easily accessed from the neighborhood to the west.
- The parcel is long and narrow.
- It is bounded by Meadow Avenue on the west and Fawn Street to the south.
- Traffic noise from Highway 26 can be heard in some portions of site.
- The site is gently sloping from south to north.
- Steeper slopes occur along the transitions from the streets into the park.
- There is a potential pedestrian connection to an existing sidewalk along Highway 26
- The park property could be expanded to the east with future development of that parcel.
- Mature trees, particularly in the expansion area to the east, provide shade.
- There is an existing drainage swale on the parcel east of the park.

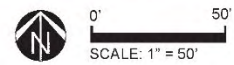
### PARK CONCEPT

- Sidewalks would be built along Meadow Avenue and Fawn Street.
- A paved, accessible trail would pass through the site, forming two loops with the sidewalks along the street.
- A trail connection would connect to the sidewalk along Highway 26.
- A picnic shelter is located in the north portion of the site adjacent to the loop trail and playground.
- A large multi-use field would be located in the central portion of the park.
- A basketball half-court or other sport court would be located at the south end of the park.
- If the park were expanded in the future, the trail loop could expand onto the adjacent parcel along with an additional picnic shelter and picnic areas. There is potential to add amenities such as disc golf, a bicycle pump track and/or more walking trails.





**ESA** DEER POINT PARK - SITE ANALYSIS  
CITY OF SANDY



**Figure D-2**  
Deer Point Park – Site Analysis

**TABLE D-2  
DEER POINT PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 20,000.00	\$ 20,000
Utilities	Water meter, backflow, trenching	LS	1	\$ 15,000.00	\$ 15,000
Earthwork & Site Prep	Rough and fine grading.	CYD	3,000	\$ 40.00	\$ 120,000
Paved Accessible Paths	Concrete Pavement - 6' width	SF	7,020	\$ 15	\$ 105,300
ROW	Half Street incl sidewalk, asphalt, curb	LF	200	\$ 500	\$ 100,000
Stairs	Concrete w/ handrail - 7' width	SF	175	\$ 100	\$ 17,500
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber & sub-drainage	SF	4,000	\$ 10	\$ 40,000
Playground Curb and Ramp		LF	255	\$ 30	\$ 7,650
Playground Equipment	Structure, swings, climbers, slide	LS	1	\$ 100,000	\$ 100,000
Sports Court	Half court, backstop (1), benches(2)	LS	1	\$ 50,000	\$ 50,000
Picnic Tables	Includes concrete pad	EA	7	\$ 2,000	\$ 14,000
Site Furnishings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Lawn and planting areas	SF	40,000	\$ 2.00	\$ 80,000
Open Lawn	Seeding and soil preparation	SF	20,000	\$ 2.50	\$ 50,000
Landscape Improvements	Shade trees, shrubs & ground cover, mulch	SF	10,000	\$ 5.00	\$ 50,000
ROW Landscape	Street trees & groundcover, mulch	SF	10,000	\$ 5.00	\$ 50,000
<b>Subtotal of Construction Costs</b>					<b>\$ 874,450</b>
Contingency (for Design Development)				25%	\$ 218,613
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 131,168
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 218,613
<b>Total Construction Costs</b>					<b>\$ 1,442,843</b>

**Assumptions:**

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot
5. Costs exclude work in potential expansion parcel to the east

## **Ponder Lane Neighborhood Park**

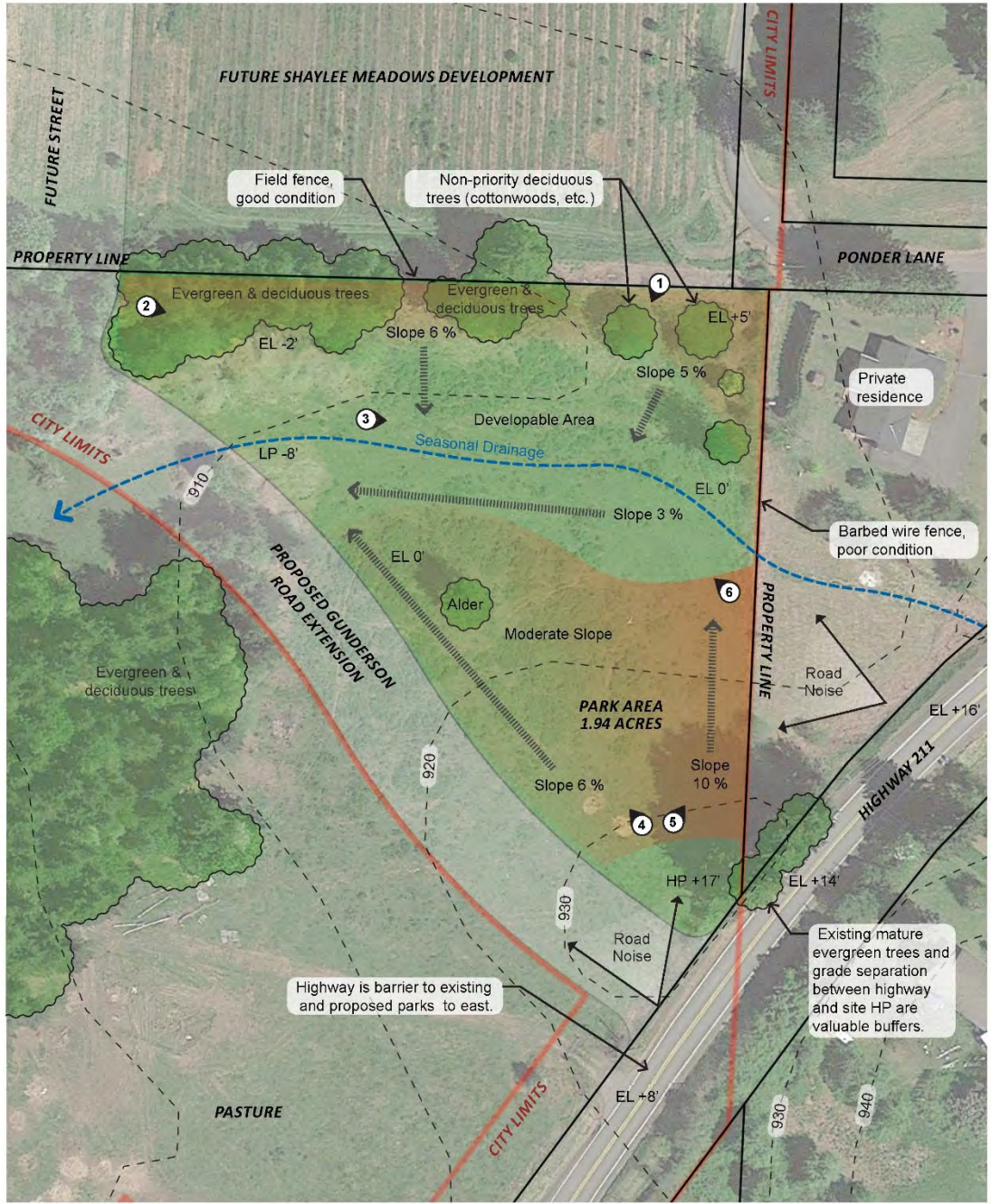
### **EXISTING CONDITIONS**

- The parcel has good potential neighborhood access from Ponder Lane, a future street and Gunderson Road extension.
- Highway 211 is a barrier between the park and neighborhoods to the east.
- The park slopes gently from both the north and south toward a seasonal drainage in the center.
- Mature trees provide shade and screen views of adjacent uses.
- Traffic noise from Highway 211 can be heard within the park.

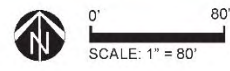
### **PARK CONCEPT**

- Pedestrian access is possible from Ponder lane in the northeast corner, a future street in the northwest corner, and potentially Highway 211 in the southeast corner.
- A sidewalk would be built along Gunderson Road, connecting to an accessible paved loop trail within the park.
- A playground would be located in the northeast corner, adjacent to the trail and picnic areas.
- A picnic shelter would be located in the center of the park, between the dog park and the multi-use field.
- A fenced off-leash dog area would be located in the south portion of the park.
- All park features would be designed to meet accessibility requirements to the extent possible.
- There could be an opportunity for a crosswalk at Gunderson Road if the street were extended across Highway 211.





**ESA** PONDER LANE PARK - SITE ANALYSIS  
CITY OF SANDY



**Figure D-3**  
Ponder Lane Park – Site Analysis



**TABLE D-3  
PONDER LANE PARK DEVELOPMENT COST ESTIMATE**

Item	Notes	Units	QTY	Unit Cost	Total Cost
Erosion Control	Construction entrance, tree protection, etc	LS	1	\$ 20,000.00	\$ 20,000
Utilities	Water meter, backflow, trenching, culverts	LS	1	\$ 20,000.00	\$ 20,000
Earthwork & Site Prep	Rough and fine grading	CYD	4,000	\$ 40.00	\$ 160,000
Parking Lot	Asphalt	SF	4240	\$ 5	\$ 21,200
Parking Lot Curb and Ramp		LF	360	\$ 25	\$ 9,000
Paved Accessible Paths	Concrete Pavement - 6' width	SF	4,400	\$ 12	\$ 52,800
ROW Improvements	Half street incl. curb, sidewalk, asphalt				\$ 200,000
ROW Sidewalk	Concrete Pavement - 6' width	SF	3,360	\$ 12	\$ 40,320
Picnic Shelter & Pad	Prefabricated - 16'x16'	EA	1	\$ 35,000	\$ 35,000
Playground Surfacing	Engineered wood fiber, subdrainage	SF	7,930	\$ 10	\$ 79,300
Playground Curb and Ramp		LF	350	\$ 30	\$ 10,500
Playground Equipment	Structure, swings, slide, climbers	LS	1	\$ 100,000	\$ 100,000
Picnic Tables	Includes concrete pad	EA	6	\$ 2,000	\$ 12,000
Site Furnisings	Benches (3), bike racks (3), drinking fountain, dog bag dispenser, trash, bollards.	LS	1	\$ 15,000	\$ 15,000
Park Signs	Entry and rules	LS	1	\$ 5,000	\$ 5,000
Irrigation	Multi-use field and dog park	SF	61,800	\$ 2.00	\$ 123,600
Open Lawn	Soil preparation and seeding (Multi-use field and Dog Park)	SF	61,800	\$ 2.00	\$ 123,600
Landscape Improvements	Trees, shrubs & groundcover, mulch	SF	12,000	\$ 5.00	\$ 60,000
ROW Landscape	Trees, shrubs & groundcover, mulch	SF	3,400	\$ 5.00	\$ 17,000
Dog Park	Fences, gates, hose bibs	LS	1	15,700	\$ 15,700
<b>Subtotal of Construction Costs</b>					<b>\$ 1,120,020</b>
Contingency (for Design Development)				25%	\$ 280,005
Contractors General Conditions (Mobilization, OH & Profit, Bonding & Insurance)				15%	\$ 168,003
Soft Costs (City Project Management, Design & Permitting Fees)				25%	\$ 280,005
<b>Total Construction Costs</b>					<b>\$ 1,848,033</b>

**Assumptions:**

1. Costs are in 2021 dollars and do not include escalation.
2. Costs do not include annual operations and maintenance fees
3. Cost estimate is a rough order of magnitude based on a preliminary park concept. Contingency is intended to cover design details to be determined.
4. Poured-in-place rubber surfacing in the playground would be an additional \$15 per square foot

## Sandy Community Campus

*The City has the potential to use Urban Renewal Agency (URA) and other funds to renovate the school grounds into a park. Based on the needs analysis, the City would benefit from an additional neighborhood or community park in this area.*

### EXISTING CONDITIONS

- The Sandy Community Campus park site includes an old football field and track from the former school.
- The majority of the park is fairly flat, before sloping up to the former school buildings at the south end.
- The north end of the park transitions into forested slope and connects to the Sandy River Park natural area.
- The Sandy Skate Park is located in the southeast corner of the site.

### PARK CONCEPT

- A preliminary concept for redevelopment of the park was created as part of the Aquatic Facility Analysis. The entire park will be too expensive to develop all at one time. The concept was broken into four phases. Below is the full build out concept.



**Figure D-4**  
Sandy Community Campus Master Plan

[This page intentionally left blank]

# APPENDIX E

---

## Potential Grants

### Oregon Park & Recreation Department (OPRD) Grant Programs

OPRD administers a number of grant programs that can be used to support planning, design and development of public parks and trails. These grants focus on capital improvements and do not provide funding for maintenance and operations.

- Local Government Grant Program (LGGP) can be used for acquisition, planning, development or major rehabilitation of public outdoor park and recreation facilities that are consistent with the goals outlined in the SCORP. A 40% match is required for communities the size of Sandy. The City's share of the match can be composed of a variety of sources including donations, City labor and equipment, general fund, other grant sources, SDC's, cost of land acquisition within the past 6 years, and/or cost of planning within the last two years.
- Recreational Trails Program (RTP) is a federally funded grant program that is administered by OPRD. It can be used to fund a variety of trail project types, including land or easement acquisition, trail and trailhead design, renovation of existing trails, safety improvements, and construction. The required match ranges from 20-40% depending on the size of the grant requested and can include volunteer labor and other donations.
- Land and Water Conservation Fund (LWCF) is another federally funded grant program that is administered by OPRD. The grants can be used to fund land acquisition and development of outdoor recreation facilities. Eligible projects need to be consistent with SCORP goals and objectives, the local adopted comprehensive plan or park system master plan, and the Americans with Disabilities Act (ADA). LWCF will fund up to 50% of project costs, but unlike the LGGP, prior project costs cannot be used for a match. Use of LWCF funding results in a permanent Section 6(f) resource protection to maintain the site for public recreation in perpetuity. Impacts to a 6(f) protected site require an extensive review and approval process, similar to an environmental impact analysis, and any impacts need to be mitigated to replace the lost recreation area in kind.

In addition, OPRD includes compiled sources of grant opportunities on their website. Links to the documents are below:

Potential Funding Sources for Outdoor Recreation:

<https://www.oregon.gov/oprd/GRA/Documents/GRA-Other-Outdoor-Recreation-Funding-Sources.pdf>

Potential Recreational Trail Funding Sources:

<https://www.oregon.gov/oprd/GRA/Documents/GRA-Other-Recreational-Trail-Funding-Sources.pdf>

## **Oregon Department of Transportation (ODOT) Grant Programs**

ODOT's Local Government Assistance program administers transportation oriented grant programs to facilitate transportation improvements throughout the state. Many of these are specific to vehicular transportation, but a selection are available for pedestrian and bicycle safety and connectivity, and can be used for trail systems and crossing safety improvements.

- Connect Oregon Program can be used for bicycle and pedestrian infrastructure improvements to ensure that Oregon's transportation system is diverse and efficient. The grant is competitive and requires a 30% match from other funding sources.
- Safe Routes to Schools focusses on bicycle and pedestrian improvements to facilitate safe access between residential areas and schools. Funds can be used for sidewalk, bike lanes, crosswalk safety improvements, including flashing beacons. The funds are limited and highly competitive
- Competitive Construction Grant Program.

# APPENDIX F

---

## Preliminary Parks System Development Charge Analysis

**To:** Tracy Johnson, Environmental Science Associates

**Date:** April 23, 2021

**From:** Doug Gabbard, FCS GROUP

**CC:** John Ghilarducci, FCS GROUP

**RE:** Preliminary Parks SDC Analysis

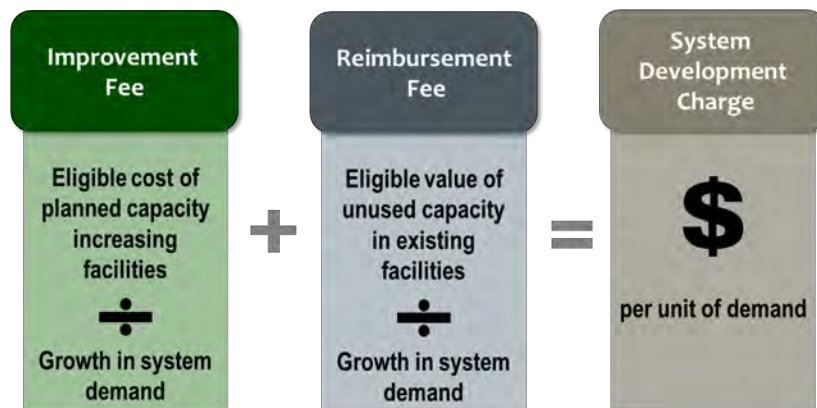
## PRELIMINARY PARKS SDC ANALYSIS

This technical memorandum provides a preliminary calculation of a new parks system development charge (SDC) for the City of Sandy (City).

### METHOD OF CALCULATION

SDCs are one-time fees imposed on new and increased development to recover the cost of system facilities needed to serve that growth.

In general, SDCs are calculated by adding an improvement fee component and a reimbursement fee component (if applicable)—both with potential adjustments. Each component is calculated by dividing the eligible cost by growth in units of demand. The unit of demand becomes the basis of the charge. Below is an illustration of this calculation:



### GROWTH

In a parks master plan, growth is often measured as an increase in population due to new development (including redevelopment) activities. The increase in population causes an increase in parks usage. According to the City’s new parks master plan, population in the city is expected to grow to 19,100 from 11,650 during the planning period of 2020 to 2035. This implies a growth of 7,450 residents during the planning period, which will form the denominator of the SDC calculation.

Further, a growth of 7,450 residents means that 39.01 percent of the 2035 population will be residents that arrive during the planning period. That percentage is called the growth share. The growth share will be useful in the improvement fee section of this memo.



## IMPROVEMENT FEE COST BASIS

A project's eligible cost is the product of its total cost and its eligibility percentage. The eligibility percentage represents the portion of the project that creates capacity for future users.

Calculating the eligibility percentage for parks projects can be done in multiple ways. Parks projects can generally be divided into two lists: the expansion list and the infill list. Projects on the expansion list add a measurable quantity of park acres, trail miles, or special use facilities to the parks system inventory. Projects on the infill list add amenities to existing park facilities. Each list requires a different method of determining the eligibility of its projects. Both lists will be discussed in separate sections below and then brought back together to determine the full improvement fee cost basis.

### Expansion List

Projects on the expansion list add a measurable quantity of park acres, trail miles, or special use facilities to the parks system inventory. The two tables below show all the parks projects that fit that description. The tables also display the park type of each parks project, the priority tier of each project, its total cost, and the quantity of acres or trail miles added. In addition, the last two columns of **Table 1** shows the number and type of park acres absorbed from other parks.

**Table 1:** Park Projects on the Expansion List

Park Name	Park Type	Tier	Total Cost	Acres Added	Acres Absorbed	Type of Park Acres Absorbed
Deer Point Park	Neighborhood Park	Tier 1	\$ 1,382,100	0.99	0.99	Undeveloped Park
Champion Way Park	Neighborhood Park	Tier 1	840,600	1.41	1.41	Undeveloped Park
Ponder Lane Park	Neighborhood Park	Tier 1	1,468,200	2.00	2.00	Undeveloped Park
Jewelberry NE	Neighborhood Park	Tier 1	1,250,000	2.00	-	
Ruben	Natural & Open Space	Tier 1	1,250,000	2.00	-	
Vista Loop	Neighborhood Park	Tier 1	1,250,000	2.00	-	
Community North	Community Park	Tier 1	6,562,500	15.00	-	
Tickle Creek Expansion - West	Natural & Open Space	Tier 1	-	-	-	
North Bluff	Mini Park	Tier 2	325,000	0.50	-	
Colorado East	Mini Park	Tier 2	325,000	0.50	-	
Kelso 362nd	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Jarl Road	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Deer Point Expansion	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Vista Loop SW	Neighborhood Park	Tier 2	1,250,000	2.00	-	
Community South	Community Park	Tier 2	6,562,500	15.00	-	
Tickle Creek Expansion - Central	Natural & Open Space	Tier 2	-	-	-	
Tickle Creek Expansion - East	Natural & Open Space	Tier 2	-	-	-	
Orient	Mini Park	Tier 3	325,000	0.50	-	
Martin Road	Mini Park	Tier 3	325,000	0.50	-	
Village Boulevard South	Mini Park	Tier 3	325,000	0.50	-	
Colorado	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Gunderson Road West	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Trubel	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Langensand SW	Neighborhood Park	Tier 3	1,250,000	2.00	-	
Community East	Community Park	Tier 3	6,562,500	15.00	-	
Ruben	Natural & Open Space	Tier 3	-	-	-	
Sandy Community Campus - Phases 1-4	Community Park		9,950,200	14.00	14.00	Undeveloped Park
			\$ 48,703,600	87.90	18.40	

**Source:** Environmental Science Associates, City staff.

**Table 2:** Trail Projects on the Expansion List

Trail Name	Tier	Total Cost	Miles Added
Sandy Bluff Park Pond Loop Trail	Tier 1	\$ 45,200	0.21
Bell Street to Sandy Bluff Park	Tier 1	59,600	0.28
Kate Schmidt to Bell Street	Tier 1	26,600	0.12
SHS Trail Easement 1*	Tier 1	82,500	0.38
Community Campus to Sandy River Trail	Tier 1	22,300	0.59
Park Street to Community Campus	Tier 1	1,700	0.05
Vista Loop to Hood Street	Tier 1	467,600	0.92
Tickle Creek Reroutes	Tier 1	57,100	0.26
Tupper Park to Gerilyn Court	Tier 1	28,700	0.06
Tickle Creek to Highway 211	Tier 1	65,300	0.30
Trickle Creek Extension East to Dubarko Underpass	Tier 1	55,900	0.26
Trickle Creek Extension Dubarko East to Jacoby	Tier 1	92,100	0.42
Alleyway to Trickle Creek Trail Connector	Tier 1	35,000	0.07
Jacoby Road to Trickle Creek Connector	Tier 1	26,100	0.05
Kelso Bluff to Orient	Tier 2	1,025,300	1.61
Kelso to Powerline	Tier 2	172,200	0.79
Sunflower to Powerline	Tier 2	28,600	0.06
Olson to Powerline	Tier 2	76,300	0.15
Sandy Bluff Park to 362nd	Tier 2	136,200	0.63
Slagle Loop to Jonsrud Overlook	Tier 2	35,800	0.96
Sandy River Lower Loop	Tier 2	12,500	0.33
Sandy River North Loop	Tier 2	9,900	0.26
Park Street to Sandy River Trail	Tier 2	6,200	0.16
Fir Drive to Community Campus	Tier 2	18,600	0.50
Trickle Creek Extension within UGR	Tier 2	354,600	1.64
Champion Way to Tickle Creek	Tier 2	7,200	0.19
Barnum to Tickle Creek	Tier 2	5,400	0.14
Salmon Creek Park to Barnum Road	Tier 2	87,700	0.17
Sunset Street to Tickle Creek	Tier 2	12,200	0.32
Sunset Street to Nettie Connett Drive	Tier 2	94,900	0.19
Bluff Road to Sandy Heights	Tier 2	10,800	0.29
Market Road Public Easement	Tier 2	95,500	0.19
Sandy Heights to Meinig Connection	Tier 2	10,700	0.29
Tickle Creek Jacoby Rd to Meadows Ave Extension	Tier 2	161,100	0.74
Highway 211 to Bornstedt Park	Tier 2	72,800	0.14
Kelso Park to Orient Park	Tier 3	147,400	0.68
362nd to Kelso Park	Tier 3	96,500	0.45
Orient to Powerline	Tier 3	128,000	0.59
Meeker to MH Athletic Club	Tier 3	32,500	0.06
Vista Loop to Longstreet Lane	Tier 3	514,600	1.02
Orient to Tickle Creek	Tier 3	82,400	0.38
Tickle Creek to Colorado & Rachel	Tier 3	212,000	0.98
Tickle Creek to Deer Point Park	Tier 3	403,200	0.80
Dubarko Extension Road	Tier 3	119,300	0.19
Bornstedt Road to Trubel Road	Tier 3	462,300	0.73
Village South to Trubel Road	Tier 3	582,000	0.91
Jacoby West to Village South	Tier 3	348,200	0.55
Cascadia to Jacoby West	Tier 3	95,400	0.19
Highway 216 to Jacoby	Tier 3	963,900	1.51
Tickle Creek Connector Sewer Easement	Tier 3	853,100	3.94
<b>Total</b>		<b>\$ 8,541,000</b>	<b>26.69</b>

*Source: Environmental Science Associates, City staff.*

Note that the costs for projects on these two tables do not include land acquisition costs, although those are perfectly eligible for inclusion in an improvement fee (as long as they are not recovered in any other kind of development impact fee).

For projects on the expansion list, eligibility is determined by a level-of-service analysis that quantifies the park facilities that are needed for growth (and are therefore eligible to be included in an improvement fee cost basis). Park facilities can be measured by sorting them into categories, or by considering their respective units of measurement. Further, in either approach, the current or future level-of-service may be targeted. These two separate choices create four distinct and equally defensible ways of calculating the eligibility percentage of each project.

Each method will be examined in the sections below.

### Current Level-of-Service (By Category and Unit of Measurement)

Determining SDC eligibility for parks projects using the current level-of-service requires determining the quantity of parks facilities needed to maintain the current level-of-service. Any projects that add facilities in excess of that quantity are ineligible.

The City has seven relevant parks categories for determining its level-of-service by category. These are shown in the upper panel of the first column in **Table 3**. Each category receives its own level-of-service. Using neighborhood parks as an example, the City currently has 16.89 acres of neighborhood parks. Using the 2020 population discussed above, this implies that there are 1.45 acres of neighborhood parks per 1,000 residents. The parks project list, when completed, will add 24.40 acres of neighborhood parks. However, based on the 2035 population and the current level-of-service, only 10.80 additional acres of neighborhood parks are needed. So, only 10.80 acres out of the 24.40 acres added by the project list are eligible for inclusion in the improvement fee cost basis, or 44.27 percent.

The same line of reasoning is used to develop the eligibility percentages for other parks categories. Further, calculating eligibility using level-of-service by unit of measurement follows the same approach. The eligibility percentage for each parks category or unit of measurement is shown in the “Eligibility” column of **Table 3**.

**Table 3: Improvement Fee Eligibility under the Current Level of Service**

	Units	2020 Quantity	2020 Units per 1,000 Residents	Change in Quantity	Additional Needed to Maintain LoS	Eligibility
<b>By category:</b>						
Mini Park	Acres	3.87	0.33	2.50	2.47	98.99%
Neighborhood Park	Acres	16.89	1.45	24.40	10.80	44.27%
Community Park	Acres	10.82	0.93	59.00	6.92	11.73%
Natural & Open Space	Acres	224.64	19.28	2.00	143.65	100.00%
Undeveloped Park	Acres	22.51	1.93	-18.40	14.39	0.00%
Special Use Area	Number	4.00	0.34	0.00	2.56	0.00%
Trail	Miles	9.84	0.84	26.69	6.29	23.57%
<b>By Unit of Measurement:</b>						
Acres of Parks and Natural Areas	Acres	278.73	23.93	69.50	178.24	100.00%
Number of Special Use Sites	Number	4.00	0.34	0.00	2.56	0.00%
Miles of Trails	Miles	9.84	0.84	26.69	6.29	23.57%

**Source:** Environmental Science Associates, City staff.

### Future Level-of-Service (By Category and Unit of Measurement)

To determine SDC eligibility using the future level-of-service, the proposed additional quantity of parks facilities is added to the current quantity of parks facilities. Using the future population, a future level-of-service is then calculated. Then, that level-of-service is compared to the current parks system to determine if any current deficiencies exist against the future level-of-service. Only parks projects that do not cure existing deficiencies are considered eligible for the improvement fee cost basis under this method.

As in the previous section, calculating SDC eligibility based on future level-of-service can be done both when measuring parks facilities by category and when measuring by unit of measurement.

**Table 4** below outlines both methods using the future level-of-service. Using neighborhood parks as an example, the City currently has 16.89 acres of neighborhood parks. The parks project list, when completed, will add 24.40 acres of neighborhood parks. This results in a future level-of-service of 2.16 acres of neighborhood parks per 1,000 residents in 2035. If that level-of-service was applied to the 2020 population, a minimum of 25.18 acres would be needed. However, there are currently only 16.89 acres. Thus, the difference between 16.89 and 25.18 acres, or 8.29 acres, must be added to the system to cure a deficiency. So, only the remaining 16.11 acres added by the project list, or 66.01 percent of the neighborhood parks projects, are eligible for inclusion in the improvement fee cost basis under this method.

The same approach is used to develop the eligibility percentages for other parks categories. Calculating eligibility using level-of-service by unit of measurement follows the same logic. The eligibility percentage for each parks category or unit of measurement is shown in the “Eligibility” column of **Table 4** below.

When calculating an SDC based on the future level-of-service, it is possible that there may be park facilities eligible for inclusion in a reimbursement fee. This occurs when the future level-of-service for a parks category or unit of measurement is lower than the current level-of-service. If this is this case, and if the future level-of-service is targeted, then it follows that the parks system has an excess of parks facilities. The final column of **Table 4**, “Reimbursable Quantity,” shows the reimbursable quantity of parks facilities by category and unit of measurement which can be used to calculate a reimbursement fee.

**Table 4: Improvement Fee Eligibility under the Future Level of Service**

	Units	2020 Quantity	Change in Quantity	2040 Units per 1,000 Residents	2020 Minimum Quantity	Eligibility	Reimbursable Quantity
<b>By category:</b>							
Mini Park	Acres	3.87	2.50	0.33	3.89	99.39%	-
Neighborhood Park	Acres	16.89	24.40	2.16	25.18	66.01%	-
Community Park	Acres	10.82	59.00	3.66	42.59	46.16%	-
Natural & Open Space	Acres	224.64	2.00	11.87	138.24	100.00%	86.40
Undeveloped Park	Acres	22.51	-18.40	0.22	2.51	0.00%	20.00
Special Use Area	Number	4.00	0.00	0.21	2.44	0.00%	1.56
Trail	Miles	9.84	26.69	1.91	22.28	53.38%	-
<b>By Unit of Measurement:</b>							
Acres of Parks and Natural Areas	Acres	278.73	69.50	18.23	212.40	100.00%	66.33
Number of Special Use Sites	Number	4.00	0.00	0.21	2.44	0.00%	1.56
Miles of Trails	Miles	9.84	26.69	1.91	22.28	53.38%	-

**Source:** Environmental Science Associates, City staff.

## Infill List

Projects on the infill list do not add park acres or trail miles to the parks system, but they do add amenities to existing park facilities that will be used by both current and future users. **Table 5** displays all projects on the infill list.

If a project adds amenities, those amenities are assumed to benefit both current and future users proportionately. Therefore, that project’s eligibility percentage is assumed to be the growth share discussed in the “Growth” section above. Projects that do not add amenities, but instead repair or renovate existing amenities, do not add capacity for future users and so receive an eligibility percentage of zero percent.

**Table 5: Infill List Projects**

	Tier	Total Cost	Eligibility	Eligible Costs
Sandy Bluff Park	Tier 1	\$ 125,000	39.01%	\$ 48,757
Sandy River Park - Phase 1	Tier 1	800,000	39.01%	312,042
Bornstedt Park - Phase 2	Tier 2	252,000	39.01%	98,293
Tupper Park	Tier 2	750,000	39.01%	292,539
Meinig Memorial Park	Tier 2	273,200	39.01%	106,562
Sandy River Park - Phase 2	Tier 2	650,000	39.01%	253,534
Meinig Memorial Park	Tier 3	500,000	0.00%	-
Sandy River Park Addition	Tier 3	-	39.01%	-
<b>Total</b>		<b>\$ 3,350,200</b>		<b>\$ 1,111,727</b>

*Source: Environmental Science Associates, City staff.*

## Improvement Fee Cost Basis

Combining the eligible costs identified in the expansion and infill lists creates the full improvement fee cost basis. **Table 6** displays all four methods of calculating the eligible costs of the expansion list. While the eligible cost of the expansion list varies by method, the eligible cost of the infill list does not vary. As shown, the eligible costs for the improvement fee ranges from \$16.6 million when targeting the current level-of-service by category up to \$54.4 million when targeting the future level-of-service by unit of measurement.

**Table 6: Improvement Fee Cost Basis**

	Cost	Current LoS		Future LoS	
		Eligibility	Eligible Cost	Eligibility	Eligible Cost
<b>By Category</b>					
Mini Park	\$ 1,625,000	99%	\$ 1,608,624	99%	\$ 1,615,012
Neighborhood Park	16,190,900	44%	7,167,062	66%	10,686,831
Community Park	29,637,700	12%	3,475,763	46%	13,680,288
Natural & Open Space	1,250,000	100%	1,250,000	100%	1,250,000
Undeveloped Park	-	0%	-	0%	-
Special Use Area	-	0%	-	0%	-
Trail	8,541,000	24%	2,013,460	53%	4,559,543
Expansion Projects Total	\$ 57,244,600		\$ 15,514,909		\$ 31,791,673
Infill Projects	3,350,200		1,111,727		1,111,727
<b>Total</b>	<b>\$ 60,594,800</b>		<b>\$ 16,626,636</b>		<b>\$ 32,903,401</b>
<b>By Unit of Measurement</b>					
Acres of Parks and Natural Areas	\$ 48,703,600	100%	\$ 48,703,600	100%	\$ 48,703,600
Number of Special Use Sites	-	0%	-	0%	-
Miles of Trails	8,541,000	24%	2,013,460	53%	4,559,543
Expansion Projects Total	\$ 57,244,600		\$ 50,717,060		\$ 53,263,143
Infill Projects	3,350,200		1,111,727		1,111,727
<b>Total</b>	<b>\$ 60,594,800</b>		<b>\$ 51,828,788</b>		<b>\$ 54,374,870</b>

Source: Previous tables.

## REIMBURSEMENT FEE COST BASIS

The reimbursement fee collects the cost of existing parks facilities that are available for future users. A reimbursement fee is possible for a parks SDC only when the future level-of-service is targeted. As discussed in the sections above, the parks system does have park facilities available for future use. However, the costs for these park facilities were not calculated for this preliminary parks SDC analysis, and so there is no reimbursement fee cost basis in this memo.

## ADJUSTMENTS

Oregon Revised Statutes (ORS) 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in the SDC cost basis. After consultation with the City, we estimate the City will spend about \$28,290 over the planning period on the compliance costs allowed by statute.

Another typical adjustment to an SDC is the deduction of available fund balance from the total cost basis. Existing fund balance of \$1,223,401 was deducted from the improvement fee cost basis.

## CALCULATED SDC

**Table 7** below summarizes the calculation of the SDC. As shown, the total cost basis ranges from \$15.4 million up to \$53.2 million depending on the method chosen for calculating level-of-service. When dividing by the expected growth in residents during the planning period of 7,450, the total SDC per resident ranges from \$2,075 up to \$7,142. Because each method is equally defensible, \$7,142 is the maximum allowable SDC per resident.

**Table 7: Calculated SDC**

	Current by Category	Future by Category	Current by Unit	Future by Unit
<b>Cost Basis:</b>				
Improvement Fee	\$ 16,626,636	\$ 32,903,401	\$ 51,828,788	\$ 54,374,870
Estimated Improvement Fee Fund Balance	(1,223,401)	(1,223,401)	(1,223,401)	(1,223,401)
Compliance Costs	28,290	28,290	28,290	28,290
<b>Total Cost Basis</b>	<b>\$ 15,431,525</b>	<b>\$ 31,708,290</b>	<b>\$ 50,633,677</b>	<b>\$ 53,179,759</b>
<b>Growth in Residents</b>	<b>7,450</b>	<b>7,450</b>	<b>7,450</b>	<b>7,450</b>
<b>Improvement Fee per Resident</b>	<b>\$ 2,071</b>	<b>\$ 4,256</b>	<b>\$ 6,796</b>	<b>\$ 7,138</b>
<b>Compliance Fee per Resident</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Total SDC per Resident</b>	<b>\$ 2,075</b>	<b>\$ 4,260</b>	<b>\$ 6,800</b>	<b>\$ 7,142</b>
<b>Fee Schedule:</b>				
	<u>Residents per Dwelling Unit</u>			
Single-family dwelling unit	2.73	\$ 5,665	\$ 11,629	\$ 18,563
Multi-family dwelling unit	2.02	4,200	8,622	13,763
Mobile home dwelling unit	2.20	4,563	9,366	14,952
				15,703

**Source:** Previous tables, City staff, 2015-2019 American Community Survey 5-Year Estimates, Tables B25024 and B25033 (residents per dwelling unit).

The last panel in **Table 7** shows the SDC calculated for various residential development types. The SDC is scaled to these types based on the average number of residents per dwelling unit, which is taken from Census data. As shown, the maximum allowable SDC for a single-family dwelling unit is \$19,496.

## FUNDING PLAN

If the City implements the full parks SDCs calculated above, SDC revenues will still not be sufficient to cover the cost of the project list and additional revenue will be needed. Further, if a lower SDC is implemented, the amount to be collected from other sources will grow. **Table 8** below provides a summary of the funding plan for the City's project list under the recommended method of calculating the parks SDC.



**Table 8: Funding Plan**

	Future by Unit
<b>Resources</b>	
Beginning fund balance	\$ 1,223,401
SDC revenue	53,179,759
Other needed revenue	6,219,930
<b>Total resources</b>	<b>\$ 60,623,090</b>
<b>Uses</b>	
Project list (total cost)	\$ 60,594,800
Compliance costs	28,290
Ending fund balance	-
<b>Total requirements</b>	<b>\$ 60,623,090</b>

**Source:** *Environmental Science Associates, City staff, previous tables.*

At a minimum, the City will require \$6,219,930 of non-SDC revenue to complete the capital improvement plan. One possible source is a general obligation bond with a voter-approved levy. As shown in the table below, the tax rate required to pay the debt service on such a bond issue would be 47.67 cents per \$1,000 of assessed value. For a house with an assessed value of \$300,000, the annual debt service levy would be \$143.

**Table 9: General Obligation Bond with Low Proceeds**

	Low Scenario
Bond proceeds	\$6,219,930
Interest rate	4.00%
Maturity (years)	20
Annual debt service	\$457,673
Assessed value in FY 2020-21	\$960,166,014
Bond levy tax rate	\$0.4767
Tax on \$300,000 house	\$143

In contrast, if the City wished to finance its entire capital improvement plan with a general obligation bond and make park SDCs unnecessary, the burden on a house with an assessed value of \$300,000 would be \$1,393 per year.

**Table 10: General Obligation Bond with High Proceeds**

	High Scenario
Bond proceeds	\$60,594,800
Interest rate	4.00%
Maturity (years)	20
Annual debt service	\$4,458,671
Assessed value in FY 2020-21	\$960,166,014
Bond levy tax rate	\$4.6436
Tax on \$300,000 house	\$1,393

## INDEXING

ORS 223.304 allows for the periodic indexing of SDCs for inflation, as long as the index used is:

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

We recommend that the City index its parks SDC to the *Engineering News Record* Construction Cost Index for the 20-City Average and adjust charges annually. There is no comparable Oregon-specific index.

## OPPORTUNITIES TO REFINE THE ANALYSIS

This SDC analysis should be considered preliminary. Further data and analysis will improve the defensibility of the SDC. **Table 11** outlines some of the opportunities for improvement. Each item is listed with its estimated impact on the final calculated SDC.

**Table 11:** Analysis Improvement Opportunities

	Likely Impact on SDC
Year of Construction for Existing Parks	Higher
More Accurate Compliance Cost Estimates	Higher
Land Acquisition Costs	Higher
Planned Year of Construction for Future Parks	None
Reimbursement Fee Fund Balance	Unknown
Better Categorization of Expansion Projects	Unknown

Note that while outlining the planned year of construction for future parks will have no impact on the final SDC number, showing the timing of projects in the SDC methodology is required by ORS 223.309(1).

# APPENDIX G

---

## Public Outreach Summary

### SANDY PARKS AND TRAILS MASTER PLAN

### PUBLIC OUTREACH SUMMARY

Prepared for:  
City of Sandy



Prepared by:  
JLA Public Involvement

**Winter 2021**

# Project Overview

Over the course of 2020, the City of Sandy worked to update their Parks and Trails Master Plan to better serve the community's needs now and into the future. In addition to conducting research on the existing conditions, the Master Plan update has been guided by input from the community to help the City ensure future park and trail projects serve the needs and desires of Sandy residents. The goals of the update are to:

- Identify the necessary parks and trails that are needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

Two phases of targeted outreach were conducted:

- Phase 1: Outreach was conducted from January – March 2020 and focused on creating awareness of the project, sharing existing conditions information, and gathering feedback about the community's needs and desires for future parks and trails facilities.
- Phase 2: Outreach was conducted in September – October 2020 and was focused on reporting out what was heard from the community in the previous phase, as well as sharing and soliciting feedback on proposed improvements to the overall Parks and Trails system and concepts for Champion Way, Deer Point, and Ponder Lane neighborhood parks, and the Sandy Community Campus.

Following both phases of public outreach, the draft Master Plan will be revised to include community input before sharing it with the City Council for acceptance.

## PHASE 1 OUTREACH (JANUARY – MARCH 2020)

### Participation and Format

*The first phase of outreach included the following activities:*

#### Stakeholder Interviews

On January 28, 2020, twelve community stakeholders were interviewed in small groups with two to three people and in some cases, one. These stakeholders were recruited based on their special knowledge, expertise, or experience with the Sandy Parks system. Each interview began with introductions and a brief project overview from the City and ESA. The main purpose of the interviews was to gather insight on needs, gaps and priorities within the Parks and Trails system that would help inform the Master Plan development process. A summary of the stakeholder interviews can be found at the end of this document in **Appendix B**.

#### Open House #1

The first in-person open house took place on February 27, 2020 at the Sandy Senior Center. Attendees were provided a project fact sheet at the door and invited to view a variety of display boards, as well as speak with project staff from the City of Sandy. Display boards included project information and feedback opportunities in the form of a dot exercise to identify preferred park amenities. Attendees were encouraged to ask questions and provide comments on print versions of the survey. **Approximately 28 people attended the open house and 21 completed survey questionnaires at the event.** A summary of the feedback received can be found in at the end of this document in **Appendix C**.

## Bilingual Event

The project team held a bilingual event to gather feedback via hard copy questionnaires on March 11, 2020 at the Sandy Vista Apartments, a complex that houses predominately Spanish-speaking individuals and families. Participants were able to share their experience with Sandy parks, learn more about the park system, ask questions, and submit print surveys. Bilingual staff assisted with the presentation and communication with community members. The survey was available in both English and Spanish language versions at the event. **A total of 27 people submitted print survey responses.** A summary of the feedback received can be found in at the end of this document in **Appendix D.**

## Online Survey

In addition to the in-person events, a corresponding online survey was available from February 28 to March 15, 2020. **A total of 81 surveys were submitted online.** A summary of the feedback received can be found in at the end of this document in **Appendix C.**

## Outreach and Notification

For the first phase of outreach, the following methods were used to promote participation in the open house events and the online survey.

- Project website: The City posted information on the project website about the open house event and a link to the online survey.
- City e-mail list: The City distributed an announcement about the open house and online survey to their e-mail list.
- Social media posts: The City posted an event to their Facebook page advertising the in-person open house and shared the online survey on Facebook separately.
- Spanish Language outreach event at Sandy Vista: Flyers were distributed to every apartment unit and posted in the common areas with the date, time and location of the meeting.

## PHASE 2 OUTREACH (SEPTEMBER – OCTOBER 2020)

### Participation and Format

*The second phase of outreach included the following activities:*

#### Online Open House Event

Due to the ongoing COVID-19 public health crisis, the outreach was primarily online. The online open house event was posted for public viewing and participation from September 24 to October 25. During that time, the site garnered 1,573 unique visitors, with 72 people completing the online questionnaire. A summary of the feedback received can be found in at the end of this document in **Appendix E.** The bilingual mailer can be found in **Appendix F.**

Online open house located at: <https://openhouse.jla.us.com/sandy-ptsm#>

#### Spanish Language Community Survey

Since a second follow-up event at Sandy Vista Apartments was not possible due to the COVID-19 pandemic, a Spanish language survey was developed and distributed to residents of Sandy Vista in order to provide current information about the Master Plan effort and solicit input on proposed park designs concepts. A summary of the feedback received can be found in at the end of this document in **Appendix E.**

## Outreach and Notification

For the fall round of outreach, a flyer was developed and distributed to the community by the City to promote the online open house feedback opportunity. In addition, the City promoted the event on their Social Media platforms and distributed the link to the online open house via their e-mail list serve. The city website also directed visitors to the online open house.

## APPENDIX E.1: PROJECT FACT SHEET

# Sandy Parks & Trails Master Plan



In Sandy we are proud of our parks system, from the 1.75-mile Tickle Creek Trail, to neighborhood playgrounds, to the 127-acre Sandy River Park. All told, there are 17 facilities within Sandy city limits. Those parks, grounds, trails and open spaces are maintained by just two full-time employees and a summer worker.

But the city is growing. After more than 20 years, it is time for an updated Parks & Trails Master Plan to serve our growing community in the near future, and for years to come.

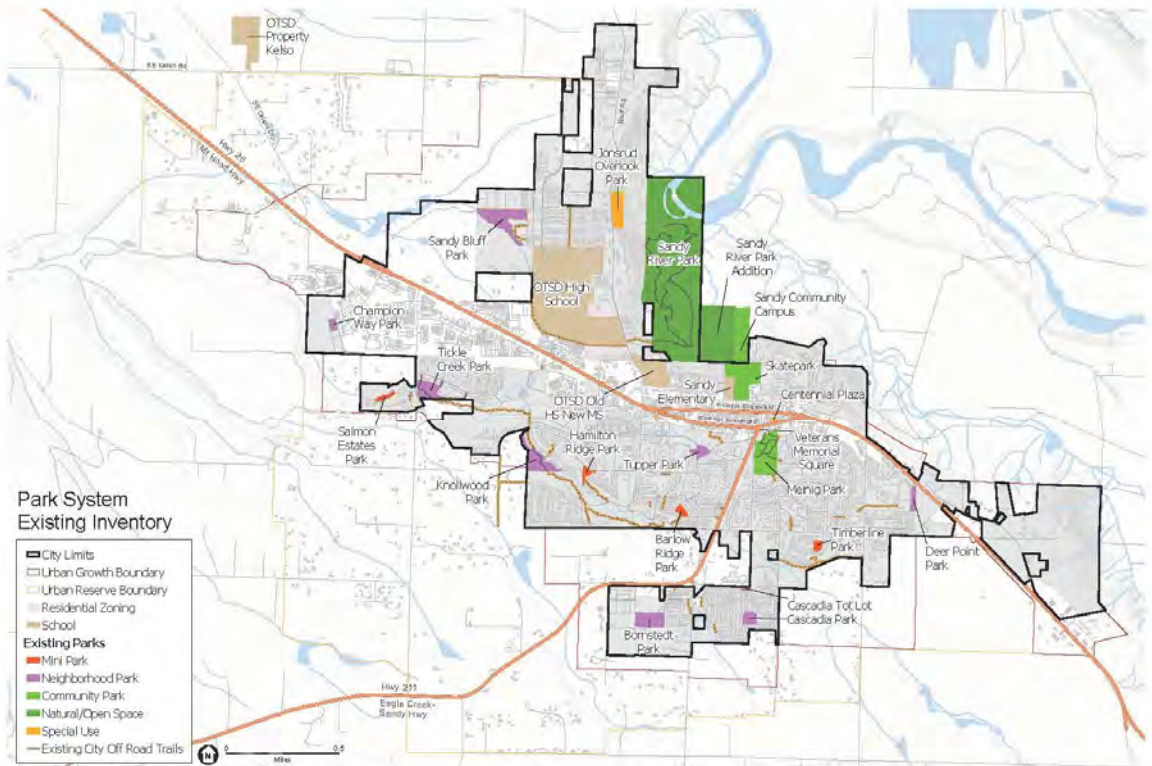
### What's a "Master Plan"?

It's a reference document, a little like a map or an owner's manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

### The master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails in future decades).







### We need your input!

We need you to tell us how you use parks now and how you may use them in the future. This might include parks and trails connectivity and how you access them.

We also want to hear your preferences for potential park and trail projects and learn which ones you think should take priority (and why) as money becomes available.

### What's next

The planning process is currently underway and will take approximately 10 months to complete. There will be multiple opportunities for community engagement and input to help guide the process. A Technical Advisory Committee (TAC), comprised of Sandy community members will meet at multiple times throughout the project to help guide the work of the project team, in addition to one-on-one interviews with key community groups, public open houses and online surveys.

#### December-January

Project start, establish priorities

#### February-April

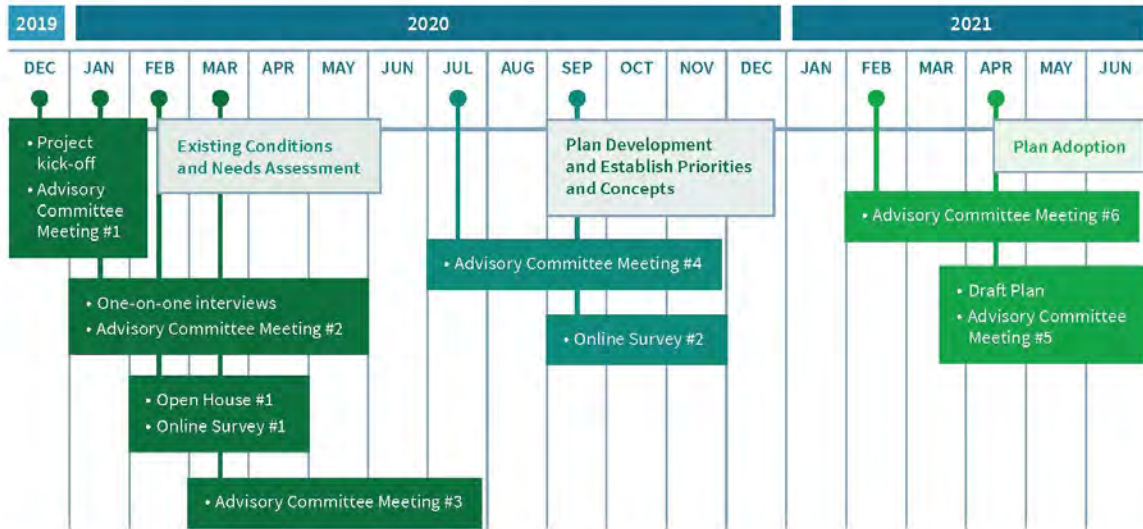
Existing Conditions and Needs Assessment

#### August-October

Plan Development and Concepts

#### Mid-2021

Plan Adoption



For questions or more information, contact Nancy Ream Enabnit: 503.668.7535 | [nancyenabnit@gmail.com](mailto:nancyenabnit@gmail.com).

## APPENDIX E.2: STAKEHOLDER INTERVIEW SUMMARY

On January 28, 2020, Environmental Science Associates (ESA), JLA Public Involvement and the City of Sandy interviewed twelve community stakeholders based on their special knowledge, expertise or experience with the Sandy Parks system. Interviews were conducted in small groups with two to three people and in some cases, one. Each interview began with introductions and a brief project overview from the City and ESA. The main purpose of the interviews was to gather insight on needs, gaps and priorities within the Parks and Trails system that would help inform the Master Plan development process.

This report is a compilation of stakeholder responses that summarizes the key themes and most-often heard comments, and a few individual responses are included to give a fuller indication of the type of feedback received.

### STAKEHOLDERS INTERVIEWED:

- Melissa Thompson, Sandy Senior Center & area resident
- Juntu Oberg, NW Trails Alliance
- Olga Gerberg, Latinx Community
- Carol Cohen, OBRA & area resident
- Susan Drew, Community Gardens & area resident
- Martin Montgomery, Sandy Mt. Festival & Kiwanis
- Joseph Preston, Parks Maintenance
- Chris Hargrave, Youth Sports & area resident
- Sarah Richardson, Adult Softball, Dog Park & area resident
- Carissa Strobel, Mike Strobel and Lori Engdall, Eastwind Running

Several other groups were invited, but did not attend, including:

- Sandy Helping Hands
- Ant Farm
- Community Action Center
- Sandy Transit
- SHS Green Club
- Mt. Hood Athletic Club
- Swimming Pool
- Police
- Library
- Pickle Ball

### KEY THEMES:

*Several themes emerged. It is important to note that these themes are not universally accepted points of view, but simply those that were raised by multiple interviewees.*

### Feedback about Needed facilities/amenities:

The following thoughts and ideas were offered by interview participants when asked what they felt was needed in regard to future Parks and Trails facilities and amenities. Most ideas were offered by more than one person, and a few were just mentioned by one.

- Pump tracks/skills course
- Sports fields for pick up sports, such as soccer, baseball
- Trails and trail connections (Tickle Creek to Cazadero, connect with Timberline Trail, add trail at Sandy Vista, Sandy River rustic trails, incorporate Tickle Creek trail, connect with Springwater)
  - Safer road crossings (underpass/overpass at 212/Hwy 26)
  - Include wayfinding on trails/paths
  - Trail system loop around city
  - Utilize powerline corridors
  - Connect Tickle Creek Trail connections off road
- Pickle Ball
- More programming/amenities for disabled, such as:
  - sensory gardens
  - raised beds for community gardens
  - improved surface trails
  - accessible trails
  - universal designed playground, such as Harper's in Portland
- Sports complex with lights and synthetic turf
- Standing Wave/Whitewater Park
- Progressive skills complex for both bike and skate skills.
- Outdoor basketball hoops
- Dog park trail system with natural features
- Shelters
- Restrooms
- Covered shelters/multipurpose spaces
- Family oriented facilities, broad appeal with activities for a range of age groups: open field/ soccer, picnic area, BBQ's
- Improve geographic distribution of facilities:
  - Community garden for north side of town (Knollwood?)
  - Dog park for south side of town
  - Basketball Court north side of town
  - Large field on south side of town.

### Feedback about favorite parks and trails:

During the course of the conversation with stakeholders, a few popular parks and trails were mentioned. Those include:

- Tupper
- Tickle Creek
- Bornstedt
- Meinig Park

### Parks that are in need of repair:

At least a few people mentioned parks that are in need of repair or rehabilitation. Those include:

- Tupper Park playground equipment
- Meinig Park (ADA access, power distribution, improved paths & bridges, undeveloped space could be improved, additional restrooms)
- Skatepark (demolish, redesign and relocate)

### Nearby regional facilities:

A few people mentioned other, nearby regional facilities owned and managed by other providers, or other facilities as examples of what was desired in Sandy. Those are as follows:

- Timberline Trail – Mt. Hood (future connection)
- Sandy Ridge Trail system - Welches
- Cazadero/ Springwater Trail – Gresham to Portland (future connection)
- Hoodview Sports Complex – North Clackamas (example facility of what is desired in Sandy)
- Harper’s Playground – Portland (example facility of what is desired in Sandy)
- Oral Hull Sensory Garden (example facility of what is desired in Sandy)
- Rock Ridge Bike Skills Course – Bend (example facility of what is desired in Sandy)
- Pump Track, Family man bike skills course – Hood River (example facility of what is desired in Sandy)
- Tree Course – Hagg Lake (example facility of what is desired in Sandy)
- Estacada has 2 disc golf courses.
- McKay Park Standing Wave – Bend (example facility of what is desired in Sandy)
- Standing wave – Boise (example facility of what is desired in Sandy)

### Concerns and areas for improvement:

Overall, the comments provided by stakeholders were positive and supportive of the Master Planning effort. A few comments were shared with regard to how the system could be improved, such as:

- Cleanliness of parks. Some parks, particularly trails and natural areas are littered with garbage and needs. Homelessness is an issue in these areas.
- Parks appear private/not accessible to the Latinx community. More outreach and communication are needed to provide a more welcoming, accessible environment. Consider using universal symbols on signs in addition to terms as well as provide materials and signage in Spanish.
- It will be important to engage the Latinx community during the Master Planning process. Consider holding a separate, Spanish language meeting at Sandy Vista Community Room.
- Recreation programming at Senior/Community Center is great but could be marketed better.

- Future landscaping should include native, drought resistant plants and shrubs to reduce maintenance. Limit planting flower beds in key locations. Turf and trees are easier to maintain.
- Consider integrated pest management (reduce need to spray chemicals). Provide trail maps in addition to park maps.



# APPENDIX E.3: SPRING 2020 OPEN HOUSE AND ONLINE SURVEY

## DISPLAY BOARDS

### Sandy Parks & Trails Master Plan

**What is a "Master Plan"?**  
It is a reference document, a little like a map or an owner's manual. In this case, the City of Sandy will use it to help make sure future park and trail projects serve the goals, needs and hopes of residents like you.

The master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, so they serve everyone in the city.

This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails in future decades).









**Why are we doing this?**

In Sandy we are proud of our parks system, from the 1.75-mile Tickle Creek Trail, to neighborhood playgrounds, to the 127-acre Sandy River Park. All told, there are 19 parks within Sandy city limits. The parks, trails and open spaces are maintained by just two full-time employees and a summer worker.

After more than 20 years, it is time for an update to the Parks & Trails Master Plan. The City is growing and we need a plan to serve our community now and into the future.

### Sandy Parks & Trails Master Plan






# WELCOME

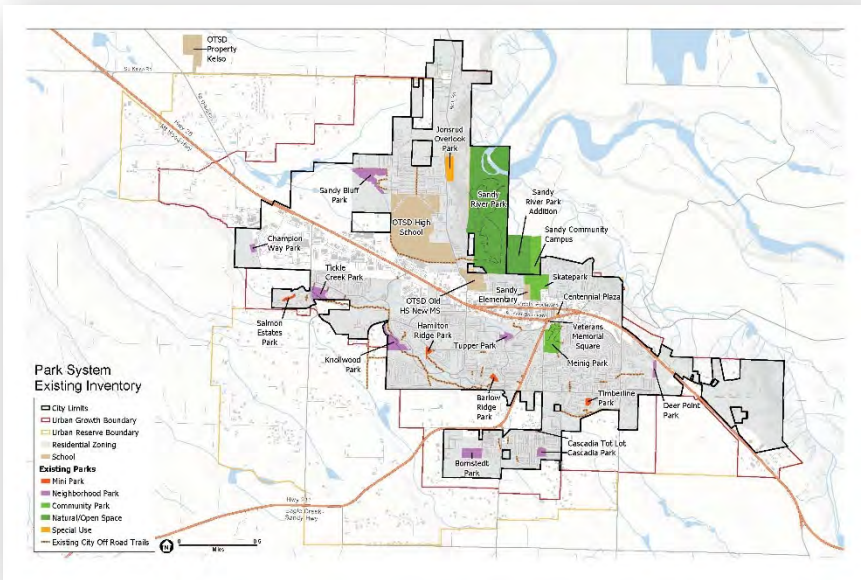
Please sign in!  
*We invite you to:*

Sign up and stay updated on the project.

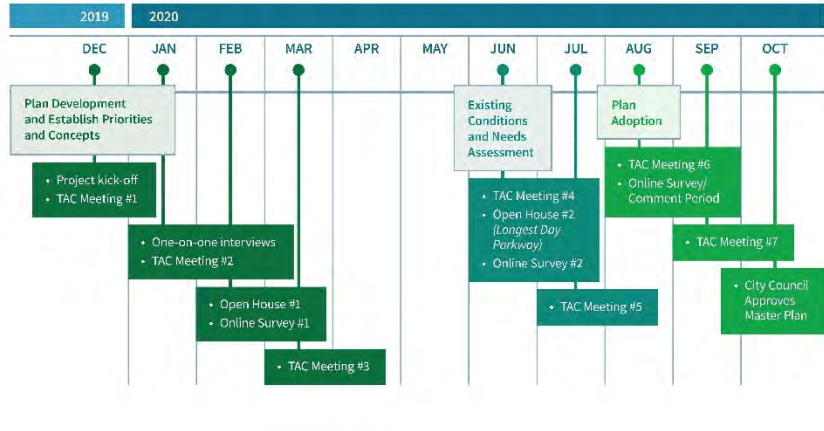
Visit each station and learn more about the project.

Ask questions! Talk with staff.

Complete a comment form to share your thoughts.





# Sandy Parks & Trails Timeline



# Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



	Restroom
	Natural/Gravel Trails
	Paved Multi-Use Trails
	Picnic Areas/Shelters
	Playgrounds
	Soccer/Multipurpose Fields



## Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



Baseball and Softball Fields



Indoor Community Centers



Indoor Swimming Pools



Community Gardens



Disc Golf



Skateboard Park



Bicycle Pump Track

## Proposed Amenities

What facilities or activities are most needed in the community? (check all that apply)



Off-Leash Dog Parks



Basketball Courts



Tennis Courts



Pickle Ball Courts



Sensory Garden



Universal Playground



Parking

# Sandy Parks & Trails Master Plan



## Share your vision for our community parks and trails!

We are collecting ideas to better understand the community's needs and identify priorities that inform the development of our Parks and Trails Master Plan. Now is your opportunity to think about what services, activities, and amenities are important to you.



**Learn more about your  
community parks and help us plan  
for the future!**

March 11, 2020 from 4:30-6:00 p.m.  
Sandy Vista 40747 SE Hwy 26  
Sandy, OR 9705



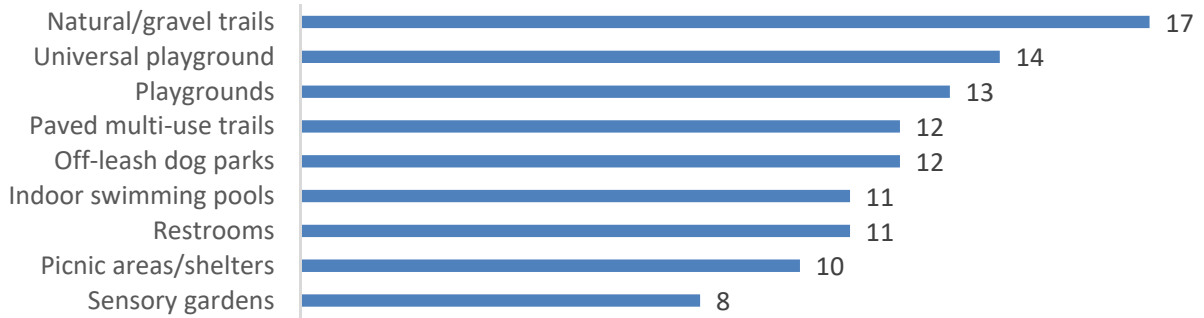
\*\*\*\*\*  
**Thank you for  
your input and  
helping to shape  
the future of Sandy  
parks and trails!**



## SPRING 2020 OPEN HOUSE AND ONLINE SURVEY

### Open House Dot Exercise

Each meeting participant was given five dots and asked to choose the amenities they would most like to see included in the parks and trails plan for Sandy. Below is a chart illustrating the most popular choices.



Other options included:

- Basketball courts (6)
- Indoor community centers (6)
- Community gardens (6)
- Bicycle pump tracks (6)
- Disc golf (4)
- Soccer/multipurpose fields (4)
- Pickle ball courts (3)
- Parking (3)
- Drinking fountains (3)
- Baseball/softball fields (2)
- Skateboard park (2)
- Tennis courts (1)

### Online Survey Responses

A total of 129 surveys were received via the open house, community event, and online. Below is a summary of the responses.

#### 1. How would you describe the current quality of parks and trails that serve Sandy residents?

A total of 127 people responded to this question.

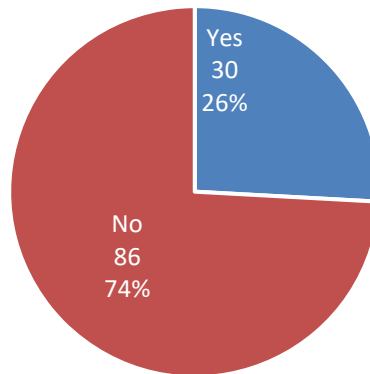


Participants were asked to explain why they chose their answer. Common responses include:

- Parks and greenspaces are not accessible due to lack of distribution and current proximity (7)
- Meinig Park needs better development and maintenance (5)
- Tickle Creek Trail is a great addition, but lacks adequate access (5)
- There is a lack of connections and crosswalks to support park access (4)
- Parks need to be bigger (3)

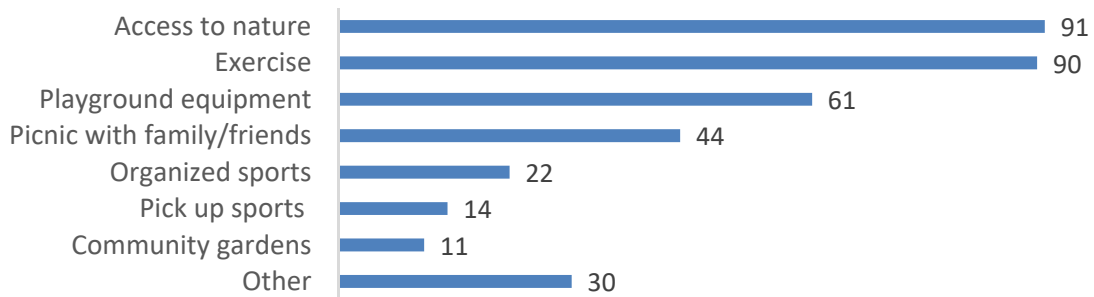
## 2. Do you feel there are enough parks and trails in Sandy?

A total of 116 people responded to this question.



## 3. Why do you visit the parks that you go to?

Participants were asked to choose from a list of reasons for why they visit parks and given the option to select all that apply. A total of 123 people responded to this question.

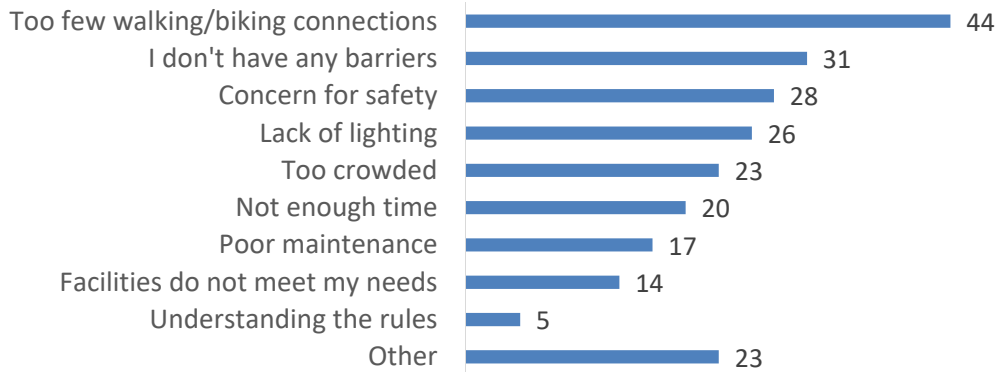


Of those that responded “other,” responses included:

- Water activities, i.e., splash pad, swimming, river access, fishing, etc. (10)
- Dog related activities and spaces (6)
- Wall ball (3)
- Time with family and friends (2)

## 4. What barriers prevent you from using park facilities more frequently?

Participants were given a list of barriers and asked to choose all that apply. A total of 121 people responded to this question.



Of those that selected “other,” responses included:

- Lack of access based on proximity (5)
- Lack of restrooms (3)
- Lack of shade (2)
- Lack of natural areas, i.e., nature parks (2)

## 5. What facilities or activities do you see as the most needed in the parks?

Participants were given a list of facilities and activities and asked to select all those they felt are most needed. A total of 120 people responded to this question. Below is a chart illustrating the most common responses.



Participants could also choose the following:

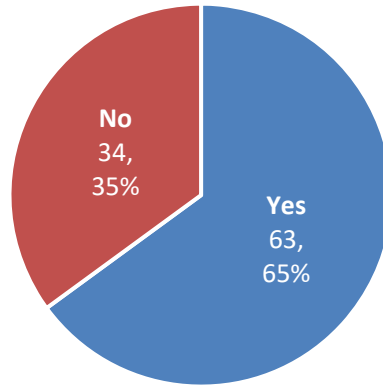
- Parking (34)
- Soccer/multipurpose fields (34)
- Basketball courts (31)
- Sensory garden (28)
- Off-leash dog parks (27)
- Bicycle pump track (25)
- Skateboard park (24)
- Baseball/softball fields (23)
- Disc golf (22)
- Tennis courts (20)
- Pickleball courts (17)
- Other (20)

Other suggestions included:

- Water features (8)
- Nature parks and natural areas (2)

**6. Are there parks elsewhere that you particularly like? If so, which parks? Where?**

Participants were asked to indicate whether there are parks they like other than those in Sandy and given the option to list them. A total of 97 people responded to this question.

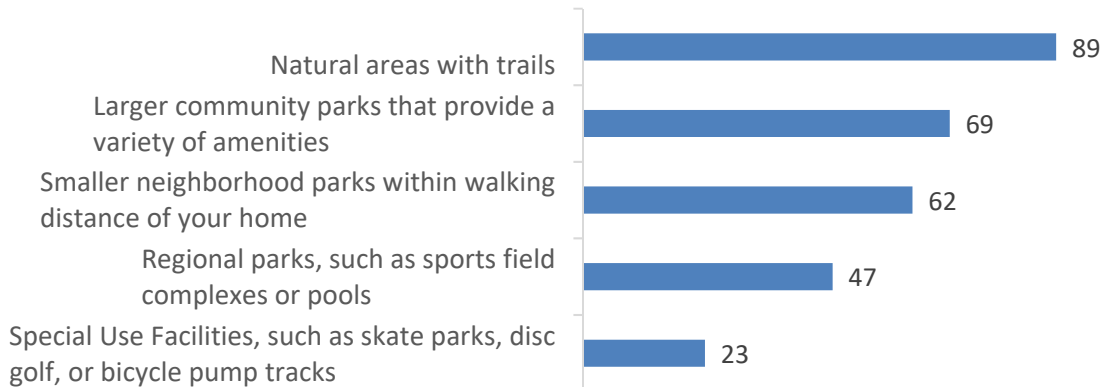


The parks participants suggested included:

- Imagination Station Park (7)
- Happy Valley Park (7)
- Wildwood Park (5)
- Westmoreland Park (4)
- Meinig Park (3)
- Thousand Acres Park (3)

**7. What type of park do you like to visit?**

Participants were shown a list of different types of parks and given the option to select all that apply. A total of 120 people responded to this question.



## 8. Do you have any other comments for us to consider as we develop the Sandy Parks & Trails Master Plan?

Participants were asked to answer in their own words what they would like considered in the Sandy Parks and Trails Master Plan. A total of 53 people responded to this question. Responses included:

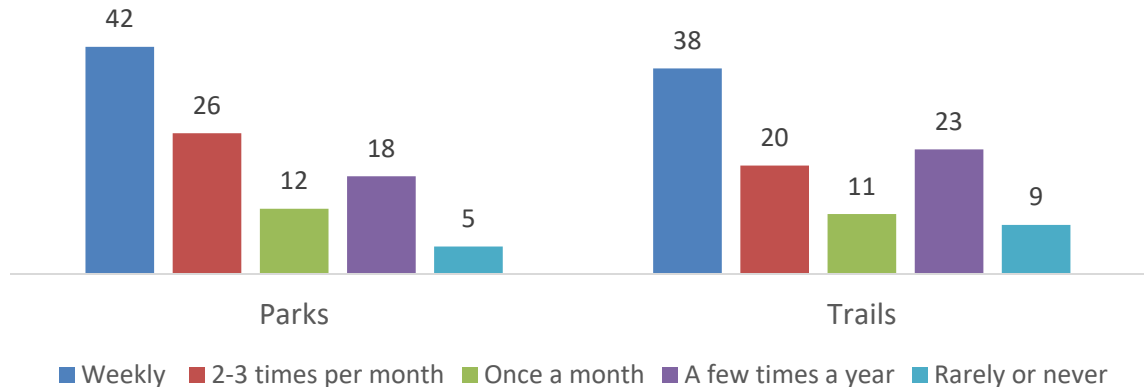
- Prioritize maintenance, security, and development of existing parks (10)
- Build more water features and facilities and provide better access to rivers and lakes (7)
- Develop parks and trails in the Champion Way area (3)
- Develop parks and trails in the Deer Pointe area (3)
- Provide more shade for park activities, especially for summer activities (2)
- Provide more and increase accessibility to information about parks so people understand how to use them (2)

## 9. Where do you live?

Participants were asked to indicate what zip code they live in. A total of 108 participants responded to this question with the majority (96) indicating that they live in 97055. Other zip codes participants provided include 97009, 97023, 97049, 97206, and 40793.

## 10. How often do you use parks or trails in Sandy?

A total of 106 people responded to this question.

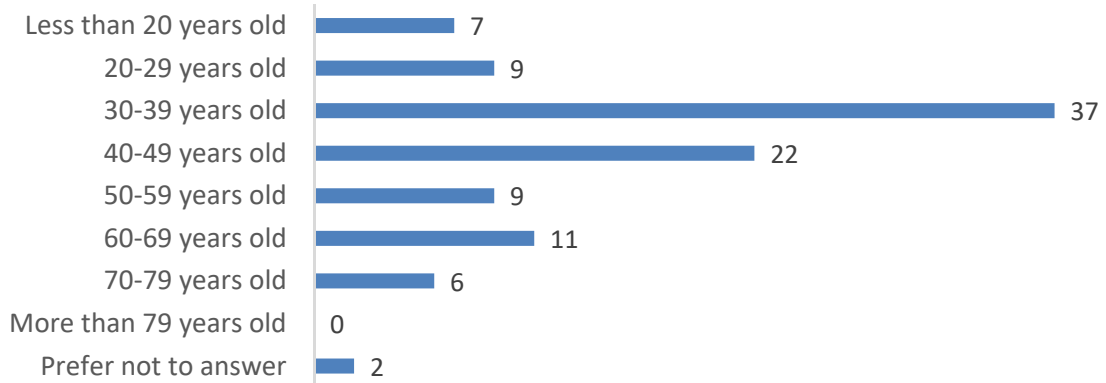


## Demographic Information

### Age

A total of 103 people responded to this question.





### Gender

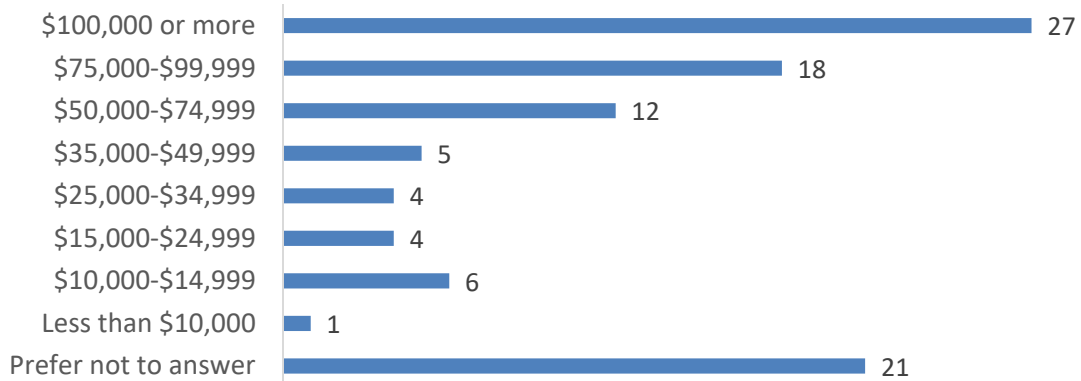
Participants were asked to choose what best describes their gender. A total of 101 participants answered this question. A majority (70) indicated that they are female, 26 said they are male, four said they preferred not to answer, and one chose non-binary.

### Race/Ethnicity

A total of 101 people responded to this question. A majority (75) indicated that they are white, 17 said they are Hispanic/Latino, and one said they are Asian. Five participants said they preferred not to answer and three said they are another race other than what was listed.

### Household Income

A total of 98 people responded to this question.



## APPENDIX E.4: SPRING 2020 SANDY VISTA SPANISH-LANGUAGE OPEN HOUSE

### Plan Maestro de *Sandy parques y caminos*



## ¡Comparta su visión para nuestros parques y caminos comunitarios!

Estamos recopilando ideas para comprender mejor las necesidades de la comunidad e identificar las prioridades que informan el desarrollo de nuestro Plan de Parques y Caminos. Ahora es su oportunidad de pensar qué servicios, actividades y comodidades son importantes para usted.



¡Aprenda más sobre sus parques comunitarios y cómo ayudarnos a planificar para el futuro!

El 11 de marzo, 2020  
de las 4:30-6:00 p.m.

Sandy Vista 40747 SE Hwy 26  
Sandy, OR 9705



¡Gracias por su aporte y por ayudarnos a dar forma al futuro de los parques y caminos de Sandy!



APPENDIX E.5: FALL 2020 ONLINE OPEN HOUSE

FLYER

# Sandy Parks & Trails Master Plan



---

## Help shape the future of Sandy Parks and Trails by participating in our online open house!

We need your input and ideas to help shape the development of our future parks and trails system in Sandy. Learn about proposed concepts for Deer Pointe, Ponder Lane, Champion Way and Sandy Community Campus and share your thoughts by visiting us online at:  
[www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate](http://www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate)



### Thanks for your interest in Sandy's Parks and Trails.

For questions or more information contact:  
Nancy Ream Enabnit: 503.668.7535 | [nancyenabnit@gmail.com](mailto:nancyenabnit@gmail.com)  
Para preguntas en español o para recibir una encuesta en español contacte:  
Travis Rumohr: 971.303.9311 | [travisrumohr@jla.us.com](mailto:travisrumohr@jla.us.com)



Thanks for your  
interest in Sandy's  
Parks and Trails.





# Plan Maestro de *Sandy parques y caminos*



## **¡Contribuya a dar forma al futuro de Sandy Parks and Trails participando en nuestra jornada de puertas abiertas en línea!**

Necesitamos su opinión e ideas para ayudar a dar forma al desarrollo de nuestro futuro sistema de parques y senderos en Sandy. Conozca los conceptos propuestos para Deer Point, Ponder Lane, Champion Way y Sandy Community Complexy comparta sus pensamientos visitándonos en línea:

[www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate](http://www.ci.sandy.or.us/ParksandTrailsMasterPlanUpdate).



### **Gracias por su interés en Sandy's Parks and Trails.**

Para preguntas o más información contacte.

Nancy Ream Enabnit: 503.668.7535 | [nancyenabnit@gmail.com](mailto:nancyenabnit@gmail.com)

Para preguntas en español o para recibir una encuesta en español contacte.

Travis Rumohr: 703.785.54534, [travisrumohr@jla.us.com](mailto:travisrumohr@jla.us.com)



.....  
¡Gracias por su interés en Sandy's Parks and Trails.!



## ONLINE OPEN HOUSE RESPONSES

Those that participated in the online open house generally felt like the proposed parks and trails served the needs of the community, with some disagreeing, and some feeling there just needed to be some changes to the plans. Responses to the proposed park developments were also positive. When asked how well they like the layout of features in the park concepts the breakdown skewed positive:

- Champion Way – 37 said “Like it” compared to 2 that said “Dislike it”
- Deer Point – 37 said “Like it” compared to 3 that said “Dislike it”
- Ponder Lane – 33 said “Like it” compared to 2 that said “Dislike it”
- Sandy Community Campus – 31 said “Like it” compared to 7 that said “Dislike it”

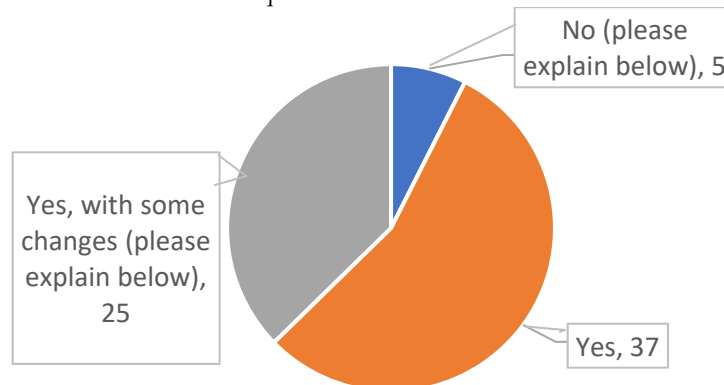
The results of the feedback portion of the online open house indicate that there is general approval of the proposed concepts, with some proposed changes to reflect community desires. Some of the common features that people liked or said they would like to see included were:

- Skate parks
- Pump tracks
- Interconnected trails
- Safety features
- Bathrooms
- Splash pads
- Parking

*The following represents the summary of the feedback portion of the online open house:*

### 1. Do you feel that the proposed park system map will serve the needs of the growing community? (Check one.)

There was overall approval from most respondents to the proposed park system map, with 37 saying they felt it will serve the needs of the growing community, 25 saying it would do so with some changes, and only five saying it would not. Respondents were given an opportunity to explain and expand their answer in the question that followed.



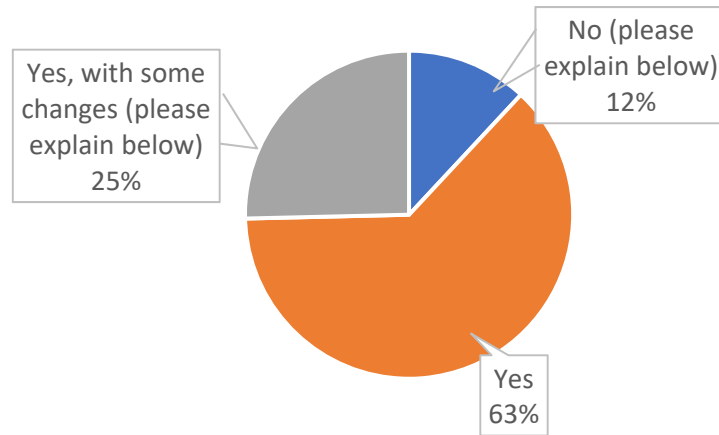
### 2. Do you have any changes to suggest?

- 6 respondents said they wanted a revamped or expanded skate park as a priority.
- 4 respondents said they wanted to see more connectivity and mobility involved in the park designs, with them being a way for the public to get around.

- 3 respondents said they desired park development near existing neighborhoods for accessibility.
- 2 respondents said they wanted to see more dog parks.

**3. Do you feel that the proposed trail system map will serve the needs of the growing community? (Check one.)**

There was overall approval from most respondents to the proposed park system map, with 42 saying they felt it will serve the needs of the growing community, 17 saying it would do so with some changes, and only eight saying it would not. Respondents were given an opportunity to explain and expand their answer in the question that followed.



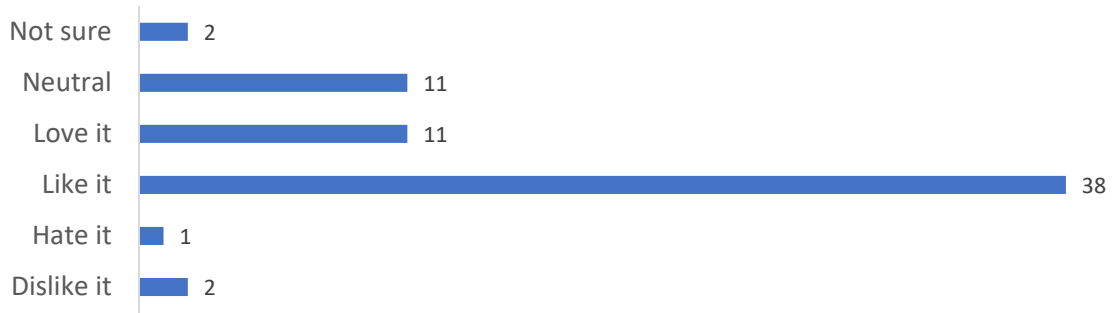
**4. Do you have any changes to suggest?**

- 4 respondents said they were concerned about connecting Tickle Creek Trail to the Springwater Trail or just generally concerned about replicating the unsafe conditions on the Springwater.
- 3 respondents said they believed the number of trails in the plan was too ambitious and that more focus should be put into maintaining and improving what Sandy already has.
- 3 respondents said they like the idea of interconnectivity and making trails that provide people the ability to get around town.
- 2 respondents said they like the idea of varied difficulty trails and more options for people with mobility issues.

**Feedback related to Champion Way Neighborhood Park:**

**1. How well do you like the layout of features in the Champion Way Park concept? (Check one.)**

The most common response to the proposed layout in the Champion Way Park concept was “Like it”, followed by “Love it” and “Neutral”. Only three respondents selected that they “Hate it” or “Dislike it”. The data signifies that there was a significant positive response to the concepts proposed.



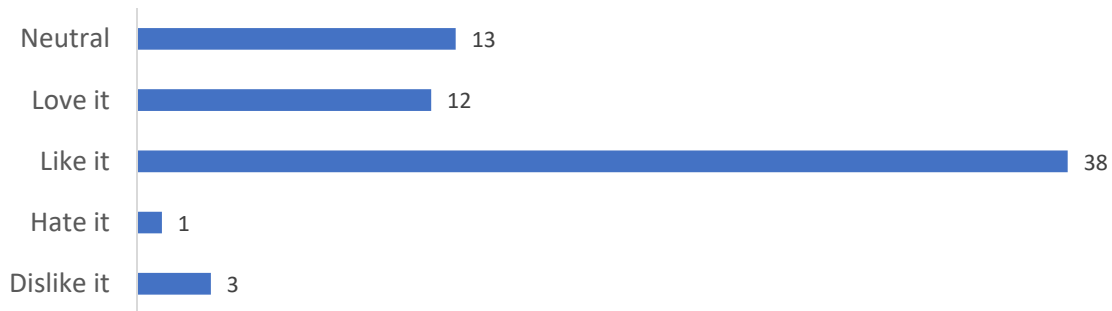
**2. If you could change / add one thing in the Champion Way Park concept, what would it be?**

- 4 respondents expressed a desire for more sports courts.
- 3 respondents said they wanted to see a splash pad.
- 3 respondents said they wanted accessible bathrooms.
- 3 respondents said space for parking should be ensured.
- 2 respondents said they wanted to see a skate park added.

**Feedback related to Deer Point Neighborhood Park**

**1. How well do you like the layout of features in the Deer Point Park concept? (Check one.)**

There was significant positive response to the concepts laid out for the Deer Point Neighborhood Park, as well. Of the respondents, 50 said they “Like it” or “Love it”, while only four said they “Dislike it” or “Hate it”.



**2. If you could change / add one thing in the Deer Point Park concept, what would it be?**

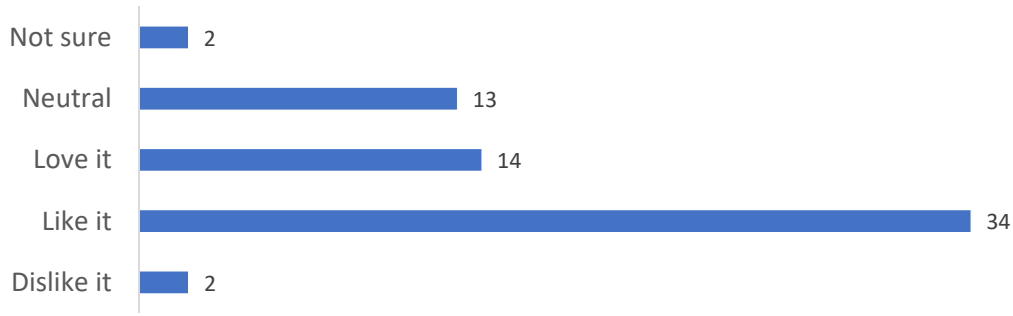
- 6 respondents expressed concern about the connection and accessibility of Highway 26, especially in the case of children’s safety.
- 5 respondents said they would like a pump track to be included.
- 4 respondents said they wanted more space for dogs to be considered.
- 4 respondents said they want a splash pad.
- 4 respondents said they really like the inclusion of a disc golf course.
- 3 respondents said that a skate park would be a good addition.



## Feedback related to Ponder Lane Neighborhood Park

### 1. How well do you like the layout of features in the Ponder Lane Park concept? (Check one.)

The Ponder Lane Neighborhood Park concept gained significant positive responses. Of the respondents, 48 said the “Like it” or “Love it”, in reference to the concepts, with only two that said they “Dislike it”.



### 2. If you could change / add one thing in the Ponder Lane Park concept, what would it be?

- 3 respondents said there is a shortage of parking.
- 3 respondents expressed concern about the proximity of the park to a busy road.
- 4 respondents said they really like the addition of a dog park.
- 2 respondents said they think there should be a barrier to separate the off-leash dog park from the rest of the park.
- 2 respondents said they want a skate park.

## Sandy Community Campus

### 1. How well do you like the Sandy Community Campus Phase 1 concept? (Check one.)

Out of all the proposed park concepts, the Sandy Community Campus Phase one concept had the most diversity of opinion, but there was still an overall positive response. 56 respondents said they “Like it” or “Love it”, while eight said they “Dislike it” or “Hate it”. Only five respondents said they were “Neutral” or “Not sure”.

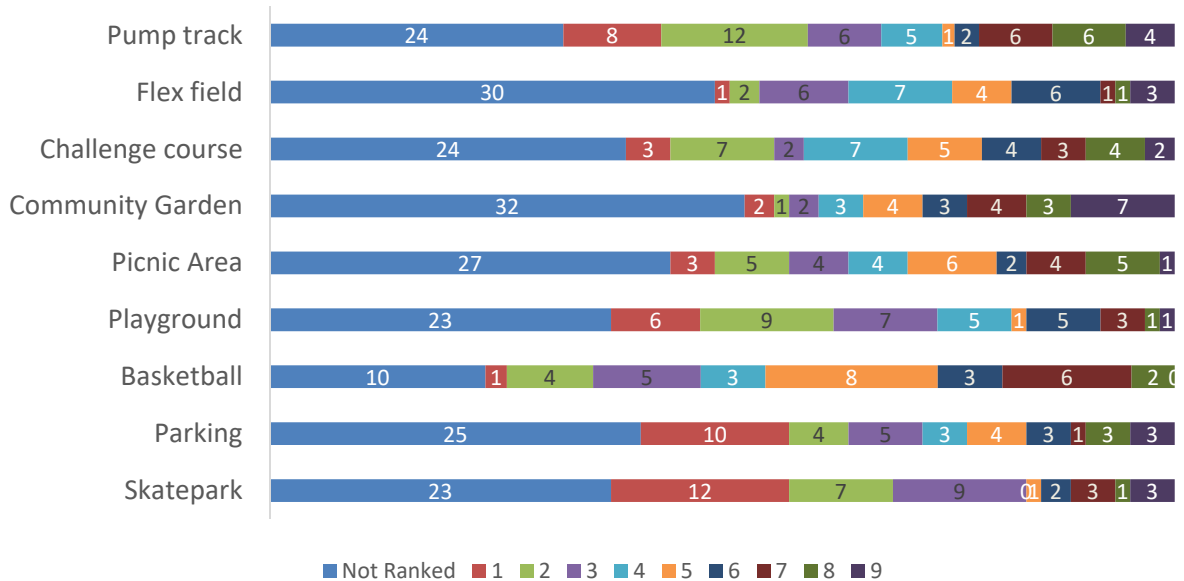


**2. If you could change / add one thing in the Sandy Community Campus Phase 1 concept, what would it be?**

- 11 respondents said they thought that a quality skate park should be a priority.
- 4 respondents said they want a pump track.
- 7 respondents said they want a pool to be a priority.
- 3 respondents noted the need for public restrooms.

**3. Please rank which elements you feel should be included in the first phase.**

The most popular number one choices that people said they feel should be included in the first phase were “Skatepark”, “Parking”, and “Pump Track”. The popularity of these choices tracks with their prevalence in open-ended comments about park elements. “Skatepark” and “Pump track” were also among the most popular selections for respondents’ 2nd choice, along with “Playground” and “Challenge course”. The element that the most respondents ranked last or chose not to rank at all, was that of “Picnic Area”, which also tracks with a lack of significant support in open-ended comments.

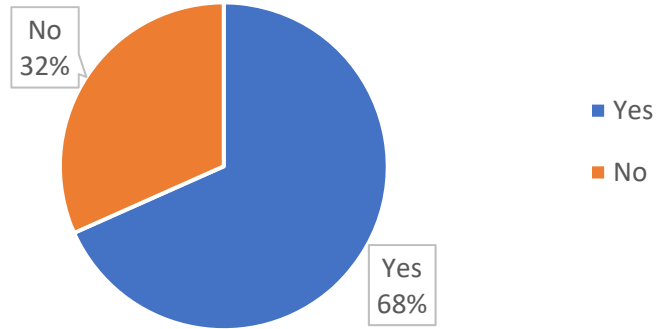


**Tell us about yourself**

**1. Which parks do you live within walking distance of: (Check all that apply.)**



**2. Are you interested in participating in a follow-up meeting regarding park design? (Check one.)**

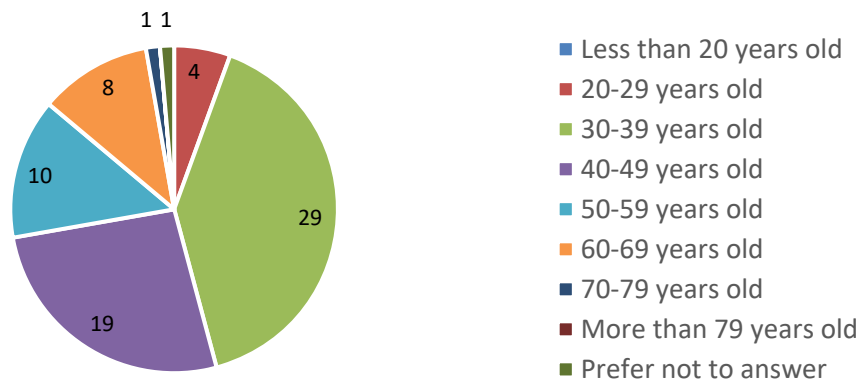


**3. Which park(s) are you interested in learning more about: (Check all that apply.)**

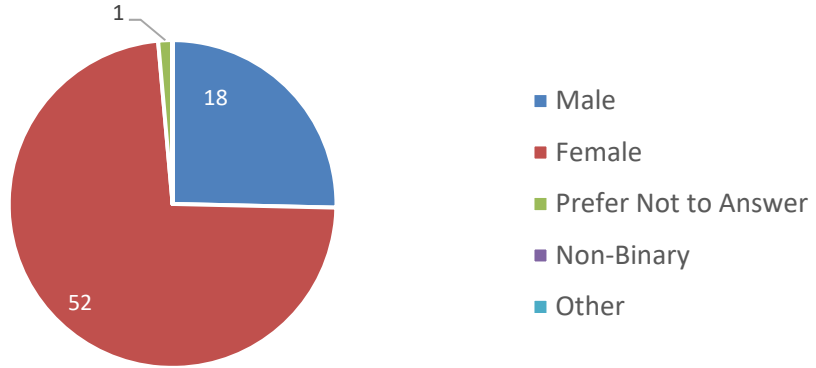


### Demographic Questions

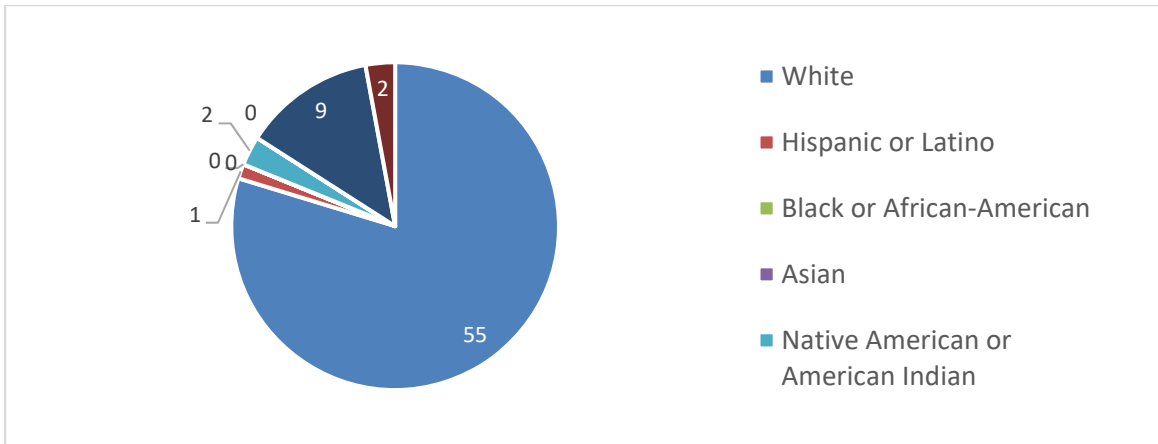
**1. What is your age? (Check one.)**



**2. What best describes your gender? (Check one.)**



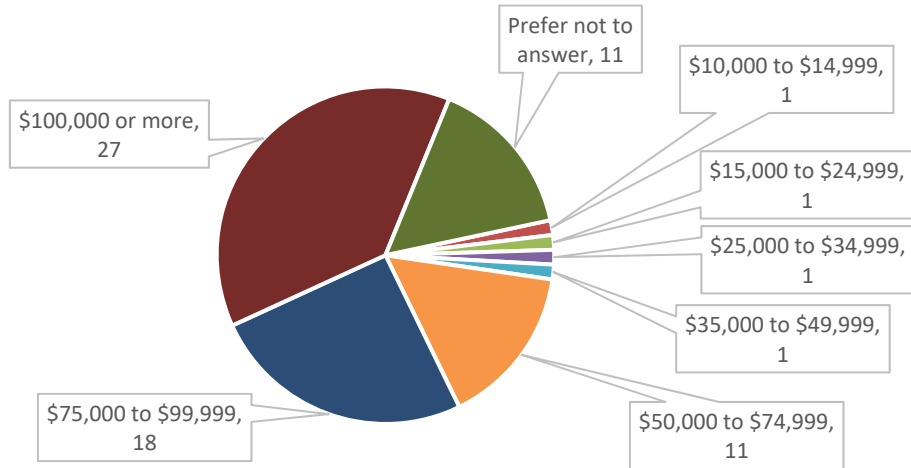
**3. What is your race or ethnicity (Check one.)**



**4. What is your preferred language?**

A total of 56 people responded to this question. All respondents indicated that they spoke English as a preferred language.

**5. What is the combined income of all the people in your household? (Check one.)**



**PHYSICAL SURVEY IN SPANISH**

Those that opted to participate in the Spanish language survey were informed that they would be entered into a raffle to win a \$25 Fred Meyer gift card upon receipt of their completed survey by October 25. One survey was completed and returned to JLA by mail.

The completed survey indicated general satisfaction with the concepts presented for the future of Sandy parks and trails. Below are the comments from the completed survey:

- 1. Do you feel that the proposed park system map will serve the needs of the growing community?**
  - Yes
- 2. Do you feel that the proposed trail system map will serve the needs of the growing community?**
  - Yes
- 3. How well do you like the layout of features in the Deer Point Park concept?**
  - Like it
- 4. If you could change / add one thing in the Deer Point Park concept, what would it be?**
  - (No answer)
- 5. How well do you like the layout of features in the Champion Way Park concept?**
  - Like it
- 6. If you could change / add one thing in the Champion Way Park concept, what would it be?**
  - (No answer)
- 7. How well do you like the layout of features in the Ponder Lane Park concept?**
  - Like it
- 8. If you could change / add one thing in the Ponder Lane Park concept, what would it be?**
  - (No answer)
- 9. Do you like the Sandy Community Campus Phase 1 concept?**
  - Yes
- 10. Which elements do you feel should be included in the first phase of Sandy Community Campus? (please rank in order of preference with 1 being the highest priority)**
  - Skate Park
  - Parking

- Basketball
- Playground
- Picnic Area
- Community Garden

**11. Which parks do you live within walking distance of?**

- Sandy Community Campus

**12. Would you be interested in participating in a follow-up meeting regarding your neighborhood park?**

- Sandy Community

# APPENDIX E.6: FALL 2020 BILINGUAL MAILER



## Sandy Parks & Trails Master Plan

The City of Sandy has been working on updating the Parks & Trails Master Plan for the past year. Thanks to those of you who have participated in previous public meetings and completed the survey.

We have considered your ideas and developed a draft plan based on your input and other analysis. Now is your chance to look over the proposed Master Plan as well as four new parks design concepts.

Once you look over the material, please take time to share your thoughts and ideas in the attached survey.

### What's a Master Plan?

A master plan is like a map the City of Sandy will use to guide the development of future park and trail projects in order to serve the goals, needs and hopes of residents like you.

### The Master plan will help us with two things:

- Identify the necessary parks and trails needed as the city grows.
- Distribute and build parks and trails equitably, to serve everyone in the city. This requires planning both in the short term (including what features the next new park should have) and the long term (including where to acquire land now that will become parks and trails later).

### What have we heard so far?

- The most popular park features are unpaved trails, playgrounds, paved multi-use trails and off-leash dog areas.
- 63% of households felt the condition of existing parks is good or very good.
- 74% feel that the city could use more parks and trails.
- The top three reasons people visit parks are access to nature, exercise, and to use the playground.
- Lack of walking/biking connections to parks is a big reason people don't visit more often. Other factors are safety concerns, lack of lighting, and feeling crowded.

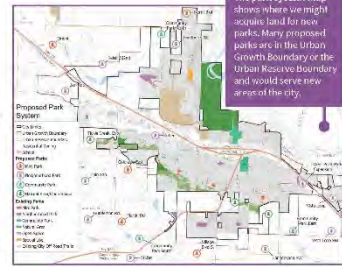
Natural areas with trails are the most popular, followed by neighborhood parks.

Amenities people want more of are:

- Restrooms
- Indoor swimming pools
- Playgrounds
- Natural surface trails
- Picnic area and shelters

Other feedback included:

- Improve trail network connections between parks by:
  - » Creating a loop trail around the city.
  - » Improving walking/biking safety at U.S. 26 and OR 211 crossings.
- Acquire and develop community parks, with recreation for everyone: sports fields, skate parks, bike pump tracks, and other features.
- New neighborhood parks to fill service-area gaps.
- Improve access to certain amenities, such as splash pad north of U.S. 26 and a dog park south of U.S. 26.



### PROPOSED IMPROVEMENTS

The trail system map shows potential local and regional trails. Some are also shown in the Transportation System Master Plan and other regional planning documents.

Take our community survey available through

October 25 2020



Mail this survey or complete online, and you will be entered in a raffle for a \$25 Fred Meyer gift card. More information: [ci.sandy.or.us/parksandtrailsmasterplanupdate](http://ci.sandy.or.us/parksandtrailsmasterplanupdate)



**BUSINESS REPLY MAIL**  
FIRST CLASS MAIL PERMIT NO. 85000 PORTLAND, OR

POSTAGE WILL BE PAID BY ADDRESSEE  
JLA PUBLIC INVOLVEMENT  
921 SW WASHINGTON ST, STE 570  
PORTLAND OR 97205-9809



Tell us what you think! Fill out and mail this survey or complete online: [ci.sandy.or.us/parksandtrailsmasterplanupdate](http://ci.sandy.or.us/parksandtrailsmasterplanupdate)

1. Do you feel that the proposed park system map will serve the needs of the growing community?  
 Yes  Yes, with some changes (please explain below)  No (please explain below)

2. Do you feel that the proposed trail system map will serve the needs of the growing community?  
 Yes  Yes, with some changes (please explain below)  No (please explain below)

3. How well do you like the layout of features in the Deer Point Park concept?  
 Love it  Like it  Neutral  Dislike it  Hate it  Not sure

4. If you could change / add one thing in the Deer Point Park concept, what would it be?  
 \_\_\_\_\_

5. How well do you like the layout of features in the Champion Way Park concept?  
 Love it  Like it  Neutral  Dislike it  Hate it  Not sure

6. If you could change / add one thing in the Champion Way Park concept, what would it be?  
 \_\_\_\_\_

7. How well do you like the layout of features in the Ponder Lane Park concept?  
 Love it  Like it  Neutral  Dislike it  Hate it  Not sure

8. If you could change / add one thing in the Ponder Lane Park concept, what would it be?  
 \_\_\_\_\_

9. Do you like the Sandy Community Campus Phase 1 concept?  
 Yes  Yes, with some changes (please explain below)  No (please explain below)

10. Which elements do you feel should be included in the first phase of Sandy Community Campus? (please rank in order of preference with 1 being the highest priority)  
 Skate Park  Parking  Basketball  Playground  Picnic Area  
 Community Garden  Challenge Course  Flexible Field  Pump Track

11. Which parks do you live within walking distance of?  
 Champion Way  Deer Point  Ponder Lane  Sandy Community Campus  Other

12. Would you be interested in participating in a follow-up meeting regarding your neighborhood park?  
 Yes  No  If yes, which park are you interested in learning more about?  
 Champion Way  Deer Point  Ponder Lane  Sandy Community Campus  Other

Please provide contact information if you would like to receive future updates or come to a meeting:  
 Name \_\_\_\_\_ E-mail \_\_\_\_\_

Cut along dotted line, fold, tape, and return completed card by October 25, 2020. Postage paid.

### Park design concepts

Design concepts for four parks were developed and are presented for your review and comment. Three neighborhood parks (Deer Point, Champion Way and Ponder Lane) and one community park (Sandy Community Campus).

Neighborhood parks often include playgrounds, picnic areas and open lawn areas. They sometimes include splash pads, sport courts, community gardens, dog off-leash areas and other amenities.

A community park serves the entire community. Along with the amenities of a neighborhood park, it might include a skate park, sports fields, restaurants and parking.



For more information contact: Travis Rumohr 971-303-9311 | [travis.rumohr@jla.us.com](mailto:travis.rumohr@jla.us.com)





### PLAN MAESTRO DEL SISTEMA DE PARQUES Y SENDEROS DE LA CIUDAD DE SANDY

La Ciudad de Sandy ya está trabajando para actualizar el Plan Maestro de Parques y Senderos de la ciudad. Hemos comenzado a escuchar de ustedes y hemos desarrollado un borrador de plan que se acerca con sus aportaciones y comentarios. Este es su oportunidad de revisar el Plan Maestro propuesto, así como los otros nuevos conceptos de diseño para parques.

Una vez que revise el borrador, por favor, envíe un tiempo para compartir sus pensamientos e ideas en la encuesta adjunta.

#### ¿Qué es un plan maestro?

Un plan maestro es como un mapa que la Ciudad de Sandy usará para guiar el desarrollo de futuros proyectos de parques y senderos, para atender las metas, necesidades y esperanzas de los residentes como usted.

#### El plan maestro nos ayudará con dos cosas:

- Identificar los parques y senderos necesarios a medida que la ciudad crece.
- Descubrir, construir parques y senderos equitativamente, para que sirvan a todos en la ciudad.

Esto requiere una planificación tanto a corto plazo (sincronizando qué características debe tener el próximo parque), como a largo plazo (sincronizando dónde adquirir tierras ahora, que más tarde se convertirán en parques y senderos).

#### ¿Qué hemos escuchado hasta ahora?

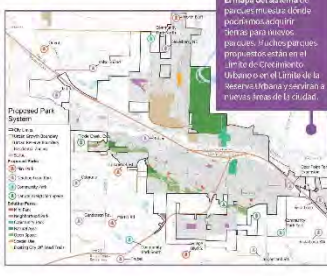
- Queremos más parques de los que tenemos en la ciudad.
- Los parques existentes tienen una buena o muy buena condición.
- Los parques existentes tienen una buena o muy buena condición.
- Los parques existentes tienen una buena o muy buena condición.

Áreas naturales con senderos son más populares en Sandy. Parques comunitarios y vecinales también son populares. Las principales cinco instalaciones que a la gente le gustaría ver más son:

- Sanitarios
- Picnics en espacios cerrados
- Senderos con superficie natural
- Áreas de picnic y descanso
- Áreas de juego

Otras opiniones de la comunidad incluyen:

- Desarrollar una red de senderos más sólida, para mejorar conexiones entre parques.
- Crear un circuito alrededor de la ciudad.
- Mejoramiento de seguridad en intersecciones peatonales y para bicicletas en las autopistas 20 y 211.
- Añadir más parques comunitarios, como el Campus de la Comunidad de Sandy, con conexiones que a la comunidad le sirvan para jugar, deportes, parques de patinaje, y otras características físicas.
- Desarrollar nuevos parques vecinales para tener los vecindarios de áreas de servicio.
- Mejorar espacios de instalaciones, como un área para refrescarse al norte de la autopista 20 y un parque para perros al sur de la Autopista 26.



#### MEJORAS PROPUESTAS

El mapa del sistema de parques muestra áreas de mejoras propuestas para parques, senderos y otras características. Las mejoras propuestas están en el Plan de Documento de Implementación y se detallan en la reserva de tierras y se detallan a través de la ciudad.

#### MEJORAS PROPUESTAS

El mapa del sistema de parques muestra áreas de mejoras propuestas para parques, senderos y otras características. Algunas también se muestran en el Plan Maestro del Sistema de Parques y Senderos y en otros documentos de planificación regional.

**Responda nuestra encuesta comunitaria disponible el 25 de octubre de 2020**

Envíe esta encuesta por correo o línea en línea y participará en un sorteo de una tarjeta de regalo Fred Meyer de \$75. Más información: [ci.sandy.or.us/parksandtrailsmasterplanupdate](http://ci.sandy.or.us/parksandtrailsmasterplanupdate)

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

**BUSINESS REPLY MAIL**  
FIRST CLASS MAIL PERMIT NO. 85600 PORTLAND, OR

POSTAGE WILL BE PAID BY ADDRESSEE

**JLA PUBLIC INVOLVEMENT**  
921 SW WASHINGTON ST, STE 570  
PORTLAND OR 97205-9809

¡Díganos lo qué piensa! Envíenos esta encuesta o complete en línea: [ci.sandy.or.us/parksandtrailsmasterplanupdate](http://ci.sandy.or.us/parksandtrailsmasterplanupdate)

1. ¿Siente que el mapa del sistema de parques propuesto atenderá las necesidades de la creciente comunidad?  
 Sí  Sí, con algunos cambios (por favor, explique abajo)  No (por favor, explique abajo)

2. ¿Siente que el mapa del sistema de senderos propuesto atenderá las necesidades de la creciente comunidad?  
 Sí  Sí, con algunos cambios (por favor, explique abajo)  No (por favor, explique abajo)

3. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Deer Point?  
 Le encanta  Le gusta  Neutral  No le gusta  Lo odia  No está seguro

4. Si pudiera cambiar o agregar una cosa al concepto del parque Deer Point, ¿qué sería?

5. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Champion Way?  
 Le encanta  Le gusta  Neutral  No le gusta  Lo odia  No está seguro

6. Si pudiera cambiar o agregar una cosa al concepto del parque Champion Way, ¿qué sería?

7. ¿Qué tanto le gusta la organización de elementos en el concepto del parque Ponder Lane?  
 Le encanta  Le gusta  Neutral  No le gusta  Lo odia  No está seguro

8. Si pudiera cambiar o agregar una cosa al concepto del parque Ponder Lane, ¿qué sería?

9. ¿Le gusta el concepto para la Fase 1 del Campus de la Comunidad de Sandy?  
 Sí  Sí, con algunos cambios (por favor, explique abajo)  No (por favor, explique abajo)

10. ¿Qué elementos considera que deberían incluirse en la primera fase del Campus de la Comunidad de Sandy? (por favor, clasifíquelos por prioridad, siendo 1 la máxima prioridad)

<input type="checkbox"/> Pista de patinaje	<input type="checkbox"/> Estacionamiento	<input type="checkbox"/> Béisquetbol	<input type="checkbox"/> Área de Juegos	<input type="checkbox"/> Área de picnic
<input type="checkbox"/> Jardín comunitario	<input type="checkbox"/> Pista de obstáculos	<input type="checkbox"/> Campo de uso flexible	<input type="checkbox"/> Pista tipo Pump Track	

11. ¿Qué parques están a poca distancia de donde usted vive?  
 Champion Way  Deer Point  Ponder Lane  Campus de la Comunidad de Sandy  Otro

12. Would you be interested in participating in a follow-up meeting regarding your neighborhood park?  
 Sí  No  Sí, sobre qué parque le interesaría conocer más?

Champion Way  Deer Point  Ponder Lane  Campus de la Comunidad de Sandy  Otro

Por favor, proporciónenos información de contacto si quiere recibir actualizaciones futuras o venir a una reunión:  
 Nombre \_\_\_\_\_ Correo electrónico \_\_\_\_\_

Contra la línea de puntos, dibuje, pegue con cinta adhesiva y devuelva la tarjeta completa antes del 18 de octubre de 2020. Finiquite pagando

#### Conceptos de diseño de parques

Se han desarrollado Conceptos de Diseño para cuatro parques y se están presentando para que usted los revise y comente sobre ellos. Tres parques vecinales (Deer Point, Champion Way y Ponder Lane) y un parque comunitario (Campus de la Comunidad de Sandy).

Los parques vecinales a menudo incluyen áreas de juegos, áreas de picnic y áreas abiertas con césped. A veces incluyen áreas acústicas para relajación, cancha deportiva, jardines comunitarios, áreas para pasar a perros sin correa y otras instalaciones.

Un Parque Comunitario sirve a toda la comunidad, junto con las instalaciones de un Parque Vecinal. También puede incluir una pista de patinaje, cancha deportiva, sanitarios, jardines comunitarios y estacionamientos.

¿Preguntas? ¿Información? Contacte a: Travis Rumohr 971-303-9311 | [travis.rumohr@jla.us.com](mailto:travis.rumohr@jla.us.com)