

# Brownsville Parks & Open Space Master Plan

**Prepared by:**  
The City of Brownsville's Parks &  
Open Space Advisory

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*Parks Master Plan*

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## Executive Summary

In 2009, the City of Brownsville's Parks & Open Space Advisory Board set out to review the goals and objectives of the Parks Master Plan as prepared by the Community Planning Workshop (CPS) in order to determine the effectiveness of the community vision, goals and objectives from 2003. The Board was pleased to have realized nearly all of the goals and objectives through 2009. The Board is interested in staying true to the community visioning process which was completed in 2003.

The City of Brownsville has a substantial community park system and the potential to further develop its park system. This plan provides a formal approach to addressing current and future park needs. The purpose of this Parks Master Plan is to create a long-term strategy for the City of Brownsville to adequately meet the needs of residents and to ensure a high quality of life.

The City would like the Parks Master Plan to meet community needs, goals and actions, and to develop a five-year improvements strategy for Brownsville's parks that is consistent with the City's Capital Improvement Program (CIP) which was completed in 2008.

### Park Inventory

As of December 2009, Brownsville owned and maintained 30.49 acres of park land. City parks offer a range of opportunities from open space connections between neighborhoods to community parks that provide amenities for everyone. Important to the character of the city, these parks contribute to the overall sense of place for residents. City park lands are classified as mini-parks, neighborhood parks, and community parks. Table ES-1 shows the parks inventory. These parks include those owned and maintained by the City of Brownsville, Linn County, the State of Oregon, and the Central Linn School District.

**TABLE ES-1.**

**SUMMARY TABLE OF ALL PARK FACILITIES**

Site	Classification	Acreage	Ownership
Blakely Park	Mini Park	0.15	City
Kirk's Ferry Park	Mini Park	3.26	City
Library Park	Mini Park	0.32	City
Remington Park	Open Space	0.22	City
Washburn Property	Open Space	1.42	City
Pioneer Park	Main Park	25.14	City
Linn County Museum	Historical	-	County
Moyer House	Historical	-	County
McKercher Park	Regional Park	5.73	County
CL District Office	School Park	2.59	School
Pioneer Cemetery	Open Space		City

Future park improvements need to reflect identified community needs. CPW engaged the community in an extensive public involvement process, which included park tours, public workshops and a work session with the Project Steering Committee throughout 2003. Based on the findings of the report, the City developed a Parks & Open Space Advisory Board which became the representative, appointed officials responsible for Park Development for the citizens of Brownsville. Park needs in the Brownsville community were expressed through this process and are based on the location of parks, park use, demographic characteristics, activity participation trends and public input. Brownsville residents indicated a need for a number of improvements, including:

- ◆ Park amenities for all ages
- ◆ Improvement of court and skate facilities
- ◆ Historical and identification signage within parks and facilities
- ◆ More picnic tables and landscaping in neighborhood and mini-parks

The Parks & Open Space Advisory Board identified goals for the next five years through 2015. Together with action steps, they provide a framework to plan for the future of Brownsville's parks. The goals provide objectives that the City should work towards to meet the community's current and future park needs. The goals respond to suggestions and concerns that arose through the process of developing this plan. The goals are:

**Goal 1.      *Park Maintenance & Preservation***

- Provide adequate park maintenance
- Maintain an active Capital Improvements Plan
- Consider park maintenance when evaluating acquisitions and improvements

**Goal 2.      *Ensure Adequate Access***

- Ensure the parks are accessible to residents of all ages
- Provide effective directional signs to parks

**Goal 3.      *Increase Public Outreach***

- Develop consistent, attractive signage for all parks in the system
- Develop park pamphlets that provide a map of all parks and describe opportunities and amenities
- Expand volunteer program to foster participation by all age groups addressing projects throughout the system – specifically including a youth volunteer program with teen-focused events

**Goal 4.      *Respect Historical Context***

- Ensure historic resources are protected
- Ensure development of any new facilities are designed appropriately
- Maintain camping in Pioneer Park
- Provide exercise activities
- Implement a tree plan for Pioneer Park
- Identify critical natural areas including an inventory of native plants found within the park system

**Goal 5.      *Development & Service***

- Focus on underserved areas, particularly areas south of the river
- Partner with school district to use school property
- Develop parks to serve a range of demographic ages

**Goal 6.      *Secure Long Term Funding***

- Maintain a short and long-term financial plan
- Continue to develop partnerships – private, public & non-profit

# **Chapter 1**

## **Introduction**

Located in the southern Willamette Valley of western Oregon, the City of Brownsville is situated along the Calapooia River, twenty-four (24) miles north of Eugene and eighty-one (81) miles south of Portland. In the mid 1800's, the current site of Brownsville became home to pioneers traveling south from the Oregon Trail. Today, historic plaques mark places along Territorial Road near the Calapooia River, a natural amenity that runs through town. This town of approximately 1,780 people is a community that takes pride in their historic past and the tranquility of small-town life while planning to move confidently toward the future.

As one of Oregon's first settlements in 1846, Brownsville prospered in the retail, grain and lumber industries. Once a source of reliable power was supplied, the town set up mills along the north side of the river for flour and wool then later for a sawmill, furniture factory and tannery.<sup>i</sup> After the railroad was established in 1880, North Brownsville became a busy manufacturing and trade center.<sup>ii</sup> The City of Brownsville has one large community park and several smaller parks. The Brownsville Parks Master Plan provides a system-wide approach to address the park needs for the City of Brownsville over the next five years as well as overarching policy statements.

## **The Planning Process**

### ***Why Plan for Parks?***

Park facilities are key services provided by cities or special districts that meet demand for recreational experiences and enhance a community's quality of life. Providing adequate park facilities is a challenge for many communities. Lack of resources — both staff and money — limits many communities' ability to develop and maintain adequate parks systems. Identifying system priorities and matching them with available resources requires careful planning and consideration. Many communities develop and adopt park system master plans to guide development of their park system.

As our country moves through the 21<sup>st</sup> Century, public agencies are being challenged to maintain and create livable communities in spite of the environmental challenges, economic pressures, and social trends that make planning increasingly complex. Planners must respond in a way that provides equitable, high quality parks and services.<sup>iii</sup>

Parks provide a variety of resources and opportunities for communities. These include passive and active recreation opportunities, preservation of open space and wildlife habitat that may include environmentally sensitive land such as wetlands or shorelines and preservation of historic, cultural, and natural

resources.<sup>iv</sup> In addition, parks may serve as formal and informal meeting places in a community—drawing residents together and creating a sense of cohesiveness.

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

### ***Steps in the Planning Process***

The National Recreation and Parks Association (NRPA) recommend a systems approach to parks planning. This approach “places importance on locally determined values, needs, and expectations... The systems planning approach is defined as the process of assessing the park, recreation, and open space needs of a community and translating that information into a framework for meeting the physical, spatial and facility requirements to satisfy those needs.”<sup>v</sup> NRPA provides guidelines that may be adapted by individual communities to best suit local needs. The systems plan can then be integrated into planning decisions and strategies that address other community needs such as housing, commerce, schools, environmental management, transportation, and industry.<sup>vi</sup>

As shown in Figure 1-1, the park planning process involves several steps. An inventory of the city’s current park facilities is one of the first steps. This involves looking at the amenities offered at each park and assessing the condition of the park itself and its amenities. Also, an important early step is obtaining community input. Public input assists planners in determining the appropriate level of service (LOS) provided by current and future facilities. The LOS approach is “based on the premise that parkland alone cannot meet the full range of recreation needs. Rather, the LOS is an expression of the instances of use of activity areas, and the facilities that are necessary to actually satisfy demand.”<sup>vii</sup>

These first three steps all feed into the community needs analysis. This analysis determines what improvements need to be made to current facilities and the type and size of additional facilities needed for the future. The needs analysis is then used to create a capital improvement program (CIP) in which policy-makers and planners make specific recommendations for improvements, land acquisition, determine the cost of each of these recommendations and prioritize them. This is followed by research on possible funding options for the community, allowing the CIP to be implemented.

All of these components together make up the parks master plan for a community — giving the community direction and a plan to better accommodate the needs of current and future residents.

**Figure 1-1. The Parks Planning Process**



### ***Purpose of this plan***

The purpose of the Parks Master Plan is to create a strategy for the City of Brownsville to provide the type of land and amenities for the scale and services of park space that the citizens of Brownsville desire. More specifically, the purpose of this plan is to:

- Inventory existing park facilities, including an analysis of appropriate park classifications and standards;
- Identify park needs based on current technical data;
- Present a capital improvement program, including potential acquisitions, that addresses specific standards for each park classification with estimated project costs and target completion dates.

### ***Methods***

A variety of methods were used to create this plan. The general approach that CPW took involved the following steps:

- Background research on community demographics and park resources;
- An inventory of the condition and amenities of each of existing park, school facility, and other recreational facilities in the area;
- Facilitation of several public workshops to discussion issues, concerns and Parks & Open Space Advisory Board planning;
- Research on park standards and classifications to be a basis for developing standards and classifications specific to Brownsville.

- Research on costs for capital improvement projects.
- Research on possible funding options for capital improvement plan.

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- i Explore Brownsville One of Oregon’s Original Settlements. Published by the Linn County Museum of Friends in *The Brownsville Times*, September 1994.
- ii Ibid, *The Brownville Times* September 1994.
- iii Mertes, James D. and James R. Hall. *Park, Recreation, Open Space And Greenway Guidelines*. National Recreation and Park Association (1995), (p. 11).
- iv Mertes and Hall, (p. 58).
- v Mertes and Hall, (pp. 12-14).
- vi Mertes and Hall, (p. 14).
- vii Mertes and Hall, (p.63).

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## Chapter 2

### Community Profile

Brownsville's location and demographic characteristics present both opportunities and constraints for the community's park system. This chapter describes socioeconomic characteristics of Brownsville and nearby areas. Demographic trends provide an understanding of present and future park need. Demographic trends should be considered when developing future park facilities.

#### *Demographic characteristics*

##### *Population*

Table 2-1 shows population trends between 1970 and 2000 for Brownsville, Linn County and Oregon. Brownsville grew at an average annual growth rate (AAGR) of 1.2% between 1990 and 2000. This growth rate is lower than the 1.4% AAGR of Linn County as well as Oregon's growth rate of 2.0%.

**Table 2-1. Population trends of Brownsville, Linn County and Oregon, 1970-2000**

Year	Brownsville	AAGR*	Linn County	AAGR	Oregon	AAGR
1970	1,034	na	71,914	na	2,091,533	1.80%
1980	1,261	2.0%	89,495	2.2%	2,633,105	2.60%
1990	1,281	0.2%	91,597	0.2%	2,842,321	0.80%
2000	1,449	1.2%	104,894	1.4%	3,421,399	2.00%

**Source:** PSU Population Research Center, US Census, Office of Economic Analysis,

*Oregon Blue Book* AAGR – Average Annual Growth Rate

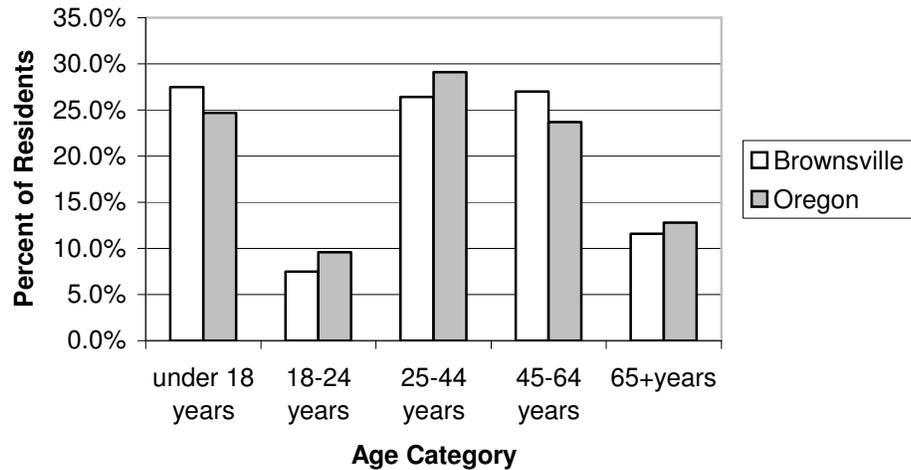
The Population Research Center at Portland State University estimates that Brownsville's population in 2002 was 1,440 persons, a decrease of 20 persons from its 2001 estimate of 1,460 persons. The population data suggest that Brownsville has experienced growth rates over the past 30 years that are comparable or slightly lower than Linn County and considerably lower than the State as a whole. Recently Portland State University provided an estimate of 1,780 which is still in line with the Brownsville Comprehensive Plan projections.

##### *Age characteristics*

Age is an important factor in parks planning. Each age group has different recreational needs and desires. Current and future age distribution of a community should influence the facilities and amenities offered in parks. According to the U.S. Census, Brownsville's median age was 36.9 and Oregon's was 36.3 in 2000. Age distributions between these two areas are reflected in Figure 2-1. The data shows

similarities between city and state, with Brownsville having a higher percentage of residents under 18 years of age while Oregon has a higher percentage of residents the ages of 25 to 44.

**Figure 2-1. Brownsville’s and Oregon’s Age Distributions in 2000**



*Source: US Census*

Over the last several decades, Brownsville has experienced shifts in the age distribution. Brownsville’s 1980 Comprehensive Plan indicates the total number of children in Brownsville will peak around 1990 followed by a sharp decline. The plan attributes the estimated sudden change to a rapid decline in household size and small population increase from 1980 to 1999. Brownsville has an average proportion of the population age 65 or more and a high proportion of youth (27.6%), age 18 and younger. In general, these trends reflect a growing aging population and the current young, family-oriented demographic observed in Brownsville.<sup>viii</sup> Census data indicates that the total number of children in 1990 was not followed by a sharp decline, rather the city experienced a slight increase in the number of children between the ages of 5 and 19.<sup>ix</sup>

Between the years 1990 and 2000 the 45 to 64 year old age population grew rapidly in Brownsville.<sup>x</sup> This age group represents the largest portion of Brownsville residents. Two areas that reflect recent trends of aging in Brownsville are the growing proportion of people 45-64 years of age and the declining percentage of residents under 44 years old. According to the US Census, the percentage of people between the ages of 45 and 64 grew by 39.4%. The population of people under 44 grew by 3.4%.<sup>xi</sup> The population of people under 18 also grew.

In creating a parks master plan, all age groups should be considered so that their needs may be appropriately met; these trends can help the community decide what amenities future parks should include. The data indicates the City should focus its resources on services and amenities for children and older adults.

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## ***Race and Ethnicity***

According to the 2000 US Census, approximately 94.3% of Brownsville is Caucasian, followed by 3.1% of two or more races, 2.7% Hispanic, 1.6% Native American, and less than one percent for the following races – African-American, Asian, and Pacific Islander.

## ***School Enrollment***

Other than the Head Start Program, Brownsville school-aged children are bused to the Central Linn School District in Halsey, Oregon. The 2000 US Census indicates that 50.4% of the population of school aged children age three and over (199 persons), are enrolled in Elementary School (grades 1-8), 6.8% are enrolled in Nursery School, 7.6% in Kindergarten, 21.8% are enrolled in High School (grades 9-12), and 13.4% are enrolled in College or graduate school.

Total Central Linn District enrollment reported for 2001 was 682 while 2000 Census data indicates total school enrollment for the population in Brownsville three years and over was 395. It is noteworthy that the Census data includes persons enrolled in colleges, community colleges, and other post-secondary institutions.

## ***Housing trends***

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

The 2000 Census indicates the total housing units in Brownsville was 579 units, with 92.4% occupied and 7.6% vacant. Census data estimates a 2.8% homeowner vacancy rate and a 13.8% rental vacancy rate. With regards to housing tenure, of 535 occupied housing units, 76.6% are owner-occupied while 23.4% are renter-occupied housing units. A recent Oregon Downtown Development Association (ODDA) study, predicts a steady increase in owner and renter occupied housing units for Brownsville over the next five years.<sup>xii</sup> The average household size in 2000 was 2.7% and is expected to decrease over the next five years.<sup>xiii</sup>

## ***Income and Poverty***

In 2000, the median household income for Brownsville's residents was higher than the median household income for Linn County and the State of Oregon. Brownsville's median household income is expected to grow from \$42,107 in 2003 to \$47,045 in 2008. Likewise, the same trend for average household

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income and per capita income is expected to grow from \$50,676 in 2003 to \$57,973 in 2008 and \$18,750 in 2003 to \$21,582 in 2008, respectively.<sup>xiv</sup> The percentage of persons below the poverty level in Brownsville was 8.8% in 2000, which is below the State of Oregon's percentage in 2000.<sup>xv</sup>

### **Summary**

- Between 1990 and 2000, Brownsville grew at a rate of 1.2% annually. By 2020, the City is expected to grow to 2,150 persons—an increase of 50% over the 2002 population. An increase in demand for parks and recreation facilities will result from this population increase.
- Almost 27% of Brownsville residents were 18 or under in 2000. The large youth population should be considered as Brownsville develops and updates its capital improvement for parks.
- Census data shows that persons aged between 45 and 64 grew almost 40% between 1990 and 2000.
- Demographic trends should be periodically reviewed to ensure parks planning keeps pace with community needs.

viii Personal Communication with Brownsville Staff, 10.10.2003

ix Ibid

x US Census, 2000

xi US Census, 1990 and 2000

xii Oregon Downtown Development Association's (ODDA) Resource Team Report for Brownsville, Oregon, 2003

xiii Ibid

xiv US Census, 2000

xv US Census 2000 and Oregon Economic & Community Development website accessed August 22, 2003 < <http://info.econ.state.or.us> >

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## **Chapter 3**

### **Park Classifications**

Park classifications serve as guidelines to evaluate the current park system and future needs. CPW used the National Recreation and Parks Association's (NRPA) classifications and definitions as a reference in creating a classification system that is specific to Brownsville's resources and facilities. CPW worked with Brownsville residents to modify the NRPA classifications to better reflect what is representative of Brownsville.

Brownsville's unique location and input received during the public workshops. In creating the classifications, park function was considered a more important factor than size. Park properties owned by the Central Linn School District and the Linn County Parks Department are included within the classification system, representing the full range of recreation opportunities in and near Brownsville.

#### ***Park Classifications***

The system includes six park classifications: (1) mini-parks; (2) neighborhood parks; (3) community parks; (4) regional parks; (5) school parks; and (6) trails, connectors, and open space. Each classification serves a specific purpose within the City's system, including a set of design characteristics.

#### ***Mini-Parks***

Mini-parks are the smallest unit of the parks system. These offer limited recreational opportunities and they provide a balance between open space and residential development in neighborhoods. A Mini-park is a parcel of 0.75 acres or less. Brownsville has three mini-parks: Remington Park, Blakely Park and Library Park.

#### ***Neighborhood Parks***

Neighborhood parks are considered the basic unit of a park system. These parks provide accessible recreation opportunities for residents of all ages. Neighborhood parks contribute to the neighborhood character and create a sense of place. These parks are usually 0.75 to 5 acres. Brownsville has one neighborhood park – Kirk's Ferry Park along Kirk Avenue.

#### ***Community Parks***

Community parks serve a wide base of residents with recreational and social opportunities. These often include facilities for organized group activities and may serve as a community focal point while preserving open spaces and unique

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landscapes. Community parks are usually 5 to 50 acres in size. Brownsville has one community park – Pioneer Park.

### ***Regional Parks***

Regional parks are larger than community parks, and serve residents as well as people from outside the area. As such, they often offer overnight opportunities. Regional parks preserve large amounts of open space and are usually over 50 acres in size. Brownsville has no regional parks. Pioneer Park, however, functions in some respects like a regional park because of the types of amenities and events held at the park.

### ***School Facilities***

School facilities offer the potential for partnerships between the Central Linn School District and the City. School grounds may be made accessible to residents during non-school hours. This is an efficient and cost-effective way to expand recreational opportunities for residents, as they may serve many of the same functions as neighborhood parks. Brownsville has one school facility on Blakely Avenue – the Community Gardens and playground.

## **Park Facility Inventory**

A critical aspect of planning for the future of a city’s park system is to conduct an inventory and condition assessment of existing facilities and amenities. The inventory provides information on existing City parks, as well as parks and facilities owned by the City of Brownsville, the Brownsville School District, and Linn County Brownsville. The inventory also includes a condition assessment, including a list of concerns, for all city-owned facilities.

The following inventory establishes what amenities each park contains, what activities occur in each, as well as a condition assessment of the facilities and amenities. Some of the parks inventoried are not within Brownsville’s City Limits or the Urban Growth Boundary. However, these parks are included here because they serve residents by providing recreational opportunities and open space.

Table 3-2 shows park facilities in the City of Brownsville and Linn County area by classification, area, and ownership. Map 3-1 shows the location of city parks in Brownsville.

### ***City Parks***

The City of Brownsville owns and maintains 30.58 acres of parkland. This parkland is classified as mini-parks, neighborhood parks, community parks, and open space. City parks offer a range of opportunities from open space as a

connection between two neighborhoods to community parks that provide amenities for all groups. These parks contribute to the overall sense of place for residents and important to the character of the city.

The following sections provide a detailed description of each park facility owned and maintained by the City of Brownsville.

**Table 3-2. Summary of Brownsville Area Park Facilities**

<b>Park &amp; Recreation Site</b>	<b>Classification</b>	<b>Acreage</b>	<b>Ownership</b>
<b>City Parks</b>			
Blakely Park	<i>Mini Park</i>	0.15	City
Kirk's Ferry Park	<i>Mini Park</i>	3.46	City
Library Park	<i>Mini Park</i>	0.32	City
Pioneer Park	<i>Community Park</i>	25.14	City
Remington Park	<i>Mini Park</i>	0.22	City
Washburn Property	<i>Open Space</i>	1.42	City
	<b><i>Subtotal</i></b>	<b>30.71</b>	
<b>County Park &amp; Historic Sites</b>			
Linn County Historical Museum	<i>Historical Site</i>	0.27	County
McKercher Park	<i>Regional Park</i>	5.73	County
Moyer House	<i>Historical Site</i>	0.61	County
	<b><i>Subtotal</i></b>	<b>6.61</b>	
<b>School Parks</b>			
District Office (Washington St.)	<i>Mini Park</i>	0.40	School District
Community Garden	<i>Open Space</i>	0.73	School District
	<b><i>Subtotal</i></b>	<b>1.13</b>	
<b>Other Facilities</b>			
Averill/Stanard Parking Lot	<i>Open Space</i>	~	
Pioneer Cemetery	<i>Open Space</i>	7.74	
Calapooia River	<i>Open Space</i>	~	
<b>Total Acres of City Parkland</b>		<b>38.45</b>	
<b>Total Acres of Parkland</b>		<b>46.19</b>	

**Source:** Community Planning Workshop, City of Brownsville, Linn County Parks Department, Linn County Assessment data.

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**Baseline Level of Service**

The Level of Service (LOS) analysis is based on the park classification system, the City’s 2002 population and the 2020 coordinated population forecast. LOS, as used for this plan, is defined as acres of parkland per 1,000 residents. Table 3-3 shows the baseline (2002) LOS for each park classification, based on Brownsville’s 2002 population of 1,440 persons.

According to the City’s coordinated population forecast, Brownsville is expected to have 2,150 residents by the year 2020. At that population, the LOS will fall to 13.6-acres of parks per 1,000 residents if additional parkland is not acquired. Acquisition must be based on available Public Works Staff or major volunteer effort in order to maintain any newly acquired park land.

**Table 3-3. Park Acreage & Level of Service**

<b>Park Classification</b>	<b>Park</b>	<b>Acreage</b>	<b>LOS (Acres/1,000 Residents)</b>
Mini Park	<i>Blakely</i>	0.15	
	<i>Library</i>	0.32	
	<i>Remington</i>	0.22	
	<b>Subtotal</b>	<b>0.69</b>	<b>0.40</b>
Neighborhood Park	<i>Kirk's Ferry Park</i>	3.46	
	<b>Subtotal</b>	<b>3.46</b>	<b>2.04</b>
Community Park	Pioneer Park	25.14	
	<b>Subtotal</b>	<b>25.14</b>	<b>14.78</b>
Open Space	Pioneer Cemetery	7.74	
	Washburn Park	1.42	
	<b>Subtotal</b>	<b>9.16</b>	<b>5.38</b>
<b>Total</b>		<b>38.45</b>	<b>22.61</b>

*Source: Community Planning Workshop, 2003 – Update 2010*

Brownsville has a relatively high level of service for a community of its size. Table 3-4 shows a comparison of the level of service provided by selected Oregon communities. Brownsville’s level of service of 22.61 acres per 1,000 residents is double the closest comparable community of Brookings (LOS 9.6 acres/1000 residents).

The key reason for Brownsville’s high level of service compared to other communities is Pioneer Park. More than 80% of the City’s useable park acreage is in Pioneer Park. The implication of this finding is that the city is well-served in the community park classification. By having additional land, it allows Parks & Open Space Advisory Board and Council to focus efforts on maintaining existing facilities and infrastructure that will serve the citizens well into the future. Expansive policies could potentially cause a major maintenance concern.

**Table 3-4. Level of Service Comparison**

<b>City</b>	<b>Developed Park Acreage</b>	<b>Undeveloped Park Acreage</b>	<b>Population 2010</b>	<b>LOS (Acres/1,000 Residents)</b>
Astoria	90.40	NA	10,250	<b>8.8</b>
Brookings	55.50	NA	6,470	<b>8.6</b>
Brownsville	38.45	1.42	1,780	<b>21.6</b>
Canby	76.40	NA	15,230	<b>5.0</b>
Lincoln City	37.00	177	7,930	<b>4.7</b>
Newport	20.00	70	10,600	<b>1.9</b>
Seaside	10.30	64	6,480	<b>1.6</b>
Sweet Home	21.60	NA	9,050	<b>2.4</b>

*Source: Community Planning Workshop, 2003 – Updated 2010*

***Blakely Park***

Blakely Park is a 0.15-acre mini-park located on the northwest corner of Blakely and Washburn Streets. The park is the location of a historical site and monument as donated by the Linn County Pioneer Association. This park offers incidental recreational opportunities for the community and is within close proximity to the downtown area and Calapooia River. Notably, Blakely Park is the only city park facility south of Highway 228.

Access to the park is available at two locations, one off Blakely Street and the other off Washburn Street. On-street parking accommodates approximately eight vehicles. The park currently has no designated handicapped spaces. While Washburn Street has two-sided parking available, Blakely Street has only one-sided parking. The entire park is accessible to handicapped persons. There is no pedestrian access from the north. Highway-228 is located approximately one block north and as of 2001, had an average daily traffic count of 4,700 cars.vii A painted crosswalk does not exist across the Highway, near Blakely Park. Racks are not available for bicycle parking on-site.

A medium-density residential neighborhood surrounds the park on all sides. Local residents report that a younger age demographic currently resides in

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this neighborhood. There is a fence buffer between the park and residential property to the north. A newly constructed play structure is available for use just three blocks east on the school district property. While water is available for irrigation, there currently is no irrigation or drainage system. The turf is good condition. The tree and plantings include Oregon Oak and boxwood hedges. Two cement sidewalks lead to all areas of the park.

### ***Amenities***

- Historic monument recognizing the original site of Brownsville's first store in 1852 and Territorial Road
- One large mature Oregon Oak tree
- One play structure & swings
- Flat topography
- Sidewalks on two sides
- Surrounded by neighborhood
- The only city park located in the south side of Brownsville

### ***Library Park***

Library Park is a 0.32-acre county-owned site located off Park Avenue adjacent to the Linn County Historical Museum. The Meneffee Walkway sign is located on the southwestern corner and provides a path leading to businesses on Spaulding. A mature Willow tree shades a portion of the day lighted mill race, which runs through the park.

Library Park offers a picnic table, monument, memorial benches, new landscaping (2008) and a walking path.

### ***Kirk's Ferry Park***

Kirk's Ferry is a 3.46-acre neighborhood park located on the southeast corner of Kirk and Main Streets. The park is the located near the entrance of Downtown Brownsville and offers many active and passive recreational activities to the community while preserving unique landscapes and open spaces.

While there is no on-street parking, a gravel parking lot can accommodate approximately 10-12 vehicles, none of which are designated handicapped spaces. The existing gravel parking area is not delineated and could be organized more efficiently. The park does not have any formal pedestrian access and is not ADA

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accessible. There is no pedestrian access from the north. There are no racks available for bicycle parking at Kirk's Ferry Park.

Residential neighborhoods surround the park on the north, east and across the Calapooia River to the south. Main Street is west and north of the adjacent residential property. A number of water features are associated with this park site including a small natural wetland area to the northeast, the mill-race outfall and day lighted waterway along the western border and the Calapooia River to the south.

There are two identifiable facilities in the park. These include: (1) a historic jailhouse structure and (2) a recreational facility. The recreational facility was originally designed as a tennis court. However, the court was not designed to regulation dimensions and was receiving little use according to City staff. The court area now encloses a basketball court and, for about two years, had a skateboard half-pipe. Two basketball hoops are on-site, each one is less than regulation half court. There appears to be high use from the teenage population in Brownsville.

The turf appears matted down from vehicle parking, which has led to many turf problems that may require replacement rather than repair. The trees and plantings include several mature trees such as cottonwoods and a variety of orchard trees and blackberry bushes along the river path. Trees provide shade to all areas of the park, with the exception of the northwest corner. The area was inundated with water during the 1996 flood, just covering the basketball court. There is one green and white metal sign that designates the day use area and that the park closes at dusk.

### ***Amenities***

- Historic jailhouse
- One porta-potty
- Visibility of teenagers
- Natural areas with wetland features and plenty of shade
- Mill-Race waterway and outfall
- Potential site for trail head and/or scenic byway kiosk
- Proximity to downtown region

### ***Pioneer Park***

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Pioneer Park is a 25.14-acre community park, located between the Calapooia River and downtown Brownsville. The park offers active and passive recreational opportunities to the community while preserving a large open-space area adjacent to a river way. The park is composed of natural areas, active recreation areas, parking areas, gravel roadways, sidewalks, park facilities, water treatment facilities, and river paths.

Access to the park is available at two locations, one near a steep slope at Park Avenue from downtown and the other at Fisher Road. The Fisher Road access is only open during Pioneer Picnic in the summer. A gravel roadway extends in a complete circle through Pioneer Park. The park accommodates approximately 200 cars during large seasonal events, yet varies throughout the year. Parking is not clearly delineated, with cars typically parking in the west and south portions of the gravel roadways. During major events, parking is allowed on the eastern field and not allowed near buildings. Vehicles must observe a five mph speed limit.

A sidewalk leading from downtown ends near the park entrance. While sidewalks do not lead to all areas of the park, a five-year old sidewalk path extends to an approximate half a mile loop. Portions of the park are accessible to disabled persons, but not all restroom facilities are easily reached by wheelchair. There are no racks available for bicycle parking at Pioneer Park.

Residential property surrounds the park to the north, east, and south. Private property to the north and south are designated rural residential. Farmland borders the park to the west. Signs for Pioneer Park on Main Street direct vehicle traffic to the park. Wood and metal signage at the park entrance, playground and ball fields are not uniform. The park currently does not have an irrigation system in place.

There is grass turf throughout the park and sod on the ball fields. The trees include Douglass Fir, Big Leaf Maples, oaks, walnut and cottonwoods.

### ***Amenities***

- One covered pavilion with kitchen, dance hall, public telephone and picnic tables
- One seated amphitheater
- Two permanent restroom facilities
- Three porta-potties
- Gravel parking areas
- Walking and river paths

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- Three play areas that include swings, a major play structure, a rocket slide, slide, tire structures, monkey bars, sandbox, colored round stool structures and benches
  - Three partially covered horseshoe pits
  - Two water fountains
  - Two baseball fields
  - Basketball Courts
  - An area for soccer and football
  - One historical plaque, memorializing the site of Territorial Road
  - Three wellheads
  - Brownsville's water treatment facility
  - 20-30 campsites for tent camping and serve both tents and RV's

### ***Washburn Property (Open Space)***

The Washburn property is an undeveloped, 1.42-acre parcel of land located where North East Washburn Street meets the Calapooia River. Existing maple trees frame a paved and gravel path that leads north along Washburn Avenue to the river's edge. The city owns property on the northwest side of the gravel path, residential property is to the west, commercial property is to the east, and Pioneer Park lies directly to the north. The property had no formal public access.

A portion of a stone bridge pylon remains on the property located west of the gravel path. The site was identified in the Brownsville Downtown Vision as a potential component of a pedestrian/bicycle access to south Brownsville. Such a linkage would require construction of a bridge across the Calapooia River. The location and adjacent land uses limit the ability to develop the Washburn Property as a City park. The site has been cleared up to the edge of the riparian area and may present opportunities for stream bank restoration.

The Washburn Property offers the following amenities and potential recreation opportunities:

- Open space
- Habitat and riparian area restoration

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### ***School District Facilities***

The Central Linn School District owns 2.59 acres of land that could potentially serve as parkland during non-school hours. The Old Brownsville School Property is a 2.59-acre site located between Blakely and Washington Avenue. The Central Linn School District uses the former elementary school as its administrative offices and runs a Head Start Program from 9:30 to 1:00 p.m., Monday through Friday. The property is two-blocks east of Blakely Park and includes a playground.

While the school site is largely occupied by a school building converted to house the Central Linn District administrative offices, the site includes a playground that is used for the head start program. The City has entered into a Memorandum of Understanding for the use of property for the purpose of creating and maintaining a Community Garden program.

### ***County Park Sites***

Regional parks, often owned by the County or State, offer opportunities for large expanses of open space that have the ability to draw both residents and visitors. These offer opportunities to attract tourists to the community while also benefiting residents. In the Brownsville area, this includes McKercher Park located approximately five miles east of Brownsville on Highway 228.

#### ***McKercher***

McKercher County Park is a 5.73 acre area about five miles east of Brownsville on Highway 228. McKercher County Park offers the following amenities and recreational opportunities:

- Fishing
- Hiking
- Swimming
- Picnicking

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## **Chapter 4**

### **Park Classifications**

This chapter describes park needs, park system goals, and capital improvements for existing and potential parks in Brownsville. CPW worked with City staff and Brownsville citizens to develop a set of goals that reflect the unique characteristics of Brownsville. CPW developed the needs analysis by evaluating the characteristics of present and future residents, level of service (LOS), the community survey and public input.

Park needs are based on demographic trends, evaluation of the location and facilities in the City's park system and input from residents. The National Recreation and Park Association (NRPA) and the Oregon Parks and Recreation Department (OPRD) provide a framework for evaluating park system adequacy. This framework emphasizes locally identified needs when determining park adequacy.

#### ***Park Needs***

This section identifies park needs in Brownsville based on the location of parks, park use, demographic characteristics, activity participation trends, and public input. Blakely Park provides opportunity for limited recreational activities south of Highway 228. The park could use some landscaping and better signage.

Kirk's Ferry Park offers both active and passive recreational opportunities just three blocks from downtown Brownsville. Facilities include a dilapidated basketball court that used to be a tennis court and an historical jailhouse structure. The park offers a casual parking design which allows users to park their cars in a large portion of the park. Brownsville residents indicated a need to organize the space within the park to enhance natural areas and improve the basketball and skating facilities. Parks & Open Space Advisory Board would like to upgrade the parking area with asphalt, create a nice landscaping feature to frame the parking lot, install a drinking fountain, install electricity to the southwest corner of the park for a future gazebo, resurface the existing asphalt surface to enhance the basketball court and ready the area for the installation of some incidental skating facilities including some ramps and rails; also change the fencing to make the park more aesthetically pleasing due primarily to its location.

Pioneer Park offers the widest variety of activities for Brownsville residents and out of town visitors. Similar to other parks, the park allows flexibility for parking, camping, and picnicking with respect to location and frequency. Brownsville residents indicated that they would like to maintain the current management approach while improving other elements such as signage, restrooms, landscaping, identification of native trees and plants, and preservation

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of natural areas. The Parks & Open Space Advisory Board and Council are currently monitoring the Calapooia River.

In 2008, the City lost nearly forty-five feet of river bank putting the current restroom located in the northwest corner of the park in jeopardy. Plans call for moving the restrooms to a more centralized location near the basketball courts. The City is working with the Calapooia Watershed Council to determine the best course of action and developing plans to eliminate the erosion concerns in the park.

## **System-wide Goals & Actions**

The Parks Master Plan identifies a series of goals and actions to define priorities and guide implementation. Together the goals and actions provide a framework to develop and maintain parks through 2025.

### ***Goals***

The plan goals provide objectives that the City should work towards to best meet the community's current and future park needs. The goals respond to suggestions and concerns that arose through the process of developing this plan.

### ***Actions***

The actions are detailed recommendations for activities that the City should undertake to fulfill its goals. Following are the goals and action for the Parks Master Plan.

#### **Goal 1.     *Park Maintenance & Preservation***

- Provide adequate park maintenance
- Maintain an active Capital Improvements Plan
- Consider park maintenance when evaluating acquisitions and improvements

#### **Goal 2.     *Ensure Adequate Access***

- Ensure the parks are accessible to residents of all ages
- Provide effective directional signs to parks

#### **Goal 3.     *Increase Public Outreach***

- Develop consistent, attractive signage for all parks in the system

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- Develop park pamphlets that provide a map of all parks and describe opportunities and amenities
  - Expand volunteer program to foster participation by all age groups addressing projects throughout the system – specifically including a youth volunteer program with teen-focused events

**Goal 4.     *Respect Historical Context***

- Ensure historic resources are protected
- Ensure development of any new facilities are designed appropriately
- Maintain camping in Pioneer Park
- Provide exercise activities
- Implement a tree plan for Pioneer Park
- Identify critical natural areas including an inventory of native plants found within the park system

**Goal 5.     *Development & Service***

- Focus on underserved areas, particularly areas south of the river
- Partner with school district to use school property
- Develop parks to serve a range of demographic ages

**Goal 6.     *Secure Long Term Funding***

- Maintain a short and long-term financial plan
- Continue to develop partnerships – private, public & non-profit

***Capital Improvements***

The Parks & Open Space Advisory Board and Council should coordinate the management of park assets into the overall Capital Improvements Program as adopted in May of 2008. The Parks & Open Space Advisory Board should be responsible for identifying objectives and accomplishing them on an annual basis. Unfortunately, there are many improvement projects that are top priority and the City finds itself in the unenviable position of trying to deal with projects on an emergency basis. Currently, the Parks & Open Space Advisory Board would like to apply for funding for the Kirk's Ferry Park Improvements through the Oregon

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Parks & Recreation Department, is planning the move of the Pioneer Park Restrooms to a new location, is partnering with the Calapooia Watershed Council to make major improvements to the river bank in Pioneer Park, is implementing the Tree Succession Plan and plans to continue the general maintenance to several structures in the parks including the Community Arts Building, Garden Building, Pavilion, Stage, Dance Hall and restrooms as well as general grounds maintenance. The Parks & Open Space Advisory Board offers the following outlook:

### ***Projects 2010 – 2015***

- Landscaping & Skateboard Park at Kirk’s Ferry
- Installing Electricity for the Northeast Corner of Pioneer Park
- Reforestation of Pioneer Park
- Uniform Signage for City Properties
- Sidewalk and Bridge for Library Park
- Relocate New Restrooms for Pioneer Park
- Policy for Liability for the Park System
- Redo “Kiddie” Area – 1970’s equipment (Pioneer Park)
- General Maintenance of Park Buildings
- Install New Entry Gates at All Entrances to Pioneer Park
- Big Archway Entry to Pioneer Park
- Par Course for Pioneer Park

### ***Pioneer Park***

Pioneer Park is a 25-acre community park located west of downtown Brownsville between Park Avenue and the River. As Brownsville’s largest park, Pioneer Park offers the largest variety of activities, including camping, swimming, sports and private parties. Pioneer Park also hosts many public events throughout the year including the annual Pioneer Picnic, Fourth of July Celebration, the Chamber of Commerce’s Antique Faire and the Festival of Tents to name a few.

The Parks & Open Space Advisory Board should monitor Pioneer Park use and evaluate the present management system at least every five years to determine if modifications are needed. A modified management approach may include restoration of the river area, consolidating river access and establishing a wellhead and tree protection area. Opportunities for restoration of the riparian area can include consolidating access to the river by providing a designated pathway to the river, as well as planting willow trees for bank stabilization.

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The City can protect its wellhead area by considering opportunities for restoration of the riparian area, limiting use near the area and planting native shrubs around the existing fenced in well equipment.

A Tree Protection Area is an area that is maintained for tree health and overall character of the park. These benefits would include less soil compaction and damage to the roots. As a result, a healthier and more enjoyable tree canopy will exist within the park. The City has adopted a Forest Management Plan and is in the process of removing dead trees and reforesting with native species that aim to improve the long-term health and care of trees in Pioneer Park.

Trees contribute to the environmental and economic health of a community by providing shade, cleaning the air and water and increasing property values.<sup>xvi</sup> Signs of unhealthy trees include discoloration of leaves, dead branches and disease such as root rot. Base compaction from vehicle parking can significantly contribute to the above tree abnormalities. The city and county may want to consider establishing an Urban Forestry Program to develop strategies to monitor the change in tree canopy over time and to develop strategies to manage their trees to maximize benefits while minimizing maintenance costs and liability.<sup>xvii</sup>

If the Parks & Open Space Advisory Board documents negative impacts to trees and other natural areas, potential solutions include restricting automobile access to the affected areas as well as restricting camping on the affected areas. Suggestions for native tree plantings in the Tree Protection Area include:

- Big Leaf Maple (*Acer macrophyllum*)
- Oregon white oak (*Quercus garryana*)
- Flowering dogwood (*Cornus nuttallii*).

Suggestions for native tree plantings along the river include:

- Red Alder (*Albus rubra*)
- Black cottonwood (*Populus balsamifera ssp. trichocarpa*)
- Oregon ash (*Fraxinus latifolia*).

Suggestions for shrubs near the Wellhead Protection Area include:

- Salal (*Gaultheria shallon*)
- Snowberry (*Symphoricarpos albus*)
- Nootka rose (*Rosa nutkana*)
- Red-flowering currant (*Ribes sanguineum*)
- Bracken fern (*Pteridium aquilinum*).

Based on the needs analysis and public input, the following is recommended:

- Entrance sign (2'x5' sandblasted MDO plywood or high density urethane)

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- Entrance sign (2'x5' redwood)
  - Restroom Relocation
  - Trees & Vegetation Management

### ***Blakely Park***

Blakely Park is an 0.15-acre mini-park located on the corner of Washburn Street and Blakely Avenue. It is Brownsville's only park south of Highway 228. The park is home to a monument, a large shade tree, a picnic table and limited playground equipment.

### ***Kirk's Ferry Park***

Facilities include a dilapidated basketball court that used to be a tennis court, an historical jailhouse structure and access to the River. The park offers a casual parking design which allows users to park their cars in a large portion of the park. Brownsville residents indicated a need to organize the space within the park to enhance natural areas and improve the basketball and skating facilities. Parks & Open Space Advisory Board would like to upgrade the parking area with asphalt, create a nice landscaping feature to frame the parking lot, install a drinking fountain, install electricity to the southwest corner of the park for a future gazebo, resurface the existing asphalt surface to enhance the basketball court and ready the area for the installation of some incidental skating facilities including some ramps and rails; also change the fencing to make the park more aesthetically pleasing due primarily to its location.

The Calapooia Food Alliance, a local volunteer group operating the weekly Farmers Market and the Community Garden Program, has expressed interest in moving the Farmers Market to this location in the future. The Parks & Open Space Advisory Board and Council have formed an agreement for this desired future use. The Parks & Open Space Advisory Board would like to see the area become multi-use and is interested in adding a gazebo to accommodate live music performances in the future.

### ***Washburn Property***

The Washburn Property is a 1.42-acre site located at the north end of Washburn Street. The site was undeveloped at the time this plan was prepared. The site may have historical significance to Brownsville. Prior to early settlement of the Willamette Valley, the point where the main north-south trail crossed the Calapooia River, was important to the movement of the Native Americans and later trappers in the area. In the mid-1800's, a ferry and bridge crossing near the Washburn site played a leading role in the establishment of Brownsville, being on the mainline of the Territorial Road. During this time, the Brownsville community was known as Kirk's Ferry.

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Input from city residents regarding the Washburn property and its potential to serve as a neighborhood park revealed the following concerns: safety, access, trespass, vandalism, restoration of the natural area, flooding potential and the cost to implement projects. Opportunities include creating a pedestrian or trail linkage on site, providing river access, the potential for tourist attraction, preservation of a historical site and a safer route for children to access Pioneer Park. Funding would definitely pose a problem to this project along with required maintenance and upkeep of additional facilities.

The property had no formal public access at the time this plan was adopted. The location and adjacent land uses limit the ability to develop the Washburn Property as a City park. Moreover, the configuration of the site presents significant challenges to its development.

### ***Parkland Acquisition Criteria***

This section provides guidance on how to determine the suitability of potential parkland, when using both short and long-term strategies. The City shall assess the following criteria when they decide to acquire parkland or accept parkland in lieu of system development charges:

- The topography, geology, access to, parcel size, and location of land in the development available for dedication;
- Potential adverse/beneficial effects on environmentally sensitive areas;
- Compatibility with the Parks Master Plan in effect at the time of dedication;
- Vehicular and pedestrian access to the site;
- Availability of previously acquired property; and
- Parkland need based on priorities identified in this plan.

xvi Oregon Department of Forestry website accessed December 1, 2003  
[http://www.odf.state.or.us/divisions/management/forestry\\_assistance/ucf/default.asp?id=3020108](http://www.odf.state.or.us/divisions/management/forestry_assistance/ucf/default.asp?id=3020108)

xvii Broward County's Urban Forest Initiative website accessed December 1, 2003, <<http://www.broward.org/treecanopy>.>

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## **Chapter 5**

### **Funding Strategies & Sources**

The previous chapter described park projects and acquisition priorities for Brownsville's park system. Brownsville needs to pursue new and ongoing funding sources to fulfill identified capital improvement and maintenance goals. A funding strategy is also necessary to meet the City's parkland acquisition goals. Brownsville should strive to have a diversified funding and support strategy that is comprised of short and long-term sources.

This chapter presents recommended funding and support strategies. This includes an evaluation of public (federal, state, and local) and private funding sources. Non-monetary support in the form of partnerships and volunteerism as well as monetary support are presented.

Key questions the City should ask as it pursues a funding and support strategy are:

- How much funding is needed to maintain existing park and recreation facilities?
- How much will be needed to maintain future park and recreation facilities?
- What stable, long-term funding sources can be created for ongoing maintenance, land acquisition and capital improvement needs?
- What long-term partnerships can be pursued?
- Where should future parks be located that maximize the use of available funding?

Figure 5-1 summarizes the funding and support strategies. Contact information for each category is provided in Appendix A.

[See Next Page]

**Figure 5-1. Funding and Support Sources**

Funding Source	Implementation Time	Duration	Pros	Cons
Partnerships	Short-Term	Varies	Builds cooperation	Requires ongoing coordination
			Increases ability to pursue projects through sharing of resources	No guarantee of success
Donations	Short-Term	Ongoing	Can be a win-win situation	
			May include land, financial, or materials	Requires continuous time and effort
Grants	Short-Term	Varies and limited	Good track record with grants often leads to more grants	Requires staff time for applications (with no guarantee or aware) and ongoing reporting
			Often support new, one-time expenditures	Often short-term and only for specific projects (not usually including staff time)
				Often require matching funds
Parks and Recreation District	Long-Term	Ongoing	Provides ongoing source of funds	Long-time to form
			All area park users (not only City residents) would pay for services	Some citizens may oppose
			Fund source would directly and only benefit parks	Could mean loss of revenue (control) for City
Land Trusts	Long-Term	Ongoing	Good way of working with landowners	Often have very specific projects in mind
				Lengthy process
				Land trusts may have limited resources
Bonds	Long-Term	Limited	Distributes costs over life of project	Debt burden must not be excessive
			Can generate substantial capital	May require voter approval
Levies	Long-Term	Limited	Can generate reduced-interest funding	Intergenerational inequity (levies are carried by current users, although future users will benefit.)
			Can provide substantial funding for short-term (under 10 year) projects	Requires voter approval (double majority)
System Development Charge	Long-Term	Ongoing	Development helps pay for the capital improvements, which will be necessary to provide residents with adequate park services. Ordinance in place	Can only be used for capital improvements, not for deferred or ongoing maintenance needs.
Mandatory Dedication	Long-Term	Ongoing	Ensures parkland is located near or within future developments	Requires legally defensible methodology
			In conjunction with fee-in-lieu of dedication provides flexible way for City for provide parkland for new residents	
Local Improvement District	Short-Term	Varies	Can have a specific purpose	Must be abandoned if property owners provide written and signed objection
			Costs are paid by benefiting property owners	
			City or property owners can initiate	

Source: Community Planning Workshop

Each funding strategy has differing implementation time requirements. Staff can immediately act upon short-term strategies. However, before action is taken, staff should consider the time and effort necessary to proceed with each strategy. Long-term strategies will likely take five or more years to implement. In some cases, a funding strategy can be pursued immediately, and provide ongoing support. These sources have the advantage of providing support or funding over an extended period of time. In other cases, a funding strategy will provide support for a limited period. Some sources, such as grants last for only specified periods and require renewal.

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## ***Recommended Funding Strategies***

### ***Partnerships***

Partnerships can play an important role in the acquisition of new park and recreation facilities and in providing one-time or ongoing maintenance support. Public and private for-profit and non-profit organizations may be willing to partner with the City to fund outright, or work with the City to acquire additional parks and recreation facilities and services. Certain organizations may be interested in improving or maintaining an existing facility through a sponsorship.

This method is a good way to build cooperation among public and private partners. The specific partnering process used depends on who is involved. Potential partners include State agencies such as the Oregon Department of Fish and Wildlife (especially for acquisition of lands with habitat potential), local organizations, land trusts, and national organizations such as the Nature Conservancy.

Although partnerships may not yield monetary benefits, there are other important benefits including:

- Efficiencies involving the removal of service duplication or use of complementary assets to deliver services
- Enhanced stability because future service is more probable when multiple parties make a commitment to it
- Organizational legitimacy of one or more partners
- The ability to pursue projects that the City may not have the resources to complete
- Identification of opportunities through partner organizations

The key problem with partnerships is that there is no guarantee of success. Developing projects with partners requires considerable time and energy.

### ***Donations***

Two key motives for donation are philanthropy and tax incentives. These benefits should be emphasized when collaborating with landowners. There are many strategies for courting donations including building public relations, creating a healthy community, boosting employee morale, and existing tax structures that have built in incentives for donating land. It is important to note that for some potential donors, tax considerations are the primary reason for

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contemplating a major land donation. Soliciting donations, like partnering, takes time and effort on the part of City staff, but can be mutually rewarding. Generally, donations are not stable sources of land or finances.

Pursuing donations through partnerships may provide advantages to all parties involved. For example, working a land transaction through a non-profit organization may provide tax benefits for the donor, can provide flexibility to the City, and can reap financial benefits for the non-profit. The City may want to create a parks foundation which would be place to keep donation funds and spend them in a restricted manner.

### ***Grants***

Grants are a good strategy to supplement park acquisition and development funds. Many grant organizations throughout the country fund park acquisition and improvements, although few provide funds for ongoing maintenance activities. Two factors that make grants challenging are (1) most grant organizations have lengthy processes that will require staff time and effort, and (2) grants usually have very specific guidelines and only fund projects that specifically address their overall goals. Moreover, grants should not be considered a long-term stable funding source.

Federal Land and Water Conservation Fund grants administered by the Oregon Department of Parks and Recreation, for example, require that the proposed project be consistent with the outdoor recreation goals and objectives contained in the State Comprehensive Outdoor Recreation Plan (SCORP). Because grants are usually highly competitive, staff time should be allocated carefully to apply for grants that are a good fit. It is also important to note the timing of the grant cycle. Often, the City will have to budget money over two fiscal years in order to be eligible for grants.

Because many grant agencies look favorably upon collaborative projects, a potential benefit of grant proposals is that they can foster partnerships between agencies, organizations, and the City. Appendix A outlines organizations' goals and provides contacts for state, regional, and federal grant opportunities

### ***Land Trusts***

Land trusts use many tools to help landowners protect their land's natural or historic qualities. Land in land trusts may provide open space for aesthetic, visual or recreation purposes. Tools used by land trusts include:

- Conservation easements (which allow land to be protected while a landowner maintains ownership)
- Outright land acquisition by gift or will

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- Purchases at reduced costs (bargain sales)
  - Land and/or property exchanges

A landowner can donate, sell, or exchange part of their land rights to a land trust, in cooperation with the City. There is a tax incentive to donate the land as a charitable gift, although it is the responsibility of the landowner to pursue the tax deduction.

Collaborating with land trusts and landowners takes considerable time and effort. Steps included in the process are:

- Determining the public benefit of a landowner's property for preservation.  
This step identifies the natural or historic values of the land
- Working with the landowner to develop goals and objectives for the land
- Gathering information including title and deed information, maps, photographs, natural resources information, structural features, and land management and mining history
- Conducting an environmental assessment for evidence of hazardous materials or other contaminants
- Determining whether a new survey is needed to establish easement boundaries
- Designing the terms of the easement

Contact information for land trusts that operate in the area is in Appendix A.

### ***Bonds***

To issue long-term debt instruments (bonds), a municipality obtains legal authorization from either the voters or its legislative body to borrow money from a qualified lender. Usually the lender is an established financial institution, such as a bank, an investment service that may purchase bonds as part of its mutual fund portfolio, or sometimes, an insurance company.

Issuing debt is justified based on several factors:

- Borrowing distributes costs and payments for a project or improvement to those who will benefit from it over its useful life, rather than requiring today's taxpayers or ratepayers to pay for future use.

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- During times of inflation, debt allows future repayment of borrowed money in cheaper dollars.
  - Borrowing can improve a municipality's liquidity to purchase needed equipment for project construction and improvements. Debt issuance also does not exhaust current cash-on-hand, allowing such general fund revenues to be used for operating expenses.<sup>vii</sup>

The longer the maturity term, the higher the interest rate required to borrow for that period of time because borrowers have to compensate investors for locking up their resources for a longer time.

Oregon law requires that all Unlimited-Tax General Obligation (ULTGO) bonds be authorized by a vote of the people. The *Oregon Bond Manual – 4<sup>th</sup> Edition* <sup>xviii</sup>, recommends municipalities hire a bond counsel prior to the bond election to ensure that all requirements are met for a legal bond election.

The Bond Manual also notes that approval of an ULTGO bond requires considerable effort. Some examples of ways to gain public support include attitude polls, forming a bond issue citizens' committee, holding public meetings, leaflets, and door-to-door canvassing. Note that under Oregon law, no public resources may be used to advocate a pro or con position regarding a ballot measure. Accordingly, any printed materials must be purely explanatory in nature.

A fundamental rule associated with issuing long-term debt instruments is that they may not be issued for maturity longer than the project's useful life. People should not be paying for a major park or recreational facility after it is no longer in use. <sup>xix</sup> Furthermore, Brownsville should be very clear about the specific actions to be carried out with the bond revenue. Working with the community is an important aspect of passing a bond.

The key benefit of bonds for park acquisition is that the City can generate a substantial amount of capital. This capital can then be used to purchase parkland to accommodate needs far into the future. The current financial condition of the City makes this option very unlikely due to the Water and Wastewater incurred debts.

### ***Levies***

A local option levy for capital improvements provides for a separate property tax levy outside the City's permanent rate limit. This levy may be used to fund a capital project or a group of projects over a specified period of time, up to 10 years. Revenues from these levies may be used to secure bonds for projects or to complete one or more projects on a "pay as you go" basis.

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The advantages of levies include reduced interest, increased flexibility, enhanced debt capacity, improved borrowing terms, and increased fiscal responsibility. The major disadvantages of this approach are insufficient funding, intergenerational inequity (if, for example, long-term facilities are paid for disproportionately by current users), inconsistency of funding requirements, and use of accumulated reserves. There are also legal requirements including property tax limitations imposed by Article XI, Section 11 of the Oregon Constitution.<sup>xx</sup>

Local option levies require voter approval and are subject to the double majority requirement. In addition, increases in the assessed valuation of each property are limited to three percent per year (Section 11(1)(b)), with special exemptions for property that is improved, rezoned, subdivided, or ceases to qualify for exemption. In combination with the fixed permanent rate, the limitation on the growth in assessed value will limit the growth of taxes on individual properties to an average of 3% per year. Due to these limitations, local option levies are not generally considered to be a good alternative to the use of general obligation bonds for large projects or groups of projects.

Property tax levies can be used for facility operations and maintenance, land acquisition, and capital improvements.

### ***Dedications and Systems Development Charges***

A system development charge or SDC is a one-time fee imposed on new development to equitably cover the cost of facility capacity needed to serve new customers. The purpose of the system development charge is to impose a portion of the costs of capital improvements for water, wastewater drainage, streets, flood control, and parks upon the developments and redevelopments that create the need for or increase the demand on the specific capital improvement for which the SDC is being enacted.<sup>xxi</sup>

An SDC can consist of an “improvement fee” (for costs associated with capital improvements to be constructed) or a “reimbursement fee” (for costs associated with capital improvements already constructed or under construction).<sup>xxii</sup> The methodology used to establish the reimbursement or improvement fee are included in state statute guidelines (ORS 223.297-223.314). Since every community is different, each City establishes how they will apply the system development charge. Examples of how some local Oregon communities levy park SDC’s include the following:

- Non-residential and residential facilities (single family, multi-family, manufactured homes)
- Commercial development
- Industrial development

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The Parks & Open Space Advisory Board and Council are not interested in this option at this time due to the current economic conditions. If the economy picks up and the housing market begins to move steady, then this option should be revisited.

### ***Dedications***

Another option that the City should investigate to meet future parkland need is mandatory dedications. Local ordinance can specify that during development, a portion of land shall be dedicated for park and recreation purposes. Dedications can be done in a variety of ways. Dedication of land can be formulated based on (1) a percentage of the total development, (2) the number of proposed lots or units, or (3) the number of people per lot or per unit in a proposed development. Because the third option is based on the number of people who would potentially access the new parkland, it is the method most likely to provide enough recreation space.

Fee in-lieu of dedication is a mechanism cities can use when dedication is not feasible due to the size, type, or location of a new development. Some communities write a minimum development size into their ordinance.

An acquisition plan and a local parks standard (number of acres/1,000 residents) are key components of a mandatory dedication policy. The acquisition plan should include a list of criteria for land parcel acceptance or rejection (See Chapter 4). The standard helps establish a legal nexus between mandatory dedication and the expected public welfare; however, measures should be taken to assure that the dedication policy is not too onerous for the developer. Mandatory dedications, if adopted, will only be one of the multiple strategies employed by the City to develop new parkland.

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## **Appendix A**

### ***Funding Information***

Appendix A provides brief descriptions and contacts for the funding strategies presented in Chapter 5.

#### **Partnerships**

##### **Federal**

##### **Division of State Lands, Wetland Mitigation Banking**

###### ***Contact:***

Wetland Mitigation Specialist  
Division of State Lands  
775 Summer Street NE, Suite 100  
Salem, Oregon 97301-1279  
Phone: (503) 378-3805, Ext. 285  
Website: <http://statelands.dsl.state.or.us/>

##### **Oregon Department of Fish and Wildlife**

###### ***Contact:***

Oregon Department of Fish and Wildlife  
3406 Cherry Avenue NE  
Salem, Oregon 97303-4924  
Phone: (503) 947-6000  
Website: <http://www.dfw.state.or.us/>

##### **Oregon Parks and Recreation Department**

###### ***Contact:***

Oregon Parks and Recreation Department  
Heritage Conservation Division  
State Historic Preservation Officer  
725 Summer Street NE, Suite C

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Salem, OR 97301  
Phone: (503) 986-0707  
Website: <http://www.shpo.state.or.us/>

### **Oregon Youth Conservation Corps**

Through assistance received from the Oregon Youth Conservation Corps (OYCC), communities receive needed services, and unemployed youth are placed in gainful activities. The program can provide an opportunity for youth to serve as role models for others, which instills a growing commitment to community. OYCC funding is distributed in equal amounts to each county in Oregon every summer. The program funds individual projects ranging from \$5,000 to \$10,000.

The OYCC program consists of grants of labor and capital financing. These grants generally support conservation or environment-related projects proposed by non-profit organizations. Youth corps members work on projects such as:

- Construction of trails, boat docks, disability access ramps, fences and picnic tables;
- Restoration/preservation of wetlands, stream banks, endangered species and other wildlife habitat, and historical and cultural sites;
- Maintenance of all of the above after wind, floods, fire or normal use;
- Plantings, water quality testing, removing non-native plants and weeds, watershed work, managing nurseries, landscaping, mapping, surveying and recycling and community service projects.

#### ***Contact:***

Oregon Youth Conservation Corps  
255 Capitol Street NE, Third Floor  
Salem, Oregon 97310  
Phone: (503) 378-3441  
Fax: (503) 373-2353  
Website: <http://www.oycc.state.or.us>

#### ***Local***

Public, private, and non-profit organizations may be willing to fund outright or join together with the City of Brownsville to provide additional parks and recreation facilities and services. This method may be a good way to build cooperation among public and private partners in the Brownsville area. A list of potential partners besides police and fire departments, utility providers, and the school district include:

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- The Garden Club of Brownsville
  - Brownsville's Historic Review Board
  - Boy Scouts of America
  - Girl Scouts
  - Kiwanis Club
  - Lions Club
  - The Audubon Society
  - 4-H

Local businesses may also be willing to partner with the city to provide park services. The Chamber of Commerce would be a good place to begin to form such partnerships.

**Contact:**

Brownsville Chamber of Commerce  
PO Box 278, Brownsville OR 97327  
Tel: (541) 466-5311  
FAX: (541) 466-5312  
Website: <http://www.historicbrownsville.com>

***Not-for-Profit Organizations***

**American Farmland Trust**

(For agricultural lands only)

**Contact:**

American Farmland Trust  
1200 18<sup>th</sup> Street, NW, Suite 800  
Washington, DC 20036  
Phone: (202) 331-7300  
Fax: (202) 659-8339  
Website: <http://www.farmland.org/>

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## **The Nature Conservancy**

### ***Contact:***

The Nature Conservancy of Oregon  
821 S.E. 14th Avenue  
Portland, Oregon 97214  
Phone: (503) 230-1221  
Fax: (503) 230-9639  
Website: <http://nature.org/>

### ***Grants***

#### **Private Grant-Making Organizations**

##### **National Grants**

##### **American Greenways Dupont Awards**

This program is a partnership between Dupont, The Conservation Fund, and the National Geographic Society. The Conservation Fund forges partnerships to protect America's legacy of land and water resources. Through land acquisition, community initiatives, and leadership training, the Fund and its partners demonstrate sustainable conservation solutions emphasizing the integration of economic and environmental goals.

### ***Contact:***

The Conservation Fund  
1800 N. Kent Street, Suite 1120  
Arlington, Virginia 22209-2156  
Phone: (703) 525-6300  
Fax: (703) 525-4610  
Website: <http://www.conservationfund.org/conservation/>

### ***State Grants***

##### **Oregon Community Foundation Grants**

Proposals to the Oregon Community Foundation (OCF) are prioritized for funding based on their fit with a set of basic guiding principles and four specific funding objectives:

- 
1. To nurture children, strengthen families and foster the self-sufficiency of Oregonians (40-50% of OCF Grants);
  2. To enhance the educational experience of Oregonians (15-20% of OCF grants);
  3. To increase cultural opportunities for Oregonians (15-20% of OCF grants);
  4. To preserve and improve Oregon's livability through citizen involvement (10-15% of OCF grants);

Only about 5 percent of Community Grants are above \$50,000. Larger grants tend to be made only for projects that are an exceptionally good fit with OCF priorities, have a broad scope of impact, and address an area to which OCF's board has decided to give special attention.

**Contact:**

Oregon Community Foundation  
1221 SW Yamhill, #100  
Portland, Oregon 97205  
Phone: (503) 227-6846  
Fax: (503) 274-7771  
Website: <http://www.ocfl.org/>

**Oregon Department of Forestry**

***Urban and Community Forestry Assistance Grants  
Forestry Assistance Program***

2600 State Street  
Salem, Oregon 97310  
Phone: (503) 945-7391  
Website: <http://www.odf.state.or.us>

**The Collins Foundation**

The Collins Foundation's purpose is to improve, enrich, and give greater expression to the religious, educational, cultural, and scientific endeavors in the State of Oregon and to assist in improving the quality of life in the state. In its procedures, the Foundation has not been an "Operating Foundation" in the sense of taking the initiative in creating and directing programs designed to carry out its

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purpose. Rather, the trustees have chosen to work through existing agencies and have supported proposals submitted by colleges and universities, organized religious groups, arts, cultural and civic organizations, and agencies devoted to health, welfare, and youth.

**Contact:**

The Collins Foundation  
1618 SW First Avenue, Suite 505  
Portland, Oregon 97201  
Phone: (503) 227-7171  
Website: <http://www.collinsfoundation.org/>

***Regional Grants***

**Paul G. Allen Forest Protection Fund**

The Paul G. Allen Foundation focuses its grant making on the acquisition of old growth and other critical forestlands. Priority is given to projects that protect forestlands with a strategic biological value that extend or preserve wildlife habitat, and, where possible, offer opportunities for public recreation and education. The foundation is particularly interested in landscape-scale projects that provide optimal potential for protection of ecological integrity, functional and intact ecosystems, connectivity, and biodiversity conservation.

**Contact:**

Grants Administrator  
PGA Foundations  
505 5th Ave South Suite 900  
Seattle, Washington 98104  
Email: [info@pgafoundations.com](mailto:info@pgafoundations.com)  
Website: <http://www.pgafoundations.com>

**Bonneville Environmental Foundation**

Bonneville Environmental Foundation (BEF) watershed project grants to date have ranged from \$5,000 to \$40,000. Any private person, organization, local or tribal government, located in the Pacific Northwest (OR, WA, ID, MT) may submit a proposal to BEF. Proposals will only be considered, however, from applicants proposing to complete a watershed biological assessment or applicants operating within the context of a previously completed watershed biological assessment.

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**Contact:**

Bonneville Environmental Foundation  
133 SW 2nd Avenue, Suite 410  
Portland, Oregon 97204  
Phone: (503) 248-1905  
Fax: (503) 248-1908  
Website: <http://www.bonenvfdn.org/about/index.shtm>

**Ben B. Cheney Foundation**

Washington and Oregon institutions are eligible for Cheney Foundation grants. Letters of inquiry outlining the proposed project are required. Full applications are accepted only from those whose inquiry letters are of interest to the foundation. There are no deadlines.

**Contact:**

Ben B. Cheney Foundation  
1201 Pacific Avenue, Suite 1600  
Tacoma, Washington 98402  
Phone: (206) 572-2442  
Website: <http://www.benbcheneyfoundation.org/index.html>  
Email: [info@benbcheneyfoundation.org](mailto:info@benbcheneyfoundation.org)

**Public Grantmaking Organizations*****Federal******National Park Service*****Urban Park and Recreation Recovery Program**

The National Park Service provides recreation grants for economically distressed urban cities. The Urban Park and Recreation Recovery (UPARR) program was established in November 1978 by Public Law 95-625, authorizing \$725 million to provide matching grants and technical assistance to economically distressed urban communities. The purpose of the program is to provide direct federal assistance to urban localities for rehabilitation of critically needed recreation facilities. The law also encourages systematic local planning and commitment to continuing operation and maintenance of recreation programs, sites, and facilities. Only cities and urban counties meeting established criteria are eligible for assistance.

**Contact:**

National Park Service  
Pacific West Region (AK, ID, OR, WA)

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Columbia Cascade Support Office  
909 First Avenue  
Seattle, Washington 98104-1060  
Phone: (206) 220-4126  
Website: <http://www.ncrc.nps.gov/uparr/>

### **Land and Water Conservation Fund**

This program uses federal dollars from the National Park Service that are passed down to the states for acquisition, development, and rehabilitation of park and recreation areas and facilities.

#### ***Contacts:***

725 Summer Street NE, Suite C  
Salem, OR 97301  
Phone: (503) 378-4168 Ext. 241  
Fax: (503) 378-6447  
Website: [http://www.prd.state.or.us/grants\\_lwcf.php](http://www.prd.state.or.us/grants_lwcf.php)

### **U.S. Department of Transportation**

TEA-21 funding for parks and connections includes:

- ♦ Bicycle transportation and pedestrian walkways;
- ♦ Recreational trails program;
- ♦ National Scenic Byways Program;
- ♦ Transportation, Community and System Preservation Pilot

#### ***Contact:***

U.S. Department of Transportation  
400 7th Street, S.W.  
Washington, D.C. 20590  
Phone: (202) 366-4000  
Website: <http://www.fhwa.dot.gov/tea21/index.htm> and  
<http://www.fhwa.dot.gov/tea21/sumenvir.htm#btapw>

### ***State***

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

State Pedestrian and Bicycle Grants

#### ***Contact:***

Michael Ronkin  
Phone: (503) 986-3555

### **Transportation Enhancement Program**

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Funds are available from ODOT for projects that enhance the cultural, aesthetic and environmental value of the state's transportation system. Eligible activities include bicycle/pedestrian projects, historic preservation, landscaping and scenic beautification, mitigation of pollution due to highway runoff, and preservation of abandoned railway corridors. The application cycle is every two years.

**Contact:**

Phone: (503) 986-3528

**Transportation Safety Grants**

This ODOT program promotes transportation safety such as programs in impaired driving, occupant protection, youth, pedestrian, speed, enforcement, bicycle, and motorcycle safety.

**Contact:**

Phone: (503) 986-4193

More ODOT funding information can be found on Oregon's Economic Revitalization Team website formerly:

<http://communitysolutions.state.or.us/funding/transpor.html>. A new site can be found at the Governor's website: <http://governor.oregon.gov>. This information includes a detailed table of available funding, program contacts, application cycles, and a description of who can apply. This website also contains specific information on Oregon

**Wetlands Program**

The program has close ties with local wetland planning conducted by cities, providing both technical and planning assistance.

**Contact:**

Wetland mitigation specialist  
Division of State Lands  
775 Summer Street NE, Suite 100  
Salem, Oregon 97301-1279  
Phone: (503) 378-3805, Ext. 285  
Website: <http://statelands.dsl.state.or.us/>

**Oregon Parks and Recreation Department**

The Oregon Parks and Recreation Department administers several grant programs including the Federal Land and Water Conservation Fund (described under "Federal Grant-Making Organizations" in this section), Local Government, and Recreation Trails grants.

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**Contacts:**

Oregon Parks and Recreation Department  
725 Summer Street NE, Suite C  
Salem, OR 97301  
Phone: (503) 986-0707  
Website: <http://www.prd.state.or.us/grants.php>

**Local Government Grants**

Local government grants are provided for the acquisition, development and rehabilitation of park and recreation areas and facilities. Eligible agencies include city and county parks and recreation departments, park and recreation districts, and port districts. The Local Government Grant program provides up to 50 percent funding assistance. For cities/park districts with populations less than 5,000 and counties with populations less than 30,000 the program provides up to 60 percent funding assistance. Projects that do not exceed \$50,000 total cost and a \$25,000 grant request, qualify as small grant requests.

**Contact:**

Senior Grants Project Coordinator  
Phone: 503-986-0711  
Fax: 503-986-0793

Grants Coordinator  
Phone: (503) 986-0712  
Fax: (503) 986-0793

**Oregon Watershed Enhancement Board**

The Oregon Watershed Enhancement Board (OWEB) administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds. Types of grants provided by OWEB include: upland erosion control, land and/or water acquisition, vegetation management, watershed education, and stream habitat enhancement.

**Contacts:**

Grant Program Manager  
Oregon Watershed Enhancement Board  
775 Summer Street NE, Suite 360  
Salem, Oregon 97301-1290  
Phone: (503) 986-0203  
Fax: (503) 986-0178  
Website: <http://www.oweb.state.or.us/>

Program Representative, Willamette Basin

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Phone: (503) 986-0185

**Oregon Department of Fish and Wildlife**

***Sport Fish and Restoration Program Funds***

Cities, counties, park and recreation districts, port districts, and state agencies may receive funding from the Oregon Department of Fish and Wildlife. Funds are awarded at the start of each federal fiscal year to priority projects. This is a matching fund program of 75% federal and 25% by the State Marine Board. Eligible projects include acquisition and construction of public recreational motorized boating facilities, such as: boat ramps, boarding floats, restrooms, access roads, parking areas, transient tie-up docks, dredging and signs.

***Contact:***

Realty Manager  
Oregon Department of Fish and Wildlife  
3406 Cherry Avenue NE  
Salem, Oregon 97303-4924  
Phone: (503) 947-6000  
Website: <http://www.boatoregon.com/Facilities/FundSource.html>

**Park and Recreation District**

Special districts, such as a park and recreation district, are financed through property taxes or fees for services, or some combination thereof. A governing body elected by the voters directs all districts. A good source for information is the Special District Association of Oregon (SDAO).

SDAO was established in 1977 to pursue the common interests and concerns of special districts. SDAO has outlined to the process of forming a special district.

***Contact:***

Executive Director  
Special Districts Association of Oregon  
PO Box 12613 , 727 Center street NE, Suite 208  
Salem, Oregon 97309-0613  
Phone: (503) 371-8667; Toll-free: 1-800-285-5461  
Fax: (503) 371-4781  
E-mail: [sdao@sdao.com](mailto:sdao@sdao.com)  
Website: [www.sdao.com](http://www.sdao.com)

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## ***Land Trusts***

There are local and national land trusts that may be interested in helping to protect land in the Brownsville area.

### **The Wetlands Conservancy**

The Wetlands Conservancy (TWC) is a non-profit land trust. It was founded in 1981 and is dedicated to preserving, protecting, and promoting the wildlife, water quality and open space values of wetlands in Oregon.

#### ***Contact:***

Executive Director  
The Wetlands Conservancy  
PO Box 1195  
Tualatin, Oregon 97062  
Phone: (503) 691-1394  
Email: wetlands@teleport.com

### **Land Trust Alliance**

#### ***Contact:***

Program Director  
Land Trust Alliance  
3517 NE 45th St  
Seattle, Washington 98105-5640  
Phone: (206) 522-3134  
Fax: (206) 522-3024  
Email: ltanw@lta.org  
Website: www.lta.org

### **Trust for Public Land**

#### ***Contact:***

Oregon Field Office  
Trust for Public Land  
1211 SW Sixth Ave.  
Portland, Oregon 97204  
Phone: (503) 228-6620  
Fax: (503) 228-4529  
Website: www.tpl.org

### **Northwest Land Conservation Trust**

#### ***Contact:***

Northwest Land Conservation Trust  
P O Box 18302

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Salem, Oregon 97305-8302  
Email: [nwlct@open.org](mailto:nwlct@open.org)  
Website: <http://www.open.org/~nwlct/>

### **The Greenbelt Land Trust**

**Contact:**

The Greenbelt Land Trust  
P O Box 1721  
Corvallis, Oregon 97339  
Phone: (541) 752-9609  
Email: [info@greenbeltlandtrust.org](mailto:info@greenbeltlandtrust.org)  
Website: [www.greenbeltlandtrust.org](http://www.greenbeltlandtrust.org)

Staff should always be able to research and stay abreast of other opportunities as they become available through these and other sources.

- xviii *Oregon Bond Manual – 4<sup>th</sup> Edition*, 1998, Oregon State Treasury and Municipal Debt Advisory Commission.
- xix Ibid
- xx Crompton, John L. 1999. *Financing and Acquiring Park and Recreation Resources*. Champaign, IL, Human Kinetics.
- xxi Section 11 was created via House Joint Resolution 85, 1997 and adopted by the people of Oregon, May 20, 1997 via Measure 50.
- xxii League of Oregon Cities website accessed on November 3, 2003