

# CITY OF SISTERS PARKS MASTER PLAN



ADOPTED AUGUST 2011 | UPDATED MAY 2016



**Table 3-2. Sisters Trails Inventory**

EXISTING TRAILS	MILES
<b>Trails</b>	
Tollgate / High School Trail	0.76
Sisters High School South Trail	3.50
Sisters Tie Trail	6.50
Peterson Ridge Trail System (PRT)	33.00
<b>TOTAL TRAILS</b>	<b>43.76</b>

Source: City of Sisters Trails Plan 2011 (updated 2015).

**Table 3-3. Other Publically Owned Open Space Inventory**

EXISTING OPEN SPACE	ACRES
<b>Open Space</b>	
Whychus Creek Open Space	11.21
East Portal Open Space (USFS)	7.73
Other Parcels	9.71
<b>TOTAL OPEN SPACE</b>	<b>28.65</b>

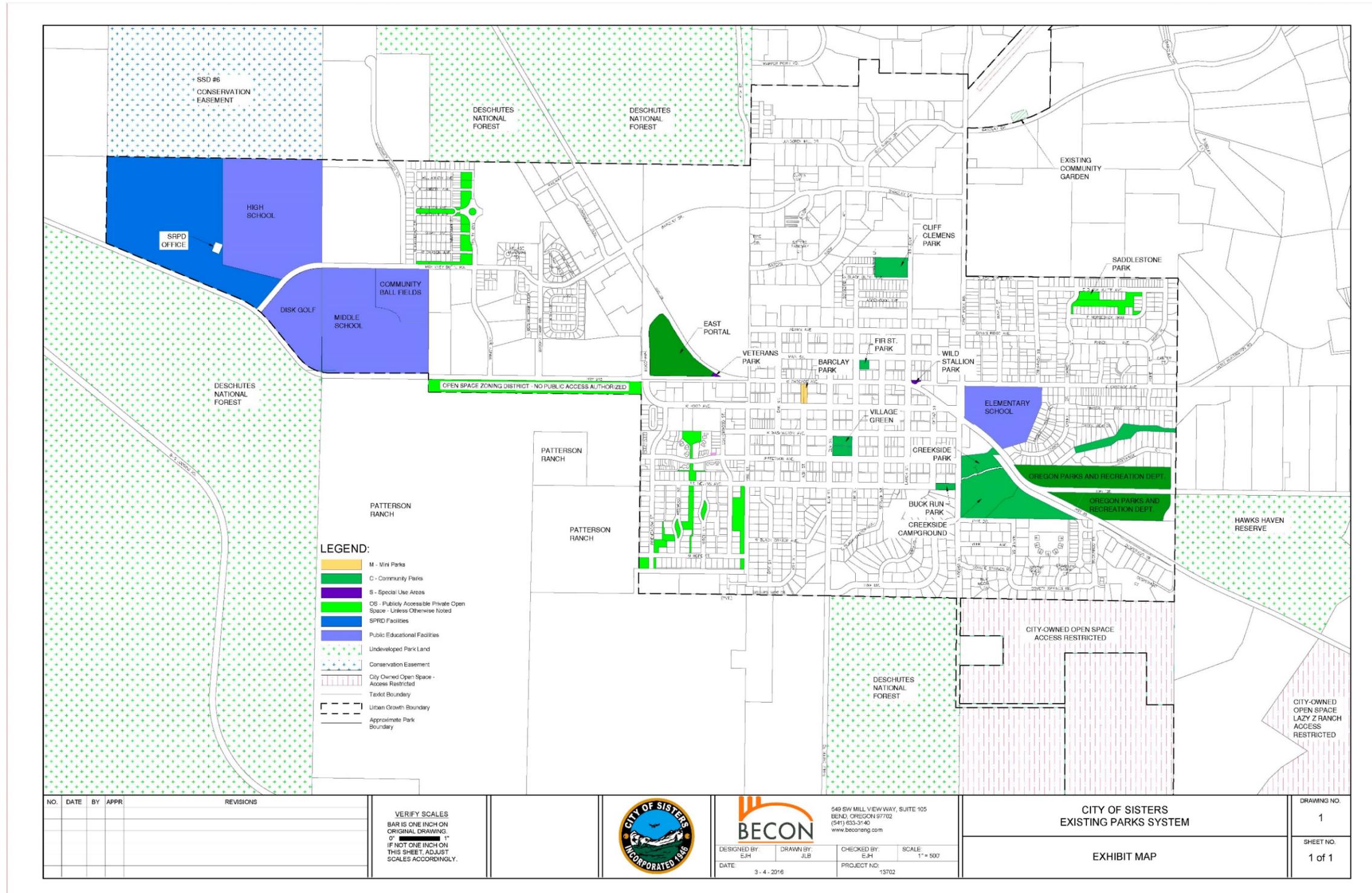
Source: City of Sisters

**Table 3-4. Homeowner's Association-Owned Parks/Open Space Inventory**

EXISTING HOA-OWNED PARKS/OPEN SPACE	ACRES
<b>Open Space</b>	
Saddlestone Park (play structure – open space)	2.71
Pine Meadow Village (tennis courts and misc areas)	1.90
<b>TOTAL</b>	<b>4.61</b>

Source: City of Sisters

Map 3-1. Sisters and surrounding area: Current Park System and Open Spaces



### Peterson Ridge Trail System (PRT) - Mountain Bike and Hiking Trail

The Peterson Ridge Trail System, located within the Deschutes National Forest, includes approximately 33 miles of mostly single-track trails. Construction began in 1989 and the trail system has been dramatically expanded since 2008. The trails alternate between single track trails and decommissioned forest service roads. Sisters trailhead parking is available at Village Green Park (restrooms and showers), or ½ mile south of town on Tyee, just across the Whychus Creek Bridge on Elm Street. Parking is limited at this location. The Forest Service has plans to build a new parking lot further south on Hwy 16 (Three Creeks Road) to relieve parking congestion in a residential neighborhood.

## PUBLICALLY OWNED OPEN SPACE

Open space includes areas designated for protection or preservation through conservation easements, acquisition, or dedication. Open space lands are left primarily in their natural state and managed to provide limited passive recreation opportunities, as appropriate.

### Whychus Creek

The City owns 11.21 acres of open space along Whychus Creek south of Highway 126. The open space is accessed by a pedestrian connection from Timber Creek Drive. The open space spans both sides of Whychus Creek, with only the north side currently accessible to the public.

### East Portal

The 7.73 acre East Portal is located at the intersection of Highways 20 and 126. Owned by the U.S. Forest Service, the wooded, natural area includes public parking, restrooms, and a shelter with public art and interpretive information about the area and the City of Sisters.

### Other Open Space

Additional open space areas are located throughout Sisters, with the majority held in conservation easements or dedicated to the City as part of the subdivision process. The Pine Meadow subdivision contains 2.97 acres of public open space; Saddlestone Park contains 2.11 acres of open space located in the vicinity of Saddlestone Park. The North Sisters Business Park contains 4.63 acres of open space located south of Sun Ranch Drive. An approximate area of 3.5 acres is located within the Sisters Airport Runway Protection Zone is excluded from being developed due to the Runway Approach development restrictions recommended by the OR Department of Aviation and implemented by the City.

## RECREATION DISTRICT FACILITIES<sup>1</sup>

The mission of Sisters Park and Recreation District (SPRD) is to sustain a viable, fiscally responsible organization that serves Sisters Country with recreation and cultural enrichment opportunities. In 1995, community groups (including the Sisters School District, Sisters Kiwanis Club, Sisters Rotary Club, Sisters Rodeo Association, AARP and the Parent Teacher Association) came together as a non-profit organization called Sisters Organization for Activities & Recreation (SOAR) to provide recreation, sports and enrichment programs for Sisters area youth and families. Three years later, voters approved a special park and recreation district partially funded by their taxes. The City of Sisters will continue to fully support efforts by SPRD to provide quality parks and recreation amenities.

In 2009, the name became Sisters Park & Recreation District (SPRD) with the Sisters Park & Recreation District SOAR Foundation as its fundraising arm. SPRD is governed by a board of five elected officials and has boundaries similar to the Sisters School District, serving about 14,000 residents. SPRD maintains and operates the following facilities:

- Larger parks that provide activities for a range of ages are desirable.
- Facilities at the middle school are also used by high school students.

### Tourism

- Activities that are regionally growing in popularity offer an opportunity for the community to provide accommodation in the parks system. These activities include picnicking, running or walking for exercise, walking for pleasure, nature and wildlife observation, and hiking.

**Table 4-5. Most Popular Activities in Sisters**

Activity	Number of People Who Participate Daily, Weekly, or Monthly
Walking/Hiking	128
Wildlife Viewing	105
Bicycling	98
Festivals/Special Events	98
Creek Access	79
Dog Walking	77
Athletic Club Use	72
Picnics/BBQs	61
Watching Sports Live	60
Arts & Crafts	58
Skiing/Snowboarding	58
Swimming	55

Source: Sisters Parks Online Survey, 2010

**Table 4-6. Desired Parks & Facilities in Sisters**

Type of Park/Facility	Weighted
Swimming Facilities	25
Trails and Connectivity Additions/Improvements	13
Amphitheater	12
Dog Park	11
Community Center	11
Skate Park	11
More Small Neighborhood Parks	11
More Sports Courts/Fields	11
Improved Play Equipment	10
Buy/Develop Forest Service Open Space	6
Permanent Community Garden	5
Enhanced Creek Access	4
Ice Skating	4
Mountain Bike Park	3
Build a Park in the South	2

Source: Sisters Parks Online Survey, 2010

## Undeveloped Parkland Recommendations (U)

The City of Sisters owns three undeveloped parcels that have the potential to be developed parks. Undeveloped parkland refers to City-owned land with the potential to provide park and recreation facilities or functions. Development can occur through the addition of facilities or amenities or developing the land in its entirety for higher intensity uses.

### Creekside Campground East side Extension

This approximately 4.68 acre undeveloped end of the Creekside Park has access to the Whychus Creek Trail. The undeveloped park contains large Ponderosa Pines disbursed throughout an open lawn area. The land abuts a neighboring residential area to the south and Highway 20 to the north. The planning process involved the preparation of a concept plan and planning-level cost estimate for the Creekside Park and Campground Master Plan, included in Appendix C. Future park improvements should be closely coordinated with any future transportation improvements at the intersection of Hwy 20/126, Hwy 20/Buckaroo Trail and the truck scales.

**Recommendation:** This Plan incorporates the recommendations from the 2015 Creekside Park and Campground Master by reference as Appendix C.

### Undeveloped ROW

The City owns 0.50 acres of undeveloped ROW along E. St. Helens Avenue between S. Larch Street and S. Cedar Street, abutting Whychus Creek (Site L-1). The City also owns 0.43-acre of undeveloped ROW between S. Ash Street and S. Pine Street, connecting W. St. Helens Avenue and W. Jefferson Avenue (Site L-2). The rights of way are not planned for any transportation improvements and both sites have the potential to be developed as a small linear park or pedestrian trail.

**Recommendation U-1:** Improve the undeveloped R/W along East St. Helens Avenue between S. Larch Street and S. Cedar Street (Site L-1) as a linear park, with basic park amenities and improved access to Whychus Creek in accordance with the Whychus Creek Restoration and Management Plan 2009. This area should be developed in conjunction with the future Site (acquisition) A-2.

**Recommendation U-2:** Improve the undeveloped R/W between S. Ash Street and S. Pine Street, connecting W. St. Helens and W. Jefferson Ave (Site L-2) as a pedestrian connector trail.

## 6.4 Parkland Acquisition

A major focus of the Plan is to provide equitable parkland for all residential areas. Although a number of parks exist throughout Sisters, sections of the City are currently underserved or not served at all by developed City-level parks. These areas, because of their lack of developed parkland, represent potential parkland acquisition areas. The parkland acquisition strategy takes into account the recreation needs of current underserved areas and the anticipated needs of future residential development. Map 6-1 displays recommended areas for parkland acquisition and the relationship to the existing parks, trails, and open space system. Parkland acquisition recommendations are based upon community and staff input, GIS analysis, and other City plans (*Sisters Trails Plan*, etc.). The recommendations for parkland acquisition are as follows:

## PARKLAND ACQUISITION RECOMMENDATIONS (A)

**Recommendation A-1:** Acquire and develop a 0.89 acre parcel south of St. Helens Avenue and south of the terminus of Larch St, or a similar parcel to provide controlled access to Whychus Creek in accordance with the Whychus Creek Restoration and Management Plan 2009. Construct appropriate recreation and environmental education facilities to serve the surrounding neighborhoods and general public.

**Recommendation A-2:** Continue to work with the USFS or future developer to acquire and develop East Portal (approx. 9 acres) for a future community or regional park.

## 6.5 Trail Development

Trails, bike paths, and pathways establish connectivity and enhance quality of life in communities by facilitating movement throughout the City. The City of Sisters Transportation System Plan (Appendix D) illustrates existing and proposed designated shared-use paths. This trails networks will include both off-street and on-street sections and will provide residents options for traversing the City and accessing trail systems outside the City limits, which provide connectivity to surrounding areas. As part of the parks planning process, the community identified support for additional trails and pathways throughout the planning area. The community growth trends, recreation analysis, stakeholder interviews and community workshops contributed to identifying a need for improved connectivity. This plan relies upon and supports the trails, bike paths, and pathways identified in previous planning efforts, including the 2011 Sisters Trails Plan and the 2010 Sisters TSP. No additional trail or path projects are proposed by this plan outside of those included in open space or park development projects.

**Recommendation TD-1:** The City should ensure that all future developments include non-motorized access for residents to neighborhood parks, trails and other recreational public lands outside the UGB. All future developments, transportation plans, trail plans, park plans and city improvement projects should be reviewed with non-motorized connectivity as an important goal.

## 6.6 Open Space and Natural Areas

The protection and inclusion of natural areas and open space is critical to establishing and maintaining a balanced park system. Open space and natural areas are undeveloped lands primarily left in their natural state with passive recreation uses as a secondary objective. They are usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides, riparian areas, or other types of resources. In addition to open space and natural areas, which are typically acquired or dedicated to the City or other public agencies, conservation buffers can be overlaid on property to preserve open space and natural resources.

### Open Space Recommendations (O)

The City contains several designated open space or natural areas. This plan identifies priority areas for open space and natural area conservation. Following are recommendations for the conservation of open space and natural areas. Refer to Map 6-1 for site references.

**Recommendation O-1:** Improve the existing access to the Whychus Creek open space area from Timber Creek Drive. **Accomplished**

**Recommendation O-2:** Acquire the East Portal open space property from the U.S. Forest Service or through the development entitling process with a future developer. **Ongoing**

**Recommendation O-3:** Acquire the OPRD property (Site O-3) located north of Highway 126 and south of Whychus Creek to provide creek access and trail development in accordance with the Whychus Creek Restoration and Management Plan 2009. **Ongoing/Coordinate development with future transportation improvements in the vicinity.**

## 6.7 Operations and Maintenance

The Sisters Public Works Department currently operates and manages the City parks, as one of its multiple responsibilities. An overview of organizational structure for parks maintenance and operations is provided in Chapter 3. In total, approximately 3.0 FTEs (full time equivalents) are assigned to park maintenance and operations. Accordingly, there is currently 0.13 FTE devoted to the operations and maintenance of each acre of developed parkland.

**Recommendation OM-1:** Increase staffing levels for parks operations and maintenance as the park system expands.

**Recommendation OM-2:** Increase funding for parks operations and maintenance as the park system expands.

## 6.8 Funding

The Sisters parks system vision presented in Chapter 5 cannot be fully realized without sufficient resources. The following funding recommendations are designed to complement and support the funding strategies outlined in Chapter 7.

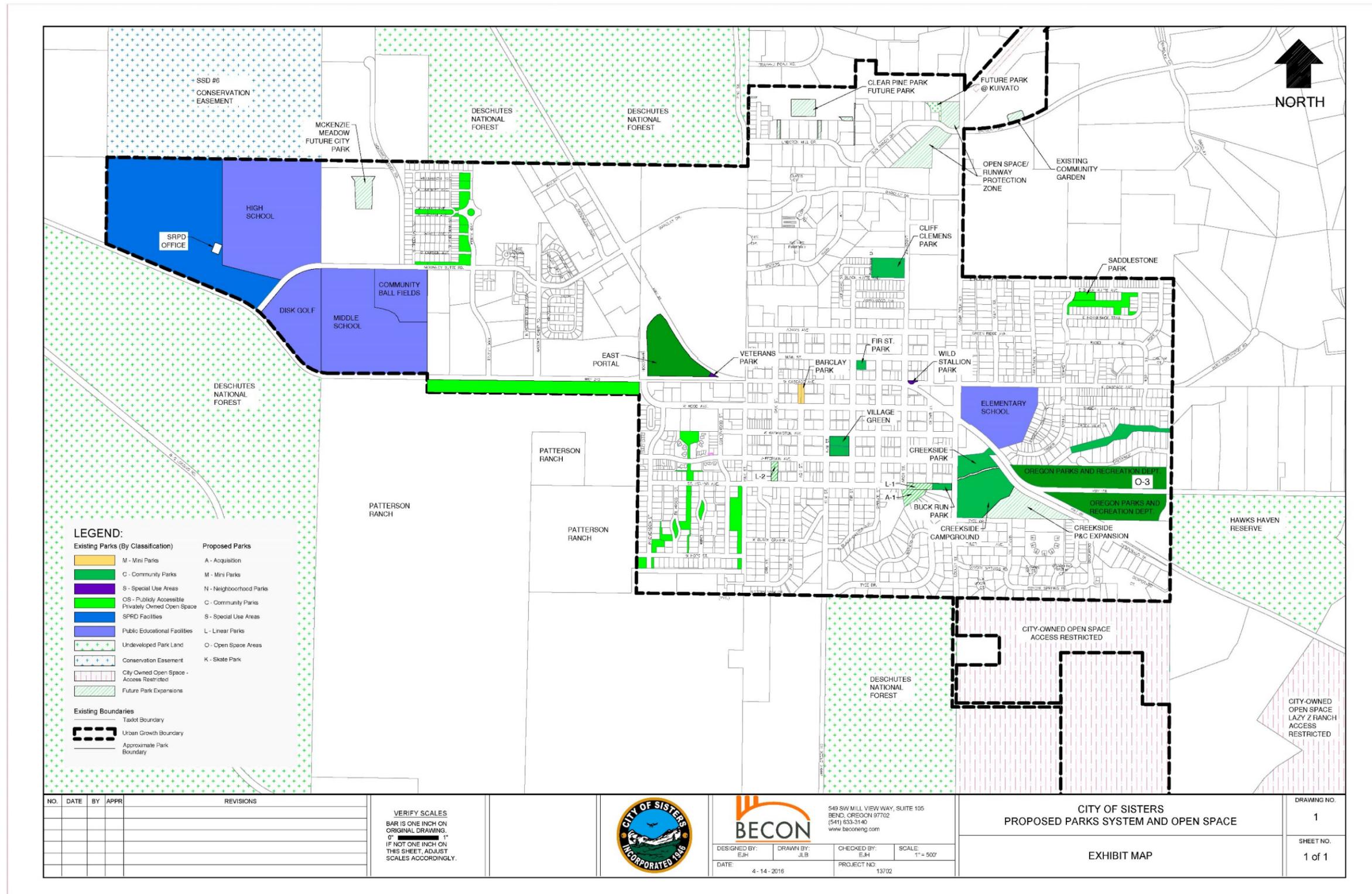
### Funding Recommendations

**Recommendation F-1:** Update Parks SDC methodology and rates with the adoption of this plan. **In progress- to be adopted as part of this Plan**

**Recommendation F-2:** Explore the feasibility of implementing an SDC applicable to lodging for parks acquisition and development as part of Parks SDC methodology update. **In Progress**

**Recommendation F-3:** In collaboration with SPRD, explore the feasibility of expanding district functions to include parks operations, maintenance, and development.

MAP 6-1: PROPOSED PARK SYSTEM MAP



NO.	DATE	BY	APPR	REVISIONS

VERIFY SCALES  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



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DESIGNED BY: E.J.H.    DRAWN BY: J.L.B.    CHECKED BY: E.J.H.    SCALE: 1" = 500'  
 DATE: 4-14-2016    PROJECT NO: 13702

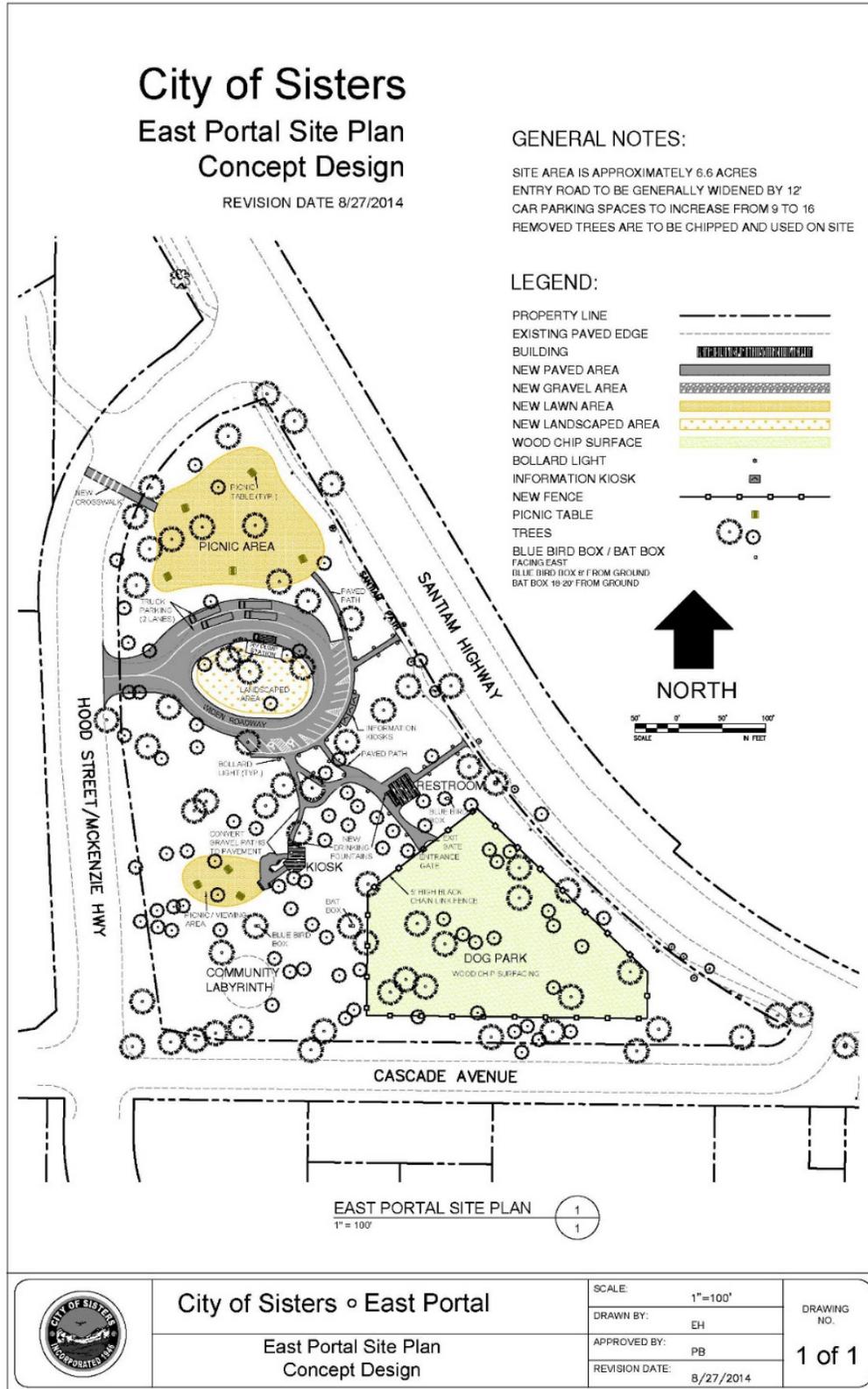
CITY OF SISTERS  
 PROPOSED PARKS SYSTEM AND OPEN SPACE  
 EXHIBIT MAP

DRAWING NO.  
 1  
 SHEET NO.  
 1 of 1

## USFS Site Concept Plan East Portal

- Current use: “Rest Area”; restrooms maintained by City
  - Restroom, Interpretive signs, parking lot, wooded open space
- The USFS obtained approval for a City Comprehensive Land Use Plan amendment that designated four future development options for the three US Forest Service parcels (see City application: CP #12-01).
- Goals
  - Work closely with USFS in communicating development entitlements with potential developers
  - Pursue advanced donation of Open Space zoned parcel with an appropriate Memorandum of Understanding
  - Complete park development master plan
- Potential additional uses
  - Off leash dog park
  - Picnic areas
  - Improved parking and ADA upgrades
  - RV Dump station
  - Additional kiosks/information/interpretive signs

FIGURE B- 2.1 USFS PROPERTY EAST PORTAL – Concept Plan



BUILDABLE LANDS INVENTORY AND NEIGHBORHOOD DEVELOPMENT STATUS - with Park SDC Eligibility									
Area #	Development or Area Name	Total # Platted *	Total Vacant Lots**	Total Potential Vacant DUs	Total Potential Park SDC	Total DUs	Total DUs If Built Out	A/H Units remain	Comments
1	Aspenwood	26	20	20	20	5	26	0	Single family
2	Brooks Camp Rd THs & Apts	2	2	47	47	0	47		Expired plan for townhouses (23) and apts (24); SUB 08-04; zoned MFR; 2.12 acres
3	Buck Run	72	9	9	9	63	72		Parks SDC exemption expired
4	ClearPine	14	14	100	100	0	100	8	MP 15-01; SUB 15-01: 77 lots in R zone; approx 23 lots in MFR;
5	Cold Springs South	12	0	0	0	12	12		
6	Cottage Grove	9	8	8	8	1	9		Single family
7	Covey Run	8	2	2	2	6	8		Single family
8	Coyote Springs	46	21	21	21	22	46		Phase III Park SDC exempt exp 02/17/16 (12 lots); Phases I and II SDC exempt are expired (9 lots); SF
9	Creekside	22	4	4	4	18	22		Single family
10	Davidson Addition	147	17	17	15	132	147		MFR and R zoned area; three mixed use "Legacy"
11	Edge O' The Pines	138	8	8	8	130	138		
13	Fourth Sisters Condos	14	0	0	0	14	14		28 total condo units; counted w/ single family
14	Hammond Place	5	2	2	2	3	5	2	Single family
15	Highland Village	24	24	24	24	0	24		Single family
17	Loe Brothers TnC Addition	140	8	8	8	132	140		
18	McCaffery's 1st Addition	39	13	13	13	26	39		DC Zone - RES only- potential for more residential
19	McKenzie Meadow Village	1	1	175	175	0	175	18	MP apprvd; does not included 82 ALF units,
20	Mountain View	1	0	0	0	20	20		Apartments
21	North of Adams St: DC zone	36	6	254	254	10	264		RES along Adams; Adams St Coms; Expired BB Xing 243 units; if zone R=46 du; if zone MFR=130 du; use 140; Does not include 65 ALF units
22	Patterson Property	1	1	183	183	0	183		
23	Pine Mdw Village (PMV)	125	52	84	0	72	156		All PMV PUD
24	Roaring Springs	13	8	8	9	5	13		Single family
25	Rolling Horse Meadow	29	1	1	1	28	29		Single family
26	Saddlestone	85	75	75	75	10	85		Single family
27	Sisters RV Park	1	0	0	0	12	12		12 mobile homes; 24 RV spaces
28	Sisters Park Place	40	0	0	0	40	40		Single Family
29	Skygate	1	1	7	7	0	7	7	7 lots approved SUB #15-02
30	South View	6	3	3	3	3	6		Single family
31	Spring Meadows	12	0	0	0	12	12		Built out
32	SRR- Kuivato	1	1	35	35	0	35		SRR District capped at 45 lots; 7 lots used for Skygate
33	Tamarack Village	1	0	0	0	33	33		Apartments
34	The Pines at Sisters	79	7	7	7	72	79		Single family
35	The Village Apartments	1	0	0	0	19	19		Apartments
36	Timber Creek	101	26	26	21	110	127		Phase 3 (11 lots) SDC exempt expires 12/06/15; Phase 6 (8 lots) SDC exemp expires 04/30/2020; 7 Duplexes
37	USFS property-east portal	2	2	125	125	0	125		CP 12-01; zoned PF/OS; mixed use; potential for dedication of East Portal parcel for City park & SDC credits
38	Village @ Cold Spgs ph. I, II	94	0	0	0	94	94		Phases are built out
39	Village @ Cold Spgs ph. IV	25	0	0	0	25	25		Phases are built out
40	Village at Cold Springs Phases III, V, VI VII	1	1	273	273	0	273		109 townhouses, 164 apartment units
41	Village Meadows Ph. I	30	18	18	18	12	30	17	17 lots owned by Sisters Habitat
42	West View Business Park	11	10	10	10	1	11	0	Existing structure is mixed use; pontential for additional mixed use
	<b>Total:</b>	<b>1415</b>	<b>365</b>	<b>1567</b>	<b>1477</b>	<b>1142</b>	<b>2702</b>	<b>52</b>	