

# SISTERS PARKS MASTER PLAN 2023

Adopted April 12, 2023







# Acknowledgments

## City Council and Mayor

Mayor Michael Preedin  
2022 Council President Nancy Connolly  
2023 Council President Andrea Blum  
Gary Ross  
Jennifer Letz  
Susan Cobb

## Planning Commission

Art Blumenkron  
Cris Converse  
Scot Davidson  
Jeremy Dickman  
Vikki Hickmann  
Sarah McDougall  
Jack Nagel  
Tom Ries  
Jeff Seymour

## Parks Advisory Board

Molly Baumann  
Dana Bratton  
Emily Coonrod  
Emily Curtis  
Eli Madrone  
Gary Ross  
Asa Sarver  
Jeffrey Tryens

## Project Management Team

Paul Bertagna  
Emily Curtis  
Jackson Dumanch  
Jennifer Holland  
Cory Misley  
Troy Rayburn  
Gary Ross  
Scott Woodford

## City Staff

Paul Bertagna  
Cory Misley  
Troy Rayburn  
Scott Woodford

## Cameron McCarthy

Colin McArthur, AICP  
Zach Rix, RLA  
Victor Garcia  
Alli Langley  
Kelsey Zlevor  
Elizabeth Auvil

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# 1. Introduction



# Planning Process

The 2022 Sisters Parks Master Plan provides direction for current and long-range planning in the park and recreation system. The Plan was prepared in collaboration with City staff, stakeholders, and community residents and documents the research, analysis, and community involvement process used to identify system assets and needs. The Plan follows a systems approach, as recommended by the National Recreation and Parks Association (NRPA), which places local values and needs first and provides a framework for creating a park system to meet those values and needs.

## Relationship to Other Plans

The Parks Master Plan is one of several documents that comprise the City of Sisters' long-range planning and policy framework. Key documents include the City's Comprehensive Plan, Transportation System Plan (TSP), and the Urban Forest Management Plan. These were reviewed during Plan development and informed the goals, actions, and recommendations within this Plan.

### Sisters 2040 Comprehensive Plan, 2021

The recently updated Comprehensive Plan includes goals for parks, recreation, and open space in Sisters. The five main goals focus on enhancing recreation opportunities, identifying funding sources, connecting the network of facilities, promoting environmentally sensitive park and recreation development, and enhancing partnerships with community members and agencies. The Parks Master Plan is compatible with these goals and further details recommendations and improvement projects to uphold the intent of the Comprehensive Plan.

### Sisters Transportation System Plan, 2021

Sisters' Transportation System Plan includes goals relevant to the Parks Master Plan. Goal 1 (Livability) conveys that the City should design transportation facilities to improve quality of life in Sisters' neighborhoods and commercial areas. Transportation facilities that support walking and bicycling can also be recreation opportunities and promote health and wellbeing (Goal 1 Policy a). Transportation facilities also connect parks that are health and recreation destinations, enhancing the livability of Sisters. Goal 2 (Safety) promotes the development and maintenance of a safe transportation system and emphasizes that the design and maintenance of pedestrian and bicycle routes between parks must be safe and secure (Goal 2. Policy a).







## Sisters Urban Forest Management Plan

The City's Urban Forest Management Plan guides urban forest improvements, including tree planting, maintenance, inspection, replacement, and removal. This plan notes that trees with large canopies improve parks because they provides ideal spots to picnic or sit while resting from summer activities. The Parks Master Plan references this plan.

## Regional Context and Planning Area

The Sisters area was inhabited and stewarded by Indigenous peoples (including the Warm Springs, Wasco, and Pauite tribes<sup>1</sup>) since time immemorial. Before and after an 1855 treaty, tribes were forcibly displaced by the U.S. government and moved to the Warm Springs Reservation. Descendants are part of the Confederated Tribes of Warm Springs.

The forerunner of Sisters was Camp Polk, a military camp established in 1865-66 by volunteers from Polk County along Whychus Creek to protect Euro-American miners and settlers. After its abandonment, the site was homesteaded by Samuel M. Hindman who operated a store and post office.<sup>2</sup> In 1888 the post office was moved three miles south to the John J. Smith Store and named "Sisters" for the nearby Three Sisters volcanic peaks. Sisters became a supply station for sheep ranchers passing through, and the town was formally established in 1901 and incorporated in 1946 after growth of the lumber industry. The last mill's closure in 1963 caused a population decline.

Sisters then became known as the Gateway to the Cascades as highways were improved, and today Sisters is recognized for the area's natural environment, 1880s-style charm, and specialty shops and galleries. The old mill site is an industrial park with businesses and light industries. More people are choosing to live in Sisters for its views and recreation activities.

Today, the City encompasses about 1.88 contiguous square miles. Sisters has 13 primary land use zones: Residential, Multi-Family Residential, Downtown Commercial, Highway Commercial, Light Industrial, Public Facility, Open Space, Urban Area Reserve, Sun Ranch Tourist Commercial, Sun Ranch Residential, and North Sisters Business Park. Parks are permitted or allowed as conditional uses in all zones except for Light Industrial and Sun Ranch Tourist Commercial.

<sup>1</sup> Deschutes Land Trust. "Cultural History." <https://www.deschuteslandtrust.org/protected-lands/camp-polk-meadow-preserve>

<sup>2</sup> City of Sisters. "Sisters History." <https://www.ci.sisters.or.us/community/page/sisters-history>.





## **2. Park System**

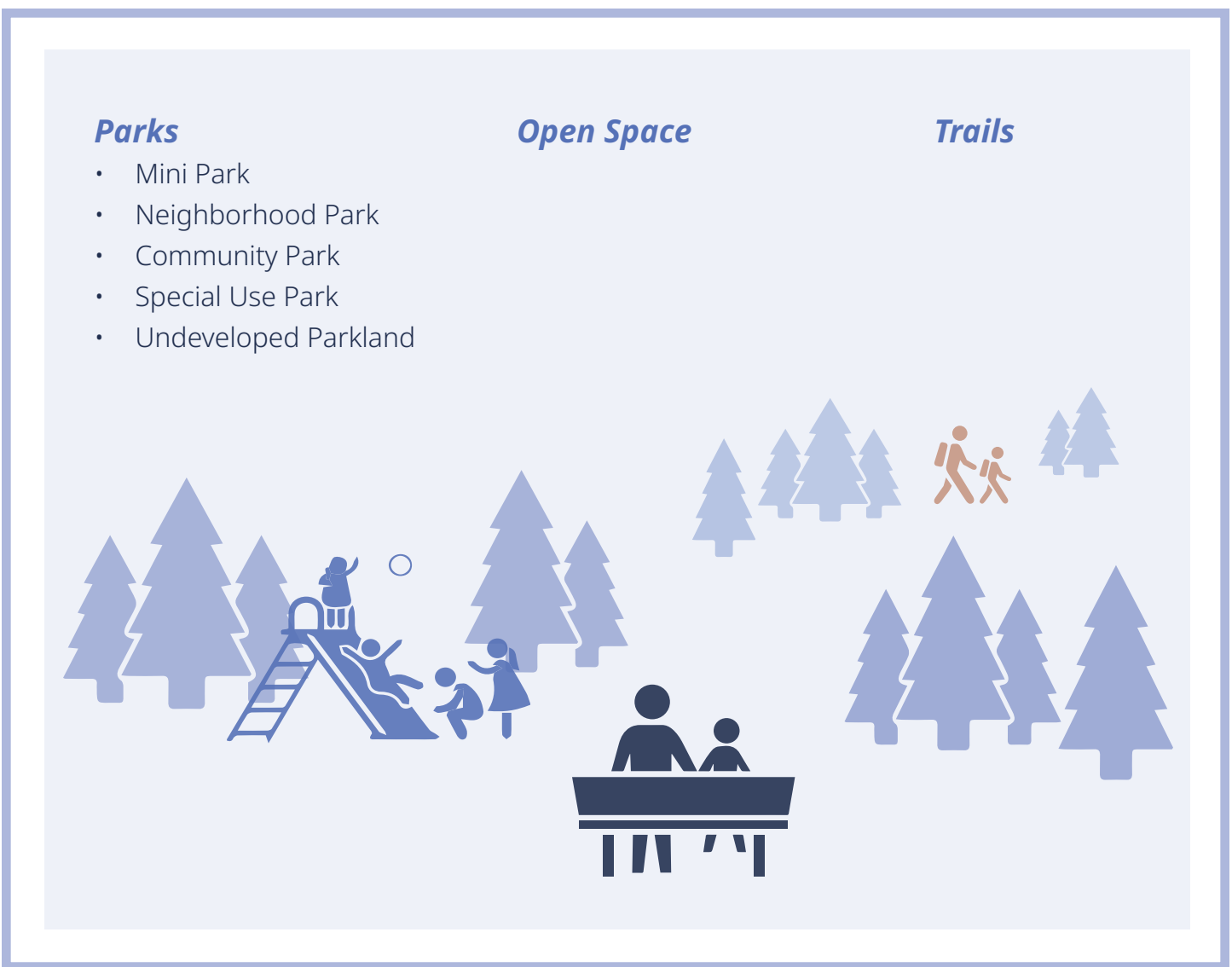


# Facility Inventory

Comprehensive park system planning requires identifying and assessing existing park facilities and amenities. This inventory process highlights system-wide strengths, needs, opportunities and constraints; reveals underserved areas; and helps guide recommendations and capital improvement program efforts. The inventory includes considering park classifications, which helps ensure a balanced system that meets current and future community needs, as different types of parks serve different functions.

## Classification

National Recreation and Parks Association (NRPA) classifications are used as a basis to categorize Sisters park facilities and to evaluate the system using NRPA Park Metrics.<sup>3</sup> Park classification considers individual park benefits, functions, size, service area, and amenities (see Appendix A). For Sisters, the park classifications are:



<sup>3</sup> NRPA Park Metrics are benchmark data that assist in the management and planning of park and recreation systems. They are discussed in Appendix B along with an assessment of the park system's performance relative to applicable benchmarks. <https://www.nrpa.org/publications-research/ParkMetrics/>



The parks inventory includes all park land owned by the City as well as information about trails, open space, privately owned parks and open space, Sisters Park & Recreation District (SPRD) facilities, Sisters School District No. 6 facilities, and state and federal facilities that contribute to provide parks and recreation opportunities to Sisters residents and visitors.

## City Facilities

The City currently owns and maintains nine developed park facilities, which comprise 16.51 acres of developed park land, and three undeveloped parcels, which comprise 4.87 acres of undeveloped park land (Table 2.1). The Sisters park system also contains 31.91 acres of open space (Table 2.2). The existing system is shown on Map 1.1 Existing Park System and provides a range of park types and recreation opportunities. See Appendix B for more detailed information on each facility.

## School Facilities

Sisters School District operates three schools on 203.41 acres. These facilities are included in the inventory because they provide active recreation opportunities to students when school is in session and provide recreation opportunities to residents and visitors through programming by other agencies and facility rental agreements with other organizations.

Table 2.1 City Facility Inventory

EXISTING PARKS	ACRES
<b>Mini Parks</b>	<b>0.77</b>
Buck Run Park	0.02
Harold & Dorothy Barclay Park	0.44
Fir Street Park	0.31
<b>Neighborhood Parks</b>	<b>2.28</b>
Cliff Clemens Park	2.28
<b>Community Parks</b>	<b>3.97</b>
Village Green Park	1.32
Creekside Park	2.65
<b>Special Use Parks</b>	<b>9.49</b>
Creekside Campground	9.22
Veterans Memorial Park	0.25
Wild Stallion Park	0.02
<b>TOTAL DEVELOPED PARKLAND</b>	<b>16.51</b>
<b>UNDEVELOPED PARKLAND</b>	<b>ACRES</b>
Sun Ranch Park	0.50
Creekside Park Eastward Expansion	1.55
Future Northwest Park	2.82
<b>TOTAL UNDEVELOPED PARKLAND</b>	<b>4.87</b>

Table 2.3 School District Facility Inventory

School District Facilities	Acres
Elementary School (planned for other use after new school construction near middle school)	13.54
Middle School	39.50
High School (acreage includes planned location of new elementary school)	150.37
<b>Total School District Facilities</b>	<b>203.41</b>

Table 2.2 Open Space Inventory

Open Space	Acres
East Portal	2.50 <sup>4</sup>
Whychus Creek	3.20
Lazy Z Ranch	16.50 <sup>5</sup>
Other Parcels	9.71
<b>Total Open Space</b>	<b>31.91</b>

<sup>4</sup> The East Portal property is 7.54 acres. The acreage in the Inventory (2.50 acres) includes land that may be available for park or open space uses and excludes land planned for transportation purposes.






<sup>5</sup> The Lazy Z Ranch property is 225.94 acres. The acreage in the Inventory (16.50 acres) includes land that may be available for open space uses and excludes land planned for irrigation water reuse and effluent disposal purposes.





# PARK SYSTEM MAP / MAPA DEL SISTEMA DE PARQUES

## Legend / Leyenda

-  Urban Growth Boundary / Límite de crecimiento urbano
-  Developed Parkland / Parque desarrollado
-  Undeveloped Parkland / Parque no desarrollado
-  Public Lands / Terrenos publicos
-  School District Facilities / Instalaciones públicas educativas
-  Oregon Parks & Recreation Department Land / Departamento de Recreación y Parques de Oregon
-  Private Park / Open Space / Espacio abierto privado
-  Trail head / Comienzo del sendero
-  Multi-Use Path / Camino de multiuso
-  Trail System (outside of city limits / Sistema de senderos (fuera de los límites de la ciudad)

## Other Public Facilities

- 1** Sisters Park & Rec District (SPRD) Admin. & Community Center / Admón. SPRD y centro comunitario
  - Hyzer Pines Disc Golf Course / Golf de disco Hizer Pines
  - Skate Park / Parque de patinaje
  - Bike Park 242 / Parque de bicicletas 242
- 2** High School & School District Facilities / Instalaciones de la escuela secundaria y del distrito escolar
  - Ball Fields / Campos de béisbol
- 3** Middle School & School District Facilities / Instalaciones de la escuela intermedia y del distrito escolar
  - Ball Fields / Campos de béisbol
  - Track / Pista
  - Tennis Courts / Pista de tenis
- 4** Elementary School / Escuela primaria
  - Current location. New building planned near Middle School
- 5** Sisters Community Garden / Jardín comunitario

## City Owned & Operated

### Mini Parks

- 1** Barclay Park
- 2** Buck Run Park
- 3** Fir Street Park

### Neighborhood & Community Parks

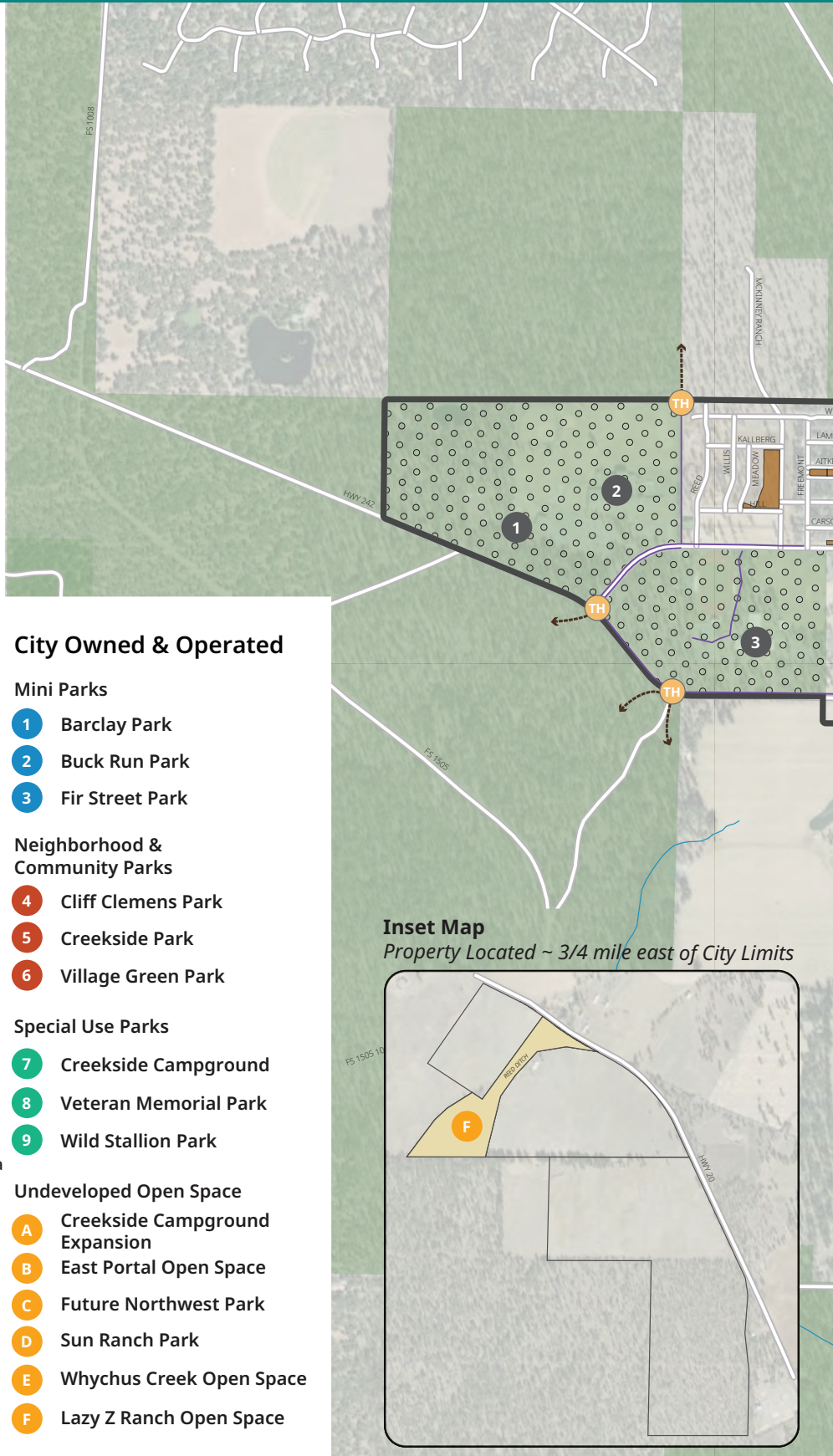
- 4** Cliff Clemens Park
- 5** Creekside Park
- 6** Village Green Park

### Special Use Parks

- 7** Creekside Campground
- 8** Veteran Memorial Park
- 9** Wild Stallion Park

### Undeveloped Open Space

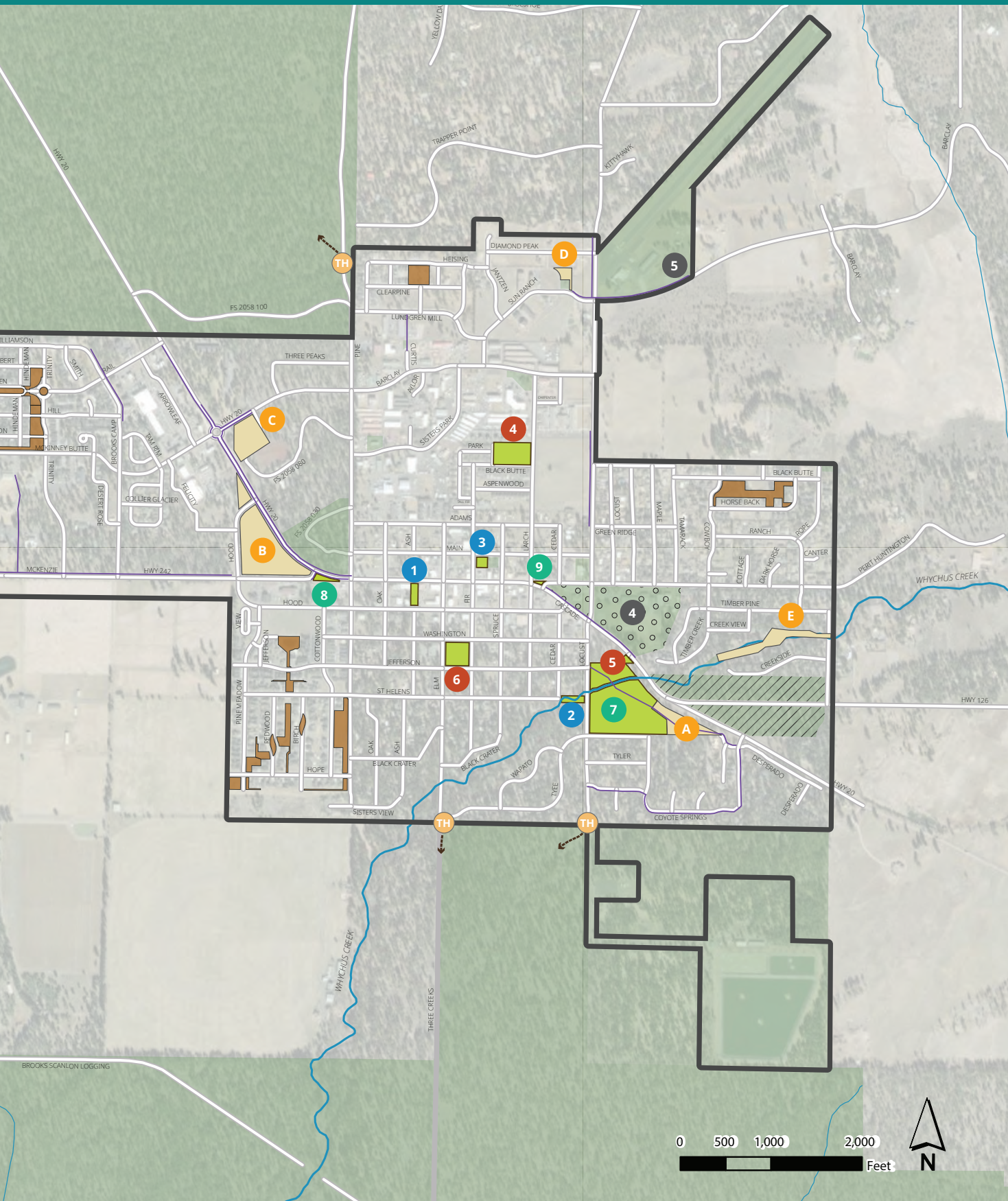
- A** Creekside Campground Expansion
- B** East Portal Open Space
- C** Future Northwest Park
- D** Sun Ranch Park
- E** Whychus Creek Open Space
- F** Lazy Z Ranch Open Space



### Inset Map

Property Located ~ 3/4 mile east of City Limits







**Table 2.4 Sisters Park & Recreation District Facility Inventory**

<b>SPRD Operated Facilities</b>	<b>Acres</b>
Sisters Park & Recreation District (acreage included in School District Facilities above)	15.00
<b>Total Park And Recreation District Facilities</b>	<b>15.00</b>

## Sisters Park & Recreation District Facilities

Sisters Park & Recreation District (SPRD) is a special district that manages land on school district property on the west side of Sisters. This land includes Bike Park 242, Hyzer Pines Disc Golf Course, a playground, a skatepark, and Coffield Community Center. SPRD provides organized recreation programming for activities including adult athletics, adult recreation, camps, care programs, fitness, preschool, youth athletics, and youth recreation, providing a variety of programs for all ages year-round.

## Private Facilities

In addition, six private, or Homeowner Association-owned, parks are within the City and comprise 10.82 acres (Table 2.5).

Private parks with public access easements or general agreements for public access:

- Clear Pine with written intention for public access, no easement or agreement in place.
- McKenzie Meadows Village as condition of land use approval.
- Pine Meadow Village noted on plat as available for public use consistent with park rules for HOA members.
- Saddlestone Park & Open Space as public access easement.
- Village at Cold Springs as public access easement

**Table 2.5 Private Parks And Open Space**

<b>Private Parks And Open Space</b>	<b>Acres</b>
Clear Pine Neighborhood Park (Playground, Lawn, and Pavilion)	1.11
Grand Peaks (Pickleball Courts, Lawn, Pavilion, and Trails)	2.52
McKenzie Meadows Village (Lawn and Playground)	1.96
Pine Meadow Village (Tennis Courts and Lawn)	1.90
Saddlestone Park (Playground and Open Space)	2.71
Village at Cold Springs (Lawn and Swings)	0.62
<b>SUBTOTAL PRIVATE PARKS WITH DENOTED PUBLIC ACCESS</b>	
<b>TOTAL PRIVATE PARKS AND OPEN SPACE</b>	<b>10.82</b>

## Trail Facilities

While Sisters has no unpaved trails on City-owned land outside of park land, the City does have multiuse paths. The Sisters Transportation System Plan is the guiding document for development and maintenance of these multiuse paths.



# Existing Level of Service

This plan uses industry-standard benchmarks to describe the City's current park system level of service.<sup>6</sup> The two most applicable benchmarks for Sisters are: residents per park and acres of park land per 1,000 residents.

## Residents Per Park

The ratio of residents per park is calculated by dividing the current population estimate (3,437 people) by the number of developed parks (six parks<sup>7</sup>). In Sisters, this ratio is 573 residents per park.

Compared to surveyed U.S. jurisdictions with fewer than 20,000 residents (see Appendix B), the City's residents per park ratio is significantly lower than the median and within the lower quartile. A lower ratio of residents per park (lower quartile) is preferred, meaning parks are less crowded.

## Acres of Park Land Per 1,000 Residents

The ratio of acres of park land per 1,000 residents is calculated based on the current acreage of developed park land (7.02 acres<sup>8</sup>) and the current population estimate divided by 1,000. In Sisters, this ratio is 2.04 acres per 1,000 residents.

Compared to surveyed U.S. jurisdictions with fewer than 20,000 residents (see Appendix B), the City's acres of park land per 1,000 residents ratio is much lower than the median and within the lower quartile. A higher ratio of acres per resident (upper quartile) is preferred, meaning more access for residents and visitors.

## Conclusion

The City currently owns and maintains nine developed park facilities (16.51 total acres), three undeveloped park land parcels (4.87 total acres), and four open space parcels (31.91 total acres with public access or planned public access). The City provides its current residents with a number of developed parks that exceeds the industry-standard benchmark but provides a below-benchmark number of park acres.

<sup>6</sup> Source: National Recreation and Park Association (NRPA). 2022 NRPA Agency Performance Review

<sup>7</sup> While Sisters has nine developed parks, special use parks are excluded from the analysis. Creekside Campground is excluded from this analysis as it primarily serves visitors, and Veterans Memorial Park and Wild Stallion Park are excluded as they provide primarily visual and limited active recreation opportunities.

<sup>8</sup> The analysis excludes special use parks, open space, and undeveloped park land. Special use parks Creekside Campground (6.74 acres), Veterans Memorial Park (0.25 acres), and Wild Stallion Park (0.02 acres) are excluded. Creekside Campground is excluded as it primarily serves visitors, and Veterans Memorial Park and Wild Stallion Park are excluded as they provide primarily visual and limited active recreation opportunities.







### **3. Needs Assessment**



To assess the Sisters park and recreation system’s current and future needs, the planning process considered a combination of factors including:

- local demographic trends
- the park system’s level of service
- regional, state, and national recreation trends
- community input from outreach and involvement activities

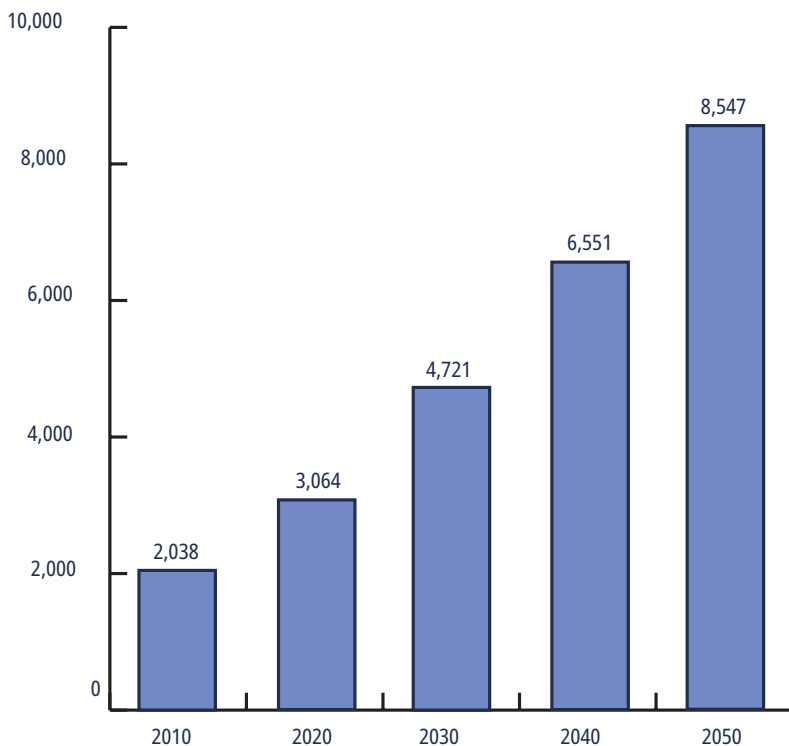
This chapter summarizes those four primary considerations and concludes with a high-level overview of the system’s needs.

## Community Demographic Trends

Understanding the demographic characteristics of Sisters is critical for determining park and recreation priorities and applying for alternate funding sources to help pay for park projects.

The current population of Sisters is 3,437 residents.<sup>9</sup> This reflects significant recent growth, including a roughly 50% increase between 2010 and 2020. Continued growth is anticipated in the city, county, and

**Chart 3.1 Sisters Population, 2010-2050**<sup>10</sup>



state, and Sisters is projected to grow faster than other jurisdictions in the region, doubling its current population by 2040 (Chart 3.1). This suggests a need to accommodate population growth with new and expanded park and recreation facilities and amenities.

While Sisters is home to residents across the age spectrum, the City notably has a larger share of residents 65 and older than the county and state, and seniors form an increasingly large portion of the community (Chart 3.2). A variety of park and recreation amenities and activities are needed to serve a community of all ages.

In 2020, 73% of Sisters households were families (people related by birth, marriage, or adoption), a higher portion than in the county (67%) and the state (37%). Of Sisters non-family

households (people living alone or with non-relatives), most lived alone. The city’s household composition highlights the need to provide activities and opportunities across a wide age spectrum for families as well as residents living alone, some of whom are older.

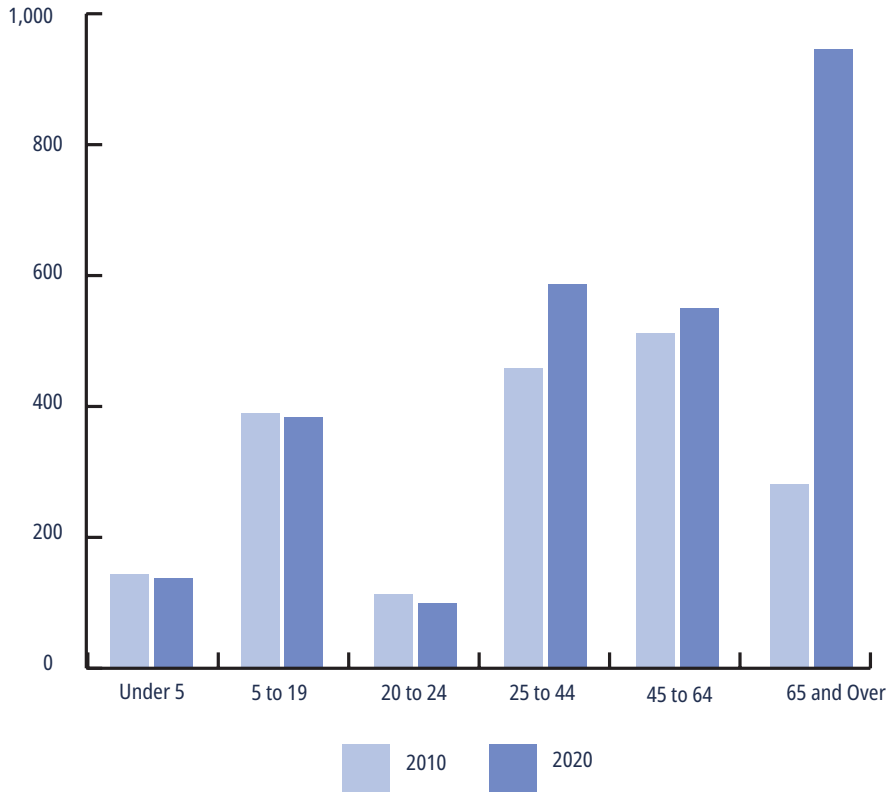
Most Sisters residents (87.8%) are white. Black, American Indian, Asian, and Native Hawaiian or Pacific Islander residents comprised about 2% of the population in 2020. Residents identifying as biracial and residents identifying as Hispanic or Latino increased as portions of the population in 2020, to 8.6% and 7.5%, respectively. Sisters will likely continue to diversify following national, state, and regional trends, and park

<sup>9</sup> Source: Portland State University (PSU), Population Research Center, 2022.

<sup>10</sup> Source: Portland State University (PSU), Population Research Center, 2022.



**Chart 3.2 Sisters Population By Age Estimate <sup>11</sup>**



system amenities and activities are needed to serve current and future community members from racially and ethnically diverse backgrounds.

Poverty and income influence residents’ willingness and ability to pay for higher levels of service and new facilities. Economic disparities are also important to consider in working to address inequities in park services.

In 2020, Sisters had higher median household, family, and per capita incomes than the county and the state (Table 3.1). However, Sisters had significantly higher percentage of adults living below the poverty level (16.7%) than the county and the state.

**Table 3.1 Income and Poverty; Sisters, Deschutes County, and Oregon <sup>12</sup>**

	<b>Sisters</b>	<b>Deschutes County</b>	<b>Oregon</b>
Median Household Income	\$75,662	\$68,937	\$65,667
Median Family Income	\$86,341	\$81,822	\$80,630
Per Capita Income	\$39,359	\$37,615	\$35,393
Percent of Families below Poverty Level	6.8%	6.4%	7.8%
Individuals 18 and older below Poverty Level	16.7%	10.1%	12.7%

<sup>11</sup> Source: Portland State University (PSU), Population Research Center, 2022.

<sup>12</sup> Source: U.S. Census Bureau, 2020.



# Level of Service Analysis

The City's population growth prompts the need to consider how existing park system levels of service can be at least maintained at their current level, if not increased. National Recreation and Park Association (NRPA) benchmarks help assess Sisters' needs for park land acquisition and development.<sup>13</sup>

Table 3.2 Acres of Park Land Per 1,000 Residents, 2022

Population	Number of Residents	Ratio (acres of park land/1,000 residents)	Comparison
Sisters	3,437	2.04 acres / 1,000 residents	--
Lower Quartile	--	5.2	-3.1
Median	--	12.9	-10.8
Upper Quartile	--	21.7	-19.6

Table 3.3 Acres of Park Land Per 1,000 Residents Projection, 2022-2040

	Population	Ratio with No Additional Land Acquisition (acres of park land/1,000 residents)	# of Additional Acreage Needed to Maintain Current Ratio	Median	Lower Quartile	Upper Quartile
2020	3,437	2.04	--	12.9	5.2	21.7
2025	3,890	1.80	0.92	12.9	5.2	21.7
2030	4,721	1.49	2.61	12.9	5.2	21.7
2035	5,616	1.25	4.44	12.9	5.2	21.7
2040	6,551	1.07	6.34	12.9	5.2	21.7

To maintain the existing ratio of residents per park, according to the level of service analysis (see Appendix B), Sisters needs to increase the number of City-owned parks over time, by developing roughly one new park every three years.

More importantly, Sisters needs to increase its total park acreage by developing at least 6.34 acres of park land, or roughly one park acre every three years, to maintain its current level of service ratio of park acres per 1,000 residents into 2040.

The City owns 4.55 acres<sup>14</sup> of undeveloped park land and available open space that could be developed to contribute to this level of service. Developing undeveloped park land is critical to maintaining the park system, as Sisters currently provides an acreage level of service that is significantly lower than the NRPA median.

However, it is important to note that the City is surrounded by abundant public land managed by the U.S. Forest Service and other agencies, in addition to organizations such as the SPRD, the Sisters School District, and Sisters Trail Alliance providing recreation services and amenities. These facilities are used frequently for outdoor recreation by City residents and visitors.

<sup>13</sup> Source: National Recreation and Park Association (NRPA). 2022 NRPA Agency Performance Review

<sup>14</sup> This acreage total excludes Future Northwest Park, which is planned to become a special use park and would then be excluded from the Level of Service analysis, and includes East Portal land currently classified as open space that is planned to become developed parkland.





# EXISTING LEVEL OF SERVICE / NIVEL DE SERVICIO EXISTENTE

## Legend / Leyenda

Urban Growth Boundary /  
Límite de crecimiento urbano

### Existing Facilities / Instalaciones existentes

Developed Parkland /  
Parque desarrollado

Undeveloped Parkland /  
Parque no desarrollado

School District Facilities /  
Instalaciones públicas  
educativas

Oregon Parks & Recreation  
Department Land /  
Departamento de Recreación y  
Parques de Oregon

Private Park / Open Space /  
Espacio abierto privado

Multi-Use Path /  
Camino de multiuso

### City Owned & Operated

#### Mini Parks

- 1 Barclay Park
- 2 Buck Run Park
- 3 Fir Street Park

#### Neighborhood & Community Parks

- 4 Cliff Clemens Park
- 5 Creekside Park
- 6 Village Green Park

#### Special Use Parks

- 7 Creekside Campground
- 8 Veteran Memorial Park
- 9 Wild Stallion Park

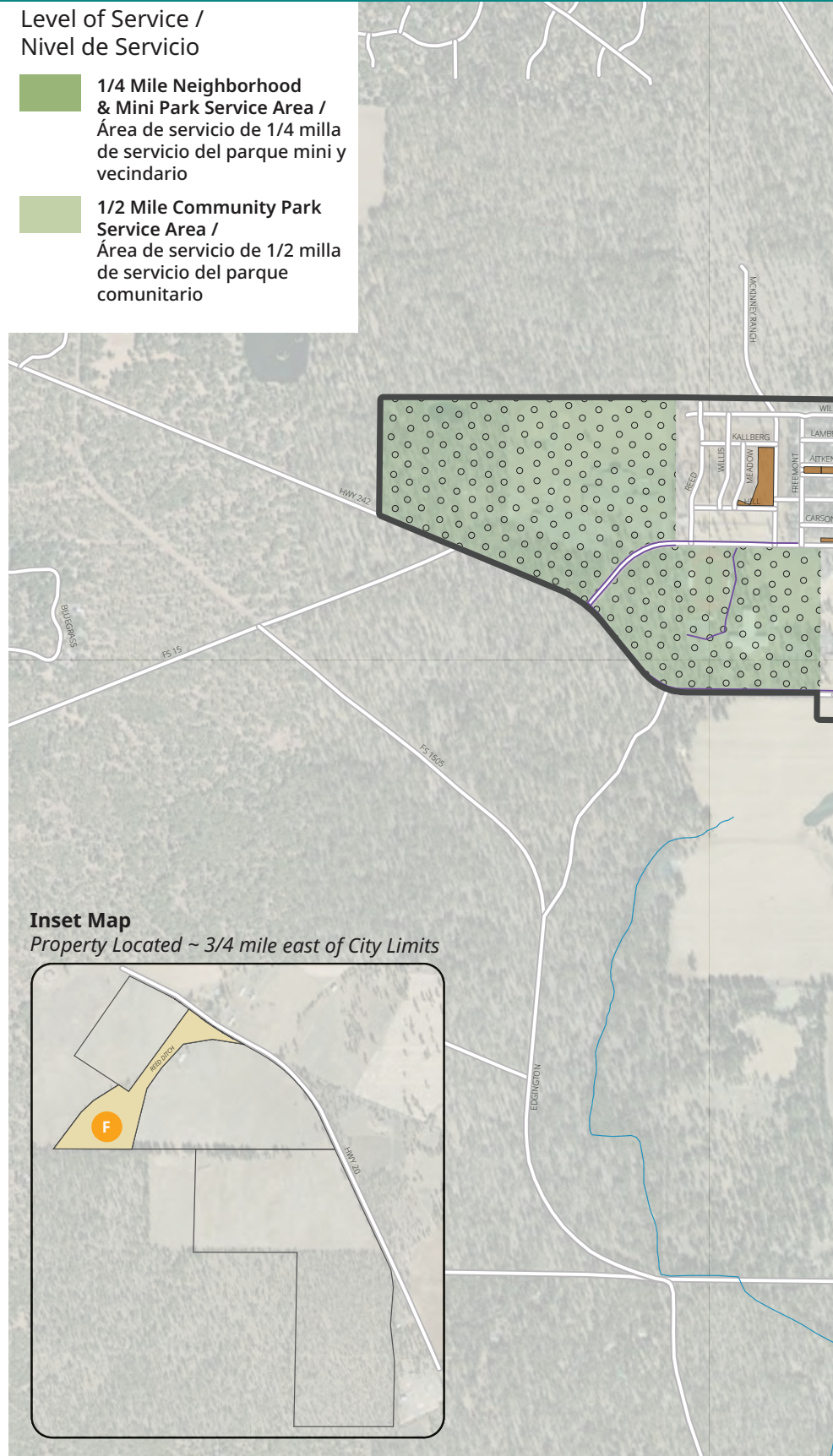
#### Undeveloped Open Space

- A Creekside Campground  
Expansion
- B East Portal Open Space
- C Future Northwest Park
- D Sun Ranch Park
- E Whychus Creek Open Space
- F Lazy Z Ranch Open Space

### Level of Service / Nivel de Servicio

1/4 Mile Neighborhood  
& Mini Park Service Area /  
Área de servicio de 1/4 milla  
de servicio del parque mini y  
vecindario

1/2 Mile Community Park  
Service Area /  
Área de servicio de 1/2 milla  
de servicio del parque  
comunitario











# Recreation Trends Analysis

Reviewing current sports and activities in Sisters in comparison with national and state recreation trends informs the Plan to better provide for services that meet current and future user demands.

The City does not currently provide recreation programs. However, the City's parks provide facilities that support recreational activities. Pedestrian trails are available at East Portal Open Space. Pine Meadow Village, a private park with public access, offers tennis courts.

Sports courts and fields are on Sisters School District property, including pickleball, tennis, and basketball courts and soccer, baseball, softball, and football fields. The SPRD operates on school district property and offers youth sports including soccer, basketball, volleyball, football, and jiu-jitsu as well as movie and arts and craft events. The district also offers dance, yoga, and fitness classes for adults. Other access to recreational activities, such as mountain biking, rock climbing, hiking, camping, backpacking, kayaking, paddleboarding, and rafting, are offered by local businesses or accessed by residents privately.

## National Recreation Trends

The Outdoor Recreation Trends and Futures assessment reviews past national trends in outdoor recreation participation, describes current participation patterns, and compares patterns across regional and demographic levels.<sup>15</sup> Nature-based recreation stands out as a category of activity that showed substantial growth in the first decade of the millennium. Generally, all outdoor recreation activities are projected to grow in participants through 2060.

Local parks and recreation facilities provide vital youth services year-round, and they are particularly essential when school is not in session. U.S. adults say having opportunities to play sports and other physical activities and having access to outdoor learning and environmental education are among the most beneficial offerings for youth outside school hours.<sup>16</sup>

Before the pandemic, most individuals surveyed (91 percent) indicated they would participate in an outdoor recreation activity hosted by their local park and recreation agency.<sup>17</sup> Americans' top three outdoor recreation activities include: gathering with family and friends at the park for games, picnics, or barbecues

<sup>15</sup> Cordell, H. Ken. 2012. U.S. Forest Service. Outdoor recreation trends and futures: a technical document supporting the Forest Service 2010 RPA Assessment.

<sup>16</sup> National Recreation and Park Association. Providing Vital Youth Services. <https://www.nrpa.org/publications-research/park-pulse/providing-vital-youth-services>.

<sup>17</sup> National Recreation and Park Association. New survey reveals Americans' top outdoor recreation activities. <https://www.nrpa.org/about-national-recreation-and-park-association/press-room/new-survey-reveals-americans-top-outdoor-recreation-activities>.



(58 percent), going to the pool (48 percent), and walking or hiking along a local trail (45 percent). Other popular activities include attending community social events (38 percent), attending performing arts events (32 percent), camping (30 percent), playing in team sports or leagues (12 percent), playing racquet sports (11 percent), and running/cycling races (10 percent).

Compared with the average respondent, parents are most likely to gather with friends and family at the park (68 percent vs. 58 percent), go to the pool (66 percent vs. 48 percent), and go camping (42 percent vs. 30 percent).<sup>18</sup> Millennials are particularly active outdoors compared to Americans overall with significantly more millennials naming gathering with family and friends at the park (62 percent), going to the pool (61 percent) and walking or hiking along trails (52 percent) as their favorite outdoor recreational activities.

Latino populations have many of the same recreation needs as other groups but often experience barriers that lower park usage. Many Latino workers report having one day off from work a week and are primarily day-use park visitors. In addition, outdoor activities are closely tied to intergenerational family bonding time in larger groups for longer periods of time, suggesting a need for amenities that accommodate more people for most of the day, such as larger picnic tables, group day-use areas, on-site cooking amenities, and adjacent play areas. Removing cultural and language barriers also supports greater parks and recreation accessibility for Hispanic/Latino community members and can include providing signage, park information, and promotional materials in Spanish.

In a Minnesota study about park use among communities of color, participants were asked about their preferred outdoor activities, barriers, and concerns related to parks and trails. Participants shared that they often use park spaces for social interaction and family gatherings. Their answers also suggested the need to produce informational materials in different languages, ensure parks are safe and well-maintained, and diversify programmatic offerings and timing.<sup>19</sup> Many dual-worker and single-parent households have longer working hours and are unable to take advantage of local park events during the week. With this information in mind, park planners and other city staff can schedule park programming that is inclusive of all community members.

A recent NRPA article noted the growing importance of out-of-school time children's programming, pickleball (the fastest growing sport with at least four million annual players), and dog parks.<sup>20</sup> NRPA also noted a decline in youth sports participation and youth physical activity and thus a need for innovation in youth sports programming and other youth- and family-focused recreation activities and events.

## State and Regional Recreation Trends

Deschutes County public recreation providers surveyed recently identified top recreation needs as playgrounds and play areas (with swings, slides, and climbing structures), community trail systems, trails connected to public lands, trails connecting into larger trail systems, day-use hiking trails, and restrooms.<sup>21</sup> Public recreation providers statewide also highlighted additional needs including picnic areas and shelters for small visitor groups, picnicking/day use facilities, RV/trailer campgrounds and facilities, and interpretive displays.

<sup>18</sup> National Recreation and Park Association. New survey reveals Americans' top outdoor recreation activities. <https://www.nrpa.org/about-national-recreation-and-park-association/press-room/new-survey-reveals-americans-top-outdoor-recreation-activities>.

<sup>19</sup> Bartram, Samantha. 2015. "Addressing Equity in Park Use" National Recreation and Park Association. Parks and Recreation Magazine. <https://www.nrpa.org/parks-recreation-magazine/2015/april/addressing-equity-in-park-use>.

<sup>20</sup> Dolesh, Richard J. "Top Trends in Parks and Recreation for 2022." Parks and Recreation Magazine. January 2022. National Recreation and Parks Association. <https://www.nrpa.org/parks-recreation-magazine/2022/january/top-trends-in-parks-and-recreation-for-2022>.

<sup>21</sup> Oregon Parks and Recreation Department. "Outdoor Recreation in Oregon: Responding to Demographic and Societal Change." 2019-2023 Oregon Statewide Comprehensive Outdoor Recreation Plan. Pg 174-176. <https://www.oregon.gov/oprd/PRP/Documents/SCORP-2019-2023-Final.pdf>.

# Community Outreach and Involvement

Community outreach and involvement activities were conducted from March through September 2022. The following findings are based on analysis of 10 stakeholder interviews, four focus groups, and three public events. For more detailed findings from each of the activities, see Appendices D-F.

## Existing parks are:

- Highly used and generally satisfy current needs within the city (Village Green specifically noted).
- Considered concentrated within the city core and serving that part of the city well.
- Generally well maintained and clean.

## Park users expressed desire for or interest in:

- Amenities for multi-generational all-season (winter) recreation.
- Swings and playground equipment for children and families.
- More planned activities in parks, especially for older children and multi-generational groups.
- A public swimming pool.
- Pickleball facilities.
- A dog park for off-leash play.
- Multipurpose fields for softball/soccer/football/lacrosse (in addition to school district facilities).
- Walking trails and fitness equipment for older children and adults, including seniors.
- Publicly accessible/rentable community garden space.
- Improved connection between existing and future parks.
- More furnishings at all parks including bike racks, accessible seating, tables, benches, and water bottle refill stations.





- More trash bins and/or more frequent service.
- More public art.
- Improved lighting for safety, mindful of Dark Skies Standards.
- Intersection improvements for pedestrian crossings at Highway 20 (near elementary school and near Creekside Park).
- Interpretive signage for wayfinding and about local and regional natural and cultural history.
- Environmentally conscious design, including tree preservation and water conservation (e.g. repurposing the fountain at Barclay Park into a shaded sitting area).

Of the listed activities, trails, nature viewing, and water access remain top priorities. A desire for more paved and fully accessible trails is mentioned along with acknowledgment of progress made and an interest in further developing universally accessible trails for nature viewing and outdoor exercise. There is interest in further strengthening connections to the trail system and surrounding natural areas. Bicycling for sport, leisure, and seasonal commuting are noted as significant activities, and continued investment in facilities that promote access to these activities is strongly supported. Court sports, primarily pickleball, are needed and supported by an engaged user group. This sport is experiencing rapid growth according to the Sports & Fitness Industry Association and is one of the top requested facilities in park system plans.

Facilities associated with community centers such as a natatorium, senior-focused activities, and communal event space are desired by young families and older demographics. Shade structures, including tree canopy, are noted from stakeholder conversations but ranked low in facility preferences exercises. However, access to shade is important as structures and tree canopy serve multiple functions, most notably as shelter from extreme heat.

While findings are generally consistent with information in previous Parks Master Plan (2011/2016), some new desired amenities appeared in outreach efforts: nature-based playgrounds with water play, climbing/bouldering (noted by youth outreach in 2011 and in 2022), and related activities. These playground types facilitate active play with natural materials, encourage appreciation and protection of the surrounding natural environment, and provide local access for skill development.





## Conclusion

The needs assessment concludes with key findings for the Sisters park and recreation system based on relevant demographic data, recreation trends, and level of service projections as well as the community outreach and involvement process. These findings can help identify and prioritize park system needs, future capital projects, and other expenditures.

### Needs

- Broad park land acquisition, development, and redevelopment.
- New park facilities outside city center and in north and west areas of City experiencing current and future residential growth.
- Better system connectivity and trail connections across the City (especially across Highway 20 near the city limits) and to trail systems outside of the City.
- ADA accessibility improvements for events and more recreation opportunities for people with disabilities.
- More shade-providing trees, shade structures (pavilions, etc.) and covered performing space.
- More trails, paved and unpaved.
- Bike infrastructure (racks, e-bike charging stations).
- Need for more camping sites and/or campgrounds for visitors and to support events.
- More visual art and performing art spaces.
- More kid-friendly nature-based play areas.
- More park system signage (historic, cultural, ecological, wayfinding).

### Desires

- New facilities including:
  - dog park
  - pickleball courts
  - natural areas
  - senior center
  - youth center
  - community pool
  - performance venue
  - ice skating rink
- Stronger environmental conservation initiatives including:
  - water conservation
  - tree preservation
  - water bottle refill stations
  - pollinator-friendly landscaping or gardens





## **4. Vision**





## Vision Statement

The City of Sisters provides a well-connected park system and opportunities for diverse recreation activities for residents and visitors of all ages and abilities. Our parks, trails, and open spaces conserve natural resources, promote the arts, and support our wellbeing.

## Goals and Actions

The Sisters community is situated among some of Oregon's most accessible outdoor recreation opportunities due to local and regional involvement to protect and promote trails and natural open spaces. The Parks Master Plan goals and policies will guide local policy and decision makers in the ongoing realization of this vision.

The Parks Master Plan is consistent with the Comprehensive Plan goals and policies related to parks, recreation, and open space system planning. The following proposed goal and actions are color-coded under the four focus areas from the Sisters Vision Action Plan: prosperous, connected, resilient, and livable. Although Parks and Recreation is listed only in that plan's last category, livable, each category plays a role in the park system's success.

### PROSPEROUS SISTERS

***Goal 1: Identify opportunities to promote parks as a destination for community members and visitors.***

- 1.1 Publicize public parks as a destination and highlight uses for events, especially those for public benefit. Support annual events while maintaining a low barrier of entry for small organizations, groups, and artisans.
- 1.2 Plan and develop a covered, open-air recreation center to hold community events, meeting space, and a seasonal ice rink.
- 1.3 Coordinate with the Sisters School District and Sisters Park & Recreation District to improve users' online experience of navigating park facility rentals. Clearly identify available amenities and provide updates as park enhancements are added.
- 1.4 Identify underutilized park land and promote multiuse or alternative uses that meet neighborhood or community needs.
- 1.5 Improve parks with public art that showcase the region's crafts and Sisters' dedication to the arts.



## CONNECTED SISTERS

**Goal 2: Create a citywide network of recreation opportunities connected and accessible through a variety of transportation and mobility options.**

- 2.1 Promote social and physical connections to facilities, including assessing and responding to gaps in access and ensuring accessible connections for alternative transportation options with construction of new facilities.
- 2.2 Plan, design, and construct pedestrian and bicycle corridors, paths, and trails to promote connectivity between recreation facilities and other destinations across the city.
- 2.3 Improve pedestrian access to Whychus Creek in accordance with the Whychus Creek Restoration and Management Plan.
- 2.4 Develop a network of wayfinding signage, informational kiosks, and maps to help people find parks and recreation facilities.
- 2.5 Ensure that pathways through park facilities are adequately lit, consistent with the City's Dark Sky Ordinance.
- 2.6 Pursue easements through private properties to create new connections and improve access to park and recreation facilities and Whychus Creek.

## RESILIENT SISTERS

**Goal 3: Ensure parks and open spaces meet the needs of community members and visitors of all ages, abilities, cultures, and incomes and enhance their physical and mental health regardless of their social identities (e.g., gender, age, race/ethnicity, ability).**

- 3.1 Acquire land located and sized to provide equitable park space in all neighborhoods, with priority to neighborhoods currently underserved by parks. Provide park land within ¼ mile of all residences.
- 3.2 Enhance and renovate existing facilities to improve universal accessibility and to support an array of uses that promote healthy social engagement, reflective of an inclusive and diversifying community.
- 3.3 Ensure that new facilities are planned, designed, and constructed to meet high standards toward betterment of health, safety, and welfare for all.
- 3.4 Ensure parks are appropriately lit in accordance with the City's Dark Sky Ordinance.







***Goal 4: Plan, develop, and enhance recreation opportunities and protect valuable scenic views and open spaces.***

4.1 Develop standards to preserve notable scenic views and green spaces as development occurs, including development standards, public access easements, conservation easements, or property acquisition where applicable.

4.2 Work with private and public property owners to inventory and preserve scenic view corridors and creek access points along roadways, balancing access with conservation of natural resources.

4.3 Identify opportunities to acquire land that protects open space and scenic view corridors as well as defensible space for wildfire protection and work with partner agencies and organizations to develop surveys and action plans.

4.4 Plan for resiliency to drought, fire, extreme heat, and other natural hazards when developing new park and recreation facilities. Utilize existing agency guidelines and programs where applicable.

***Goal 5: Identify and pursue funding mechanisms for acquisition, development, maintenance, and operations of facilities.***

5.1 Establish a database of stable and diverse mechanisms for funding acquisition, development, operations, and maintenance of existing and future recreation and parks facilities, including researching and preparing grant proposals and identifying donation opportunities to fund projects.

5.2 Annually track operations and maintenance costs and regularly update contingency plans for potential future funding shortfalls using existing plans, policies, and procedures.

5.3 Review new and current funding mechanisms periodically to assess their effectiveness in meeting the goals and objectives of the Parks Master Plan.

5.4 Maintain a program of System Development Charges (SDC) to develop park facilities.

**LIVABLE SISTERS**

***Goal 6: Promote Sisters community identity in park spaces and use parks to tell untold stories to encourage multicultural and multi-generational gathering.***

6.1 Develop, enhance, and maintain parks to be attractive and enjoyable spaces with water-wise and climate appropriate landscaping and natural resources that serve a diverse range of



activities and events.

6.2 Develop and display educational information that explores, acknowledges, identifies, and restores local culture, history, and the environment using interpretive signage or covered kiosks in parks and public plaza spaces.

***Goal 7: Promote the development of park and recreation facilities that minimize impacts to natural areas and habitats, particularly those that are environmentally sensitive.***

7.1 Where appropriate, plan, design, and protect areas for habitat viability, including the safe movement of wildlife necessary to maintain biodiversity and ecological balance.

7.2 Incorporate low-impact design practices into the planning and development of new and existing facilities, including the use of native or climate-adaptive plant species in park and recreation facility landscaping.

7.3 Preserve and enhance natural landscapes, including preserving naturalized open spaces and fire-resistant, native vegetation as part of park and recreation facilities.

7.4 Incorporate use of environmentally safe chemicals and renewable energy sources as part of routine park and recreation facility operations and maintenance.

7.5 Explore programs and funding to obtain land in the floodplain for the public's recreational use.

***Goal 8: Sustain and enhance partnerships with residents, community groups, and other agencies including Deschutes County, the Sisters School District, Sisters Park & Recreation District, Oregon Parks and Recreation Department, and the U.S. Forest Service to integrate and manage recreational resources in a collaborative and cost-effective manner.***

8.1 Allocate appropriate resources to the continued development of partnerships with public and private entities. (e.g., community alliances, organizations, groups, and businesses) that have an interest in providing recreation opportunities to enhance and complement the community's recreation services and park system.

8.2 Identify service gaps where private and public entities have interest and cultivate or strengthen partnerships to provide a wider range of amenities to the public.

8.3 Develop strategies to foster a sense of community ownership of the park system, enhance volunteerism, and involve youth in stewardship of the park system.







8.4 Establish a coordinated process for implementing and updating the Parks Master Plan that involves residents, community groups, visitors, stakeholders, the City Parks Advisory Board, and City staff.

8.5 Continue to engage stakeholder groups, community members, visitors and other local partners in the parks planning process.

8.6 Ensure that the City Parks Advisory Board continues to advise the City Council on behalf of the park system.

8.7 Coordinate with community partners to establish a network of multiuse trails within the City and connect to trails established or planned beyond the City limits.

8.8 Pursue regulatory strategies and partnerships with private developers of new neighborhoods to create small park and recreation facilities that are dedicated to the City as part of the subdivision process.

8.9 Develop a program to foster opportunities for park stewardship by community members, particularly for smaller neighborhood parks.

8.10 Where appropriate, support inclusion of community garden spaces and work with local community groups and public entities to support development of neighborhood and community garden programs.

8.11 The City shall update the Parks Master Plan every five to 10 years to ensure that it continues to reflect the needs for specific types of park and recreation facilities and programs identified by the community and supported by current and projected future recreation trends.





## **5. Recommendations**





Healthy communities are sustained and strengthened by an adequate, diverse, and accessible supply of parks and recreation facilities. This chapter outlines recommendations for improving and expanding Sisters' parks system to maintain current facilities and accommodate population growth. The recommendations expand on the goals and actions in the previous chapter by identifying specific projects that can improve existing facilities, expand and diversify recreation services, and adapt to changing needs. The recommendations also incorporate natural resource conservation, economically sustainable maintenance and operation, and a strategy for identifying and acquiring new land for parks and open space.

The recommendations listed from the community involvement process were refined with input from City staff. They also drew from analysis of the City's existing park and open space facilities, current and projected population and demographics, and broader trends in park and recreation planning and design.

Each recommendation is assigned a letter and sequential number, which does not represent a rank or priority, that correlates with its reference in Chapter 6, organized into the following categories:

- Systemwide (S)
- Existing Facilities (E)
- New Facilities (N)
- Operations & Maintenance (O)
- Acquisition (A)

## **SYSTEMWIDE (S)**

These recommendations pertain to the entire park system, are ongoing, or address goals that require more collaboration with partners or coordination with other plans.

## **LEVEL OF SERVICE**

Sisters' current level of service (LOS) ratio of park acreage per 1,000 residents falls far below the median for similarly sized jurisdictions. To better serve residents, Sisters should adopt an LOS target of 5.0 park acres per 1,000 residents. Using an LOS target provides a standard by which the park system can be assessed to determine if it meets current and future park land needs. Sisters' population is estimated to reach roughly 6,551 residents by 2040, which means Sisters will need to develop about 26 acres of additional park land over the next 20 years to achieve the targeted LOS. In addition to the City's 4.55 acres of undeveloped park land and available open space (see page 17), the City will need to acquire and develop roughly 19 acres to meet the target.



## CONNECTIVITY AND UNIVERSAL ACCESSIBILITY

These recommendations help ensure Sisters parks are safe and accessible for everyone. While the City can implement some of these recommendations alone, many require strong relationships and collaboration with public, private, nonprofit, and informal community groups including the destination management organization (DMO), Sisters School District, Sisters Park & Recreation District, Sisters Community Garden, the Oregon Parks & Recreation Department, residential and commercial developers, and more.

One example of a recreation facility requiring collaborative effort is for needed multi-sport ball fields. Currently, the only regulation sized ball fields for baseball, softball, soccer, lacrosse, and football are on Sisters School District property on the west side of town at the middle school and high school as well as land on the east side of town at the current elementary school. Competitive sized recreation fields with public access are recommended on the east side of town and could be fulfilled by securing public use of existing fields at the current elementary school grounds.

### Creek Access

Whychus Creek access within Creekside Park was improved in September 2022. These four designated access points provide a stepped approach from the top of the bank to the water line using mostly natural stone materials. The successful creek restoration and access improvements are a precedent for further efforts at sites that intersect with city owned property, public rights-of-way, or other public land within the city. The City should coordinate with the Upper Deschutes Watershed Council (UDWC) on creek-related projects.

## SUSTAINABILITY AND CONSERVATION

Environmental sustainability and resource conservation are important to Sisters community members. Sisters should prioritize efforts to follow the latest principles and practices for park sustainability. Additional resources:

1. See 12 Principles: <https://conservationtools.org/guides/93-creating-sustainable-community-parks>
2. [https://www.epa.gov/sites/default/files/2017-05/documents/gi\\_parksplaybook\\_2017-05-01\\_508.pdf](https://www.epa.gov/sites/default/files/2017-05/documents/gi_parksplaybook_2017-05-01_508.pdf)
3. Developing Design Criteria for Sustainable Urban Parks. *Journal of Contemporary Urban Affairs*, 6(1), 69-81/ 2022





Table 5.1 Systemwide Recommendations (S)

Project ID	Site	Description
S1.1	System	Adopt a LOS target of 5.0 acres of developed park land per 1,000 residents.
S1.2	System	Evaluate progress towards the LOS standard every five years and, as appropriate, increase the LOS standard over time.
S2.1	System	Follow recommended design standards that exceed the baseline required for public health, safety, and welfare. Prioritize amenities used by all people, of all ability, and by people collectively without separation by ability.
S2.2	System	Routinely conduct a written safety assessment of existing, new, or updated facilities including reported incident locations, day and night visibility, and park use within the context of each park's unique conditions.
S2.3	System	In collaboration with partners, create a Sisters Country wayfinding and signage plan to clearly and cohesively address informing, locating, and safely navigating outdoor recreation sites and amenities, trails, historic and natural landmarks, and important resources by multimodal travel.
S2.4	System	Create a series of interpretive signs with locations around the city and direction to each.
S2.5	System	Improve the ease of navigating city-wide recreation facility rental. Partner with the Sisters School District and Sisters Park & Recreation District to create a website explaining recreation rental facilities, the facility authority, and the renting process. Regularly and jointly update with new facilities.
S2.6	System	Work with the Sisters destination management organization (DMO) to promote select park venues.
S2.7	System	Amend the City's Development Code to require public access easements at park facilities on new privately developed land, to strengthen park land dedication requirements and standards, and to ensure alignment with the Parks Master Plan.
S2.8	System	Work with the school district to explore opportunities for public use times at specific district fields. <sup>22, 23</sup> Explore shared maintenance agreements with the school district and SPRD to offset burden of fields that forgo rental requirements at certain times of the year or week.
S2.9	System	<p>Creek access: Work to improve creek access across the city and at strategic locations including two potential locations on the north bank and, after implementation of the proposed multiuse paths in the 2021 TSP and safe crossings at Highway 20, two locations on the south bank. Coordinate with UDWC on creek access opportunities. Coordinate with OPRD on access to south bank.</p> <p>Study the following opportunities for creek access:</p> <ul style="list-style-type: none"> <li>• South Elm Street right-of-way at creek crossing.</li> <li>• South Creekside Drive right-of-way at creek crossing.</li> <li>• Potential for access easement on undeveloped parcels between South Locust Street and South Elm Street and along west side of South Elm Street.</li> </ul>

<sup>22</sup> Fields must be rented currently for group use. Rental requirements can be a barrier to entry, but rental fees can help fund field maintenance.

<sup>23</sup> The current elementary school property (on East Cascade Avenue east of North Locust Street) is an opportunity to meet some parks and recreation needs. Future use of this property is of high interest to community members, as noted during public outreach, and the City should partner with the school district.



## EXISTING FACILITIES (E)

Recommendations for the City's existing facilities are broken down by park (mini, neighborhood, community, and special use) and open space classification.

Among the City's three mini parks, Harold & Dorothy Barclay Park provides the most opportunity for improvements that increase functionality and use, including for additional event space and regular or pop-up open-air markets, which was an expressed desire from community members during the public involvement process.

**Table 5.2 Mini Park Facility Recommendations (E1-2)**

Project ID	Site	Description
E1.1	Harold & Dorothy Barclay Park	Conduct a design and public outreach process with a consultant to document potential uses for a flexible and paved public plaza extending to W. Hood Avenue and to prepare design drawings.
E1.2	Harold & Dorothy Barclay Park	Add, maintain, and enhance fixed benches as needed.
E1.3	Harold & Dorothy Barclay Park	Install poles for mounting decorative string lights and directional lighting where appropriate to increase and enhance event use.
E1.4	Harold & Dorothy Barclay Park	Install locking ground or pedestal power access (120/240v outlets) at points from West Cascade Avenue to West Hood Avenue for event use.
E1.5	Harold & Dorothy Barclay Park	Study parking need and opportunity to reduce or eliminate parking space in favor of pedestrian space.
E1.6	Harold & Dorothy Barclay Park	Install new decorative paving at all paved areas within the park, with paving to be fully ADA accessible.
E1.7	Harold & Dorothy Barclay Park	Add decorative paving for access and flexible use within the existing lawn and planting area at the west side of the right of way, while protecting existing tree canopy.
E1.8	Harold & Dorothy Barclay Park	Explore opportunities to create partnerships with local galleries and other art retailers for weather resistant art pieces, seasonal art displays, or rotating art installations to promote and encourage interest in the park space.
E1.9	Harold & Dorothy Barclay Park	Explore opportunities for local markets or other pop-up tent or table events. With improvements to the flexible paved space and access to power, (40+) 10 ft square booths could fit within the right-of-way with 10 ft circulation aisles.
E2	Fir Street Park	None recommended at this time.



Cliff Clemens Park is the City's only neighborhood park. A formal public involvement and design process with a professional design consultant is recommended to engage the neighborhood on future use of the park space and needed amenities.

**Vehicle Parking**

Off-street vehicle parking is necessary for parks classified as community and special use parks. However, mini and neighborhood parks often omit off-street parking as they primarily serve residents within ¼ mile. Restriction of off-street parking at neighborhood parks also incentivizes park use by immediate neighbors and disincentivizes frequent regional or non-resident use. This is why parking recalibration may be appropriate at Cliff Clemens Park, including both reduction of off-street parking and reconfiguration of the stall striping to more efficiently use the paved area and to reclaim land for recreational uses.

**Table 5.3 Neighborhood Park Facility Recommendations (E3)**

Project ID	Site	Description
E3.1	Cliff Clemens Park	Conduct a design and public outreach process with a consultant to document desired amenities to support the surrounding neighborhood. Elements like more shade, splash pad, etc.
E3.2	Cliff Clemens Park	Provide more tree planting where shade is most needed with large canopy trees in accordance with the Sisters Urban Forest Management Plan.
E3.3	Cliff Clemens Park	Provide additional shade, temporary or permanent, with picnic tables between playground and restrooms.
E3.4	Cliff Clemens Park	Install at least two more bicycle racks at lit points of entry and egress. Of the bicycle parking stalls, 15% to 25% should be at least 10 feet long and 2 feet wide to allow for larger family bikes or bikes with trailers without impeding circulation.
E3.5	Cliff Clemens Park	Develop paved accessible walking path on north edge to create a loop.
E3.6	Cliff Clemens Park	Explore a fenced portion of lawn for an off-leash dog park use with bench seating, drinking fountain with dog bowl and close access to the restrooms. Conditionally include noise abatement strategies.
E3.7	Cliff Clemens Park	Improve parking lot area with restriping and reconfiguration of paved surface and planting area to free space for other park amenities and allow for reduced impervious and heat radiating surfaces.

**“I love Buck Run because it’s small, calm, and by a creek.”**

The City's community parks include Creekside Park and Village Green Park. Creekside Park recommendations include exploring the feasibility of a dog park, upgrading electricity service and path lighting, installing bicycle infrastructure, adding landscaping, and improving the parking area.



**Table 5.4 Community Park Facility Recommendations (E4-5)**

<b>Project ID</b>	<b>Site</b>	<b>Description</b>
E4.1	Creekside Park	Upgrade electrical service to 200 amp and install path lighting at paved circulation paths.
E4.2	Creekside Park	Improve the northern side of Jefferson Street right-of-way with paving and striping of angled parking, minimum street lighting, and signage. Incorporate snow storage, trees, shrub screening, and stormwater treatment where practical.
E4.3	Creekside Park	Install drought tolerant landscape plantings along the entry and parking lot bays for headlight screening and beautification of park entrance.
E4.4	Creekside Park	Generate and install interpretive signage about Whychus Creek at accessible points within the park.
E4.5	Creekside Park	Explore feasibility of siting a small off-leash, fenced dog park.
E4.6	Creekside Park	Install more bicycle parking and a bicycle repair station.
E5.1	Village Green Park	Provide an accessible approach to the gazebo at the Veterans Memorial Garden that includes a firm path and ramp or sloping walk. This could replace the stone landing with a universally accessible sloping walk, about 3' length, or integrate a ramp and step using materials consistent or compatible with the gazebo.

**Table 5.5 Special Use Park Facility Recommendations (E6-7)**

<b>Project ID</b>	<b>Site</b>	<b>Description</b>
E6.1	Creekside Campground	Conduct a new park concept planning process to document and create a site plan showing all future new campground amenities.
E6.2	Creekside Campground	Survey current use and need for more standard RV campsites with full hook-ups. Locate, design, and install.
E6.3	Creekside Campground	Locate and install one picnic shelter with picnic tables and outdoor post-mounted cooking grills.
E7.1	Wild Stallion Park	Install one bicycle rack on east side of park.
E7.2	Wild Stallion Park	Install one concrete art pedestal and acquire or commission another decorative sculpture.

At Village Green Park, improvements focus on connections to the nearby Peterson Ridge trail system, ADA accessibility, and bicycle racks.

Recommendations for Sisters' existing special use parks focus on adding more accessible RV campsites, picnic facilities, playground equipment, and bike infrastructure. For Creekside Park and Campground, this would require a master plan update process and a new site plan.



Sisters’ undeveloped park lands provide opportunities to add more recreation facilities desired by the community. The largest recommended facility is a covered pavilion large enough for a seasonal ice rink. The facility is proposed on the City-owned land near the Woodlands development referred to as Future Northwest Park in the interim. The City should also develop playgrounds, paths, and trails at this site and its other currently undeveloped parks.

### Multipurpose Covered Recreation Facility

Sisters does not currently have a competition sized ice rink or seasonal rink to support recreation league hockey use. A permanent covered pavilion with indoor/outdoor flexible space also provides an avenue for programming all-season recreational activities or private rental use.

**Table 5.6 Undeveloped Park Facility Recommendations (E8-10)**

Project ID	Site	Description
E8	Creekside Park Eastward Expansion	Install swing set and additional playground surfacing.
E9.1	Future Northwest Park	Working with SPRD, explore feasibility of developing a covered, open-air pavilion large enough for a seasonal ice rink that can be expanded to provide a regulation size hockey rink and a support building with restrooms, lockers, community room space, office space, and secure storage.
E9.2	Future Northwest Park	As part of feasibility study, include alternative for developing the property as a community or neighborhood park, with courts and a playground, if the covered, open-air pavilion is determined not be viable or does not advance to construction.
E9.3	Future Northwest Park	Develop soft-surface trail and paved accessible path network with a through multiuse path connecting to surrounding circulation and appropriately illuminated.
E9.4	Future Northwest Park	Develop a vehicle parking lot to service park development with lighting, bike parking, snow storage, trees, shrub screening, and stormwater treatment where practical. Design parking to meet average daily need or as the Development Code requires. Avoid excess parking in favor of alternative transportation amenities.
E10.1	Sun Ranch Park	Develop a paved, accessible walking path loop with intermittent bollard path lighting. Coordinate with adjacent property owner to the east for potential path connection.
E10.2	Sun Ranch Park	Study potential for fenced dog park.

**Table 5.7 Open Space Facility Recommendations (E11-12)**

Project ID	Site	Description
E11.1	East Portal	Develop accessible paved surface trails, sized and located in accordance with the East Portal Master Plan.
E11.2	East Portal	Coordinate new streetside parking on W. Cascade Ave. with the East Portal Master Plan.
E11.3	East Portal	Coordinate with the East Portal Master Plan to install a new RV dump station and waterfill station.
E12.1	Lazy Z Ranch	Develop soft-surface trail system consistent with Lazy Z Ranch Master Plan.
E12.2	Lazy Z Ranch	Construct an asphalt frontage drive and parking lot near the trailhead for open space/trail access.
E12.3	Lazy Z Ranch	Install a picnic shelter with tables near Highway 20 at Three Sisters view location.

### **Walking and Jogging Paths**

Sisters' open space facilities would benefit from new soft-surface trails for walking and jogging. Sisters has access to an extensive trail network outside city limits that is exceeding current need for nature trails. Multiuse path connections to these trailheads at the edge of the city are recommended in the 2021 TSP. Further development of walking paths and running trails is recommended to provide varied recreation opportunity within the city that have a flatter gradient and more accessible surface.

## **NEW FACILITIES (N)**

These recommendations are for Sisters' existing undeveloped park land and include recreation facilities not currently provided elsewhere in the City and of high interest to community members. These facilities include playgrounds, pickleball courts, a dog park, restrooms, shade structures, wildlife observation areas, community garden space, and a multipurpose, open-air pavilion that could house a seasonal ice rink.

### **Playgrounds**

Playgrounds offer two primary purposes in a community. They provide a higher intensity of physical activity, potentially designed for all age ranges, often in an open-ended form, and within walking distance of residences. Second, playgrounds designed for inclusive play within targeted age ranges of 2 to 5 and 5 to 12 promote development of needed physical and social mobility with no barrier to participation, such as private entry fees, limited enrollment, or specific time of day.

### **Sports Courts**

Public outreach and national and state trends indicate pickleball is in high demand across age ranges and that Sisters is deficient in courts. Nearby jurisdictions have about one court per 5,000 residents. Larger metropolitan areas have around two courts per 10,000 residents. To provide the most flexibility, Sisters should provide two dedicated pickleball courts for all-access public use. A larger complex may draw local and small regional competitions, and the location, impact, and design of such complexes requires a thoughtful plan for program, operation, and maintenance of this type of facility.

### **Restrooms**

Existing Sisters parks are well served with on-site restroom buildings. More need for restrooms and shower facilities was not a clear outcome of the public involvement process. However, Sisters should provide new restroom buildings with new park land development. Restrooms may be required by code for special use facilities such as an ice skating pavilion or a pickleball complex.

### **Off Leash Dog Park**

Public involvement activities surfaced requests for secure public places where dogs are allowed off leash within the city. These facilities require high maintenance to keep functional, including routine turf establishment and repair. This can conflict with other sustainability goals unless existing, underused lawn area can be repurposed or removed to offset sizable new lawn space without increasing water demand.

**“ I like the trails by the schools because they're easy to access and local to people in Crossroads and Tollgate. ”**



Table 5.8 New Facility Recommendations (N)

Project ID	Site	Description
N1	Unsited	<b>Pickleball Court Complex:</b> Conduct a feasibility study for pickleball court complex, including recommended number of courts, with soft surface trails and paved loop path.
N2	Unsited	<b>Pickleball Courts (Two Courts Only):</b> Provide two or more dedicated pickleball courts for all-access public use. Land considered for pickleball courts, ranked by suitability: <ul style="list-style-type: none"> <li>• East side of Creekside Park</li> <li>• Future Northwest Park (single or double court)</li> </ul>
N3	Unsited	<b>Off Leash Dog Park:</b> Lands with opportunity for a dog park: <ul style="list-style-type: none"> <li>• Cliff Clemens Park</li> <li>• Creekside Park Eastward Expansion (undeveloped)</li> <li>• Sun Ranch Park</li> <li>• Unidentified future acquisition</li> </ul>
N4	Unsited	<b>Restrooms:</b> Future facilities to include restrooms and/or showers: <ul style="list-style-type: none"> <li>• At courts, provide at least one (1) single user (all-gender) stall. Where four to eight courts are built, provide one stall for every three courts, rounding up to nearest whole number. If the facility is elevated to regional use, study the quantity of restroom stalls needed.</li> <li>• At competition-sized ball fields, provide one single user stall per field. Where parking directly serves the ball field, provide two single user stalls for every 15 to 20 parking stalls. If the facility is elevated to regional use, study the quantity of restroom stalls needed.</li> <li>• At new neighborhood playgrounds.</li> </ul>
N5	Unsited	<b>Picnic Shelter and Seasonal Shade Structures:</b> Provide at least one permanent shelter at all neighborhood and community parks with playgrounds or restrooms. <ul style="list-style-type: none"> <li>• Provide permanent picnic shelter or posts and tensioned shade sails at strategic locations to provide broad areas of shade that can encompass a standard picnic table near playgrounds and court sports.</li> </ul>
N6	Unsited	<b>Scenic and Natural Area Viewpoints:</b> Provide at points around the city, prioritizing natural areas and locations with full views of the Three Sisters. <ul style="list-style-type: none"> <li>• Explore opportunities for seating, paving, and interpretive signage at scenic viewing areas.</li> <li>• Continue to install formalized creek access points along Whychus Creek in coordination with UDWC.</li> </ul>
N7	Unsited	<b>Community Garden:</b> Provide opportunities for community garden plots in different city quadrants. Support construction of fencing, gates, and secure access to potable water where community interest is present. Alternatively, work with Sisters Community Garden to support expansion and improvement of amenities and utilities at existing location as need increases.
N8	Unsited	<b>Playground:</b> Develop a new playground with a shade structure and, if needed, a restroom building.

### Scenic and Wildlife Observation Viewpoints

Scenic views and passive engagement in the native flora and fauna are educational activities Sisters community members expressly enjoy, and room for viewing waysides with places to sit, rest, or discover interpretive signage can enhance the experience and protect sensitive habitat by directing users to select locations.

## OPERATIONS AND MAINTENANCE (O)

Recommendations for operations and maintenance focus on reducing input costs and conserving natural resources by installing environmentally conscious infrastructure and using the latest sustainable practices for public park and recreation agencies.

Table 5.9 Operations And Maintenance Recommendations (O)

Project ID	Site	Description
01	System	Continue to develop park maintenance operations that minimize waste generation and use of valuable resources.
02	System	Consider life-cycle costs of paved material when end-of-life pavement replacement is required.
03	System	Plant new tree canopy where canopy shade is lacking coverage of paved surfaces and playground areas.
04	System	Explore use of roofs for installation of solar panels to support EV charging and power generation, and other park areas for collection and storage of rainwater and snowmelt for use as non-potable drip irrigation, particularly in new park construction.
05	System	Test and amend existing planting soils to reduce use of fertilizers and avoid herbicides.
06	System	Replace unused lawn and higher maintenance plant beds with non-irrigated drought-tolerant grass and perennial species appropriate for the situation and location.
07	System	Require new restrooms be furnished with the most current energy- and water-saving features. Update existing restroom facilities similarly as replacement fixtures become necessary.
08	System	Follow the City of Sisters Urban Forest Management Plan within city-operated park and open spaces. Park lands and open space with potential high value tree canopy include: <ul style="list-style-type: none"> <li>• Buck Run Park</li> <li>• Creekside Park</li> <li>• Creekside Campground</li> <li>• East Portal Open Space</li> <li>• Future Northwest Park</li> <li>• Village Green Park</li> </ul>

## PARKLAND ACQUISITION (A)

Acquisition recommendations focus on areas currently underserved by City park and open space facilities as well as areas expected to see more residential development. The importance of creek access to community members also informs the plan's acquisition strategy.

Table 5.10 Acquisition Recommendations (A)

Project ID	Site	Description
A1	-	Identify future park land opportunity in potential urban growth boundary (UGB) expansion zones. <ul style="list-style-type: none"> <li>• Identify land for future park land and park facility development (active recreation).</li> <li>• Identify land for conservation of natural resources and trail development (passive recreation).</li> </ul>
A2	-	Identify opportunities for neighborhood park acquisition and development in northwest quadrant of the city.
A3	-	Explore potential acquisition of or potential public access easements to undeveloped property adjacent to Whychus Creek for future creek access.
A4	-	Work with the Oregon Parks and Recreation Department to secure property held in the agency's ownership east of Sisters adjacent to Whychus Creek for future open space, creek access, and passive recreation.







# PROPOSED PARK SYSTEM / SISTEMA DE PARQUES PROPUESTO

## Legend / Leyenda




-  Urban Growth Boundary / Límite de crecimiento urbano
- Existing Facilities / Instalaciones existentes**
-  Developed Parkland / Parque desarrollado
-  Undeveloped Parkland / Parque no desarrollado
-  School District Facilities / Instalaciones públicas educativas
-  Oregon Parks & Recreation Department Land / Departamento de Recreación y Parques de Oregon
-  Private Park / Open Space / Espacio abierto privado
-  Trail head / Comienzo del sendero
-  Multi-Use Path / Camino de multiuso
-  Trail System (Outside of City Limits) / Sistema de senderos (Fuera de la ciudad)
-  Proposed TSP Multi- Use Path / Camino propuesto de multiuso TSP

## Park Development Projects



### Mini Parks

-  E1 Harold & Dorothy Barclay Park
-  E2 Fir Street Park







### Neighborhood & Community Parks

-  E3 Cliff Clemens Park
-  E4 Creekside Park
-  E5 Village Green Park


### Special Use Parks

-  E6 Creekside Campground
-  E7 Wild Stallion Park

### Undeveloped Open Space

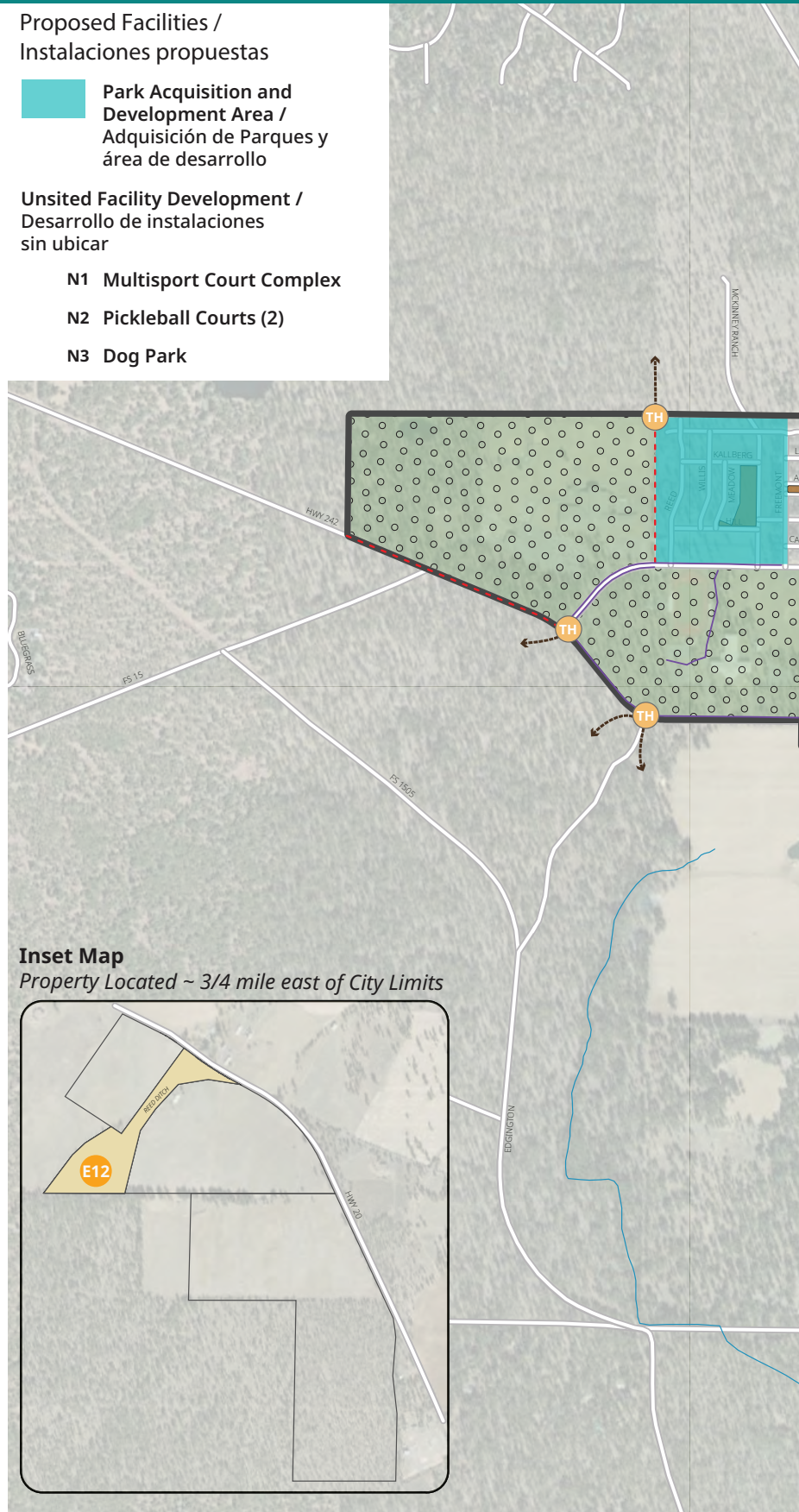
-  E8 Creekside Eastward Expansion
-  E9 Future Northwest Park
-  E10 Sun Ranch Park
-  E11 East Portal Open Space
-  E12 Lazy Z Ranch Open Space
-  S2.9 Whychus Creek Access

## Proposed Facilities / Instalaciones propuestas

-  Park Acquisition and Development Area / Adquisición de Parques y área de desarrollo

## Unsitd Facility Development / Desarrollo de instalaciones sin ubicar

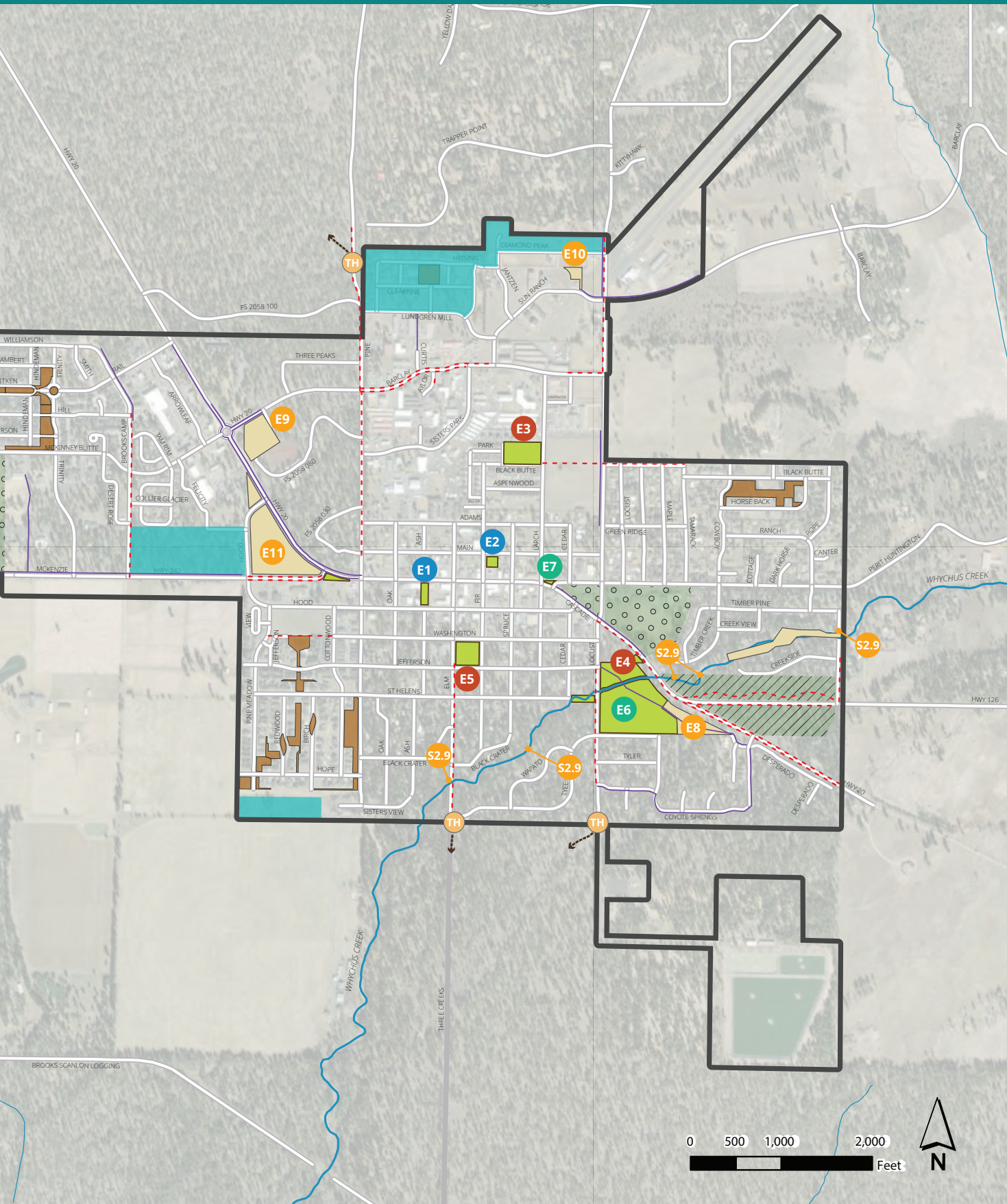
- N1 Multisport Court Complex**
- N2 Pickleball Courts (2)**
- N3 Dog Park**



### Inset Map

Property Located ~ 3/4 mile east of City Limits









## **6. Implementation**



This chapter summarizes the park projects and system recommendations chosen for implementation, the prioritization of projects over the roughly 20-year planning timeline, and funding strategies the City can leverage for implementation. The operations and maintenance section also includes a brief discussion of those estimated costs as additional parkland is added to the system.

## PLANNED PROJECTS

Proposed projects included in the Capital Improvement Plan (CIP) were identified and selected based on information from:

- Quantitative results from the 2022 Park System Plan needs assessment
- Qualitative findings from community input
- City staff input
- Geospatial analysis
- Census data
- 2012 Parks Master Plan
- Comprehensive Plan
- Other relevant plans and policies.

The planned projects in Table 6.1 include project and site information, which correspond to the recommendations in Chapter 5, as well as estimated cost.

**Table 6.1 Planned Projects**

Project ID	Project Title	Description	Acres	Cost
E1	Harold & Dorothy Barclay Park	Generally improve circulation, paving, and access. Replace drive lane and parking south of restrooms with decorative paving. Improve site furnishings and power access.	0.44	\$664,000
E2	Fir Street Park	None recommended at this time.	0.31	\$-
E3	Cliff Clemens Park	Install tree planting for shade, bike furnishings, picnic shelter, children's splash pad, and improve parking lot/parking diet.	2.28	\$432,400
E4	Creekside Park	Upgrade power service and path lighting, improve parking and lighting at Jefferson Street, improve entry planting, add creek interpretive signage, and install bike furnishings.	2.65	\$269,800
E5	Village Green	Install an accessible path to provide wheelchair access to the gazebo.	1.32	\$2,600
E6	Creekside Campground	Install additional ADA campsites, Standard RV campsites, power access, a picnic shelter, cooking grill and bike furnishings.	8.05	\$378,100
E7	Wild Stallion Park	Install bike furnishing. Construct an additional concrete art pedestal/footing and art sculpture.	0.02	\$11,107
E8	Creekside Park Eastward Expansion	Install RV sewer waste station and swings at the playground.	4.05	\$141,300
E9	Future northwest park	Conduct a feasibility study, design, and construct an open-air pavilion with an enclosed support building, parking lot to serve park development requirements, site circulation paths and lighting, plazas, and general landscape improvements.	2.82	\$10,375,778
E10	Sun Ranch Park	Design and install a children's playground, paved walking path loop, path lighting, tree and shrub planting, and irrigation.	0.5	\$92,100



Table 6.1 Planned Projects (cont'd)

Project ID	Project Title	Description	Acres	Cost
E11	East Portal	Construct a network of accessible asphalt trails.	2.5	\$25,700
E12	Lazy Z Ranch Open Space	Install soft surface trails, trailhead kiosk, bench furnishings, asphalt frontage road, parking lot, and stormwater swale.	16.5	\$375,300
N1	Unsite: Pickleball Court Complex	Conduct a feasibility study for pickleball courts including recommended quantity of courts. Install Courts, fencing, plaza and circulation pavements and restroom building, and soft surface trail loop path.	-	\$1,072,383
N2	Unsite: Pickleball Court (2 courts only)	A 2 court pickleball court, placed on existing park land.	-	\$110,900
N3	Unsite: Dog Park	Install picnic structure, fence in dog park area with signage and furnishings.	-	\$205,888
N6	Wildlife Observation Areas	Install decorative paving and bench with interpretive signage. 4 locations.	-	\$107,400
S2.9	Whychus Creek Access	Install similar water access steps at Creekside Park for accessing the creek.	-	\$97,400

## Improvement Costs

Capital improvement project costs are estimated based on timing, design, construction, and land acquisition and vary based on local conditions, economic factors, environmental constraints, and the application of specific funding sources. The following land acquisition and development parameters are used for estimating costs and are based on current market conditions in the City, past projects, and other local information.

- Land acquisition costs are based on a random sampling of real market value to estimate an average (mean) cost of \$300,000 per acre for undeveloped land within the UGB and \$95,000 per acre for undeveloped land outside the UGB.
- Development costs for new park facilities are estimated at \$900,000 per acre for mini parks, \$200,000 per acre for neighborhood parks, and \$200,000 per acre for community parks.
- Development costs for trails are estimated at \$18 per linear foot of single track compacted native earth trail and \$70,000 to \$150,000 for picnic shelters at a trailhead.
- Operational and maintenance costs account for the additional future costs of operating and maintaining each capital project upon its completion.

Find detailed cost estimates developed for each project in the 2023-2043 Capital Improvements Plan in the appendices.

# PRIORITIZATION

Projects included in the CIP were prioritized based on the following information sources:

- **Planning Documents and Tools:** The City uses a variety of planning documents and tools to determine service level needs for the development of parks, trails, and recreational facilities. These documents include but are not limited to the Parks System Plan, the Comprehensive Plan, and various population and demographic forecasting resources.
- **Level of Service (LOS):** The Parks Master Plan defines level of service benchmarks for parks and trails that meet current and future community needs. These benchmarks help the City determine how well existing facilities are meeting current park and recreation needs and what investments are needed in the future to reach or maintain the targeted LOS as the population grows.

Table 6.2 Project Prioritization

Project ID	Project Title/Description		High	Medium	Low
			FY 2023-2027	FY 2028-2032	FY 2033-2043
E1	Harold & Dorothy Barclay Park				
	Phase 1	Area south of restrooms: Decorative paving, pedestrian scale lighting, furnishings, and conversion of some existing lawn and underutilized landscape areas to hardscape paving.	\$-	\$515,600	\$-
	Phase 2	Area north of restrooms: Decorative paving, convert some existing landscape into paved area with furnishings. Extend pedestrian scale lighting.	\$-	\$-	\$148,400
E2	Fir Street Park				
	Phase 1	None recommended at this time.	\$-	\$-	\$-
E3	Cliff Clemens Park				
	Phase 1	Plant shade trees and install bike parking.	\$18,500	\$-	\$-
	Phase 2	Construct concrete pad, shade structure, and install picnic tables.	\$-	\$136,100	\$-
	Phase 3	Construct splash play area, concrete perimeter walking path on north side, parking lot improvements/diet (splash pad budget=\$100k)	\$-	\$-	\$277,800
E4	Creekside Park				
	Phase 1	Upgrade electrical service, install bike parking and interpretive signage.	\$20,200	\$-	\$-
	Phase 2	Construct parking and other ROW improvements.	\$-	\$-	\$249,600



Table 6.2 Project Prioritization (cont'd)

Project ID	Project Title/Description		High	Medium	Low
			FY 2023-2027	FY 2028-2032	FY 2033-2043
E5	Village Green				
	Phase 1	Add an accessible path, under 5% run slope to provide wheelchair access to gazebo.	\$2,600	\$-	\$-
E6	Creekside Campground				
	Phase 1	Construct ADA campsites and bike parking.	\$89,900	\$-	\$-
	Phase 2	Install navigational signage	\$-	\$15,500	\$-
	Phase 3	Construct standard RV campsites, 1 picnic shelter, BBQ furnishings, picnic tables, and landscaping.	\$-	\$-	\$239,300
E7	Wild Stallion Park				
	Phase 1	Install bike parking.	\$1,300	\$-	\$-
	Phase 2	Construct concrete pedestal and acquire and install art sculpture.	\$-	\$9,800	\$-
E8	Creekside Park Eastward Expansion				
	Phase 1	Construct expanded play surfacing area and install swing set.	\$29,100	\$-	\$-
	Phase 2	Relocate sewage dump site, construct paved parking and turnaround.	\$-	\$-	\$122,300
E9	Future northwest park				
	Phase 1	Install utility services, construct parking lot to service park development, construct pavilion and support building, essential circulation paths, and fire access.	\$9,620,500	\$-	\$-
	Phase 2	Install scoreboard in pavilion, construct trails, site landscaping, plaza space with decorative lighting.	\$-	\$-	\$721,200
E10	Sun Ranch Park				
	Phase 1	Install paved walking path, path lighting, and furnishings.	\$92,100	\$-	\$-
E11	East Portal				
	Phase 1	Construct a network of accessible asphalt trail.	\$25,700	\$-	\$-
E12	Lazy Z Ranch Open Space				
	Phase 1	Construct soft surface trail, pad, and bike parking.	\$77,300	\$-	\$-
	Phase 2	Construct asphalt frontage drive and parking lot (~40 stalls) and stormwater swale for pavement.	\$-	\$204,200	\$-

Table 6.2 Project Prioritization (cont'd)

Project ID	Project Title/Description		High	Medium	Low
			FY 2023-2027	FY 2028-2032	FY 2033-2043
E12 Cont.	Lazy Z Ranch Open Space				
	Phase 3	Construct concrete pad, shade structure, and solar powered overhead light.	\$-	\$-	\$93,700
N1	Unsitd: Pickleball Court Complex				
	Phase 1	Complex with 8 courts, fencing, plaza space, and circulation paths, spectator bleachers, parking, furnishings, and restroom building.	\$-	\$1,568,400	\$-
N2	Unsitd: Pickleball Court (2 courts only)				
	Phase 1	Court paving with furnishings, fencing, and minor walkway improvement.	\$110,900	\$-	\$-
N3	Unsitd: Dog Park				
	Phase 1	Water utility extension, drinking fountain, benches, tables, picnic shelter, site fencing.	\$-	\$-	\$205,900
N6	Wildlife Observation Waysides				
	Phase 1	Install decorative paving and bench with interpretive signage. 4 locations.	\$-	\$-	\$107,400
S2.9	Whychus Creek Access				
	Phase 1	Install rocks steps similar to Creekside Park. 5 locations.	\$-	\$-	\$97,400
		<b>TOTAL</b>	<b>\$10,088,100</b>	<b>\$2,449,600</b>	<b>\$2,165,600</b>



**We need more family friendly activities and a focus on all ages.**

**Let's honor the environment by preserving trees and creating eco-friendly parks.**



- **Geographic Distribution:** The Parks Master Plan and CIP consider the appropriate location for specific parks based on the facility type and their overall geographic distribution throughout the City, as well as the recommended distance of certain types of parks and facilities to residents.
- **Cost and Funding Source:** System Development Charge (SDC) fees are a primary CIP funding source. Fees are collected using a methodology adopted by City ordinance that determines the SDC rate assessed on new residential development. At times, grants can provide alternative funding for a project. If a project matches grant requirements and meets the City's needs, the project may be moved up in priority to take advantage of the funding opportunity or to match the grant funding cycle.

## Priority Levels

Each project is shown in Table 6.2 as high, medium, or low priority.

- High priority projects are for the first 5-year planning period, through fiscal year 2027.
- Medium priority projects are for the second 5-year planning period, through fiscal year 2032.
- Low priority projects are for the third 10-year planning period, which extends to 2043.

## FUNDING SOURCES

The City may use five primary funding sources for capital improvements:

- **General Fund Subsidy:** Property tax revenues from the City's General Fund are a major funding source for park and recreation annual operating costs and reserves for future operations. CIP projects not eligible for other funding sources can be funded from this source.
- **Park User and Event Fees:** Park user and event fees, such as from Creekside Campground and park facility rentals, are established for public services that primarily benefit specific individuals or organizations rather than the broader public. User fees and charges aim to recover the full cost of the service whenever practical to minimize subsidization and should be regularly reevaluated.
- **Park System Development Charge (SDC):** This CIP and the Park System Plan provide the foundation for the assessment and use of system development charges (SDCs) to fund park and systemwide improvements, land acquisition, and development associated with implementing the Plan's goals and recommendations. SDCs assess a fee for new residential development within City limits. The fees can be used to pay for new or expanded public facilities to address the increased demand accompanying population growth. Legally, SDCs can only be used for land acquisition and capital improvements; operation and maintenance expenses do not qualify.
- **General Obligation Bonds:** This type of bond is a tax assessment on real and personal property. The City can levy a general obligation bond with majority voter approval during a general election held on an even year. The fund can supplement SDC revenues and is more widely distributed than the assessment of SDC's. The City does not have any current bond obligations.
- **Alternative Funding:**
  - Grants are funds from federal or state governmental agencies or nonprofit organizations that support a portion of capital costs.
  - Donations include monies or real property from individuals and nonprofit organizations.
  - Partnerships include financial agreements with nonprofits and user groups to share the cost of building facilities.
  - Other includes proceeds from the sale of surplus properties.

# FUNDING REQUIREMENTS AND STRATEGIES

The park system will increase in acreage over the planning period. To increase the level of service to the target of 5 developed park acres per 1,000 residents discussed in Chapters 3 and 5, by 2040 the City will need to develop roughly 26 acres of new park facilities (including 4.55 acres of available undeveloped park land and open space, see page 17).

Table 6.2 shows proposed projects categorized by site and priority level. Total costs for planned projects are approximately \$14,845,500. The plan includes:

- \$10,207,000 for High Priority projects (2023-2027)
- \$2,229,000 for Medium Priority projects (2028-2032)
- \$2,409,500 for Low Priority project (2033-2043)

The City's General Fund has historically been used to fund and subsidize park improvements. These funds rely on property tax revenue from the local tax base as well as Transient Room (Lodging) Tax (TLT) revenue. The Plan discusses leveraging resources from the following anticipated and recommended funding sources:

## Park System Development Charges (SDC)

The City should assess the implementation of park system development charges (SDCs) supported by the park system plan as a funding source. Park SDCs apply a fee to new residential developments within city limits and provide funding for future park acquisitions and development that respond to the increased demands that accompany population growth. The current SDC rate — estimated to produce about \$2.7 million in over the next 20 years — is not sufficient to allow the City to expand and develop its parks system while meeting its park goals. Additionally, the SDC methodology does not consider inflation, nor does it account for acquisition or development costs. The City should update the SDC rate methodology based on the eligible projects identified in Plan. As part of the update, the City should evaluate the effects of proposed SDC rate schedule changes on housing development in Sisters.

## Grants

The City should pursue grants — state, regional, and federal — for parks, trails, and open space capital improvements. Planned projects such as parking reconfigurations, multiuse paths, trails, and creek access improvements may be good candidates







for grant funding opportunities such as state of Oregon Local Government Grants, Land and Water Conservation Fund grants, Oregon Watershed Enhancement Board grants, federal transportation grants, athletic association grants, and other grants for recreation, youth development, equity and access efforts, conservation, sustainability, and urban and community forestry. The City should balance the potential application's competitiveness with required staff time when applying for grant funds.

## **General Obligation Bonds**

This type of bond is a tax assessment on real and personal property. This fund can supplement existing revenue and is more widely distributed. Funds can be used for capital purposes but cannot be used for the replacement of equipment. In collaboration with SPRD and following the completion of a feasibility study for funding, operation, and maintenance, the City may evaluate the potential of a bond measure for construction of the multipurpose pavilion recommended in this Plan.

## **Partnerships**

The City should continue to strengthen partnerships with local recreation service providers, specifically the Sisters Park & Recreation District and the Sisters School District, to improve operational efficiencies and leveraging of funds. Pursuing relationships with local land trusts also provides an opportunity for collaborative efforts to contribute to the open space and natural areas of the parks system.

## **Relationships**

The City should cultivate relationships with landowners, developers, and employers who may be interested in donating land or services to the City or allowing purchase at a reduced cost. Private landowners have supported local recreation in the parks system in the past and may continue to do so in the future. The U.S. Forest Service is another important relationship, as much adjacent land is managed by the agency.

## **Performance Measures**

The City should explore measures to minimize acquisition, development, and operational costs: The City should investigate how to reduce operational costs, potentially through cost-efficient design and facilities; to reduce development costs through the use of volunteers and donations; and to reduce land acquisition costs by exploring alternative means of acquiring land.

# OPERATIONS AND MAINTENANCE CONSIDERATIONS

As the City implements the Plan’s recommendations, the park system will grow in size and number and diversity of facilities. The City will need to obtain additional funds to cover increased operations and maintenance costs associated with the expanding system. Significantly fewer revenue sources are available for funding operations than for capital projects. The below are available options:

- **Local Option Levy:** This type of levy is established for a given rate or amount for a specific time period, generally one to five years. However, voter approval is required and historically less likely when the levy is for operations.
- **Grants and Donations:** Grants are harder to secure for operations than capital projects. However, mechanisms like endowment funds can be set up for park operations or the operation of a specific park.
- **Operating Efficiency:** Operating costs can be reduced by exploring possible efficiency improvements, such as with more outsourcing, more cost-sharing with other public agencies, eliminated duplication of services, and improved efficiency in specific maintenance tasks.
- **Volunteers:** Some maintenance costs can be offset with volunteers although it takes staff time to coordinate volunteer programs.
- **Park Services Revenue:** Park services revenue can be increased by expanding rental facilities, charging for maintenance services that benefit specific groups rather than the whole community, and charging for other services at highly used parks.

## COMPARISON

In Sisters’ annual budgets, the Parks SDC Fund and a parks portion of the General Fund provide for planning, design, and construction of park improvements as well as operations and maintenance. The SDC Fund, which has grown significantly in recent years to \$1,183,606 in fiscal year 2022/23, can only be used for capital costs. They cannot be used for maintenance or projects that either fix deficiencies or replace capacity. The parks portion of the general fund in the 2022/23 budget is \$433,428.

Table 6.3 compares this spending to that of other U.S. agencies serving populations under 20,000 people. Overall, Sisters operates below the median values in annual operating expenditures and above the median in expenditures per capita and expenditures per park acre. These findings correlate with Sisters’ population being in the lower quartile of the NRPA data. As the City continues to grow, it is reasonable to expect that annual, per capita, and per park acre operation expenditures will increase and trend toward meeting or surpassing the median values.

**Table 6.3. Operating Expenditure Comparison**

	Annual Operating Expenditure	Δ	Expenditure per Capita	Δ	Expenditure per Acre	Δ
<b>Sisters</b>	\$433,428	---	\$126.11	---	\$11,185	---
Upper Quartile	\$2,443,647	-\$2,010,219	\$226.43	-\$100.32	\$24,015	-\$12,830
Median	\$1,200,000	-\$766,572	\$117.36	+\$8.75	\$8,188	+\$2,997
Lower Quartile	\$551,925	-\$118,497	\$67.73	+\$58.38	\$3,950	+\$7,235





## CONCLUSION

The 2022 Sisters Park System Plan is a guiding document based on a collective local vision for maintaining and improving the quality of life for Sisters residents through parks and recreation facilities. The City recognizes that park facilities are essential to the physical and mental health of Sisters residents and that the park system provides a key foundation for a healthy community.

The Plan evaluates the needs of current and future residents and then synthesizes goals, actions, recommendations, and priority projects designed to be implemented over a roughly 20-year planning period. The recommendations address key community needs and interests, including maintenance and improvement of existing parks, activation of undeveloped park land, and acquisition and development of new neighborhood parks in underserved areas.

The planning framework ensures that the future park system will provide accessible and welcoming facilities and programs that support the needs of an increasingly diverse and growing community.



# SISTERS PARKS MASTER PLAN 2023

*Appendices*

Adopted April 12, 2023

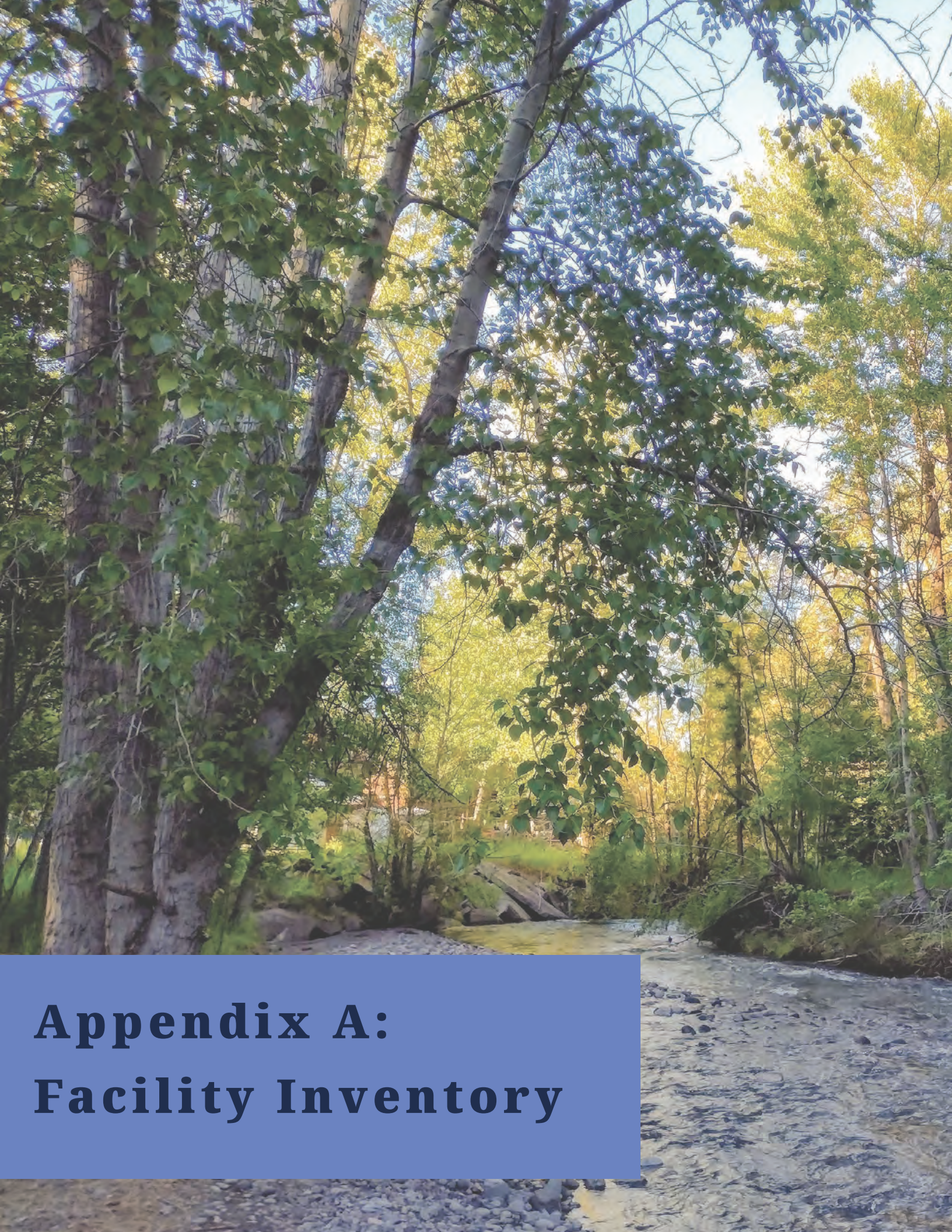




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# **Appendix A: Facility Inventory**





# Inventory of Park Amenities

## Citywide Park Amenities

AMENITY	SISTERS PARK & RECREATION DISTRICT	BUCK RUN PARK	HAROLD & DOROTHY BARCLAY PARK	CLIFF CLEMENS PARK	VILLAGE GREEN
Baseball Field					
Basketball Court	●				
Benches	●	●	●	●	●
Bicycle Pump Track	●				
Community Center	●				
Covered Pavillion					●
Disc Golf Course	●				
Drinking Fountain	●			●	●
Fire Pit					
Football/ Soccer Field				●	
Gazebo					●
Picnic Table	●	●	●	●	●
Pickleball Courts					
Playground	●			●	●
Plaza					
Restrooms	●			●	●
Showers					●
Skatepark	●				
Softball Field					
Splash Pad					
Stage					
Tennis Courts					
Track Oval					
Track & Field Events					
Water Feature			●		







# Classifications

National Recreation and Parks Association (NRPA) classifications are used as a basis to categorize Sisters park resources and facilities and to evaluate the system using NRPA Park Metrics. Park classification considers individual park benefits, functions, size, service area, and amenities. For Sisters, the park classifications are:

## ***Parks***

- Mini Park
- Neighborhood Park
- Community Park
- Special Use Park
- Undeveloped Parkland

## ***Open Space***

## ***Trails***

## **Mini Parks**

Sisters operates three mini parks: Buck Run Park, Barclay Park, and Fir Street Park. Mini parks are small outdoor spaces, usually no more than  $\frac{1}{4}$  of an acre, most often in an urban area surrounded by commercial buildings or houses on small lots. These parks support small group gathering, relaxation or respite from the sun, or access to enjoy the outdoors. Mini parks may include amenities such as flexible paved space, small play equipment, waysides with seating, and lawn areas. Successful mini parks are accessible, allow people to engage in daily activities, are comfortable spaces to sit, and are sociable places (e.g., where people meet for social interaction).

## **Neighborhood Parks**

Sisters operates one neighborhood park: Cliff Clemens Park. Neighborhood parks are small parks within biking and walking distance to surrounding neighborhoods. They provide access to basic recreation and social opportunities such as ball fields, basketball courts, exercise stations, pickleball/tennis courts, playgrounds, walking paths, picnic pavilions, and benches. With specific park amenities, neighborhood parks can enhance neighborhood identity and preserve neighborhood open space. Their service area radius is ideally  $\frac{1}{4}$  to  $\frac{1}{2}$  mile in a residential setting. Neighborhood parks may range in size from 5 to 15 acres.

## Community Parks

Sisters operates two community parks: Village Green Park and Creekside Park. Community parks provide a variety of structured, active, passive, and informal recreation opportunities for all age groups. Community parks are generally larger in size and serve a wide base of residents. They typically include facilities that attract people from the entire community, such as sports fields, pavilions, picnic shelters, and water features, and require supporting facilities, such as parking and restrooms. These parks may also include natural areas, unique landscapes, and trails. Their service area radius is typically 1 to 2 miles. Community parks may range in size from 25 acres or more.

## Special Use Parks

Sisters operates three special use parks: Creekside Campground, Veterans Memorial Park, and Wild Stallion Park. Special use parks are recreation sites or parkland occupied by specialized facilities designed to serve specific functions such as community centers, community gardens, skate parks, aquatic centers, memorials, public art, amphitheaters, and sports field complexes. These parks vary in size and service area.

## Undeveloped Parkland

Sisters owns three areas of undeveloped parkland: Sun Ranch Park, Creekside Park (Eastward Expansion), and Future Northwest Park. Undeveloped parkland is land that can be City-owned or potentially owned by the city and could become developed parkland. This can occur through adding facilities or amenities or developing the land for higher use.

## Open Space

Open space includes areas designated for protection or preservation through conservation easements, acquisition, or dedication. Open space lands may be held for future park recreation needs, but often are left primarily in their natural state and managed to provide limited passive recreation opportunities, as appropriate, in locations with important habitat, natural resources, or scenic view corridors. Sisters has three areas designated as open space: East Portal, Lazy Z Ranch, and land along Whychus Creek in the east end of the city.





# Parks

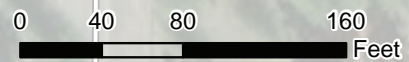
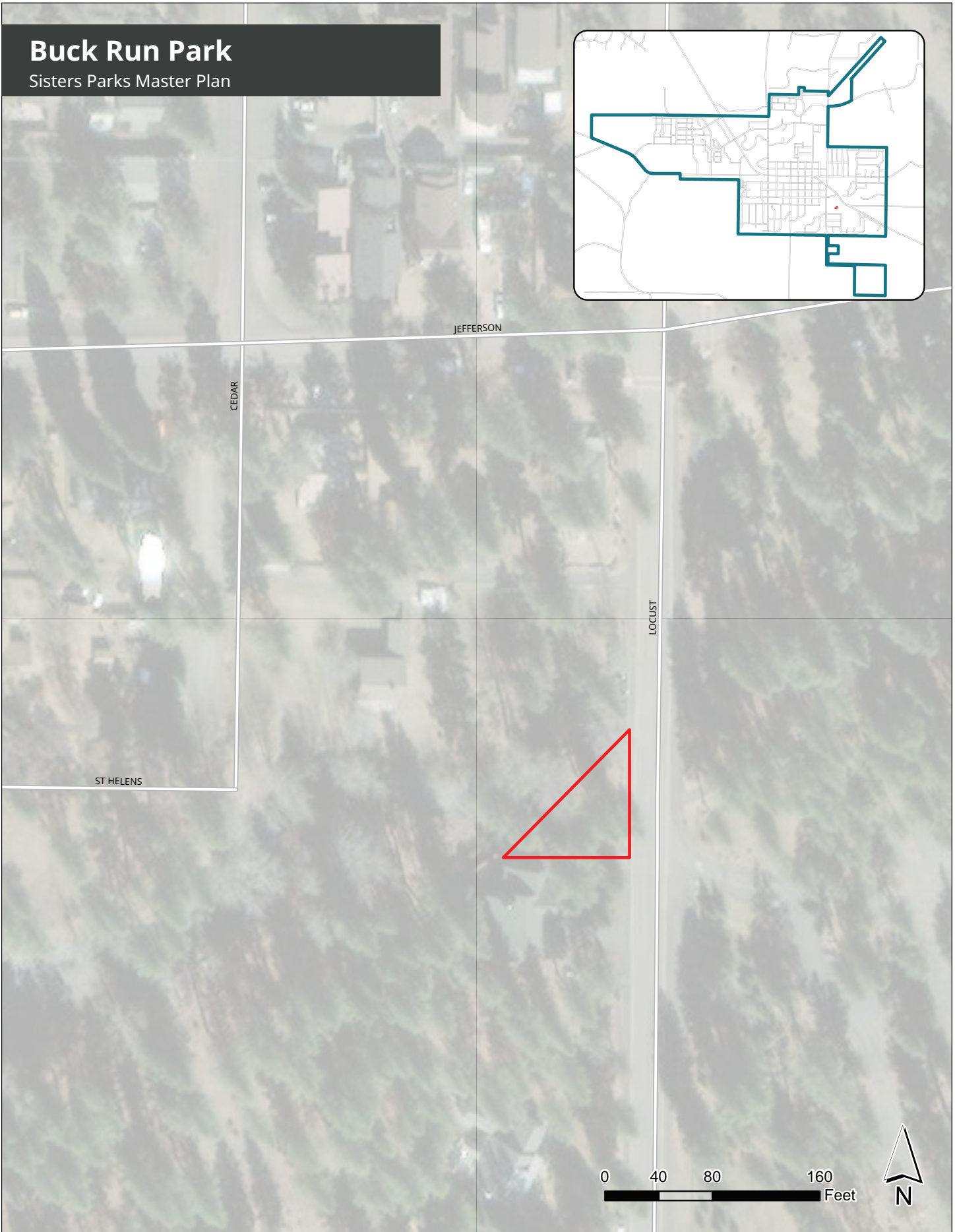
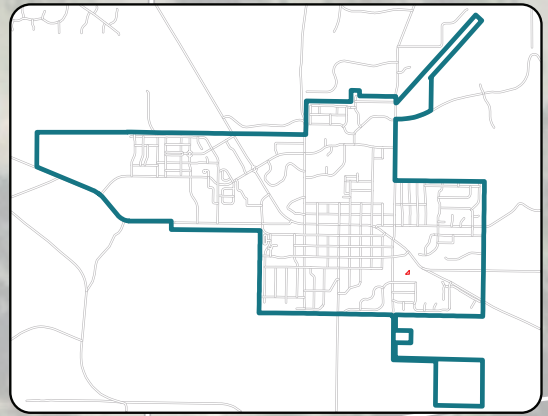
## Buck Run Park

The triangularly shaped Buck Run Park provides access to Whychus Creek from South Locust Street. The park is located across from Creekside Campground and next to Buck Run subdivision. This park was named after Mylon Buck.

- **Size:**
  - 0.02 Acres
- **Park Classification:**
  - Mini Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - Bench
  - Picnic table
  - 1 park sign
  - Water access to Whychus Creek
- **Opportunities:**
  - Streambank erosion mitigation and native vegetation establishment due to foot traffic accessing gravel bar.

# Buck Run Park

Sisters Parks Master Plan





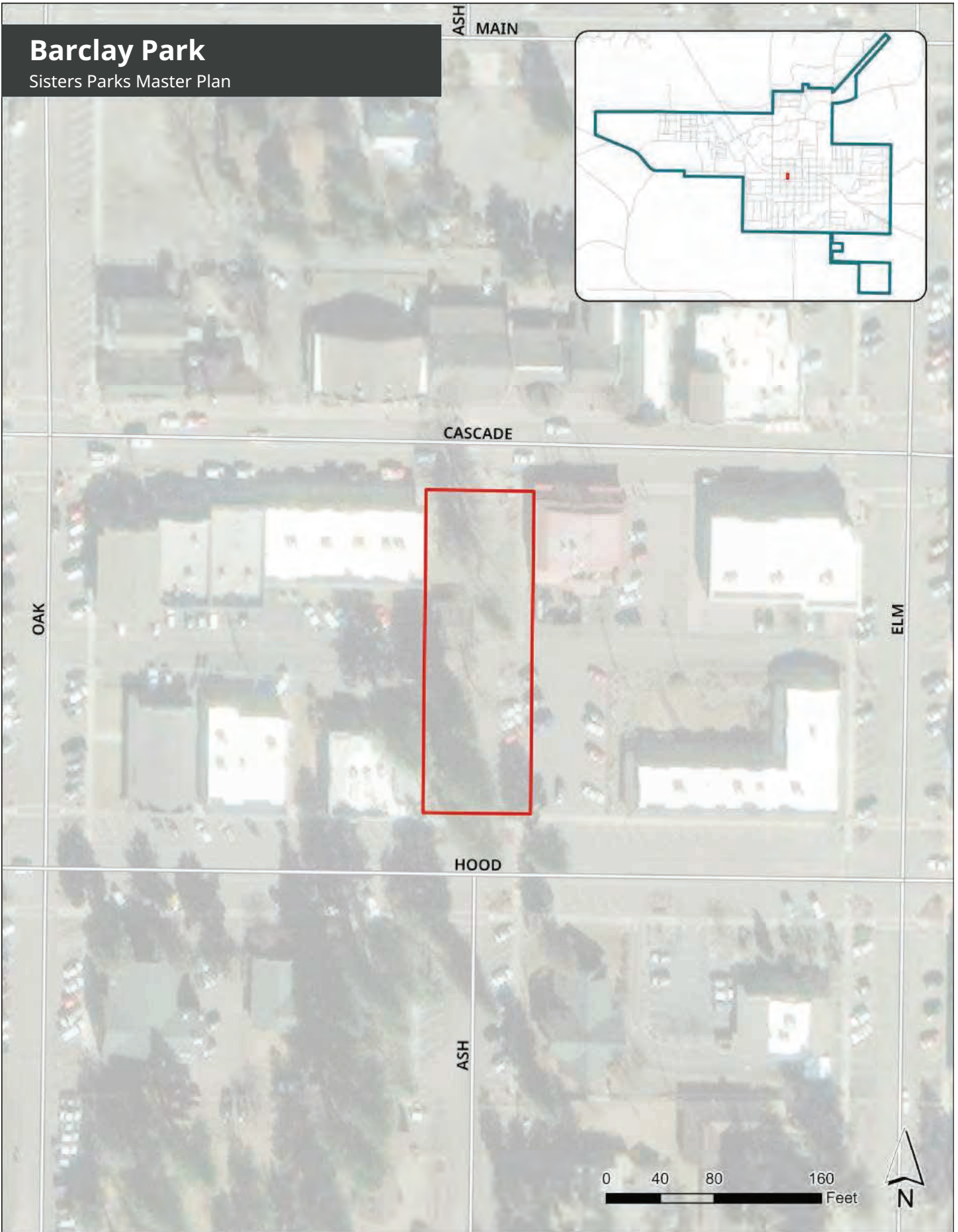
## Harold and Dorothy Barclay Park

The park is south of Highway 20 between Oak and Fir Streets, serving as a welcome resting spot for residents and visitors. The park features a small landscaped pond, public restrooms, and seating. The park received an Award of Excellence for small cities in 2003 from the League of Oregon Cities.

- **Size:**
  - 0.44 Acres
- **Park Classification:**
  - Mini Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - 1 signage
  - Benches
  - 3 trash receptacles
  - Tree canopy (large)
  - 1 water feature
  - 10 parking spots – 45 deg
  - Accessible path
  - Lighting
  - Pedestrian plaza
  - Restrooms
  - Drinking fountain outside restrooms
  - Art installation
  - 2 murals
- **Opportunities:**
  - Parking 'diet' to support higher intensity use
  - Opportunity for additional public art or rotating outdoor display of arts & culture.
  - Re-configuring entire park space (while preserving existing trees)
  - Paving with tables and chairs and umbrellas
  - Power access and decorative lighting

# Barclay Park

Sisters Parks Master Plan





## Fir Street Park

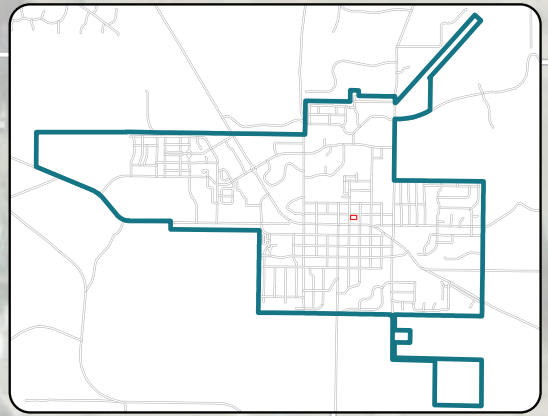
Fir Street Park is one of the city's newest parks and is on the corner of Fir Street and Main Avenue. Its most popular feature in the summer is the splash pad. Some of the water used for the splash pad is recycled to irrigate the park's landscaping. The onsite restrooms, small stage, and proximity to downtown make this a popular event venue, including for the Sisters Farmers Market.

- **Size:**
  - 0.31 Acres
- **Park Classification:**
  - Mini Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - Splash pad
  - Stage/pavilion
  - Restrooms (ADA)
  - Picnic tables
  - Benches/seat walls
  - Decorative art
  - Tree canopy (medium size)
  - Dog waste station
  - Shade canopy + shade sails
  - Paver patio connecting to City owned buildings (Fir St Building and Maida Baily Old Library building)
  - Cell tower
  - City Christmas Tree
  - Bike racks
  - Fire pit
  - Bollard lighting
  - 3 garbage cans
  - Decorative lighting

# Fir Street Park

Sisters Parks Master Plan

ADAMS



MAIN

FIR

SPRUCE

CASCADE

0 40 80 160 Feet





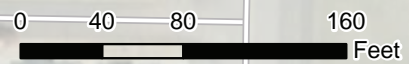
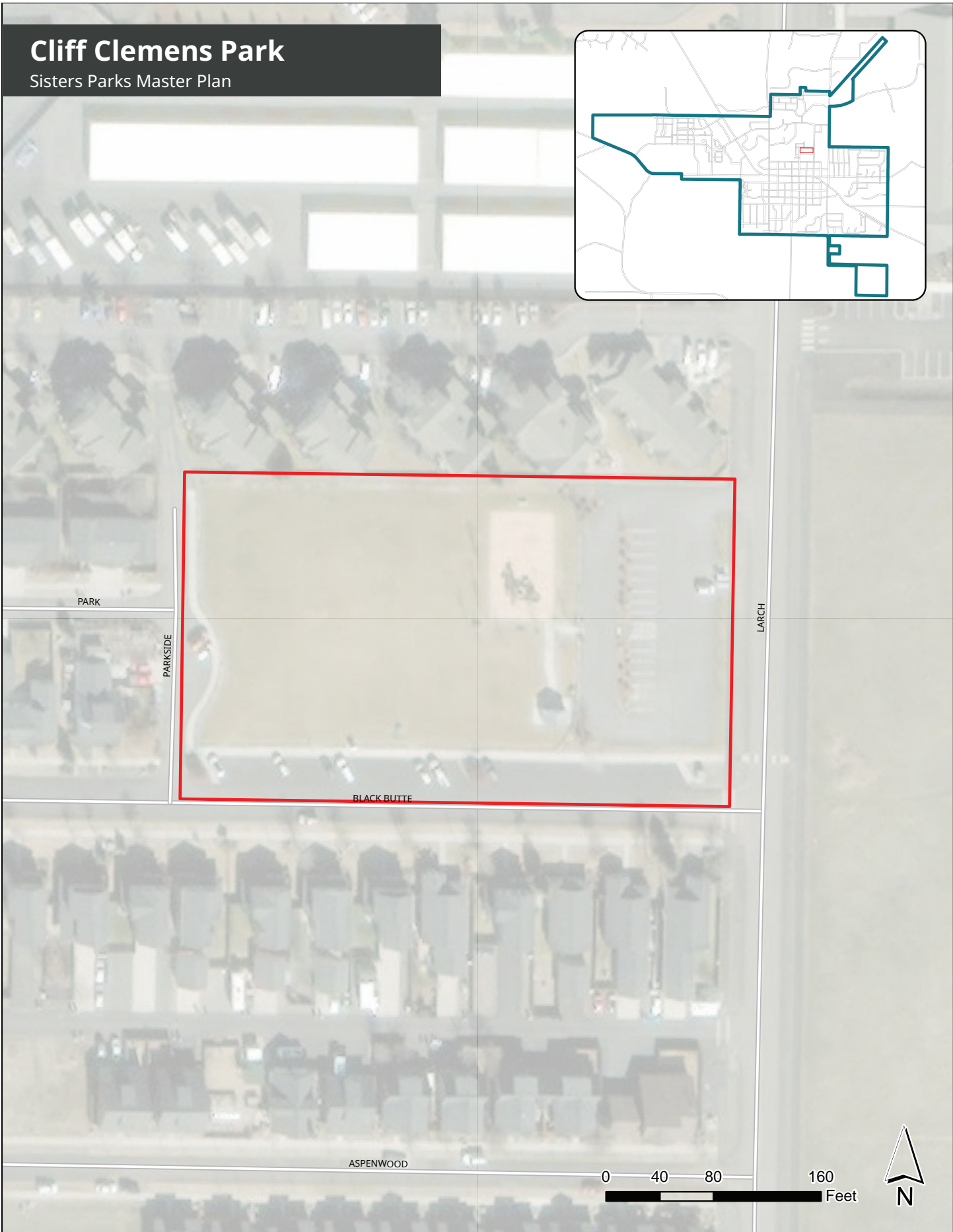
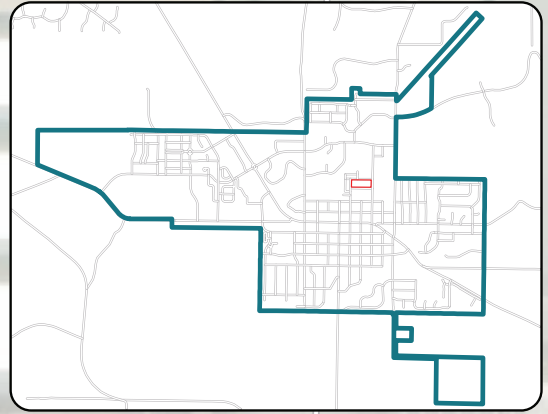
## Cliff Clemens Park

In 2004, Cliff Clemens Park was dedicated to Clifton Clemens in recognition of a lifetime of outstanding and devoted service to the community of Sisters. Located at the corner of Black Butte Avenue and Larch Street, this partially developed neighborhood park has more than one acre of open lawn with a playground constructed in 2011 and a restroom with ADA access and tree planting constructed in 2016. The lawn area is used as an informal dog park.

- **Size:**
  - 2.28 Acres
- **Park Classification:**
  - Neighborhood Park
- **Status:**
  - Developed
- **Site Visit Notes:**
  - No ADA playground equipment
- **Existing Amenities:**
  - Play structure
  - Swings
  - Signage
  - 29 parking spots – 90 deg
  - 2 accessible parking
  - Vehicle drop-off lane
  - Accessible path (Heated)
  - Egress/parking lighting
  - Picnic tables
  - 5 benches
  - 2 dog waste stations
  - 1 trash receptacle
  - Tree canopy (newly planted)
  - Drinking fountain (RR)
  - Restrooms (ADA)
  - Mountain view
  - Fenced (wooden)
  - Pedestrian path connection to downtown
  - 120/240v power outlets to support community events (400 amp service)
- **Opportunities:**
  - Open lawn area is mostly unused and could be reprogrammed
  - Site of sufficient size to accommodate pickleball court complex
  - Additional tree planting for shade
  - Additional tree planting along back of sidewalk at Black Butte
  - Parking lot improvements
  - Shade structure/picnic shelter
  - Splash pad.

# Cliff Clemens Park

Sisters Parks Master Plan





## Village Green Park

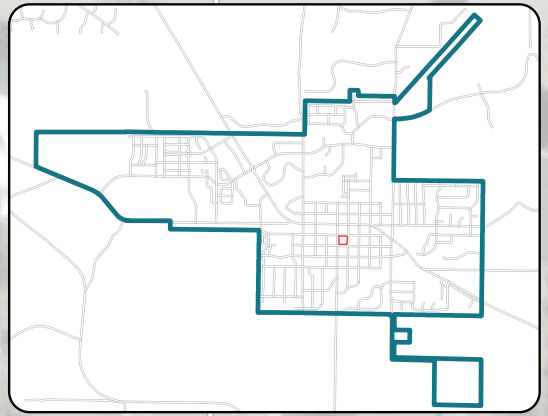
Sited on a full city block, this highly used community park is two blocks south of downtown between Elm and Fir Streets. The park has various developed amenities offering a range of uses to the community and fee-based reservations for events including craft shows, fairs, and weddings.

- **Size:**
  - 1.32 acres
- **Park Classification:**
  - Community Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - Signage
  - 2 information kiosk
  - Parking
  - 3 accessible parking
  - Lighting (Limited)
  - 1 bike rack
  - 6 picnic tables
  - 8 benches
  - Drinking fountain
  - 1 gazebo
  - 1 covered pavilion w/fireplace
  - Veterans memorial
  - Play structure on play tile
  - Basket swing
  - 3 trash receptacles
  - Tree canopy (large)
  - 2 dog waste stations
  - Fenced (wooden)
  - Restrooms & showers (ADA)
  - ADA parking signage
  - Outlets to support community needs (600 amp service)
  - Bicycle support infrastructure (repair, etc.)
- **Opportunities:**
  - ADA accessibility connection to gazebo.

HOOD

# Village Green Park

Sisters Parks Master Plan

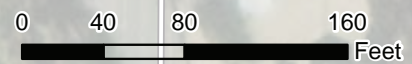


WASHINGTON

ELM

FIR

JEFFERSON





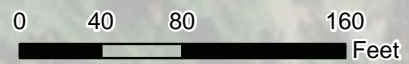
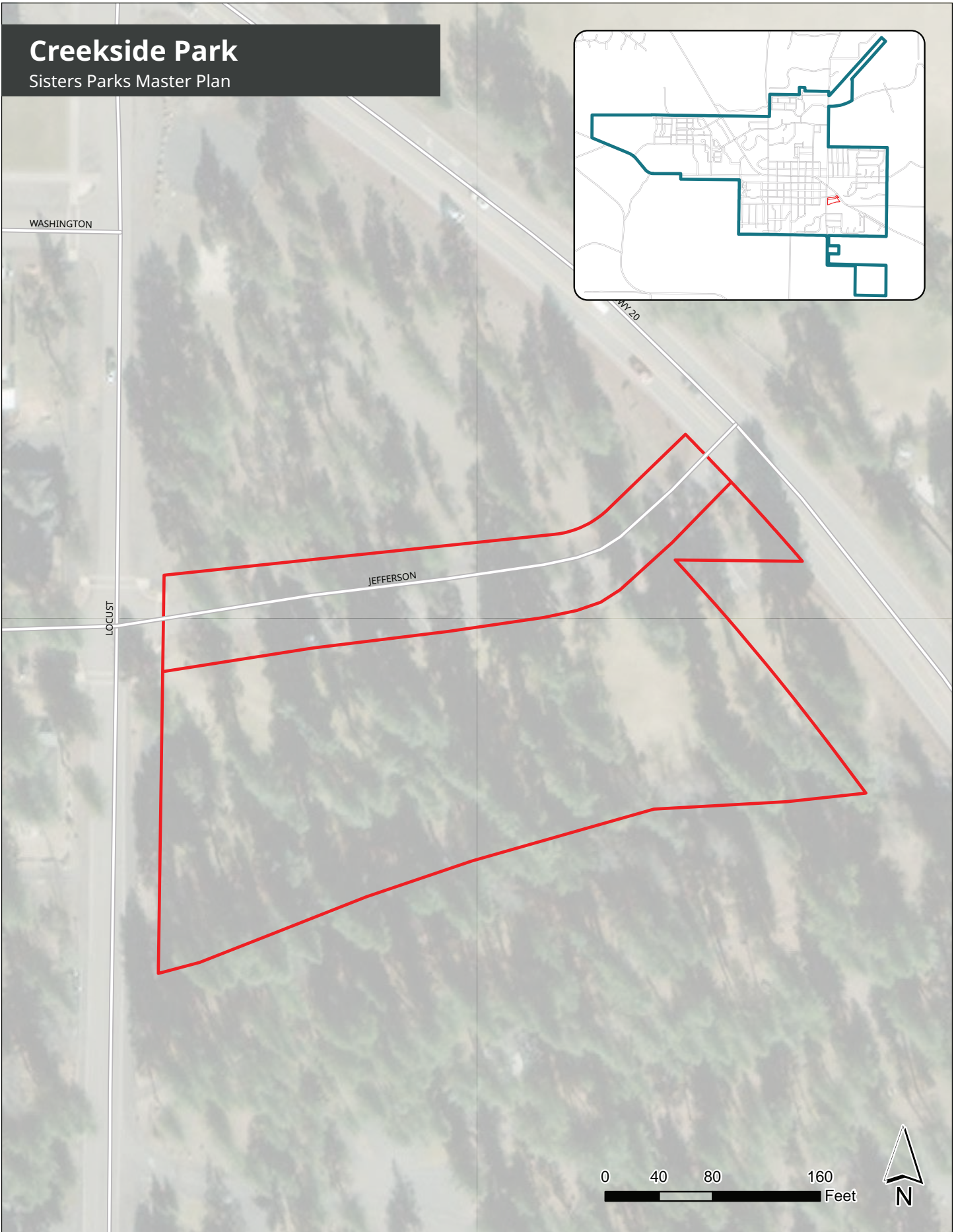
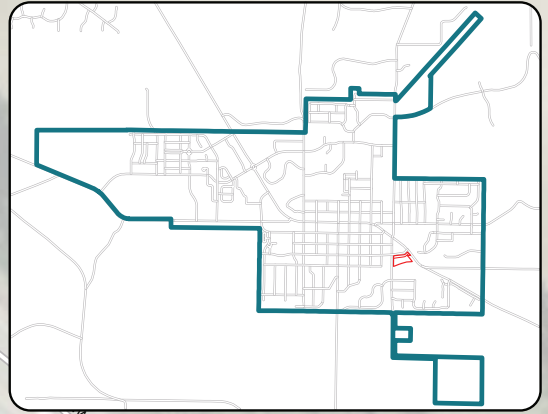
## Creekside Park

Located between Highway 20, Jefferson Avenue, and Locust Street, Creekside Park is a partially developed park adjacent to the north bank of Whychus Creek. The park is often used for picnicking beneath large coniferous trees on the north side of a long grass lawn space. The park has close access to restrooms and amenities at Creekside Campground and the south bank of Whychus Creek, by way of a covered pedestrian bridge. A Creekside Park & Campground Master Plan has been developed to improve the park, and planned amenities are listed below.

- **Size:**
  - 2.65 acres
- **Park Classification:**
  - Community Park
- **Status:**
  - Partially Developed
- **Existing Amenities:**
  - Signage
  - 1 information kiosk
  - Parking
  - 1 accessible parking
  - Water access (2) developed access points (stone steps)
  - 6 picnic tables
  - 2 benches
  - 1 dog waste station
  - Covered pedestrian bridge w/ ADA ramps and bump outs for creek viewing
  - Railing art
  - Split rail fenced riparian area
  - 6' wide asphalt path
  - 6' wide bark chip path
  - Trail kiosk
  - Shared use path connection to Three Creeks
  - Tree Canopy (large)
  - 1 drinking fountain
  - 1 Trash receptacle
- **Opportunities:**
  - Needs electrical upgrades (200-amp service)
  - Public art
  - Additional lighting (Parking area + Bollard lighting on paths)
  - Entryway and landscape improvements
  - Additional parking
  - Whychus Creek interpretive signage
  - Off-leash dog park
  - Develop North side of Jefferson Ave with sidewalk / lighting / parking
  - Bike parking & repair station

# Creekside Park

Sisters Parks Master Plan





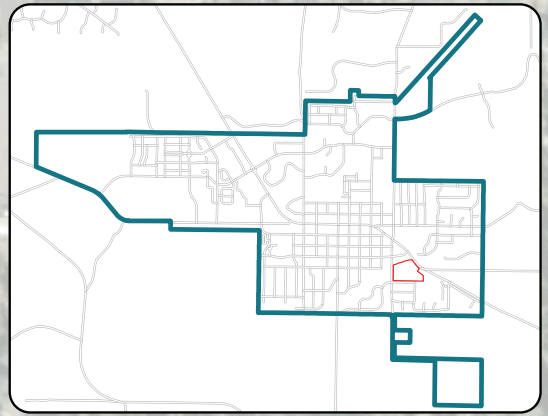
## Creekside Campground

Creekside Campground is a developed campground for tent and RV visitors. Located between Highway 20, Jefferson Avenue, and Locust Street, it is close to the highway and tucked into the surrounding neighborhood on three sides. This overnight campground is opposite Creekside Park from Whychus Creek and accessible by a covered footbridge. Paved shared-use path access is along the north and east sides of the campground. A Creekside Park & Campground Master Plan has been developed to improve and expand the overnight campground, and planned amenities are listed below.

- **Size:**
  - 9.22 Acres
- **Park Classification:**
  - Special Purpose Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - 22 full hook-up sites for RVs – 30amp; 6 full hook-up sites for RVs – 50amp
  - 32 tent sites
  - RV sewage disposal station (automated)
  - Storage shed (new)
  - Camp host site; Fire host site
  - Fire pits for each campsite
  - Pay station (automated)
  - Picnic tables for each campsite
  - Commercial-size trash bin
  - Shared-use path access
  - Water access (2) new access (Rock Stairs)
  - WiFi access
  - Playground equipment in expansion area (2022)
  - Restrooms & showers (ADA)
  - Signage
  - Hiker/biker site; (5) walk-in sites
  - Tree canopy (large)
  - Covered dish station; Drinking fountain
  - Fenced riparian area
  - Pedestrian bridge access with ADA ramps
  - (5) hose bibs; (2) 400-amp electrical amp services
  - Berm and landscaping adjacent to Locust Street; Landscape adjacent to Tye Drive
- **Opportunities:**
  - (3) ADA-compliant camp sites
  - Additional full-hook up sites
  - Dump station located in expansion area
  - Whychus Creek interpretive signage
  - BBQ furnishings
  - Bollard lighting on Whychus Creek Trail
  - Additional electric service
  - Wayfinding and information improvement
  - Picnic shelter
  - Bike parking

# Creekside Campground

Sisters Parks Systems Plan



WHYCHUS CREEK

0 150 300 600 Feet





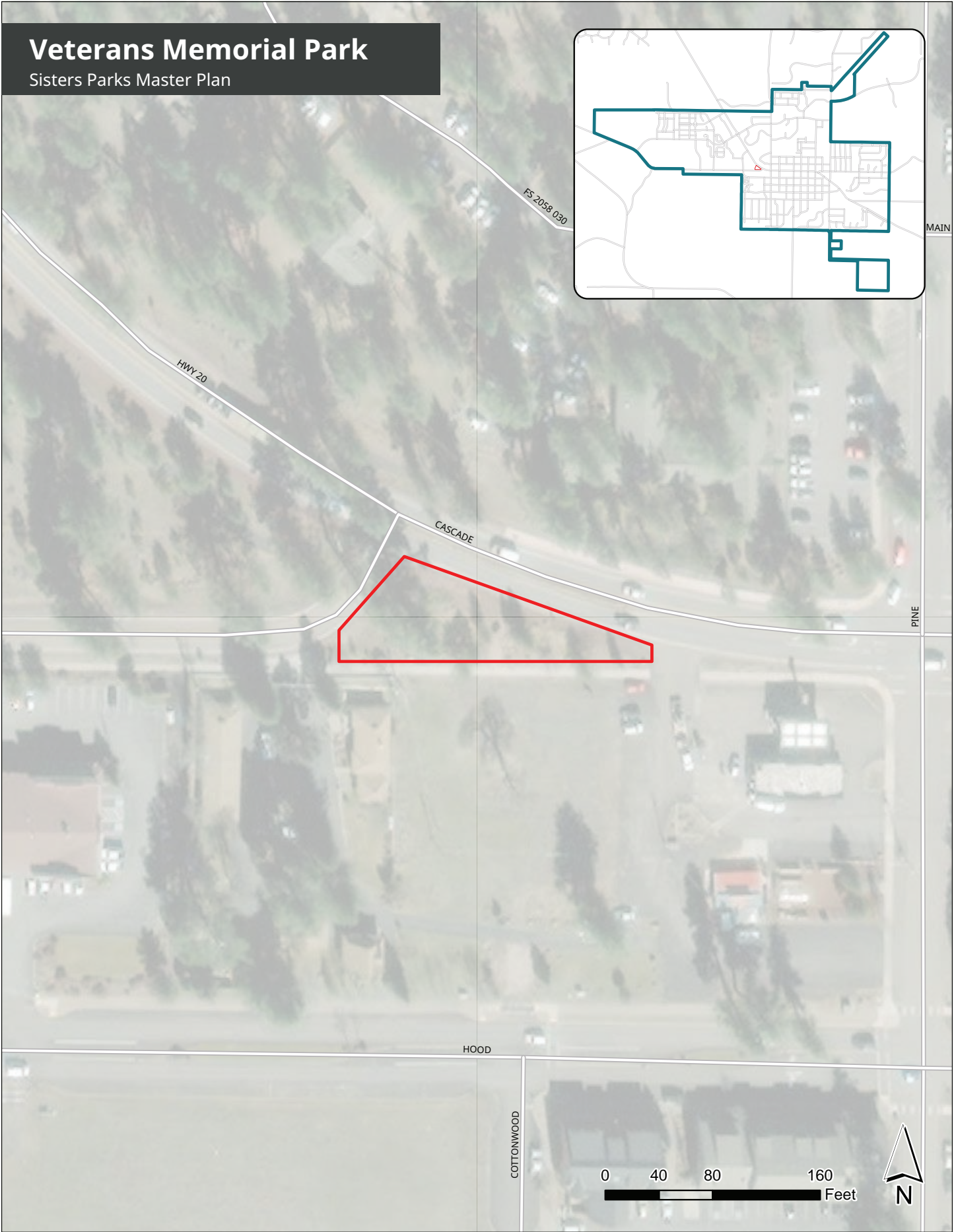
## Veterans Memorial Park

Veterans Memorial Park was dedicated in 2008 to those who have served in the U.S. Armed Forces and their families. The park is maintained by volunteers, mostly through the Sisters Rotary or the Community Church. The flagpole was donated by local contractor Lynn Johnston, and the flag has been donated (and replaced about every two years) by Earl Schroeder or the Sisters Veterans of Foreign Wars (VFW). The park also features a memorial rock plaque donated by the VFW.

- **Size:**
  - 0.25 acres
- **Park Classification:**
  - Special Purpose Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - Flagpole
  - Memorial
  - Welcome sign
  - Decorative lighting
  - Landscaping
  - Multi-use path w/bollard lighting

# Veterans Memorial Park

Sisters Parks Master Plan





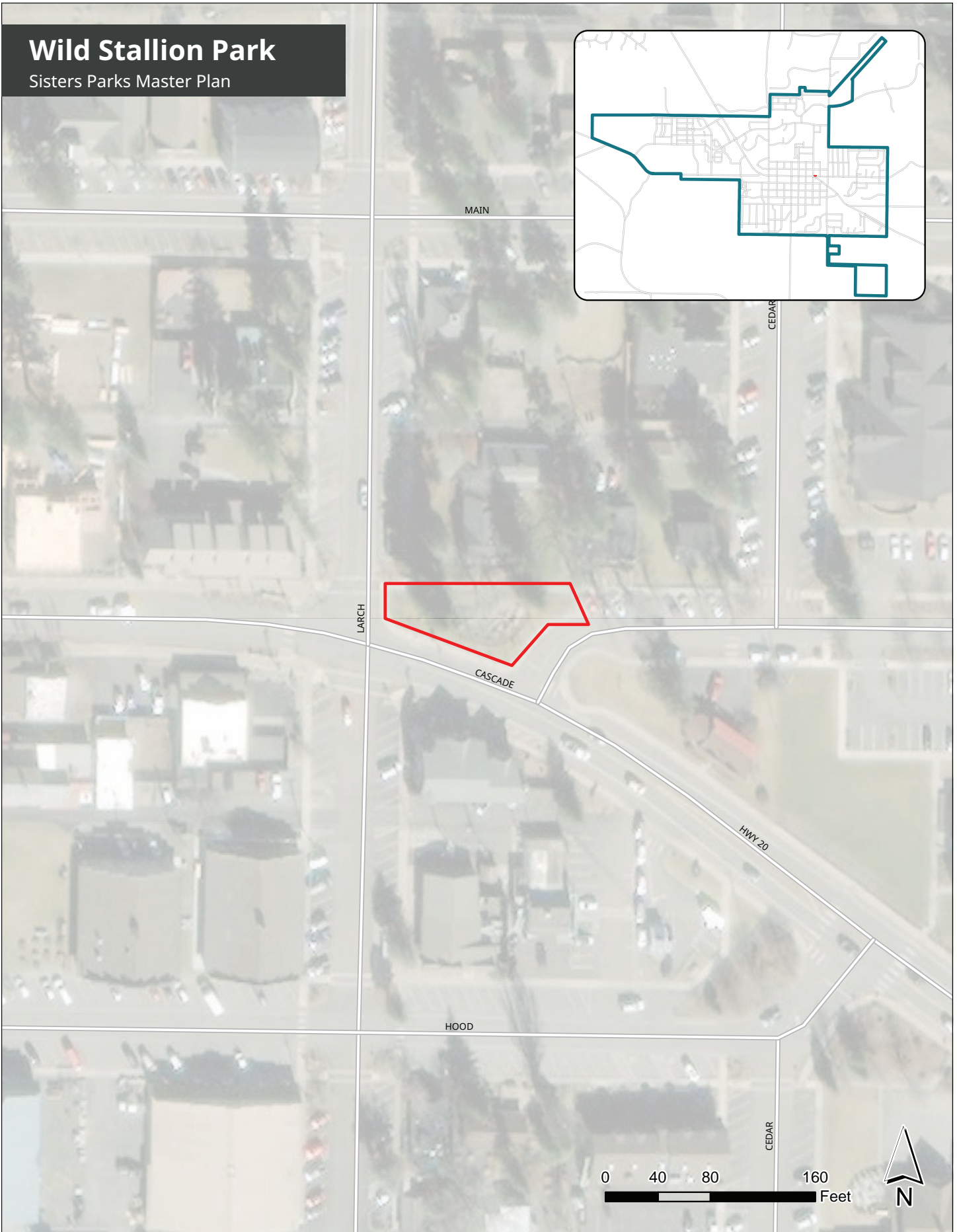
## Wild Stallion Park

Wild Stallion Park, on the corner of Larch and Cascade Streets, is named for its prominent 13-foot-tall bronze horse statue by renowned Sisters artist Lorenzo Ghiglieri. The statue, entitled "The Wild Stallion," was donated to the City in 2009. The park contains lawn and a rock-lined bioswale surrounded by landscaping.

- **Size:**
  - 0.02 Acres
- **Park Classification:**
  - Special Purpose Park
- **Status:**
  - Developed
- **Existing Amenities:**
  - Bronze stallion statue
  - Landscaping
  - Bioswale
  - Landscape lighting on Stallion
  - Streetlights (decorative)
  - Decorative lighting
  - Accessible parking stall nearby
- **Opportunities:**
  - Bike parking
  - Seating/Benches
  - Additional art pedistal and sculpture

# Wild Stallion Park

Sisters Parks Master Plan





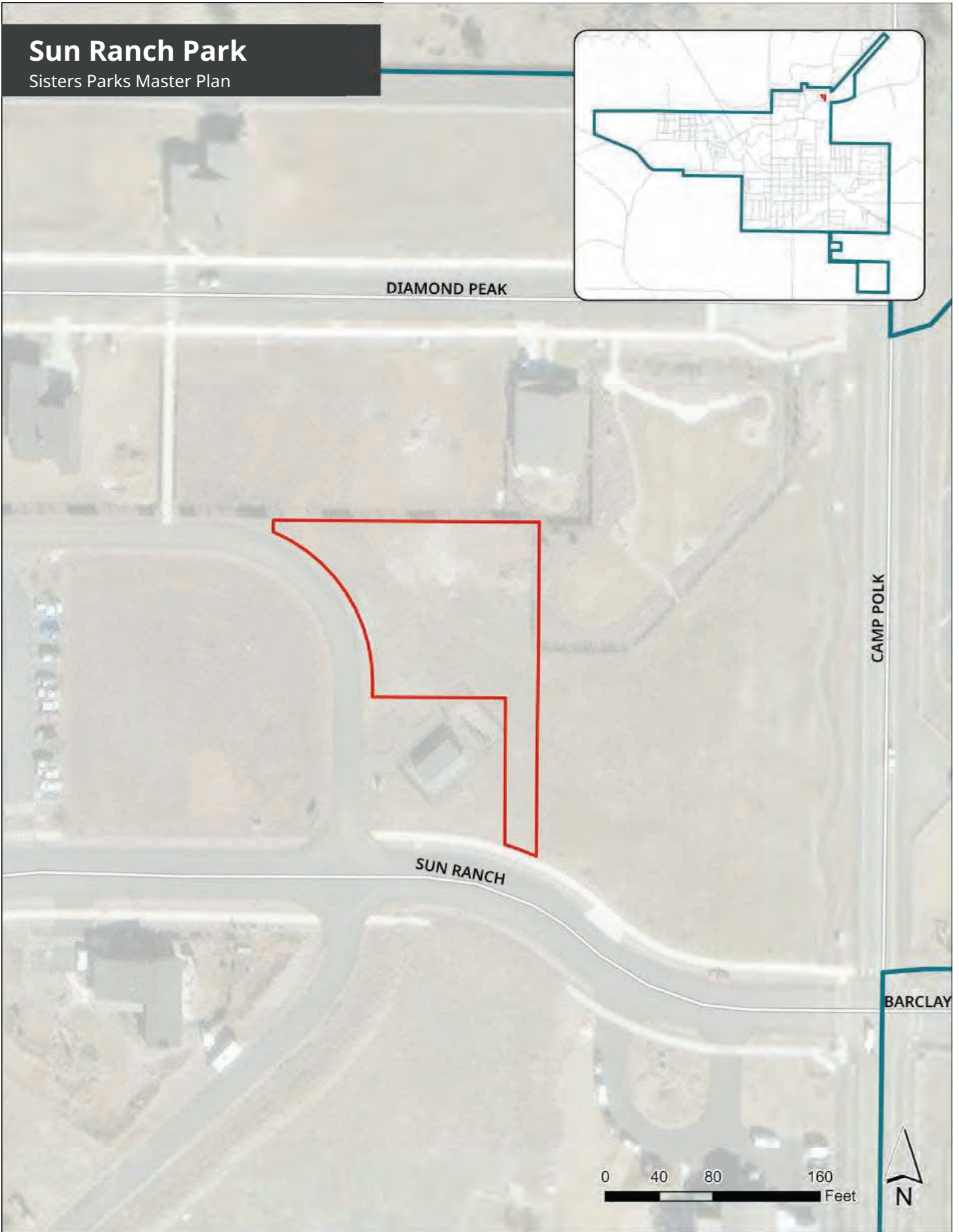
## Sun Ranch Park

Sun Ranch Park is an undeveloped park near at the intersection of Sun Ranch Drive and Camp Polk Road. The parcel was dedicated as part of the Kulvato subdivision in the Sun Ranch Residential zoning district. A City-owned well site sits adjacent to the park.

- **Size:**
  - 0.50 Acres
- **Park Classification:**
  - TBD
- **Status:**
  - Undeveloped
- **Existing Amenities:**
  - Multi-use path to Sisters Community Garden
- **Opportunities:**
  - Art
  - Circulation path, paved, approximately 1/8th mile loop path.
  - Bollard path lighting.
  - Landscaping improvements, native planting

# Sun Ranch Park

Sisters Parks Master Plan





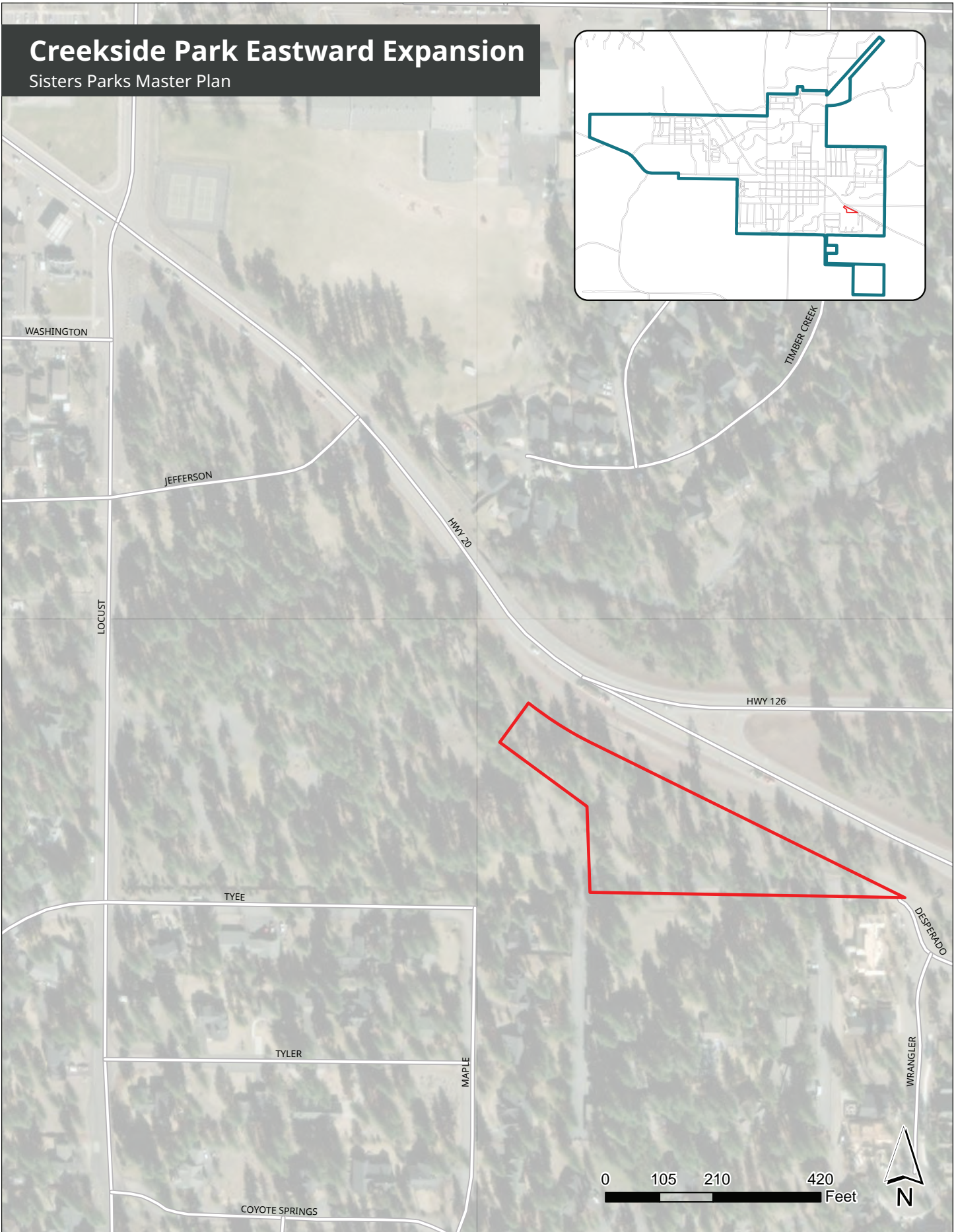
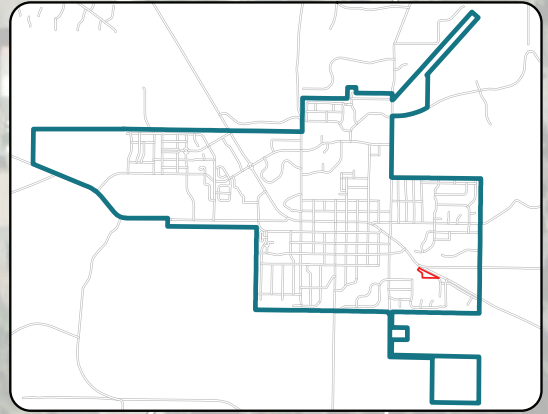
## Creekside Park (Eastward Expansion)

The City owns 1.55 acres east of Creekside Park and Campground that could be developed to provide additional parks and open space facilities or amenities.

- **Size:**
  - 1.55 Acres
- **Park Classification:**
  - TBD
- **Status:**
  - Undeveloped
- **Existing Amenities:**
  - Water access
  - Bird houses
  - Playground
  - City well
  - Turf area
- **Opportunities:**
  - Off-leash dog park
  - Campground expansion
  - New campground access off of future Hwy 20/126 Roundabout
  - Swing set
  - Re-located RV dump station
  - Pickleball

# Creekside Park Eastward Expansion

Sisters Parks Master Plan





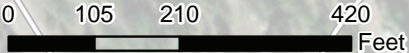
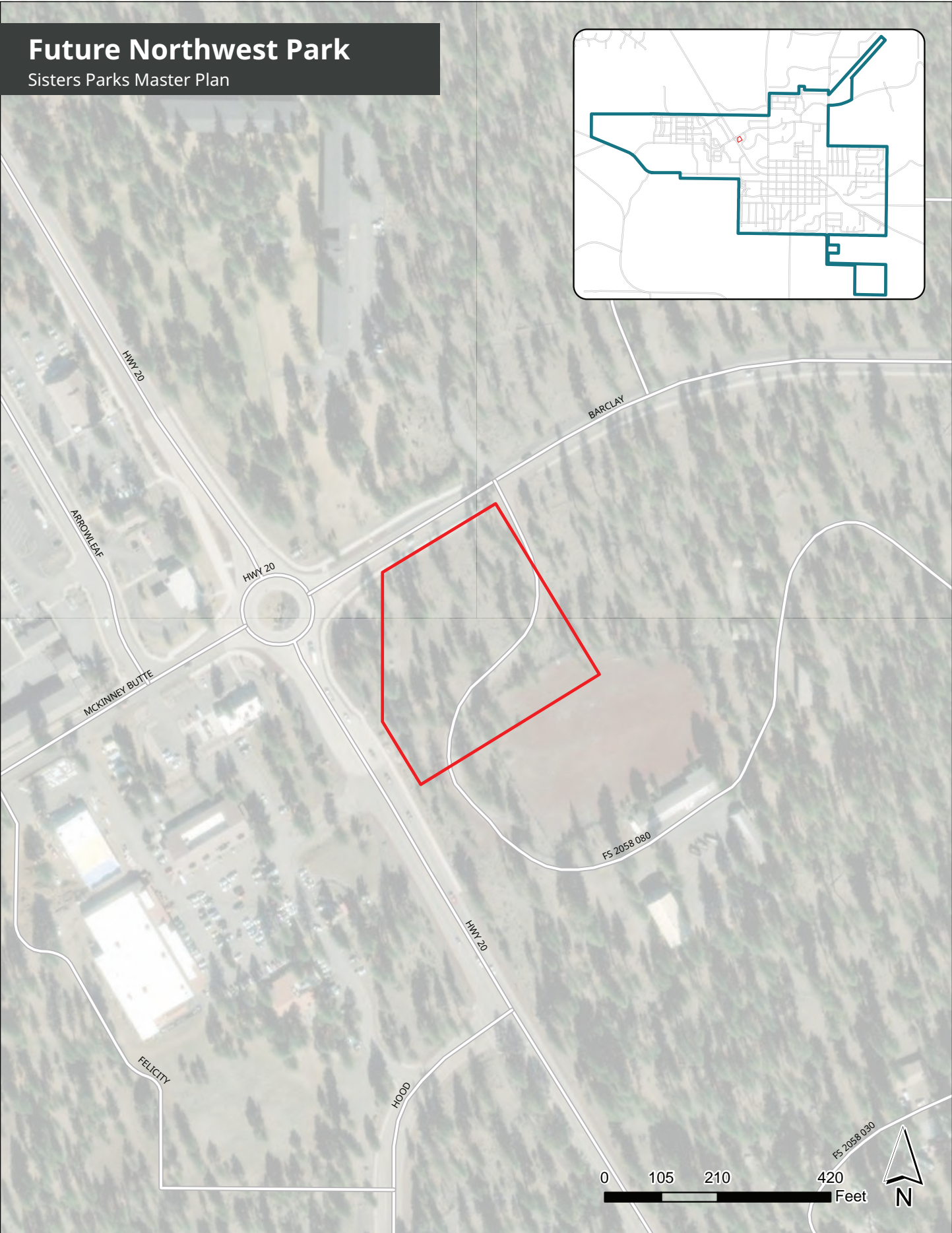
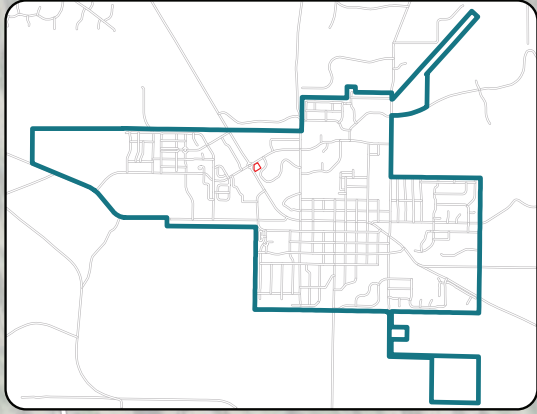
## Future Northwest Park

The City recently acquired 2.82 acres of future parks and open space land as part of the Woodlands Subdivision at the southeast corner of the intersection of Highway 20 and W. Barclay Drive.

- **Size:**
  - 2.82 Acres
- **Park Classification:**
  - TBD
- **Status:**
  - Undeveloped
- **Existing Amenities:**
  - Existing tree canopy
- **Opportunities:**
  - Trail connection to East Portal Open Space
  - Ice rink
  - Covered open-air recreation pavilion
  - Flexible outdoor event space
  - Trails/accessible paths
  - Benches
  - Bike parking
  - Parking
  - Pickleball
  - Outdoor exercise circuit
  - Playground

# Future Northwest Park

Sisters Parks Master Plan





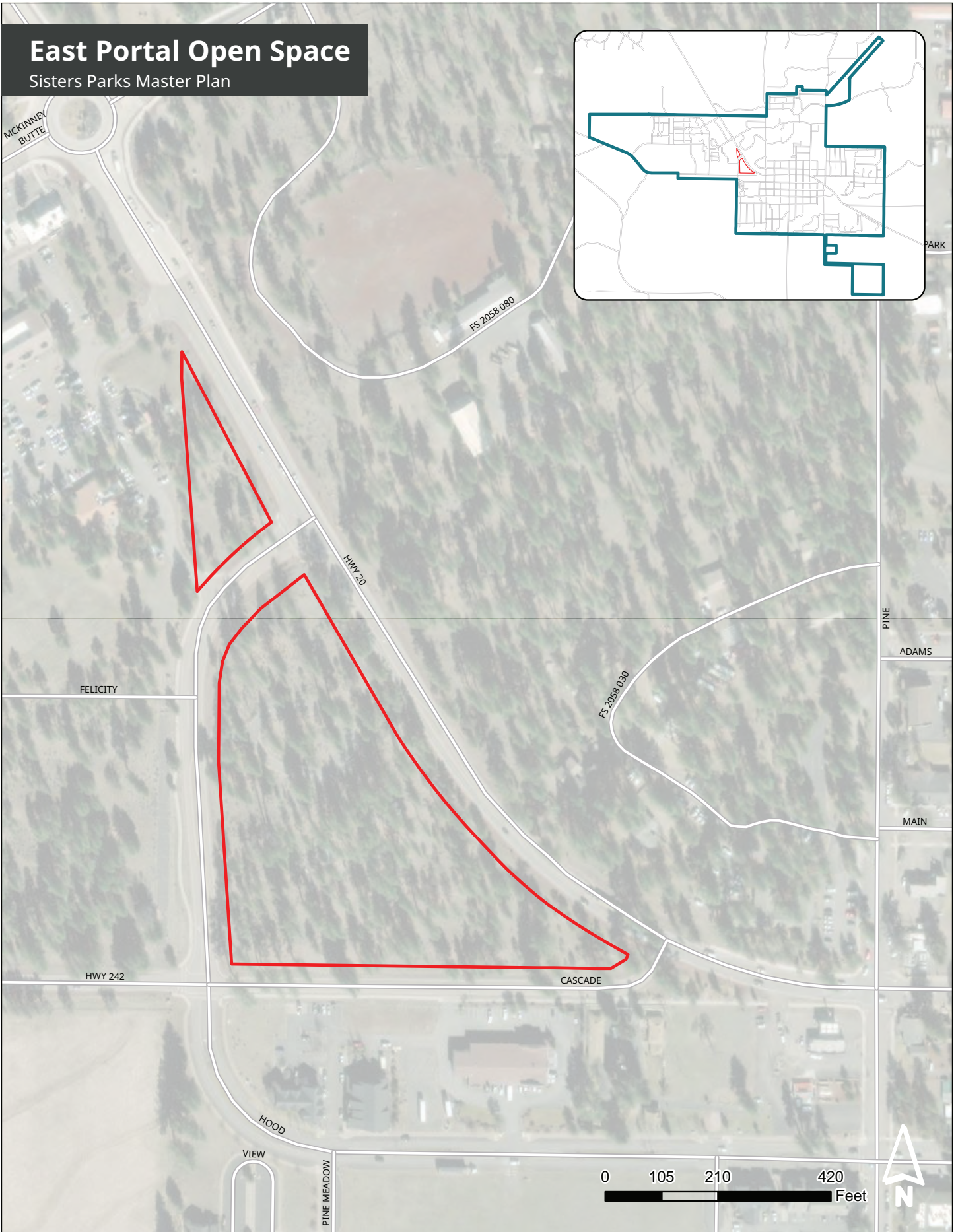
## East Portal Open Space

The City has approved a purchase and sale agreement with the U.S. Forest Service to purchase the 14.57-acre property at 460 West US 20. The property is bordered by Highway 20 to the northwest, West Hood Avenue to the west, and Highway 242 to the south. The site contains parking, restroom facilities, a historical interpretive display, the Sisters Community Labyrinth, and a small trail system. The City is creating a master plan for a mobility hub for multi-modal transportation uses including bikes, pedestrians, cars, and public transportation in the center of the site. The remainder of the site will be planned for future open space uses.

- **Size:**
  - 14.57 Acres
- **Park Classification:**
  - Open Space
- **Status:**
  - Partially Developed
- **Existing Amenities:**
  - Parking
  - Restrooms
  - Historical interpretive display and shelter
  - Community labyrinth
  - Trails
  - View of Three Sisters from southeast corner
- **Opportunities:**
  - Multi-modal transportation hub (separate project)
  - Forest thinning while retaining old growth
  - New crossing of Highway 20 as part of Woodlands Development
  - Accessible trail connections across site
  - On-street parking on Highway 242
  - Picnic area
  - Informational kiosks
  - Scenic bikeway (McKenzie pass) staging area
  - Pickleball courts (possibly up to 8 courts, may need add'l restrooms)
  - RV dump station
  - RV water fill station

# East Portal Open Space

Sisters Parks Master Plan





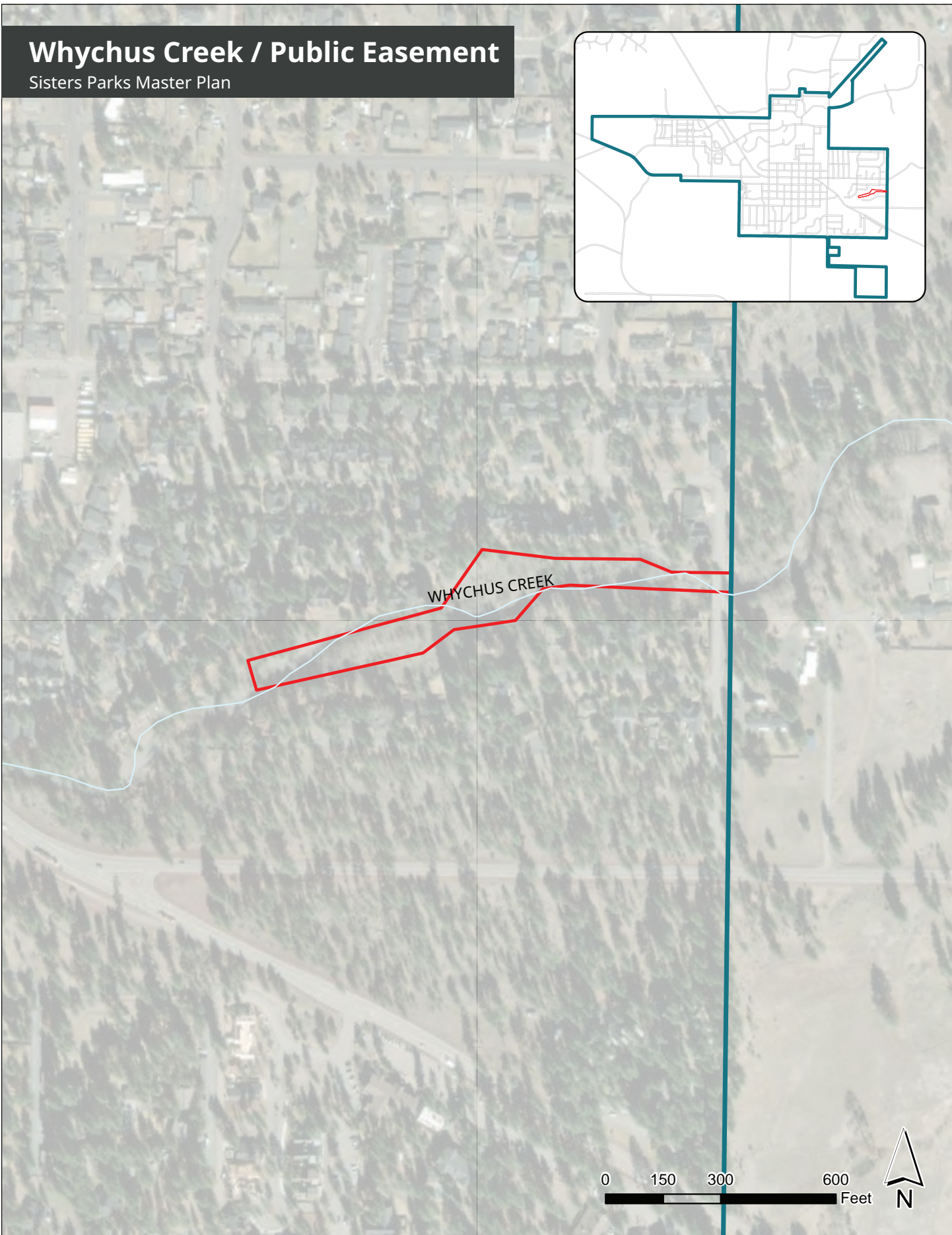
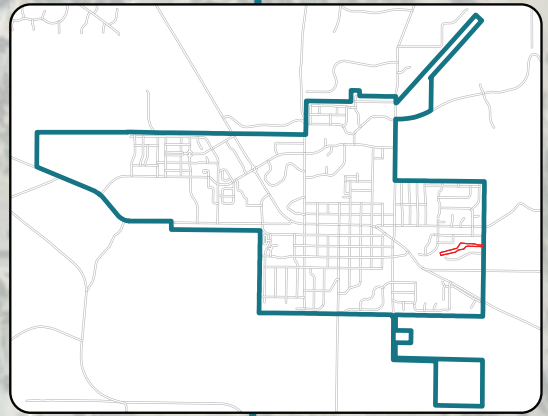
## Whychus Creek

Sisters owns 2.67 acres of undeveloped open space along Whychus Creek in the Timber Creek subdivision. The site is accessible from Creekside and Creek View streets.

- **Size:**
  - 3.20 Acres
- **Park Classification:**
  - Open Space
- **Status:**
  - Undeveloped
- **Existing Amenities:**
  - (2) developed access points
  - Informational map dispensers

# Whychus Creek / Public Easement

Sisters Parks Master Plan





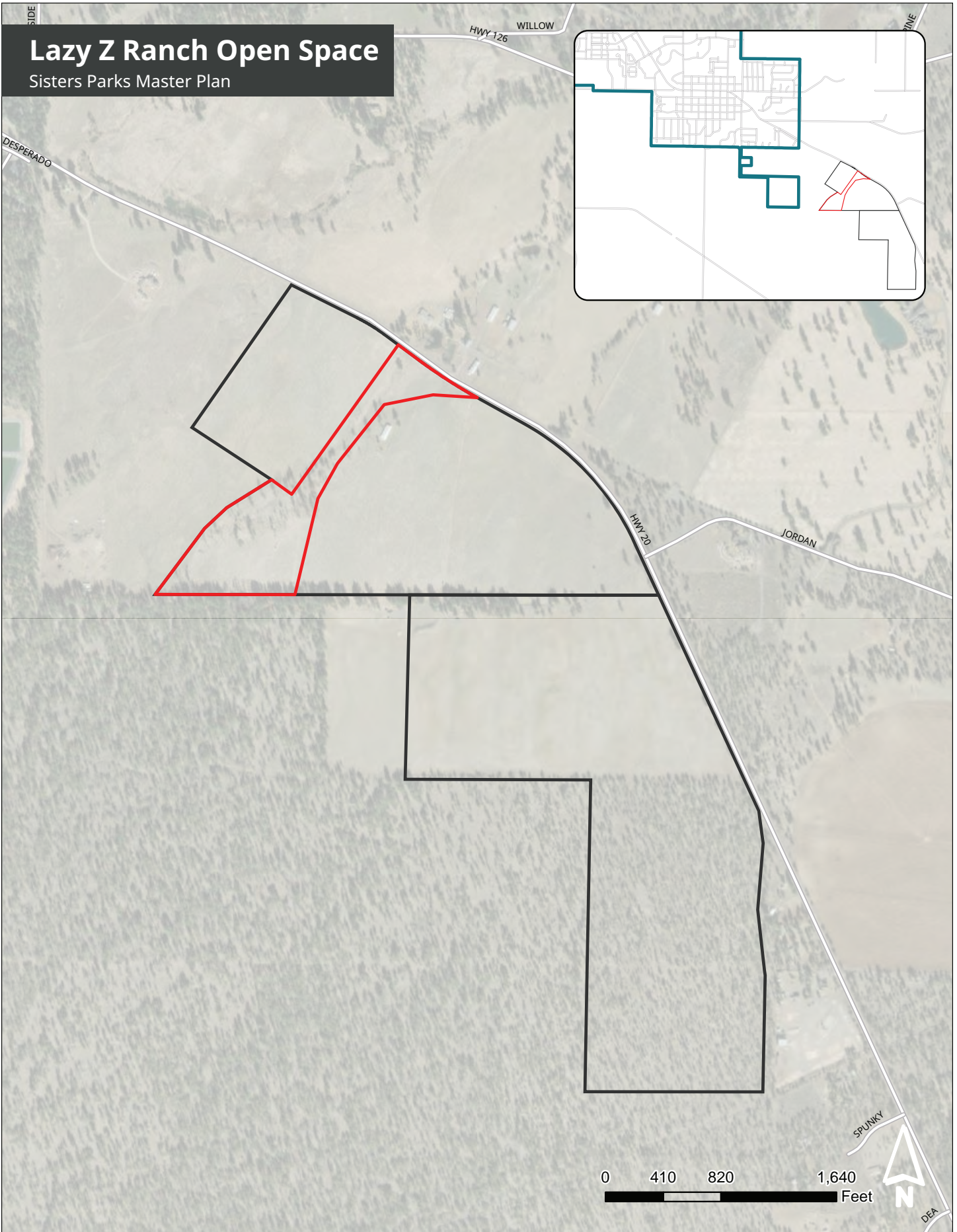
## Lazy Z Ranch Open Space

The Lazy Z Ranch property is 225.94 acres and is 0.75 miles east of the City limits along Highway 20. The acreage in the Inventory (16.5 acres) includes land that may be available for open space uses and excludes land planned specifically for irrigation, water reuse, and effluent disposal. This open space total is subject to change and will be adjusted through the planning process. The property is planned as a future wastewater irrigation and water reuse facility with limited public amenities including viewpoints and trails.

- **Size:**
  - 16.5 Acres
- **Park Classification:**
  - Open Space
- **Status:**
  - Undeveloped
- **Opportunities:**
  - Walking path, 1/2 mile
  - Viewpoints
  - Connections to surrounding trail systems
  - Passive recreation
  - Historical informational kiosks
  - Benches and waysides
  - Parking Lot
  - Covered picnic area
  - Multi-use path to Sisters / S. Locust St.

# Lazy Z Ranch Open Space

Sisters Parks Master Plan





# Trails

## Tollgate to Sisters High School Trail

The Tollgate to Sisters High School Trail is 0.76 miles of compacted gravel and bentonite connecting the Tollgate Community to the middle and high schools. Constructed in 2006 between Tollgate and the high school, the trail meanders through the Trout Creek Conservation area (managed by the Deschutes Basin Land Trust and the Sisters School District). The trail is roughly 8 feet wide, moderately flat, and bikeable. The trail is accessible from the Tollgate south end and the Sisters High School east parking lot.

- **Distance:** 0.76 Miles
- **Trail Classification:** Trail
- **Status:** Developed

## Sisters Tie Trail

This trail starts just north of the Sisters Ranger Station and meanders to the northwest on a series of old roads and singletrack to Indian Ford Campground. Portions of the tread are soft, making biking more difficult. The vegetation along most of the trail consists of second growth ponderosa pine and juniper in the overstory, with bitterbrush in the understory. During the winter and fall you can expect to see deer moving between water sources along Indian Ford Creek and the forested areas where they browse on the grasses and forbs. You will see Black Butte through occasional openings in the forest canopy. This trail connects to the trails in the Black Butte area and eventually links to Suttle Lake.

- **Distance:** 6.60 Miles
- **Trail Classification:** Trail
- **Status:** Developed

## Crossroads to Sisters High School Trail

This short trail connects Sisters High School to the Crossroads neighborhood and the Jimerson Loop trail. Mostly single-track, it is a great beginner ride with views and wildflowers in the spring. Also known as the Sisters High School South Trail, this connector was completed in 2012 and is about 3.5 miles long. Parking access is just south of the Sisters Park & Recreation District building. The trail passes through the disc golf course, crosses Highway 242 (The McKenzie Pass Highway) and meanders south and west through forest and rock outcroppings. It terminates at Highway 15 (Pole Creek Road) where it links with the Jimerson Trail Loop equestrian trail. Note: Access to the Crossroads neighborhood is restricted to residents and guests only. An alternative trailhead is just south of Highway 242 on Edgington Road.

- **Distance:** 3.00 Miles
- **Trail Classification:** Trail
- **Status:** Developed

## Peterson Ridge Trail System

The Peterson Ridge Trail/Sisters Mountain Bike Trail was originally constructed in 1989 and expanded in 2008. The trails alternate between singletrack and an old Forest Service road. The trail's east and west legs are considered generally easy, with connector trails in between and some sections of moderate difficulty due to elevation gains to the south. A 5.5-mile section includes the Eagle Rock Loop Trail. The Peterson Ridge/Sisters Mountain Bike Trail can be accessed from Three Creek Road, but the main trailhead is half a mile south of downtown on the south side of the Whychus Creek bridge. According to the Sisters Trails Alliance, parking is limited at the main trailhead, and users often park at Village Green Park where restrooms are also available. More access points are just past mile marker five on Three Creek Road and where the trail crosses Mainline and Peterson Ridge Roads. The Sisters Trails Alliance also notes that parking is limited at both and that the portion in town is heavily used by walkers, joggers, hikers, and dog walkers, so bicyclists should use caution.

- Distance: 16+ Miles
- Trail Classification: Trail
- Status: Developed

## Elk Ranch Loop

This trail connects Sisters High School to Crossroads trail to the Peterson Ridge Trail (PRT) via the PRT Whychus Footbridge Tie Trial to the west. And to the south it connects to the Whychus Footbridge - Met-Win Tie Trail. While technically not a loop, this trail allows users to create loops within the trail system.

- Distance: 2.00 Miles
- Trail Classification: Trail
- Status: Developed

## Sisters To Crossroads Horse Trail

This beautiful horse trail follows forest roads and some singletrack providing riders with spectacular views of the mountains and old growth Ponderosa pine forests. It integrates with the newly constructed Jimerson Equestrian Trail providing riders with multiple loop options. All horse trails in this area are marked with white diamonds.

- Distance: 3.60 Miles
- Trail Classification: Trail
- Status: Developed

## Multi-use paths inside UGB

The multi-use paths within the urban growth boundary reference 2021 Transportation System Plan and include paved paths at least 8 feet in width. Less than 8' width is indicated as sidewalk on the TSP and is not counted. Developed trails are shown on Map 1. Park System.

- Distance: 5.32 Miles
- Trail Classification: Trail
- Status: Developed

# SSD No. 6 (Sisters School District) Facilities

## Sisters Elementary School

Sisters Elementary School is at 611 E. Cascade Ave. near City Hall. In May 2021, the City passed a general obligation bond to fund a new elementary school on McKinney Butte Road on a shared campus with Sisters Middle School. The district is exploring future use of the existing elementary school building and site once the new elementary school is constructed. The site includes the Locust Street Pickleball Courts, which include two pickleball courts on the north side of the former tennis courts.

- **Size:**
  - 13.54 Acres
- **Park Classification:**
  - Public Open Space
- **Status:**
  - Developed
- **Existing Amenities:**
  - Trails map
  - Pickleball courts (6 baskets or 2 courts)



- Play structures (2)
- Open lawn areas
- Swing sets (2)
- Picnic benches (4 on play field)
- Soccer goals (6)
- Perimeter trail (around play field)
- Bike rack (1)
- Mini softball field
- Dugouts (2)
- Maintenance shed
- Climbing dome

## Sisters Middle School

Sisters Middle School is at 15200 McKenzie Hwy. across from the high school. The 39.5-acre campus includes tennis courts, a track and field complex, and athletic fields.

- **Size:**
  - 39.50 Acres
- **Park Classification:**
  - Public Open Space
- **Status:**
  - Developed
- **Existing Amenities:**
  - 4 tennis courts
  - Baseball field
  - Dugouts (2)
  - Reed Stadium
    - Ticket stands (2)
    - Football field
    - Track
    - Sheltered picnic area
    - Lights (6)
    - Picnic benches (4)
    - Trash receptacles (8)
    - Portable restrooms (3)
    - Bench
  - Soccer field (4 goals)
  - Bike rack (3 sets)
  - Picnic benches (9)
  - Pay phone
  - Rock wall
  - Play structures
  - Basketball court
  - Wall ball (shared with basketball court)
  - Benches (7)
  - Portable toilets
  - Secured storage
  - Bleachers (4)

## Sisters High School

Sisters High School is at 1700 McKinney Butte Rd. across from the middle school. The 150.37-acre site includes competition and practice athletic fields.

- **Size:**
  - 150.37 Acres
- **Park Classification:**
  - Public Open Space
- **Status:**
  - Developed
- **Existing Amenities:**
  - Bike racks (3 sets)
  - Picnic benches (9)
  - Pay phone
  - Benches (7)
  - Baseball fields (2)
  - Softball fields (2)
  - Portable toilets (2)
  - Football field
  - Soccer field (4 goals)
  - Open lawn areas
  - Portable toilets (2)
  - Secured storage (3: 2 small, 1 large garage)
  - Dugouts (2 at each field)
  - Bleachers (at each field)

## Sisters Park & Recreation District Facilities

Sisters Park & Recreation District (SPRD) is a special district that manages about 15 acres on the west side of Sisters, across from the high school. The district campus includes a bike park (Bike Park 242), Hyzer Pines Disc Golf Course, playground, skatepark, and community center. SPRD provides organized recreation programming including adult athletics, adult recreation, camps, care programs, fitness, preschool, youth athletics, and youth recreation. The district is the main source of recreation, sports, youth programs, enrichment, and childcare programs in the Sisters area, providing a variety of programs for all ages year-round.

- **Size:**
  - 15 Acres
- **Park Classification:**
  - Special District
- **Status:**
  - Developed
- **Facilities (description below)**
  - Community center & other amenities
  - Ball Fields
  - Disc golf course
  - Skatepark
  - Bike park (bike skills course and pump track)



## Coffield Community Center

Located off McKinney Butte Road east of Sisters High School, Coffield Community Center is a 10,000 square foot facility that includes the following:

- Teen center,
- Dance and fitness studio,
- Kitchen,
- Community room,
- Three classrooms.
- Outside the building features a skateboard halfpipe, playground with climbing wall, and basketball hoop under half court size.

## Community Ball Fields

SPRD operates two community ball fields at Sisters Community Church. The fields include the following amenities:

- Picnic table
- Bleachers (2 at Field 1)
- Dugouts (2 at each)
- Secured storage
- Drinking fountain
- Concession stand

## Hyzer Pines Disc Golf Course

Located near Sisters High School and SPRD headquarters at 1750 W. McKinney Butte Rd., the Hyzer Pines Disc Golf Course was constructed by Ryan Lane. It opened in 2007 as the premier 18-hole, par-3 course in Deschutes County. The equipment includes Innova Discatcher Baskets and Launch Pads Rubber tee pads.

## Sisters Skatepark

The Sisters Skate Park is behind the Coffield Community Center and features three main bowls plus street skateboarding features.

## Bike Park 242

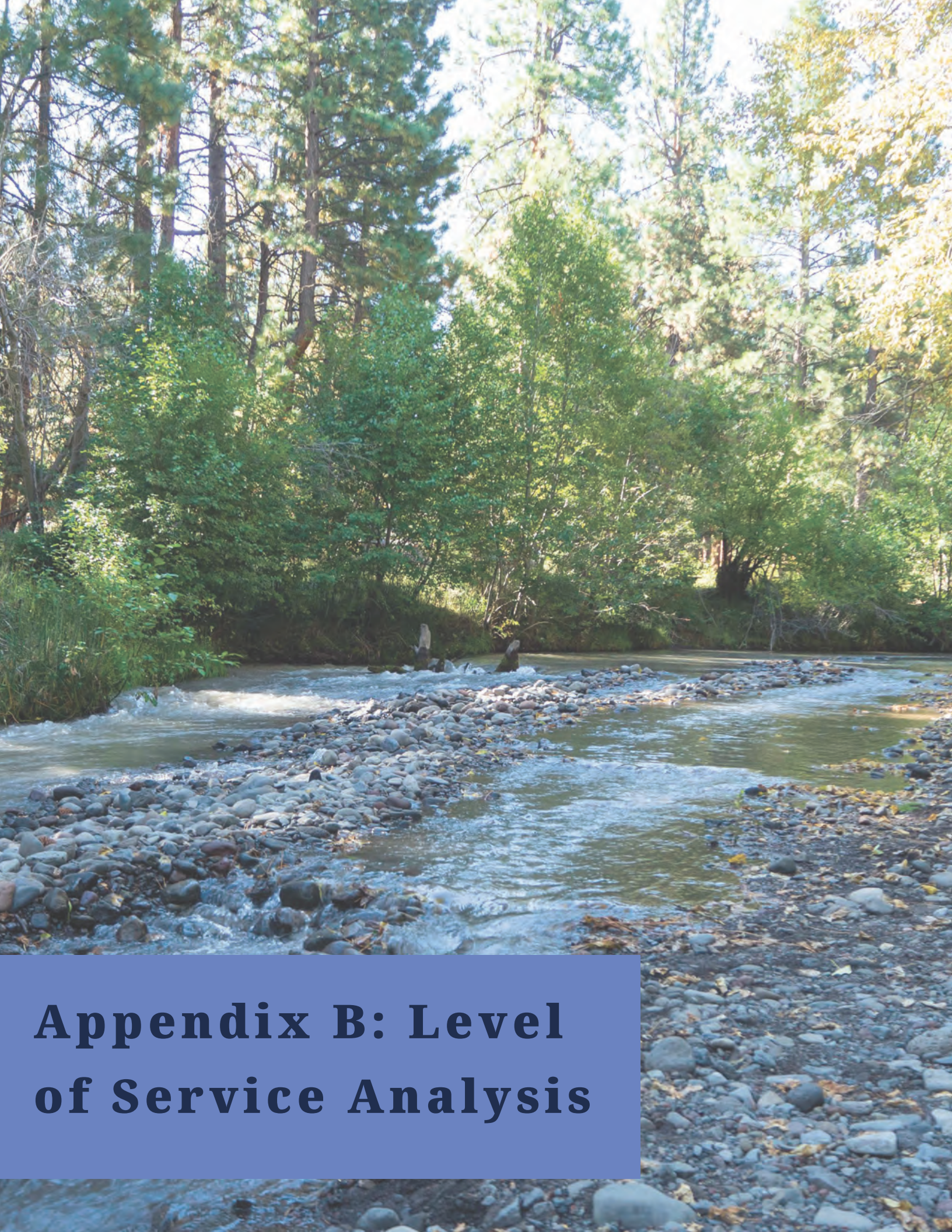
Working in cooperation with Blazin' Saddles, Central Oregon Trail Alliance, Noble 911, and a local Boy Scout Troop, Sisters Park & Recreation District created the Bike Park 242 Project. The first phase, completed in 2015, features a pump track suited for all ages. Additionally, a Sisters Boy Scout Troop helped add a larger riding circuit next to the pump track.

## Planned Facilities

### Bike Park 242 Expansion (Phase 2)

The SPRD Board of Directors approved plans for the construction of a bicycle skills park to serve multiple ages and skill ranges. With phase one complete, the current designs call for the addition of a wood skills area and jump lines to serve the increasing demand for cycling facilities in Sisters Country.





## **Appendix B: Level of Service Analysis**



This plan uses industry-standard benchmarks to describe the City's current park system level of service and any existing and future need for park land acquisition and trail development. The two benchmarks used are: residents per park and acres of park land per 1,000 residents.

Sisters can understand how its park system compares to other similar jurisdictions using data from an annual report prepared by the National Recreation and Park Association (NRPA).<sup>24</sup> In addition to the geographic comparison, the level of service analysis extends through time to include the 2040 population forecast<sup>25</sup> as the new parks master plan is meant to guide the park system during the next 20 years.

The benchmarks analyzed provide measurable targets and can be used to budget and leverage funding for future land acquisition needs through the Capital Improvement Program (CIP), System Development Charge (SDC) fees, and other revenue sources.

## Residents Per Park

The ratio of residents per park is calculated based on the current population estimate (3,437 people) and the number of existing developed parks (six parks<sup>26</sup>). This ratio in Sisters is 573 residents per park. For this benchmark, a lower ratio of residents per park (lower quartile) is preferred, meaning parks are less crowded. The higher the ratio (upper quartile), the more crowded the existing parks. In Table B.1, this ratio is compared to the national median, lower quartile, and upper quartile figures for jurisdictions surveyed with populations under 20,000 residents.

**Table B.1 Residents Per Park, 2022**

Jurisdiction	Population	Ratio of Residents per Park	Comparison
Sisters	3,437	573 residents/park	--
Lower Quartile	--	761	-188
Median	--	1,233	-660
Upper Quartile	--	1,924	-1,351

As shown in Table B.1, the City's residents per park ratio is lower than the national lower quartile ratio and significantly lower than the national median ratio.

Gauging residents per park in the future also helps ensure appropriate level of service over time. To accommodate the City's projected population growth, the number of city parks would need to increase to continue to provide the same level of service. Table B.2 shows the ratio of residents per park increasing as the population grows over time, assuming the number of parks does not increase. The next column shows the number of parks needed to at least maintain the current level of service over the next 20 years.

<sup>24</sup> Source: National Recreation and Park Association (NRPA). 2022 NRPA Agency Performance Review

<sup>25</sup> Source: Portland State University Population Research Center, June 30, 2022

<sup>26</sup> While Sisters has nine developed parks, special use parks are excluded from the analysis. Creekside Campground is excluded from this analysis as it primarily serves visitors, and Veterans Memorial Park and Wild Stallion Park are excluded as they provide primarily visual and limited active recreation opportunities.

**Table B.2 Residents Per Park Projection, 2022-2040**

	Population	Ratio (residents/park)	# of Additional Parks Needed to Maintain Current Ratio	Lower Quartile	Median	Upper Quartile
2020	3,437	573	--	761	1,233	1,924
2025	3,890	649	0.8	761	1,233	1,924
2030	4,721	787	2.2	761	1,233	1,924
2035	5,616	936	3.8	761	1,233	1,924
2040	6,551	1,092	5.4	761	1,233	1,924

As shown in Table B.2, Sisters will need to increase the number of city parks over time, by acquiring and developing roughly one park every three years, to maintain its current residents per park ratio. Assuming no additional park acquisition over the next 20 years, Sisters would continue to exceed the national median level of service but would no longer fall into the preferred lower quartile.

### Acres of Park Land Per 1,000 Residents

The ratio of acres of park land per 1,000 residents is calculated based on the current acreage of developed park land (7.02 acres<sup>27</sup>) and the current population estimate divided by 1,000. The acres of park land per 1,000 Sisters residents is 2.04 acres per 1,000 residents. For this benchmark, a higher ratio of acres per resident (upper quartile) is preferred, meaning parks are more accessible to residents. The lower the ratio (lower quartile), the more crowded the existing parks. In Table B.3, this ratio is again compared to jurisdictions surveyed with populations under 20,000 residents.

**Table B.3: Acres of Park Land Per 1,000 Residents, 2022**

Jurisdiction	Population	Ratio of Park Land per 1,000 Residents	Comparison
Sisters	3,437	2.04 acres/1,000 residents	--
Lower Quartile	--	5.2	-3.1
Median	--	12.9	-10.8
Upper Quartile	--	21.7	-19.6

As shown in Table B.3, the ratio of acres of park land per 1,000 residents is much lower than the national median ratio and lower than the national lower quartile ratio. Gauging acres of park land per 1,000 residents in the future also helps ensure an appropriate level of service over time. Table B.4 shows how this ratio decreases in the future if the City does not develop additional park acreage. To accommodate the City's projected population growth, the developed park acreage owned and maintained by the city will need to increase to continue to provide a sufficient level of service. Table B.4 shows the amount of additional park acreage needed to at least maintain the current level of service over the next 20 years.

<sup>27</sup> The analysis excludes special use parks, open space, and undeveloped park land. Special use parks Creekside Campground (9.22 acres), Veterans Memorial Park (0.25 acres), and Wild Stallion Park (0.02 acres) are excluded. Creekside Campground is excluded as it primarily serves visitors, and Veterans Memorial Park and Wild Stallion Park are excluded as they provide primarily visual and limited active recreation opportunities.



**Table B.4: Acres of Park Land Per 1,000 Residents Projection, 2022-2040**

	Population	Ratio with No Additional Land Acquisition (acres of park land/1,000 residents)	# of Additional Acreage Needed to Maintain Current Ratio	Lower Quartile	Median	Upper Quartile
2020	3,437	2.04	--	5.2	12.9	21.7
2025	3,890	1.80	0.92	5.2	12.9	21.7
2030	4,721	1.49	2.61	5.2	12.9	21.7
2035	5,616	1.25	4.44	5.2	12.9	21.7
2040	6,551	1.07	6.34	5.2	12.9	21.7

As shown in Table B.4, the City will need to increase the amount of developed park acreage, by developing roughly six acres by 2040, to maintain the current level of service ratio. The City currently owns 4.55 acres of available undeveloped park land and open space that could be developed with facilities and amenities that contribute to this level of service.<sup>28</sup> Assuming no additional acreage development over the next 20 years, Sisters would be continuously below the national median for park acreage per 1,000 residents.

However, it is important to note regional context and that the City is surrounded by abundant adjacent forest land managed by the U.S. Forest Service and other agencies, in addition to other organizations supporting the provision of recreational services and amenities such as the SPRD, the School District, and Sisters Trail Alliance. These areas and facilities are frequently used for different forms of outdoor recreation by City residents and visitors.

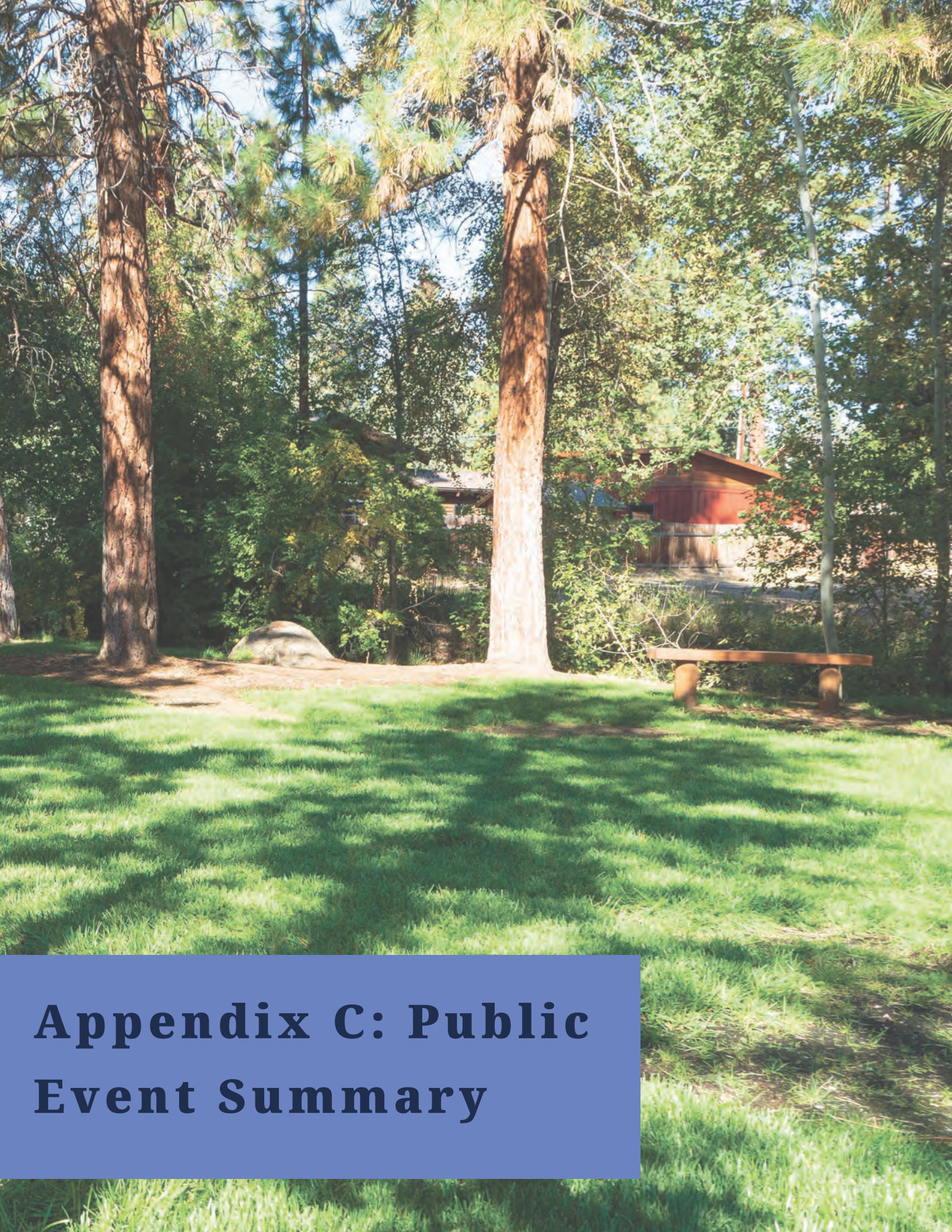
## Conclusion

Given the City's current population, the City currently provides an above benchmark number of parks and a below benchmark number of park acres.

The City's expected population increase prompts the need to consider how the city's existing park and trail system levels of service can be at least maintained at their current level, if not increased. To maintain the current level of service, as measured by parks per resident, acres of park land per 1,000 residents, and miles of trail, Sisters should consider acquiring and developing more parks and more park acreage in the next 20 years.

<sup>28</sup> This acreage total excludes Future Northwest Park, which is planned to become a special use park and would then be excluded from the Level of Service analysis, and includes East Portal land currently classified as open space that is planned to become developed parkland.





# **Appendix C: Public Event Summary**



The public involvement process included staffing informational and input booths at two community events and conducting an open house, all at Fir Street Park.

## **Sisters Farmers Market Public Event**

At the Sisters Farmers Market opening day on June 5, more than 50 participants from a broad age range provided input on their top recreation activity priorities through image preference boards and informal conversations. The top five most popular park amenities were:

- Pickleball
- Unpaved trails
- Natural areas
- Dog park
- Biking trails

## **Sisters Concerts in the Park Public Event**

The second community event was on June 25, part of the free Concerts in the Park and Bluegrass Jam Camp presented by Sisters Folk Festival. More than 50 participants from a broad age range reviewed feedback from previous public involvement efforts and provided input on their top recreation activity priorities through image preference boards and informal conversations. The top five most popular park amenities were:

- Natural areas
- Dog park
- Youth center
- Performance venue
- Non-motorized boat launches

## **Open House Public Event**

At the open house on September 27, more than 75 participants from a broad age range provided input on their top three priorities for both park system funding and new facilities, narrowing down from input from previous public involvement efforts. Many participants asked about and submitted written comments requesting a community pool. Participants also used a pin board map to identify where in the City they would like new park development. This activity did not identify specific areas of the City to target as participants chose locations distributed throughout the City.

- **Top funding categories:** New facilities, natural area conservation, and equity and access.
- **Top new facilities and amenities:** Multiuse all-season recreation center, dog park, pickleball courts, and playgrounds and outdoor fitness equipment.



# Appendix D: Stakeholder Interview Summary



The project team identified a list of stakeholders to interview, and 10 interviews were conducted by phone. Interviewees were asked for their feedback on existing park and recreation facilities and amenities and their suggestions for addressing current and future needs.

## Needs

- **New parks:** On west side of town, near new subdivisions.
- **Amenities:** Shade, benches, garbage cans, picnic shelters/pavilions, outdoor cooking areas, bike racks and cycling infrastructure, covered performing arts space with electricity, dog park, aquatic center, pickleball courts, softball field, outdoor fitness equipment, ice skating rink or other winter activities.
- **Park-specific updates:** Updates to Barclay Park, more camping opportunities at Creekside Campground.
- **Access and connections:** Highway 20 pedestrian and biking crossing, formalized walking path between St. Helens and Jefferson (old canal route).
- **Communication:** SPRD and City responsibilities clarification, permit instructions for renting parks, historic/interpretive signage, navigational signage, information in Spanish.
- **Programming:** Adult recreation through SPRD.
- **Event-specific:** Unlocked restrooms, wheelchair-accessible paths.
- **Conservation:** Water bottle refill stations, water conservation, pollinator gardens, nighttime light pollution (Dark Sky City).

## Opportunities

- Future use of elementary school site.
- Partnerships with School District, SPRD, and USFS.
- Transient Room Tax, SDC funding.





# **Appendix E: Focus Group Conversation Summary**





Targeted conversations, also known as focus groups, were conducted in June, July, and September with four interest groups identified by City staff and the project management team (PMT): outdoor recreation organizations, arts and culture organizations, seniors, and youth. The following are key desired changes and improvements from each conversation.

## Outdoor Recreation

- New parks: West and north sides of city.
- Amenities: Pickleball courts, dog park, larger performing arts space with electricity, playgrounds with rock climbing and splash areas, more formalized trailheads (signage, restrooms, bike racks, and other infrastructure).
- Access: Trail connectivity (Edgington Road trailhead to Pine Street Trail), improved Highway 20 crossing, Whychus Creek Open Space ADA access.
- Events: Parking, access, mobility improvements.
- Location-specific: More shade at Cliff Clemens, map and other visitor information at Village Green, Peterson Ridge trailhead map and information.

## Arts & Culture

- New parks: West side of city.
- Amenities: More camping, larger pavilion for events, children’s park space with interactive elements (e.g. music).
- Access: Transit center with art installations, bike path connectivity, wheelchair-accessible stages (Fir Street Park), wheelchair-accessible paths for events.
- Location-specific: More shade at Cliff Clemens Park.

## Senior

- Amenities: Lighting at night, pickleball courts, senior center, trails.
- Conservation: Eco-friendly park design, tree preservation.
- Maintenance: Safe sidewalks in winter.
- Location-specific: Develop formal Whychus Creek Open Space access.

## Youth (Elementary School)

- Amenities: Bike paths and trails, creek access.
- Access: Bike paths or off-road connector trails for commuting and inter-school travel, especially between the east and west parts of the city and between Cliff Clemens Park and Peterson Ridge Trailhead.
- Location-specific: Shade at Cliff Clemens Park, East Portal improvements, Whychus creek access at Highway 20.

## Youth (High School)

- Amenities: More shade, trees, vegetation, tables, benches, paths, bathrooms, signs, playgrounds, swings, sports fields (baseball/softball, soccer, lacrosse), sand volleyball, community pool, rock climbing wall, sledding hill, dog park.
- Access: Some teens desired a park with locals-only access, indicating a need for more park development to meet the needs of both residents and tourists.
- Programming: More activities for older children and young adults such as community gardening, archery, and seasonal events in the park.
- Conservation: Sustainability measures for water conservation







# Appendix F: Capital Improvements Plan



Table F.1 Capital Improvement Plan Projects

Project ID	Project Title	Description	Size	Cost
E1	Harold & Dorothy Barclay Park	Generally improve circulation, paving, and access. Replace drive lane and parking south of restrooms with decorative paving. Improve site furnishings and power access.	0.44	\$ 664,000
E2	Fir Street Park	Non recommended at this time.	0.31	\$ -
E3	Cliff Clemens Park	Install tree planting for shade, bike furnishings, picnic shelter, children's splash plad, and improve parking lot/parking diet.	2.28	\$ 432,400
E4	Creekside Park	Upgrade power service and path lighting, improve parking and lighting at Jefferson Street, improve entry planting, add creek interpretive signage, and install bike furnishings.	2.65	\$ 269,800
E5	Village Green	Install an accessible path to provide wheelchair access the gazebo.	1.32	\$ 2,600
E6	Creekside Campground	Install additional ADA campsites, Standard RV campsites, power access, a picnic shelter, cooking grill and bike furnishings.	8.05	\$ 378,100
E7	Wild Stallion Park	Install bike furnishing. Construct an additional concrete art pedestal/footing and art sculpture.	0.02	\$ 11,100
E8	Creekside Park Eastward Expansion	Install RV sewer waste station and swings at the playground.	4.05	\$ 141,300
E9	Future northwest park	Conduct a feasibility study, design, and construct an open-air pavilion with an enclosed support building, parking lot to serve park development requirements, site circulation paths and lighting, plazas, and general landscape improvements.	2.82	\$ 10,375,800
E10	Sun Ranch Park	Design and install a childrens playground, paved walking path loop, path lighting, tree and shrub planting, and irrigation.	0.5	\$ 92,100
E11	East Portal	Construct a network of accessible asphalt trails.	2.5	\$ 25,700
E12	Lazy Z Ranch Open Space	Install soft surface trails, trailhead kiosk, bench furnishings, asphalt frontage road, parking lot, and stormwater swale.	16.5	\$ 375,300
N1	Unsite: Pickleball Court Complex	Conduct a feasibility study for pickleball courts including recommended quantity of courts. Install Courts, fencing, plaza and circulation pavements and restroom building, and soft surface trail loop path.	2	\$ 1,072,400
N2	Unsite: Pickleball Court (2 courts only)	A 2 court pickleball court, placed on existing park land.	0.08	\$ 110,900
N3	Unsite: Dog Park	Install picnic structure, fence in dog park area with signage and furnishings.	0.75	\$ 205,900
N6	Wildlife Observation Waysides	Install decorative paving and bench with interpretive signage. 4 locations.	0	\$ 107,400
S2.9	Whychus Creek Access	Install similar water access steps as Creekside Park for accessing the creek.	0	\$ 97,400



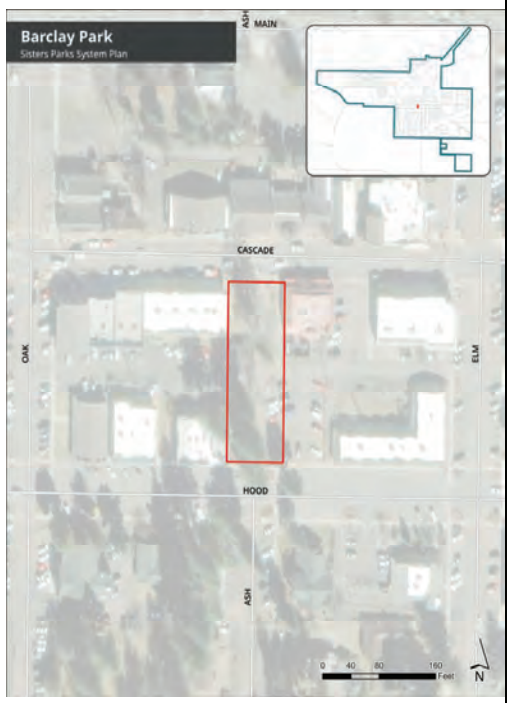
Table F.2 Capital Improvements Plan Priorities

Project ID	Project Title/Description		High	Medium	Low
			FY 2023-2027	FY 2028-2032	FY 2033-2043
E1	Harold & Dorothy Barclay Park				
	Phase 1	Area south of restrooms: Decorative paving, pedestrian scale lighting, furnishings, and conversion of some existing lawn and underutilized landscape areas to hardscape paving.	\$ -	\$ 515,600	\$ -
	Phase 2	Area north of restrooms: Decorative paving, convert some existing landscape into paved area with furnishings. Extend pedestrian scale lighting.	\$ -	\$ -	\$ 148,400
E2	Fir Street Park				
	Phase 1	Non recommended at this time.	\$ -	\$ -	\$ -
E3	Cliff Clemens Park				
	Phase 1	Plant shade trees and install bike parking.	\$ 18,500	\$ -	\$ -
	Phase 2	Construct concrete pad, shade structure, and install picnic tables.	\$ -	\$ 136,100	\$ -
	Phase 3	Construct splash play area, concrete perimeter walking path on north side, parking lot improvements/diet. (splash pad budget=\$100k)	\$ -	\$ -	\$ 277,800
E4	Creekside Park				
	Phase 1	Upgrad electrical service, install bike parking and interpretive signage.	\$ 20,200	\$ -	\$ -
	Phase 2	Constructed parking and other ROW improvements.	\$ -	\$ -	\$ 249,600
E5	Village Green				
	Phase 1	Add an accessible path, under 5% run slope to provide wheelchair access to gazebo.	\$ 2,600	\$ -	\$ -
E6	Creekside Campground				
	Phase 1	Construct ADA campsites and bike parking.	\$ 89,900	\$ -	\$ -
	Phase 2	Install navigational signage	\$ -	\$ 15,500	\$ -
	Phase 3	Construct standard RV campsites, a picnic shelter, bbq furnishings, picnic tables, and landscaping.	\$ -	\$ -	\$ 239,300
E7	Wild Stallion Park				
	Phase 1	Install bike parking.	\$ 1,300	\$ -	\$ -
	Phase 2	Construct concret pedestal and aquire and install art sculpture.	\$ -	\$ 9,800	\$ -
E8	Creekside Park Eastward Expansion				
	Phase 1	Construct expanded play surfacing area and install swing set.	\$ 29,100	\$ -	\$ -
	Phase 2	Relocate sewage dump site, construct paved parking and turnaround.	\$ -	\$ -	\$ 122,300

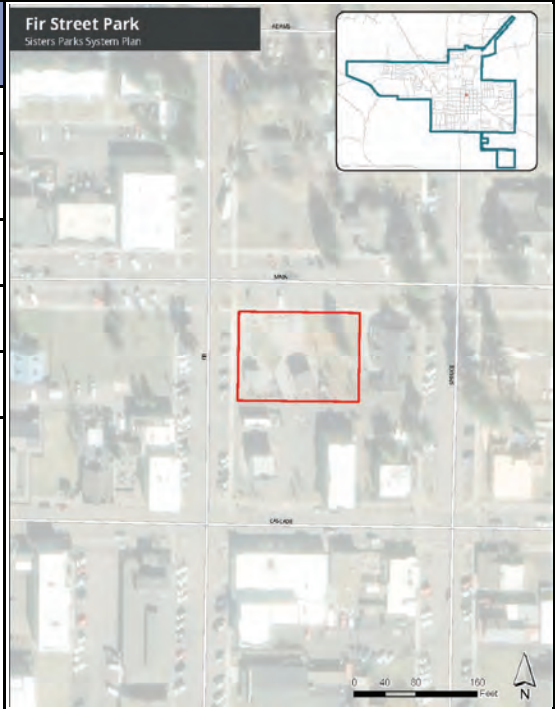
Table F.2 Capital Improvements Plan Priorities (continued)

Project ID	Project Title/Description		High	Medium	Low
			FY 2023-2027	FY 2028-2032	FY 2033-2043
E9	Future northwest park				
	Phase 1	Install utility services, construct parking lot to service park development, construct pavilion and support building, essential circulation paths, and fire access.	\$ 9,620,500	\$ -	\$ -
	Phase 2	Install scoreboard in pavilion, construct trails, site landscaping, plaza space with decorative lighting.	\$ -	\$ -	\$ 721,200
E10	Sun Ranch Park				
	Phase 1	Install paved walking path, path lighting, and furnishings.	\$ 92,100	\$ -	\$ -
E11	East Portal				
	Phase 1	Construct a network of accessible asphalt trail.	\$ 25,700	\$ -	\$ -
E12	Lazy Z Ranch Open Space				
	Phase 1	Construct softsurface trail, pad, and bike parking.	\$ 77,300	\$ -	\$ -
	Phase 2	Construct asphalt frontage drive and parking lot (~40 stalls) and stormwater swale for pavement.	\$ -	\$ 204,200	\$ -
	Phase 3	Construct concrete pad, shade structure, and solar powered overhead light.	\$ -	\$ -	\$ 93,700
N1	Unsitd: Pickleball Court Complex				
	Phase 1	Complex with 8 courts, fencing, plaza space, and circulation paths, spectator bleachers, parking, furnishings, and restroom building.	\$ -	\$ 1,568,400	\$ -
N2	Unsitd: Pickleball Court (2 courts only)				
	Phase 1	Court paving with furnishings, fencing, and minor walkway improvement.	\$ 110,900	\$ -	\$ -
N3	Unsitd: Dog Park				
	Phase 1	Water utility extension, drinking fountain, benches, tables, picnic shelter, site fencing.	\$ -	\$ -	\$ 205,900
N6	Wildlife Observation Waysides				
	Phase 1	Install decorative paving and bench with interpretive signage. 4 locations.	\$ -	\$ -	\$ 107,400
S2.9	Whychus Creek Access				
	Phase 1	Install rocks steps similar to Creekside Park. 5 locations.	\$ -	\$ -	\$ 97,400
		<b>TOTAL</b>	<b>\$ 10,088,100</b>	<b>\$ 2,449,600</b>	<b>\$ 2,263,000</b>



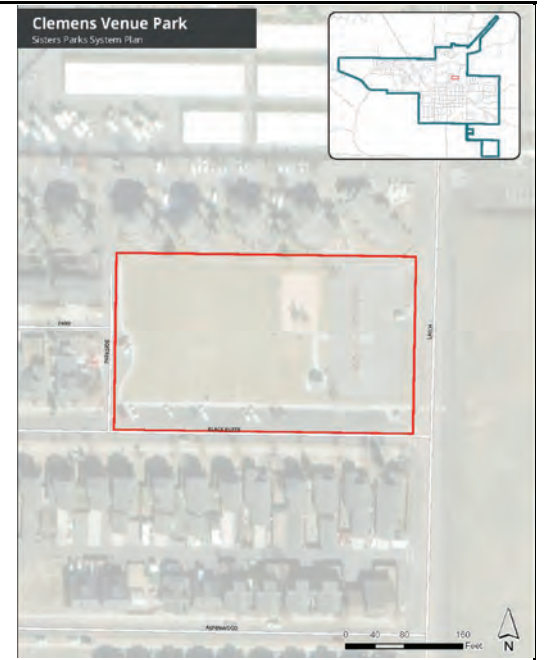
<b>Project ID:</b>	<b>E1</b>		
<b>Project Title:</b>	Harold & Dorothy Barclay Park		
<b>Project Type:</b>	Mini Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	0.44	(19,100)	
<b>Project Size SF:</b>	14,600		
<b>Location:</b>	<p>Barclay Park is bound by W. Cascade Avenue and W. Hood Avenue and aligned with S. Ash Street public right-of-way.</p> 		
<b>Description:</b>	<p>Barclay Park occupies a one block length between W. Cascade Avenue and W. Hood Avenue, half used for angled parking, the other half occupied by a restroom building, paving, and landscape features. The southern half of this park has potential for use as public plaza space, repaved to provide full ADA accessibility, pedestrian scale lighting, furnishings, and conversion of some existing lawn and underutilized landscape areas to hardscape paving. These interventions provide for a flexible space suited for pop-up events like food and art markets, rotating display of ephemeral art and seasonal lighting, food truck vending, and regular seating and gathering space. Paving shall remain vehicle accessible as required to support planned use.</p>		
<b>Scope:</b>	General earthwork, hardscape paving, electrical supply and site distribution, lighting, landscape and site furnishings.		
<b>Considerations:</b>	<p><b>Design Phase:</b> Consult with a multi discipline design team for public outreach, concept design, and construction documentation to assist in determining and sizing the planned improvements.</p> <p><b>Project Phase 1:</b> All areas south of the existing restroom building.</p> <p><b>Project Phase 2:</b> All areas including and north of the restroom building.</p> <p><b>Note:</b> Provide for unique design and methods of construction when working around existing large established trees.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)		\$ 515,588.00	
Park User Fees and General Funding			\$ 148,365.00

<b>Project ID:</b>	<b>E2</b>		
<b>Project Title:</b>	Fir Street Park		
<b>Project Type:</b>	Mini Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	0.31	(13,640)	
<b>Project Size SF:</b>	n/a		
<b>Location:</b>	<p>Fir Street Park is a quarter block of property at the southeast corner of E. Main Avenue and N. Fir Street.</p>		
<b>Description:</b>	<p>Fir Street Park is widely used for local events and has a diverse grouping of park amenities. This is the most developed park for events and has recently added shade furnishings. No improvements are recommended at this time.</p>		
<b>Scope:</b>			
<b>Considerations:</b>			
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High FY 2023 - 2027</b>	<b>Medium FY 2028 - 2032</b>	<b>Low FY 2033 - 2043</b>
Park User Fees and General Funding	\$ -		

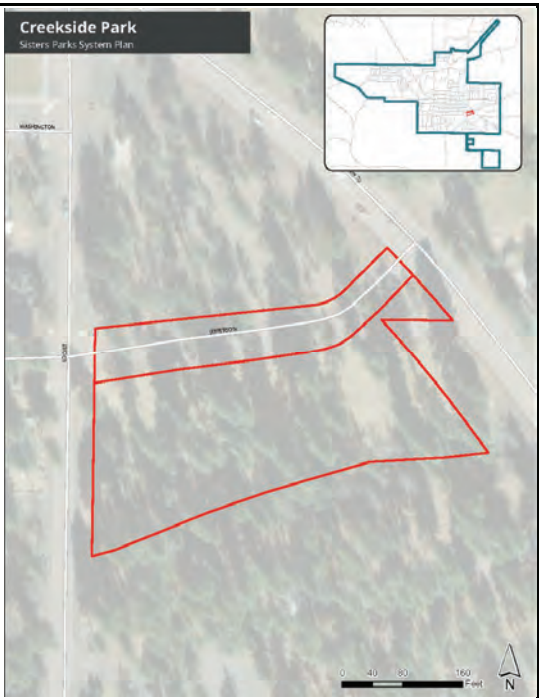




<b>Project ID:</b>	<b>E3</b>		
<b>Project Title:</b>	Cliff Clemens Park		
<b>Project Type:</b>	Neighborhood Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	2.28	(99,317)	
<b>Project Size SF:</b>	45,000		
<b>Location:</b>	Cliff Clemens Park is located off N. Larch Street, north of E. Black Butte Avenue.		
<b>Description:</b>	Cliff Clemens Park is the only classified neighborhood park in the city. Community input suggests a need for greater protection from the sun and summertime heat abatement. A formal neighborhood outreach and design process is recommended to fine tune amenities needed and scale of improvements. Assumed park improvements include installation of a picnic shelter for shade, landscape plantings, a children’s splash pad, and site furnishings. A reconfiguration of parking with an overall reduction in existing parking lot impervious area by 40% is recommended. This can be achieved with an efficient circulation and parking stall layout and without reduction in parking quantity.		
<b>Scope:</b>	and power utility distribution, splash play furnishings, landscaping, and site furnishings.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Tree planting, installation of bike furnishings.</p> <p><b>Project Phase 2:</b> Shade structure, concrete pad, tables.</p> <p><b>Project Phase 3:</b> Splash pad and parking lot improvements to reduce impervious paving, soil and landscaping at parking lot.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>
	<b>FY 2023 - 2027</b>	<b>FY 2028 - 2032</b>	<b>FY 2033 - 2043</b>
Park System Development Charges (SDC)			\$ 277,811.15
Park User Fees and General Fund	\$ 18,499.25	\$ 136,060.55	

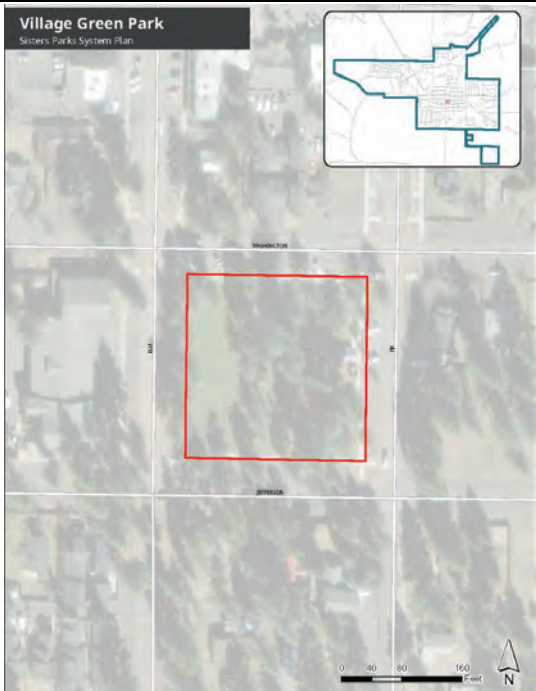


<b>Project ID:</b>	<b>E4</b>		
<b>Project Title:</b>	Creekside Park		
<b>Project Type:</b>	Community Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	2.65	(115,434)	
<b>Project Size SF:</b>	34,780		
<b>Location:</b>	<p>Creekside Park occupies the northern bank of Whychus Creek and all acreage north of the creek on the same parcel. The park entrance is located on E. Jefferson Avenue between S. Locust Street and McKenzie Highway.</p>		
<b>Description:</b>	<p>Creekside Park improvements include a power service upgrade, bike racks, and interpretive signage for Whychus Creek. In addition, construction of additional parking with lighting off E. Jefferson Avenue, on north side, sidewalk connecting S. Locust St to Mckenzie Highway and landscape screening along the south side of E. Jefferson Ave.</p>		
<b>Scope:</b>	General earthwork, hardscape paving, electrical supply and site distribution, lighting, landscape and site signage.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Utility service upgrade, bike furnishings, and signage.  <b>Project Phase 2:</b> Parking lot/right-of-way improvements, parking lot and path lighting, landscaping and sidewalk construction.  <b>Note:</b> Where alternative funding sources are available, some street work could be completed on a quicker schedule.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)			
Park User Fees and General Fund	\$ 20,219.75		\$ 249,565.50

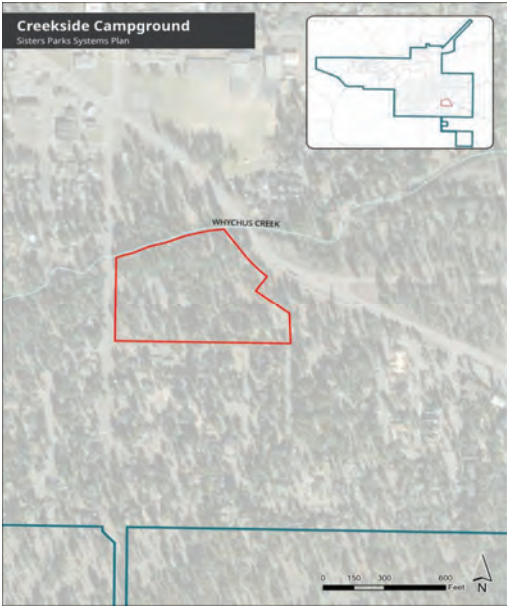




<b>Project ID:</b>	<b>E5</b>		
<b>Project Title:</b>	Village Green		
<b>Project Type:</b>	Community Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	1.32	(57,499)	
<b>Project Size SF:</b>	7,000		
<b>Location:</b>	One square block, bound by E. Washington Avenue and E. Jefferson Avenue, S. Elm Street, and S. Fir Street.		
<b>Description:</b>	Village Green’s strengths include a recent playground upgrade, restrooms with showers, and large mature trees with many picnicking opportunities. Due to the recent upgrades and popularity of this park, recommended improvements are minor, consisting of accessibility improvements.		
<b>Scope:</b>	General earthwork and hardscape paving.		
<b>Considerations:</b>	<b>Note:</b> As a heavily used community park near town center for daily use, an expansion of the existing playground is recommended for future consideration, although not included at this time. New developed park land suitable for medium to large events elsewhere in town is needed, and at this time enlarging the playground to accomodate more all-age equipment, swings, and other frequented play elements is appropriate.		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)			
Park User Fees and General Fund	\$ 2,617.95		



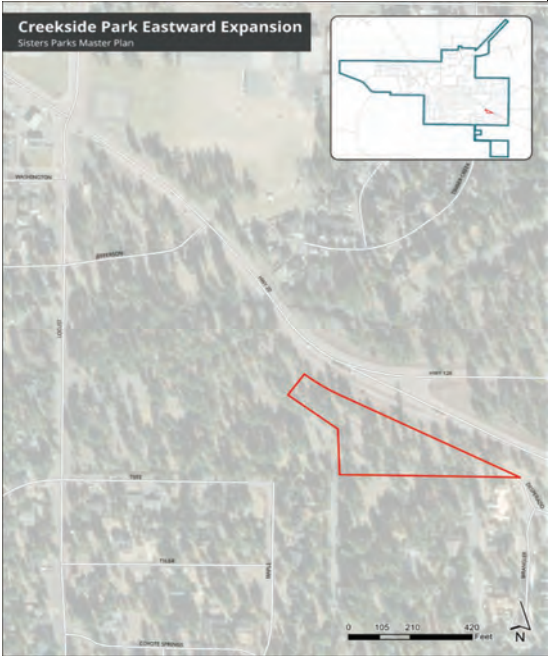
<b>Project ID:</b>	<b>E6</b>		
<b>Project Title:</b>	Creekside Campground		
<b>Project Type:</b>	Special Use Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	8.05	(350,658)	
<b>Project Size SF:</b>	34,780		
<b>Location:</b>	Creekside Campground occupies the southern bank of Whychus Creek and about half of the acreage south of the creek on the same parcel. The park entrance is located on S. Locust Street and a secondary access off E. Desperado Trail through the Eastward Expansion portion of the property.		
<b>Description:</b>	Creekside Campground improvement recommendations are consistent with the Creekside Park and Campground Master Plan, 2015, items that have not been completed. An update or new campground concept planning process with a new site plan showing all amenities is recommended. Assumed improvements include additional ADA compliant RV camp stalls, additional standard RV stalls, navigation signage, and site furnishings, and landscape improvements.		
<b>Scope:</b>	General earthwork, hardscape paving, electrical supply and site distribution, water supply and distribution, stormwater, landscaping, site signage, and site furnishings.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Focus on accessiblity improvements with constructing additional ADA RV Camp Sites with power and water hookups and overall site bicycle furnishings.</p> <p><b>Project Phase 2:</b> Site navigational signage.</p> <p><b>Project Phase 3:</b> Add new standard RV Campsites, landscape berm along S. Locust St, a picnic shelter, and bbq and picnic table furnishings.</p> <p><b>Note:</b> Cost of improvements could be reduced by installing ADA and Standard RV Camp sites and infrastructure at once.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>	<b>Ph1</b>	<b>Ph2</b>	<b>Ph3</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>
	<b>FY 2023 - 2027</b>	<b>FY 2028 - 2032</b>	<b>FY 2033 - 2043</b>
Park System Development Charges (SDC)			
Park User Fees and General Fund	\$ 89,906.20	\$ 15,500.00	\$ 239,297.89





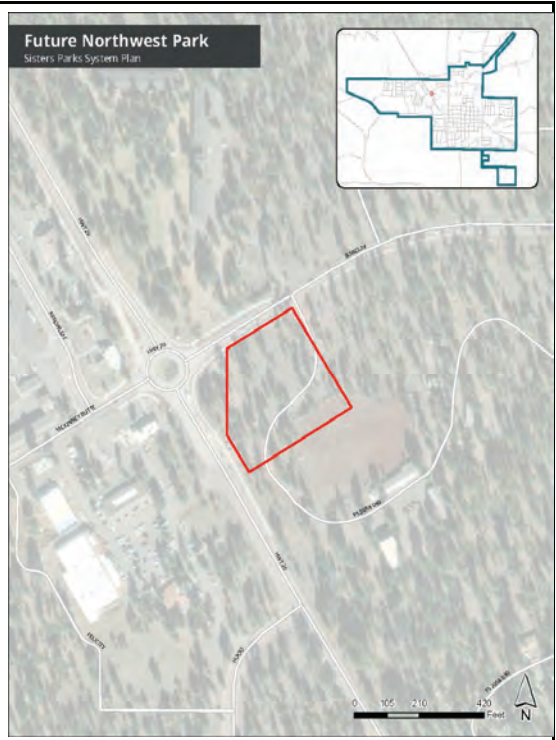
<b>Project ID:</b>	<b>E7</b>			
<b>Project Title:</b>	Wild Stallion Park			
<b>Project Type:</b>	Special Use Park			
<b>Estimating Statge:</b>	Order of Magnitude			
<b>Park Acreage (SF):</b>	0.02	(871)		
<b>Project Size SF:</b>	n/a			
<b>Location:</b>	Within the public right-of-way at the intersections of E. Cascade Avenue and McKenzie Highway and N. Larch Street.			
<b>Description:</b>	Wild Stallion Park is fully developed mostly as a stormwater basin with large sculpture, lighting, some narrow strips of lawn and street trees, however, due to the park's central location, some bike parking is recommended, consistent with other examples of bike racks installed in Sisters public rights-of-way. Additionally, the site has opportunity for an additional art sculpture on the opposite side.			
<b>Scope:</b>	Site Furnishings, surface mounted. Construction of concrete pedistal for a potential future sculpture.			
<b>Considerations:</b>	<p><b>Phase 1:</b> Install bike furnishing.</p> <p><b>Phase 2:</b> Install concrete art pedistal/footing and art sculpture.</p> <p><b>Note:</b> Although not a recommendation at this time, conversion of the existing lawn into native plant bed is one option to reduce maintenance and operation costs as part of a city-wide approach to sustainable landscapes on public lands.</p>			
<b>Costs:</b>				
<b>Project Phase (if referenced above)</b>				
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043	
Park System Development Charges (SDC)				
Park User Fees and General Fund	\$ 1,266.90	\$ 9,840.00		

<b>Project ID:</b>	<b>E8</b>		
<b>Project Title:</b>	Creekside Park Eastward Expansion		
<b>Project Type:</b>	Community Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	4.05	(176,418)	
<b>Project Size SF:</b>	176,418		
<b>Location:</b>	<p>Creekside Eastward Expansion is the portion of the Creekside Park and Campground taxlot that is southeast of the campground sites. Access is from E. Desperado Trail with pedestrian only access from E. Tyee Dr. and S. Maple St.</p>		
<b>Description:</b>	<p>The Eastward Expansion is a triangle shaped open space with a multi-use path, drive lane, and open space with mature trees. Recommended improvements include a paved turnaround, small head in parking lot off the existing drive, and improvements to the existing playground to add swings.</p>		
<b>Scope:</b>	<p>General earthwork, hardscape paving, lighting, and playground surfacing and equipment installation. Assumes playground equipment is installed by Public Works.</p>		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Expand the existing playground with engineered wood fiber surfacing and a new swing set.  <b>Project Phase 2:</b> Construct driveway pavements for turnaround and a small 5-stall head in parking bay.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)			
Park User Fees and General Fund	\$ 29,132.56		\$ 122,334.03





<b>Project ID:</b>	<b>E9</b>		
<b>Project Title:</b>	Future Northwest Park		
<b>Project Type:</b>	Special Use Park		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	2.82	(122,664)	
<b>Project Size SF:</b>	122,664		
<b>Location:</b>	<p>The unnamed and undeveloped park land titled in this plan as Future Northwest Park is located at the southwest corner of the Highway 20 and W. Barclay Dr. roundabout. Access is off W. Barclay Dr.</p>		
<b>Description:</b>	<p>This future park is intended to be a special use park with an open-air, multipurpose recreation pavilion with support building. The primary use is intended to allow for a winter season recreation leage or full sized hockey rink and other spring and summer events and recreation activities suitable. Further feasibility work is required to generate a full facility program and a more in-depth costing exercise. A diagram of this facility is included in the appendices.</p> <p>As part of feasibility study, include alternative for developing the property as a community or neighborhood park, with courts and a playground, if the covered, open-air pavilion is determined not be viable or does not advance to constuction.</p> <p>Park developement may include playground, parking lot, (2) sport courts, and open space. Due to location, a small synthetic turf field could be considered as a neighborhood park amenity.</p>		
<b>Scope:</b>	General earthwork, tree removal, utility service and distribution, building construction, hardscape paving, lighting, stormwater, and landscaping.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> All buildings plus all associated site improvements required to service building and as required by Sisters development code.</p> <p><b>Project Phase 2:</b> Additional site improvements like planting and non-code required landscaping, plaza paving, and decorative site lighting.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>		<b>Ph1</b>	<b>Ph2</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> <b>FY 2023 - 2027</b>	<b>Medium</b> <b>FY 2028 - 2032</b>	<b>Low</b> <b>FY 2033 - 2043</b>
Park System Development Charges (SDC)	\$ 9,620,509.00		\$ 721,159.60
Park User Fees and General Fund			

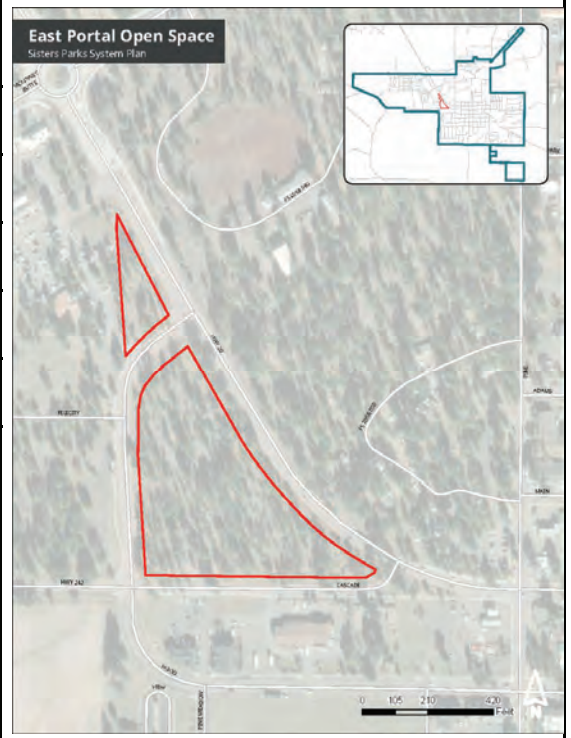


<b>Project ID:</b>	<b>E10</b>		
<b>Project Title:</b>	Sun Ranch Park		
<b>Project Type:</b>	Special Use Park		
<b>Estimating Stage:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	0.5	(21,780)	
<b>Project Size SF:</b>	21,780		
<b>Location:</b>	Sun Ranch Park is located near the intersection of E. Sun Ranch Dr. and Heising Dr. Primary access will be from Heising Dr. however, a dog-leg in the property line provides pedestrian access from E. Sun Ranch Dr.		
<b>Description:</b>	Sun Ranch is recommended to be developed as an open space with walking path and seating.		
<b>Scope:</b>	General earthwork, paved path, furnishings, and lighting.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Concrete walking path with bollard path lighting, tree planting, native landscaping, and wooden post &amp; rail perimeter fencing.</p> <p><b>Notes:</b> Recommend working with adjacent land owner to the east for connection to the existing soft surface trail at some point along the adjoining property line. Dog park is a potential amenity that requires further study and is not included in this project cost.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>	<b>Ph1</b>	<b>Ph2</b>	<b>Ph3</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>
	<b>FY 2023 - 2027</b>	<b>FY 2028 - 2032</b>	<b>FY 2033 - 2043</b>
Park System Development Charges (SDC)	\$ 92,101.36	\$ -	\$ -
Park User Fees and General Fund			

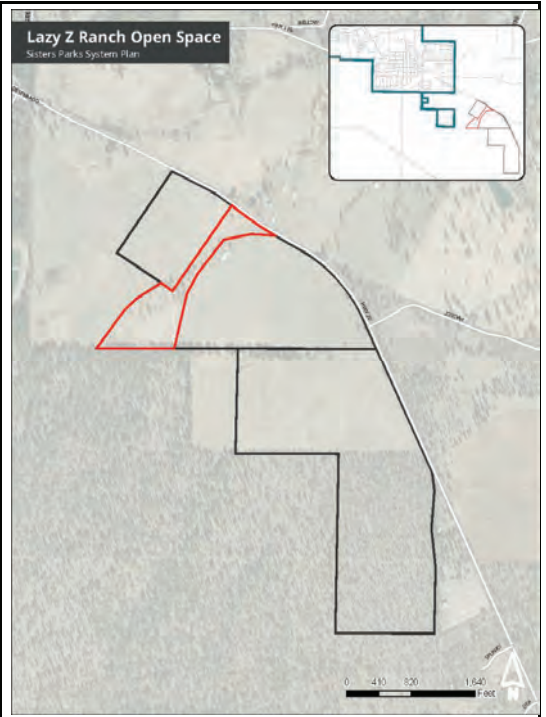




<b>Project ID:</b>	<b>E11</b>		
<b>Project Title:</b>	East Portal		
<b>Project Type:</b>	Open Space		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	2.5	(108,900)	
<b>Project Size SF:</b>	108,900		
<b>Location:</b>	<p>East Portal is located in between the intersections of Highway 20 and S. Hood Avenue, Highway 20 and Highway 242, and S. Hood Avenue and Highway 242.</p>		
<b>Description:</b>	<p>The majority of East Portal tax lot is place-held for ongoing study of a multimodal transportation hub occupying roughly 5 acres. The remaining approximately 2.5 acres on the southern half along Hwy 242 is identified in this plan as park open space. Improvements including formal MU path are anticipated to be constructed with the multimodal transportation hub development. In tandem with this development, construct an internal network of asphalt trail, 5ft width minimum. The budget amount set for asphalt trail development is based on a TBD placeholder 800 linear feet of trail.</p>		
<b>Scope:</b>	General earthwork and asphalt paving.		
<b>Considerations:</b>	The southwest corner of this site has a spectacular view of the mountains. Future seating or interperative signage opportunity.		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>			
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)	\$ 25,699.00		
Park User Fees and General Fund			



<b>Project ID:</b>	<b>E12</b>		
<b>Project Title:</b>	Lazy Z Ranch		
<b>Project Type:</b>	Open Space		
<b>Estimating Statge:</b>	Order of Magnitude		
<b>Park Acreage (SF):</b>	16.5	(718,740)	
<b>Project Size SF:</b>	718,740		
<b>Location:</b>	The portion of open space allocated for public park use is accessed off of Highway 20 near where Jordan Road intersects. The open space extends to the western most corner of the property.		
<b>Description:</b>	The northern end of this open space has a spectacular view of the Three Sisters. Included in this estimate is a picnic shelter with table furnishings, bike racks, and a soft surface trail connecting this site with the Peterson Ridge Trail System. In addition, construct frontage drive and parking lot (~40 stalls) per Lazy Z Ranch Master Plan dated August 2021. Construct a vegetative stormwater swale.		
<b>Scope:</b>	General earthwork, paving, trails, furnishings, and landscaping.		
<b>Considerations:</b>	<p><b>Project Phase 1:</b> Soft surface trail and bike rack.</p> <p><b>Project Phase 2:</b> Frontage drive and parking lot and stormwater swale.</p> <p>Project Phase 3: Picnic Shelter and picnic table.</p>		
<b>Costs:</b>			
<b>Project Phase (if referenced above)</b>	<b>Ph1</b>	<b>Ph2</b>	<b>Ph3</b>
<b>Project Cost by Priority &amp; Source</b>	<b>High</b> FY 2023 - 2027	<b>Medium</b> FY 2028 - 2032	<b>Low</b> FY 2033 - 2043
Park System Development Charges (SDC)	\$ 77,332.96	\$ 204,240.00	\$ 93,731.95
Park User Fees and General Fund			







# **Appendix G: SDC Memorandum**



## MEMORANDUM Sisters Parks Master Plan

**To:** Scott Woodford  
*Community Development Director*  
Paul Bertagna  
*Public Works Director*

**From:** Colin McArthur, AICP  
Zach Rix, ASLA

**Date:** March 29, 2023

**Subject:** Park SDC and GO Bond Analysis

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### OVERVIEW

This supplemental memorandum discusses funding sources for the planned park and recreation improvement projects identified in the Parks Master Plan. Specifically, the memorandum focuses on two potential funding sources, Systems Development Charges (SDCs) and General Obligation (GO) Bonds. The SDCs section provides background information on the framework for SDC charges and includes information on which improvement projects are CIP eligible, if there is a split between funding sources, and overall funding needs based on priority levels. The GO Bonds section includes preliminary planning level analysis of potential bond payments if that funding source were used to fund the largest planned project, the Future Northwest Park.

### PARK SYSTEM DEVELOPMENT CHARGE ANALYSIS

#### Established Park SDC Rate

Oregon Revised Statutes (ORS) 223.297-314 authorizes Cities to adopt System Development Charges (SDCs) for five components of public infrastructure including Parks and Recreation Facilities. An SDC is a one-time fee imposed on new development or expansion of existing development that is a reimbursement fee, an improvement fee, or a combination thereof. The fee is collected or assessed at the time of increased usage of a capital improvement or issuance of a development permit, building permit, or connection to the capital improvement. The statute is intended to provide equitable funding for orderly growth and development and to establish that SDCs may only be used for capital improvements.

The statute provides the framework for the preparation and imposition of SDCs. The City has an established Park SDC rate of **\$1,193** per housing unit that is assessed at the time of development approval.<sup>1</sup> The City uses a methodology comprised of two components, reimbursement and improvement fees. Reimbursement fees include costs associated with capital improvements already constructed, or under construction when the fee is established, for which the City determines that capacity exists. Improvement fees include costs associated with



capital improvements to be constructed. The statute defines Capital Improvement as facilities or assets including Parks and Recreation. Capital Improvements do not include costs of operation or routine maintenance.

### Planned CIP Projects

The 2023-2043 Parks and Recreation Capital Improvements Plan (CIP) is included as Appendix F. to the Parks Master Plan. The CIP includes 12 planned projects and 28 components organized into phases based on prioritization using planning documents, other tools, and level of service analysis and identified as E (existing site) projects. The Parks Master Plan includes an additional five planned improvement projects prioritized using the same methodology and identified as N (non-sited) or S (special use site) projects.

Improvement project costs are estimated based on timing, design, construction, and land acquisition and vary based on local conditions, economic factors, and environmental constraints. The project estimates do not distinguish between project costs eligible for reimbursement and improvement fees. However, the CIP project estimates do include and identify project costs projected to be SDC eligible as well as the percentage split between SDC eligible costs and those costs not eligible.

Table S-1. Improvement Projects and Funding sources lists each planned project and includes project identification number (ID), project title and description, prioritization schedule, anticipated funding sources, and projects costs split between the funding sources. The funding sources are identified as follows:

- SDCs (Systems Development Charges)
- U/G (User Fees and General Funds)
- N/A (Not applicable, no project cost)
- GO Bond (General Obligation Bond)

**Table S-1. Improvement Projects and Funding.**

Project ID	Project Title/Description	High FY 2023-2027	Medium FY 2028-2032	Low FY 2033-2043	Funding Source	Source Split (%)
<b>E1</b>	<b>Harold &amp; Dorothy Barclay Park</b>					
	<b>Phase 1</b> Area south of restrooms: Decorative paving, pedestrian scale lighting, furnishings, and conversion of some existing lawn and underutilized landscape areas to hardscape paving.		\$515,600		<b>SDCs</b>	<b>78%</b>
	<b>Phase 2</b> Area north of restrooms: Decorative paving, convert some existing landscape into paved area with furnishings. Extend pedestrian scale lighting.			\$148,400	<b>U/G</b>	<b>22%</b>
<b>E2</b>	<b>Fir Street Park</b>					
	<b>Phase 1</b> Non recommended at this time.				<b>N/A</b>	

Project ID	Project Title/Description		High FY 2023-2027	Medium FY 2028-2032	Low FY 2033-2043	Funding Source	Source Split (%)
<b>E3</b>	<b>Cliff Clemens Park</b>						
	<b>Phase 1</b>	Plant shade trees and install bike parking.	\$18,500			U/G	100%
	<b>Phase 2</b>	Construct concrete pad, shade structure, and install picnic tables.		\$136,100		U/G, SDCs	
	<b>Phase 3</b>	Construct splash play area, concrete perimeter walking path on north side, parking lot improvements/diet. (splash pad budget=\$100k)			\$277,800	SDCs	
<b>E4</b>	<b>Creekside Park</b>						
	<b>Phase 1</b>	Upgrade electrical service, install bike parking and interpretive signage.	\$20,200			U/G	100%
	<b>Phase 2</b>	Construct parking and other ROW improvements.			\$249,600	U/G, SDCs	
<b>E5</b>	<b>Village Green</b>						
	<b>Phase 1</b>	Add an accessible path, under 5% run slope to provide wheelchair access to gazebo.	\$2,600			U/G	100%
<b>E6</b>	<b>Creekside Campground</b>						
	<b>Phase 1</b>	Construct ADA campsites and bike parking.	\$89,900			U/G	100%
	<b>Phase 2</b>	Install navigational signage		\$15,500		U/G	
	<b>Phase 3</b>	Construct standard RV campsites, a picnic shelter, bbq furnishings, picnic tables, and landscaping.			\$239,300	U/G, SDCs	
<b>E7</b>	<b>Wild Stallion Park</b>						
	<b>Phase 1</b>	Install bike parking.	\$1,300			U/G	100%
	<b>Phase 2</b>	Construct concrete pedestal and acquire and install art sculpture.		\$9,800		U/G	
<b>E8</b>	<b>Creekside Park Eastward Expansion</b>						
	<b>Phase 1</b>	Construct expanded play surfacing area and install swing set.	\$29,100			U/G	100%
	<b>Phase 2</b>	Relocate sewage dump site, construct paved parking and turnaround.			\$122,300	U/G	



Project ID	Project Title/Description		High FY 2023-2027	Medium FY 2028-2032	Low FY 2033-2043	Funding Source	Source Split (%)
<b>E9</b>	<b>Future Northwest Park</b>						
	<b>Phase 1</b>	Install utility services, construct parking lot to service park development, construct pavilion and support building, essential circulation paths, and fire access.	\$9,620,500			<b>SDCs, GO Bond</b>	<b>100%</b>
	<b>Phase 2</b>	Install scoreboard in pavilion, construct trails, site landscaping, plaza space with decorative lighting.			\$721,200	<b>SDCs, GO Bond</b>	
<b>E10</b>	<b>Sun Ranch Park</b>						
	<b>Phase 1</b>	Install paved walking path, path lighting, and furnishings.	\$92,100			<b>SDCs</b>	<b>100%</b>
<b>E11</b>	<b>East Portal</b>						
	<b>Phase 1</b>	Construct a network of accessible asphalt trail.	\$25,700			<b>SDCs</b>	<b>100%</b>
<b>E12</b>	<b>Lazy Z Ranch Open Space</b>						
	<b>Phase 1</b>	Construct soft surface trail, pad, and bike parking.	\$77,300			<b>SDCs</b>	<b>100%</b>
	<b>Phase 2</b>	Construct asphalt frontage drive and parking lot (~40 stalls) and stormwater swale for pavement.		\$204,200		<b>SDCs</b>	
	<b>Phase 3</b>	Construct concrete pad, shade structure, and solar powered overhead light.			\$93,700	<b>SDCs</b>	
<b>N1</b>	<b>Unsitied: Pickleball Court Complex</b>						
	<b>Phase 1</b>	Complex with 8 courts, fencing, plaza space, and circulation paths, spectator bleachers, parking, furnishings, and restroom building.		\$1,568,400		<b>SDCs</b>	<b>100%</b>
<b>N2</b>	<b>Unsitied: Pickleball Court (2 courts only)</b>						
	<b>Phase 1</b>	Court paving with furnishings, fencing, and minor walkway improvement.	\$110,900			<b>SDCs</b>	<b>100%</b>
<b>N3</b>	<b>Unsitied: Dog Park</b>						
	<b>Phase 1</b>	Water utility extension, drinking fountain, benches, tables, picnic shelter, site fencing.			\$205,900	<b>SDCs</b>	<b>100%</b>
<b>N6</b>	<b>Wildlife Observation Waysides</b>						

Project ID	Project Title/Description		High FY 2023- 2027	Medium FY 2028- 2032	Low FY 2033- 2043	Funding Source	Source Split (%)
	<b>Phase 1</b>	Install decorative paving and bench with interpretive signage. 4 locations.			\$107,400	<b>U/G</b>	<b>100%</b>
<b>S2.9</b>	<b>Whychus Creek Access</b>						
	<b>Phase 1</b>	Install rocks steps similar to Creekside Park. 5 locations.			\$97,400	<b>U/G</b>	<b>100%</b>
		<b>TOTAL</b>	<b>\$10,088,100</b>	<b>\$2,449,600</b>	<b>\$2,263,000</b>		

Table S-2. SDC Eligible Improvement Projects by Priority Level includes the planned projects anticipated to be funded by SDCs, the total estimated amount of SDC funds needed by priority level, and total estimated SDC funding.

**Table S-2. SDC Eligible Improvement Project by Priority Level.**

Project ID	Project Title/Description	High	Medium	Low
		FY 2023-2027	FY 2028-2032	FY 2033-2043
<b>E1</b>	<b>Harold &amp; Dorothy Barclay Park</b>			
	Phase 1		\$515,600	
<b>E3</b>	<b>Cliff Clemens Park</b>			
	Phase 3			\$277,800
<b>E9</b>	<b>Future Northwest Park</b>			
	Phase 1	\$9,620,500		
	Phase 2			\$721,200
<b>E10</b>	<b>Sun Ranch Park</b>			
	Phase 1	\$92,100		
<b>E11</b>	<b>East Portal</b>			
	Phase 1	\$25,700		
<b>E12</b>	<b>Lazy Z Ranch Open Space</b>			
	Phase 1	\$77,300		
	Phase 2		\$204,200	
	Phase 3			\$93,700
<b>N1</b>	<b>Unsitd: Pickleball Court Complex</b>			
	Phase 1		\$1,568,400	
<b>N2</b>	<b>Unsitd: Pickleball Court (2 courts only)</b>			
	Phase 1	\$110,900		
<b>N3</b>	<b>Unsitd: Dog Park</b>			
	Phase 1			\$205,900
	<b>TOTAL</b>	<b>\$9,926,500</b>	<b>\$2,288,200</b>	<b>\$1,298,600</b>



Based on Table S-2, the total amount of SDC eligible improvement project funding needs for all the planned projects in the next 20 years is **\$13,513,300**. If other funding sources, such as a General Obligation Bond, were used to fund the Future Northwest Park project, which is the largest project in the CIP, and that project was removed from SDC fundings needs, the total amount of SDC project funding needs for planned projects decreases to **\$4,614,000**. For analysis purposes, the future Park SDC rate analysis in the following section assumes that the Future Northwest Park project is funded through a GO Bond or other sources.

### Future Park SDC Rate

The Parks Master Plan recommends the City assess the current Parks SDC rate and update the methodology based on the eligible projects identified in CIP. The City is projected to add approximately 2,320 housing units subject to SDC rate assessment during the next 20 years.<sup>2</sup> The current SDC rate (\$1,193 per housing unit) is estimated to produce about **\$2,778,000** in funding over the next 20 years. Table S-3. Park SDC Fund Balances displays resources and requirements from the last five fiscal years. The City currently has **\$1,128,606** in reserves for future expenditures, based on the 2022/23 adopted budget. There is a shortfall of approximately **\$3.1M** in SDC funding between the reserves for future expenditures and needs of planned CIP projects.

**Table S-3. Park SDC Fund Balances<sup>3</sup>**

Sisters Park SDC Fund (one of Special Revenue Funds)						
	Actual 2017/18	Actual 2018/19	Actual 2019/20	Actual 2020/21	Budget 2021/22	Adopted 2022/23
<b>Resources</b>						
<b>System Development Charges</b>	\$164,903	\$128,844	\$192,073	\$195,652	\$199,904	\$160,000
Interest	\$3,838	\$10,215	\$11,525	\$4,965	\$3,815	\$3,200
Intergovernmental			\$36,813		\$36,813	
<b>Total Revenue</b>	\$168,741	\$139,059	\$240,411	\$200,617	\$240,532	\$163,200
Beginning Fund Balance			\$485,857	\$616,245	\$791,070	\$1,020,406
<b>Total</b>	<b>\$168,741</b>	<b>\$139,059</b>	<b>\$726,268</b>	<b>\$816,862</b>	<b>\$1,031,602</b>	<b>\$1,183,606</b>
<b>Requirements</b>						
<b>Personnel</b>						
<b>Materials &amp; Services</b>					\$50,000	\$55,000
Capital Improvements			\$110,023	\$175		
<b>Reserve for future expenditures</b>					\$870,883	\$1,128,606
<b>Total</b>			<b>\$110,023</b>	<b>\$175</b>	<b>\$920,883</b>	<b>\$1,183,606</b>

The current SDC rate is not sufficient to allow the City to expand and develop its parks system while meeting its park goals. Additionally, the SDC methodology does not consider inflation, nor does it account for acquisition or development costs, which are included in specific CIP project costs. As part of the methodology update, the City should evaluate the effects of proposed SDC rate schedule changes on housing development in Sisters, particularly affordable housing.

## GENERAL OBLIGATION BONDS ANALYSIS

General Obligation (GO) bonds are a tax assessment on real and personal property. They typically benefit a community as a whole and are secured by the full-faith-and-credit and taxing power of the issuer. Local government GO bonds may only be issued if authorized by a ballot election of the issuing jurisdiction. Under ORS 287A.001-287A.145, GO debt can be incurred for capital costs including costs associated with acquisition, construction, improvement, and other costs having an expected useful life of more than one year. GO bond funding can supplement existing revenue and is more widely distributed across the jurisdiction.

The estimated cost of a GO bond for the Future Northwest Park project is **\$10,341,700**, not including interest based on the repayment terms and duration (typically 20 or 30 years). Table S-4. Estimated GO Bond Debt Service includes an analysis of bond payments based on both 20- and 30-year terms using a standard interest rate of 3.5%.<sup>4</sup> Additional analysis is recommended to determine the estimated bond rate per assessed value and whether or not the bond should be accompanied by a new or increased local option levy to support operational costs of the facility.



Table S-4. Estimated GO Bond Debt Service

<b>Principal</b>	<b>\$14,142,275</b>		<b>Principal</b>	<b>\$15,952,072</b>
<b>Interest</b>	<b>\$3,800,575</b>		<b>Interest</b>	<b>\$5,610,372</b>
<b>Interest Rate</b>	<b>3.5%</b>		<b>Interest Rate</b>	<b>3.5%</b>
<b>Term</b>	<b>20 years</b>		<b>Term</b>	<b>30 years</b>
<b>Year</b>	<b>Payment</b>		<b>Year</b>	<b>Payment</b>
1	\$879,045		1	\$706,683
2	\$860,947		2	\$694,618
3	\$842,849		3	\$682,552
4	\$824,751		4	\$670,487
5	\$806,653		5	\$658,422
6	\$788,555		6	\$646,356
7	\$770,457		7	\$634,291
8	\$752,359		8	\$622,226
9	\$734,261		9	\$610,160
10	\$716,163		10	\$598,095
11	\$698,065		11	\$586,030
12	\$679,967		12	\$573,964
13	\$661,869		13	\$561,899
14	\$643,771		14	\$549,834
15	\$625,673		15	\$537,768
16	\$607,575		16	\$525,703
17	\$589,477		17	\$513,638
18	\$571,379		18	\$501,572
19	\$553,281		19	\$489,507
20	\$535,183		20	\$477,442
			21	\$465,377
			22	\$453,311
			23	\$441,246
			24	\$429,181
			25	\$417,115
			26	\$405,050
			27	\$392,985
			28	\$380,919
			29	\$368,854
			30	\$356,789

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<sup>1</sup> Sisters Master Fee Schedule. June 2022.

<sup>2</sup> Sisters Housing Plan Update. August 2022.

<sup>3</sup> Sisters FY 2022/23 Budget, P. 55. June 2022.

<sup>4</sup> Debt Service Calculator. Massachusetts. <https://www.mass.gov/doc/debt-service-calculator/download>