



City of McCall

# Parks and Recreation Master Plan

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The City of McCall

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# Introduction and Existing Conditions



## Introduction

McCall has long been one of the most charming and scenic mountain communities in the West, a place that attracts year-round residents, as well as seasonal visitors. With the abundance of recreational activities available in McCall and the surrounding environs, the area has been a popular vacation destination for decades. The wildly successful Winter Carnival, nearby Brundage Mountain Resort, the new Tamarack Ski Area, and Manchester Ice and Event Centre draw many thousands of winter recreation enthusiasts each year. The increasing growth rate of Boise's Treasure Valley, 100 miles to the south, has also resulted in more focus on McCall for resort and vacation home developments.

After decades of fairly moderate growth, McCall has now been "discovered." Resident and visiting population growth is escalating, property values are increasing substantially, and long-time residents and families are growing concerned about potential changes to their quality of life. As a result, the City of McCall is taking action to proactively and smartly plan for the community's future. Development of this master plan for parks and recreation facilities is just one of several planning efforts aimed at gaining an understanding of how to address both the near term and long term needs of the community.

McCall, with its waterfront setting on beautiful Payette Lake and the surrounding wonders of the Payette National Forest and other public lands, is a major destination for recreation and tourism, but also a desirable place to live for many families and individuals who have come here specifically to enjoy an active mountain town lifestyle. These qualities underscore the importance of developing a comprehensive Parks and Recreation Master Plan that not only responds to the needs of all who love McCall – those who live here, as well as those who come to visit – but that also seeks to preserve and

enhance the character of the community and the quality of life that makes this such a special place.

This parks and recreation master plan provides an inventory of existing parks and recreation facilities in McCall, assesses existing and future needs for parks based on projected growth scenarios, and makes recommendations for parks improvement projects to serve growth, along with funding strategies to acquire park lands and implement the improvement projects. The plan also includes recommended parks and recreation standards and guidelines for McCall. This plan focuses on defining needs for parks and recreation facilities, not recreational program development.

This master plan was developed within a matter of weeks in response to an urgent need to assess the potential impacts of near term and long term growth in McCall on parks and recreation resources. The plan was developed based on reference to a number of sources:

- City of McCall Comprehensive Plan (2000), which includes projected growth scenarios



*View of Mile High Marina from Legacy Park*





## Introduction and Existing Conditions

and information related to existing parks and recreation facilities;

- McCall Bike Path Master Plan (2005);
- Meetings with and information from the City’s Parks and Recreation Advisory Committee members;
- Information from the City’s Parks and Recreation Department; and
- A public workshop series held during the week of September 11-17, 2005.

The information in this plan will assist the City in the following actions as “next steps” to this planning effort:

- Implementing needed parks and recreation projects, for which the plan provides conceptual design ideas and cost estimates;
- Establishing a specific parks development impact fee program based on recommended methodologies in this plan; and
- Pursuing various other types of funding opportunities for parks projects.

## Goals, Objectives and Actions

The City of McCall anticipates updating its comprehensive plan in the near future. At that time it is recommended that this Parks and Recreation Master Plan be revisited, updated, and expanded as necessary to meet goals, objectives, actions, and population projections of the new comprehensive plan and to further define goals, objectives, and actions specific to parks and recreation. The 2000 Comprehensive Plan included the following goals, objectives, and actions related to Recreation (Chapter 11 of the plan). These should continue to guide planning, design, and implementation of parks and recreation facilities in McCall, but also should be expanded with the planned update of the City’s comprehensive plan to reflect a broader level of public input and the current and future needs of the McCall community.



*Payette Lake*

**Goal: Preserve access to and the quality of Payette Lake.**

**Objective:** Create partnerships between the State of Idaho, Valley County, the City of McCall, and other groups to develop guidelines for uses of Payette Lake and the surrounding lands.

**Actions:**

- Consider designation of a Shoreline Management Area and develop associated plan.
- Create citizens group to study sociological, economic, and environmental effects of the City and County on Payette Lake.

**Goal: Enhance quality of life for youth and adults (residents and visitors) through recreation programs, and acquiring parks and facilities.**

**Objective:** Create recreational programs and facilities for youth.

**Actions:**

- Develop a teen center.
- Develop after-school day care program.



- Expand extracurricular activities after school and make them available to more children.
- Create a recreation district in McCall and surrounding area.

**Objective:** Create a safe city for youths and adult residents.

**Actions:**

- Coordinate with school district and P.R.I.D.E. to provide programs for youth.
- Make area roads safe for bicyclists and pedestrians.
- Promote a pedestrian friendly community.

**Goal:** Enhance quality of life for youth and adults through recreation programs, and acquiring parks and facilities.

**Objective:** Enhance quality of life through the acquisition, development, and improvement of parks.

**Actions:**

- Continue the Park and Recreation Advisory Board to recommend short- and long-range planning changes and adjustments to the community's park development and maintenance and recreation activity programs.
- Identify and maintain an inventory of potential future parks.
- Explore funding sources for future park and facility development (first priority is River Front Park).
- Create and expand greenbelts and bike paths.
- Turn railroad grade (former right-of-way) south of town into bike path.
- Make area roads safe for bicyclists and pedestrians.

**Objective:** Develop a stable tourism base.

**Actions:**

- Develop year-round events to attract tourists.
- Construct community center to attract visitors through the weekdays, as well as the weekends.

## Existing Parks and Recreation Facilities in McCall

### McCall's Setting

The City of McCall is located at the north end of the "Long Valley" in Valley County, Idaho, on the south shore of Payette Lake. With a current (2005) population of 2,524, McCall is the largest community in Valley County and serves as the economic hub for a larger area, including parts of Adams and Idaho Counties. Highway 55, which is also the Payette River National Scenic Byway, provides major access to and from the town, which is located about 100 miles north of the state capitol, Boise. McCall is the gateway for an abundance of recreational opportunities including local resorts, Payette National Forest, Lake Payette, and Ponderosa State Park. McCall has a number of local parks and recreation facilities, including various neighborhood and community parks, a municipal golf course and a system of multi-use paths. McCall's current parks and recreation facilities offer a variety of experiences for residents and visitors, including passive activities such as picnicking, as well as active uses such as sports fields.



*Brown Park*

*Photo courtesy of Tom Stewart Photography*



## Introduction and Existing Conditions

### Local Parks

McCall's existing local parks and recreation facilities are summarized below (in order of smallest to largest). Additional descriptions of many of these parks can be found on the City's website [www.mccall.id.us/government/departments/parks-rec](http://www.mccall.id.us/government/departments/parks-rec) and in the City's 2000 Comprehensive Plan. Table 1 on page 8 provides a list of existing park and recreational facilities in McCall.

#### ***Veterans' Memorial/Community Park***

This small, .2-acre pocket-park located at the corner of Third Street and Lenora in Downtown provides a memorial to World War II veterans, as well as benches, lawn and landscaping. The historic McCall jail sits on this site and is currently undergoing rehabilitation. Commemorative signing is being planned.

#### ***Skateboard Park***

A 14,000 square foot, in-ground concrete skateboard park is planned. 5,100 square feet of the park will be developed in the first phase. The skate park is located to the east of Heartland High School and will become part of the City's park and recreation system, under a use agreement with the high school. The Skateboard Park will include bowls and street features, and a viewing area with picnic tables, benches, restrooms, parking, a drinking fountain and phone booth.

#### ***Art Roberts Park***

Art Roberts Park is approximately one half acre in size and located due north of Second Street in Downtown McCall. It features two municipal docks, a grassy slope, public art, picnic benches, and a small sandy wading and swimming beach. There is no formal parking lot for the park. Parking is available on adjacent streets or at City Hall. Art Roberts Park affords an incredible view of Payette Lake and is located on an axial alignment (Second Street) to the City's library and current public facilities campus.

#### ***Pine Street Park***

The City of McCall owns this one half-acre lot adjacent to the church property and across from the Farmers Market off of Pine Street. Community representatives have expressed interest in developing the site with uses compatible to the church and Farmers' Market. Although primary functions of the church will be moving to another site, they intend to continue day care and food bank operations at this in-town site. It is recommended that the City consider development of a tot lot and parking area at this site. The tot lot would provide much needed playground facilities for the community and the adjacent day care operation. The parking area would serve the surrounding uses, including the day care, food bank, farmers' market, and various businesses. This could be considered as an interim functional solution for the site while it continues to be "land banked" for potentially another type of development in the future.

#### ***Wild Horse Neighborhood Park***

This .76-acre site, located at Thompson Avenue and Wild Horse Drive, is currently undeveloped. Funding is needed to install improvements, including a playground and pathways to serve the surrounding neighborhood.

#### ***Davis Beach Park***

Davis Beach Park is 1.2 acres and located at the west end of Diamond Street, off Davis Avenue, near Lick Creek Road. Davis Beach Park is more of a passive park favored by local families and nearby cabin owners. The park provides a sandy beach and swimming opportunities on the lake. There are two docks that are privately maintained and owned, but open to the public (pedestrian use only). Boat mooring is limited to the dock owners, who are nearby cabin owners and whose predecessors constructed the docks before the park was deeded to the City. Restroom facilities are limited to portable facilities during the summer season. There is no vehicle parking adjacent to the park, but parking is available at the municipal lot at the southeast corner of Lick Creek Road and Davis Avenue.





*Rotary Park*

### **Rotary Park**

Rotary Park is 1.65 acres and located at the east end of Lardo Bridge, north of Highway 55 on Payette Lake, where the North Fork of the Payette River exits the Lake. There is an extensive grassy area with picnic tables, a swimming beach, and a parking lot. As indicated by its name, the park was developed and is sponsored by Rotary International.

### **Brown Park**

Brown Park (previously known as Mill Park) is a 1.76-acre site located north of the corner of East Lake Street with Hemlock Street, west and north of the adjacent condominiums, generally north along the Lake from the Marina. This park is connected to Legacy Park by waterfront lands north and south of the Marina. Brown Park has a children's playground and restroom facilities. There is no parking lot in the park. Park visitors typically walk in from surrounding neighborhood or park on surrounding streets. Fish pen docks and public dock space for swimming and boating have been rebuilt at Brown Park.

### **Legacy Park**

Legacy Park, the City's waterfront centerpiece and the focal point for Winter Carnival and other festivities, is 3.2 acres and located in Downtown McCall, at the corner of Third Street (Highway 55) and East Lake Street and to the northeast along

East Lake Street. The park includes a volleyball court, restrooms, picnic tables, pathways, municipal boat launch, and a swimming beach. The park was improved within recent years based on funding from a bond levy. The park includes a parking area for approximately 20 cars, and nearby on-street parking is also available on East Lake Street.



*Steps at Legacy Park*

### **Fairway Park**

Fairway Park is a 5-acre site that provides two softball fields and serves as a site for Amateur Softball Association of America (ASA) softball tournaments. Fairway park is located next to the Aspen Condominiums. Plans for development include a playground.

### **Broken Ridge Park**

Dedicated to the City recently as part of a private development project, Broken Ridge Park is a 6.69-acre linear site located to the west of Boydston Street. The site is a forested nature preserve and intermittent drainage way. Further study is needed to determine the type of recreation facilities that could be accommodated at this site, but likely passive uses such as nature trails, benches, and picnic areas are possible. Small play areas/tot lots could possibly be located in the north and/or south areas of the park to serve the surrounding residential neighborhood.



## Introduction and Existing Conditions



*Sheep Bridge at River Front Park  
Photo courtesy of Gary Ertter*

### **River Front Park**

River Front Park (previously known as Riverside Park), is located along the North Fork of the Payette River across Mission Street from the airport. The 40-acre site is currently undeveloped and used informally for passive activities (hiking, nature walks, etc.) Presently the park has the appearance of its immediate past use as a gravel pit. An historic livestock trail goes through this area. Future improvements are planned at this location.

### **Other Local Recreation Facilities**

There are several public and private recreational facilities in McCall, summarized below.

#### ***Municipal Golf Course***

The Municipal Golf Course is a 166-acre, 27-hole course located off Davis Avenue on Reedy Lane in the northeastern part of the City. The course offers challenges for all levels of golfers and includes a modern clubhouse, pro shop, and meal and beverage service.

#### ***Multi-use Paths and Bike Paths***

There are currently more than five miles of signed, paved and unpaved paths and trails located within the city limits of McCall. Significant segments of these paths and trails are located along and parallel to the lakeshore.

#### ***Heartland Gymnastic Center (Privately Owned and Operated)***

The Heartland Gymnastic Center, located on Third Street, includes gymnastic equipment (trampoline, spring floor, etc.) and offers a variety of programs.

#### ***Manchester Ice and Event Centre (Privately Owned and Operated)***

The Manchester Ice and Event Centre is located on E. Lake Street and 2<sup>nd</sup> Street. This is a year-round, indoor facility that provides opportunities for figure skating, ice hockey, and curling events. The facility houses a regulation NHL-size hockey rink (85'x200') and grandstand seating for 650 people. Ice skate rentals and sharpening, as well as food service, are also provided.



*Manchester Ice and Event Centre*

#### ***Mile High Marina***

Mile High Marina is located next to Legacy Park on Payette Lake, off of East Lake Street in McCall. The marina provides boaters and lake visitors with various amenities such as ice, fuel, and boat launch access. A 72-hour parking lot for boat trailers is located about one block away. Marina operators have plans to expand and improve the marina and surrounding areas in the near term future.

#### ***Central Idaho Historical Museum***

This 4-acre site is located adjacent to Highway 55, a couple of blocks from the Downtown core of McCall. Built in 1936-37 by the Civilian Conservation Corps, the historic Campus has eight vintage log, board and batten buildings. This site includes four buildings that are on the National





*Fire warden's cabin at Central Idaho Historical Museum site*

Register of Historical Places including the Fire Warden House, Garage and Crew Quarters, the Machine Shop, and the Pump House. The site also includes a visitor center, outdoor interpretive displays, a self-guided tour of the above sites, public restrooms, parking, and picnic tables.

### Existing Park and Recreational Programs

A number of programs are available through the Parks and Recreation Department. Both summer and winter programs are available. Summer activities include hiking excursions, softball and baseball leagues, and swimming lessons. Winter activities include an after school program, youth movie night, dodge ball league, hockey, gymnastics. A year-round art program is also available through the McCall Arts and Humanities Council.

### Regional Recreational Facilities and Opportunities

McCall is surrounded by an abundance of year-round recreational opportunities ranging from hiking, skiing, world-class river rafting, boating, and wildlife viewing. Several local resorts, as well as Ponderosa State Park, Payette Lake, Cascade Lake, and Payette National Forest provide recreational opportunities for residents, and visitors alike. Below is a list of recreational destinations near McCall.

#### ***Payette Lake and River***

Payette Lake, a 5,330 acre glacial lake, provides summer recreation including swimming, beaches, boating, jet-skiing, kayaking, and fishing. The Payette Cup Regatta is an annual event held on the lake that draws hundreds of visitors to McCall in early June. The Payette River extends south to the Cascade Lake.

#### ***Cascade Lake and Reservoir***

Cascade Lake, located approximately 20 miles south of McCall also provides many of the same summer activities found at Payette Lake including swimming, fishing, boating, and jet-skiing.

#### ***Payette National Forest***

This 2.4 million-acre national forest is McCall's "backyard" and includes 2,100 miles of trails, 2,500 miles of roads, 15,000 miles of streams and rivers, and 30 campgrounds. Endless adventure includes hiking, rafting, rock climbing, flying, fishing, hunting, and bird and wildlife viewing. Winter snowmobiling is also a very popular activity.

#### ***Ponderosa State Park***

This 1,630-acre park has two units on Payette Lake, the 1,000-acre Peninsula Unit and the 630-acre North Beach Unit, located at the north end of Payette Lake. Recreational facilities include public beaches, 202 campsites at the peninsula and 24 campsites at North Beach, 14 miles of cross-country ski trails, hiking, mountain biking, and water sports.

The character of the park is molded by its diverse topography. It ranges from arid sagebrush flats to a lakeside trail; from flat, even ground to steep cliffs; and from dense forest to spongy marsh. Nature trails and dirt roads have been developed so visitors can enjoy these areas. Camping is available in the park and in nearby Lakeview Village.

The park's namesake, the 150-foot-tall ponderosa pine, is the most noticeable species of tree. Douglas and grand fir, lodgepole pine and western larch also grow in the park. Birds often sighted include



## Introduction and Existing Conditions

osprey, red-tailed hawks, bald eagles, Canada geese, wood ducks and mallards, along with a variety of songbirds, woodpeckers, hummingbirds and ravens. Visitors often spot deer, red fox, beavers, muskrats, and bear. The park is rich in wildflowers, especially along the interpretive trail that winds around Meadow Marsh.

At the north end of Payette Lake lies the 630-acre North Beach Unit – the largest public sandy beach on the lake. Primitive camping is available. The Payette River winds placidly through timbered country and provides excellent canoeing. The area is also a sanctuary for wildlife including deer, ducks

fish, and numerous small fur-bearing animals. There are vault toilets, but no other facilities in this area.

### *Activity Barn*

The Activity Barn, a privately operated facility located two miles south of McCall, provides a lift for snow tubing, as well as sleigh rides and cross-country skiing and food service.

### *Destination Resorts and Developments*

A number of private resorts and developments offer year-round recreational activities and opportunities for their guests and residents. Facilities such as

**Table 1 Existing Parks and Recreation Land Base and Facilities**

| Name of Park/Facility                     | Size (in acres) | Recreation Facilities Available  | Type of Park   |
|---|-----------------|--|--|
| <i>Local Parks Maintained by the City</i> |                 |  |  |
| Veterans' Memorial/Community Park         | 0.20            | Benches, landscaping, Veterans' Memorial, historic jail interpretive site  | Mini-park/Pocket Park  |
| Art Roberts Park                          | 0.50            | Docks, grassy area, picnic benches, beach access (small sandy beach)   | Mini-park/Pocket Park  |
| Pine Street Park                          | 0.50            | None - not yet developed; play structure and parking needed  | Mini-park/Pocket Park  |
| Wild Horse Neighborhood Park              | 0.76            | None - not yet developed; play structure planned   | Neighborhood Park  |
| Davis Beach Park                          | 1.20            | Beach access, swimming; boat mooring and docks are privately held but public for pedestrian use; portable restrooms in season  | Neighborhood Park  |
| Rotary Park                               | 1.65            | Grassy area, picnic tables, swimming beach, and parking lot  | Neighborhood Park  |
| Brown Park (Formerly Mill Park)           | 1.76            | Swimming beach, playground, restrooms, fish pen docks (proposed to be relocated/rebuilt this fall, already permitted and funded)   | Neighborhood Park  |
| Legacy Park                               | 3.20            | Volleyball court, restrooms, picnic tables, pathways, swimming beach, public boat launch   | Neighborhood Park (with some special uses and community functions) |
| Fairway Park                              | 5.00            | Softball fields, portable restrooms; play structure planned  | Neighborhood and Special Use Park/Sports Fields                    |
| River Front Park                          | 40.00           | Current uses include passive hiking/walking; development is planned to include paths, nature viewing, sports fields, river-oriented uses, an amphitheater, and other types of uses | Community Park   |
| <b>Total Parks and Open Space Area</b>    | <b>54.77</b>    |  |  |



tennis courts, swimming pools, paths and trails for summer and winter use, and other amenities are provided at a number of these locations. Presently, the following major destination resorts are located in the McCall vicinity:

- Brundage Mountain Resort – a year-round destination resort located about 8 miles from McCall. Brundage is best known as a ski resort in the winter, but summer and fall activities are also available, including river rafting, hiking, scenic chair lift rides, mountain biking, and concerts.
- Tamarack Resort – a year-round resort located on Lake Cascade outside of Donnelly, approximately 15 miles south of McCall. Tamarack offers winter skiing, summer hiking and biking, and multi-trip adventures including river rafting, kayaking, jet-boating, horseback riding, golfing, and high-mountain fishing.
- Whitetail Club – mostly known as a golf destination, this resort also offers lake activities such as kayaking, canoeing, and swimming.

**Table 1 Existing Parks and Recreation Land Base and Facilities (continued)**

| Name of Park/Facility   | Size              | Recreation Facilities Available  | Type of Park  |
|---|-------------------|--|---|
| <b>Other Facilities Operated and Maintained by the City</b>   |                   |  |   |
| Municipal Golf Course   | 166 acres         | 27-hole golf course, club house  | Special Use   |
| Multi-use Paths and Bike Paths                                | 5 miles           | Signed pathways, paved and unpaved trails  | Paths and Trails  |
| Central Idaho Historical Museum/Grounds                       | 4 acres (approx.) | Historical museum building and other historical buildings, interpretation, trees and landscaped grounds                                    | Special Use; not counted in acreage above because the site does not function as an official city park   |
| Broken Ridge Park   | 6.69 acres        | None - not yet developed; may be able to develop for passive use such as nature trails, and possibly a small tot lot; further study needed | Natural Area Preserve: may be able to develop some passive recreation and Neighborhood Park type uses; further study needed; not included in acreage because use as park is tentative |
| Skateboard Park   | NA                | Skate bowl, ramps, half pipe, quarter pipes, rails, fun box, benches, viewing area, restrooms (under development)                          | Special Use   |
| <b>Facilities Operated and Maintained by Private Entities</b> |                   |  |   |
| Heartland Gymnastic Center                                    | NA                | Full-facility, gymnastic equipment (e.g., trampoline, spring floor)  | Special Use   |
| Manchester Ice and Event Center                               | NA                | Year-round indoor ice skating rink and programs  | Special Use   |

*Regional recreation facilities such as those available at Ponderosa State Park and in the Payette National Forest are additional resources to the public – see master plan text.*





## Introduction and Existing Conditions

### Existing Parks and Recreation Operations

Currently, the City's Parks and Recreation Department includes a staff of three permanent employees (including the Parks and Recreation Director) and six seasonal employees. McCall's parks and recreation facilities and programs experience higher use in the summer and as such, the seasonal employees are retained for summer time support. Their job duties include mowing, watering, bathroom and trash maintenance, sweeping bike paths, weed control, plumbing, irrigation, updating maintenance in parks, and group projects. The FY 2006 City budget report indicates that the Parks and Recreation Department intends to increase staffing to add one additional summer seasonal employee and extend one position to an eight month duration as a parks maintenance leader position.

Currently parks maintenance staff are housed in the golf course maintenance facility. The facility is in need of upgrades and improvements including paving, building structural improvements, bathrooms, and additional storage. Recreation staff currently share the airport hangar space, which is in good condition.

#### ***Parks and Recreation Facility Planning***

In recent facility planning efforts, the City is considering if parks and recreation staff should be collocated with other staff. There is also discussion related to whether or not to consolidate parks and recreation staff together in one facility or to keep park maintenance separated. As part of this ongoing analysis the following considerations are recommended:

- Collocation of parks and recreation staff with other City staff likely would provide administrative and cost efficiencies, especially in the near term (over the next five years). Over the long term, as the Parks and Recreation Department grows, their operations (both

administrative and maintenance) could be located separately from other City functions.

- Consolidation of all parks and recreation staff and parks maintenance staff also would provide efficiencies in work coordination and communications, if sufficient space could be provided. The Department has a current goal of consolidating all parks and recreation functions into one location.



*River Front Park site  
Photo courtesy of Gary Ertter*

- There has been discussion of creating a maintenance facility at River Front Park to house seasonal maintenance staff. However, it may be beneficial in the near term for maintenance staff to continue to be located closest to the highest concentration of parks and facilities they maintain. Over the long term as more parks are developed around the City, River Front Park or another location might be an appropriate site for a parks maintenance facility, or a combined parks and recreation headquarters.

#### ***Existing Parks and Recreation Administrative and Operations Costs***

The adopted FY 2006 budget for the City of McCall allocates a total annual budget of \$200,713 for parks administrative and operating expenses and \$153,588 for recreation administrative and operating expenses



(not including any contingent expense set asides). Currently, the City actively maintains approximately 20 to 25 acres of developed park lands and public properties. Applying solely the parks budget to that acreage, the City is currently spending approximately \$8,000 to 10,000 per acre for parks administration, maintenance and operations. This cost allocation is consistent with other cities of similar size and characteristics and with similar park land bases. As the City's land base of developed park land increases, the overall costs of parks operations and maintenance will increase, but the cost per acre could likely decrease due to efficiencies in scale and concerted efforts to minimize maintenance costs.



## Parks Classifications

Park classifications can aid land acquisition as well as planning and design decisions for parks and recreation facilities. Each park classification typically has a distinctive size and set of land uses and functions as described below. Several factors should be considered when choosing the appropriate classifications for park lands:

- Specific needs in the neighborhood, service area or community setting;
- Relationship of need, design criteria, service capability, and suitability of a specific site to support desired recreation activities;
- Feasibility of school/park projects in terms of site development and facility use for public recreation purposes;
- Opportunities to create public/private partnerships or partnerships between public jurisdictions; and
- Operational, maintenance, and program service requirements of the population served by a particular type of park.

The following parks classification descriptions are modeled from standards and guidelines of the National Recreation and Park Association (NRPA), as well as recommendations of the Urban Land Institute (ULI). The City of McCall may choose to expand these classifications as part of the future comprehensive plan update. Table 2 on page 19 lists these classifications and the typical features of each type of park. Table 3 on page 22 depicts typical characteristics of various types of recreation facilities.

## Community Parks

Community parks serve a broader set of needs and purposes than mini-parks and neighborhood parks.

The focus of these parks is on meeting community recreation needs, as well as preserving unique landscapes and open spaces. In a small town, a community park may serve the entire community, or a significant segment of the City's population. The size of community parks should be determined by their desired usage. Typically, community parks are larger than 15 acres and often between 30 and 50 acres in size. These parks provide opportunities for a diverse mix of uses, including both outdoor and indoor recreation facilities to serve the community. Active, as well as passive recreation uses and facilities are common.



*Photo courtesy of Tom Stewart Photography*





## Needs Assessment

Community parks typically include sports fields, park maintenance and equipment storage areas, play structures/areas, family and group picnicking facilities (tables, shelters, barbeque pits, etc.), and restrooms. Community parks may include concession stands (food and beverage) and even small community centers and meeting facilities. A wide range of outdoor recreation facilities can be provided at these parks in addition to sports fields and play areas, including tennis courts, skate courts, BMX courses, amphitheaters/performing arts pavilions, volleyball, sports courts, archery ranges, horseshoe pits, and swimming beaches and pools (including wading pools and water features). Park facilities are typically connected by an accessible system of paved paths. Jogging trails, dog run areas, and other uses can also be provided. Community parks also can provide ideal settings for nature trails and nature study, as well as general open space areas.

Community parks typically serve an area within two to five miles from the park. People should be able to drive, bicycle, or walk to a community park from nearby neighborhood, schools, civic areas, and commercial districts. As such, community parks should be easily accessible from the City's street system and connecting routes should include sidewalks and bike lanes. Where possible, connections to community paths and trails are also desirable.

### Neighborhood Parks

Neighborhood parks are typically two to seven acres in size optimally, but they can be smaller or larger depending on the facilities they provide and how they've been acquired. Neighborhood parks serve the very specific needs of the surrounding neighborhoods. These sites are typically the focal points of the neighborhood and offer family activities that can be enjoyed within walking distance from home.

Neighborhood parks may include facilities such as play structures, picnic areas (tables and shelters), sports courts (including basketball), lawns/grassy areas, skate courts, pavilions, tennis courts,

volleyball, horseshoe pits, bocce, and other types of recreational facilities. Neighborhood parks often provide restrooms. Some neighborhood parks also provide softball or soccer practice or game fields if space is available and there is a need in the neighborhood. They also can include many of the same types of facilities as mini-parks or pocket parks, including gardens, public artworks, interpretive signs and historic markers. Sometimes school playgrounds and green spaces serve as informal neighborhood parks within communities.

Neighborhood parks typically serve an area within one half to one mile from the park. They are typically located within neighborhoods and residential areas and are connected to neighborhoods through trails, sidewalks, bikeways and greenways. Locating a neighborhood park central to the neighborhood and in a highly visible location helps encourage its use and stewardship. Parking is not a requirement of neighborhood parks, particularly if there is a goal to encourage neighborhood-specific use and increase pedestrian travel in communities. Parking can be provided if desirable.

### Mini-Parks/Pocket Parks

Mini-parks or pocket parks are small isolated public spaces that provide unique opportunities to the



*Existing walkway along E. Lake Street*



communities. Sizes of these parks vary, but they are typically less than two acres and can be much smaller – such as sites that are one half acre or less, city lots, partial lots, street corners, or vacated right-of-way segments.

When located in neighborhood areas, mini-parks can include tot lots and playground areas, or other types of recreation facilities, such as horseshoe pits, picnic tables, or even small sports courts. When located downtown or in commercial areas, mini-parks typically serve more passive purposes, and might include public plazas or small social gathering spaces, scenic overlooks, or serve as locations for public artworks or memorials. The Veterans' Memorial/Community Park site in McCall is an example of a mini-park or pocket park. These types of parks can also include p-patches – vegetable and flower gardens cared for by community groups. Mini-parks may also include facilities such as trees and landscaping, benches, drinking fountains, interpretive elements, historical markers, bicycle racks, trash receptacles, or other street furnishings that can be used by the public – including residents, employees and visitors.

Improvements in mini-parks or pocket parks should meet the needs of the immediate neighboring uses, whether commercial or residential. Mini-parks can be distributed from one quarter mile to one half mile within neighborhoods or commercial districts and connected through a series of paths, trails, sidewalks, bikeways, and greenways. Ideally, these parks and places are connected through designated pedestrian and/or bicycle routes. For example, in McCall, the community has expressed interest in creating a series of pocket parks along Third Street as part of future streetscape improvements

Although mini-parks and pocket parks are typically less cost-effective to maintain than larger parks, they serve important, unique needs in the community and greatly enhance community character and livability. Many mountain resort towns have developed series of pocket parks in their downtown, waterfront, and shopping districts to serve visitors, as well as residents.

## Special Use Parks and Facilities

Special use parks serve a number of different functions, and can be designed for revenue-generating enterprises or created specifically to serve the demand for a particular sport, recreation activity or special event. A special use park may also be a sports park or festival site. Examples include water parks, amphitheaters/performance venues, festivals, swap meets, farmers' markets, skateboard parks, BMX parks, and other types of facilities. The sizes of these parks vary depending on the intended use and programming.



*Payette Lake - spring thaw*

## School Parks

School parks provide an opportunity to fulfill needs of the community that may not be available through other parks. Since schools are typically located within walking distance of neighborhoods, they are easily accessible to the community and sometimes can fulfill the needs of a neighborhood park. Just as with neighborhood and community parks, the connecting routes to schools and school parks should include bike lanes, sidewalks, and where possible, should connect to the community's multi-use path system. The play fields at McCall's school campuses provide important space for sports activities as well as informal recreation uses.



### Sports Complexes and Regional Athletic Parks

Sports complexes consolidate athletic fields onto fewer sites strategically located and distributed throughout the community. Grouping types of fields together can encourage tournaments that contribute to the local economy (such as annual Little League or soccer tournaments). Since these parks include heavily programmed athletic facilities for softball, baseball, and soccer, transportation access, circulation and parking are important considerations in their planning, design and development. Buffering and design treatments to mitigate noise and lighting from these parks are also critical considerations.

### Regional Parks

Regional parks serve a broad spectrum of regional recreation needs and often require partnership with landowners and neighboring jurisdictions. These parks typically require substantial funding sources for development. Landowner/manager participation and coordination, as well as public involvement are critical to the successful development of these parks. Regional parks include activities that tend to draw recreationists from longer distances, such as boating, hiking, camping, fishing, golfing, picnicking, and other uses. These parks tend to be large (100 to 200 acres or larger) and because of their regional focus, they are not typically figured into the “core” park land provided by a municipality.

A regional park would serve a broader service area than the City of McCall’s parks and recreation service area and may serve all the communities of Valley County. In many ways, Ponderosa State Park functions as a regional park to the McCall area, in addition to its function as an Idaho state park.

### Off-Leash Areas for Dogs or Dog Parks

Off-leash areas or dog parks are designated sites where dogs are permitted to run without leashes.



*We need places to play too!*

Regulations are posted at the sites and bags and trash cans/drop boxes are provided so pet owners can pick up after their dogs. Community members have expressed a need for a dog park or off-leash areas in McCall, including an area where dogs can have access to the lake.

### Natural Resource Areas, Open Spaces, Forest Preserves and Greenways

These include lands set aside for the preservation of natural resources, forests, wetlands, remnant landscapes, greenways, scenic viewsheds, unique geological features, and other types of wildlife habitats. These areas typically include the land area around the resources that serves as a buffer from other uses. This category covers special sites that have cultural, historical, ecological, or other practical value, and typically these sites can provide environmental education and passive recreation opportunities in addition to resource protection. Nature trails, interpretive facilities, environmental learning centers, and other features can become a part of these areas to expand their use and function in the community.

Trees within towns, cities, and urban areas are recognized as an asset. Street trees and natural forest trees enhance the character of the community and may be the defining elements of greenways and greenbelts to be preserved within and surrounding





the community. Through the Idaho Department of Lands Community Forestry Program, McCall has achieved and maintained “Tree City USA” status for four years. McCall’s Tree Committee serves an important role in the stewardship and preservation of the community’s significant trees and forest remnants.

Greenways are green spaces that tie park system components, neighborhoods, schools and other community uses together. Greenways can function to form a continuous, linear park environment, providing connectivity throughout the community and bringing recreation opportunities to the greatest number of residents. McCall’s path system within the abandoned railroad right-of-way is an example. Greenways can surround the community with green space providing aesthetic and natural resource value as well.

## Paths, Trails, and Pedestrian and Bicycle Ways

In a mountain town that also serves as a tourism and recreational destination, shared use and multi-use paths and trails are an invaluable asset to the community. Paths and trails provide opportunities for year-round recreation (summer bicycling, walking, hiking and winter cross country skiing and snowshoeing), and they enhance connectivity throughout the community. Paths, trails, and pedestrian and bicycle ways provide opportunities for alternative transportation through the community, reducing reliance on motor vehicles for travel and thereby decreasing traffic noise and congestion levels. Recreational paths and trails can meander away from the road network, creating a focus on interacting with the natural environment. Transportation paths and trails provide safe, direct routes between points or along a road network. Paths and trails can connect the recreational assets of a community while also adding to the transportation network.

Community representatives are interested in creating a more bicycle and pedestrian friendly atmosphere throughout McCall. The system of paths and trails

within and surrounding the town is evolving and developing. At present, more than five miles of paved and unpaved paths are available for public use throughout the community. New segments are being added to the path system on a continual basis. As parks and public and private properties develop, the City should encourage connections to and expansions of the public path system. The McCall Bike Path Master Plan (2005 Revision) recommends specific priorities for paths and bikeway projects in the community. Along with implementing the recommendations of the Bike Path Master Plan, a priority should be placed on ensuring that all street improvement projects include on-street bikeways (bike lanes), sidewalks, and paths that meet federal



*Parking at Legacy Park*

and state safety standards. The on-street pedestrian and bicycle system should interconnect with the off-street path system to enhance connectivity and transportation value throughout the entire community.

## Public Art

Public art is an incredible asset in a community, enhancing character and aesthetics and contributing to community pride. Art in public places can come in many forms, including sculptures, murals, architectural features, public furniture, water



## Needs Assessment

features, pavement treatments, and more. Public art should be encouraged throughout McCall, especially in the central business district and in public spaces and parks (mini-parks/pocket parks, neighborhood parks, and community parks), where it can be enjoyed by all.

The McCall Arts and Humanities Council focuses on public art as part of their role in the community, assisting artists in selling their work, raising funds for art, public art installation projects, and other programs. The Council meets regularly, but is not yet a formally recognized commission of city government. Since public art is becoming more of a focus in McCall, it is recommended that the City consider formalizing the role of the Council, particularly related to public art responsibilities. The responsibilities of this formal commission could include overseeing selection and siting of public artworks and ensuring that public art installations meet specific guidelines related to lasting quality, view preservation, and other community objectives. Community Recreation Programs and Recreation Centers

The relationship between recreation programs and park land development is closely tied in every community. Recreation interests and needs of the community often dictate the types of park facilities that should be developed for public use. Cities and towns with year-round emphasis on recreation and four-season climates need to be particularly concerned about the adequacy of both outdoor and indoor activities and facilities to serve the community. In this case, the need for and provision of recreation centers with indoor facilities often becomes part of a community's parks and recreation program.

McCall's recreation program offers a diversity of year-round activities and opportunities for the community. Parks and recreation services and facilities are coordinated and operated through the City's Parks and Recreation Department. More information about recreational program offerings can be found on the City's website: [www.mccall.id.us/government/departments/parks\\_rec](http://www.mccall.id.us/government/departments/parks_rec)



*Current river access conditions*

As recreation needs continue to be defined and programs continue to be offered in McCall, close coordination with the planning, design, and development of parks will be extremely important. Parks should be planned and designed to include specific facilities to support the City's recreation needs and programs.

The community has expressed a strong interest in the need for a multi-generational/multi-purpose recreation center that could accommodate a number of programs. At present, recreation programs are hosted by a range of public and private facilities throughout the City. There is a lack of indoor public space available for programs. There is no indoor public swimming pool. Citizens have repeatedly expressed the need for a place where young people can participate in activities that are focused on them and their needs. Development of a multi-generational/multi-purpose recreation and community center could serve a diversity of functions and greatly enhance year-round livability and quality of life for McCall's citizens, in addition to providing additional recreation opportunities for visitors.



*Table 2 Classifications and Typical Characteristics of Parks*

| <b>Classification:</b>    | <b>Description:</b>  | <b>Typical Facilities Offered:</b>  | <b>Typical Size:</b>  | <b>Typical Location/<br/>Distribution in<br/>Community:</b> |
|---------------------------|--|---|---|---|
| Community Park            | Focused on meeting overall community recreation needs; serves a broader purpose than other parks; can serve entire city or area of city; provides opportunity to preserve landscapes                           | Multi-purpose or specific purpose playfields (softball, soccer, etc.), tennis courts, basketball, restrooms, parking and multi-modal access, group and individual picnic areas, large shelters, play structures, amphitheaters, docks, swimming beaches, parks maintenance and operations facilities, paths/trails, nature areas, interpretives, jogging trails, dog areas, skate facilities, horseshoe pits, gardens, cultural activities, volleyball, and others (combination of some of the above typically) | Larger than 15 acres; often between 30 and 50 acres           | Within 2 to 5 miles   |
| Neighborhood Park         | Focused on serving specific needs of surrounding neighborhood; park is considered an extension of the surrounding neighborhood; recreational and social focus of neighborhood; family activities close to home | Multi-purpose playfields, basketball courts, play structures (for various ages of youth), restrooms, open play areas, tennis, volleyball, horseshoe pits, trails/paths, docks, swimming beaches, gardens, nature areas, interpretives, seating areas/ pavilions, individual and group picnic areas, water features, dog areas, gardens, typically walk-in access but can provide parking (combination of some of the above typically)   | Between 2 and 7 acres optimally, but can be smaller or larger | ½ to 1 mile maximum throughout residential areas            |
| Mini-park/<br>Pocket Park | Small public spaces, plazas, memorials, tot lots, gardens; used to address limited or unique recreational needs or special sites   | Landscaping, special paving, benches, picnic tables, monuments, historical markers, interpretives, pathways, water features, public art, horseshoe pits, scenic overlooks, themed gardens, play structures, volleyball, other elements (one or more of above features)  | Typically less than 2 acres; can be very small                | Varies; could be located in residential or commercial areas |





Table 2 Classifications and Typical Characteristics of Parks (continued)

| Classification:                              | Description:   | Typical Facilities Offered:  | Typical Size:                                    | Typical Location/<br>Distribution in<br>Community:                           |
|--|--|--|--|--|
| Special Use Parks and Facilities             | Typically created for specific recreation needs and commercial purposes; often privately operated                                | Water features, pools, swimming beaches, amphitheaters, marinas, gardens, arboretums, performance areas, farmers’ market, golf facilities, skateboard parks, fitness centers, community recreation centers, fishing, senior centers, restrooms, parking and access, and others (one or more of above features) | Varies   | Varies   |
| School Parks                                 | Playfields, playgrounds, and other sports and recreation facilities at schools; allows for expanded resources to serve community | Ballfields, basketball courts, tennis courts, playgrounds, soccer fields, swimming pools, volleyball courts, running tracks, gym facilities, handball courts and others  | School grounds                                   | At schools; typically in and/or within walking distance of residential areas |
| Sports Complexes and Regional Athletic Parks | Consolidated programmed athletic fields to fewer sites; often serve regional needs   | Typically softball, baseball and/or soccer oriented; can provide facilities for multiple sports, parking and access, concessions, practice areas and other facilities  | Varies depending on demand and sports offered    | Varies; typically accessible to region; strategically located                |
| Regional Parks                               | Serve the needs of the broader region; generally destination recreation sites  | Camping, hiking, walking and bicycling paths and trails, restrooms, boat access and water recreation, large natural area preserves, multi-sports complexes, group picnicking, open fields/play areas, and others   | Typically very large – 50 to 200 acres or larger | Varies, typically accessible to region; strategically located                |



*Table 2 Classifications and Typical Characteristics of Parks (continued)*

| <b>Classification:</b>  | <b>Description:</b>  | <b>Typical Facilities Offered:</b>  | <b>Typical Size:</b>  | <b>Typical Location/<br/>Distribution in<br/>Community:</b>   |
|---|--|---|---|---|
| Off-Leash Areas for Dogs/ Dog Parks                                 | Areas set aside for off-leash dog use; dog runs; dog beaches   | Parking, but can be walk-in; open grassy fields, walking trails/paths, restrooms, dog waste bags/drop boxes, water  | Varies; 1 acre or more  | Varies, typically located separately from other active uses; desire for lakefront area in McCall                            |
| Natural Resource Areas, Open Spaces, Forest Preserves and Greenways | Areas set aside for preservation of natural resources, unique landscapes, forests, green spaces, viewsheds, and visual/aesthetic buffering | Typically passive recreation uses; walking and hiking paths, nature trails, interpretives and nature education, picnic areas, parking and access at trailheads, bicycling paths, and other elements   | Varies depending on resource area being preserved             | Based on resource availability and opportunity  |
| Paths, Trails, Pedestrian and Bicycle Ways                          | Linear travel ways for pedestrians and bicyclists; can serve both recreational and transportation functions in the community               | Paved paths, unpaved/soft surface trails (many types of paths and trails that serve multiple functions), sidewalks, pedestrian promenades, boardwalks, docks, bike lanes, and the linear public spaces adjacent to these facilities; can include trailheads with parking and restrooms, signing, trail mileage markers and other features | Varies, see AASHTO standards and City's Bike Path Master Plan | Throughout community – connective threads; includes both off-street, separated paths and on-street bike lanes and sidewalks |







Table 3 Recreation Facility Development and Space Guidelines (continued)

| Activity/<br>Facility        | Recommended<br>Size &<br>Dimensions   | Recommended<br>Space<br>Requirements | Recommended<br>Orientation  | Service Radius,<br>Local Notes, and<br>Level of Service<br>Recommended   | Estimated<br>Population<br>Served By<br>One Facility |
|------------------------------|---|--------------------------------------|---|--|--|
| <b>Field Hockey</b>          | <ul style="list-style-type: none"> <li>• 180' x 360'</li> <li>• min of 10' clearance on all sides</li> </ul>                                  | Min 1.5 acre                         | Fall season – long axis northwest or southeast. Otherwise, long axis north-south              | <ul style="list-style-type: none"> <li>• 15-30 minute travel time</li> <li>• Usually part of baseball, football, or soccer complex in community or school park</li> </ul>                            |  |
| <b>Football</b>              | <ul style="list-style-type: none"> <li>• 160' x 360'</li> <li>• min of 10' clearance on all sides</li> </ul>                                  | Min 1.5 acre                         | Same as field hockey  | <ul style="list-style-type: none"> <li>• 15-30 minute travel time</li> <li>• Same as field hockey</li> </ul>   |  |
| <b>Soccer</b>                | <ul style="list-style-type: none"> <li>• 195' to 225' x 330' to 360' with a min of 10' clearance on all sides</li> </ul>                      | 1.7-2.1 acres                        | Same as field hockey  | <ul style="list-style-type: none"> <li>• 1 to 2 miles</li> <li>• Number of units depends on popularity</li> <li>• Youth soccer on smaller fields adjacent to fields or neighborhood parks</li> </ul> | 1,050  |
| <b>Golf</b><br>Driving Range | <ul style="list-style-type: none"> <li>• 900' x 690' wide</li> <li>• Add 12' width each additional tee</li> </ul>                             | 13.5 acres for minimum of 25 tees    | Long axis is southwest-northeast  | <ul style="list-style-type: none"> <li>• 30 minute travel time</li> <li>• Part of golf course complex</li> </ul>   |  |
| 1. Par 3 (18 hole)           | <ul style="list-style-type: none"> <li>• 600-720 yards average length</li> </ul>  | 50 to 60 acres                       | Majority of holes on north-south axis   | <ul style="list-style-type: none"> <li>• ½ to 1 hour travel time</li> </ul>  |  |
| 2. 9-hole standard           | <ul style="list-style-type: none"> <li>• 2,250 yards average length</li> </ul>  | Min of 50 acres                      |   | <ul style="list-style-type: none"> <li>• 9-hole course can accommodate 350 people/day</li> </ul>   |  |
| 3. 18-hole standard          | <ul style="list-style-type: none"> <li>• 6,500 yards average length</li> </ul>  | Min of 110 acres                     |   | <ul style="list-style-type: none"> <li>• 500-550 people/day</li> <li>• Courses may be located in community, district or regional park</li> </ul>   |  |
| <b>¼ mile Running Track</b>  | <ul style="list-style-type: none"> <li>• Overall width – 276'</li> <li>• Length – 600'</li> <li>• Track width for 8-4 lanes is 32'</li> </ul> | 4.3 acres                            | Long axis in sector from north to south to northwest-southeast, with finish line at north end | <ul style="list-style-type: none"> <li>• ¼ to ½ hour travel time</li> <li>• Usually part of a high school or community sport complex</li> </ul>  |  |



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Table 3 Recreation Facility Development and Space Guidelines (continued)

| Activity/<br>Facility                               | Recommended<br>Size &<br>Dimensions  | Recommended<br>Space<br>Requirements                       | Recommended<br>Orientation  | Service Radius,<br>Local Notes, and<br>Level of Service<br>Recommended   | Estimated<br>Population<br>Served By<br>One Facility |
|---|--|--|---|--|--|
| <b>Softball</b>                                     | <ul style="list-style-type: none"> <li>• Baselines – 60'</li> <li>• Pitching – 45' men, 40' women</li> <li>• Fast pitch field radius from plate – 225'</li> <li>• Slow pitch – 275' men, 250' women</li> </ul>                         | 1.5 to 2.0 acres   | Same as baseball  | <ul style="list-style-type: none"> <li>• ¼ to ½ mile</li> <li>• May also be used for youth baseball</li> </ul>   | 1,640  |
| <b>Multiple-use Court (basketball, tennis, etc)</b> | <ul style="list-style-type: none"> <li>• 120' x 80'</li> </ul>   | 9,840 sq ft  | Long axis of court with primary use north-south                                   | <ul style="list-style-type: none"> <li>• 1 to 2 miles</li> <li>• Locate in neighborhood or community parks</li> </ul>  |  |
| <b>Archery Range</b>                                | <ul style="list-style-type: none"> <li>• 300' length x minimum 10' between targets</li> <li>• Roped clear area on side of range min 30' clear space behind targets</li> <li>• Min of 90' x 45' with bunker</li> </ul>                  | Min 0.65 acres   | Archer facing north +/- 45 degrees  | <ul style="list-style-type: none"> <li>• 30 minute travel time</li> <li>• Part of a regional complex</li> </ul>  |  |
| <b>Swimming Pools</b>                               | <ul style="list-style-type: none"> <li>• Teaching – min 25 yards x 45' with even depth of 3-4 ft</li> <li>• Competitive – min 25 m x 16 m; min 25 sq ft water surface per swimmer</li> <li>• Ration of 2 to 1 deck to water</li> </ul> | Varies on size of pool and amenities; usually 1 to 2 acres | None, but care must be taken in siting life stations in relation to afternoon sun | <ul style="list-style-type: none"> <li>• ¼ to ½ hour travel time</li> <li>• Pools for general community use should be planned for teaching, competitive and recreational purposes with 1 m to 3 m diving boards</li> <li>• Located in community or school complex</li> </ul> | 8,250  |



*Table 3 Recreation Facility Development and Space Guidelines (continued)*

| Activity/Facility   | Estimated Population Served By One Facility |
|---|---|
| <b>Skatepark</b><br>7,000 square feet<br>17,000 square feet | <br>6,410<br>15,560                         |
| <b>BMX Track</b>  | 6,250                                       |
| <b>Trails (per mile)</b><br>Paved Multi-use<br>Soft Surface | <br>960<br>430                              |
| <b>Accessible Shoreline Fishing (per mile)</b>              | 3,150                                       |
| <b>River Access With Boat Launch Area</b>                   | 13,650                                      |
| <b>Picnic Area</b><br>Family<br>Group                       | <br>160<br>2,780                            |
| <b>Park Bench</b>   | 130   |
| <b>Outdoor Events Venue/Amphitheater (per acre)</b>         | 2,380                                       |

*Note: these standards should be applied with flexibility, good planning judgment, and the specific needs and interests of the community in mind. Reference sources: City of Hailey Parks and Recreation Standards, 2002 and Small Community Parks and Recreation Standards, State of Colorado, 2003 prepared by the Rural Planning Institute.*





## Developing Parks and Recreation Standards for McCall

### Traditional Approach to Developing Standards

For decades, the National Recreation and Park Association (NRP) recommended the use of specific level of service (LOS) standards to assess the need for parks and recreation facilities in communities of all sizes. The NRP standards and guidelines became an important resource for park professionals through the mid- to late 1990s. Many communities adopted these standards across the nation. These specific standards and guidelines have been broadly applied to a diversity of communities, and cities of very different sizes have used the same set of standards to assess parks and recreation needs, even though the communities may have decidedly different needs and characteristics.

### Community-Tailored Standards and Guidelines

More recently, the NRP has suggested that communities develop their own specific standards and guidelines to better fit the needs of their citizens. More recent guidelines have shifted away from setting specific park land area standards and instead recommend flexibility in order to accommodate the unique circumstances and situations that can and do arise in various communities. As a result, communities across America have developed their own standards based on a review of national guidelines balanced with the specific needs, interests, and characteristics of the community.

Many communities have adopted an overall goal for acquisition of park land, as well as specific objectives for the types of parks and the facilities they should include to serve the specific interests and needs of their citizens and visitors. Communities have adopted broad goals to ensure that the quantity of their parks land base is generally

adequate to serve their population, while also setting specific goals and objectives for the types and sizes of parks and facilities needed. For example, a general goal of attaining a certain number of acres of open space/park land per 1,000 population is common in communities throughout the United States. This goal often tends to function as a general measure to ensure that an adequate overall quantity of open space and park land is provided. Additionally, communities often propose standards and recommendations for the types, sizes, and numbers of specific parks, that when totaled may exceed the general acreage goal. For example, the need for neighborhood parks distributed within 1/2 to 1 mile within residential areas of communities is based on a geographic location need, not exclusively an acreage/land base need. There may be opportunities to acquire and develop neighborhood parks over varying sizes to meet these geographic needs. Also, because park lands are acquired through a number of ways (dedications, donations, development agreements and requirements, etc.) the prescription of a specific acreage per thousand should always be considered an estimated minimum, and not a maximum.

### Development of Specific Parks and Recreation Guidelines for McCall

Extensive research was completed to develop a specific set of guidelines to inform future acquisition, planning, design, and development of the City's



*Brown Park  
Photo courtesy of Tom Stewart Photography*

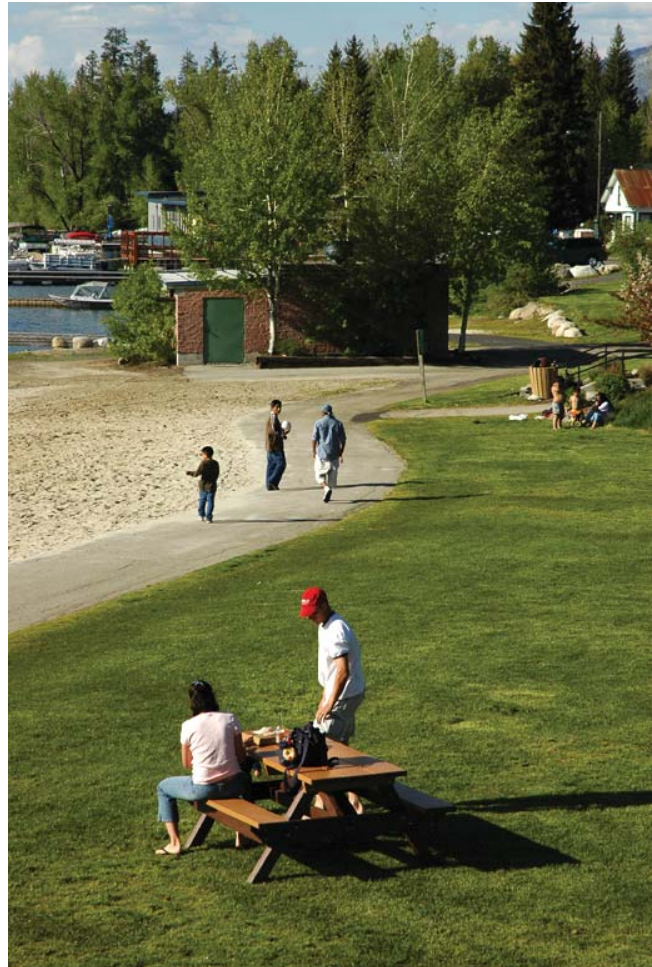


park lands. In addition to reviewing national guidelines, comparable towns and cities in the Pacific Northwest and Intermountain West were researched to confirm standards and guidelines being used in similar settings. General guidelines and recommendations for the sizes and types of parks to be provided in McCall as the City grows were developed based on this research. These projected needs were based on review of the existing parks in McCall and analysis of the potential demand for parks and recreation facilities to meet future growth, as well as input and comments from the community, the Parks and Recreation Advisory Committee and City staff.

Additionally, the *Small Community Parks and Recreation Planning Standards* developed by the Rural Planning Institute for the State of Colorado also served as a helpful resource. These standards address the demand for specific recreation facility types in response to the actual use patterns and desires of small communities in Colorado (with similar characteristics and needs to those of McCall). This model provides a very tailored approach to addressing a community's needs that goes beyond the provision of general recommendations of acreages for various park categories.

Standards for parks and recreation planning are necessary because as land becomes increasingly expensive in communities, acquisition of park lands can become challenging. This requires local governments to have plans in place to keep up with growing demands for parks and recreation facilities. It also necessitates the need for jurisdictions to fully understand the funding levels required for development, maintenance and operations of parks and facilities needed to serve the growing community demand. The specific parks and recreation guidelines for McCall will allow the City's Parks and Recreation Department staff to:

- Gain a better understanding of parks/open space service level needs and citizen demand for park facilities;



*Legacy Park*  
Photo courtesy of Gary Ertter

- Improve comprehensive planning;
- Proactively plan for needed improvements at specific park sites;
- Prepare stronger grant applications for funding of land acquisition and park development;
- Prepare budgets that will better accommodate short and long term needs for acquisition, development, and ongoing maintenance and operations of parks and recreation facilities;
- Establish justifiable parks land dedications; and
- Assist in the establishment of level of service impact fees.



## Population Projections

### Introduction

Population projections were developed in order to forecast needs and demands for parks and recreation facilities to meet anticipated growth through the next twenty years in McCall. These population assumptions and projections and the correlating demands for parks and recreation facilities should be updated when the City updates its comprehensive plan.

### Current Population Estimates and Parks and Recreation Service Area and Service Populations Assumptions

The City of McCall provided confirmation that the current 2005 population within city limits is 2,524. McCall’s 2000 Comprehensive Plan provided estimated population figures for McCall, including the area within city limits and the City’s “impact area.” This master plan uses the same ratio of city limit population to the McCall “impact area” population as shown in the comprehensive plan for the cohort-survival and trend extrapolation scenarios (37.53 percent increase in population

outside the city limits). Table 4 depicts the estimated current population within city limits, as well as the estimated impact area population.

For the purposes of this Parks and Recreation Master Plan it is assumed that the population of McCall’s defined impact area is generally the year-round resident service area population for parks and recreation facilities.

Parks and recreation facilities serve not only year-round residents of McCall, but also the visitors who come to the community and its environs to recreate, particularly during the peak seasons of summer and winter. Estimates of the visiting population to McCall vary widely. A number of sources were consulted, and it was felt that an appropriate estimate of the visiting population that might use parks and recreation facilities in McCall is approximately 15,000 people annually. The 2005 Winter Carnival drew approximately 30,000 visitors. City staff estimates that 20,000 to 25,000 people visit the town on summer holiday weekends. These are peak events that draw visitors to the area. Given these visitations, and the high number of second homes and vacation properties in McCall’s impact area, the estimate of 15,000 as an annual visiting population seems reasonable.

**Table 4 Estimated Current Population Figures**

|      | City of McCall (in City) | City of McCall (Impact Area) | Annual Visiting Population (Additional) |
|------|--------------------------|------------------------------|---|
| 2005 | 2,524                    | 3,471                        | 15,000                                  |

**Table 5 Forecasts for McCall Impact Area and Visiting Populations**

|      | McCall Impact Area Population | Annual Visiting Population (Additional) |
|------|-------------------------------|---|
| 2005 | 3,471                         | 15,000                                  |
| 2010 | 3,870                         | 16,726                                  |
| 2015 | 4,315                         | 18,646                                  |
| 2020 | 4,811                         | 20,789                                  |
| 2025 | 5,358                         | 23,156                                  |





**Table 6 Overall Park Acreage Standard – Existing and Projected Demands**

|      | McCall Impact Area Population | Park Acreage Demand | Existing Parks Land Base (2005) |
|------|-------------------------------|---------------------|---------------------------------|
| 2005 | 3,471                         | 48.59 Acres         | 54.77 Acres                     |
| 2010 | 3,870                         | 54.18 Acres         |                                 |
| 2015 | 4,315                         | 60.41 Acres         |                                 |
| 2020 | 4,811                         | 67.35 Acres         |                                 |

The parks and recreation facility demand assumptions differ for the year-round resident population, than for the visiting population. For example, year-round residents have a higher need for neighborhood parks than the visiting population; whereas the visiting population has a higher need for mini-parks and special use facilities than the year-round residential population.

Several alternative forecasts for resident population within city limits and the designated City “impact area” for McCall were presented in McCall’s 2000 Comprehensive Plan, based on different assumptions and methodologies. The plan recommended the use of cohort-survival methodology to forecast population within city limits and for the City’s impact area. The forecasts included in-migration or persons moving into the McCall area in each of the forecast years.

Because the population forecasts in the 2000 Comprehensive Plan have not closely followed actual growth, for the purposes of this master plan, the “Trend Extrapolation” method cited in the comprehensive plan was used to forecast population grown for McCall’s impact area. This method assumes an average annual rate of population increase of slightly higher than 2.2 percent, which compares favorably to forecasts for the State of Idaho’s growth overall. Table 5 shows the forecasts for the McCall Impact Area Population and the Annual Visiting Population using this method. It was assumed that the annual visiting population would follow the same rate of growth as the City’s impact area. However, the visiting population could

potentially grow at a higher rate, particularly if the growth rate of the Treasure Valley continues at its current pace – exceeding the 2.2 percent forecasted annual growth statewide. (Ada County grew 2.26 percent between 2003 and 2004 and Canyon County grew 4.3 percent between 2003 and 2004. This appears to be an upward trend.)

With the pending update of the City’s comprehensive plan, these forecasts should be revisited and confirmed or adjusted if necessary based on more current trends and insights into McCall’s potential rate of growth (given more recent development patterns as well as smart growth policies currently being considered). It is also recommended that McCall obtain a more definitive calculation for the visiting population to help guide future planning of parks and recreation facilities, as well as other facilities and resources the City is responsible for.

## Parks and Recreation Guidelines and Recommendations for McCall

### Overall Park Acreage Demand Standard (As a Guideline)

Consistent with the recommendations for small communities developed by the Rural Planning Institute, an overall park and open space acreage standard recommended for the City of McCall is 14 acres per 1,000 population for the year-round permanent resident population. Table 2.4 depicts this standard applied to the current and forecasted population for McCall’s impact area.



View of Mile High Marina from Legacy Park

The City’s existing acreage (or land base) of parks exceeds the current demand based on the recommended standard. *However, approximately 41 acres of the City’s parks land base currently are undeveloped. As such, under current conditions, the City’s level of parks and recreation facilities is not in line with the recommended standard for small communities.* This places an immediate priority on full development of all existing park lands in the City, with the highest priority on completing the improvements at River Front Park – the City’s only community park.

By approximately 2010, if population growth is on par with the forecasts, the projected demand for parks land will come into alignment with the existing land base. There will be a need to acquire land for additional parks and open space – particularly for development of active recreation facilities to serve growth beyond 2010. However, the overall park acreage standard should be considered as a “guideline” only and should be applied with flexibility and in consideration with the other recommendations and guidelines described later in this master plan. For example, there is a need for neighborhood parks throughout the community to serve residential areas – distributed one half to one mile throughout residential areas of McCall’s service area.

Another important consideration is the visiting population that inundates the town, particularly on peak summer and winter weekends. The visiting population places intensive demands on the City’s parks and recreation facilities, particularly on mini-parks/pocket parks, all of the waterfront parks (but most particularly Legacy Park), and other facilities. Although it is not typical to apply the overall park acreage demand standard to visiting population, it is important to consider that McCall’s park system serves these seasonal residents and annual visitors and as such, there likely will be increasing demands for parks, recreation facilities, paths and trails – beyond what would normally be expected in a small community that doesn’t experience these seasonal pressures.

### Parks and Recreation Needs of McCall’s Year-round Residents

The recommendations below are the result of analysis of the existing and projected demand for parks and recreation facilities compared to existing and planned parks and recreation facilities in McCall. This analysis focuses on the needs of year-round residents within McCall’s impact or service area. Recommendations have also resulted from review of the McCall’s 2000 Comprehensive Plan, and input and comments from meetings with the City’s Parks and Recreation Advisory Committee, Parks and Recreation Department, and the community-at-large. Reference to the Rural Planning Institute demand model for small community parks and recreation facilities helped also helped to inform the recommendations below.

### 2005 - 2010 / Current Needs and Priorities

Currently, there is a deficit of developed park land in the City. The current level of usable parks and facilities is substantially below the recommended overall standard for McCall. Specific current needs and priorities are listed below. Also refer to the next section of this plan, the Parks Improvement



Plan, for a more detailed list of recommended parks improvements and projects for the next five years, as well as conceptual plans and preliminary cost estimates.

### ***Parks Planning, Programming, and Pursuit of Funding***

- **Funding Action Plan:** Parks and Recreation Department Staff and the Parks and Recreation Advisory Committee should review and confirm the Parks Improvement Plan (next section of this master plan) recommendations and priorities for the next five years and develop a specific action plan to seek funding for and implement the listed projects. Staff and the committee should identify and confirm specific funding opportunities and potential budget allocations for these projects. The City will then need to embark upon an aggressive initiative to obtain necessary funding for the projects in the Parks Improvements Plan, but most immediately for the development of River Front Park.

A more detailed assessment and development of recommendations for appropriate levels of park impact fees, park land dedication in lieu of requirements, park and lake use fees (such as for boat trailer parking and launching), and other potential revenue sources should be considered as part of this effort. Also, more detailed consideration and decision making is needed to determine the appropriate level of park dedication and development requirements for ongoing residential (single family, multi-family, community housing, and vacation or second homes) development projects.

- **Comprehensive Plan Update:** As part of the City's upcoming comprehensive plan update process, revisit the recommendations and guidelines of this master plan and make adjustments as needed when incorporating the provisions of this master plan into the comprehensive plan. Consider administering a community-wide survey and/or community workshops to confirm parks and recreation

needs as part of the public involvement process for updating the comprehensive plan.

- **Special Studies:** The following special and focused studies are recommended during the next five years, but it would be advisable to complete these as soon as possible within that timeframe.

- ***Waterfront and Downtown Circulation and Connections Study & Updated Downtown Master Plan:*** Since several City parks are key elements of McCall's downtown and waterfront areas, it is recommended that a more detailed study of multi-modal circulation and connection options be completed, along with an update to the Downtown Master Plan.

The community expressed a strong interest in creating more of a focus to the lakefront and interconnecting the City's waterfront parks through a continuous pedestrian way along the lake. A specific feasibility study of design considerations and costs associated with development of a pedestrian system of waterfront promenades and boardwalks along Lake Payette, from Art Roberts Park to Brown Park is needed. The study should address potential alignments, private property coordination needs, design guidelines and parameters, waterfront structure design considerations, surfacing material recommendations, potential costs of development, permitting requirements, and other factors. Recommendations related to changes in the Downtown street circulation system could also be developed as part of this study.

With the pending redevelopment opportunities of several large parcels in the central business district and strong interests in enhancing pedestrian connectivity between downtown and the waterfront, it is recommended that McCall's Downtown Master Plan be updated. The master plan





## Needs Assessment

should address in detail the potential needs and opportunities associated with public spaces and parks for downtown and the waterfront. For example, the master plan should include recommendations for further development of mini-parks/pocket parks and public art placements in downtown and along the waterfront.



Cross Country skiing

- **Coordinated Sign Plan/Program for Parks and City Wayfinding:** The community has expressed interest in implementing a coordinated sign program for all City parks and for other general wayfinding and orientation needs throughout the town. The signs should include cohesive aesthetics and graphics that reinforce the identity of City-owned and operated parks and open space lands throughout the community. This study could be included in the Waterfront and Downtown Circulation and Connections Study/Downtown Master Plan Update, or be completed separately.
- **Broken Ridge Park:** A focused study of the potential recreational development that might be appropriate for this 6.69 acre nature preserve should be completed within the near term.

- **Spruce Street Hillclimb Park:** A focused study and design development is needed for this small park area to determine solutions for grading, pedestrian access, accessibility requirements, and potential costs of development. Further coordination with adjacent property owners on easement needs and partnering opportunities could be accomplished as part of this process.
- **Multi-Generational Recreation Center Feasibility Study:** Given the community interest in developing an indoor multi-generational, multi-purpose recreation center, a feasibility study should be completed to determine, potential locations, program needs, estimated costs of development, funding and revenue opportunities, maintenance and operational considerations, and other factors. The feasibility of including a public swimming pool in the program for this facility also should be considered.

Currently, Waaf, Inc., an organization committed to answering the needs of the people in the community, has been raising funds for development of a multi-purpose recreation center for McCall. Design plans have been developed, but the status of this project is not known at this time. Any further study of the potential to develop a public multi-generational recreation center should be closely coordinated with Waaf, Inc. The potential for the project to move forward will be greatly enhanced if there is a strong partnership between the City, the Parks and Recreation Advisory Committee, Waaf, and other agencies and organizations.

- **Potential Park Lands Inventory and Study:** The City should take a proactive approach to planning for future growth by conducting a specific study of potential park sites within McCall's impact area. These sites could include properties that could be acquired, dedicated, or donated for public park use. This study should explore the potential opportunity to acquire land riverfront land that may be





closer to Downtown. Community members commented that there are currently industrial uses near Downtown on the river that ideally could be relocated to the outer, more industrial focused areas of town. This site or sites could then become potential park land with river access (an important community need).

- ***Park Operations Facility and Needs Analysis:***

There is a strong desire to collocate the parks and recreation functions of the City so the department can become more effective and efficient in its operations. This would include park maintenance staff. A study has been developed for City facilities that has continued to look at separate facilities for these two functions. The study forecasts the need for approximately 1,136 gross square feet (GSF) for parks and recreation administrative space and 2,905 GSF to support parks maintenance staff and equipment by 2015. It is recommended that the study further evaluate the possibility and space needs of bringing these functions together. If space is not available to house the full department within the next five to ten years, especially considering the department may double in size, alternate scenarios need to be evaluated.

There is the potential to develop a parks maintenance facility on a separate site. Further study is needed to determine the possibilities. Although River Front Park is a candidate, it is located a distance away from the highest concentration of facilities currently managed by the parks maintenance division (Downtown). Other potential sites, located nearer to these facilities, should be identified and assessed. After River Front Park is built out and other neighborhood parks are developed throughout the City, locating a combined parks and recreation headquarters at River Front Park or somewhere else on the outer edges of town may make more sense.



*Legacy Park*

*Photo courtesy Gary Ertter*

***Parks Capital Improvements – (Land Acquisition (as Applicable), Permitting, Design, and Development)***

- **River Front Park/Community Parks:** Implementation of improvements at River Front Park should be an immediate priority. The park needs to be fully designed and developed as soon as funding becomes available. There is not a need to acquire or develop additional community parks beyond River Front Park at this time. Specific recommendations for River Front Park are provided in the Parks Improvement Plan, in the next section of this master plan.
- **New Neighborhood Parks:** There is a need for additional neighborhood parks in proximity to residential areas (typically within one half to one mile walking distance). As residential areas develop, the City should seek opportunities for neighborhood park land dedications and acquisitions to fulfill these localized needs. The City also should begin to seek funding for development of these parks in the future. Refer to Table 2 for a list of elements typically found in neighborhood parks, with one of the most critical being play areas and structures for children of all ages.
- **Existing Neighborhood Parks:** In addition to seeking new opportunities for residential parks as neighborhoods and subdivisions develop, there is



## Needs Assessment

a need to complete improvements and upgrades to several existing neighborhood parks in McCall, including:

- *Legacy Park*
- *Rotary Park*
- *Brown Park*

Specific recommendations for improvements to these parks are provided in the next section of the plan – the Parks Improvement Plan. The extent to which these improvements can be designed and developed will depend on the level of funding that becomes available over the next five years.

- **Mini-parks/Pocket Parks:** The City should seek partnerships and other opportunities to create mini-parks and pocket parks with development of public and private projects. In addition to supporting and partnering in, where possible, the potential development of new mini-parks, the following specific opportunities were identified in recent public meetings.
  - ***Pine Street Park:*** Implementation of parking and tot lot improvements at the City owned parcel across from the Farmers’ Market also should be considered within this timeframe.
  - ***Spruce Street Hillclimb Park:*** The City should obtain funding through private partnerships, grants, and other sources to implement final design and development of improvements (based on the special study recommendations) at this site within the next five years.
  - ***Third Street Pocket Parks:*** With design of future improvements to Third Street that may occur within the next five years, the City should look for opportunities to create pocket parks at strategic locations along the street. Pocket parks located every one quarter to one half mile along both sides of the street will provide opportunities for pedestrians to stop and rest, as well as

amenities to adjacent businesses. Bus stops, street tree clusters, street furniture, public art, landscaping, and other elements could be located at these pocket parks.

- **Implementation of Signing Program Study Recommendations:** Upon completion of the special study related to signing and wayfinding, the City should proceed to implement recommendations, as may be feasible within the next five years.
- **Dog Park/Dog Facilities:** As McCall continues to grow, more dog-owners will be seeking opportunities to exercise and recreate with their pets within the City’s parks service area. Currently, there are no off-leash dog areas or specific dog parks in McCall. Community members have expressed the need for this type of facility. The need to provide lake access for dogs was another comment mentioned multiple times by community members.

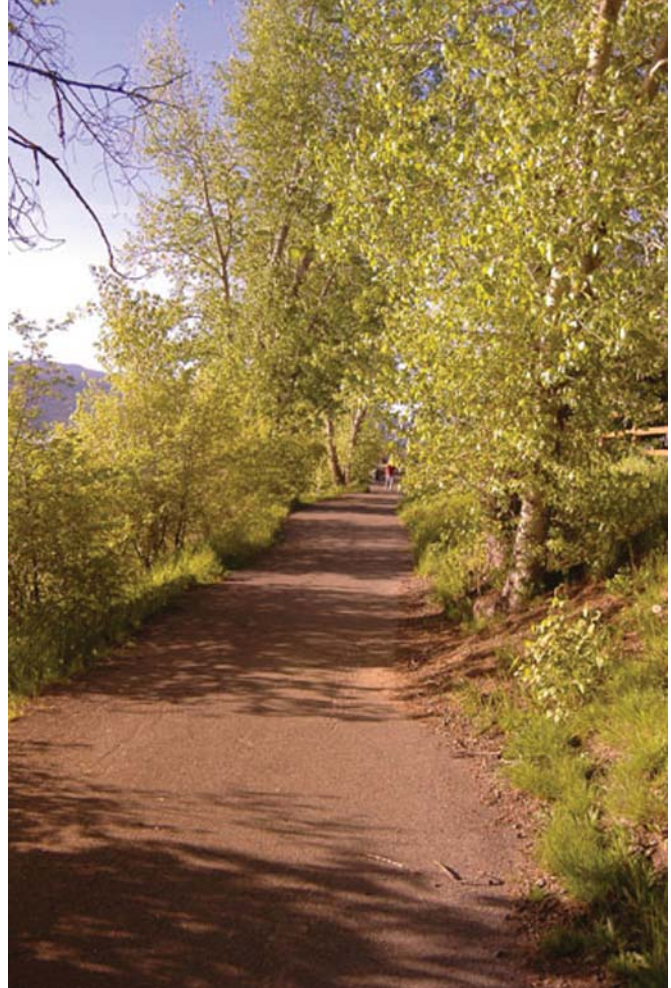
As such, the City should analyze and confirm specific opportunities within its existing land base to provide designated dog areas. For example, the City should confirm if the clear zone space within the flight path of the airport (the furthest north portion of this area) would be suitable for passive uses such as trails, nature walks, and an off-leash dog area. There also may be an opportunity to incorporate an off-leash dog area in the planned development of River Front Park.

- **Paths and Trails and Pedestrian/Bicycle Facilities:** The City should continue to implement the recommendations of the 2005 Bike Path Master Plan. An update to this plan should be completed at least every five years to monitor progress on implementation of recommendations, reflect new acquisitions, and include new project opportunities. As the year-round resident population and the visiting population continues to grow, more paths, trails, pedestrian and bicycle facilities will be needed.



- **Other Potential Needs of McCall Residents and Visitors:** The City should continue to monitor the parks program and community and visitor interests to ensure that they are in sync. Given the anticipated growth in both the year-round resident population and the visiting population, the following types of facilities are high priorities in the community now and the demand for these may intensify as more people come to live in and visit the area:

- Additional paths and trails of all types (as mentioned above) suitable for year-round use
- Open grassy play fields; multi-purpose play fields (combination soccer/softball)
- Children's play areas, including unique types of equipment such as climbing walls, play structures for varying age groups, and a variety of games (such as bocce, shuffleboard, and others)
- Lake, river, and shoreline access for swimming, boating, fishing, and other types of water sports (also more docks, swimming beaches, etc.)
- Boat trailer parking improvements
- Volleyball facilities
- Tennis courts
- Sports courts/basketball
- Picnicking areas – particularly sheltered group facilities
- Areas for dogs and dog owners
- Winter time indoor and outdoor recreation opportunities and facilities for all ages
- Mini-parks/pocket parks and public gathering spaces with public art, water features, gardens and other interesting and attractive qualities
- Amphitheaters/performance spaces of varying sizes



*Brown Park*

*Photo courtesy Tom Stewart Photography*

- Additional skateboard areas, and possibly a BMX course
- Nature-oriented and outdoor recreation uses, such as wildlife watching areas, nature trails, interpretive facilities, etc.
- Historic and cultural interpretation and education opportunities (such as interpreting the sheep trailing history at River Front Park)

### ***Parks Operations and Maintenance***

The current level of Parks and Recreation maintenance staffing will need to be increased to stay in alignment with new park improvements as they develop. The current level of staffing is





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adequate for the current level of developed parks. However, with development of River Front Park and other park sites, additional staffing will be needed.

An analysis of costs of comparative municipal parks and recreation programs showed that maintenance and operations costs vary widely. Maintenance costs directly relate to the level of maintenance required. For example, parks with extensive lawns and landscaping require significantly more maintenance than natural open spaces and tree preserves. In McCall, the City currently budgets approximately \$8,000 to \$10,000 per developed park acre for administration and operations of the existing park system. This is comparable to other small communities with similar characteristics.

The *Small Community Park and Recreation Planning Standards* developed for the State of Colorado by the Rural Planning Institute recommend an estimated maintenance cost of 21 hours per acre of developed park in season which equates to approximately \$6,000 to \$8,000 per acre. When additional year-round maintenance activities are factored in, McCall's investiture on annual parks operations is in line with this recommendation. The standards also recommend .2 to .3 annual FTE staff per acre of developed park area. This staffing level is consistent with the current staffing level for parks operations in McCall.

With the increase of developed park area over the next five years (including development of River Front Park and various neighborhood park improvements) the City's annual parks operations budget also will need to increase. Over the next five years, the City's land base of developed park area could increase from the current level of 20 to 25 acres, to over 55 acres, more than doubling. Using the factor of \$8,000 to \$10,000 per acre for parks operations, a budget level increase to approximately \$440,000 to \$550,000 with full build out of River Front Park could be expected. The department staff levels would need to increase by approximately double the current levels of permanent and

seasonal staff depending upon how the department is structured and the roles, responsibilities, and experience levels of the staff. The staffing level by 2010 could reach approximately 14 to 15 people, including seasonal staff. As the parks program and land based continues to grow and evolve, the department should continue to focus on ways to achieve efficiencies in operations. Parks planning and design efforts should have a strong focus on minimizing maintenance requirements. These actions will help to reduce the need for increased staffing levels in the future.

### 2010 - 2015/ Projected Needs

The City should continue to focus on full build-out of current park facilities. Those park improvements listed for the 2005-2010 timeframe that could not be funded and implemented should be carried forward into this timeframe.

#### ***Parks Planning, Programming, and Pursuit of Funding***

- The City should continue to monitor the community's parks and recreation needs through public outreach programs, surveys, and other means.
- Five-year updates (or more frequent) to the Parks Improvement and Funding Action plans are recommended.
- Updates to the Parks and Recreation section of the Comprehensive Plan should coincide with the City's general updating cycle.
- The City should continue to aggressively pursue funding opportunities, land dedications, and other resources for parks land acquisition and development (particularly for funding of not yet completed improvements at existing parks and new neighborhood parks).
- Recommended special studies for the 2005-2010 timeframe not yet completed should be carried over to this timeframe.





### ***Parks Capital Improvements – (Land Acquisition, Permitting, Design, and Development)***

- Overall Demand for Developed Parks:** Projections indicate the potential year-round resident population and the visiting population will reach 4,315 and 18,646 by 2015 respectively. The total demand for developed park area will rise to just over 60 acres by that time – more than the current land base. As such, land acquisitions and dedications (such as for additional neighborhood parks) that occur during the 2005-2010 timeframe should move forward to become developed parks within this 2010-2015 timeframe.
- River Front Park/Community Parks:** If full development of River Front Park needs to be phased, Phase II improvements may still be ongoing within this timeframe. The City should continue to monitor the community's interests and needs related to community park facilities. If these needs can't be met through the planned and designed development at River Front Park, it may be appropriate to start considering acquisition opportunities of an additional community park site at this time. By 2020-2025, a second fully developed community park likely will be needed to serve the projected population of McCall's parks and recreation service area and visiting population.
- Existing and New Neighborhood Parks:** Any recommended improvements not completed for existing neighborhood parks between 2005-2010 should be carried forward and completed within this timeframe. The City should continue to seek opportunities for neighborhood park land dedications and acquisitions, as well as funding for park development to fulfill localized needs (neighborhood parks with play structures located within one half to one mile from all residential areas).
- Mini-parks/Pocket Parks:** Recommendations not completed in the 2005-2010 timeframe should be carried over to this timeframe. The

City should continue to seek partnerships and other opportunities to create mini-parks and pocket parks with development of public and private projects.

- Other Potential Needs:** Refer to the list of high priority needs in the 2005-2010 needs assessment. As mentioned there, the intensity in demand for these types of facilities will continue to grow as the year-round resident and visiting populations of McCall continue to grow.



*Art Roberts Park  
Photo courtesy Gary Ertter*

### ***Parks Operations and Maintenance***

With full development of River Front Park and development of neighborhood park improvements in existing and new parks that could occur between 2005 and 2010, the City's Parks and Recreation Department will have the need to grow substantially. During this timeframe, growth of the department likely would be more moderate. The overall demand will increase to just over 60 acres of developed park land. By 2015, there may be a potential need to increase the annual parks operations budget up to approximately \$480,000 to \$600,000 depending on how the department is structured and the roles, responsibilities, and experience levels of the staff. Department staffing could rise to around 18 to 20, including summer seasonal staff. The department should continue to focus on developing efficiencies in operations. Parks planning and design efforts should have a strong focus on minimizing



Winter Carnival

maintenance requirements. These actions will help to reduce the need for increased staffing levels in the future.

### 2015 - 2020/ Projected Needs

Those park improvements listed for the 2010-2015 timeframe that could not be funded and implemented should be carried forward into this timeframe.

#### ***Parks Planning, Programming, and Pursuit of Funding***

- The City should continue to monitor the community’s parks and recreation needs through public outreach programs, surveys, and other means.
- Five-year updates (or more frequent) to the Parks Improvement and Funding Action plans are recommended.
- Updates to the Parks and Recreation section of the Comprehensive Plan should coincide with the City’s general updating cycle.
- The City should continue to aggressively pursue funding opportunities, land dedications, and other resources for parks land acquisition and development (particularly for funding of not yet completed improvements at existing parks and new neighborhood parks).

#### ***Parks Capital Improvements – (Land Acquisition, Permitting, Design, and Development)***

- **Overall Demand for Developed Parks:** Projections indicate the potential year-round resident population and the visiting population will reach 4,811 and 20,789 by 2020 respectively. The total demand for developed park area will rise to just over 67 acres by that time. As such, land acquisitions and dedications (such as for additional neighborhood parks) that occur during the 2010-2015 timeframe should move forward to become developed parks within this 2015-2020 timeframe.
- **Community Parks:** By 2020-2025, a second fully developed community park likely will be needed to serve the projected population of McCall’s parks and recreation service area and visiting population. Development of this park could be phased over several budget cycles. During this 2015-2020 timeframe, the City should focus on land acquisition (if not already accomplished previously), planning, permitting, and design efforts for this park.
- **Neighborhood Parks:** The City should continue to seek opportunities for neighborhood park land dedications and acquisitions, as well as funding for park development to fulfill localized needs (neighborhood parks with play structures located within one half to one mile from all residential areas).
- **Mini-parks/Pocket Parks:** The City should continue to seek partnerships and other opportunities to create mini-parks and pocket parks with development of public and private projects.
- **Other Potential Needs:** Refer to the list of high priority needs in the 2005-2010 needs assessment. As mentioned there, the intensity in demand for these types of facilities will continue to grow as the year-round resident and visiting populations of McCall continue to grow.



### ***Parks Operations and Maintenance***

During this timeframe, growth of the department would continue in line with the increased demand for developed park lands. The overall demand will increase to over 67 acres of developed park land. As such, by 2020, there may be a potential need to increase the annual parks operations budget up to approximately \$550,000 to \$670,000 depending on how the department is structured and the roles, responsibilities, and experience levels of the staff. Department staffing needs could tend to level off at this stage of the program development based on a review of staffing levels of comparative cities. Efficiencies in operations and ongoing consideration in parks planning and design to minimize maintenance requirements would mitigate the need for additional staff. Staffing levels could stay at around 20 to 25 people for the combined Parks and Recreation Department, including seasonal staff.

### **2020 - 2025/ Projected Needs**

Those park improvements listed for the 2015-2020 timeframe that could not be funded and implemented should be carried forward into this timeframe.

### ***Parks Planning, Programming, and Pursuit of Funding***

- The City should continue to monitor the community's parks and recreation needs through public outreach programs, surveys, and other means.
- Five-year updates (or more frequent) to the Parks Improvement and Funding Action plans are recommended.
- Updates to the Parks and Recreation section of the Comprehensive Plan should coincide with the City's general updating cycle.
- The City should continue to aggressively pursue funding opportunities, land dedications, and other resources for parks land acquisition and development (particularly for funding of not yet

completed improvements at existing parks and new neighborhood parks).

### ***Parks Capital Improvements – (Land Acquisition, Permitting, Design, and Development)***

- **Overall Demand for Developed Parks:** Projections indicate the potential year-round resident population and the visiting population will reach 5,358 and 23,156 by 2025 respectively. The total demand for developed park area will rise to about 75 acres by that time. As such, land acquisitions and dedications (such as for additional neighborhood parks) that occur during the 2015-2020 timeframe should move forward to become developed parks within this 2020-2025 timeframe.
- **Community Parks:** By 2020-2025, a second fully developed community park likely will be needed to serve the projected population of McCall's parks and recreation service area and visiting population. Development of this park could be phased over several budget cycles.
- **Neighborhood Parks:** The City should continue to seek opportunities for neighborhood park land dedications and acquisitions, as well as funding for park development to fulfill localized needs (neighborhood parks with play structures located within one half to one mile from all residential areas).
- **Mini-parks/Pocket Parks:** The City should continue to seek partnerships and other opportunities to create mini-parks and pocket parks with development of public and private projects.
- **Other Potential Needs:** Refer to the list of high priority needs in the 2005-2010 needs assessment. As mentioned there, the intensity in demand for these types of facilities will continue to grow as the year-round resident and visiting populations of McCall continue to grow.





### *Parks Operations and Maintenance*

During this timeframe, growth of the department would continue in line with the increased demand for developed park lands. The overall demand will increase to approximately 75 acres of developed park land. As such, by 2025, there may be a potential need to increase the annual parks operations budget up to approximately \$600,000 to \$750,000 depending on how the department is structured and the roles, responsibilities, and experience levels of the staff. Department staffing needs should tend to stay fairly steady at this stage of the program development based on a review of staffing levels of comparative cities. Efficiencies in operations and ongoing consideration in parks planning and design to minimize maintenance requirements would mitigate the need for additional staff. Staffing levels should stay at around 25 people for the combined Parks and Recreation Department, including seasonal staff.

### **Other Recommendations for Preserving and Enhancing the Quality of Life for McCall's Citizens, Balanced with Enhancing Recreational Experiences for Visitors**

There is a great deal of concern within the community of McCall about the changes taking place due to growth and the increasing interests in the community for tourism and resort development. While the tourism and resort interests bring a welcome boost to the local business climate as well as the regional economy, McCall citizens are seeking ways to preserve the quality of life and livability of their community as a whole. The community seeks to continue to thrive as a major destination for tourism and recreation, while also continuing to be a desirable place to live and raise families.

While this master plan proposes to enhance City owned and operated parks and recreation facilities

for both year-round residents as well as part-time residents, visitors and vacationers, an important focus of the planning effort is based on serving the needs of the permanent residents and families within McCall's impact area. As the resident population and visiting population continue to grow, the City should begin to consider implementing certain strategies to better manage visitors, while at the same time preserving and enhancing citizens' quality of life. Potential strategies over the next twenty years include:

- **Develop and Promote Alternative Transportation Opportunities:** McCall should encourage travel throughout town through alternative transportation modes by promoting and expanding the City's paths, trails, pedestrian and bicycle facilities, and expanding transit service. This will help to reduce traffic congestion and its associated impacts to the environment. As part of this strategy, the City could look for appropriate locations and partnership properties (hotel sites for example) to serve as "park and rides" for transit service. RV parking areas may also be needed.

Once the alternative transportation system becomes more developed, when promoting tourism, also be sure to promote the City as a place where bicycling, walking, and transit use are encouraged. Post information on the web and work with resorts and vacation businesses to get the word out about how to get around in McCall.

- **Support and Promote Year-round Tourism:** The community is interested in developing year-round tourism opportunities. While McCall has the well-known Winter Carnival, and other popular events, such as the Regatta in the summer, the shoulder seasons of the year (spring and fall) and some holiday weekends have not been tapped to their potential. Developing specific activities, such as a Renaissance Faire, has been suggested to encourage tourism during these off seasons.





Other ideas for developing year-round tourism and better visitor management have included the development of a conference or small convention center, additional destination resorts with year-round activities, and additional educational and cultural events and activities with a focus on promoting more visitation during spring and fall. The Parks and Recreation Department can help by continuing to look for ways to expand shoulder season recreation programs and parks facilities to serve the visiting population.

- **Help Visitors Find Their Way:** The City can manage visitation by taking a more active role in directing visitors to areas that have more capacity to serve their needs and steering them away from parks and facilities that have a more local resident or family focus. Through information in brochures, on websites, signing and wayfinding in the town, and other media, the City should promote and highlight places visitors should be drawn to and downplay areas that are used by the local population.

- **Continue a Balanced Approach to Parks and Recreation Planning:** Through the next twenty years, as growth pressures continue, the City should continue to place emphasis on a balanced approach to parks and recreation planning. This approach should place an important focus on serving the needs of the permanent local population (including families and individuals of all ages), while also continuing to consider how to better serve and manage visitors and tourists.



*E. Lake Street parking*

# Parks Improvement Plan



## Overview

The following recommendations for parks improvement projects are high priorities that should be completed within the next five years if possible. Although the emphasis is on capital project development, estimated costs for recommended planning studies are also provided. Some projects may need to be carried forward into the timeframe beyond 2010 if funding sources are not available for completion of all recommendations. As shown in the master plan analysis, the City's focus should be toward implementation and "build-out" completion of park improvements to serve the existing population and particularly on construction of improvements at River Front Park.

This Parks Improvement Plan provides a detailed list of recommended parks improvements and projects for the next five years, as well as conceptual plans and planning-level cost estimates. Estimated costs for the recommended special studies for the 2005-2010 timeframe are also provided. Please note that these conceptual plans and planning-level cost estimates are preliminary, for master planning and capital cost estimating purposes only. As projects progress through the design process, program

elements and locations of improvements may be adjusted from what is shown in the conceptual plans. Elements may be added or removed. These plans and cost estimates should be thought of as a baseline reference for future planning, design, and development, applied with flexibility as projects move forward.

## Recommended Projects and Estimated Costs

### Parks Planning, Programming, and Pursuit of Funding

#### *Funding Action Plan*

This may be able to be accomplished internally by City staff. If consultant assistance is needed the estimated cost is between \$5,000 and \$10,000. Once the funding action plan is completed there will be a continued need for City staff time dedicated to grant writing, seeking funds, and monitoring budget availability for parks improvement projects. As funding sources become available over the next five years it may be advisable to retain an additional administrative staff person (perhaps part time) to assist with these efforts.

#### *Comprehensive Plan Update*

This likely would be an internal City action, based on the information in this master plan, but consultants could be retained to assist if necessary.

#### *Special Studies*

Estimated costs associated with the recommended special studies in the master plan are shown below. Please note these are definitely estimates. Actual budgets would depend on how work is scoped, the expertise involved and where they are from, and the level of involvement by City staff and other resources.



*Legacy Park*



## Parks Improvement Plan

- Waterfront and Downtown Circulation and Connections Study & Updated Downtown Master Plan - \$50,000 to \$75,000
- Coordinated Sign Plan/Program for Parks and City Wayfinding - \$15,000 to 25,000 (including design and graphic guidelines)
- Broken Ridge Park Design Study - \$5,000 to \$8,000
- Spruce Street Hillclimb Park Design Study - \$5,000 to \$8,000
- Multi-Generational Recreation Center Feasibility Study: - \$50,000 to \$75,000
- Potential Park Lands Inventory and Study - \$30,000 to \$40,000
- Park Operations Facility and Needs Analysis – Could be combined into current analysis already underway. An amendment may be needed to provide more time for study of the specific potential for and feasibility of collocated parks and recreation functions - \$5,000 to \$10,000
- Sitework, clearing, grading, drainage, etc.\*
- Utilities connections (water, sewer, electricity, phone - assumes services are already available near site)\*
- Infrastructure (roads, parking, paved paths, sheep bridge approaches, retaining walls, lighting, maintenance and storage facilities)\*
- Landscaping, seeding and irrigation\*
- Multi-purpose play field\*
- Picnic facilities (with group shelter, barbeque grills and tables)\*
- Amphitheater
- Bouldering area
- Disc golf – 18 holes
- Dog park – fencing\*
- Horseshoe pits
- Kayak pull-out area
- Playground\*
- Restrooms\*
- Sand volleyball courts
- Shade shelters
- Miscellaneous furnishings (trash receptacles, doggie stations, etc.)
- Wetland boardwalk

### Parks Capital Improvements – (Land Acquisition (as Applicable), Permitting, Design, and Development)

#### *River Front Park*

This is the City’s highest priority capital parks project. Funding needs to be obtained for design and development of the park. Phasing of improvements likely will need to occur, but the focus should be on completing as much of the park as possible within the next five years. The following are recommended program elements and work items for River Front Park based on community interests and comments of the Parks and Recreation Advisory Committee and City staff. A conceptual plan showing most of these program elements and a detailed, planning-level cost estimate are included at the end of this section.

\*Recommended Phase One elements (either all or portions of); also see note below about future needs for additional skateboard and BMX facilities that are projected needs and could be incorporated into River Front Park at a later stage (beyond ten years).

The total estimated cost for full development of these improvements at River Front Park is \$5,979,959. This estimate includes all construction costs, administrative fees, design costs, permitting and environmental clearances. Given this substantial cost, a phased approach to improvements should



be considered. Also the need for a specific bond levy for River Front Park and parks program development should be considered.

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

The City should continue to actively seek opportunities to obtain dedications of neighborhood park land with new development. With the need to focus on development of existing parks (including as the highest priority, development of River Front Park), the recommended capital budget for 2005-2010 does not include funding for land acquisition of new parks. In order to build a fund for acquisition needs to cover the needs for new parks beyond 2010, the city should establish parks dedication, and parks fee in lieu of or parks impact fee programs within the near term.

### ***Existing Neighborhood and Special Use Parks***

The following improvements are recommended for existing neighborhood and special use parks in McCall.

#### ***Legacy Park***

A second priority to design and development of River Front Park are improvements to the City's waterfront area, including Legacy Park. The following are recommended program elements and work items for Legacy Park based on community interests and comments of the Parks and Recreation Advisory Committee and City staff. A conceptual plan showing most of these program elements and a detailed, planning-level cost estimate are included at the end of this section.

- Sitework, clearing, grading, drainage, etc.
- Steps to Lakefront and pathway improvements
- Small amphitheater/performance space
- Screening improvements around pumphouse
- Relocation of restrooms out of viewshed and center of park



*Legacy Park*

- Expansion of beach to northeast and potential relocation of personal watercraft concessions
- Beach spray off area
- Landscaping and irrigation

The total estimated cost for full development of these improvements at Legacy Park is \$899,815. This estimate includes construction costs, administrative fees, design costs, permitting and environmental clearances. Given this additional cost to the program, a phased approach to improvements should be considered. Also the need for a specific bond levy for parks program development should be considered.

#### ***Parking Relocation Idea***

In order to minimize near-term capital costs, the idea of replacing the existing parking in Legacy Park on E. Lake Street and other streets and properties nearby and redeveloping the parking lot into useable park space is not included in this plan for the next five years. This work could be accomplished after that timeframe though, coincident with redevelopment of E. Lake Street and other construction in the waterfront district.





## Parks Improvement Plan

### ***Promenade/Boardwalk System to Connect Waterfront Parks***

The recommendation of connecting the City’s waterfront parks through a system of boardwalks and promenades is highly supported by the community. This proposal would help to enhance the waterfront experience and turn the town’s visual focus more to the lake. Further study is needed to confirm the feasibility, constructability, and associated costs of this recommendation (as discussed in the previous section of this plan), so a capital cost estimate for these improvements is not included in the plan at this time.

### ***New Dock System (Crescent Shaped) Surrounding Swimming Beach***

This idea is not included in the plan at this time. The proposal has received mixed reviews in the community – more negative than positive comments. People are concerned that a dock connecting to either end to the shoreline (in a crescent shape surrounding the swimming beach) would change the lake swimming experience and affect the viewshed of the lake for those on the beach and swimming at Legacy Park. Further study and vetting of this idea in the community is needed.

### ***Rotary Park***

The following are recommended program elements and work items for Rotary Park based on community interests and comments of the Parks and Recreation Advisory Committee and City staff. A conceptual plan showing most of these program elements and a detailed, planning-level cost estimate are included at the end of this section.

- Sitework, clearing, grading, drainage, etc.
- River access (across street) with stairs
- Paths (soft surface)
- Boardwalk under bridge; floating
- Roadside pull-off area

The total estimated cost for full development of these improvements at Rotary Park is \$66,549. This estimate includes construction costs, administrative fees, design costs, permitting and environmental clearances. Given this additional cost to the program, a phased approach to improvements should be considered. Also the need for a specific bond levy for parks program development should be considered.



*Brown Park*

### ***Brown Park***

The following are recommended program elements and work items for Brown Park based on community interests and comments of the Parks and Recreation Advisory Committee and City staff. A conceptual plan showing most of these program elements and a detailed, planning-level cost estimate are included at the end of this section. Also this assumes the fish pen docks program (already funded and permitted) will be built at the site in the near term.

- Sitework, clearing, grading, drainage, shoreline restoration, etc.
- Paths (paved)
- Landscaping, turf and irrigation



- Picnic tables
- Natural log seats
- Bicycle racks
- Sand volleyball court
- Expanded sand beach

The total estimated cost for full development of these improvements at Brown Park is \$208,220. This estimate includes construction costs, administrative fees, design costs, permitting and environmental clearances. Given this additional cost to the program, a phased approach to improvements should be considered. Also the need for a specific bond levy for parks program development should be considered.

### ***Davis Beach Park***

No specific improvement recommendations are included for Davis Beach Park at this time. However, the community has expressed the need for improved walk-in access to the park. The community also desires for Davis Beach Park to be retained as a local use park and not be promoted for tourism and visitor use. The improvements for walk-in access could be accomplished during the same timeframe as future construction along the waterfront.

### ***Wild Horse Park:***

Neighborhood park improvements, including play structure equipment for Wild Horse Park would cost approximately \$50,000 to \$75,000.

### ***Fairway Park***

It is assumed that playground improvements to be installed at Fairway Park are already funded, and as such, a capital cost estimate has not been included in this plan.

### ***Broken Ridge Park***

Further study is needed to determine the types of recreation improvements appropriate for this newly dedicated park land. Therefore, a capital cost

estimate has not been included in this plan and this acreage was not calculated into the City's land base of developed parks for the demand analysis.

### ***Mini-parks/Pocket Parks***

In general, the City should continue to seek opportunities to create mini-parks and pocket parks that are accessible to the public through both public and private projects during 2005-2010 (as part of already planned site development and street improvement projects).

### ***Pine Street Park***

Pine Street Park is the City-owned lot adjacent to the church and across from the Farmers' Market site on Pine Street. Recommended improvements include parking and playground installations to serve the Farmers' Market, the adjacent daycare center, and businesses in the vicinity. These improvements would be considered as interim until the property is redeveloped in the future. A preliminary, planning-level cost estimate has been prepared for this work and assumes the following types of improvements:

- Clearing, grading and drainage
- Tot lot – play structure for small children
- Paths – soft surface
- Trees, turf and irrigation
- Parking area (gravel)

The total estimated cost for development of these interim improvements at the Pine Street Park site is approximately \$107,545. This estimate includes construction costs, administrative fees, design costs, permitting and environmental clearances. Given this additional cost to the program, a phased approach to improvements should be considered. Also the need for a specific bond levy for parks program development should be considered.

### ***Spruce Street Hillclimb Park***

Further study is needed to complete more detailed design and coordinate with adjacent property owners. However, a planning-level cost estimate has



## Parks Improvement Plan

been prepared so that this project can be included in the capital improvements program. The preliminary cost estimate assumes the following types of improvements:

- Clearing, grading, and drainage
- Overlook area
- Pathway/portions or all ADA accessible
- Stairs and landings – special paving
- Trees and landscaping, turf, seeded areas and irrigation
- Benches and bicycle racks

The total estimated cost for full development of these improvements at the Spruce Street Hillclimb Park is \$89,654. This estimate includes construction costs, administrative fees, design costs, permitting and environmental clearances. Given this additional cost to the program, a phased approach to improvements should be considered. Also the need for a specific bond levy for parks program development should be considered.

### ***Third Street Pocket Parks***

With design of future improvements to Third Street the opportunity for pocket parks should be considered. No specific capital cost estimate or funding recommendations are included in this plan at this time. It is estimated though that the funding for each pocket park could range from \$2,500 for a bench, concrete pad and landscaping, to \$25,000 or more if it is a larger area with more paving, seating, landscaping and public art features.

### ***Implementation of Signing Program Study Recommendations***

Within the next five years, elements of the wayfinding/signing study (yet to be completed) could begin to be implemented, including a coordinated sign program for the City’s parks. A set-aside fund for these improvements is recommended. A minimum of \$5,000 per year, or \$25,000 total for the next five years is recommended as the set aside amount.



*“Doggie bags”*

### ***Dog Park/Dog Facilities***

The potential costs for path improvements, fencing and doggie stations associated with a designated dog park or dog area are currently included in the program for River Front Park. If other areas in McCall are found to be appropriate for this type of use (the airport clear zone area for example), additional funds may be needed to provide facilities. Funding for path improvements and doggie stations could be provided through an annual set aside fund.

### ***Paths and Trails and Pedestrian/Bicycle Facilities***

The costs for these facilities, unless specifically located within the parks listed above, are not included in this improvements plan. Refer to the





McCall Bike Path Master Plan for this information. Off-street and on-street paths, trails, pedestrians and bicycle facilities are important complements to a successful parks and recreation system and other community destinations such as schools and civic areas. In a mountain town community focused on enhancing recreation opportunities for its citizens and visitors, paths, trails, bike lanes, and sidewalks should be considered as mandatory needs. It is assumed the City will continue to actively seeking funding opportunities for these projects, closely coordinating between departments and with the school district, to maximize connectivity throughout McCall.

### ***Other Potential Needs of McCall Residents and Visitors***

The list of facility needs in the previous section of this master plan should be incorporated into parks improvement projects. Where possible, these facilities should be included in parks development over the next five years (and are reflected in the parks programming recommendations above).

A note about skateboard and BMX facilities: This master plan assumes that full funding is available for the planned skateboard park and development will occur in the near term. In reference to the Small Community Parks Planning Standards developed by the Rural Planning Institute, it appears that there will be a need for additional skateboard facilities and BMX facilities by approximately 2015. Separate skateboard and BMX facilities are desirable because these recreationists have different needs and use conflicts should be avoided. It may be desirable to incorporate these functions in a later phase of development at River Front Park or in a new community park (or neighborhood park) that may be acquired and developed in that later timeframe.

### **Parks Operations and Maintenance**

Refer to the previous section of this master plan for estimated projections related to increased parks and recreation operations and maintenance costs (including staffing needs) over the next five years.

Pending the outcome of the City facilities study, there may be a need to construct a new facility to house either the combined parks and recreation administrative and operational functions, or at least park maintenance functions. Further analysis is necessary before a cost estimate can be projected for this project, but given the projected space needs of over 4,000 square feet for the combined functions of the Parks and Recreation Department, costs of developing a new facility could be substantial. There may be opportunities to seek existing facilities in the City that could be renovated and retrofitted for parks and recreation administrative and operations use.

### ***Parks Improvement Plan Summary***

Table 7 on the following page lists the specific recommendations of this Parks Improvement Plan for the next five to six years and the associated estimated costs for each item.



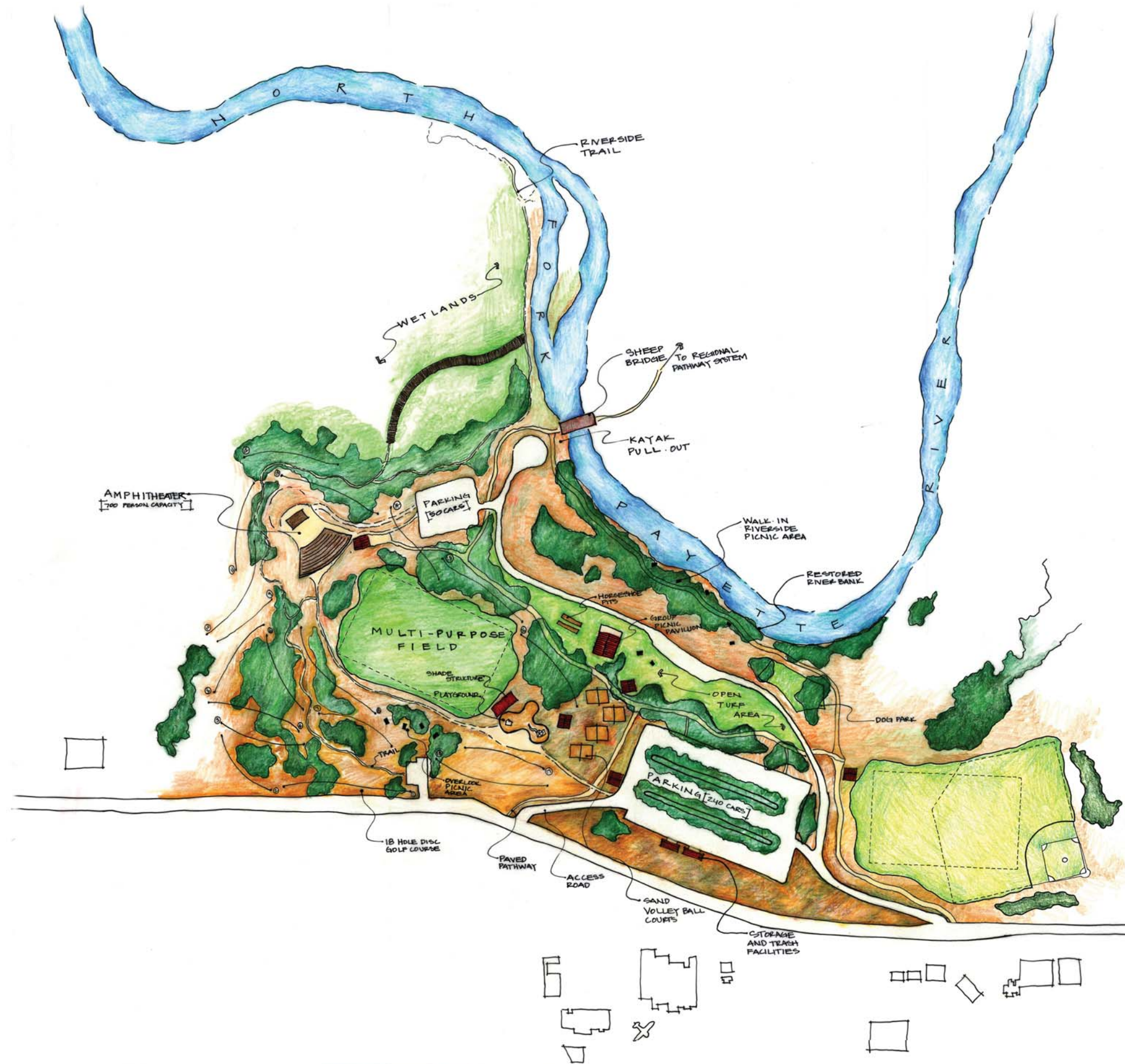


## Parks Improvement Plan

*Table 7 Parks Improvement Plan Summary*

| <b>Project Element:</b>                                | <b>Maximum Estimated Capital Cost:</b> |
|--|--|
| Special Planning Studies                               | \$250,000                              |
| River Front Park                                       | \$5,979,959                            |
| Legacy Park  | \$899,815                              |
| Rotary Park  | \$66,549                               |
| Brown Park   | \$208,220                              |
| Wild Horse Park  | \$75,000                               |
| Pine Street Park                                       | \$107,545                              |
| Spruce Street Hillclimb Park                           | \$89,654                               |
| Signing Program  | \$25,000                               |
| Annual Set Aside Funds for Acquisition and Development | \$250,000                              |
| <b>Total</b>   | <b>\$7,951,742</b>                     |

Parks Improvement Plan  
**River Front Park**







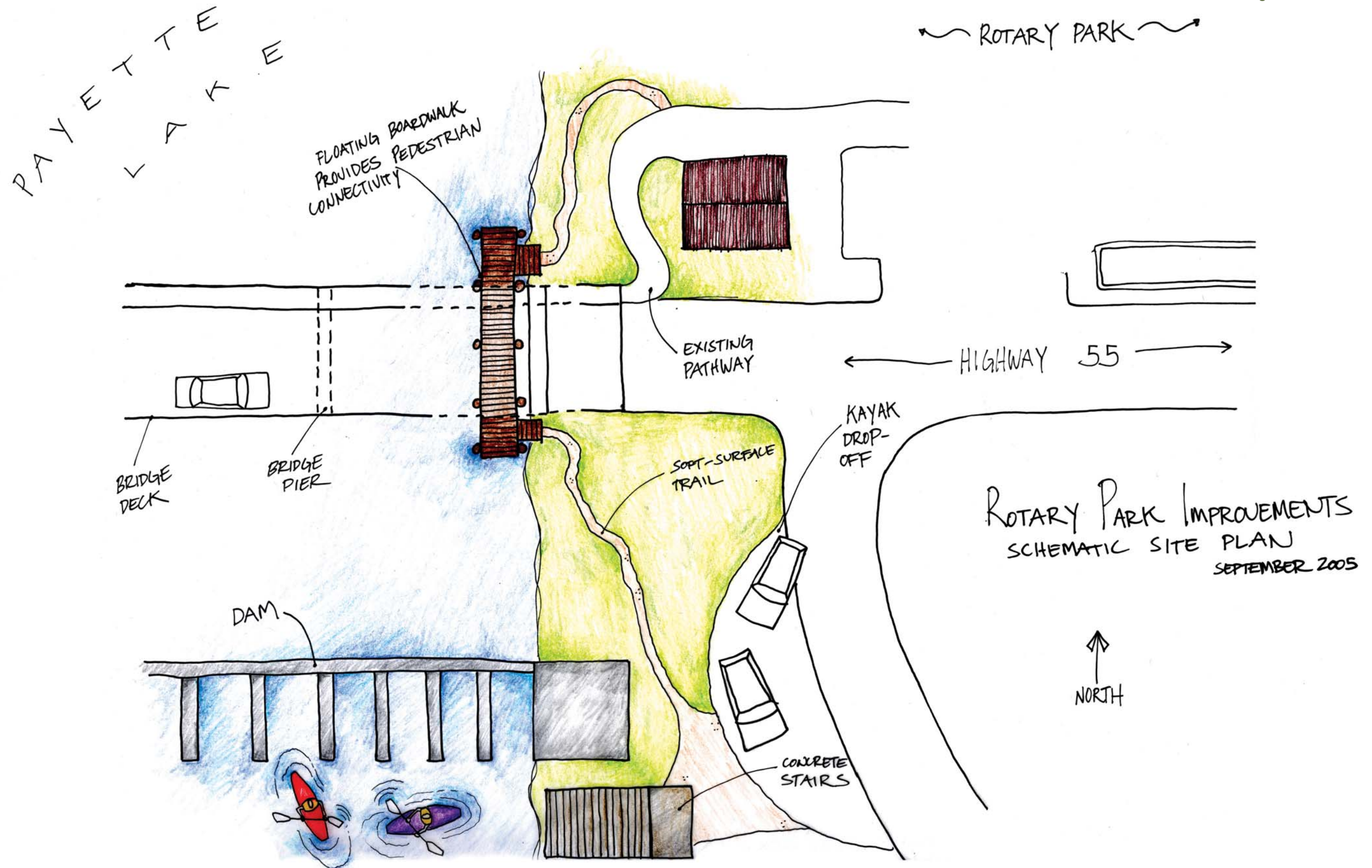
# Legacy Park







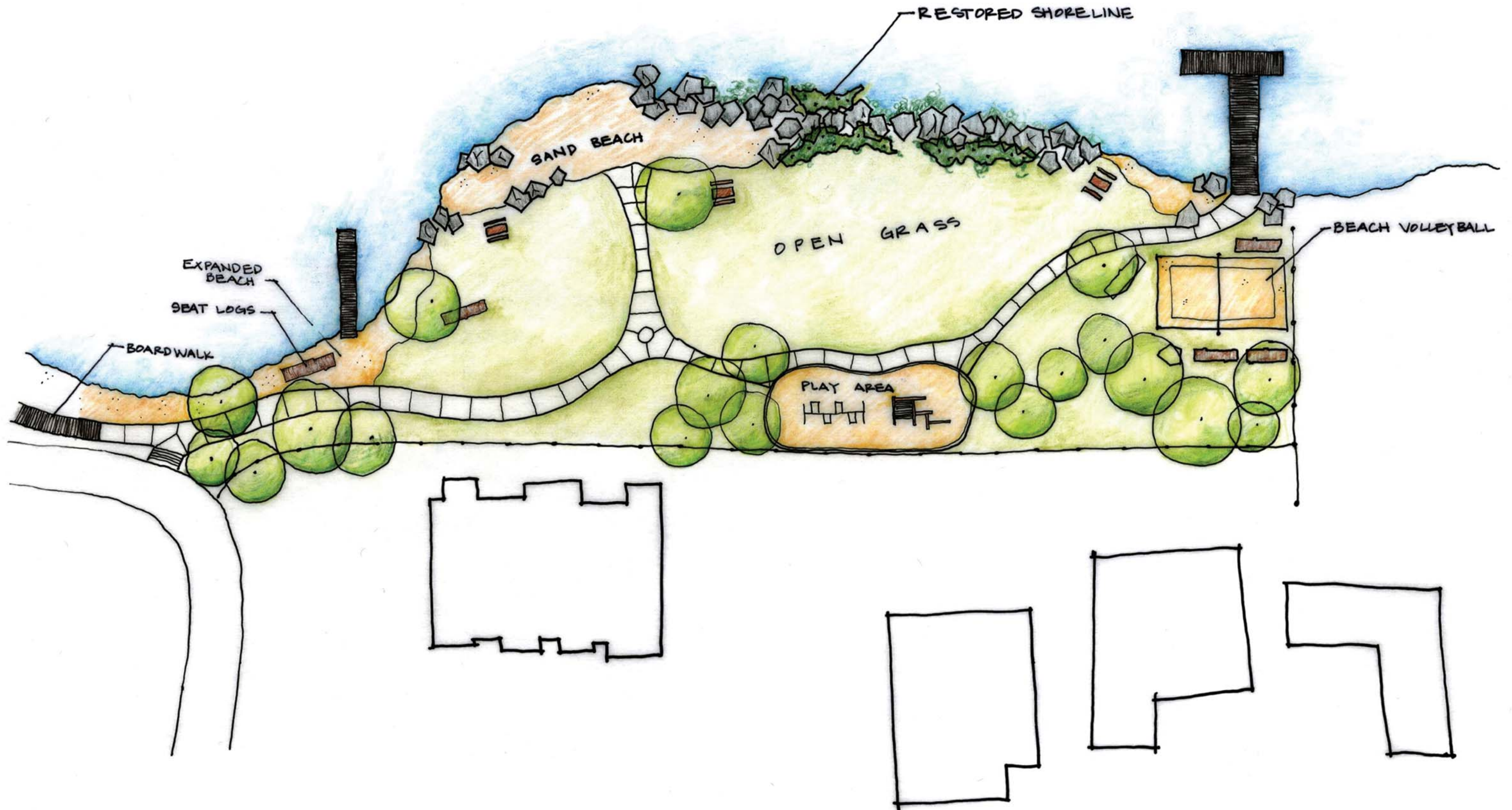
# Rotary Park







# Brown Park – Concept One







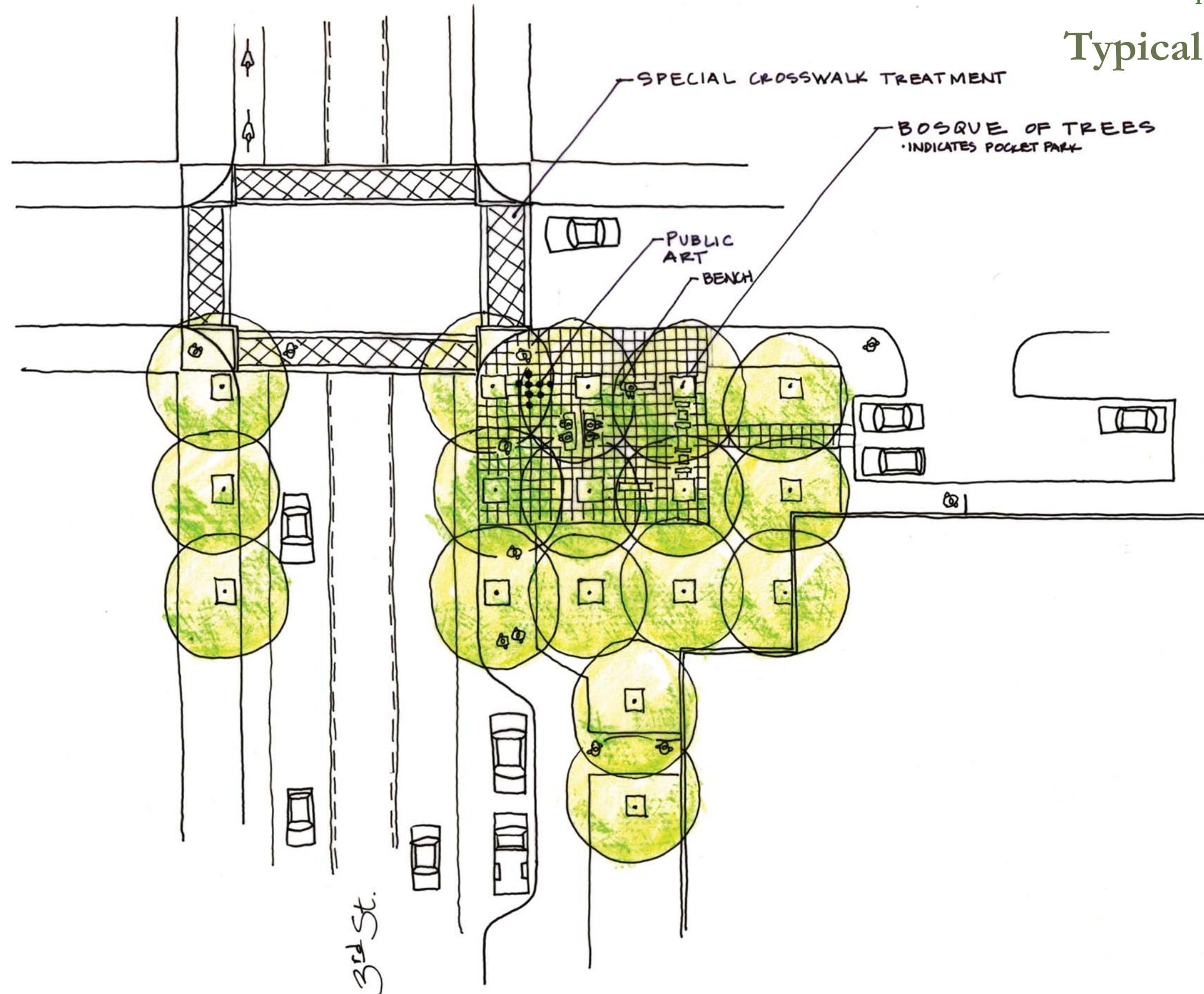
# Brown Park – Concept Two







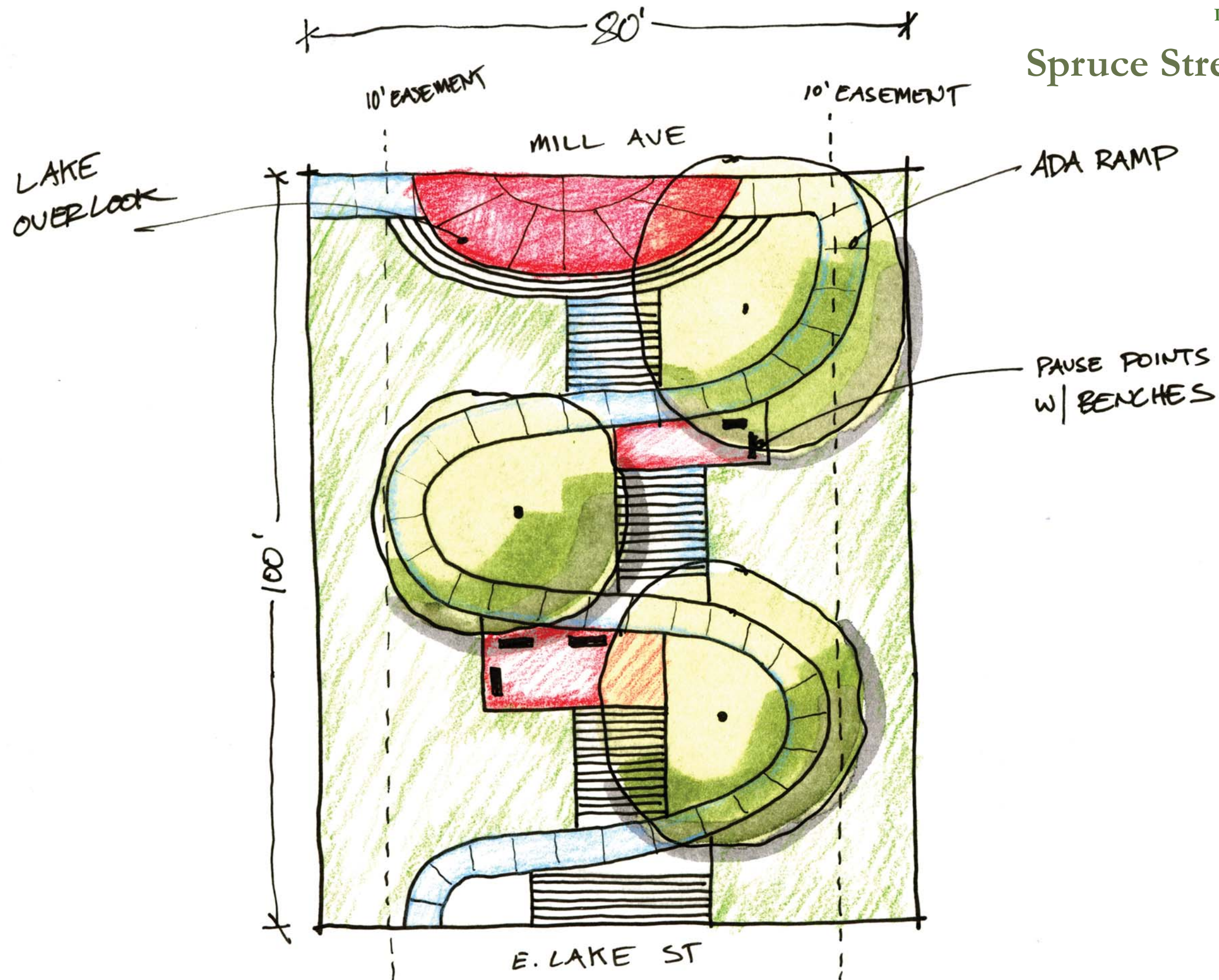
# Typical Pocket Park







# Spruce Street Hillclimb







| <b>River Front Park Improvements Cost Estimate</b>                      |         |             |              |                       |
|---|---------|-------------|--------------|-----------------------|
|   | QTY     | UNIT        | UNIT COST    | AMOUNT                |
| <b>Site Work</b>  |         |             |              |                       |
| Clearing and Grubbing   | 1       | Lump Sum    | \$25,000.00  | \$25,000.00           |
| Grading and Drainage (includes roads, parking, pathways, sports fields) | 1       | Lump Sum    | \$500,000.00 | \$500,000.00          |
| Mobilization  | 1       | Lump Sum    | \$45,000.00  | \$45,000.00           |
|   |         |             |              | <b>\$570,000.00</b>   |
| <b>Utilities</b>  |         |             |              |                       |
| Potable Water   | 1       | Lump Sum    | \$15,000.00  | \$15,000.00           |
| Sewer   | 1       | Lump Sum    | \$15,000.00  | \$15,000.00           |
| Electrical  | 1       | Lump Sum    | \$25,000.00  | \$25,000.00           |
| Phone   | 1       | Lump Sum    | \$10,000.00  | \$10,000.00           |
|   |         |             |              | <b>\$65,000.00</b>    |
| <b>Infrastructure</b>   |         |             |              |                       |
| Road Surfacing (asphalt)  | 52,572  | Square Feet | \$1.60       | \$84,115.20           |
| Parking Lot and Surfacing (gravel)                                      | 120,635 | Square Feet | \$0.60       | \$72,381.00           |
| Paved Paths (10' wide asphalt)  | 3,800   | Linear Feet | \$16.00      | \$60,800.00           |
| Retaining Walls   | 1       | Allowance   | \$100,000.00 | \$100,000.00          |
| Soft-Surface Paths  | 1,650   | Linear Feet | \$2.00       | \$3,300.00            |
| Site Lighting   | 1       | Allowance   | \$150,000.00 | \$150,000.00          |
| Storage Facilities  | 1       | Lump Sum    | \$75,000.00  | \$75,000.00           |
|   |         |             |              | <b>\$545,596.20</b>   |
| <b>Amenities</b>  |         |             |              |                       |
| Amphitheater (700 person capacity)                                      | 1       | Lump Sum    | \$500,000.00 | \$500,000.00          |
| BBQ Grills  | 8       | Each        | \$100.00     | \$800.00              |
| Bouldering Area (natural boulders, mechanically placed)                 | 1       | Lump Sum    | \$2,500.00   | \$2,500.00            |
| Disc Golf (18 holes, concrete tee pads)                                 | 1       | Lump Sum    | \$10,000.00  | \$10,000.00           |
| Dog Park Fencing  | 500     | Linear Feet | \$1.50       | \$750.00              |
| Horseshoe Pits  | 2       | Each        | \$1,500.00   | \$3,000.00            |
| Kayak Pull-Out  | 1       | Lump Sum    | \$15,000.00  | \$15,000.00           |
| Multi-purpose/soccer fields (2) and Baseball Diamond                    | 1       | Allowance   | \$249,225.00 | \$249,225.00          |
| Picnic Shelter (large, for groups)                                      | 1       | Lump Sum    | \$70,000.00  | \$70,000.00           |
| Picnic Tables   | 16      | Each        | \$300.00     | \$4,800.00            |
| Playground  | 1       | Lump Sum    | \$60,000.00  | \$60,000.00           |
| Restrooms   | 3       | Each        | \$45,000.00  | \$135,000.00          |
| Sand Volleyball Courts  | 4       | Each        | \$3,000.00   | \$12,000.00           |
| Shade Shelters  | 3       | Each        | \$50,000.00  | \$150,000.00          |
| Misc. Furnishings (trash receptacles, doggie stations, etc.)            | 1       | Allowance   | \$3,500.00   | \$3,500.00            |
| Wetland Boardwalk (15' wide, elevated)                                  | 450     | Linear Feet | \$750.00     | \$337,500.00          |
|   |         |             |              | <b>\$1,554,075.00</b> |

(Continued on Next Page)



| <b>River Front Park Improvements Cost Estimate (continued)*</b> |         |             |                           |                       |
|---|---------|-------------|---------------------------|-----------------------|
| <b>Landscaping</b>  |         |             |                           |                       |
| Turf (non-sports, seeded)                                       | 60,000  | Square Feet | \$0.10                    | \$6,000.00            |
| Trees and Shrubs  | 1       | Allowance   | \$200,000.00              | \$200,000.00          |
| Native Areas (seeded)   | 350,000 | Square Feet | \$0.15                    | \$52,500.00           |
| Irrigation  | 312,500 | Square Feet | \$1.00                    | \$312,500.00          |
|   |         |             |                           | <b>\$571,000.00</b>   |
|   |         |             | <b>Sub Total</b>          | <b>\$3,305,671.20</b> |
| Design and Construction Contingencies (35%)                     |         |             |                           | \$1,156,984.92        |
|   |         |             | <b>Construction Total</b> | <b>\$4,462,656.12</b> |
| General Administration (5%)                                     |         |             |                           | \$223,132.81          |
| Design Fees (12%) (inc. topo survey)                            |         |             |                           | \$535,518.73          |
| Construction Administration (10%)                               |         |             |                           | \$446,265.61          |
| Permitting/Environmental Clearances (7%)                        |         |             |                           | \$312,385.93          |
|   |         |             | <b>Total Project Cost</b> | <b>\$5,979,959.20</b> |

\*Estimate based on Schematic Site Plan dated September 2005. All costs assume work to be performed by contractor. Prices are in 2005 dollars.



| <b>Legacy Park Improvements Cost Estimate*</b>              |        |             |                           |                     |
|---|--------|-------------|---------------------------|---------------------|
| Based on Conceptual Planning Level Design, January 23, 2006 |        |             |                           |                     |
|   | QTY    | UNIT        | UNIT COST                 | AMOUNT              |
| <b>Site Work</b>  |        |             |                           |                     |
| Clearing and Grubbing                                       | 1      | Lump Sum    | \$15,750.00               | \$15,750.00         |
| Grading and Drainage  | 1      | Lump Sum    | \$100,000.00              | \$100,000.00        |
| Demolition  | 1      | Lump Sum    | \$25,000.00               | \$25,000.00         |
|   |        |             |                           | <b>\$140,750.00</b> |
| <b>Amenities</b>  |        |             |                           |                     |
| Stairs to Lakefront (concrete, 10' wide)                    | 2,000  | Square Feet | \$16.08                   | \$32,160.00         |
| Amphitheater  | 1      | Lump Sum    | \$42,000.00               | \$42,000.00         |
| Cosmetic Improvements to Pump House                         | 1      | Allowance   | \$25,000.00               | \$25,000.00         |
| Restrooms (tucked under Promenade)                          | 1      | Lump Sum    | \$125,000.00              | \$125,000.00        |
|   |        |             |                           | <b>\$224,160.00</b> |
| <b>Landscaping</b>  |        |             |                           |                     |
| Trees, Shrubs and Perennials                                | 1      | Allowance   | \$52,500.00               | \$52,500.00         |
| Turf  | 48,500 | Square Feet | \$1.00                    | \$48,500.00         |
| Irrigation (adapt existing system)                          | 1      | Allowance   | \$31,500.00               | \$31,500.00         |
| Concession (NOT INCLUDED)                                   |        |             |                           |                     |
|   |        |             |                           | <b>\$132,500.00</b> |
|   |        |             | <b>Sub Total</b>          | <b>\$497,410.00</b> |
|   |        |             |                           |                     |
| Design and Construction Contingencies (35%)                 |        |             |                           | \$174,093.50        |
|   |        |             | <b>Construction Total</b> | <b>\$671,503.50</b> |
|   |        |             |                           |                     |
| General Administration (5%)                                 |        |             |                           | \$33,575.18         |
| Design Fees (12%)   |        |             |                           | \$80,580.42         |
| Construction Administration (10%)                           |        |             |                           | \$67,150.35         |
| Permitting/Environmental Clearances (7%)                    |        |             |                           | \$47,005.25         |
|   |        |             | <b>Total Project Cost</b> | <b>\$899,814.70</b> |

\*Estimate based on Schematic Site Plan Titled "Lake Front Promenade - Legacy Park" dated September 2005. Prices for improvements of East Lake St. Promenade area not included in cost estimate. All costs assume work to be performed by contractor. Prices are in early 2007 dollars - estimated mid-period of construction. Estimate does not include survey work. Please refer to attached memorandum for estimate.



| <b>Rotary Park Cost Estimate*</b>           |       |             |                           |                    |
|---|-------|-------------|---------------------------|--------------------|
|   | QTY   | UNIT        | UNIT COST                 | AMOUNT             |
| <b>Site Work</b>                            |       |             |                           |                    |
| Clearing and Grubbing                       | 1     | Lump Sum    | \$3,500.00                | \$3,500.00         |
| Grading and Drainage                        | 1     | Lump Sum    | \$4,000.00                | \$4,000.00         |
|   |       |             |                           | <b>\$7,500.00</b>  |
| <b>Amenities</b>                            |       |             |                           |                    |
| River Access Stairs (concrete, 10' wide)    | 600   | Square Feet | \$16.00                   | \$9,600.00         |
| Path (soft surface)                         | 550   | Square Feet | \$0.75                    | \$412.50           |
| Boardwalk (under bridge, floating, 5' wide) | 60    | Linear Feet | \$300.00                  | \$18,000.00        |
| Roadside Pull-Out (gravel)                  | 1,700 | Square Feet | \$0.75                    | \$1,275.00         |
|   |       |             |                           | <b>\$29,287.50</b> |
|   |       |             | <b>Sub Total</b>          | <b>\$36,787.50</b> |
| Design and Construction Contingencies (35%) |       |             |                           | \$12,875.63        |
|   |       |             | <b>Construction Total</b> | <b>\$49,663.13</b> |
| General Administration (5%)                 |       |             |                           | \$2,483.16         |
| Design Fees (12%) (inc. topo survey)        |       |             |                           | \$5,959.58         |
| Construction Administration (10%)           |       |             |                           | \$4,966.31         |
| Permitting/Environmental Clearances (7%)    |       |             |                           | \$3,476.42         |
|   |       |             | <b>Total Project Cost</b> | <b>\$66,548.60</b> |

\*Estimate based on Schematic Site Plan dated September 2005. All costs assume work to be performed by contractor. Prices are in 2005 dollars.





| <b>Brown Park Improvements Cost Estimate*</b>                |       |             |                           |                     |
|--|-------|-------------|---------------------------|---------------------|
| Based on Conceptual Planning Level Design, January 23, 2006  |       |             |                           |                     |
|  | QTY   | UNIT        | UNIT COST                 | AMOUNT              |
| <b>Site Work</b>   |       |             |                           |                     |
| Clearing and Grubbing  | 1     | Lump Sum    | \$1,575.00                | \$1,575.00          |
| Grading and Drainage   | 1     | Lump Sum    | \$1,575.00                | \$1,575.00          |
| Shoreline Restoration (approx. 670 yards of rock at \$80/yd) | 1     | Allowance   | \$50,000.00               | \$50,000.00         |
|  |       |             |                           | <b>\$53,150.00</b>  |
| <b>Paved Areas</b>   |       |             |                           |                     |
| Path (concrete, 10' wide)                                    | 7,500 | Square Feet | \$4.02                    | \$30,150.00         |
|  |       |             |                           | <b>\$30,150.00</b>  |
| <b>Landscaping</b>   |       |             |                           |                     |
| Trees - Deciduous  | 12    | Each        | \$262.50                  | \$3,150.00          |
| Shrubs - 5 gallon  | 30    | Each        | \$36.75                   | \$1,102.50          |
| Turf (replace damaged turf, additional turf areas)           | 1,000 | Square Feet | \$1.00                    | \$1,000.00          |
| Irrigation (adapt existing system)                           | 3,000 | Square Feet | \$1.05                    | \$3,150.00          |
|  |       |             |                           | <b>\$8,402.50</b>   |
| <b>Amenities</b>   |       |             |                           |                     |
| Picnic Tables (wood)   | 5     | Each        | \$315.00                  | \$1,575.00          |
| Natural Log Seats  | 6     | Each        | \$525.00                  | \$3,150.00          |
| Bike Rack - 6 bikes  | 1     | Each        | \$525.00                  | \$525.00            |
| Sand Volleyball Court  | 1     | Each        | \$15,000.00               | \$15,000.00         |
| Expanded Sand Beach  | 1     | Allowance   | \$3,150.00                | \$3,150.00          |
| Playground (existing no upgrades assumed)                    |       |             |                           |                     |
| Boardwalk (in lakefront connectivity estimate)               |       |             |                           |                     |
|  |       |             |                           | <b>\$23,400.00</b>  |
|  |       |             | <b>Sub Total</b>          | <b>\$115,102.50</b> |
| Design and Construction Contingencies (35%)                  |       |             |                           | \$40,285.88         |
|  |       |             | <b>Construction Total</b> | <b>\$155,388.38</b> |
| General Administration (5%)                                  |       |             |                           | \$7,769.42          |
| Design Fees (12%)  |       |             |                           | \$18,646.61         |
| Construction Administration (10%)                            |       |             |                           | \$15,538.84         |
| Permitting/Environmental Clearances (7%)                     |       |             |                           | \$10,877.19         |
|  |       |             | <b>Total Project Cost</b> | <b>\$208,220.44</b> |

\*Estimate based on Schematic Site Plan dated September 2005. All costs assume work to be performed by contractor. Prices have been adjusted to represent early 2007 dollars - estimated mid-period of construction. Estimate does not include survey work. Please refer to attached memorandum for estimate.



| <b>Pine St. Park Improvements Cost Estimate*</b> |        |             |                           |                     |
|--|--------|-------------|---------------------------|---------------------|
|  | QTY    | UNIT        | UNIT COST                 | AMOUNT              |
| <b>Site Work</b>                                 |        |             |                           |                     |
| Clearing and Grubbing                            | 1      | Lump Sum    | \$3,000.00                | \$3,000.00          |
| Grading and Drainage                             | 1      | Lump Sum    | \$4,000.00                | \$4,000.00          |
| Mobilization                                     | 1      | Lump Sum    | \$2,800.00                | \$2,800.00          |
|  |        |             |                           | <b>\$9,800.00</b>   |
| <b>Amenities</b>                                 |        |             |                           |                     |
| Tot Lot  | 1      | Allowance   | \$40,000.00               | \$40,000.00         |
| Paths (soft surface, 8' wide)                    | 1,000  | Square Feet | \$0.75                    | \$750.00            |
| Turf   | 1,000  | Square Feet | \$0.65                    | \$650.00            |
| Trees (5 deciduous)                              | 5      | Each        | \$250.00                  | \$1,250.00          |
| Irrigation - Turf and Trees                      | 1,000  | Square Feet | \$1.00                    | \$1,000.00          |
| Parking Area (gravel)                            | 10,000 | Square Feet | \$0.60                    | \$6,000.00          |
|  |        |             |                           | <b>\$49,650.00</b>  |
|  |        |             | <b>Sub Total</b>          | <b>\$59,450.00</b>  |
| Design and Construction Contingencies (35%)      |        |             |                           | \$20,807.50         |
|  |        |             | <b>Construction Total</b> | <b>\$80,257.50</b>  |
| General Administration (5%)                      |        |             |                           | \$4,012.88          |
| Design Fees (12%)                                |        |             |                           | \$9,630.90          |
| Construction Administration (10%)                |        |             |                           | \$8,025.75          |
| Permitting/Environmental Clearances (7%)         |        |             |                           | \$5,618.03          |
|  |        |             | <b>Total Project Cost</b> | <b>\$107,545.06</b> |

\*Estimate based on information provided during stakeholder meetings. No schematic site plan has been developed for this park. All costs assume work to be performed by contractor. Prices are in 2005 dollars.



| <b>Spruce St. Hillclimb Park Improvements Cost Estimate*</b> |       |             |                           |                    |
|--|-------|-------------|---------------------------|--------------------|
|  | QTY   | UNIT        | UNIT COST                 | AMOUNT             |
| <b>Site Work</b>   |       |             |                           |                    |
| Clearing and Grubbing  | 1     | Lump Sum    | \$4,000.00                | \$4,000.00         |
| Grading and Drainage   | 1     | Lump Sum    | \$6,000.00                | \$6,000.00         |
| Mobilization   | 1     |             | \$3,150.00                | \$3,150.00         |
|  |       |             |                           | <b>\$13,150.00</b> |
| <b>Paved Areas</b>   |       |             |                           |                    |
| Overlook - Concrete, integral color                          | 425   | Square Feet | \$7.00                    | \$2,975.00         |
| Path (ADA Accessible) - concrete 6' wide                     | 1,650 | Square Feet | \$4.00                    | \$6,600.00         |
| Stairs   | 1,000 | Square Feet | \$16.00                   | \$16,000.00        |
| Landings - Concrete, integral color                          | 475   | Square Feet | \$7.00                    | \$3,325.00         |
|  |       |             |                           | <b>\$28,900.00</b> |
| <b>Landscaping</b>   |       |             |                           |                    |
| Trees - Deciduous  | 3     | Each        | \$250.00                  | \$750.00           |
| Shrubs - 5 gallon  | 30    | Each        | \$35.00                   | \$1,050.00         |
| Turf   | 3,800 | Square Feet | \$0.35                    | \$1,330.00         |
| Seeded Areas (native seed mix)                               | 1,200 | Square Feet | \$0.15                    | \$180.00           |
| Irrigation - Turf and Trees                                  | 4,200 | Square Feet | \$1.00                    | \$4,200.00         |
|  |       |             |                           | <b>\$7,510.00</b>  |
| <b>Site Furnishings</b>                                      |       |             |                           |                    |
| Benches - metal park bench                                   | 5     | Each        | \$900.00                  | \$4,500.00         |
| Bike Rack - 6 bikes  | 1     | Each        | \$600.00                  | \$600.00           |
|  |       |             |                           | <b>\$5,100.00</b>  |
|  |       |             | <b>Sub Total</b>          | <b>\$49,560.00</b> |
| Design and Construction Contingencies (35%)                  |       |             |                           | \$17,346.00        |
|  |       |             | <b>Construction Total</b> | <b>\$66,906.00</b> |
| General Administration (5%)                                  |       |             |                           | \$3,345.30         |
| Design Fees (12%) (inc. topo survey)                         |       |             |                           | \$8,028.72         |
| Construction Administration (10%)                            |       |             |                           | \$6,690.60         |
| Permitting/Environmental Clearances (7%)                     |       |             |                           | \$4,683.42         |
|  |       |             | <b>Total Project Cost</b> | <b>\$89,654.04</b> |

\*Estimate based on Schematic Site Plan dated September 2005. All costs assume work to be performed by contractor. Prices are in 2005 dollars.

# Funding and Implementation



## Introduction

Near term funding needs for capital improvements to the City's parks and recreation system are substantial. In order to serve the existing and growing demand for parks and recreation facilities, River Front Park must be developed as soon as possible.

The current City budget focuses on annual administrative, operational and maintenance costs for existing facilities. Capital development funding is not proposed in the FY 2006 budget. Parks and recreation needs are balanced against the needs of other departments.

As such, there is an immediate need for the City of McCall to establish permanent funding mechanisms to provide funds for capital improvements, land acquisitions, and maintenance.

## Development Requirements, Including Land Dedication and Park Development, Fees in Lieu of, and Parks Impact Fees

The City of McCall is in the process of establishing development requirements to mitigate parks and recreation impacts. All potential methods of development mitigation should be evaluated, including land dedication, park development, fees in lieu of, and parks impact fees. The methods appropriate for McCall should then be adopted and implemented.

The level of revenue generated from any of these sources will depend on how the programs are structured. For example, there are a number of formulas for calculating parks impact fees. Several communities in Idaho have enacted development impact fees to lessen the effect of growth on

existing residents. Park development impact fees are designed to maintain the level and quality of service in order to benefit both existing and new residents. These fees offer an approach to having new development "pay its way" as opposed to being financed by the existing resident tax base.

Typically, park development impact fees are applied to all new residential developments including multi-family and resort projects, but not typically applied to commercial or industrial development. They are paid by the builder, developer, property owner or any party responsible for the new development. Park development impact fees can be used to acquire land and to pay for facilities, but can not be used to pay salaries or other operating costs. Idaho law requires the formation of an impact fees advisory committee and a capital improvements plan. The plan provides documentation of the level of service that the community finds satisfactory. This can be described in many ways but generally is acres of parkland per 1,000 residents.

Several communities in Idaho, including Ketchum, Rexburg, Post Falls, Eagle, Meridian, and Boise have park development impact fees. These fees are applied to new residential development



*River Front Park site*





## Funding and Implementation



*West of Legacy Park*

including single-family, multi-family, and planned unit developments. Boise also imposes park development impact fees on hotel/motel developments. Below is one methodology for calculating park development impact fees.

- $\text{Cost of land /per Acre} + \text{Park Improvement Costs/Acre} = \text{Amount of Funding Needed per Acre}$
- $\text{Park Needs Per Person} = .0156 \text{ acres} \times \text{Person per Household (2.39 - using average persons per household in McCall, 2004, source: [www.Idahoworks.com](http://www.Idahoworks.com))} = .037 \text{ acres} = \text{Total Parks Needed Per Household}$
- $\text{Amount of Funding Needed per Acre} \times .037 = \text{IMPACT FEE}$

This is just one of several different methods that could be used to calculate impact fees. It is recommended that the City of McCall do further financial analysis on potential revenue of the various methods of development mitigation requirements (including impact fees) and determine the most appropriate method for McCall to fund parks and recreation improvements. After this analysis is complete, the City should move forward immediately to implement the selected methodology in order to fund much needed park improvements.

## Other Potential Funding Sources

In addition to development requirements and impact fees, other possible funding sources for parks projects are summarized below.

### Municipal Funding Mechanisms, Bonds, and Parks Levy Opportunities

Cities are taxing districts governed by several sections of Idaho Code. New legislation is continually being drafted to amend the ways taxes may be levied. Bond regulations remain the most constant. It is recommended that the City review the most recent laws and investigate the various potential options for funding parks and recreation improvements through municipal funding structures, such as bonds, levies and/or development of special taxing districts.

A general obligation bond is borrowed money, usually through a taxing district like the City. Bonds have to be approved by a 67 percent vote in favor. Bonds can be used for various types of capital improvements. Levies represent the ratio between property tax budget and current market value. There are limits on the amount of revenue that can be generated by levies. A bond debt can be established against potential levy revenues over a period of years. This method enables the borrowing of large amounts of capital to fund needed improvements.

Idaho state legislation enables cities that meet a certain debt to property market value ration to collect a levy for capital improvements. A Parks Levy could be an option in McCall and may be one of the best options for generating the level of capital funding needed in the near term for improvements at River Front Park and other parks. The levy would be voted upon by residents of McCall's impact area. The community seems supportive of parks and recreation facilities and supported a bond measure 12 years ago for improvements to Legacy Park.



### Local Improvement District or Business Improvement Districts

The City of McCall has the authority to impose a Local Improvement District (LID) or Business Improvement District (BID) as a taxing mechanism. The City can identify a certain district or districts such as the “South Corridor” and impose a tax on property owners. The tax is based on property square footage or proximity to the improvement, not on property valuation. The LID or BID does not require a public vote. 55 percent of the affected property owners in the district must sign a petition in favor of the proposal and then City Council is required to enact the LID or BID. Funds would then be collected by the City to pay for projects and also can be allocated toward maintenance costs.

### Local Option Tax (LOT)

McCall currently has a local option tax established for the ability to collect additional taxes in a means to offset the increased infrastructure needed to accommodate tourism. This tax is collected on retail sales, lodging, and liquor by the drink. McCall could look into the possibility of marginally increasing this tax to include a specific fund for Parks and Recreation. Tourists benefit greatly from the park and recreational amenities in McCall and a slight increase in the local option tax could provide much needed resources for park and recreational facilities.

### Real Estate Transfer Tax

A Real Estate Transfer Tax would require State Legislation. This tax could be collected on every real estate sale. Local and state efforts and support would be needed to enact legislation. Other states use this funding source to fund open space, recreation, and public transit facilities.

### Recreation and Culture Tax

Cities in Idaho are empowered to initiate assessments for the creation, purchase, operation, and/or maintenance of recreation and cultural facilities. This amounts to a \$.003/\$1,000 assessed valuation.

### Annexation Fees

When an area is annexed into the city limits, the City can charge an annexation fee to the property owner. This could help offset costs for public improvements including park and recreational facilities. The money collected can only be used for capital improvements, not operations.

### User Fees

Another type of revenue source would be charging user fees for park and recreational facilities. Fees for recreational activities such as softball, baseball, soccer, and other activities could be a possibility. Also, rental picnic shelters could be another source of funding. Specific to McCall, there seems to be support in the community for charging for boat launching fees, boat trailer parking, and other vehicle parking in certain areas as potential sources of revenue for parks and recreation and other needed improvements.

### Grants

There are a number of federal, state, and local grants available to fund park and recreation facilities. The majority of grants to require a matching fund, so the City of McCall would need to use another funding mechanism (levy, bond, LID, LOT) to fund larger park and recreational facilities. Below is a list of some of the most often used grant sources for parks and recreation projects.

#### *Land & Water Conservation Fund*

This grant is administered by Idaho State Parks and Recreation. This federal grant program has been responsible for the acquisition, development, and improvement of over \$60 million in outdoor recreation sites and facilities in Idaho since 1965. Most of that money has been spent in city and county parks. In 2004, \$97 million was distributed to state, county, and local jurisdictions to acquire recreation lands and to develop and improve recreational facilities. The program typically requires a 50 percent match.



## Funding and Implementation

### ***Urban and Community Forestry Grant***

This grant is administered through the Idaho Department of Lands, Forest Service, and Idaho Community Forestry Council. A total of \$30,000 is available on an annual basis and the maximum request for a grant is \$4,000. This program’s goal is to improve a sustainable forestry program. Grant money must be used for tree maintenance, purchase, planting programs, and planning efforts related to tree activity (inventory, planting plan, management, etc.)

### ***Community Transportation Enhancement Grant***

This grant is also administered through the Idaho Department of Lands, as well as the Idaho Transportation Department, and Idaho Community Forestry Council. Maximum grant request is \$15,000 and a minimum 10 percent cash match is required. Eligible projects include gateway landscaping, planting along “main streets”, and planting along bike/walking trails.

### ***Waterways Improvement Grant Program***

This Idaho Department of Parks and Recreation program is designed to promote safety, improve waterways for boating purposes and build and improve public parking lots for boaters. The program is also meant to provide public boat ramps and moorings, marking of waterways, and search and rescue of boaters.

### ***Transportation Enhancement Program***

The Enhancement Program created originally by the Intermodal Surface Efficiency Act and continued recently by Safe, Accountable, Flexible and Efficient Transportation Equity Act (SAFETEA). The city can apply for enhancement funds for various projects including bike paths and nonmotorized trails. However, enhancement grants are very competitive and McCall would be competing against other projects throughout the state. Enhancement projects require a local match. In recent meetings with the Idaho Department of Transportation,

McCall was encouraged to submit enhancement grant applications for improvements along Third Street and other needed projects.

### ***Recreational Trails Program***

This federal program allocates funds to the states for recreational trails and trail-related projects. The Idaho Department of Parks and Recreation provides some of this funding to local jurisdictions in the form of grants. Eligible projects include maintenance of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages for recreational trails, and construction of new trails.

### ***Scenic Byways Program***

McCall is located on the Payette River National Scenic Byway therefore certain types of projects in the City would be eligible to receive scenic byway funds. This program is a part of SAFETEA. Funds are available specifically for projects located along or near the scenic byway. The Payette River National Scenic Byway has created a Corridor Management Plan that does include specific projects for McCall including a “South Corridor Streetscape” project, “West Corridor Streetscape” project, and an interpretive site that includes walkways, bike



*Payette Lake*





paths, picnic tables, and other facilities for residents and visitors of McCall. This could potentially be a Park and Recreational Department project. This funding does require a 20 percent local match and is a “reimbursement” program; meaning funds must first be expended before reimbursement occurs.

### Fundraising and Private Donations and Contributions

The community of McCall benefits from an impressive level of donations and contributions from private benefactors. Consider forming and supporting a “Friends of McCall’s Parks” foundation (as a 501-c3 corporation with its own board) to provide a means for donors to give to McCall’s parks needs. The “Friends” group could be an extension of the existing Parks Advisory Committee membership. Also continue to seek support from volunteer and philanthropic organizations such as scouting groups, Rotary, and other organizations as well as private individuals and families.

### Partnerships

The fostering of partnerships between the City of McCall and other agencies and organizations will help to further the City’s mission of meeting the growing demand for parks and recreation facilities. Creating partnerships will help in leveraging funding for park and recreational facilities and in taking a regional approach to dealing with tourism and recreation needs. The City of McCall and its boards, commissions and committees should develop strong partnerships with community and regional organizations and agencies such as the:

- McCall School District
- Payette Lake Scenic Byway Committee
- Chamber of Commerce
- Valley County
- Other towns and cities in the county, including Lake Fork, Donnelly and Cascade

- Tourism-related organizations
- Central Idaho Historical Society
- USDA National Forest
- Idaho State Parks
- Idaho Department of Transportation
- Idaho Department of Lands
- Idaho Department of Commerce
- Private development and resort entities, including Brundage Mountain and Tamarack
- And others, including most importantly the community-at large. Support for additional taxes, fees, and levies will have to come from the McCall community.

### Implementation Strategies and Opportunities

The City of McCall will not be able to fund all park and recreational facilities and improvements all at once. A phased approach to implementation is recommended. Below is an action plan to assist McCall is moving forward with this Master Plan, keeping in mind, that improvements will be phased in through time. The following recommended strategies are meant to capture the highlights of this parks and recreation master plan and summarize important actions that need to be implemented.

#### *Short Term Strategies (within the Next Year)*

- Adopt the Parks and Recreational Master Plan and incorporate the recommendations into the next update of the City’s Comprehensive Plan.
- Work with Park and Recreation Advisory Committee to prioritize the project list and funding needs for projects – particularly for River Front Park; develop a funding action plan and actively seek funding.
- Establish development mitigation requirements for parks and recreation, including development impact fees.



## Funding and Implementation

- Explore other municipal funding mechanisms (levy, bond, etc.).
- Apply for grants to assist with the Riverfront Park improvements.
- Consider establishing a “Friends of McCall Parks” foundation.
- Seek donations and gifts, as well as volunteer resources.

### *Near Term Strategies (1-5 years)*

- Continue to seek a range of funding opportunities, apply for various grants, and seek matching fund contributions.
- Implement the full recommendations of the Parks Improvement Plan, including the recommended special studies and parks improvement projects to the maximum extent possible.
- Establish and build partnerships and coalitions with neighborhoods, school districts, other sources of private support and donations. Establish voter support for future funding needs.
- Work with state parks, national forest, and other agencies to ensure land around McCall is preserved and managed in the interest of McCall residents and visitors.
- Consider establishing a Public Arts Commission and formal program.

### *Mid-Term Strategies and Recommendations (5-10 years)*

- Continue to seek a range of funding opportunities, apply for various grants, and seek matching fund contributions.
- Implement recommendations of the parks master plan for this timeframe.
- Periodically evaluate development mitigation requirements and adjust as needed to respond

to population projections (could be part of regular comprehensive plan and code updating activities).

- Revisit the parks master plan and update to reflect work complete and new priorities.
- Continue to seek public input and community support for park projects.
- Continue partnerships with communities and other park agencies.
- Market McCall’s community and park assets to help leverage additional funding.
- Develop of specific standards for parks facilities – including design and development standards and performance standards.
- Develop a coordinated interpretive sign and historic markers program throughout town.

### *Long Term Strategies and Recommendations (10-20 years)*

- Continue to seek a range of funding opportunities, apply for various grants, and seek matching fund contributions.
- Implement recommendations of the parks master plan for this timeframe.
- Periodically evaluate development mitigation requirements and adjust as needed to respond to population projections (could be part of regular comprehensive plan and code updating activities).
- Evaluate opportunities to connect local and regional parks and facilities through greenbelts and greenways.
- Evaluate the need to preserve scenic viewsheds and greenways and investigate conservation funding sources and partnership opportunities.
- Continue partnerships with local community and regional stakeholders to plan for the region’s future.





Existing Parks  
City of McCall, Idaho

0 200 1,200 Feet

-  City Limits
-  Existing Parks
-  Municipal Golf Course
-  Schools
-  Historical Museum

