



CHAPTER 4: PARK DESIGN AND DEVELOPMENT STANDARDS

4.1 Development Guidelines

The strength of a successful park system is that it provides a variety of park types and recreation opportunities throughout the community to serve residents. Site selection, park design, and development should support the function and purpose of each park type to ensure that diverse recreation opportunities are provided and community recreation needs are met. The design guidelines outline specific design and development guidelines for the following types of parks:

- Regional parks;
- Large city parks;
- Small city parks;
- Waterfront parks;
- Special use areas; and
- Natural / open space areas.

Design and development guidelines are intended to provide planning and site programming guidance, addressing such things as park size, layout, recommended amenities, and other development concerns for each type of park. However, each site is unique, and these guidelines are not intended to override site-specific concerns or judgments.

Guidelines for the development of Keizer parks include:

- **Description:** A definition is presented to describe the park type.
- **Function:** The primary function or use of this type of park is noted.
- **Site selection considerations:** Criteria to consider in the acquisition and development of new parks include location, site size, and site access guidelines. Existing parks may be smaller or larger than the recommended maximum and minimum park size.
- **Minimum amenities:** These amenities should be provided in every developed park in this category.
- **Additional amenities:** These amenities are appropriate for this type of park, and these and similar features may be considered during the planning and design process for each park.
- **Avoid:** These elements are not compatible with the park type and should be avoided.

Regional Park	
Description	Regional parks are sites planned to provide recreational activities for the city and surrounding region. These parks often have a mix of passive and active recreational activities. Regional parks are typically larger sites with a defining feature such as a butte, water feature, wildlife area, or other natural element. Regional parks often have their own trail network connecting facilities on the site and facilities able to accommodate large numbers of visitors throughout the course of the seasons.
Function	Provide for active and passive recreation; provide gathering places; protect natural resources; promote environmental stewardship; provide larger passive and active play areas and amenities; provide specific large-scale community facilities.
Site Selection Considerations	<ul style="list-style-type: none"> ▪ The site should front on a public street. ▪ Access to the site should be provided by means of a street with sidewalks. If access is by means of a collector or arterial street, the street should have bicycle lanes. ▪ The site should connect to the communitywide trail network if available, or be connectable to the network via sidewalks or a trail. ▪ Site size should be adequate to support the intended uses, with a minimum size of 30 acres or more. Depending on new site potential and location constraints the acreage could be less.

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park ▪ Tot and youth playground equipment ▪ Open turf area for unstructured play ▪ General landscape improvements ▪ Pathway system connecting park elements ▪ At least four additional active recreation amenities from the additional amenities list below
<p>Additional Amenities</p>	<ul style="list-style-type: none"> ▪ Additional amenities could include any or all amenities listed for Large City Park, Waterfront Park, Special Use Area Park, Natural Area/Open Space Park as appropriate
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ On-street parking

Large City Park	
	
Description	<p>Large city parks are planned to provide active and structured recreation opportunities through facilities such as playgrounds, playing fields, and basketball courts, as well as passive opportunities. Large city parks often have sport fields or similar facilities as the central focus of the park, with play equipment, picnic areas, pathways and open spaces available.</p>
Function	<p>Provide for active and passive recreation; provide neighborhood or community gathering space.</p>
Site Selection Considerations	<ul style="list-style-type: none"> ▪ The site should front on a public street. ▪ Access to the site should be provided by means of a street with sidewalks. If access is by means of a collector or arterial street, the street should have bicycle lanes. ▪ The site should be relatively central to the area it is intended to serve. ▪ The site should connect to the communitywide trail network if available, or be connectable to the network via sidewalks or a trail. ▪ Site size should be adequate to support the intended uses, with a minimum size of 10 acres or more. Depending on new site potential and location constraints the acreage could be less.

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park ▪ Tot and youth playground equipment ▪ Open turf area for unstructured play ▪ General landscape improvements ▪ Pathway system connecting park elements ▪ At least two additional active recreation amenities from the additional amenities list below
<p>Additional Amenities</p>	<ul style="list-style-type: none"> ▪ Active recreation amenities <ul style="list-style-type: none"> ▪ Sports fields for scheduled organized sports play or practice. Fields may be in complexes within the park, if space permits. Lighting can be considered if the site is appropriate. ▪ Volleyball courts ▪ Tennis courts ▪ Basketball courts ▪ Horseshoe pits ▪ Skate park or skate spot ▪ Disc golf ▪ Bouldering features ▪ Other small-scale sports facilities (horseshoes, bocce, etc.) ▪ Picnic shelters (larger parks should consider including at least one shelter capable of accommodating groups of 25 to 30 people) ▪ Large group picnic area able to accommodate 75 to 100+ people ▪ Performance space, such as a stage area or band shell ▪ Permanent or portable restrooms ▪ Off-street parking to serve the need using green design when possible. ▪ Water playground or interactive water feature ▪ Off-leash dog area ▪ Community gardens ▪ Interpretive signage ▪ Natural area (if present on site) ▪ Indoor recreation center or facility ▪ Storage or maintenance buildings (If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.)
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ On-street parking

Small City Park	
	
Description	<p>Small city parks are designed primarily for non-supervised and unstructured recreation activities. They are generally small in size and attract local residents within a walking distance of one-quarter mile to one-half mile. Facilities typically found in a small city park include children’s play equipment, picnic areas, pathways, open grassy areas for passive use, outdoor basketball or tennis courts, and open lawn areas for informal sports.</p>
Function	<p>Provide access to basic recreation opportunities.</p>
Site Selection Considerations	<ul style="list-style-type: none"> ▪ The site should front on a public street. ▪ Access to the site should be provided by means of a street with sidewalks. If access is by means of a collector or arterial street, the street should have bicycle lanes. ▪ The site should be relatively central to the area it is intended to serve. ▪ The site should connect to the communitywide trail network if available, or be connectable to the network via sidewalks or a trail. ▪ Site size should be adequate to support the intended uses. ▪ Optimal size is three to eight acres, with a minimum size of one acre, but neighborhood parks can be larger depending on site availability.

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park ▪ Tot and youth playground equipment ▪ Open turf area for unstructured play ▪ General landscape improvements ▪ Pathway system connecting park elements ▪ At least two additional active recreation amenities from the additional amenities list below
<p>Additional Amenities</p>	<ul style="list-style-type: none"> ▪ Active recreation amenities <ul style="list-style-type: none"> ▪ Tennis courts ▪ Basketball courts ▪ Bouldering features ▪ Other small-scale sports facilities such as horseshoe pits or bocce courts ▪ Permanent or portable restrooms ▪ On-street parking to serve the need using green design when possible. ▪ Interpretive signage ▪ Natural area (if present on site) ▪ Storage or maintenance buildings (If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.)
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ Off-street parking

Waterfront Park	
	
Description	<p>Waterfront parks are distinguished by their function of providing access to large bodies of water such as rivers and lakes. These parks are generally designed to support enjoyment of active and passive water-related activities, such as swimming, fishing, boating, and bird or wildlife viewing. Facilities often include boat launches, docks, beaches, viewpoints, picnic areas, trails, and pathways.</p>
Function	<p>While other types of parks may contain rivers, lakes, or waterfront as part of a range of amenities, the primary purpose of waterfront parks is to provide water access.</p>
Site Selection Considerations	<ul style="list-style-type: none"> ▪ Reasonable access to water ▪ Adequate size to support water access and intended use

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Paved pathway ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the waterfront park
<p>Additional Amenities</p>	<ul style="list-style-type: none"> ▪ Seasonal or permanent dock ▪ Orientation and informational signage ▪ Trailhead or entry kiosk ▪ Trails or unpaved pathways ▪ Turf areas ▪ Ornamental plantings ▪ Fences, landscaping, or other features to control access near adjoining residential areas ▪ Viewpoints ▪ Picnic shelters ▪ Maintained natural vegetation ▪ Active recreation elements ▪ If site size permits, additional non-water oriented amenities (playground, open turf area, ball courts, disc golf, bocce, horseshoe pits, etc.) ▪ On-street or off-street parking (amount depends on facilities and anticipated use of park)
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ Uses that conflict with primary water orientation of the site

Special Use Area Park	
	
Description	<p>Special use areas are stand-alone recreation sites or miscellaneous park lands designed to support a specific use. Facilities that are typically included in this classification are sports field complexes, community centers, community gardens, skate parks and aquatic centers. Specialized facilities may also be provided within a park of another classification.</p>
Function	<p>Meet a specialized community recreation need.</p>
Site Selection Considerations	<ul style="list-style-type: none"> ▪ Site size depends on intended use, but should be sufficient to accommodate the special use and necessary support facilities. ▪ Access to the site should generally be provided by means of a collector or arterial street. ▪ The site should connect to the communitywide trail network if available, or be connectable to the network via sidewalks or a trail. ▪ The feasibility study for the special use will determine additional site selection criteria.

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park ▪ Portable restrooms. ▪ Special use facility or facilities ▪ General landscaping improvements ▪ On-street or off-street parking using green design when possible.
<p>Additional Amenities</p>	<p>Additional amenities that are compatible with or that support the primary special use should be considered for the site. These may include:</p> <ul style="list-style-type: none"> ▪ Tot and youth playground equipment ▪ Open turf area for unstructured play ▪ Courts for basketball, volleyball, or tennis ▪ Other sports facilities (skate spot, bocce, disc golf, horseshoe pits, etc.) ▪ Pathway system ▪ Permanent restrooms ▪ Picnic shelters ▪ Water playground or interactive feature ▪ Concession, vendor space, or commercial lease space ▪ Restaurant or food concessions ▪ Other recreation amenities that address new recreation trends ▪ Storage or maintenance buildings (If visible, these should be architecturally compatible with other park elements and any exterior work areas should be screened from view.)
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ Uses that conflict or detract from the special use

Natural Area/Open Space Park	
	
Description	<p>Natural areas are undeveloped or partially developed lands primarily left in their natural state, with recreation use as a secondary objective. They are usually lands owned or managed by a governmental agency, and may have limited public access. This type of land often includes informal open spaces, wetlands, steep hillsides, and heavily wooded areas. Environmentally sensitive areas that include wildlife habitats, stream and creek corridors, or unique or endangered plant species can also be considered natural open space. Natural open spaces may serve as trail corridors, wildlife viewing areas, or open areas for quiet contemplation. Natural open space parks generally support unstructured recreational activities and can vary in size.</p>
Function	<p>Protect natural resources; provide opportunities for interaction with the natural environment; promote environmental stewardship.</p>
Site Selection Considerations	<ul style="list-style-type: none"> ▪ Site size should be based on natural resource needs, with site size being the amount needed to preserve or protect the resource. ▪ Where feasible, public access and use of natural open space areas should be encouraged through trails and other features, but environmentally sensitive areas should be protected from overuse. ▪ The site should have access to a public street. ▪ The site should connect to the communitywide trail network if available, or be connectable to the network via sidewalks or a trail.

<p>Minimum Amenities</p>	<ul style="list-style-type: none"> ▪ Site identification signage ▪ Appropriate site furnishings (e.g., picnic tables, benches, bike racks, drinking fountain, trash receptacles, etc.) for the intended scale and use of the park ▪ Interpretive signage ▪ Note: Amenities should be limited to those appropriate for the numbers and types of visitors the area can accommodate, while retaining its resource value, natural character, and the intended level of solitude.
<p>Additional Amenities</p>	<ul style="list-style-type: none"> ▪ Shelters ▪ Picnic areas ▪ Trail and pathway system ▪ Trailhead or entry kiosk ▪ Viewpoints or viewing blinds ▪ Seasonal or permanent restrooms ▪ Interpretive or educational facilities or classrooms (indoor or outdoor) ▪ Restoration of the natural resource values of the site ▪ Parking
<p>Avoid</p>	<ul style="list-style-type: none"> ▪ Turf areas ▪ Ornamental plantings ▪ Active-oriented amenities (sports fields, paved courts, etc.)
<p>Other Considerations</p>	<ul style="list-style-type: none"> ▪ Emphasize the natural environment and interpretive or educational features in the design of these parks. ▪ Protect, enhance, and preserve the diversity of species on the site. ▪ Promote native plants in a variety of ages and sizes to prevent monocultures from dominating natural areas. ▪ Promote invasive species removal.

Regional Parks

Regional parks are sites planned to provide recreational activities for the city and surrounding region. These parks often have a mix of passive and active recreational activities. Regional parks are typically larger sites with a defining feature such as a butte, water feature, wildlife area, or other natural element. Regional parks often have their own trail network connecting facilities on the site and facilities able to accommodate large numbers of visitors throughout the course of the seasons.

Table 13: Summary of Regional Parks

Regional Park Land ¹	Total Acreage
Keizer Rapids Park	148.0
Total	148.0

¹ Park acreage calculations based on GIS parcel information.

Keizer Rapids Park

With the addition noted below, the Keizer Rapids Park site is a 148-acre regional park located at the western end of Chemawa Road along the bank of the Willamette River. The regional park site is comprised of both City and State owned property. The City of Keizer is responsible for the maintenance of the park site. The park contains picnic areas, multi-use paths, amphitheater, off-leash dog area, marine facility, disc golf course, and the boat in camping area.

In 2011, additional acreage was purchased for eventual addition to the park. This 28 acre parcel is located immediately south of Chemawa, east of the dog park area and north of the open playfield area adjacent to the river. To allow for expansion of Keizer Rapids Park into the newly purchased area, this area and additional portions of the park were included within the Urban Growth Boundary and the city limits.

In 2014, significant planning efforts and public outreach resulted in the 2014 amendment to the Keizer Rapids Park Master Plan. Additional provisions for a large play structure (The Big Toy), softball fields, and an indoor multi-use facility were part of the changes and additions made in the 2014 plan. Plans for this site are outlined in the *Keizer Rapids Park Master Plan* adopted by City Council in October 2006 and amended December 2014. Recommendations include, but are not limited to the following:

- Nature trails;
- BMX area;
- Picnic areas;
- Wetland interpretive area and trails;
- Education center;
- Playground;
- Fitness stations;
- Multi-use sports fields*
- Softball fields*
- Indoor multi-use facility*
- Large play structure (The Big Toy)*
- Restrooms and amenities*
- Horseshoe pits*

*Added by 2014 amendment.

Keizer Rapids Park



Type Regional Park
 Size 148 Acres
 Status Developed

Existing Facilities Multi-use path, Nature trails, Picnic areas, Amphitheater, Disco golf course, Off-leash dog area, Playfields, Marine facility, Canoe lockers, and Boat-in camping.

Description The Keizer Rapids Park site is a 148 acre located at the western end of Chemawa Road just outside the city limits and along the eastern bank of the Willamette River. The undeveloped regional park site is comprised of both City and State owned property. The City of Keizer is responsible for the maintenance of the park site.

Park History 2001: The Keizer City Council established a long-term goal to explore ways to better connect the citizens of Keizer and the region to the Willamette River and the City became a founding member of the Mid-Willamette River Connections group.

2003: The Keizer City Council formed the Regional Intergovernmental Visions Enhancing Rivers Resources Task Force (RIVERRR) with the task of facilitating the creation of a West Keizer community park (See site specific master plan)

October 2, 2006: Keizer City Council adopted the Keizer Rapids Park Master Plan.

December 1, 2014: Keizer City Council adopted the 2014 amended Master Plan.

Documents 2006 Keizer Rapids Park Master Plan
 2014 Master Plan amendment

Plan Recommendations The Keizer Rapids Park Master Plan was adopted in October 2006 and amended December 2014. Planned facilities include:

- Nature trails;
- BMX area;
- Picnic areas;
- Wetland interpretive area and trails;
- Education center;
- Playground;
- Fitness stations;
- Multi-use sports fields*
- Softball fields*
- Indoor multi-use facility*
- Large play structure (The Big Toy)*
- Restrooms and amenities*
- Horseshoe pits*

*Added by 2014 amendment.

Opportunities The park will provide a primary access point to the Willamette River and future connections to Palma Ciega, Sunset and Wallace House Parks. The park’s master plan aims to provide guidance in making the park into a regional facility with statewide significance.

The plan contains eight objectives to guide future development and facility provisions:

- **Water-related** recreation increasing access to the Willamette River.
- **Land-based** recreation that will increase access to healthy lifestyles.
- **Conservation** through maintaining the park’s natural areas.
- **Education** opportunities in both recreational and environmental activities.
- **Accessibility** for pedestrians and bicycle, with connections to the local and regional transportation system enhanced.
- **Park shape** will become more uniform through the acquisition of adjacent properties as they become available in the future.
- **Security and safety** will be provided through access and traffic calming measures.
- **Neighborhood compatibility** will be maintained through design techniques such as buffering, fences, and signage.

Deficiencies None currently exist.

Location



Existing & Recommended Park Facilities



2014 KEIZER RAPIDS PARK MASTER PLAN AMENDMENT

BACKGROUND: In 2011, the City purchased the second “Buchholz” parcel for eventual addition to the Keizer Rapids Park. In 2013, enthusiasm began to grow for construction of a large children’s play structure, known as The Big Toy. However, choosing a location for the structure was problematic. Though the existing 2006 Master Plan called for playground areas, the second Buchholz parcel had not been master planned. Because it was outside of the Urban Growth Boundary (UGB), as well as the City limits, only passive use activities could be planned for such area.

After discussion and debate, the City Council directed staff to move forward with annexation and expansion of the UGB to place the second Buchholz property, and an additional approximate 20 acres of park within the UGB and city limits. That UGB expansion/annexation was completed by mid-2014.

Though initially driven by a desire to allow flexibility in the location of The Big Toy, the Council recognized that it was appropriate to do broad planning in this 2014 amendment. Therefore, they directed the Parks and Recreation Advisory Board to review the matter, conduct public hearings and give a recommendation to the Council.

PROCESS: This 2014 amendment was the result of significant effort by a large number of citizens, staff and elected officials. The following public forum/hearings were conducted:

Tuesday, May 13, 2014	Parks Advisory Board initiates the process by establishing and approving the timeline to complete the amendment, the schedule for completing the amendment, and identifies the methods necessary to solicit input from citizens, youth sports groups, neighborhood associations, and any other interested parties. Public outreach begins to solicit input to be brought to the June 10, 2014 Parks Advisory Board Meeting.
Thursday, May 15, 2014	Keizer Parks Advisory Board holds a public forum for the Greater Gubser Neighborhood Association to receive public input and creates a list of amenities desired in the park.
Tuesday, June 10, 2014	Keizer Parks Advisory Board holds a public hearing to receive public input and creates a list of amenities desired in the park.

Thursday, June 12, 2014	Keizer Parks Advisory Board holds a public forum for the West Keizer Neighborhood Association to receive public input and creates a list of amenities desired in the park.
Tuesday, July 8, 2014	Keizer Parks Advisory Board holds a public hearing for all youth and activity groups to receive public input and creates a list of amenities in desired in the park.
Tuesday, August 12, 2014	Keizer Parks Advisory Board evaluates the list of amenities created and develops a priority list for these amenities.
Saturday, September 20, 2014	Design Charette meeting involving the Parks Advisory Board, City Council, and invited parties to create concept designs that incorporate the prioritized amenities into the boundary of the park.
Tuesday, October 14, 2014	Keizer Parks Advisory Board holds a public hearing to review the concept designs from the charette and makes a recommendation to the City Council for the preferred design.
Monday, November 3, 2014	City Council holds a public hearing on the Parks Master Plan Amendment.

At the December 1, 2014 City Council meeting, the Council adopted this 2014 Keizer Rapids Park Master Plan Amendment.

AMENDMENT: The City Council made certain changes/clarifications to the Parks Board recommendation. The City Council hereby adopts the following 2014 Keizer Rapids Park Master Plan Amendment:

1. The second "Buchholz" parcel of approximately 28 acres is hereby added to and made a part of Keizer Rapids Park.
2. The attached site plan is hereby adopted and supersedes and replaces any and all previous site plans. Locations and footprints of amenities, activities and facilities are general, not specific. Unless noted below, size/distance as shown on the site plan are general, and not exactly to scale.
3. A 25-foot buffer shall be established along the entire east boundary of the park. Except for access paths to the neighborhood to the east, only vegetation, berms and signage shall be placed within this buffer.

4. The multi-use indoor facility shall be limited to a maximum of 51,000 square feet.
5. The softball fields are limited to a maximum of 300 feet for the home plate-to-fence distance.
6. To minimize “light pollution” and mitigate adverse effects to neighbors and park users, “dark sky” lighting shall be provided for all general areas, such as paths, parking, amphitheatre and non-sports areas (sport fields would not be lit).
7. The brush along the river bank shall be selectively thinned for better views of the river, except for the conservation easement and the state-leased areas.
8. The fence by the picnic area should be relocated next to Walsh Way.
9. Horseshoe pits should be provided in appropriate locations.
10. Appropriate signage and maps should be placed throughout the park.
11. Bike parking and associated amenities should be provided in appropriate areas.

The 2006 Keizer Rapids Park Master Plan continues in full force and effect, except as changed by this 2014 amendment.

