

Farviews Pattee Canyon Parks Study



Wonder Land llc: landscape architecture, 2008

Farviews Pattee Canyon Parks Study



A Visioning and Implementation Tool for Park Land Improvements
in the Farviews Pattee Canyon Neighborhood

Prepared for the Farviews Pattee Canyon Neighborhood Council, Parks Committee



Wonder Land llc: landscape architecture, 2008



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FAR VIEWS HOMESITES

A SUBURBAN SUBDIVISION AT

MISSOULA MONTANA

PRESENTED BY

FAR VIEWS DEVELOPMENT DEPT. of

MOSEY'S, INC.

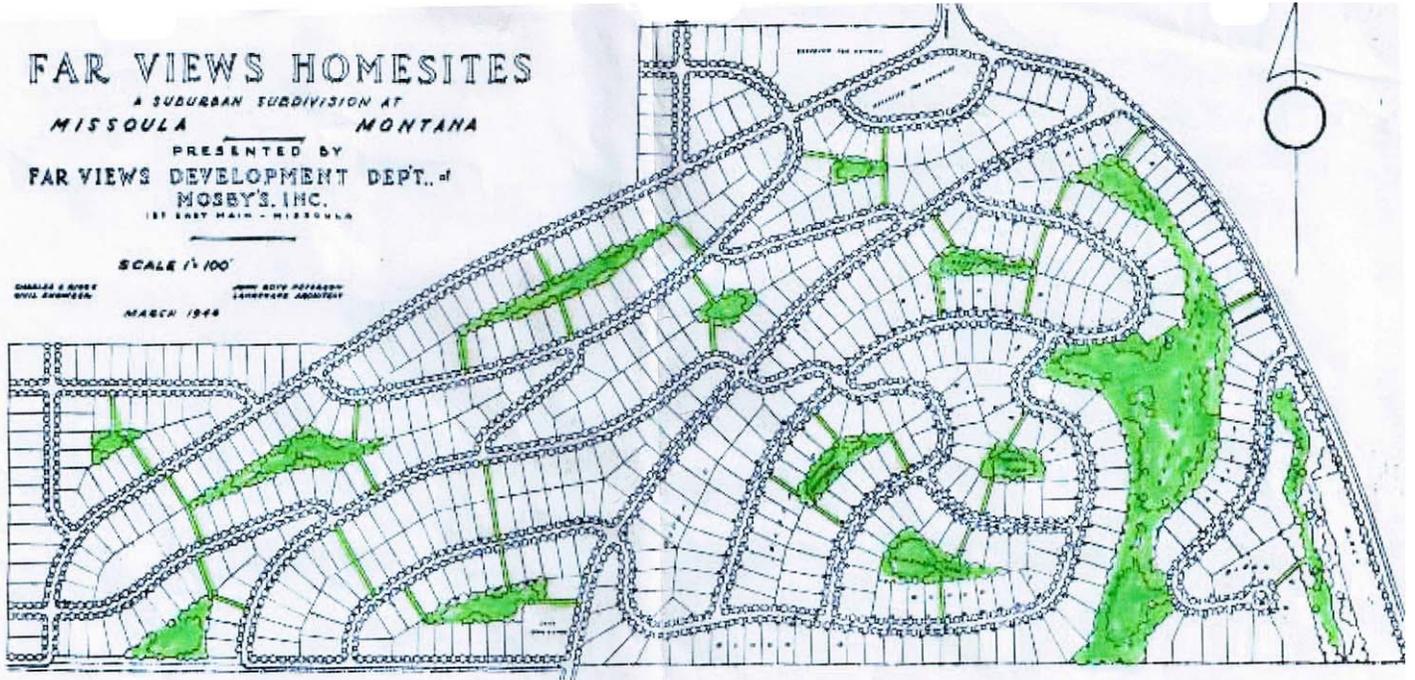
127 EAST MAIN - MISSOULA

SCALE 1" = 100'

CHARLES E. MOSEY
CIVIL ENGINEER

JOHN ROYS PETERSON
LANDSCAPE ARCHITECT

MARCH 1948



FAR VIEWS is a carefully planned, wisely-protected residential development within ten minutes drive of Missoula. Under the careful planning of John Roys Peterson, landscape architect of Spokane, Far Views offers you all the wonderful homesite features needed for your new home...



PARK LOCATOR



KEY

- | | |
|------------------|-------------|
| ① Takima Kokaski | ⑦ Ninkpata |
| ② Hemayagan | ⑧ Northview |
| ③ Highland | ⑨ Whitaker |
| ④ Oziya | ⑩ High |
| ⑤ Penland | ⑪ Woodbine |
| ⑥ Tioratis | |



PHASE ONE: VISIONING



PHASE ONE: VISIONING

STUDY OVERVIEW

In 2007, the Farviews Pattee Canyon Neighborhood Council secured a neighborhood grant from the City of Missoula for the purpose of initiating a study of existing conditions and potential for improvement of park lands within the neighborhood boundaries, and the sentiments of residents towards the types of changes that might be proposed. Those efforts lead to the gathering of a great deal of valuable information, and the award of a second grant, in 2008, to translate this work into a master plan for park and trail improvements within the system. Conducted concurrently under individual grants, the findings and products of these exercises are presented here as Phase One and Phase Two components of the study. A more thorough understanding of the circumstances leading up to the undertaking of this study can be found in the grant application narratives included in the appendix.

Phase One sought to evaluate needs and preferences, and create a vision plan for improvements at some or all of the designated park and open space areas within the neighborhood. The findings would represent a “road map” to guide ensuing activities aimed at improving the usefulness of the current park system and increasing its benefit to residents. Immediate health, safety, and welfare needs would be assessed based on compiling an inventory of existing conditions. User preferences relating to potential improvements would be gathered through surveys and a planning Charette.

This section presents a summary of these activities, and the findings of the visioning component of the study.

INVENTORY

The first step towards implementing this study was to positively locate the parcels within the neighborhood council boundary that were identified by the City to be parks and associated pedestrian access easements. The Missoula Parks and Recreation Department agreed to produce a plan that outlined these areas. This plan was compared with other plans on record with the Neighborhood Council to get an impression of the accuracy of the current Parks Department information, and to highlight the possible existence of parcels with conflicting or questionable legal standing. As a result of this exercise, it was discovered that a named parcel (Woodbine Park) was not included on the City’s plan, and a number of easements indicated on historical maps were also absent from the city plan. It was determined that Woodbine Park was still a public land holding with identifiable boundaries and would be considered in this study. The easements in question were not considered with this study, and became an obvious element for further research in a Phase 2 study.

Once the study parcels were determined, an inventory form was distributed to volunteers from the Parks and Open Space Committee to complete. The intention of this form was to acquire rough base



information on the park areas through field visits, compile a library of photographs of these places, and generally increase the team's knowledge and understanding of current conditions as they might affect the vision for possible improvements. Though forms were ultimately not completed for every parcel, the exercise was greatly beneficial towards the intended purpose.

Summary of Results:

- 1_ Pedestrian easements were often hard to locate accurately.
- 2_ Many pedestrian easements were not passable due to unmaintained vegetation.
- 3_ A handful of pedestrian easements were physically blocked by acts of adjacent homeowners.
- 4_ Parcel boundaries were often hard to locate accurately.
- 5_ Adjacent landowner encroachments onto public land were apparent in many locations.
- 6_ A great many parcels were not maintained at any level, and many were very weedy.
- 7_ A number of "goat trails" indicate low volume human use in many parks.
- 8_ A small number of heavier use trails exist, linking parts of the neighborhood.
- 9_ Steep topography limits viable use options in many locations.
- 10_ Some evidence of vehicle trespass, "freeride" bike impact, and trash dumping were found, but abuse of the lands was generally not a big problem.
- 11_ Many parks had outstanding views of surrounding mountains and natural areas.
- 12_ Some parks contain outstanding unspoiled woodlands, creek drainages, and meadows.
- 13_ Wildlife was abundant, primarily deer.
- 14_ Whitaker Park is an anomaly as the only parcel that has been developed with lawn and amenities.

Copies of the completed inventory forms, along with the volunteers photographic records, are included in the Appendix Section.

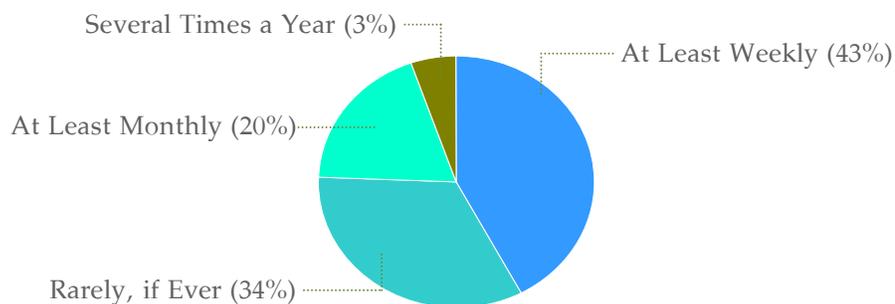
SURVEYS

A significant component of the study was a homeowner questionnaire that was distributed as an insert with the neighborhood's summer '07 newsletter to all addresses within the neighborhood boundaries. Fifty six completed questionnaires were received. The intention of the survey was to raise awareness for the study, allow neighbors to voice their opinions concerning their level of satisfaction with the parks, list the elements that lead to that level of satisfaction, and categorize their feelings about what the best use of these lands is for them.

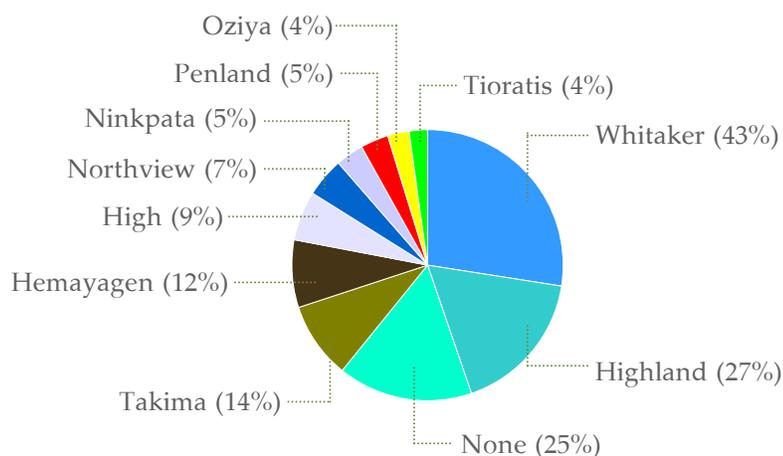
Due to the small level of participation in the charette program that followed, the survey became the most productive part of the study in terms of gauging public sentiment for potential changes to the neighborhood's park lands. Survey questions and responses follow:



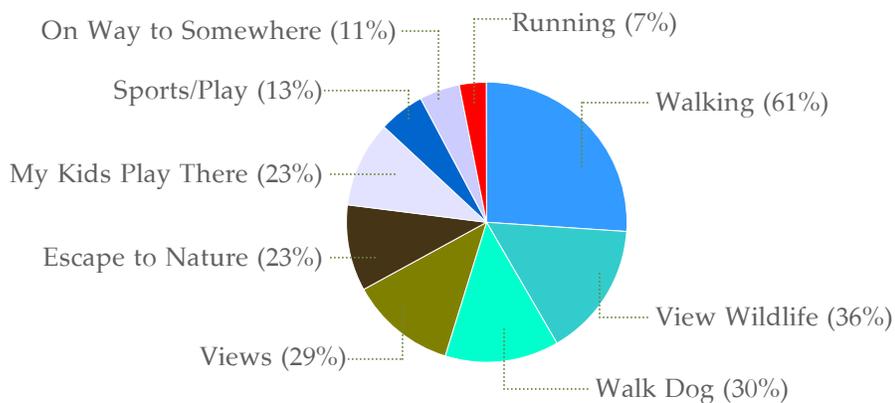
Question: Weather permitting, how often do you use one or more of the neighborhood parks?



Question: Which parks do you use?*



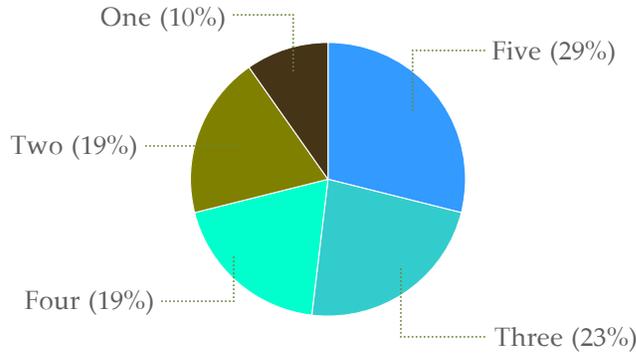
Question: What is your purpose for using the park(s)?*



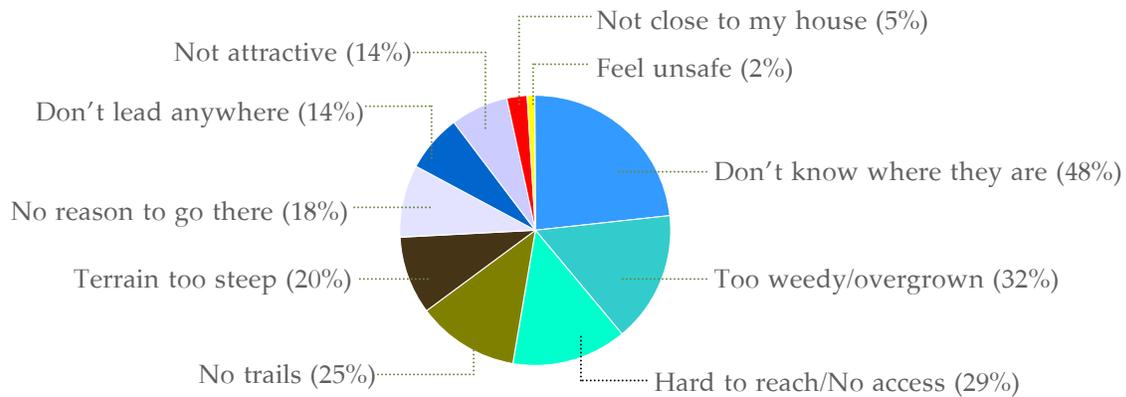
* Percentages equal greater than 100% because survey allowed more than one response.



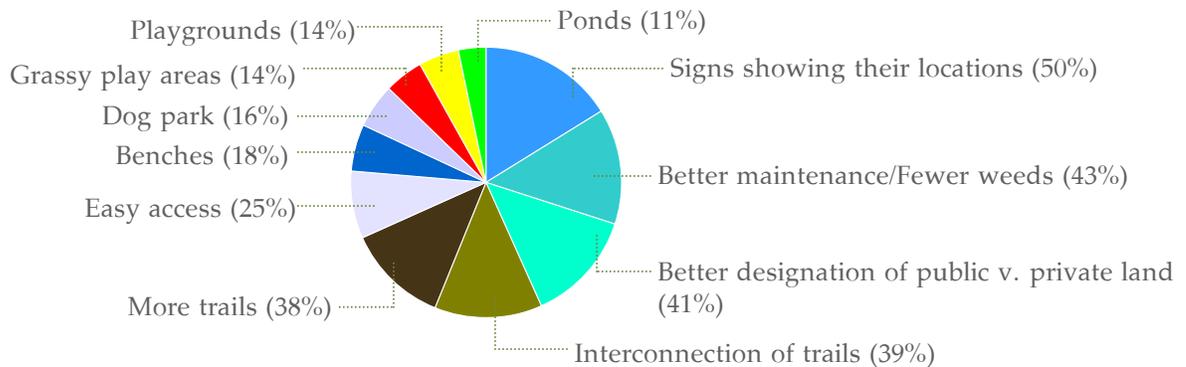
Question: On a scale from one (not satisfied) to five (very satisfied), how satisfied are you with the neighborhood parks the way they are?



Question: Why don't you use the parks?*



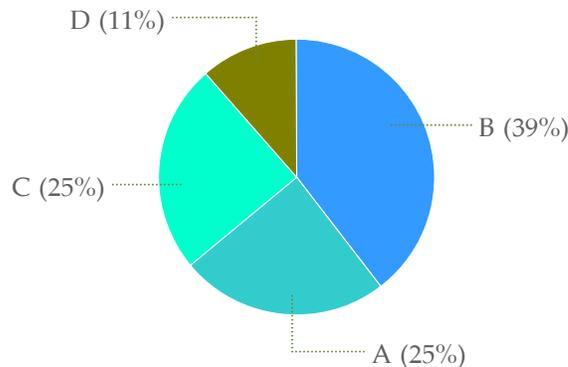
Question: What would get you to use the parks more?*



* Percentages equal greater than 100% because survey allowed more than one response.



Question: Which of the following best describes your feelings about the parks?



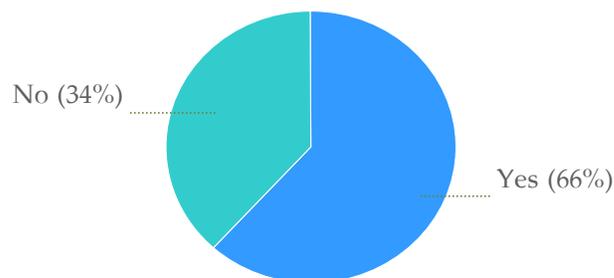
A: Their highest purpose is to provide a natural setting for visual relief and physical separation within the development. Human use is not key, and should not be specifically promoted beyond what occurs now. Improvements should focus only on removing weeds and trash, and keeping the parks in a natural state.

B: I would like to be able to use the parks for taking walks, accessing nature, and getting around the neighborhood without having to walk in the street. I would like to have trails into and through more of the parks, but would not want the general character of the parks to change.

C: Park access, trails, and simple amenities such as signage and benches should be developed to promote and enhance park use. Some active recreation is also appropriate in the parks, and I can envision limited improvements in some park areas that support some sports and active play than the current system does not.

D: These parks are an underutilized public amenity with potential to provide people of the neighborhood with a wide range of both passive and active uses that goes far beyond what is afforded by their current status. Improvements should be undertaken that focus especially on providing park amenities that are lacking in our neighborhood, such as lawn areas, basketball courts, and playgrounds.

Question: Would you consider supporting a special improvement district for park improvements in your area if you felt that the assessment was reasonable and the improvements would benefit your household?





The questionnaire form, along with copies of the returned questionnaires, are included in the Appendix Section. Individual respondent comments and, in some cases, rankings of responses to individual questions, can be viewed on these sheets.

Summary of Results:

- 1_ The surveys indicate that a natural, less-developed character for the parks is most desirable. This, however, is contradicted by the finding that the only developed park in the system (Whitaker) is by far the most used.
- 2_ Nearly as many respondents never use the parks as use them often, with few in between.
- 3_ More respondents are very satisfied with the parks than very unsatisfied, but in general the level of satisfaction with the current conditions is mixed.
- 4_ Equal numbers believe the parks are not primarily for people to use as believe they should be improved markedly to increase human use. The most agreed to vision increases opportunity for human access without effecting natural character.
- 5_ The issues listed as having greatest impact on park use can be grouped into three main categories:
 - a. Knowledge of the park locations and boundaries
 - b. Access and circulation between, into, and within the parks
 - c. Weeds and unmaintained vegetation.

CHARETTE

A neighborhood meeting to hear about the progress of the study, listen to participant sentiments, and generate a vision for the future of the parks was scheduled as the culminating public event for the study. The consultant reviewed background and history on the park lands, and presented results of the user survey. Participants then broke into groups and answered the questions of what their goals for the future of the parks were, and how they would reach them. With this as a guide, these groups then tried to graphically communicate their visions on a plan of the neighborhood. The intent of this component was to use the aptitudes and interests of those collected to further educate the planning process and move forward towards a set of recommendations for improvements to the parks system that was justifiable and supported by the neighborhood.

Summary of Results:

Attendance at the charette was low, consisting mostly of members of the Parks Committee and Missoula Parks and Recreation officials, with only a handful of general participants. These participants were divided into two groups for the break-out phase of the charette. Due to the lack of new involvement, the meeting tended not to produce previously unexplored ideas, but nonetheless served as a useful forum for developing ideas in a more concrete fashion and discussing these with the added perspective of the Parks Department officials. The following points summarize the major conclusions reached by the two groups participating:



Goals for the future of the parks:

Group 1_

- Open existing easements
- Add park signage
- Address weeds
- Link trails
- Promote more uses: sledding, biking, hiking, sports
- Promote Northview Park as walking access to Lewis & Clark School
- Promote access from our neighborhood to Mt Sentinel trails
- Add benches at view areas

Group 2 _

- Easements
- Trails
- Clean up the parks
- Trail linkage: connect to other trail systems, Mansion Heights
- Signage
- Parking for park use
- Restrooms
- Other uses
- Safe routes to schools, stores

How are you trying to reach your goals?:

Group 1_

- [Open existing easements]: Research legal records, add signs, remove vegetation, remove fences
- [Add park signage]
- [Address weeds]
- [Link trails]: Explore after easement research is completed, master plan trails w/in each park
- [Promote more uses: sledding, biking, hiking, sports]: Inventory parks for ability to host other uses
- [Promote Northview Park as walking access to Lewis & Clark School]
- [Promote access from our neighborhood to Mt Sentinel trails]: Work w/ Parks Department and other Neighborhood Councils
- [Add benches at view areas]: Get grant money, enjoy the views

Group 2_

- [Easements]: No more easement sales
- [Trails]: Emulate South Hills trail maps approach,
- [Clean up the parks]: explore Adopt-A-Park approach
- [Trail linkage: connect to other trail systems, Mansion Heights]
- [Signage]: Identify access points
- [Parking for park use]
- [Restrooms]
- [Other uses]
- [Safe routes to schools, stores]: Address safe routes on trail maps
- Other Ideas: Develop long range vision, share vision to bring people together, get City to maintain as vision becomes adopted, explore having adjacent neighbors buy less valuable/secluded parks

Copies of the charette notes are included in the Appendix Section.



RECOMMENDATIONS

The recommendations that follow constitute a set of action items that the neighborhood should consider implementing in its effort to improve the Farviews Pattee Canyon park system, based on the information collected by the inventory, survey, and charette components of the study.

SHORT TERM (1-2 years)

- 1_ Determine the actual status of pedestrian access easements and any other public parcels shown on historical plans but not indicated on current Parks Department maps.
Remarks: Engage the services of a consultant or student to conduct the necessary research to discover ownership of any parcels in question. When accurate information is determined, contact Parks department to make any necessary revisions to their database.
- 2_ Initiate steps to remove known physical barriers from pedestrian access easements.
Remarks: Work with the Parks Department to determine a recommended process for notifying and following through with homeowners about barrier removal on their property. This should cover both built barriers such as fences and retaining walls, and soft barriers such as excessive vegetation that effectively denies use.
- 3_ Prepare park system signage plan.
Remarks: A plan should be developed that comprehensively addresses the design and content of new park identification and wayfinding signs. Specifically to be covered should be designs for access point markers, and system-wide signs that tell users how to navigate to other parks and destinations in the neighborhood. This plan should be completed before any signs are built to insure continuity of neighborhood park signage. This plan should be developed with the assistance of a professional consultant and/or the Parks Department.
- 4_ Prepare a neighborhood park system master plan.
Remarks: Engage a planning consultant to develop a parks master plan that uses the findings of this study to create a more detailed, illustrated design proposal for the parks system. This plan should address:
 - Appropriate uses and level of development at each site
 - Desired levels of maintenance and services
 - Improvement phasing suggestions
 - General layout of trails within parks
 - Preferred circulation routes linking the neighborhood parks to each other and to other destinations within and outside of the neighborhood such as other trail systems, Lewis and Clark School, and business centers.
- 5_ Engage the Parks Department and County Weed Control Board to develop an action plan for beginning to mitigate weeds and control overgrowth in the parks and easements.
Remarks: comprehensive mitigation plans will need to wait for the completion of the park system master plan, but a discussion should start with these entities about the intentions of the neighborhood to see improvements that include vegetation management on these lands.



6_ Apply for additional grant money.

Remarks: Several items recommended by this study will require funding. Pursuit of these recommendations could form the basis for future neighborhood grant applications.

7_ Continue to raise community awareness of the parks.

Remarks: to combat widespread lack of knowledge about the neighborhood parks, the Neighborhood Council should continue to raise awareness via newsletter articles, meetings agenda items, and special events in conjunction with implementation of improvements.

8_ Implement visible pilot project(s).

Remarks: upon completion of the parks system master plan and signage plan, a pilot project should be undertaken to provide visual progress for the neighborhood's efforts, and raise community awareness. An obvious project would be installation of the first park identification and/or wayfinding signs. Other small projects directed by the master plan might include installation of benches or trail improvements.

9_ Officially adopt the park system master plan.

Remarks: Once completed, the park master plan should be presented to the neighborhood for approval, and adopted as a component of any future neighborhood plan as a way of institutionalizing the good work done.

LONG TERM

1_ Continue to implement components of the park master plan.

2_ Develop a neighborhood parks and trails map for distribution

3_ Amend and implement weed/vegetation control plans based on a hierarchy of importance established by the park master plan.

4_ Secure private and civic organization partnerships to help fund ongoing improvements.

5_ Get major improvements identified by the master plan onto the Missoula capital improvements project list.

6_ Further explore the viability and desirability of selling parcels deemed least desirable by the master plan as a avenue for funding improvements or maintenance.

Note: the numbering of these lists is not intended to indicate priorities.



PHASE TWO: MASTER PLANNING



PHASE TWO: MASTER PLANNING PART ONE

OVERVIEW

The goal of Phase Two work was to apply the findings and recommendations of the completed Visioning process toward the creation of a graphic document to guide specific future park land improvements. The plan that resulted was comprised of two sections: a Master Trails Plan, which identifies a proposed trail network to access and link parts of the newly-recognized neighborhood park system, and a series of Park Area Detail Plans, which look closer at the issues and proposed levels of development at the various sites.

MASTER TRAILS PLAN

The Master Trails Plan component of the study lays out a connected system of trails to accommodate and promote pedestrian, bicycle, and other non-motorized movement through the neighborhood, and to adjacent commercial and recreational destinations, without relying primarily on streets. The system takes advantage of numerous access easements and interior open spaces set aside in the original subdivision plan, and proposes the acquisition of new easements where critical connections are required to make the system functional.

Implementation Emphasis

The plan designates trails with either “near term”, or “future” implementation emphasis. Trails designated with future emphasis are those that, for reasons having to do with extensive or potentially problematic easement acquisition or lack of immediate significance to connectivity or prime function, are lower on the totem to receive the resources available to build the system in the early stages. These are pieces of a greater envisioned whole, however, and should be implemented as opportunities present themselves, or as their significance increases.

The remainder of trails are identified for near term emphasis. No hierarchy is suggested for building these trails as each segment has been considered carefully and fills an equal need towards the overall goal of creating loop circulation and connecting as many areas as possible with minimal dependence on the use of streets. Additionally, it can be anticipated that some implementation will be opportunity-driven, and thus independent of any stated priorities. Having said this, some pieces of the system will inherently be the most desirable for initial consideration, based on existing easements and/or significance. It will be incumbent upon the neighborhood council to evaluate the opportunities and constraints at any given juncture to determine which trail sections to pursue.



Trail Surface

The plan identifies “Paved” and “Gravel” trails. The determination of proposed trail type was influenced by two factors: the character of the environment that the trail is bisecting, and the significance of the trail segment within the system.

The intention of Paved trails is to provide a wide, smooth, and stabilized surface that is comfortable, durable, and attractive to the widest range of users and modes of transportation. In some instances, this type of trail is selected because it serves as a major artery within the system and is expected to receive considerable traffic. In other cases, these trails are slated for settings that are more highly developed and where a simple dirt path would not be properly contextual. In some circumstances, both are factors. Surface material for improved trails may be asphalt, however other hot or cold poured hard surfaces such as stabilized or resin-bound soil should be evaluated for viability and sustainability verses asphalt. Improved trail width shall be to current Park and Recreation Department standards, but in no case less than 6 feet. Importantly, paved trails will also provide a level of accessibility not possible with a dirt path, and every effort should be made to make paved trail sections compliant with the Americans with Disabilities Act, realizing this may not be possible in every circumstance.

Gravel trails are cleared from native soils and are generally secondary-level connections through native settings where use is expected to be less, and a more natural aesthetic is desired. Though not paved, these trails will need to be constructed under proper guidance with attention to appropriate grade and erosion-control methods.

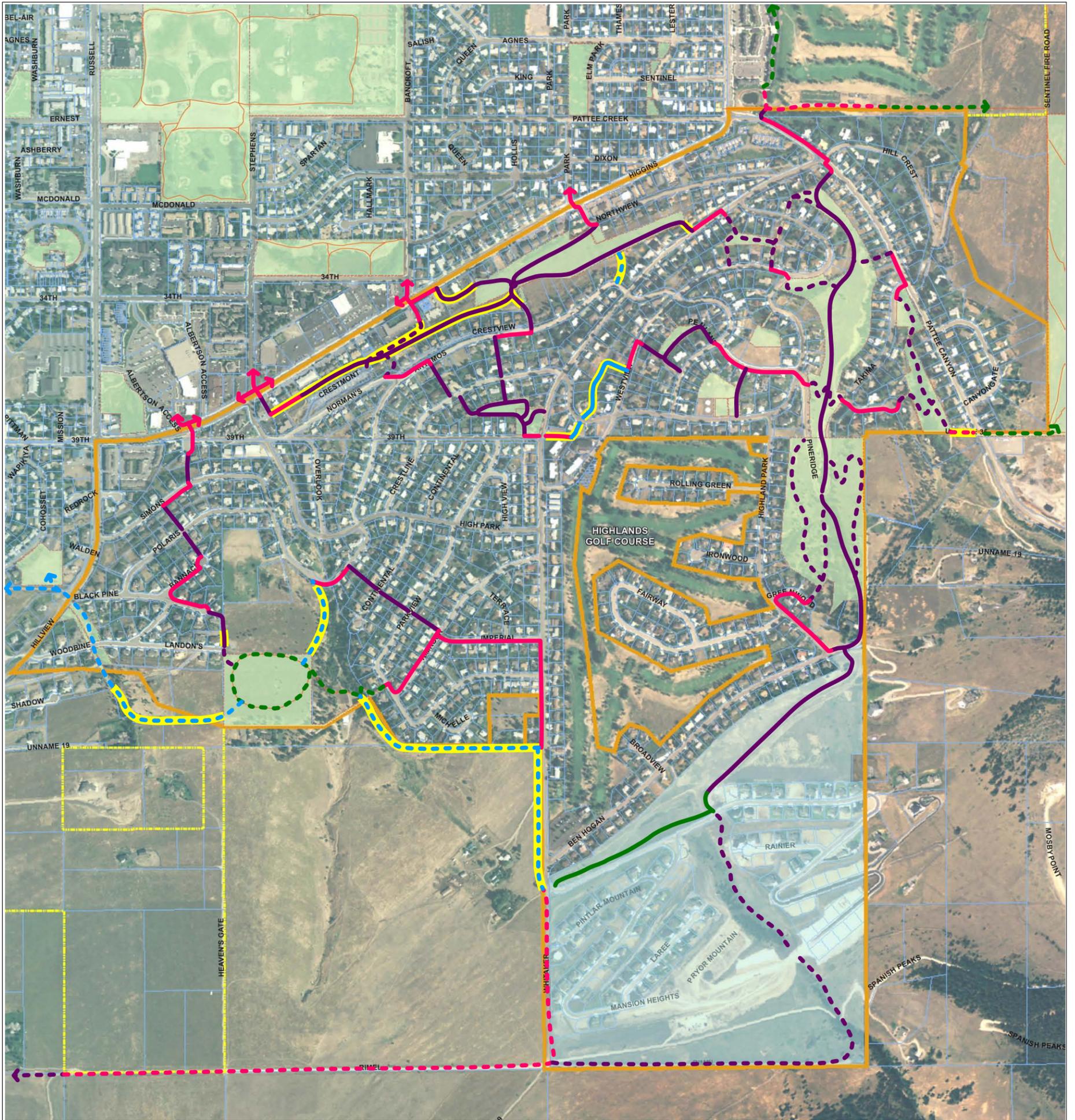
On-Street Segments

In areas where continuous circulation cannot be accomplished on a trail network, on-street segments are used to provide connecting routes between trail end-points. The intention is that these segments be treated as part of the system, both on published trail maps and on site through the use of wayfinding signage. Sidewalks along designated on-street segments should be maintained or upgraded where needed to accommodate safe pedestrian movement.

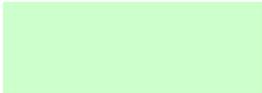
Mansion Heights

A portion of proposed trails are shown within the Mansion Heights Homeowners Association property area. While not public land, the integration of the Mansion Heights trails into the greater neighborhood public trail system is to the obvious benefit of those both inside and outside of the development. As proposed on the trails plan, residents of this area will be able to travel from near their homes to the bottom of the hill on paved, off-street trails, and residents of the original Farviews area below will maintain access to the hillside wilderness. The Neighborhood Council is encouraged to establish a dialogue with the Association about the trail connection proposal.

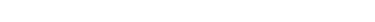
FARVIEWS PATTEE CANYON NEIGHBORHOOD PARKS MASTER TRAILS PLAN



AREA LEGEND

-  Neighborhood Boundary
-  City Boundaries
-  Public Parklands
(Park & Rec. '08 Plan)
-  Mansion Heights
Homeowners Assoc. Area

TRAIL SYMBOLS

-  Existing Paved Trail
-  Existing Gravel Trail
-  Proposed Paved Trail (near term)
-  Proposed Gravel Trail (near term)
-  Proposed Paved Trail (future)
-  Proposed Gravel Trail (future)
-  On-Street Connector - Paved
-  On-Street Connector - Gravel
-  Denotes Trail Easement Required





PHASE TWO: MASTER PLANNING PART TWO

PARK AREA DETAIL PLANS

The Park Area Detail Plans address the character and amenities proposed for each park in greater detail. The nature of improvements addressed by the plan correspond to the concerns that arose from the (Phase One) Visioning process. The desired character and use of each park is designated, as well as placement and content of new signage. Additionally, these plans address specific routing of the trails within each area, and propose a number of “rest area” points along the trail system which provide a different nature of amenity.

Development Character

Graphically, the plan identifies those park lands that are proposed to remain in a naturalized state, and those that should be of an “improved” character, either for passive use in a manicured setting, or for recreational purposes.

Naturalized The large number of parcels recommended for no development, beyond the addition of trails, speaks to the clear message of the visioning phase that a natural character for the parks is desirable. Not only does the neighborhood like the current feel of the spaces to a large degree, but in reality a plan that proposed wholesale changes throughout the system would not be achievable in the foreseeable future, given the current condition of these lands. Lack of development, however, does not mean that no actions may be required for these parcels. The current condition of the parks was also widely criticized in Phase One for widespread weed infestation and lack of maintenance. Most of the areas in this category are in need of weed management efforts, and many contain hazardous dead and dying vegetation, trash, and other debris that must be addressed.

Manicured This category contains lands that will provide greater community benefit if developed to a level that provides for their use beyond simply as a trail corridor. These areas are centrally located within easy walking distance of multiple households, and together provide many parts of the greater neighborhood with opportunities for structured and unstructured activity, contact with the land, and comfortable relaxation not provided by wholly undeveloped open spaces. The character of these places is intended to be “park”-like, consisting predominantly of regularly mowed turf and maintained vegetation.

Recreational Amenities

As indicated on the plan, some parks have also been designated for infrastructural improvements that support active recreation. By any standard, the Farviews Pattee Canyon parks provide limited opportu-



nities for pastimes such as shooting baskets, throwing a football or frisbee, kicking a soccer ball, or even flying a kite. This forces residents to travel outside the neighborhood, across arterial streets and often by car, to participate in sports activities requiring fields or built facilities. While not garnering the level of attention by respondents as other needs identified in Phase One survey, the fact that open, grassy Whitaker Park was found to be the most widely used by respondents by an overwhelming margin attests to the desirability of such places to residents. In response to these indicators, this study concludes that a limited number of improved recreational sites is an appropriate component of the system.

Sites were selected for their location within developed parts of the neighborhood, where urban amenities will be context sensitive, and in some cases by virtue of accommodating topography. Areas have been identified for recreational development as an initial step in defining their final use and design. In some cases, such as Hemayagan Park, the recreational use is defined by what the site offers, in this case the layout and topography make for excellent sledding. In other cases, where size and terrain pose constraints, suggested uses are listed, however final use is open to additional community and Parks Department input. In all cases, design of active recreational areas should include plentiful shade, permanent seating, and an acceptable level of grounds maintenance, in addition to the required facilities.

Rest Areas

The Park Area Development Plan also indicates points of special emphasis called “rest areas” in several locations along the trail system. These amenities are conceived as points of interest and mini-destinations, with seating, shade, and an interpretive or activity component at a minimum. Design of these areas shall occur as they are implemented, however, the following list presents some suggested themes:

- Visual evidence of Glacial Lake Missoula
- Identification of common flora and fauna
- Interesting neighborhood/city history
- Identification of objects in view
- Mileage and direction to Montana landmarks

Signage

The plan indicates the use of two types of park system signs. The primary purpose for Entry signs is to clearly denote points of entry into parks served by access easements between private property. Due to the layout of many system parks as internalized “islands”, the clear announcement of these access points is fundamental. The design of this sign should mimic similar City trail marker signs, currently



used in other neighborhoods by the Parks and Recreation Department, to lend a sense of continuity and recognizability. It would be appropriate, however, to personalize these signs for the neighborhood with a unique mounting design, color, logo plate, or other element. These signs will accompany trails at all street crossing, and should be mounted in clear public view.

The second type of sign proposed for the park system is the Wayfinding sign. The primary purpose for these signs is to orient users within the park system. As such, they will be composed of a neighborhood map with icons to visually indicate where the other parts of the system are, how to enter and circulate around the system from any point in the neighborhood, and what amenities are offered. Each park should have at least one Wayfinding sign. Most often, they should be located at entry points, but in some instances may be associated with other amenities if present. The design of these signs should complement the Entry signs.

Weed Suppression

Weeds contribute to a sense that many parks in the Farviews Pattee Canyon neighborhood are either undeveloped private property or not attractive enough places to want to explore anyway. Weeds ranked high on the list of reasons respondents said kept them from using the parks. Weed suppression must be a part of the park improvement process. On this front, the neighborhood should engage the Missoula County Weed District as a first step in determining how best to address the weed issue. The Weed District can assist in different capacities to map existing problem areas and prepare suppression strategies. As these plans take shape, they should be integrated into the larger park improvement activities.

Priorities

In general terms, progress towards the connected system of trails outlined in the Trail Master Plan should be the highest development priority for the parks. This is a clear mandate of the Visioning process. In any given park, the non-trail improvements discussed in this section should be viewed as additional layers of development over the installed trails. Beyond that, improvements should be prioritized based on their level of benefit to completed trail sections, and to their ability to impact the greatest number of potential users in the neighborhood. As well, priorities may reflect real-time forces such as the goals of key volunteers or partnering organizations, and other opportunity-driven circumstances that make the timing right for a particular project regardless of other factors.



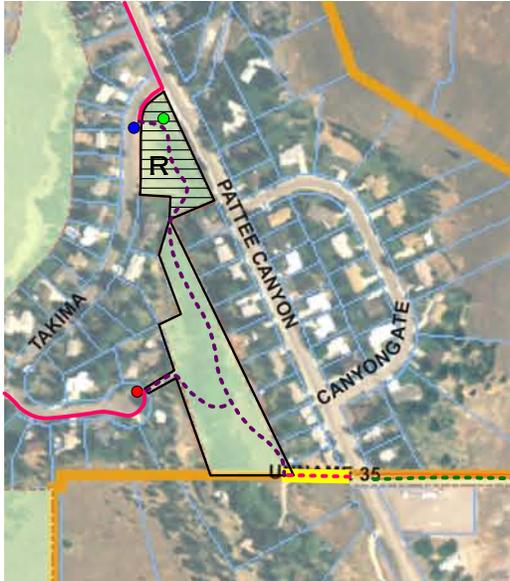
Tioratis Park

Two easements accessed Tioratis Park in the original Far Views subdivision plat. However, following the sale of the sole remaining easement by the City in 1964, Tioratis Park became an isolated public parcel enclosed by private property. With no access beyond that afforded to the adjacent property owners, this site has no opportunity to be integrated into a connected open space system and therefore minimal value to the greater neighborhood, barring re-acquisition of easements, which would seem unlikely.

While having lost value as a public amenity, Tioratis Park does have potential value as developable land. In this scenario, a driveway easement could be forged from Pineridge Drive between two of the four undeveloped lots to the south, which are under single ownership. With a variety of potential development options created by this access, this land could become saleable by the City and provide significant assets to undertake some of the improvements outlined in this study. While the sale of park land may meet with resistance philosophically, this course of action is prudent under the circumstances.



TAKIMA KOKASKI PARK



- Existing Paved Trail
- - - Existing Gravel Trail
- Proposed Paved Trail (near term)
- - - Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- - - Proposed Gravel Trail (future)
- On-Street Connector - Paved
- - - On-Street Connector - Gravel

CHARACTER:

-  Manicured
-  Natural

POTENTIAL RECREATIONAL AMENITIES:

- R** Disc Golf Basket

SIGNAGE:

-  Entry Sign
-  Wayfinding Sign

REST AREA:

-  Rest Area

EASEMENTS:

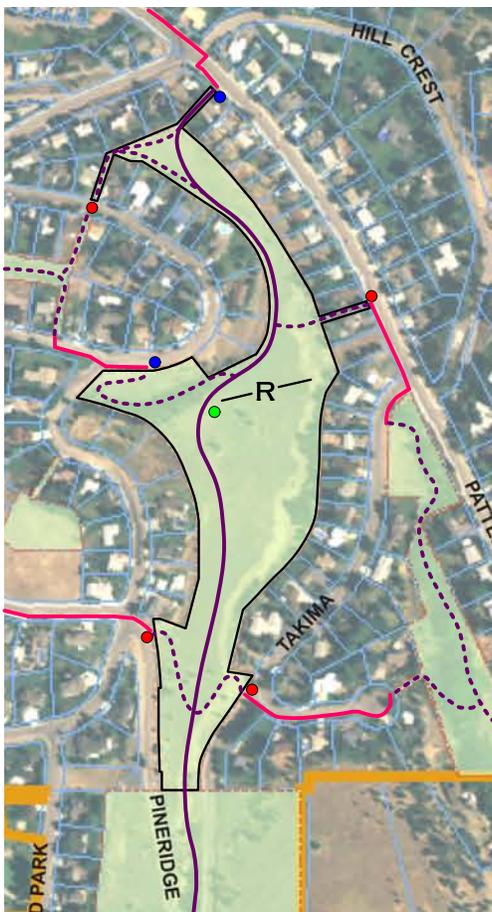
-  New Easement Required

REMARKS:

- Park provides unique opportunity for streamside trail and associated play.
- Terrain and lack of adjacent residences affords ideal location for single disc golf basket.
- Important connection to Mt. Sentinel trailhead at Pattee Canyon Drive requires new pedestrian easement over +/- 150 ft. of private gravel drive.



HEMAYAGEN PARK



- Existing Paved Trail
- Existing Gravel Trail
- Proposed Paved Trail (near term)
- Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- Proposed Gravel Trail (future)
- On-Street Connector - Paved
- On-Street Connector - Gravel

CHARACTER:

- Natural

POTENTIAL RECREATIONAL AMENITIES:

- R** Sledding Hill

SIGNAGE:

- Entry Sign
- Wayfinding Sign

REST AREA:

- Rest Area*

EASEMENTS:

No New Easements Required

REMARKS:

- Main paved trail traverses park, connecting Whitaker/Pattee Canyon intersection with Highland Park.
- Some existing easements require removal of physical barriers. Easement at Westview Drive enclosed by homeowner fence.
- Locate main trail on ridge to avoid obstructing sledding area.
- *Sledding amenity could consist of viewing/launching area with seating that doubles as trail Rest Area.



HIGHLAND PARK



- Existing Paved Trail
- ... Existing Gravel Trail
- Proposed Paved Trail (near term)
- ... Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- ... Proposed Gravel Trail (future)
- On-Street Connector - Paved
- ... On-Street Connector - Gravel

CHARACTER:

- Natural

POTENTIAL RECREATIONAL AMENITIES:

None

SIGNAGE:

- Entry Sign
- Wayfinding Sign

REST AREA:

- Rest Area

EASEMENTS:

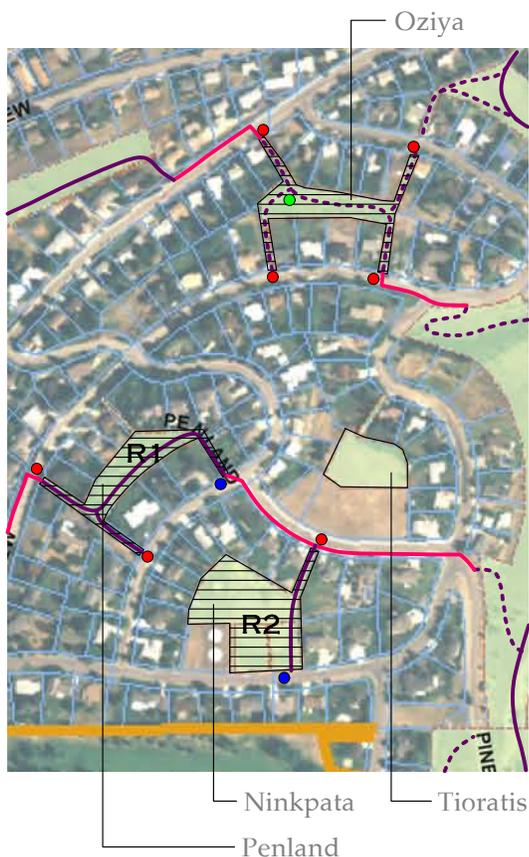
No New Easements Required

REMARKS:

- Main paved trail connects Hemayagen Park to end of Ben Hogan Drive.
- Ben Hogan Drive east of Highland Park Drive intersection is gravel. Requires paved trail be built in Ben Hogan right-of-way.



NINKPATA, OZIYA, PENLAND, & TIORATIS PARKS



- Existing Paved Trail
- - - Existing Gravel Trail
- Proposed Paved Trail (near term)
- - - Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- - - Proposed Gravel Trail (future)
- On-Street Connector - Paved
- - - On-Street Connector - Gravel

CHARACTER:

-  Manicured
-  Natural

POTENTIAL RECREATIONAL AMENITIES:

- R1** Basketball Court (existing)
- R2** Soccer/Multi-Sport Field
Disc Golf Basket
Volleyball Court
Play Structure

SIGNAGE:

-  Entry Sign
-  Wayfinding Sign

REST AREA:

-  Rest Area

EASEMENTS:

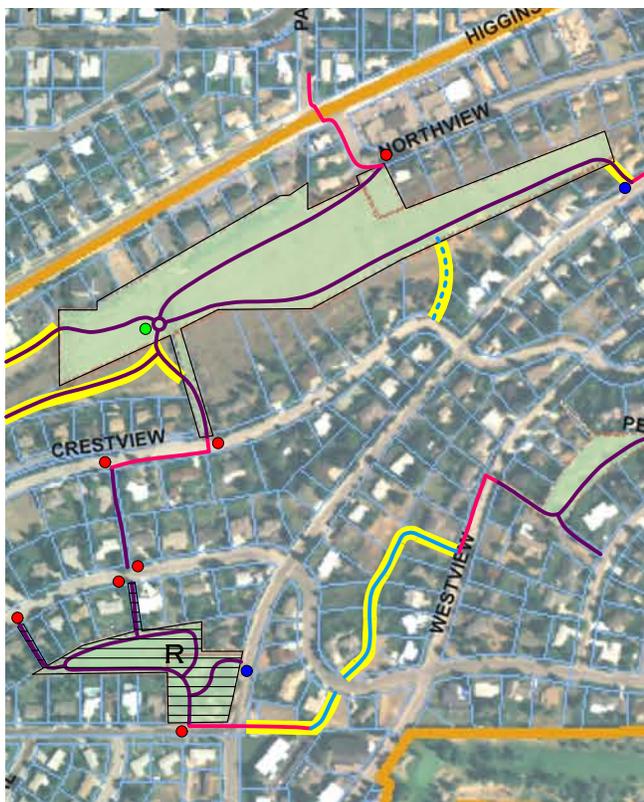
No New Easements Required

REMARKS:

- Some easements require removal of existing barriers. Privatization of northeast Penland Park easement must be mitigated.
- Ninkpata Park is obvious candidate for development as manicured, recreation-oriented site, based on size, location, and topography.
- Neighbor initiated improvement proposal failed in 2006. See "Proposed Ninkpata Park Development Plan" in Appendix.
- Tioratis Park lacks public access due to previous sale(s) of easement. This prevents the site from being integrated into the public trail or park system. See paragraph on Tioratis Park in Part Two narrative.



NORTHVIEW PARK (east side) & WHITAKER PARK



- Existing Paved Trail
- - - Existing Gravel Trail
- Proposed Paved Trail (near term)
- - - Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- - - Proposed Gravel Trail (future)
- On-Street Connector - Paved
- - - On-Street Connector - Gravel

CHARACTER:

-  Manicured
-  Natural

POTENTIAL RECREATIONAL AMENITIES:

- R** Play Structure (existing)
- Basketball Court
- Disc Golf Basket

SIGNAGE:

-  Entry Sign
-  Wayfinding Sign

REST AREA:

-  Rest Area

EASEMENTS:

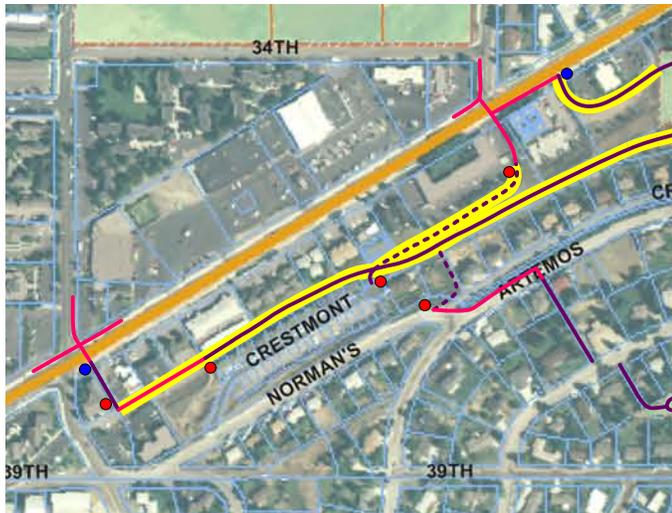
-  New Easement Required

REMARKS:

- Northview Park is a neglected space that represents a unique opportunity for walking/biking connections between Farviews neighborhoods and recreation and commercial uses below.
- Essential easements must be acquired to allow Northview to fulfill its potential.
- Several undeveloped tracts between Crestview and the park are dedicated common areas that may be ideal to accommodate the proposed trail connections (see Northview Park west side).
- As the most accessible and used park, Whitaker Park should be upgraded with a paved perimeter trail and some additional recreational infrastructure.



NORTHVIEW PARK (west side)



- Existing Paved Trail
- - - Existing Gravel Trail
- Proposed Paved Trail (near term)
- - - Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- - - Proposed Gravel Trail (future)
- On-Street Connector - Paved
- - - On-Street Connector - Gravel

CHARACTER:

- Natural

POTENTIAL RECREATIONAL AMENITIES:

None

SIGNAGE:

- Entry Sign
- Wayfinding Sign

REST AREA:

None

EASEMENTS:

- New Easement Required

REMARKS:

- Northview Park is a neglected space that represents a unique opportunity for walking/biking connections between Farviews neighborhoods and recreation and commercial uses below.
- Proposed trail areas below Crestmont and Artemos are either common area or undevelopable and may be ideal to accommodate the proposed use.
- While potentially ideal for the proposed use, extensive trail easements would be required to make critical connections.



HIGH PARK



- Existing Paved Trail
- - - Existing Gravel Trail
- Proposed Paved Trail (near term)
- - - Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- - - Proposed Gravel Trail (future)
- On-Street Connector - Paved
- - - On-Street Connector - Gravel

CHARACTER:

- Natural

POTENTIAL RECREATIONAL AMENITIES:

None

SIGNAGE:

- Entry Sign
- Wayfinding Sign

REST AREA:

- Rest Area

EASEMENTS:

- New Easement Required

REMARKS:

- High Park has an opportunity to serve as a hub for several trail connections and destinations, however this vision is dependent on easement acquisition.
- Desired easements are extensive, but occur over a limited number of properties, which may increase chances for acquisition.
- Future extension of Landon's Way provides an opportunity for street frontage, parking, improved access.
- Improvements that transform High Park into a manicured facility may be appropriate with future residential development to the north that increases density and urbanizes site character.



WOODBINE PARK



- Existing Paved Trail
- ... Existing Gravel Trail
- Proposed Paved Trail (near term)
- ... Proposed Gravel Trail (near term)
- Proposed Paved Trail (future)
- ... Proposed Gravel Trail (future)
- On-Street Connector - Paved
- ... On-Street Connector - Gravel

CHARACTER:

- Natural

POTENTIAL RECREATIONAL AMENITIES:

None

SIGNAGE:

- Entry Sign
- Wayfinding Sign

REST AREA:

- Rest Area

EASEMENTS:

- New Easement Required

REMARKS:

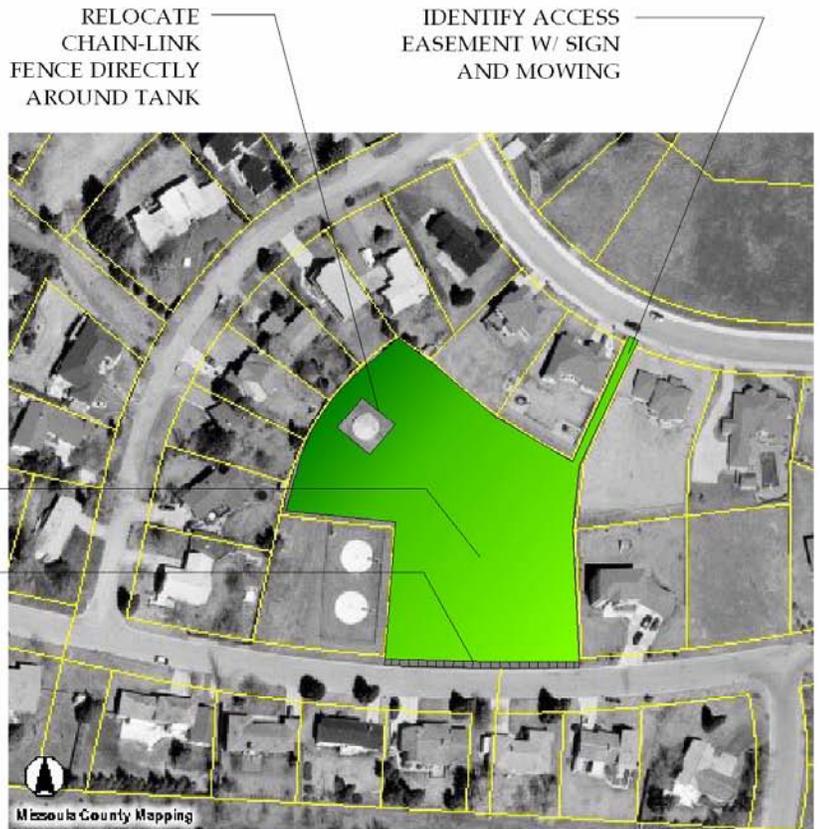
- Woodbine Park presents an opportunity to continue an off-street trail from High Park to areas outside the neighborhood to the west
- A safe pedestrian crossing at the intersection of Black Pine and Hillview would be an important component of this proposed connection



APPENDIX



PROPOSED 'SID' BOUNDARY



INSTALL TURF AND IRRIGATION SYSTEM

ADD SIDEWALK ADJACENT TO PARK

**PROPOSED
NINKPATA PARK
DEVELOPMENT
PLAN**

Scale approx. 1 : 2,500

Prepared by the Farviews/ Pattee Canyon Neighborhood Council, Parks Committee 7/19/06



GRANT APPLICATION NARRATIVE, PHASE ONE STUDY

Project Summary:

A grant is sought from the NPF Program to help pay for the services of a planning consultant to evaluate needs and preferences, and create a vision plan for improvements at some or all of the designated park and open space areas w/in the neighborhood. The resulting plan will represent a “road map” to guide ensuing activities aimed at improving the usefulness of the current park system and increasing its benefit to residents. Immediate health, safety, and welfare needs will be assessed based on compiling an inventory of existing conditions. User preferences relating to potential improvements will be gathered through surveys and a charette, and a plan that reflect the participant’s desires will be developed by the consultant with input from Parks Department staff and with respect to existing plans, most notably the Master Parks and Recreation Plan completed in 2004.

Detailed Project Description:

In June, 2006, a well-attended Farviews/Pattee Canyon Neighborhood Council (FPCNC) meeting focused on the events surrounding a private owner’s infringement on the tract of dedicated neighborhood open space called High Park, and solution scenarios proposed by the City. This event put an exclamation point on both the level of concern that the neighborhood puts on its open spaces, and the fact that these places exist in a largely unmaintained and in some cases quite anonymous state. Residents know generally that there are a few tracts of designated open space dotting their neighborhood, but most know little about their extent, and nothing about the system of access easements that was intended to make them useful. Many use these lands with no clear understanding of what is public land and what is private. Many choose not to venture onto these lands for this same reason, or because they are so overgrown with weeds that it is not a desired experience. Others are literally shut out of these areas by adjacent homeowner’s fences. It is in this light that members of the neighborhood decided to form a committee of the neighborhood council to study the parks system, move towards fixing its problems, and hopefully be a catalyst for its reclamation to provide the intended opportunities for recreation and access to nature that raise the quality in the neighborhood.

The newly formed Parks and Open Space Committee organized a “field trip” in late summer to get acquainted with all of the parks in the system, and see first-hand what the conditions were. The result of this exercise was a good impression of the major issues that stand in the way of a well-functioning system, but also an appreciation for the complexity of the task before the committee, and an understanding that our ship needed a rudder or our energies could easily get misdirected. Following our report to the FPCNC general meeting in September, Jerry Ballas suggested that a neighborhood grant, put towards planning, might be a good way to address our current situation. This idea was embraced by the committee, and has led to this application.



Specifically, we want to engage the services of a professional land planner to assist the committee in a process of acquiring sentiments about the current state of the parks and their potential improvement and/or development, and then to develop a “vision plan” that represents this information in a graphic manner and acts as a road map for future actions. We anticipate this process would involve the following steps:

- 1_ Hiring a professional land planner/landscape architect and coordinating with them on the design of a neighborhood charette and desired outcome products.
- 2_ Announcing a charette regarding potential improvements to neighborhood parks at a FPCNC general meeting in March '07.
- 3_ Conducting existing park inventory and collecting use information using neighborhood volunteers and forms prepared by the consultant.
- 4_ Advertising the charette with a newsletter mailing to the entire neighborhood in late April. This mailing would include information to help attendees prepare to contribute, and a survey of parks use and sentiments.
- 5_ Additional advertising for the event on neighborhood sandwich boards leading up to the event. Conducting the charette in late May, over the course of a morning or afternoon, with the consultant serving as the event planner and coordinator and volunteers from the neighborhood providing assistance.
- 6_ The consultant compiling and analyzing the results of the charette.
- 7_ The consultant meeting with City Parks Department staff, and acquiring and studying existing City documents and plans pertaining to future disposition of the park lands. The consultant developing a vision plan document that illustrates reasonable and desired outcomes for the park system based on all available information, to serve as a road map for ensuing Neighborhood Council and City activities.
- 8_ Presenting the charette outcomes and vision plan at the annual FPCNC ice-cream social in July '07.

The Vision Plan is intended to illustrate proposed future park system improvements based on the preferences indicated by the charette participants and the City, and reflecting the expertise of the consultant. The plan will not be developed to a level necessary to construct hard improvements, but rather to a conceptual level as a tool to guide subsequent implementation activities by the Parks and Open Space Committee.

The project for which these funds are being requested will be completed with the presentation of the vision plan.

Neighborhood Need:

Farviews/Pattee Canyon is blessed with a number of pocket and neighborhood-scale open space tracts. At first glance, this would appear not to be an underserved area in terms of parks. But, while these undeveloped spaces are integral to the visual character of the neighborhood (whose “openness” is reinforced by the golf course), actual use opportunities are minimal for both passive enjoyment, and particularly for active use. The reasons for this are several: weed infestation, lack of demarcation as public land, lack of trails, hidden and barred access easements, infringement or privatization of land by adjacent homeowners, lack of open turf and developed play areas, and in some cases overgrown and/or in-



hospitable terrain. In addition to on-the-ground barriers to use of our open spaces, the nearest parklands that will accommodate some of the uses not provided for “on the hill”, such as Elm Park, Playfair Park, and Lewis and Clark School, are located across a major arterial street. In this case, not only distance, but also safety is a barrier to park use.

The 2004 Master Parks and Recreation Plan undertaken by the City does not address many of the existing problems that limit the usefulness of our neighborhood parks, yet even based solely on the fact that our current parks are “undeveloped”, suggests that two open spaces within the neighborhood become “developed” pocket or neighborhood parks.

We concur that more improved parkland opportunities are probably appropriate for our resident’s recreational needs, and realize equally the need to make the undeveloped lands we have more usable as well. The biggest hurdle to bringing valuable parks to our neighborhood has already been overcome; the lands are already set aside and there for us. Now we need to gauge what the neighbors feel the highest attainable purpose for our parks might be and use that as a guide to bring positive changes about. This study will allow us to do that.



INVENTORY DOCUMENTS (PHASE ONE)

Is there evidence of illegal vehicle/ATV/motorcycle use? If yes, explain.

Any other evidence of use, such as trash, gathering spots, "forts", etc. did you see?

General

Did you encounter any unnatural hazards such as barbed wire, broken glass, dumped appliances, open trenches, etc? Describe.

Other general comments, or continuation of answers from other side.

COMPLETED INVENTORY SHEETS INCLUDED IN
BOUND COPIES ONLY



SURVEY DOCUMENTS (PHASE ONE)

Farviews Pattee Canyon Neighborhood Council Neighborhood Parks Questionnaire

- Instructions:
1. Reference Park Map in Newsletter
 2. Complete Questionnaire, answers reflect all members of the household
 2. Fold in half twice so that address appears on front and tape shut
 3. Stamp and mail by **May 31**

Circle Your Answer

1. Weather permitting, how often do you use one of the neighborhood parks?
At Least Weekly At Least Monthly Several Times a Year Rarely if Ever
2. Which park(s) do you use?
Hemayagan High Highland Ninkpata Northview Oziya Penland
Takima Tiortis Whitaker Don't Use Any
3. How do you use the park(s)? Circle all that apply.
Walking Walking the dog Running My kids play there Wildlife viewing
To experience nature/open space on my way to somewhere playing/sports
Other (list):
4. On a scale of one to five, how satisfied are you with the neighborhood parks the way they are?
Not Satisfied 1 2 3 4 5 Very Satisfied
5. Why don't you use the parks? Circle all that apply.
Don't know where they are Not close to my house no trails hard to get to/no access
Too weedy/overgrown not attractive too steep to use don't lead anywhere
Feel unsafe no reason to go there Other (list):
6. What would get you to use the parks more? Circle all that apply and check top three.
Signs that show locations Trails Grassy play areas Better access Playgrounds
Ponds Benches Dog park Interconnection of park trails through neighborhood
Better maintenance/fewer weeds Better designation of what's public and what's private land
Other?:
7. Which of the following best describes your feeling about the parks?
 - a. They should provide a natural setting for visual relief and physical separation of the development. Human use should not be specifically promoted beyond what occurs now.

- b. They should provide public space for people of the neighborhood to enjoy a range of passive and active recreational uses that goes beyond what is afforded by their current status.
 - c. Opportunities for both natural settings and recreational opportunities are important. They should both be accommodated selectively within the current neighborhood park system.
8. Would you consider supporting a special improvement district for park improvements in your area if you felt that the assessment was reasonable and the improvements would benefit your household?
- Yes No
9. Please lend any other thoughts you have concerning the current status or future of our neighborhood parks.

If you would like to join the Parks and Open Space Committee, please give us your contact information.

Name: _____ Phone: _____

Address: _____ e-mail: _____

**Thank You Very Much For Your Input!!
Attend The Charette on September 12!!**

COMPLETED SURVEY SHEETS INCLUDED IN
BOUND COPIES ONLY



CHARETTE DOCUMENTS (PHASE ONE)

Charrette Agenda

Far Views Pattee Canyon Parks Study
9/12/07, 6:00 to 9:00 pm

6:00-6:45	Consultant Presentation
6:45-7:45	Break-out Groups, Visioning
7:45-8:00	Refreshments, Group Pin-up
8:00-8:45	Group Presentations
8:45-8:55	Prioritizing Exercise
8:55-9:00	Wrap-up

Group Instructions

Introduce yourselves

- Discuss goals- may need to list many to reflect the group
Record on sheet (Parks Committee person)

- Discuss ideas to achieve each of your goals- should be many
Record on sheet (Parks Committee person)

- Overlay aerial photo with trace paper and try to illustrate your ideas
 - Use symbols- dashes for trails, circles for seating areas, stars for signs, etc. (do your own thing!)
 - Write notes, sketch pictures
 - Address pedestrian movement (arrows?)
 - Address level of development (different colors?)

These are only suggestions- do whatever will convey your message

Stay loose and have fun- there are no right or wrong ways to express yourselves

Discuss how you will be presenting – one presenter or tag team?

COMPLETED CHARETTE DOCUMENTS INCLUDED
IN BOUND COPIES ONLY



MEDIA DOCUMENTS (PHASE ONE)

**MEDIA DOCUMENTS INCLUDED IN BOUND COPIES
ONLY**



GRANT APPLICATION NARRATIVE, PHASE TWO STUDY

Project Summary:

With the help of an '07 neighborhood grant, the Farviews Pattee Canyon Neighborhood Parks & Open Space Committee (POSC) undertook a visioning study to better understand the existing status of the neighborhood's chiefly unrecognized park lands, and determine what potential improvements might be considered to improve their usefulness. The outcomes of this exercise provided a roadmap to guide ensuing activities, some of which constitute the focus of this grant request: namely additional research into the legal status of a small number of park access parcels with unresolved ownership, the creation of a schematic master parks plan that graphically illustrates the conclusions of the completed phase I study, and the placement of a small number of prototypical access location signs to begin to raise neighborhood awareness of the parks and the planning activities being undertaken.

Detailed Project Description:

The parks visioning study conducted this summer (see Project Summary) identified inconsistencies in ownership information pertaining to a number of access easements and/or public use parcels within the study area. Before the intermediate-level planning objective of a park system schematic master plan can be completed, this confusion must be resolved. The first portion of grant monies will go towards engaging the services of an individual to research the answers to these outstanding pieces of information. This will be done in collaboration with the City Parks & Recreation Department. The second portion of work under this grant will involve the retention of planning consultant services to incorporate the new findings with the design recommendations of the visioning study just completed to produce an illustrative park system plan. This graphic plan will serve as a guiding document for ensuing implementation activities, and as a public relations document for presentations and continuing public input. The third component of work under the grant will be the creation, in cooperation with city Parks and Recreation, of four prototype access point identification signs to be placed at to-be-determined locations. The purpose of these will be to stimulate neighborhood response (potentially both positive and negative), gauge changes in use brought about by the addition of signs, and generally raise public awareness about the current park renewal efforts in hopes of generating greater public engagement in the process.

Neighborhood Need:

Farviews/Pattee Canyon is blessed with a number of pocket and neighborhood-scale open space tracts. At first glance, this would not appear to be an underserved area in terms of parks. But, while these undeveloped spaces are integral to the visual character of the neighborhood, actual use opportunities are minimal for both passive enjoyment, and particularly for active use. The reasons for this are several:



weed infestation, lack of demarcation of public lands, lack of trails, hidden and barred access easements, infringement or privatization of land by adjacent homeowners, lack of open turf and developed play areas, and in some cases overgrown and/or inhospitable terrain.

This summer's visioning study asked neighbors about their current knowledge of the parks, and if & how they would like them improved. We learned a great deal from their answers, and the work outlined herein for the next phase of the study represent some of the next steps we hope to undertake in direct response to the stated needs. Specific to this grant, this means:

- educating neighbors about the existence of the parks
- identifying the park locations and the routes into them from the street.
- exploring connections between parks in pursuit of a more usable park "system".

Outcomes of both the charette and the neighborhood questionnaire that were carried out in the visioning process point to these three issues as being central to moving towards more functional parks for the neighborhood.

(See questionnaire results attached. A total of 61 completed responses were received. The complete report from the visioning phase of the study is still being compiled by the consultant, and is not available for inclusion in this submittal. Note that the charette component of that study was held less than two weeks ago.)