

2026-2046

City of Yamhill
**Comprehensive Park
System Master Plan**

A 20-YEAR PLAN FOR PARKS, RECREATION,
AND NATURAL RESOURCES



City of Yamhill
A small taste of Oregon.



Acknowledgements



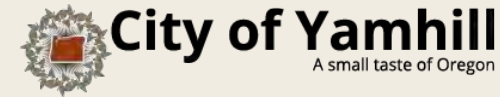
School Classes, circa 1911 - North Yamhill, OR



Public School Building, circa 1912 - Yamhill, OR

Photos courtesy of Pacific University Archives

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Other Acknowledgements

Thank you to everyone in Yamhill who shared their thoughts with us, both online and in person. Your feedback was essential in shaping the planning process and the recommendations in this master plan.

This investment in your parks, trails, and open spaces over the next 20 years will benefit residents for generations to come. Together, we envision a bright future ahead!

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Foreword

This master plan is shaped by—and created for—the Yamhill community. Nearly 100 residents responded to the public engagement survey, and those voices guided the planning process. Thank you to everyone who shared their thoughts in the survey and in person; highlights of that feedback appear in the pages ahead.

The plan builds on Yamhill’s legacy, traditions, and strong sense of place to invest in future generations. Vibrant parks are central to the town’s traditions, celebrations, and shared heritage. This document also serves as a clear, community-driven roadmap for how Yamhill’s parks should evolve over the next 20 years, prioritizing investments to align budgeting and funding with community needs and aspirations. We look forward to the next 20 years!

*The parks belong
to the people.*

- FREDERICK LAW OLMSTED



Photo Credit: Yamhill Community Club

Vision, Mission, & Goals

This Parks System Master Plan Serves as the City’s guiding document for parks, recreation, trails, natural areas, and open space for the next 20 years (2026–2046). It replaces the previous 2004 Parks System Master Plan, which has reached its end.

This plan is intended to:

- ✓ **Define a long-term vision and goals for the City’s parks system based on community input, policy review, and professional analysis.**
- ✓ **Inventory existing parks and growth patterns, documenting current conditions, constraints, and opportunities.**
- ✓ **Incorporate community voices through a citizen advisory committee, joint City Council/Planning Commission meetings, a public open house, and a community survey.**
- ✓ **Provide prioritized recommendations, cost estimates, and funding strategies that the City can use to pursue grants, budget allocations, and partnerships.**



Vision

At its heart, Yamhill is a community shaped by its deep roots to the land and small-town spirit.



Mission

Sustainably build upon existing park amenities in a way that is financially responsible, promotes accessibility and inclusion, and encourages community engagement with each other and nature.



Goals

Create a dynamic framework to guide decision-making:

- Enhance quality of life for Yamhill citizens through accessible, welcoming recreation that fosters inclusivity.
- Prioritize upgrades to existing facilities to maximize resource stewardship.
- Preserve natural resources and cultural heritage.
- Strengthen community identity through ongoing engagement and awareness.

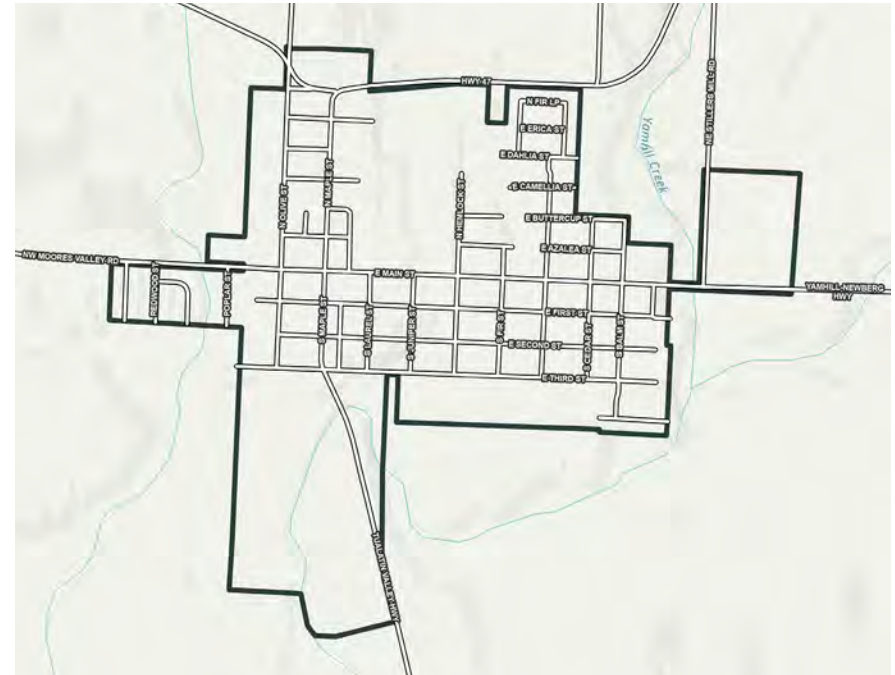
Community Profile

The City of Yamhill is a small, historic farming community located in Oregon's Willamette Valley. Located roughly halfway between Portland and the Oregon Coast, Yamhill retains much of its historic small-town charm and agricultural roots. The area around Yamhill produces a bounty of agricultural products and includes vineyards, nursery and greenhouse crops, fruit trees, nuts, grass seed, and other crops,¹ which continue to shape the landscape and the economy.

Yamhill's central location has made it a gathering place for thousands of years. The earliest known inhabitants of the area were the Yamhelas from whom the name Yamhill is derived.² The area's non-native residents began to come to the region in the early 1800s and the establishment of the Oregon Trail led to a significant influx of settlers in the 1840s.³ Originally called North Yamhill, the city was incorporated under the name Yamhill by the Oregon Legislative Assembly on February 20, 1891,⁴ 32 years after Oregon became the 33rd state. Today the City operates under a Council-Manager form of government, with five elected Council members, including the Mayor.

Yamhill has a total area of 0.42 square miles within its current incorporated boundary.⁴ The City has a hilly topography that drains into two streams: Yamhill Creek on the south and east and Rowland Creek on the north. Both streams are listed as essential salmonid habitat.

As of 2020, the US Census Bureau estimates a population of 1,199 people call Yamhill home, with approximately 460 total households and a median household income of \$113,750 annually.⁵



Current Yamhill City Boundaries



Yamhill, 1879 Map of Yamhill County, Oregon
Credit: Library of Congress, Geography and Maps Division

The average age of Yamhill residents is 33.5 years, 7.3 years younger than the total median age in Oregon of 40.8 years.⁵

The housing stock in Yamhill is predominantly single-family detached homes. Homeownership (at 87%) is much higher than the average rate of homeownership in the state of Oregon (63.1%). Also, over 26% of households have children under the age of 18. Of those moving to Yamhill, 10.6% moved within the same county, while only 1.5% moved from a different state.⁵ This indicates deep roots within the community, with many younger families calling Yamhill home.

The City provides police, drinking water, sewer, and stormwater management services. It owns and maintains approximately 8 acres of parkland divided among three parks. The Yamhill-Carlton School District operates an elementary school, intermediate school, and high school on a centrally located 40-acre campus with sporting facilities including a track and ballfields.

The City's 2025–2026 fiscal budget is approximately \$10.5 million, with parks maintenance budgeted at approximately \$42,918, and \$100,000 allocated for Americans with Disabilities Act (ADA) capital improvements to children's play equipment at Beulah Park.

1. USDA Natural Resources Conservation Service, Yamhill County. <https://www.nrcs.usda.gov/state-offices/oregon/yamhill-county>
2. Yamhill County, Oregon. https://en.wikipedia.org/wiki/Yamhill_County,_Oregon
3. Brief History of Yamhill County. <https://www.co.yamhill.or.us/488/Brief-History-of-Yamhill-County>
4. Yamhill, Oregon. https://en.wikipedia.org/wiki/Yamhill,_Oregon#cite_note-6
5. United States Census Bureau. https://data.census.gov/profile/Yamhill_city,_Oregon?g=160XX00US4184250#populations-and-people

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DPLA identifier: 3ec8910b7b6d5dd077831923e315f07f
Oregon State Archives identifier: 20160407-0014

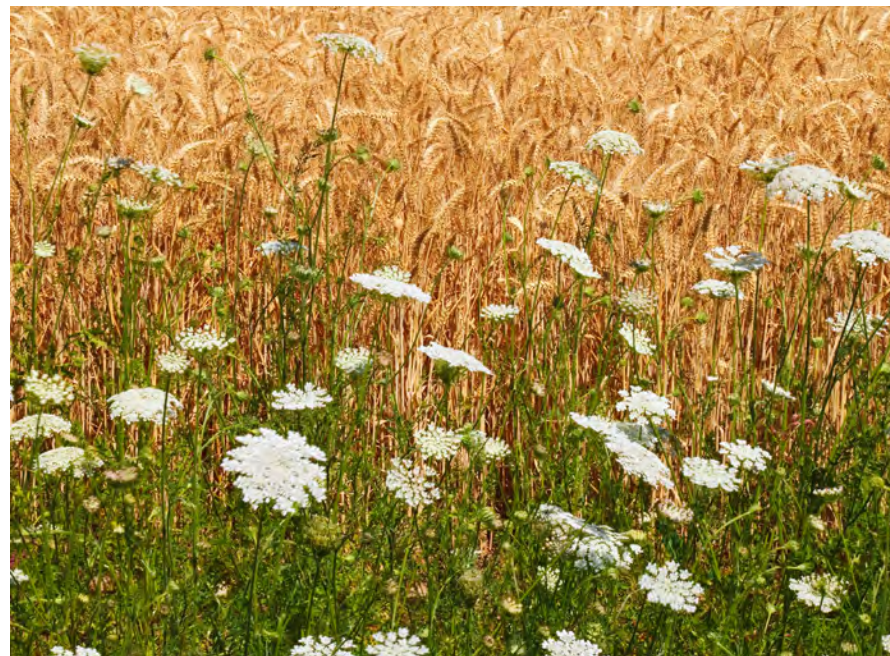


Photo Credit: Gary Halvorson*

Opportunities & Challenges

By combining a detailed technical analysis of current park conditions (**Chapter 3**) with the community values and priorities expressed by Yamhill residents (**Chapter 4**), the master-planning process has identified clear opportunities—and accompanying challenges—for the community to address thoughtfully.

Opportunities

Yamhill residents highly value their parks and the small-town sense of community they foster. In the public outreach survey, more than 77% of respondents said improving existing park infrastructure should be the top funding priority over creating new parks or acquiring land. That consensus creates a clear opportunity to focus the City's available resources on targeted, incremental improvements that deliver immediate benefits to community quality of life.

Opportunities for walking, exercising, playgrounds, and family-oriented special events were identified by Yamhill residents as priority needs, suggesting that future improvements should focus on the following:

- **Trail Improvements including connections throughout the city, paved trails, and safer crossings**
- **Accessible playgrounds**
- **Shade structures**
- **Rental/community spaces, such as a community center**
- **Preserving natural and wildlife areas**

While splash pads and indoor sports courts also ranked high in public priorities, these facilities will require longer-term planning not feasible with the City's current infrastructure.

Challenges

Aging Infrastructure: Many of the City's park structures and facilities have been well used over the years, creating accessibility and functionality challenges. In addition to the infrastructure within the parks, other considerations for services should be taken into account. In particular, the City's current water infrastructure does not support a splash pad amenity, which uses a significant amount of water. The City's water supply is especially limited during the summer, when a splash pad would see the most use, and water use restrictions have been implemented multiple times since 2020.

Walkability/Connections: While the parks are within walking distance for many of Yamhill's residents, limited safe, accessible pedestrian routes currently exist. While beyond the reach of this parks system master plan, additional considerations for improved pedestrian and bicycle connectivity to and between parks should be considered with any transportation planning efforts made in the future.

Funding: The annual parks maintenance budget of approximately \$43,000 is sufficient for basic upkeep of existing facilities but cannot absorb significant new maintenance obligations without additional revenue. Priority investments within the parks will need to consider ongoing economic impacts to be successful.

Process Summary

A park system master plan embodies a community's broader ideals and serves as a practical roadmap for answering the question: "Where are we headed over the next 20 years?" There is no universal standard for municipal parks; each city must determine how many acres to dedicate, how parks should be distributed, and which amenities to provide.

To help inform those decisions within the City of Yamhill, this park system master plan used a robust public-input process that included:

- **An Inventory and conditions analysis of existing parks**
- **A review of state and city policies and plans**
- **A community needs assessment**
- **A public engagement survey that generated 91 responses**
- **Meetings with the City Council and Planning Commission**

The findings from each step of this outreach process—and recommendations—are discussed in detail in the following chapters.

 **City of Yamhill**
A small taste of Oregon



Yamhill Park System Master Plan Updates



We want to hear from you!

The City of Yamhill is updating its park system master plan! We want to ensure our parks, trails, and open spaces meet the diverse needs of our community. Your feedback is invaluable in helping us understand how you use the existing parks and what you'd like to see in the future. Together, we can identify priorities that reflect our community's wishes!

← SCAN THE QR CODE TO SHARE YOUR VOICE

Pictured: This community flyer invited residents to weigh in on future park and trail improvements.

02

Policy & Plan Review

This chapter examines several City of Yamhill documents in the context of parks, public spaces, and natural resources. While the primary purpose of this review is to inform the parks master plan, parks provide a range of functions that connect to other critical elements of the urban environment—transportation, stormwater, natural resource protection, and community identity.

This review, therefore, takes a broader perspective. The documents reviewed include:

- City of Yamhill Comprehensive Plan (2000)
- Parks System Master Plan (2004)
- Transportation System Plan (1999, adopted 2016)
- Municipal Code (current through 2023)
- City Council Strategic Planning Summary (2024)
- 2025–2026 Fiscal Budget
- Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2025–2029)



City of Yamhill Comprehensive Plan (2000)

The City adopted its 82-page comprehensive plan in 2000. The plan is divided into seven main sections plus an appendix of supporting material and an adopting resolution.

Natural Resources

The Comprehensive Plan identifies the protection of Yamhill and Rowland Creeks' riparian corridors and the preservation of open spaces associated with floodplain land in the southwest as policy goals. The floodplain occupies approximately 15 percent of the City's land area. The City has committed to monitoring and regulating floodplain development. While jurisdictional wetlands likely exist within the City, they have not been delineated. There are no mining sites or forested lands within the City, although Beulah Park contains a significant grove of Oregon white oaks.



Community Resources — Parks

At the time the plan was written, the City had a population of 981 residents (1997) and one 5-acre park. The land area more than met the State of Oregon's recommended standard of 2.5 acres per 1,000 residents. The Comprehensive Plan established the following recreation goals and policies:

- **“To provide adequate parkland, recreational opportunities and facilities for the citizens of Yamhill and its Visitors” (p. 25).**
- **“The City shall provide support to maintain, upgrade, and expand park facilities, programs, and opportunities as the need arises consistent with the fiscal responsibilities and policies of the City” (p. 25).**
- **“The City shall investigate appropriate funding alternatives and other suitable recreation programs and alternatives” (p. 25).**
- **“The City and school district shall continue to encourage the appropriate cooperative use of district-owned recreational facilities” (p. 25).**
- **“The City shall encourage the establishment of the Chamber of Commerce Park Commission” (p. 25).**

These policies remain relevant today and provide a foundation for the goals and recommendations in this master plan.

Parks System Master Plan (2004)

In 2004, the City engaged LDC Design Group to develop a parks system master plan. The final report, released in October 2004, is 35 pages with narrative, tables, and figures.

Demographics

LDC Design Group estimated Yamhill's 2003 population at 835 and projected growth to 1,158 by the end of the 20-year planning horizon in 2024—a growth rate of 28%. This projection proved remarkably accurate; the City currently estimates its population at approximately 1,199.

Park Classification & Level of Service

The 2004 plan recommended a park classification system and level of service (LOS) ranging from 6.25 to 10.5 acres per 1,000 residents. The system included playlots (0.3 acres per 1,000 residents, ¼-mile service area), neighborhood playgrounds (2 acres per 1,000 residents, ½-mile service area), neighborhood parks (2 acres per 1,000 residents for small cities, minimum 6–8 acres), community playfields (1–2 acres per 1,000 residents, typically 15+ acres), and major community parks (1–5 acres per 1,000 residents, typically 20–35 acres). The consultants recommended that Beulah and Jane Heinrich Parks be classified as neighborhood parks and that the City develop a path connecting both parks and the school campus to create the functional equivalent of a major community park.



Site Conditions & Recommended Improvements

Beulah Park

At approximately 4.5 acres, Beulah Park is located four blocks south of the school complex, bounded by Third Street on the north and S Hemlock Street on the east, with open fields to the west and south. A small oak woodland provides a canopy of 2.7 acres, with a smaller grove covering 0.8 acres. The park features an asphalt-paved soapbox derby track, ramps, a covered picnic area, restrooms, a pavilion (bingo hall), food vendor booths, a skate park, a children's play area, barbecue stations, picnic tables, a water fountain, horseshoe pits, a badminton court, and three parking areas (one ADA-compliant). The 2004 master plan recommended replacing the existing restrooms, fencing portions of the site, paving access points and parking areas, performing a complete park site and tree survey, installing an ADA-compliant trail system, replacing the utility shed and concrete foundation, removing the existing pavilion and food booths, and adding screening plantings around asphalt areas and parking lots.

Jane Heinrich Park

The 2004 plan classified Jane Heinrich Park as a neighborhood playground. Amenities at the time included two ball fields with backstops, a covered dugout, two benches, bleachers, and a water fountain. Today, remnants of the fields remain along with the backstop, but other amenities no longer exist. Visitors access the park via a dirt road on Third Street that passes through the City's maintenance yard. The City's wastewater treatment lagoon lies immediately south, and Yamhill Creek's riparian area and floodway border the east side. A soft-surface nature trail runs alongside the stream. In 2004, consultants recommended upgrading Jane Heinrich Park to a community playfield (sports park), with improvements including paving the access road, fencing the access road, providing a paved or gravel parking lot, installing restrooms, adding water fountains, adding security lights, and improving security around the City's maintenance and wastewater facilities.

Yamhill-Carlton School District Facilities

The 2004 plan identified recreation facilities on the school campus including a kitchen, gymnasium, playground, two softball fields, a varsity baseball field, three little league soccer fields, and a track. It also noted an opportunity for the City and School District to collaborate on meeting the community's recreational needs.

Hiking/Nature Trail

The City has one trail of 0.5 miles along Yamhill Creek. The 2004 plan suggested creating a loop connecting Jane Heinrich Park to Beulah Park via Third Street, then to the school campus via S Hemlock Street, from the campus to NW Moores Valley Road via E Main Street, and back to Jane Heinrich Park along a new trail following Rowland Creek.

Needs Assessment

Based on the recommended LOS of 6.25 to 10.5 acres per 1,000 residents and the projected 28% population increase, the 2004 plan recommended a corresponding increase in parkland: 0.3 acres of playlot, 4 acres of neighborhood playgrounds, 4 acres of neighborhood parks at two locations (Beulah Park and Jane Heinrich Park), and 4 acres of community playfield, totaling 12.3 acres. The plan noted that this total exceeded the initial LOS recommendation due to overlap between park classifications.

Transportation System Plan (1999, Adopted 2016)



The City adopted a Transportation System Plan (TSP) on December 8, 1999, that was officially acknowledged by the Department of Land Conservation and Development (DLCD) and incorporated into the City's TSP in April 2016.

The 1999 plan designated Highway 47 (Maple Street) as the City's only arterial street and Third, Main, Pike, and S Hemlock Streets as collector streets. The plan called for bikeways on arterial and collector streets and left the decision to install sidewalks to property owners, while emphasizing the need for sidewalk installation and maintenance on Maple and Main Streets. In 1999, the City had no bikeways on its arterial or collector streets, and most segments of those roads lacked curbs and sidewalks. The quality of road surfaces varied from good to very poor. There are no rail facilities in the City.

In 2015, DLCD Transportation Planner Gary Fish provided an assessment of the 1999 TSP. Fish noted that the planning horizon would soon expire and that a new TSP would be needed. He wrote that "Key areas such as access management, traffic management, street safety, street connectivity, safe routes to school, bicycle and pedestrian recreational trail connectivity, and secure funding for road, street, and sidewalk upgrades where necessary should be studied and incorporated into a TSP update" (p. 5). This assessment is directly relevant to parks access, as the lack of pedestrian and bicycle facilities on Third Street, S Hemlock Street, and at the Highway 49/Third Street intersection limits safe access to all three City parks.



Review of City Code

The City of Yamhill makes its municipal code available online, current through Ordinance 538 and the June 2023 code supplement. Parks, public spaces, and natural resources appear directly in several sections, and additional code provisions carry implications for the parks system.

Parks

The City has a park ordinance that defines a “park” as a space “owned by the City” and “operated as a park.” The ordinance requires a permit for use of structures, identifies a series of infractions, and sets park hours (dawn to dusk). City code permits parks outright in residential zones and as a conditional use in all remaining zones (Section 7.04).

Other Public Spaces

Public spaces other than parks include the landscape around publicly owned facilities, natural areas, streets, planting strips, public right-of-way, and sidewalks. The City does not have code that specifically addresses public spaces other than parks.

Funding

The City has an ordinance authorizing special assessments for public facilities, including parks (Section 2.08). The City has also authorized System Development Charges (SDCs) for parks and recreation, as well as drainage and transportation (Section 2.20).

Natural Resources, Including Trees & Vegetation

City code prohibits development within 50 feet of Yamhill Creek and within 25 feet of Rowland Creek, and requires property owners to protect stream corridors with a conservation easement or other legal mechanism. The City regulates trees and vegetation in two instances: it prohibits property owners from allowing tree or shrub roots to enter a public sewer or drainage line (Section 4.04), and it requires property owners to eradicate weeds and keep grass under 8 inches in summer, and prohibits planting noxious weeds (Section 7.12).

Infrastructure & Utilities

The City’s managed infrastructure includes streets, sidewalks, a sanitary sewer system, a potable water system, and a limited stormwater management system. The City does not require the use of green infrastructure for stormwater management, nor does it require new development to mitigate additional runoff. The City does not currently identify its parks, urban trees, natural areas, and streams as green infrastructure, although many jurisdictions now classify them as such. The City requires property owners to install sidewalks adjacent to the property line, 8-foot sidewalks in the commercial zone and 5-foot sidewalks in all other zones, and ADA ramps are required at intersections.

City of Yamhill Strategic Planning Summary

MARCH 6, 2024

The City engaged the RUX Group to facilitate a strategic planning session on March 6, 2024. A recorder captured key thoughts and concerns organized under 14 headings. Under “Parks and Recreation,” the following eight priorities were identified: need for park and recreation opportunities, park development, sports park with camping opportunities, bike park and bike trails, dog park, playground equipment, sports tournaments, and community garden.

Participants also raised related concerns under other headings. In the community engagement category, comments included “need more family activities,” “need more youth activities,” and “need more activities to get together with people.” At least one participant noted the absence of a volunteer or community appreciation program. In the infrastructure category, participants noted inadequate infrastructure, that houses do not drain into the storm drain system, and the need for storm drainage improvements, improved public infrastructure, highway safety through town (Highways 47 and 240), City sidewalks, and a lighted crosswalk at schools.

These priorities, particularly the emphasis on a sports park, trails, dog park, playground equipment, and community gathering, directly inform the recommendations in this master plan.

2025–2026 Fiscal Budget

The City’s adopted budget for fiscal year 2025–2026 provides \$42,918 for parks maintenance, with \$26,918 allocated for personnel and \$16,000 for materials and supplies. The City currently holds \$572,912 in its parks SDC account and has budgeted \$100,000 for ADA improvements to children’s play equipment at Beulah Park.



2025-2029 Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP)

SCORP is a state report produced every five years that identifies the economic benefits of outdoor recreation to the state economy and surveys the public about outdoor recreational priorities. The current report was released in 2025. The survey results are used to guide grant-making decisions.

The survey presents results for Oregon counties and several socioeconomic groups, including seniors, people with disabilities (PWD), people with low income, African Americans, Asian American Pacific Islanders (AAPI), and Latinos.

The top three priorities in Yamhill County are lighting and security, “nature play” areas, and sports fields. All socioeconomic groups ranked clean and well-maintained facilities, restrooms, free-of-charge recreational opportunities, and more park space among their five highest priorities. People with disabilities, African Americans, and Latinos ranked accessibility and opportunity for people with disabilities as one of their five highest priorities. Low-income and multiracial Oregonians selected nature and wildlife viewing as a top-five priority.

SCORP made a number of recommendations to municipalities and recreational providers. The following are most relevant to the City of Yamhill:

- “Municipal recreation providers should prioritize providing more clean and well-maintained facilities, restrooms, free-of-charge recreational opportunities, parks and recreation areas, and directional signs and details about trails...” (p. 136).
- “To support the physical activity benefits of outdoor recreation, recreation providers should provide trails for walking, hiking, biking, and rolling; fields for dog parks and playing sports; courts for playing sports such as tennis, pickleball, and basketball; places for nature immersion and nature observation; places for camping, including RV sites, tent sites, cabins, and yurts; and children’s playground and family-friendly areas” (p. 137).
- “Recreational providers should advance accessibility and universal design when designing park amenities and features...” (p. 139).
- “Recreational providers should publish detailed information on the accessibility features of all features in outdoor areas and information should be available online and on-site at recreational areas” (p. 142).

Aligning this master plan with SCORP priorities will improve the City’s competitiveness for state parks grant funding—a critical consideration given the City’s limited general fund capacity.



Summary of Policy & Plan Review

The documents reviewed in this chapter contain strategic objectives, directions, and insights that directly inform this master plan. The table below summarizes the most relevant documents and their connection to parks and recreation planning.

POLICY OR PLAN	PURPOSE	RELEVANCE
City of Yamhill Comprehensive Plan (2000)	The City's overarching 82-page planning document. Sets goals and policies for natural resources, community resources, and parks.	Establishes policy goals for protecting Yamhill and Rowland Creek riparian corridors and floodplain open spaces. Sets recreation goals including maintaining and expanding park facilities, investigating funding alternatives, and encouraging school district cooperation on recreational facilities.
Park System Master Plan (2004)	Covers park classification, level of service, current conditions at Beulah and Jane Heinrich Parks, school district facilities, trail recommendations, and a needs assessment for a projected population of 1,158 by 2024.	Recommends a park classification system and a level of service of 6.25 to 10.5 acres per 1,000 residents. Identifies specific improvements for Beulah Park and Jane Heinrich Park. Recommends a trail loop connecting parks and the school campus.
Transportation System Plan (1999, adopted 2016)	Designates arterial and collector streets, calls for bikeways, and addresses sidewalk installation. A 2015 DLCD assessment noted the planning horizon had expired and recommended a new TSP.	Bikeway and pedestrian trail connectivity are directly relevant to parks access and the proposed trail loop. Sidewalk quality on Maple and Main Streets affects park accessibility. An updated TSP should incorporate safe routes to parks.
City of Yamhill Municipal Code (current through 2023)	Covers park definition and permitting, stream corridor protections (50 feet from Yamhill Creek, 25 feet from Rowland Creek), tree and vegetation regulations, infrastructure standards, and funding mechanisms including SDCs and special assessments.	Establishes legal framework for park permitting and use. Stream corridor setbacks affect potential trail and park development near waterways. The City's SDC account (\$572,912 balance) and special assessment authority provide funding pathways.
City Council Strategic Planning Summary (March 2024)	Summary of a strategic planning session facilitated by the RUX Group. Identified priorities under 14 headings including parks and recreation.	Parks and recreation priorities include: a sports park with camping, bike park and trails, dog park, playground equipment, sports tournaments, and a community garden. Broader priorities include more family/youth activities and improved infrastructure.

POLICY OR PLAN	PURPOSE	RELEVANCE
2025–2026 Fiscal Budget	Adopted budget provides \$42,918 for parks maintenance (\$26,918 personnel, \$16,000 materials/supplies). The City holds \$572,912 in parks SDCs and budgeted \$100,000 for ADA improvements at Beulah Park.	Demonstrates current financial commitment to parks. The SDC reserve provides a significant funding base for capital improvements. The ADA investment reflects alignment with accessibility priorities.
Oregon SCORP (2025–2029)	State report identifying outdoor recreation economic benefits and public priorities. Top Yamhill County priorities include lighting/security, nature play areas, and sports fields.	Aligning the master plan with SCORP priorities improves eligibility for state parks funding. Key recommendations: clean/well-maintained facilities, restrooms, free-of-charge opportunities, accessible design, and trails.

Policy Recommendations

Based on the policy and plan review, the following policy-level actions are recommended. These recommendations carry forward into the detailed recommendations in **Chapter 5**.

1. **Update the Comprehensive Plan.** The City’s current comprehensive plan was adopted in 2000 and its planning horizon has expired. The state has adopted many policies and statutes to address concerns not anticipated in 2000. The City needs to update its comprehensive plan to bring it into alignment with current state planning requirements.
2. **Develop and adopt an integrated transportation and stormwater master plan.** The 2024 strategic planning session indicated concerns with the quality and functionality of the City’s streets, sidewalks, and stormwater system. Transportation connectivity is a parks issue, inadequate pedestrian and bicycle facilities on Third Street, S Hemlock Street, and Maple Street, and the lack of a crosswalk at Highway 47 and Third Street, directly affect park accessibility.
3. **Promulgate a tree ordinance.** The City should develop and adopt a tree ordinance that, at a minimum, defines a tree, defines a city tree, prohibits damaging or removing a city tree, and prohibits the planting of noxious trees. The City may also consider amending the development code to require tree planting for new development or significant building modifications.
4. **Align the parks system master plan with SCORP’s needs assessment.** This will increase the probability that the City can access state parks funding.
5. **Update the City’s website** by providing information on parks, including location, amenities, accessibility, and hours. As the community survey results in **Chapter 4** demonstrate, lack of awareness is one of the most significant barriers to park use.

03

Evaluating the Parks System

Overview

Currently, there are three municipal parks within the City of Yamhill's Urban Growth Boundary (UGB):

- **Beulah Park** (4.7 acres)
- **Jane Heinrich Park** (43.8 acres, approx. 16 acres usable)
- **Johnathan Calhoon Memorial Park** (0.9 acres)

Each of these parks fills an important, yet different, role in the fabric of the community.

In addition to these parks, the Yamhill-Carlton School District has a 40-acre, centrally located campus that includes a middle school, a high school, track and field facilities, two softball fields, and two baseball fields (one is also used for soccer), which also provide recreational amenities to the community on a limited basis. A path surrounded by wetlands connects Johnathan Calhoon Memorial Park and the adjacent neighborhood to the east with the school campus.

PARK	ACREAGE	CLASSIFICATION
Beulah	±5.0 acres	Neighborhood Park (functions as a community park)
Jane Heinrich	±44.0 acres (includes 0.5-mile nature trail)	Undeveloped Neighborhood Park
Johnathan Calhoon Memorial	±0.5 acres	Pocket Park (Parklet)



City of Yamhill Parks

Conditions Assessment Methodology

An inventory of the current conditions of each of the three parks, as well as a conditions assessment rating is discussed in detail below. The conditions assessment scoring takes into consideration three factors: **physical condition**, **functionality**, and **accessibility**. Each factor was given an individual score based on a scale of 1 (optimum) to 5 (unsatisfactory).

Physical Condition

measures the physical condition of materials, structures, and infrastructure, as well as the level of maintenance effort required

- 1 Optimum:** Excellent condition, requires only routine maintenance
- 2 Adequate:** Good condition, may require future preventative work in addition to routine maintenance
- 3 Fair:** Overall condition does not yet impact usability, but requires preventative work
- 4 Poor:** Requires corrective work and extra costs to repair/maintain; condition may impact usability
- 5 Unsatisfactory:** Nearing the end of useful lifespan; may be considered malfunctioning or unsafe

Functionality

measures user experience, adequacy of space, and context within other nearby amenities

- 1 Optimum:** Works as intended with adequate space; usage aligns with community needs and maximizes public benefit
(i.e. has multi-season usability and serves multiple purposes or meets specific, defined needs within the community)
- 2 Adequate:** Works mostly as intended but needs minor adjustments such as cosmetic updates or supplemental supporting fixtures (i.e. benches, additional paths, etc.) to maximize public benefit
- 3 Fair:** Function may be impacted by the size of facility, lack of access, or physical and environmental factors that impact user experience
- 4 Poor:** Limited by physical conditions, conflicts with other uses, and/or lack of supporting amenities and facilities; inadequate space for intended use
- 5 Unsatisfactory:** Facility is in disuse or disrepair; environmental conditions or other physical conditions prohibit use; may be considered unsafe or missing significant amenities required to function for its intended purpose

Accessibility

measures conformance with accessibility standards (ADA) as well as other obstacles or conditions that may affect usability for visitors

- 1 Optimum:** Compliant with current ADA standards; paved accessible routes in good condition; adequate parking and other supporting facilities; provides universal experience to all park users
- 2 Adequate:** Compliant with current minimum ADA access standards, but may be supplemented to improve convenience, connectivity, and visibility
- 3 Fair:** Minor ADA-access issues that can be addressed through maintenance operations (i.e. replacing cracked pavement, addressing localized drainage issues, etc.); location is less visible and farther away
- 4 Poor:** Inadequate ADA access that requires substantial work and extra costs to repair (i.e. paving and grading work, expanded parking, etc.); location may create barriers to general use either by distance or lack of supporting amenities needed for the comfortable use of the facility
- 5 Unsatisfactory:** Inadequate ADA access that cannot be easily addressed due to site conditions (i.e. limited area to work, distance to utilities, prohibitive costs, environmental factors, etc.)

Beulah Park

Despite its modest size at just under 5-acres, Beulah Park functions as a community park. Established in 1926, it is the City's oldest park and hosts many of the community's annual celebrations and events. In particular, the Derby Days event, held in July every year at the park, has been a Yamhill tradition for more than 70 years and attracts locals and the surrounding communities alike for frog jumping races, food, carnivals, live music, and the signature derby car racing event.

Beulah Park is located four blocks south of the Yamhill-Carlton School Complex. Third Street, an east-west arterial, abuts the park on the north and S Hemlock Street abuts the park to the east and connects the park to the school campus. There are limited pedestrian or bicycle amenities along either street frontage, which limits pedestrian accessibility to the park. The west and south park boundaries abut privately owned open fields, which creates opportunities to expand the park in the future should these properties come on the market.

Much of the open space in the park is covered by groves of Oregon white oak, which provide excellent shade and wildlife habitat, and are a signature feature of the park. With this benefit, however, comes additional maintenance considerations, including preventative tree care.

As the City's most established park, Beulah Park has many amenities for its size. Amenities include: a newer restroom facility and pavilion structure, derby car ramp and track, enclosed food vendor booths, covered picnic table shelters, barbecue stations, an asphalt plaza, a children's playground, a small skate park, a basketball court, and two horseshoe pits. There are three gravel parking areas and a circular gravel access drive; however, the field to the west has historically been used to accommodate overflow parking during large events.

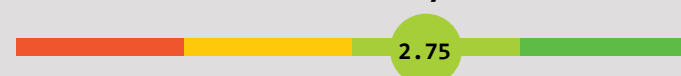


Average Conditions Score Card*

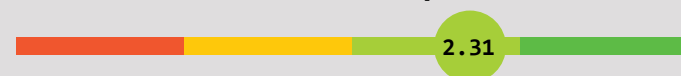
Physical Condition:



Functionality:



Accessibility:



*Average of all rated amenities

Beulah Park - Existing Conditions



Beulah Park - Existing Conditions Assessment

AMENITY	PHYS. COND.	FUNCT.	ACCESS.	TOTAL*	FEATURES	RECOMMENDATION
Restrooms	1	1	2	4	One building with wood and CMU block exterior construction and metal roof; 8 stalls total; drinking fountain on exterior wall under covered entry <i>Notes: Restrooms building is relatively new and in good condition; capacity appears sufficient for current needs</i>	MAINTAIN
Bingo Hall	5	5	4	14	Wood building with metal roof; in poor condition with a structural evaluation needed; not ADA compliant; electrical and plumbing systems are insufficient for current demand <i>Notes: While a community rental hall is in high demand, the current facility is not accessible to the public due to its poor condition</i>	REPLACE
Food Vendors	5	4	4	13	Enclosed building with six-stall capacity; only used seasonally <i>Notes: Booths are in poor condition, with a structural evaluation needed and significant repairs likely; space may be better utilized for multipurpose use</i>	REPLACE
Basketball Court	2	2	3	7	Six basketball hoops, concrete surfacing, 8-foot chain-link fence with openings for user access <i>Notes: The basketball court may be considered for relocation to another area in the park for replacement of the community center</i>	MAINTAIN
Children's Play Equipment	5	5	4	14	Wood-chip surfacing with no containment edging; no accessible route; equipment includes: tractor; swings (three belt seats + one toddler seat); two multi-tier structures with climbing elements and slides; ball drop; tractor tires; and chin-up bars <i>Notes: Equipment is reaching end of usable lifespan; recommend a playground audit by a Certified Playground Safety Inspector (CPSI) and corrective action as recommended; create accessible route to playground; consider more inclusive play features</i>	REPLACE
Covered Picnic Shelters	3	2	2	7	Two covered structures; metal roof with wood beams and posts; Sound system and lights; Electrical outlet; have approximately 21 picnic tables under cover <i>Notes: Shelters provide community gathering space, especially during events such as derby days; while shelters are functional, improvements to the appearance and upgrades would enhance user experience</i>	REPAIR <i>*Or replace as funding becomes available</i>

* Individual scores are totaled to give an overall conditions rating. Facilities with an overall score of 10 or higher are recommended for priority upgrades or replacement but should be considered with the overall context of public safety, funding opportunities, and community priorities.

Beulah Park - Existing Conditions Assessment

AMENITY	PHYS. COND.	FUNCT.	ACCESS.	TOTAL*	FEATURES	RECOMMENDATION
Gazebo Pavilion	1	2	1	4	Wood construction <i>Notes: Acts as a stage for events or other group gatherings</i>	MAINTAIN
Derby Ramp	2	2	3	7	Two derby car capacity <i>Notes: Important central feature in community celebrations</i>	MAINTAIN
Derby Track & Plaza	3	2	3	8	Asphalt surfacing <i>Notes: Important central feature in community celebrations</i>	MAINTAIN
Horseshoe Pits	3	2	3	8	Two sets, wood construction <i>Notes: May be relocated to new location if needed to accommodate community building structure</i>	REPAIR
Skate Park	3	2	4	9	Several skate features; four bleachers serve as spectator seating <i>Notes: If extensive repair/surfacing replacement is needed, consider redesign with public input to meet current community needs</i>	REPAIR
Path/Trails	4	4	4	12	Mix of concrete and asphalt <i>Notes: Assess traffic flow pattern and ADA accessibility deficiencies to park amenities</i>	REPAIR REPLACE
Site Furnishings	2	2	4	8	Five benches; eight outdoor picnic tables; 21 covered picnic tables (in picnic shelters); one drinking fountain (attached to restroom); one bike rack (approximately seven-bike capacity); three BBQ (coal burning, near picnic shelters); two dog-waste stations with attached trash can; four trash receptacles; four bleachers (three seating rows each) <i>Notes: Recommend adopting a standardized catalogue of site furnishings and replace as routine maintenance requires to simplify maintenance and enhance park identity</i>	ADOPT AND REPLACE

* Individual scores are totaled to give an overall conditions rating. Facilities with an overall score of 10 or higher are recommended for priority upgrades or replacement but should be considered with the overall context of public safety, funding opportunities, and community priorities.

Beulah Park - Existing Conditions Assessment

AMENITY	PHYS. COND.	FUNCT.	ACCESS.	TOTAL*	FEATURES	RECOMMENDATION
Park Entry Sign	1	3	2	6	Wood Construction <i>Notes: Relocating or adding additional signage in visble areas near main vehicle and pedestrian access points may improve user experience</i>	MAINTAIN
Parking	2	3	4	9	Two paved ADA stalls near restroom building; majority of parking is gravel with an unknown capacity; event overflow parking in adjacent grass fields <i>Notes: Paved parking represents a significant infrastructure investment; in order to provide better accessibility, consider adding additional ADA paved stalls distributed near different amenities (such as the playground) and defining parking stalls with the use of bumper stops</i>	MAINTAIN <i>with additional ADA parking added</i>
Vegetation	3	3	3	9	Extensive oak tree canopy; lawn areas under canopy are difficult to maintain, no irrigation in parks <i>Notes: Existing oak tree groves, while a significant asset to the park and well loved by the community for their shade and wildlife habitat, require significant maintenance to reduce hazards to structures; recommend adopting a regular arborist review and maintenance program to proactively reduce risk</i>	MAINTAIN

* Individual scores are totaled to give an overall conditions rating. Facilities with an overall score of 10 or higher are recommended for priority upgrades or replacement but should be considered with the overall context of public safety, funding opportunities, and community priorities.

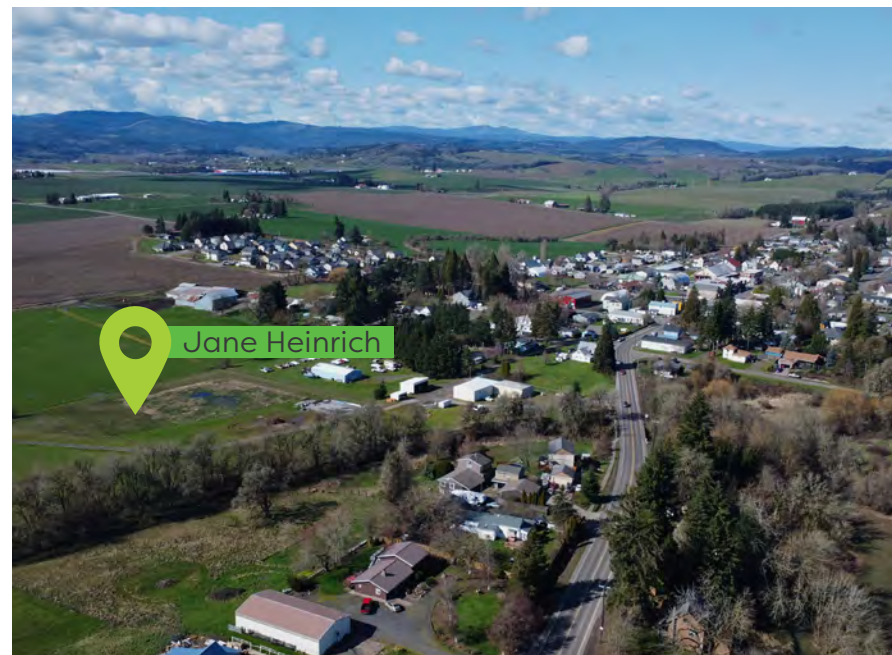
Jane Heinrich Park

Jane Heinrich Park is a largely underdeveloped neighborhood park on nearly 44 acres. Approximately 20 acres of the south end of the park is dedicated to wastewater management lagoons. It is bordered on the north by the City's maintenance complex and Public Works building, on the east by Yamhill Creek and its floodway, and on the west by agriculture fields. Visitors access the park via a gravel road that opens onto Third Street and runs through the City's maintenance complex. The park has minimal improved amenities, including a radio-controlled (RC) car racetrack, informal softball fields, benches and picnic tables, gravel parking, and a paved maintenance access road that serves as a pedestrian path through the center of the park.

The early childhood home of beloved children's book author Beverly Cleary is located near the park at the end of W Third Street. A story walk with signs featuring her book *The Mouse and the Motorcycle* are placed throughout the park as part of the Beverly Cleary Days Festival "Play in the Park" event, which also includes wagon rides, RC car races, book signing, and contests.

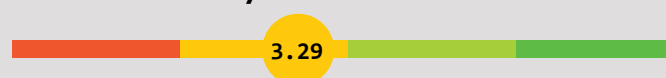
The park consists of rough-mown field grass. Although this field area provides ample space for play, dog runs, and feature events, its proximity to the Yamhill Creek Floodway creates soggy conditions during wet weather, which limits its functionality. Two ball fields with backstop fences in the park's central area have recently been renovated through community effort and serve as informal practice fields for the local little league.

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Average Conditions Score Card*

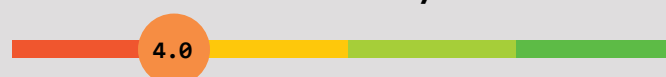
Physical Condition:



Functionality:



Accessibility:

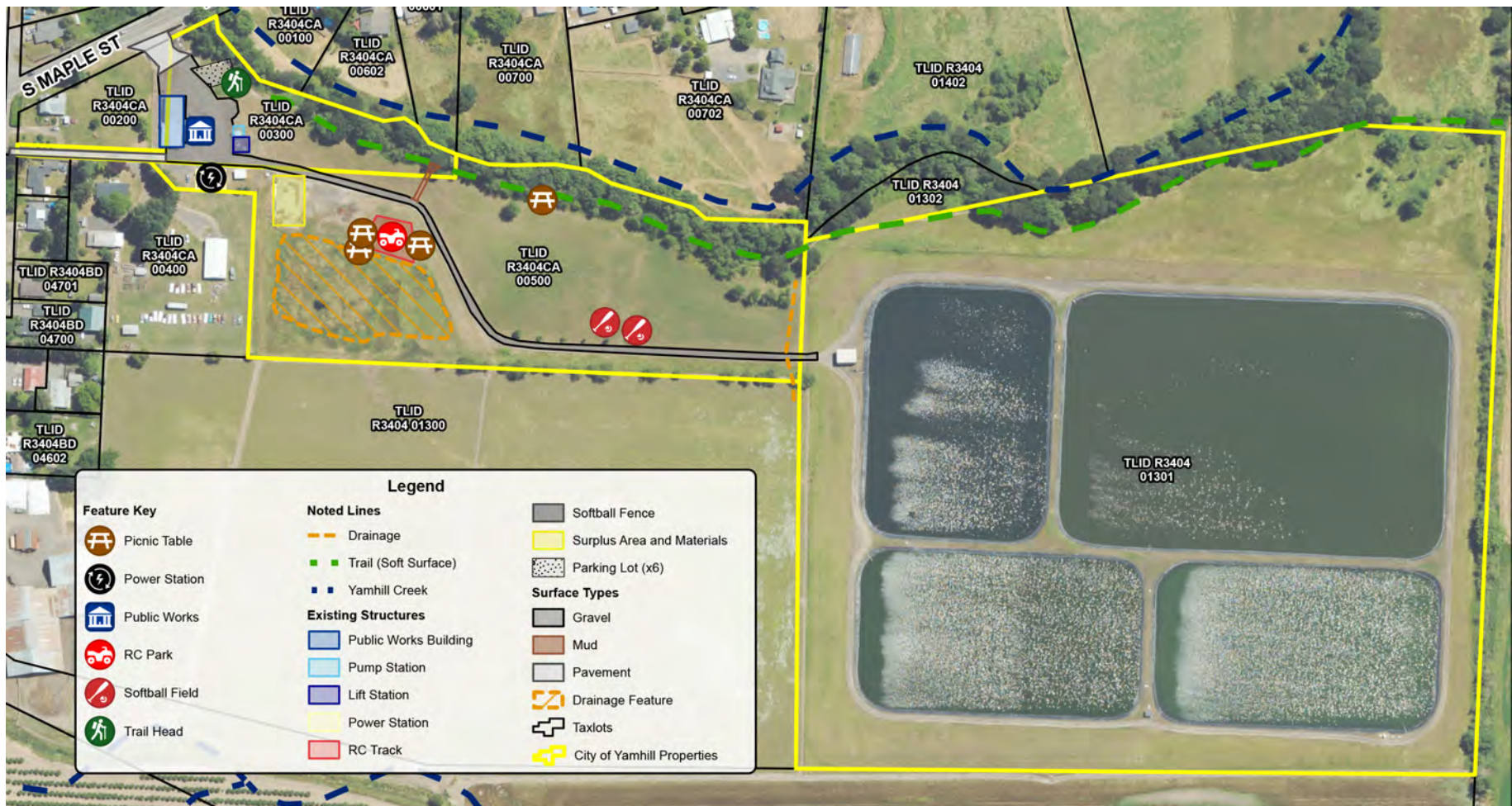


*Average of all rated amenities

Jane Heinrich Park - Existing Conditions

Walking and wildlife viewing are well-loved features of the park. The soft path alongside Yamhill Creek provides scenic views; however, the path through this area is frequently inundated and muddy. Aside from the waterfowl who visit the City's wastewater lagoons, the local community has set up several boxes to attract nesting bluebirds.

Jane Heinrich Park is not well connected to the City and the street network. It lies to the west of Highway 49, whereas most of Yamhill's population resides to the east. There is no pedestrian crosswalk at Highway 47 and Third Street. There are only intermittent pedestrian facilities on Third Street and no bikeways.



Jane Heinrich Park - Existing Conditions Assessment

AMENITY	PHYS. COND.	FUNCT.	ACCESS.	TOTAL*	FEATURES	RECOMMENDATION
RC Car Track	2	2	4	8	RC vehicle dirt track <i>Notes: Course is maintained by volunteers</i>	MAINTAIN
Softball Fields	3	3	3	9	Backstop fencing <i>Notes: Fields are currently used for practice only; infrastructure is insufficient to support official game use</i>	MAINTAIN
Path/Trails	4	4	4	12	Paved asphalt path/maintenance access road to the City's wastewater lagoons; all other paths are soft surface/dirt <i>Notes: Improve soft-surface trails with durable materials, address ADA accessibility deficiencies to park amenities</i>	REPAIR REPLACE
Site Furnishings	4	3	4	11	Eight picnic tables; one bench; two dog waste stations with attached trash can; one ball/chuck-it station with sign <i>Notes: Recommend adopting a standardized catalog of site furnishings and replace as routine maintenance requires to simplify maintenance and enhance park identity</i>	REPLACE
Signage	3	3	4	10	Three interpretive signs; one directional trail sign; one dog-focused sign <i>Notes: Additional signage clarifying usage rules and wayfinding elements are recommended; park entry sign should be in visible location to promote use/visibility</i>	REPLACE
Parking	3	4	4	11	Gravel surfacing, parking area not defined with an approximate capacity of four to six vehicles; no ADA-designated spots <i>Notes: Define parking boundaries and designate stalls; add ADA parking</i>	REPLACE
Vegetation	4	3	5	12	Trees and vegetation primarily along the creek corridor; open lawn areas; no irrigation <i>Notes: Improve habitat along the creek corridor by removing invasive vegetation and replanting with native plants in the riparian area; consider subsurface drainage improvements in high-use lawn areas (such as the softball field); consider additional shade trees</i>	REPAIR

* Individual scores are totaled to give an overall conditions rating. Facilities with an overall score of 10 or higher are recommended for priority upgrades or replacement but should be considered with the overall context of public safety, funding opportunities, and community priorities.

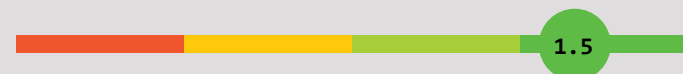
Johnathan Calhoon Memorial Park

Johnathan Calhoon Memorial Park is a nearly 1-acre space featuring a play structure for younger children and is classified as a pocket park. As a pocket park, it is intended to serve the immediate surrounding neighborhood only and has no formal parking area. The playground area surface is woodchip contained by a concrete edge. There are two benches sitting on concrete foundations and two picnic tables, also on concrete foundations. An asphalt path winds through the park, connecting E Camellia Street with E Dahlia Street to the north and to the Yamhill-Carlton School Complex. The immediate area west of the park is a wetland and floodplain. The park has no trees or ornamental vegetation.



Average Conditions Score Card*

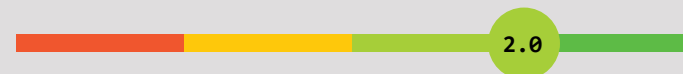
Physical Condition:



Functionality:



Accessibility:



*Average of all rated amenities

Johnathan Calhoun Park - Existing Conditions



Johnathan Calhoon Memorial Park - Existing Conditions Assessment

AMENITY	A	B	C	TOTAL	FEATURES	RECOMMENDATION
Children's Play Structure	2	2	3	7	One multi-tiered post and platform structure; woodchip surfacing <i>Notes: Add ADA ramp into playground; consider adding additional playground equipment for more diversity of play if funding opportunities arise</i>	MAINTAIN
Site Furnishings	3	3	3	9	Two benches; two picnic tables; two trash receptacles; one dog waste station with attached trash can <i>Notes: Consider adding ADA access route to a minimum of one of each type of site furnishing; paved companion space next to benches is recommended</i>	MAINTAIN
Path/Trails	1	1	1	3	Paved asphalt multi-use trail through park	MAINTAIN
Signage	3	3	4	10	One park entry sign <i>Notes: Additional signage clarifying usage rules and wayfinding elements is recommended</i>	MAINTAIN
Parking	1	1	1	3	Limited on-street parking within neighborhood only <i>Notes: Park serves as a pocket park serving immediate surround neighborhood only; no supplemental parking required</i>	MAINTAIN
Vegetation	2	2	2	6	Primarily lawn; irrigation present on-site <i>Notes: Increase shade coverage in park by planting shade trees</i>	MAINTAIN

* Individual scores are totaled to give an overall conditions rating. Facilities with an overall score of 10 or higher are recommended for priority upgrades or replacement but should be considered with the overall context of public safety, funding opportunities, and community priorities.

04

Community Needs Assessment

Summary

Community input was gathered through multiple channels, including a community outreach survey and City Council meeting. The following themes emerged consistently:

City Council and Community Priorities (from 2024 Strategic Planning Session)

- Sports park with camping potential
- Bike park and trails
- Dog park
- Improved playground equipment
- Sports tournaments
- Community garden
- More family and youth activities
- Improved stormwater infrastructure
- Lighted crosswalks

Community Survey

- Funding priorities should focus on improvements to existing park infrastructure
- Trail improvements, including connections throughout the city, paved trails, and safer crossings
- Accessible playgrounds
- Shade structures
- Rental/community spaces that can support larger gatherings and events



Yamhill is a small community with over 1,000 citizens who are proud to call it home.

SCORP Alignment (Yamhill County Priorities)

The Oregon SCORP (2025–2029) identifies the following top priorities for Yamhill County residents:

- Lighting and security
- Nature play areas
- Sports fields
- Clean and well-maintained facilities
- Restrooms
- Free-of-charge recreation opportunities
- Accessible design (ADA compliance)
- Trails for walking, hiking, biking, and rolling

Population & Demographics

The City’s current population of approximately 1,199 closely matches the 2004 plan’s projection of 1,158 by 2024. Growth has been modest but steady. Future growth will be influenced by land availability within the UGB, infrastructure capacity (particularly water and sewer), and regional housing market dynamics.

Gap Analysis

PARK TYPE	EXISTING PER 1,000 POP.	STATE-RECOMMENDED PER 1,000 POP.	GAP
Pocket Park	0.5 acre	0.5 acre	0 acres
Neighborhood Park	20.5 acres (functional)	1-2 acres	18.5 acres (surplus)
Community Park	0 acres	2-6 acres	-2 to -6 acres (deficit)
Community Play Field	0 acres	1-2 acres	-1 to -2 acres (deficit)
Nature Park	0 acres	2-6 acres	-2 to -6 acres (deficit)
Trails/ Pathways/ Bikeways	0.5 miles	0.5–1.5 miles	0 miles

Key Finding: While Yamhill exceeds the minimum recommended total acreage per 1,000 residents, it lacks the diversity of park types the state recommends. The City has no dedicated community park, no sports park, and no designated natural area. These gaps align directly with community priorities.

Community Outreach Highlights

COMMUNITY SURVEY RESULTS INFORMING PARKS, FACILITIES, & INVESTMENTS

The community highly values **well-maintained, accessible, and safe** parks with **activities for families and children** and **gathering places**.

Nearly 100 respondents evaluated three parks:

- **Beulah**
- **Jane Heinrich**
- **Johnathan Calhoun Memorial**

Each survey covered:

USAGE FREQUENCY DATA

PERFORMANCE RATINGS

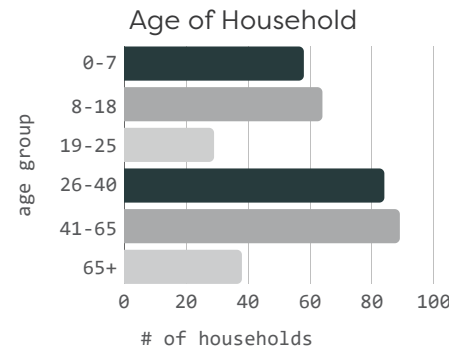
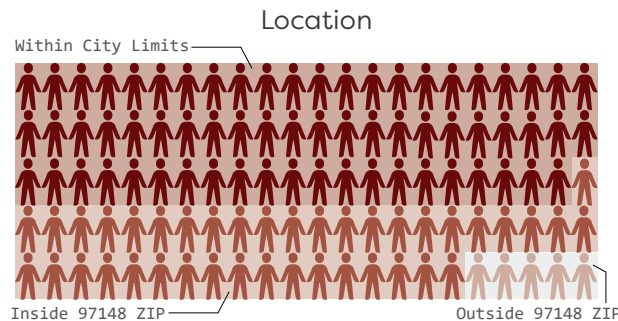
DESIRED IMPROVEMENTS

BARRIER IDENTIFICATION

77%

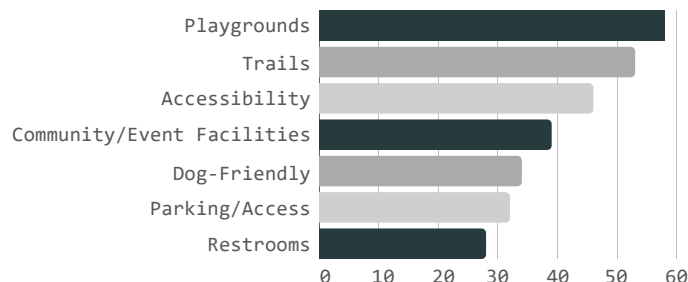
of respondents felt that improving existing parks should be the top funding priority.

Who Participated



Most of the 91 survey respondents were local residents, with about 60% living within Yamhill city limits and almost all others living nearby. People from all major age groups took part, including many working-age adults, families with children, and seniors. This shows **a need for parks that serve people at different stages of life.**

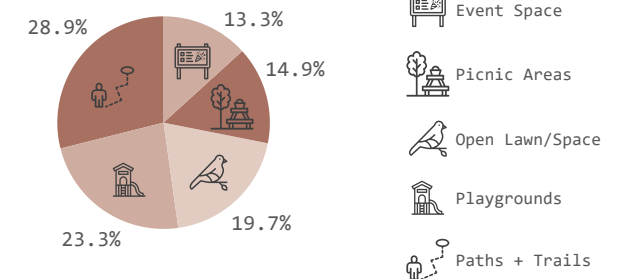
What Needs Improvement



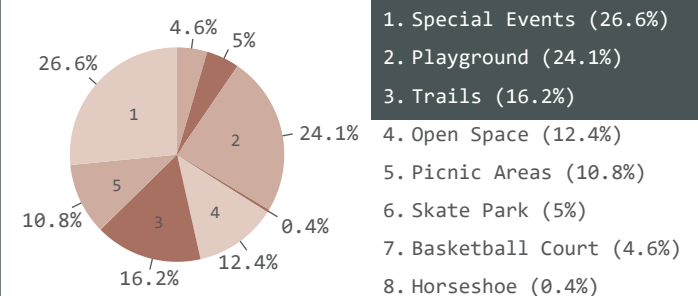
Survey responses show that improvements should focus on updating and improving the current amenities. Barriers like limited amenities, accessibility issues, and low awareness suggest that targeted upgrades could make the park more useful and valuable for the community.

How Parks Are Used

Main reasons for visiting



Most-Used Facilities



Residents primarily use Yamhill's parks for walking, exercise, relaxation, and family activities, with community events also playing a key role.

05

Recommendations

This chapter translates the findings from the policy review (**Chapter 2**), existing conditions assessment (**Chapter 3**), and community needs assessment (**Chapter 4**) into actionable recommendations.

The recommendations are organized into policy actions, a park classification system, level-of-service standards, park-specific improvements, trail and linear park development, natural area management, community facility planning, and management standards.



Policy Recommendations

1. **Update the park ordinance.** Amend the parks ordinance to better define “city park,” include a purpose section, and set specific hours of operation (e.g. 5 a.m. to 11 p.m.). Consider setting a trigger for future master plan updates (e.g. UGB expansion, every 20 years, or when population reaches 2,000).
2. **Develop and adopt a vegetation management plan** for parks and city-owned or -managed rights-of-way to address tree and invasive species management.
3. **Develop a memorandum of understanding (MOU) with the School District** regarding uses, future development, and management of the natural area (wetland/floodplain) between the school campus and Johnathan Calhoun Memorial Park.
4. **Set private-funding standards for sports field maintenance.** Sports fields are expensive to develop and maintain. The City should support the creation of a booster organization or identify an existing organization and enter into a detailed cost-sharing agreement. The City should avoid assuming the full cost of developing and maintaining sports fields.



Park Classification System

The City should adopt the following park classification system, adapted from the State of Oregon's *A Guide to Community Park and Recreation Planning for Oregon Communities* (2019):



PARK TYPE	DESCRIPTION	SIZE	SERVICE AREA
Pocket Park (Parklet)	Small space with children's play equipment, benches, tables, trees. Supports surrounding residential blocks.	0.125–0.5 acres	Surrounding blocks
Neighborhood	Play equipment, open lawn/meadow, picnic tables, walking paths, sports court. Users typically walk or bike.	4–6 acres	¼-mile radius
Community	Serves multiple neighborhoods. Restrooms, off-street parking, ball courts, open lawn, natural areas, paths, picnic shelters.	8+ acres	Citywide
Sports	Primarily for organized sports. Custom fields, restrooms, expanded parking, spectator areas. Potential to recover costs through fees.	Varies	Citywide/Regional
Linear	Long, narrow area following a feature (river, trail). Trails, pathways, bikeways.	Varies	Corridor-based
Natural	Lands with special environmental value. Passive uses (walking, birdwatching). Minimally developed, managed for ecological health.	Varies	Varies
Special Use	City-owned property for educational, recreational, or social activities not fitting other classes (e.g. city hall, plazas).	Varies	NA

Level of Service Standards

The State of Oregon's population-based LOS standards work best for larger cities. Given Yamhill's current population of approximately 1,199, a population-based LOS is not recommended until the population reaches 5,000. Instead, the following standards are recommended:

Spatial Standard for Park Distribution

Residents should have access to a neighborhood park within one-quarter mile of their homes. In practice, if the City grows to the northwest, north, or northeast, it will likely need to add one or more neighborhood parks.

Connectivity Standard

Streets connecting population centers or city attractions to parks should have high-quality, safe pedestrian and bicycle infrastructure. The City should prioritize capital improvement projects that improve pedestrian and bike connections to parks and ensure that new street and block patterns provide direct routes to parks and public amenities. This standard directly addresses the transportation connectivity gaps identified in **Chapters 2 and 3**.



Park-Specific Recommendations

Beulah Park

Beulah Park is the City's most-used and best-loved park. The community survey confirmed its central role in community life while identifying clear areas for improvement—particularly, playground equipment, accessibility, amenity quality, and the condition of older structures. The following recommendations address these needs while protecting the park's signature oak grove and creating capacity for future growth.

- **BP-1:** Install a sidewalk to the intersection of E Third Street and S Hemlock Street to connect to future right-of-way pedestrian improvements.
- **BP-2:** Replace the existing playground with a more inclusive design. The existing equipment is nearing the end of its usable lifespan. The new design should include ADA-compliant access routes, inclusive unitary surfacing, equipment suitable for both 2- to 5- and 5- to 12-year-old user groups, and additional seating. (ADA improvements are funded at \$100,000 in the current budget.)
- **BP-3:** Expand and formalize existing parking areas, including additional ADA-compliant parking stalls.
- **BP-4.1/4.2:** Remove the existing bingo hall and food vendor buildings. They are in poor condition and no longer function for their intended use. A combined community building with a partially covered patio at the site of the current basketball court could replace both structures and serve as a vendor area during community events. An open floor plan would provide community rental space and allow for indoor basketball use. Alternatively, a community center, library, and administrative/meeting space could be combined into one facility located in the downtown core, in alignment with the 2024 strategic planning session's goal for a new town hall and library. One building is more efficient to design, construct, and maintain than two or three separate facilities.
- **BP-5:** Remove horseshoe pits (in poor condition) and install a half-size basketball court if the community building is installed at the current basketball court location.
- **BP-6:** Resurface the existing skatepark. The community survey identified skatepark improvements as a passionate priority, particularly for youth.
- **BP-7:** Install soft-surface trail connections in areas of natural pedestrian wear paths.
- **BP-8:** Repair or replace the existing picnic shelters.
- **BP-9:** Increase areas of usable lawn space to support community events and flexible use.
- **BP-10:** Expand the park to the west if the adjacent parcel becomes available. This creates space for additional amenities and parking for large events, relieves congestion, reduces pressure on the existing vegetation, and creates a connection with Jane Heinrich Park.

The following table provides planning-level cost estimates for the above-listed recommendations. Estimates include design, permitting, and construction costs where applicable. All figures are in 2026 dollars and should be considered order-of-magnitude estimates ($\pm 30\%$ to 50%) appropriate for master-plan-level budgeting. Actual costs will vary based on final design, site conditions, material selection, prevailing wages, and market conditions at the time of bidding.

PROJECT #	RECOMMENDATION	DESIGN/ PERMITTING	CONSTRUCTION	TOTAL EST. COST
BP-1	Install sidewalk to E Third Street/S Hemlock Street intersection (± 300 LF, 5-foot-wide, curb, ADA ramps)	\$8,000	\$52,000	\$60,000
BP-2	Replace playground with inclusive ADA-compliant design (two age groups, unitary surfacing, accessible routes)	\$95,000	\$650,000	\$745,000
BP-3	Expand and formalize parking areas with ADA stalls (± 20 spaces, gravel with paved ADA stalls, striping, signage; assumes reusing existing gravel)	\$7,500	\$50,000	\$57,500
BP-4.1	Remove bingo hall and food vendor buildings (two small structures, demolition and disposal; assumes no hazardous materials)	—	\$30,000	\$30,000
BP-4.2	Construct combined community building with covered patio ($\pm 8,000$ SF enclosed + 1,200 SF patio, utilities, site work)	\$225,000	\$1,500,000	\$1,725,000
BP-5	Remove horseshoe pits; install half-size basketball court ($\pm 2,400$ SF asphalt, striping, hoops, grading)	\$5,000	\$45,000	\$50,000
BP-6	Resurface existing skatepark ($\pm 3,000$ SF, concrete overlay, crack repair, edge work)	\$5,000	\$72,000	\$77,000
BP-7	Install soft-surface trail connections (± 800 LF, 4-foot-wide compacted gravel)	\$2,000	\$12,000	\$14,000
BP-8	Repair picnic shelters (2 shelters, $\pm 1,400$ SF each, repaint and re-roof)	\$5,000	\$45,000	\$50,000
BP-9	Increase usable lawn space (grading, soil amendment, seeding, ± 0.5 acre)	\$2,000	\$13,000	\$15,000
BP-10	Purchase land to expand park to the west (± 1 – 2 acres, agricultural land in Yamhill County)	—	Land acquisition	\$200,000– \$350,000
Beulah Park Subtotal				\$3,023,500– \$3,173,500

Park-Specific Recommendations

Jane Heinrich Park

Jane Heinrich Park has long been discussed as a potential location for a more formal sports facility, a vision reflected in the 2004 plan's recommendation to upgrade the park to a community playfield, the 2024 strategic planning session's call for a sports park, and the community survey's strong interest in athletic fields. However, the existing conditions assessment reveals significant constraints that temper this ambition. The park's proximity to the Yamhill Creek floodway creates soggy conditions during wet weather that frequently render the fields unusable, the trail along the creek is regularly inundated and muddy, and the park's limited and unpaved parking, rated lowest of all three parks at 2.2 out of 4.0, cannot support the traffic associated with organized league play or tournaments.

Given these constraints, the park is better suited for its current role as a practice facility and passive recreation space than as a competition-level sports venue. The park's eastern riparian corridor presents an opportunity to establish the City's first designated natural area. The following recommendations envision continued use of the western area for practice fields and flexible open space, enhanced passive recreation and trail amenities, and formal designation of the eastern corridor as a natural area, an approach that works with the site's physical limitations rather than against them while preserving the community's most-valued features of the park: its open fields, walking trail, natural setting, and quiet character.

- **JH-1:** Install directional signage along S Maple Street and S Third Street to improve recognition and accessibility. The community survey found that lack of awareness is the primary barrier to use.
- **JH-2:** Fully enclose the public works yard and redirect primary access to the park from S Third Street. A small parking lot to access the Yamhill Creek trailhead should remain.
- **JH-3:** Visually separate the public works facilities from the rest of the park by increasing vegetative screening and enhancing the park entrance with additional plantings.
- **JH-4:** Expand and pave the existing parking and vehicle circulation areas. To retain maintenance vehicle access, a gate or removable bollards are recommended to separate public vehicular use areas from the rest of the park.
- **JH-5:** Install park usage rule signage, specifically addressing on-leash versus off-leash dog-walking rules. The community survey identified dog policy confusion as a significant barrier to use.
- **JH-6:** Relocate the existing Beverly Cleary storyboard interpretive signage and supplement with additional signs to create a "Storyteller" trail loop amenity around the existing stormwater facility.
- **JH-7:** Install additional dog waste bag dispensers.
- **JH-8:** Enhance the existing RC car track with a small viewing platform.
- **JH-9:** Install a large, multifunctional covered picnic shelter and plaza area that can serve as a rentable space and support larger community events.

See Appendix C for Proposed Master Plan Concept

- **JH-10:** Install multi-stall restrooms. The absence of restrooms was a frequent write-in request in the community survey.
- **JH-11:** Install an event vendor space with electrical hookups to support large community events while remaining flexible as an open lawn when not in use.
- **JH-12:** Maintain the existing little league practice fields to alleviate pressure on surrounding competition-level fields.
- **JH-13:** Resurface the existing trail along Yamhill Creek and supplement with additional picnic tables and benches to enhance passive recreation opportunities.
- **JH-14:** Remove invasive plant material and restore eroded areas along the Yamhill Creek riparian corridor.
- **JH-15:** Add additional shade trees while retaining larger areas for flexible use and community events.

The following table provides planning-level cost estimates for the above-listed recommendations. Estimates include design, permitting, and construction costs where applicable. All figures are in 2026 dollars and should be considered order-of-magnitude estimates ($\pm 30\%$ to 50%) appropriate for master plan-level budgeting. Actual costs will vary based on final design, site conditions, material selection, prevailing wages, and market conditions at the time of bidding.

PROJECT #	RECOMMENDATION	DESIGN/ PERMITTING	CONSTRUCTION	TOTAL EST. COST
JH-1	Install directional signage along S Maple Street and S Third Street (four to six wayfinding signs, posts, foundations)	\$1,500	\$10,000	\$11,500
JH-2	Fully enclose public works yard (chain-link with privacy slats or solid fencing, ± 600 LF, 6-foot-tall manual gates)	\$5,000	\$62,000	\$67,000
JH-3	Vegetative screening and enhanced park entrance plantings (± 5 trees/large shrubs, irrigation, mulch)	\$3,000	\$27,000	\$30,000
JH-4	Expand and pave parking/vehicle circulation (± 70 spaces, asphalt, ADA stalls, gate/bollards, drainage)	\$52,500	\$350,000	\$402,500
JH-5	Install park usage rule signage (three to four kiosk-style signs with rules, dog policy, map)	—	\$8,000	\$8,000
JH-6	Relocate/supplement Beverly Cleary “Storyteller” trail loop signage (three to four interpretive panels, posts, design)	\$1,200	\$6,000	\$7,200

PROJECT #	RECOMMENDATION	DESIGN/ PERMITTING	CONSTRUCTION	TOTAL EST. COST
JH-7	Install additional dog waste bag dispensers (four stations)	—	\$4,000	\$4,000
JH-8	Enhance RC car track with small viewing platform (±48 SF composite deck, railing, gravel pad)	\$3,000	\$22,000	\$25,000
JH-9	Install large multifunctional covered picnic shelter and plaza (±2,500 SF shelter + 5,000 SF hardscape plaza including covered sheltered area, electrical, lighting)	\$30,000	\$320,000	\$350,000
JH-10	Install multi-stall restrooms (prefabricated, four-stall ADA-compliant, utility connections, site work)	\$37,500	\$350,000	\$387,500
JH-11	Install event vendor space with electrical hookups (four to six pedestals, conduit, panel, gravel pads)	\$8,000	\$42,000	\$50,000
JH-12	Maintain existing little league practice fields (ongoing maintenance—MOU/staff time)	—	—	Minimal (annual)
JH-13	Resurface Yamhill Creek trail + Storyteller's Trail Loop (±3,750 LF × 6-foot-wide, compacted gravel or asphalt; add four picnic tables, six benches)	\$15,000	\$275,000	\$290,000
JH-14	Remove invasive plants; restore eroded areas along riparian corridor (±1,500 LF)	\$15,000	\$75,000	\$90,000
JH-15	Add shade trees (20 to 25 2-inch caliper trees, irrigation sleeves, staking)	\$2,000	\$23,000	\$25,000
Jane Heinrich Park Subtotal				\$1,747,700

Park-Specific Recommendations

Johnathan Calhoon Memorial Park

Johnathan Calhoon Memorial Park is a small but important neighborhood asset. The community survey revealed that most residents are unaware of its existence. The following low-cost improvements would significantly enhance the park's usability and visibility.

- **JC-1:** Add several large-growing shade trees to provide canopy and reduce solar exposure. Shading the south and west sides of the playground is a high priority.
- **JC-2:** Add an accessible ADA ramp into the existing playground.
- **JC-3:** Relocate at least one existing trash receptacle to create an ADA companion space next to the benches.
- **JC-4:** Add an ADA-accessible path to at least one picnic table and replace that table with an ADA-compliant table.
- **JC-5:** Add wayfinding and educational/interpretive signage along the multi-use trail to the school campus to increase user experience (optional).

See Appendix C for Proposed Master Plan Concept.



The following table provides planning-level cost estimates for the above-listed recommendations. Estimates include design, permitting, and construction costs where applicable. All figures are in 2026 dollars and should be considered order-of-magnitude estimates ($\pm 30\%$ to $\pm 50\%$) appropriate for master-plan-level budgeting. Actual costs will vary based on final design, site conditions, material selection, prevailing wages, and market conditions at the time of bidding.

PROJECT #	RECOMMENDATION	DESIGN/ PERMITTING	CONSTRUCTION	TOTAL EST. COST
JC-1	Plant large-growing shade trees (six to eight trees, 2-inch caliper, south and west priority, irrigation sleeves, staking)	—	\$8,000	\$8,000
JC-2	Demo existing concrete pad and add ADA-accessible ramp into existing playground (concrete ramp, handrails, landing)	\$1,500	\$8,500	\$10,000
JC-3	Relocate trash receptacle to create ADA companion space at benches (labor + new pad)	—	\$2,500	\$2,500
JC-4	Add ADA-accessible path to picnic table; replace with ADA-compliant table (± 75 LF concrete path + table)	\$1,000	\$9,000	\$10,000
JC-5	Add wayfinding/educational/interpretive signage along trail to school (three to four signs)	\$5,000	\$5,000	\$10,000
Johnathan Calhoon Memorial Park Subtotal				\$40,500

Other Recommendations

Trails & Linear Parks

Trail connectivity ranked as the top infrastructure need in the community survey and has been a consistent recommendation since the 2004 plan. The following recommendations build on the 2004 trail loop concept and respond to community demand for safer, more connected walking and biking routes.

- Extend the existing Jane Heinrich Park trail across Highway 47 to connect with Beulah Park. Install a crosswalk, stairs, and a small pedestrian bridge across the unnamed tributary to Yamhill Creek.
- Install hard-surface paths through the Jane Heinrich Park meadow as described above.
- Convert the right-of-way on Juniper and Fir Streets between First and Third Streets to a linear park with a bike/pedestrian trail and native plantings. This area could accommodate bike and skate amenities for children.

Natural Areas

The City does not currently have any designated natural areas. Designating and managing existing natural spaces would protect ecological resources, align with SCORP priorities for nature immersion and observation, and respond to community interest in nature and wildlife viewing.

- Designate the City-owned floodway and riparian area of Yamhill Creek as a City natural area.
- Work with the School District to develop a jointly managed natural area in the wetland/floodplain east of the school campus.



Other Recommendations

Projects for Further Consideration

While not currently addressed in detail in this Master Plan, the City may consider several additional projects as opportunities to enhance downtown character, connectivity, and civic space:

Adopt a standardized downtown street tree palette to create a consistent streetscape identity, improve urban canopy, and ensure species are appropriate for the local climate and constrained urban conditions.

Recommendations:

- Use best-practice urban forestry criteria: drought resistance; appropriate mature canopy and root form for planting strip widths; pest/disease resistance; longevity; and low infrastructure conflict (utilities/sidewalk uplift).
- Match tree size and form to corridor function (e.g. narrow columnar species for constrained sidewalks; wide canopy species for larger planters)
- Create standardized planting details, including root barriers or structural soil where needed, planter width minimums, staking, and approved watering and pruning regime.
- Define acceptable and prohibited species lists to avoid high-maintenance or invasive species.
- Establish a replacement/maintenance budget and a 5-10-year monitoring plan.

Repurpose undeveloped public rights of way for linear parks, trails, or multimodal transportation connections to add green connectivity, active transportation links, and low-cost public space without acquiring new land.

Recommendations:

- Evaluate ROW width, slope, drainage, and underground utilities to determine feasible uses (pathway, pocket park, bike/ped connection)
- Prioritize universal accessibility (grade, surface materials, and multi-use function (walking, rolling, pets).
- Integrate low-impact stormwater features (bioswales/rain gardens) where ROW grading allows
- Include safety measures (sightlines, passive surveillance), wayfinding, seating, durable surfacing, maintenance access, and seasonal vegetation management.

Consider a Veterans Memorial Park on the parcel adjacent to City Offices in coordination with Yamhill County.

Recommendations:

- Conduct site feasibility (size, utilities, grading, view corridors, parking/traffic impacts, etc.)
- Host stakeholder meetings with veterans' groups, County reps, and community stakeholders to define program and fundraising approach
- Product a concept plan and preliminary cost estimate, then pursue funding (grants, donations, County contribution).
- Phase construction so a basic ceremonial space can be in place for inaugural events while other elements are added later.

Management Standards

The following management standards are intended to ensure that new and existing park amenities are maintained to a level consistent with community expectations and SCORP's emphasis on clean, well-maintained facilities.

Design for Maintenance. The City should not install more amenities than it can inspect and maintain annually. The following principles should guide design and material decisions:

- Install alternative turf rather than European turf grass where regular summer watering is unreasonable.
- Consider hard paths instead of soft paths: higher upfront cost but lower maintenance, longer lifespan, and greater accessibility.
- Use the 8-80 approach: design spaces that are safe and usable by an 8-year-old and an 80-year-old.
- Ensure clear, accurate user rules and wayfinding signage at appropriate locations.
- Solicit feedback by creating opportunities for park users to provide input (e.g. QR code on park kiosk linking to an online survey).
- Use Integrated Pest Management (IPM) policies.
- Use appropriate native or adapted plant material that is drought-tolerant to reduce watering needs.
- Create a vegetative management plan to establish standards for inspection and maintenance of trees within parks, suggested plant material lists that reduce water consumption, removes invasive species, and enhances the natural environment.
- Encourage volunteerism (e.g. Make a Difference Day, community clean-up events, tree planting) to complete projects and strengthen awareness of parks.



Summary

PARK	PROJECT RANGE	TOTAL ESTIMATE
Beulah	BP-1 through BP-10	\$3,023,500–\$3,173,500
Jane Heinrich	JH-1 through JH-15	\$1,747,700
Johnathan Calhoun Memorial	JC-1 through JC-5	\$40,500
Trails and Linear Parks	Varies based on project scope	TBD based on project scope
Natural Areas	Varies based on project scope	TBD based on project scope
Combined Total	31 projects	\$4,811,200–\$4,911,200 (excludes trails and natural areas)

Notes:

1. All estimates are planning-level ($\pm 30\%$ to $\pm 50\%$ accuracy) and should not be used for construction bidding.
2. Land acquisition costs (BP-10) are the most variable line items and are based on 2024–2025 Yamhill County assessed and market values for agricultural parcels adjacent to the UGB.
3. The community building (BP-4.2) could be eliminated if the City pursues a combined community center/library/town hall in the downtown core as discussed in **Chapter 5**, which would reduce the Beulah Park subtotal by $\pm \$550,000$.
4. Costs should be escalated at 4% to 5% annually from 2026 for projects implemented in later phases, consistent with recent Oregon construction cost inflation trends (Oregon Bureau of Labor and Industries, 2023–2025).

Implementation & Budget

Financial Context

The City of Yamhill's financial reality requires a pragmatic, phased approach to parks investment. The community survey's decisive preference—78% selected improving existing parks as the top priority—reflects an intuitive understanding of this reality. This implementation plan is structured to front-load low-cost, high-impact projects that address safety and accessibility deficiencies identified in the **Chapter 3** conditions assessment, align with community priorities expressed in the December 2025 survey, and position the City competitively for state grant funding by aligning with SCORP (2025–2029) priorities.

BUDGET ITEM	AMOUNT
Total City Budget (FY 2025–2026)	\$10,470,124
Parks Maintenance Budget (annual)	\$42,918
Parks SDC Account Balance	\$572,912
ADA Improvements (Beulah Park, budgeted)	\$100,000

Key Financial Realities

- The annual parks maintenance budget of approximately \$43,000 is sufficient for basic upkeep of existing facilities but cannot absorb significant new maintenance obligations without additional revenue.
- The \$572,912 SDC balance provides a meaningful one-time capital improvement fund but is finite and must be spent on growth-related improvements.
- The City's 2025 Council priorities list parks as seventh of eight. Parks investments must be realistic within this priority framework.
- Sports field development and maintenance should be conditioned on private funding partnerships (booster organizations, tournament fees, vendor licenses) to avoid burdening the general fund.
- SCORP alignment is essential to maximize the City's competitiveness for state grant funding, which will be critical for larger capital projects.
- SDC funds can only be used for capital improvements attributable to growth, not for maintenance or replacement of existing facilities.

Prioritization Criteria

Each project was evaluated against four criteria to determine its placement in the implementation timeline:

1. **Conditions Assessment Priority.** Facilities scoring 10 or higher in the **Chapter 3** conditions assessment (combined physical condition, functionality, and accessibility scores) are recommended for priority upgrades or replacement. Projects addressing scores of 4 or 5 in any single category, particularly accessibility and physical condition, are weighted heavily in the near-term.
2. **Community Priority.** Projects directly responsive to the top community survey priorities: improving existing parks (78%), playground upgrades (63% at Beulah Park), trail connectivity (58% community-wide), splash pad (43%), accessibility/ADA improvements (recurring theme), skatepark improvements (recurring theme), and awareness/wayfinding (54% at Johnathan Calhoun Memorial Park, 35% at Jane Heinrich Park).
3. **SCORP Alignment.** Projects that align with SCORP's top Yamhill County priorities—lighting/security, nature play areas, sports fields, clean/well-maintained facilities, restrooms, free-of-charge recreation, accessible design, and trails—are prioritized to strengthen grant competitiveness.
4. **Financial Feasibility.** Projects are sequenced based on available funding (SDC, general fund, grants) and the City's capacity to absorb ongoing maintenance costs. Projects requiring external funding or private partnerships are placed later unless grant-ready.

Funding Strategies

STRATEGY	DESCRIPTION
Parks SDC Funds	\$572,912 available for growth-related capital improvements. Prioritize sports park development and trail connectivity.
State Parks Grants (SCORP-aligned)	Align projects with SCORP priorities (accessibility, restrooms, trails, clean facilities) to maximize competitiveness.
Booster Organizations/ Cost-Sharing	Require private funding match for sports field development and ongoing maintenance.
Special Assessments	Municipal code authorizes special assessments for public improvements.
General Fund Allocation	Modest annual increases to parks maintenance budget as new facilities come online.
Partnerships	School District MOU for shared facilities and natural area management.
Volunteer Programs	Tree planting, invasive species removal, trail maintenance.
Federal Grants	Land and Water Conservation Fund (LWCF), Community Development Block Grants (CDBG) for ADA improvements.

Implementation Timeline

Near Term (1–3 Years)

ESTIMATED COST: ±\$906,000

Rationale: Near-term projects address the most urgent conditions assessment deficiencies (accessibility, physical condition scores of 4–5), the community’s top-ranked priorities (playground upgrades, ADA improvements, awareness), and low-cost/high-impact actions that build momentum and grant readiness. All projects in this phase can be funded from existing SDC reserves, the budgeted ADA allocation, general fund, and staff time.

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
BP-2	Replace Beulah Park playground with inclusive ADA-compliant design (two age groups, unitary surfacing, accessible routes)	Playground: Physical Condition 4, Accessibility 4 (score ≥10)	#1 survey priority at Beulah Park (63%); recurring ADA theme	Accessible design; nature play areas; free-of-charge recreation	Parks SDC (budgeted \$100,000) + OPRD Grant	\$745,000
BP-4.1	Remove bingo hall and food vendor buildings	Physical Condition 5 (unsatisfactory); safety concern	20% cited bingo hall upgrades; structures described as dark, narrow	Clean/well-maintained facilities	General Fund	\$30,000
BP-6	Resurface existing skatepark	Physical Condition 3 (fair); Functionality 2 (good)	Passionate recurring priority; youth recreation	Free-of-charge recreation	General Fund/Parks SDC	\$77,000
JC-1	Plant large-growing shade trees at Johnathan Calhoon Park (six to eight trees)	No trees or vegetation; full sun exposure	Shade trees specifically requested	Nature play areas	General Fund/Volunteers	\$8,000
JC-2	Add ADA-accessible ramp into existing playground	Accessibility 4 (poor); no accessible entry	Recurring ADA theme; wheelchair access barriers cited	Accessible design	General Fund	\$10,000

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
JC-3	Relocate trash receptacle; create ADA companion space at benches	Accessibility 4	ADA theme	Accessible design	General Fund	\$2,500
JC-4	Add ADA-accessible path to picnic table; replace with ADA-compliant table	Accessibility 4	ADA theme	Accessible design	General Fund	\$10,000
JH-1	Install directional signage (S Maple Street and S Third Street)	Functionality 4; 35% unaware park exists	Awareness is #1 barrier (35–54%)	Directional signs/ trail details	General Fund	\$11,500
JH-5	Install park usage rule signage (dog policy, rules, map)	Functionality 4; dog policy confusion	Dog policy clarity is top theme at JH Park	Clean/well-maintained facilities	General Fund	\$8,000
JH-7	Install additional dog waste bag dispensers (four stations)	Functionality 3	Dog-focused amenities (35% at JH Park)	Clean/well-maintained	General Fund	\$4,000
JH-12	Adopt MOU for temporary rehabilitation and use of existing little league practice fields	Functionality 3; community-maintained fields	Organized team sports (31%)	Sports fields	Staff time	Minimal
—	Adopt revised park ordinance	Policy gap identified in Chapter 2	—	—	Staff time	Minimal
—	Adopt tree ordinance	Policy gap; oak grove at risk; no trees at JC Park	—	—	Staff time	Minimal
—	Update City website with parks information (location, amenities, accessibility, hours)	Awareness gap: 54% unaware of JC Park; 35% unaware of JH Park	#1 barrier to use at two parks	Publish detailed accessibility info online and on-site	Staff time	Minimal

Near-Term Subtotal \$906,000

Estimated Annual Maintenance Impact: +\$5,000–\$8,000/year (primarily playground and basketball court upkeep, tree watering for two to three years).

SDC Expenditure This Phase: \$572,912 (growth-related: playground, swing set, basketball court). Remaining SDC balance: \$0.

Mid-Term (3–5 Years)

ESTIMATED COST: ±\$1,270,700

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
BP-1	Install sidewalk to E Third Street/S Hemlock Street intersection (±300 LF)	Accessibility 3; no pedestrian connection to street network	Trail connectivity (58%); safe crossings	Trails; accessible design	Transportation Funds/Grant	\$60,000
BP-3	Expand and formalize parking with ADA stalls (±20 spaces)	Accessibility 3; Parking rated 3.0/4.0	Parking improvements	Accessible design	Parks SDC/ General Fund	\$57,500
BP-7	Install soft-surface trail connections (±800 LF, 4-foot-wide, 4-inch-thick compacted gravel)	Addresses pedestrian-created wear patterns	Trail connectivity (58%)	Free-of-charge recreation	Parks SDC/ Grant	\$14,000
BP-8	Repair existing picnic shelters	Physical Condition 3 (fair)	Trail connectivity (58%)	Trails	General Fund	\$50,000
BP-9	Increase usable lawn space (±0.5-acre grading and seeding)	Functionality 3; park densely programmed	Community events; flexible use	Free-of-charge recreation	General Fund	\$15,000
JH-2	Fully enclose public works yard (±600 LF, 6-foot-tall fencing with gates)	Functionality 4; maintenance yard visible and creates access confusion	Barrier to use; safety perception	Clean/well-maintained	General Fund	\$67,000
JH-3	Vegetative screening and enhanced park entrance plantings (±40 trees/shrubs)	Functionality 4; uninviting entrance	Awareness/wayfinding	Clean/well-maintained	General Fund/ Volunteers	\$30,000
JH-4	Expand and pave parking (±70 spaces, ADA stalls, gate/ bollards)	Accessibility 4; Parking rated 2.2/4.0 (lowest of all parks)	Parking (27% at JH Park)	Accessible design	Parks SDC/ Grant	\$402,500

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
JH-6	Relocate/supplement Beverly Cleary "Storyteller" trail loop signage (three to four panels)	Functionality 3; interpretive opportunity underutilized	Awareness; nature/wildlife viewing	Directional signs; nature immersion	Grant/General Fund	\$7,200
JH-8	Enhance RC car track with small viewing platform (±48 SF)	Functionality 3	RC car track is valued feature	Free-of-charge recreation	General Fund	\$25,000
JH-10	Install multi-stall restrooms (prefabricated, four-stall ADA-compliant)	Accessibility 5 (unsatisfactory—no restrooms exist); score ≥10	Restrooms: top write-in request at JH Park	Restrooms (SCORP top priority)	OPRD Grant/ Parks SDC	\$387,500
JH-14	Remove invasive plants; restore eroded areas along riparian corridor (±1,500 LF)	Physical Condition 3–4; ecological degradation	Nature/wildlife viewing (33%)	Nature immersion; nature observation	OWEB Grant/ Volunteers	\$90,000
JH-15	Add shade trees (20–25 2-inch caliper trees)	Functionality 3; limited shade	Shade/natural beauty (66% value nature)	Nature play areas	General Fund/ Volunteers	\$25,000
—	Designate Yamhill Creek floodway/riparian area as natural area	No designated natural areas (gap analysis deficit)	Nature/wildlife viewing (33%)	Nature immersion	Staff Time/ Ordinance	Minimal
—	Develop MOU with School District for natural area management	Policy recommendation (Chapter 5)	—	Nature immersion	Staff Time	Minimal

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
—	Expand Rowland Creek riparian corridor protection to 50 feet	Inconsistent with state standards; Chapter 5 Policy Rec. #5	—	—	Ordinance Amendment	Minimal
JC-5	Add wayfinding/interpretive signage along trail to school (four to six signs)	Functionality 3; awareness gap	Signage/wayfinding (25% at JC Park)	Directional signs	General Fund	\$10,000
Mid-Term Subtotal						\$1,240,700

Estimated Annual Maintenance Impact: +\$12,000–\$18,000/year (restroom cleaning/supplies, parking lot maintenance, skatepark inspection, tree/vegetation care).

SDC Expenditure This Phase: \$10,000 (growth-related: parking, skatepark, restrooms). Remaining SDC balance: ±\$0.

Note: The restroom project (JH-10) and parking expansion (JH-4) are strong candidates for OPRD Local Government Grant funding. A single successful grant application could cover 50% to 60% of these costs.

Long Term (5–10 Years)

ESTIMATED COST: ±\$3,015,000–\$3,365,000

Rationale: Long-term projects address the City’s structural gaps—no community park, no sports park, no designated trail system—identified in the **Chapter 4** gap analysis. These projects require land acquisition, significant capital investment, and external funding partnerships. They are sequenced to follow the submittal of grant applications in earlier phases.

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
BP-10	Purchase land to expand Beulah Park to the west (±1–2 acres)	Park densely programmed for its size; Functionality 3	Improving existing parks (78%)	More park space	Parks SDC/ Grant	\$200,000–\$350,000
BP-4.2	Construct combined community building with covered patio (±8,000 SF + 1,200 SF patio) at Beulah Park	Physical Condition 5 (bingo hall removed in near-term); Functionality 4	Facility improvements (39%); community events (65%)	Clean/well-maintained; free-of-charge recreation	Bond/Grant/ General Fund	\$1,725,000
JH-9	Install large multifunctional covered picnic shelter and plaza (rentable)	Functionality 4; no gathering amenities	Community events (65%); group gatherings (44%)	Free-of-charge recreation	OPRD Grant/ Parks SDC	\$350,000
JH-11	Install event vendor space with electrical hookups (4–6 pedestals)	Functionality 4	Community events (65%); heritage festival support	Free-of-charge recreation	General Fund/ Grant	\$50,000
JH-13	Resurface Yamhill Creek trail + Storytellers loop (±2,640 LF × 6 feet); add picnic tables and benches	Physical Condition 4; trail frequently inundated/ muddy	Trail connectivity (#1 infrastructure need, 58%); trail surfacing (32%)	Trails for walking, hiking, biking, rolling	OPRD Grant/ Parks SDC	\$290,000

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
—	Install path between Jane Heinrich Park and Beulah Park (crosswalk at Highway 49, stairs, pedestrian bridge)	No connection between parks; Highway 49 crossing is unsafe	Trail connectivity (58%); echoes 2004 plan recommendation	Trails	Grant/Parks SDC/ODOT	\$250,000–\$400,000
—	Convert Juniper/Fir Street right-of-way to linear park with bike/pedestrian trail and native plantings	Undeveloped right-of-way; no linear parks (gap analysis)	Trail connectivity (58%); bike park (Council priority)	Trails	Grant/Parks SDC	\$150,000–\$200,000
Long-Term Subtotal						\$3,015,000–\$3,365,000

Estimated Annual Maintenance Impact: +\$20,000–\$30,000/year (community building operations, trail maintenance, shelter/plaza upkeep, vendor area).

Note: Land acquisition costs (BP-10) are the most variable items. The City should begin conversations with willing sellers in the mid-term phase to establish relationships and negotiate favorable terms. OPRD and LWCF grants can fund land acquisition.

Longer Term (10-20 Years)

ESTIMATED COST: ±\$100,000–\$200,000

Rationale: Longer-term projects complete the parks system vision—a sports park, connected trail network, community center, and rehabilitated natural areas. These projects depend on population growth, successful grant applications, private partnerships, and potential bond measures. Cost estimates should be escalated at 4% to 5% annually from 2026 for inflation.

PROJECT #	ACTION	CONDITIONS ASSESSMENT DRIVER	COMMUNITY PRIORITY	SCORP ALIGNMENT	FUNDING SOURCE	EST. COST (2026\$)
—	Rehabilitate vegetation in riparian corridors and natural areas (ongoing)	Ecological condition; invasive species pressure	Nature/wildlife viewing (33%)	Nature immersion	OWEB Grant/Volunteers	\$50,000–\$100,000
—	Coordinate tree planting on School District campus (40% canopy goal)	<2% canopy; stormwater/heat island impacts	—	Nature play areas	Partnership/Volunteers/Grant	\$50,000–\$100,000
—	Add neighborhood park(s) if City grows to northwest, north, or northeast	Spatial LOS standard: ¼-mile access	—	More park space	Parks SDC/Grant	Per growth demand
Longer-Term Subtotal					\$100,000–\$200,000	

Estimated Annual Maintenance Impact: +\$40,000–\$65,000/year (sports fields, community center operations, expanded trail system, additional park). Sports field maintenance (\$15,000–\$25,000/year) should be substantially offset by booster organization cost-sharing per **Chapter 5** Policy Recommendation #4.

Summary

PHASE	TIME FRAME	ESTIMATED COST (2026\$)	PRIMARY FUNDING SOURCES
Near-Term	1–3 Years	±\$906,000	Parks SDC, General Fund, OPRD Grant, Staff time
Mid-Term	3–5 Years	±\$1,270,700	Parks SDC, OPRD Grant, OWEB Grant, General Fund, Transportation funds
Long-Term	5–10 Years	±\$3,015,000–\$3,365,000	OPRD Grant, Parks SDC, Bond, ODOT, General Fund
Longer-Term	10–20 Years	±\$100,000–\$200,000	Bond, OPRD Grant, Booster organizations, Parks SDC (future collections), OWEB, CDBG
Total (20-Year)	2026–2046	\$5,291,700–\$5,741,700	

Cumulative Annual Maintenance Budget Impact

PHASE	ADDITIONAL ANNUAL MAINTENANCE	CUMULATIVE PARKS MAINTENANCE BUDGET
Current	—	\$42,918
After Near-Term	+\$5,000–\$8,000	±\$48,000–\$51,000
After Mid-Term	+\$12,000–\$18,000	±\$60,000–\$69,000
After Long-Term	+\$20,000–\$30,000	±\$80,000–\$99,000
After Longer-Term	+\$40,000–\$65,000	±\$120,000–\$164,000

The cumulative maintenance budget projection underscores the importance of phasing improvements to match the City's capacity to fund ongoing operations. The City should plan for annual parks maintenance budget increases of approximately \$5,000–\$8,000 per phase, funded through a combination of general fund growth, SDC revenue from new development, cost-sharing agreements with booster organizations, and potential special assessments authorized under Municipal Code Section 2.08.

SDC Revenue Projection

At the current SDC rate and assuming modest growth of five to 10 new dwelling units per year, the City can expect approximately \$20,000–\$40,000 in new parks SDC revenue annually. Over the 20-year planning horizon, this could generate an additional \$400,000–\$800,000 in capital improvement funding beyond the current \$572,912 balance.

Appendices



A. Existing Conditions Plans

- › Beulah Park
- › Jane Heinrich Park
- › Johnathan Calhoon Park

B. Community Survey Questions & Results

C. Proposed Master Plan Concepts

- › Beulah Park
- › Jane Heinrich Park
- › Johnathan Calhoon Park

A Existing Conditions Plans





Beulah City Park Existing Conditions

City of Yamhill
April 2025

Source: 2022 Aerial Photograph obtained from National Agricultural Imagery Program (NAIP).
Taxlots obtained from Yamhill County. Streets obtained from Yamhill County.

120 Feet



Jane Heinrich Park Existing Conditions

City of Yamhill
April 2025

Source: 2022 Aerial Photograph obtained from National Agricultural Imagery Program (NAIP).
Taxlots obtained from Yamhill County. Streets obtained from Yamhill County.

250 Feet



Johnathan Calhoon Memorial Park Existing Conditions

City of Yamhill
April 2025

Source: 2022 Aerial Photograph obtained from National Agricultural Imagery Program (NAIP).
Taxlots obtained from Yamhill County. Streets obtained from Yamhill County.

50 Feet

B Community Survey Questions & Results



City of Yamhill Parks Master Plan Community Outreach Survey Results

Survey Administration:

Survey Period: December 25, 2025- January 5, 2026
Format: Online and Paper Copies
Total Respondents: 91

Geographic Demographics:

My primary place of residence is...

88 out of 91 answered



Please indicate the number of people in each age group living in your household.

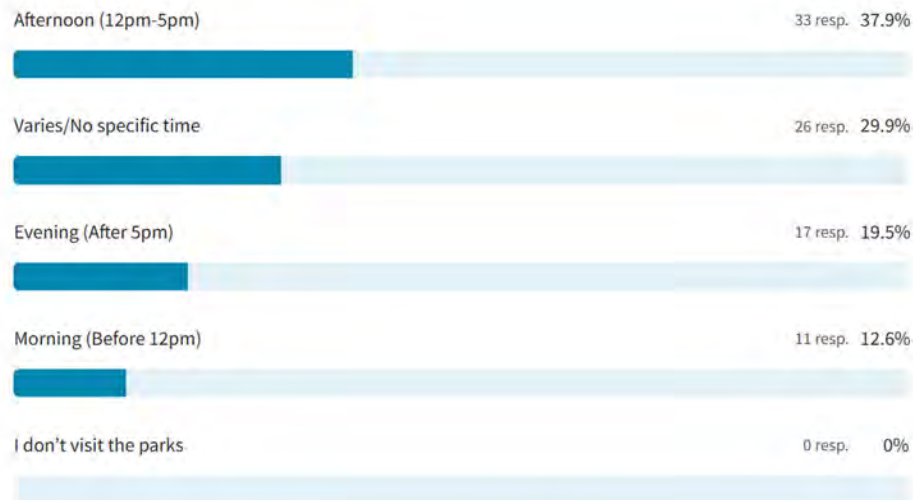
51 out of 91 answered

	0	1	2	3+
7 or younger	23.5%	39.2%	25.5%	11.8%
8-18	19.1%	31.9%	29.8%	19.1%
19-25	60.9%	21.7%	13%	4.3%
26-40	22.7%	20.5%	50%	6.8%
41-65	14.9%	17%	61.7%	6.4%
65+	30%	23.3%	46.7%	0%

Overall Park System Feedback:

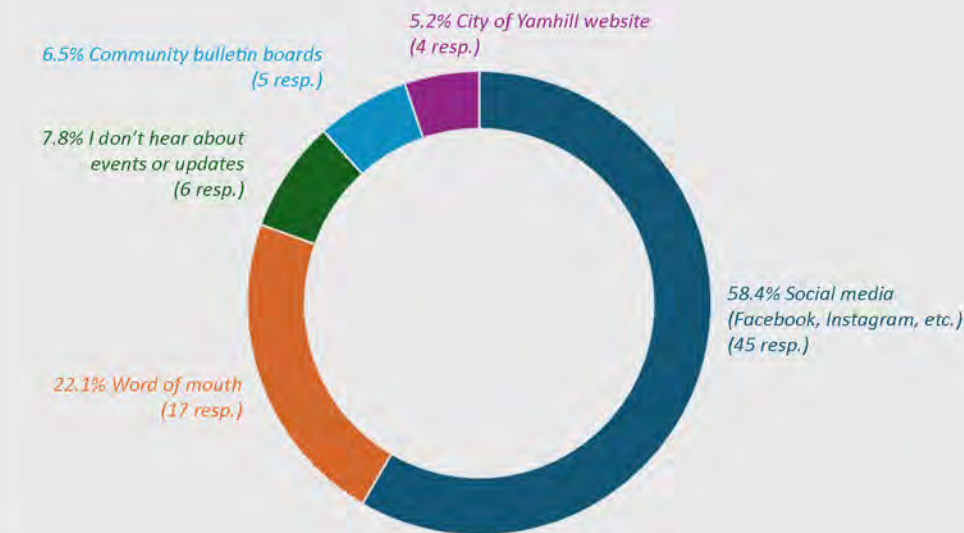
What time of day do you usually visit the parks?

87 out of 91 answered (multi-answer selection allowed)



How do you usually hear about park events or updates?

77 out of 91 answered (multi-answer selection allowed)

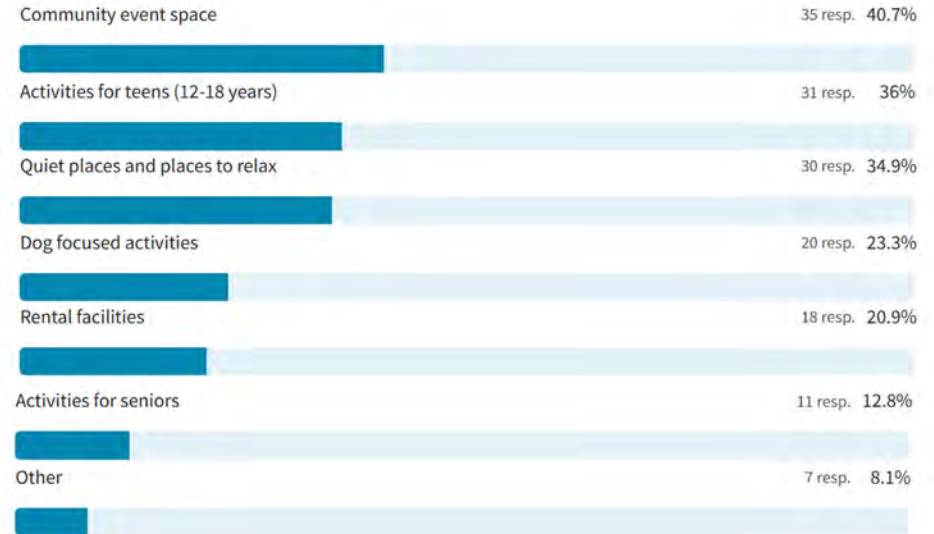
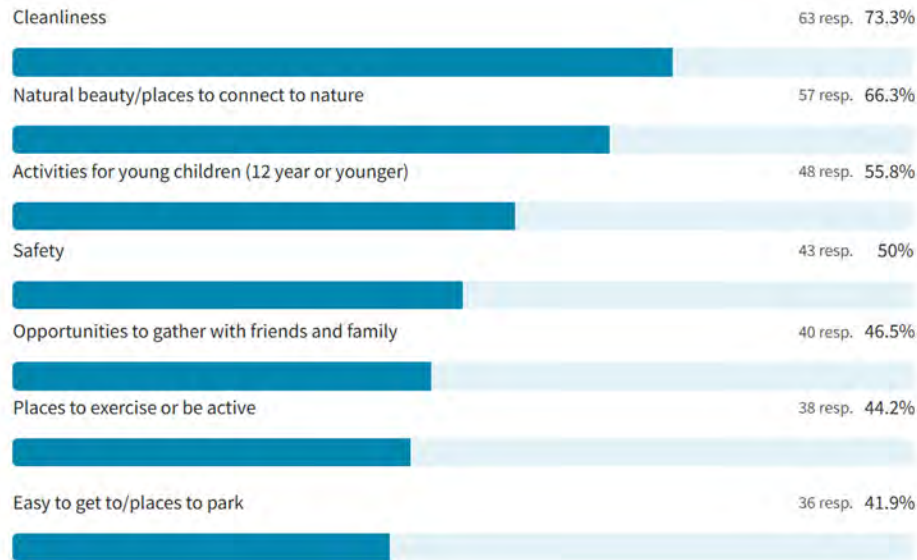


City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

When visiting a park, what do you value?

86 out of 91 answered (multi-answer section allowed)



"Families value a lot of possibilities. isnt Derbt Days funding going to improvnmnts ? Please publish the upkeep, repairs, features and the \$ amount for what's spent on the park by Derby Days. Locals work hard on Derby Day events and public supports it, but where's the fact sheet stating what the DerbyDays income has funded and what's their list of projects etc. they should post all that on their page."

"Handicap equipment ie. Swing for wheelchir"

"Splash pad"

"Splash pad"

"Accessible activities for disabled kids"

"Community garden would be great"

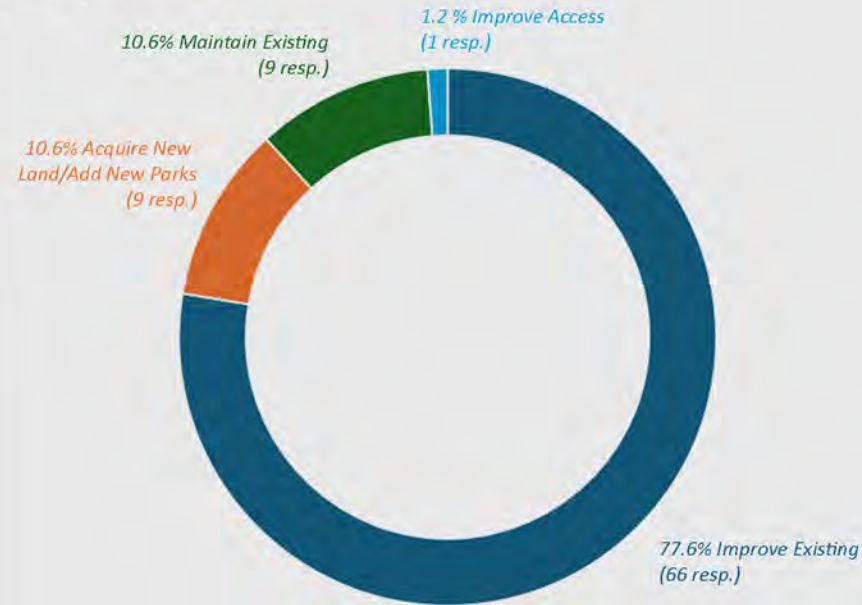
"We don't need more dog focused activities."

City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

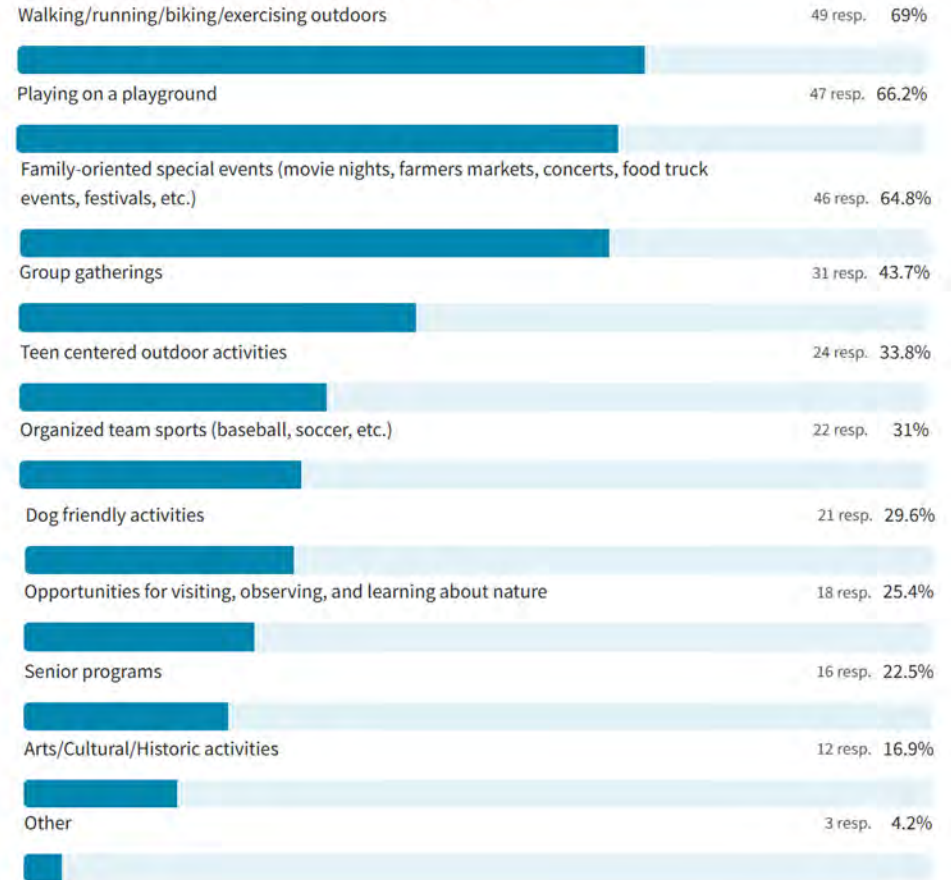
What should be the **top funding priority** for parks and recreation in the City over the next decade?

85 out of 91 answered



What do you think are the **key recreational activities** needed for the community in the present and in the next 10 years?

71 out of 91 answered (multi-answer selection allowed)



"Concerts, new bingo hall (it's SO dark and limited in its use because the long shape, No to farmers market - tried that and was a fail. Support other markets in Gaston and McMinnville, Seniors like horseshoes and bingo. Fitness classes in park would work"

"Free community events monthly to encourage community members to socialize and support."

"Splash pad"

City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

What do you think are the most important **new or expanded facilities/amenities** the community needs?

84 out of 91 answered

Trail improvements (Increased trail connections throughout the City, paved/hard surface trails, safer crossings, increased wayfinding signage, etc.)

49 resp. 58.3%

Expanded parking/easier parking to existing facilities

11 resp. 13.1%

Playgrounds

40 resp. 47.6%

Outdoor fitness equipment

10 resp. 11.9%

Splash pad

36 resp. 42.9%

Cultural/Historic Center

7 resp. 8.3%

Indoor sports courts

30 resp. 35.7%

Other

3 resp. 3.6%

Nature/wildlife areas (preserved natural environments)

28 resp. 33.3%

Dog parks (off-leash areas)

27 resp. 32.1%

Athletic/ball fields

25 resp. 29.8%

Rental/community event space (amphitheater, covered shelter, etc.)

23 resp. 27.4%

Community gardens

22 resp. 26.2%

Outdoor sports courts

22 resp. 26.2%

Bike park/pump track

21 resp. 25%

Shade shelters

20 resp. 23.8%

Disc golf

15 resp. 17.9%

ADA/Accessibility improvements

12 resp. 14.3%

"Community Center"

"Skatepark skatepark. Skatepark!!!"

"Restrooms"

City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

Are there opportunities to **promote economic development** in the community (events, features, etc.)? If so, please explain.

23 out of 91 answered

"Once a month market, coordinate dates to either compliment or not compete with Gastons market day. Regulation Bingo operation. Regional horseshoe tournament, city can use volunteer help to sell grilled hot dogs, snacks, etc during the market day. Building and development on Hwy 47 should be businesses not more parks. Property at intersection from county should be revenue maker. Set up an endowment for residents to designate funds/property in their last will testament after they pass away.

"Demolish and redevelop the vacant buildings along Maple street."

"N/a"

"Host more events in those parks. Right now specific groups only organize on SPECIFIC parks. Need more organizers outside the current "leaders"."

"Move City Hall to the park area for better oversight of Beulah and sell property on 47 for new businesses sell the city ground on 47 to create new business opportunities for"

"Get rid of the dilapidated house across from T&E"

"Anything is an improvement from the current promotion"

"Don't rely on social media for everything. Send flyers to residents."

"🙄"

"Promoting local business culture and keeping box stores out!"

"To promote economic growth? I'm hesitant to even want this. I like my quiet town. I would like to see what we do have be used better. There's a lot of unused or underused buildings. No more sleazy gas stations please! Business that welcomes or serves families would be encouraged. Why don't we have a feed store or farmers market? A farmer's market could work with the high school ag team for sales, provide opportunities for locals to build their business up and showcase our little town in a cute way."

"Basket ball courts and splashpad"

"A basket ball court indoor or outdoor"

"Have community events to bring awareness"

"It would be great if we had a heritage days- and highlighted the hazelnut, blueberry, or Christmas trees that are main crops around our area.... Maybe highlight it at derby days? Or offset it and give it its own festival?"

"When construction companies come into the city to build new housing units it would be smart to require them to put money into the nearby parks, streets etc."

"City pool"

"Community fundraising for the most voted on desired improvement"

"Athletic fields with concessions & bathrooms. It will help improve our athletics and when other community come to play here they want to spend there money on kids and help improve our programs"

"I can't think of anything new. Derby days, Beverly Cleary events, Christmas Tree lighting, downtown Christmas lights -- all great ideas and events!! Caroling, hay rides, events behind The Larsen house were fun - although I haven't heard them happening this year."

"Stop promoting growth, stop building homes, hey 47 can't accommodate what you've allowed already. Gaston is becoming the new Dundee. We all moved here because of the small town element. Stop letting newly moved people come here and try to make our special small towns into the same as the areas they left. Learn from St. Paul. Don't continue to ruin our country living that we love"

"Fairs, festivals, community events."

"Fire dept Movie in the Park events, Concerts, community based events such as bingo, silent auctions, dinner events, craft fair, forth of July parade & fire work display where community can gather safely to celebrate vs risking light their own fireworks"

City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

Anything else you would like to tell us?

36 out of 91 answered

"Wider reach for survey"

"Always get complaints from visitors on how nice Beulah is compared to other city/county parks."

"I'd like the city to support the efforts of the Westsider Trail.....rails to trails project"

"Splash pad, better skatepark, walking paths"

"Thanks for doing this detailed survey. Some may not have teckie skills to complete but it would good to include contact names numbers for volunteers to help those who need help navigating and typing. Just a thought."

"I would love to see shade trees planted in the Johnathan Calhoon park, particularly maples that turn red and orange in the fall."

"Dogs are citizens too"

"Having more access for diaabled/wheelchair bound people and kids, adding disabled swings and paved paths for nature walks would be a life changer for our family."

"I grew up outside of town, but when we were growing up there wasn't much to do at the park. I also have had family parties at the park and it seems there is more we could do with the park than what it is, so we can get kids outside more again."

"Put in a sidewalk, stop signs, crosswalk on third Street"

"The city crew is awesome and breaks their rear ends maintaining the parks. We love our city workers! ❤️"

"The Idea of the Bike hub at Beulah is a poorly conceived idea, we don't need to import people to our park area to park and ride their bikes. They add nothing of value to the community."

"Need to improve the look of the main street"

"Signage is a must. Alot of new people don't know we have a Beulah Park with things for kids to do. Buildings in need of replacement, door on restrooms very heavy to open, needs auto switch. Kudos to public works for what they do to keep up Beulah Park and keeping it safe"

"New skatepark!!!! 🍷👤"

"The "phone-tree" is the reason I found out about this survey. Thank you."

"No large retail, industrial or super store please! Keep our town quaint. Thank you!"

"More trails would be amazing. The 3 mile loop is getting so dangerous as this town has grow."

"Beulah park needs a better playground for small children (toddlers)"

"Maintain basket ball courts in Yamhill parks"

"Make a basket ball court in all three parks"

"The skate park could be made more into a skate park there is larger rooms. With no skate park for over 10 years in carlton. We need kids in safe towns riding bikes, skateboards, roller blades scooters ect. Having fun! crashing getting muddy. Please dont turn the beautiful park into something concrete and ugly our kids do not need more concrete in their life's."

"Stop taking down trees. Maintain kid structure"

"Our family LOVES Yamhill. Thank you for the opportunity to help guide it's future."

"I'd love to see a better design for city call and the police department- and I'm not sure why we can't have our tree lighting in Buelah?"

City of Yamhill Parks Master Plan Community Outreach Survey Results

Overall Park System Feedback (cont'd):

Anything else you would like to tell us?

36 out of 91 answered

"Would like to attend city meetings so if this information was more readily accessible through social media etc as to when and where meetings are and zoom links to meetings that would be wonderful"

"We need more community events that are free for families and retired households."

"Signage at Heinrich park on whether dogs should be on or off leash. I've had people tell me both and the City never responded to my inquiry regarding it."

"As Yamhill county itself is developing and becoming a new beacon of hope for family and middle class families. Our town of Yamhill has massive opportunity if managed correctly to be a refreshed town with a lot of upside for economic development"

"We have wonderful, well-care for parks. #1. Keep that up!! 2. Make thoughtful, necessary improvements - not improvements for improvement sake. I appreciate thus survey!! How about a volunteer group to clean & improve parks that do things on a regular basis??"

"Stop building more homes, you've made traffic terrible."

"I love the parks how they are, but parking at Beulah could be improved and the trail extended/improved at Heinrich. I don't know if there is signage on 240 for the other park, but I'd never heard of it."

"Improved skate park area."

"Preserve nature. Develop healthy creeks."

"Fix the park so it doesn't look run-down"

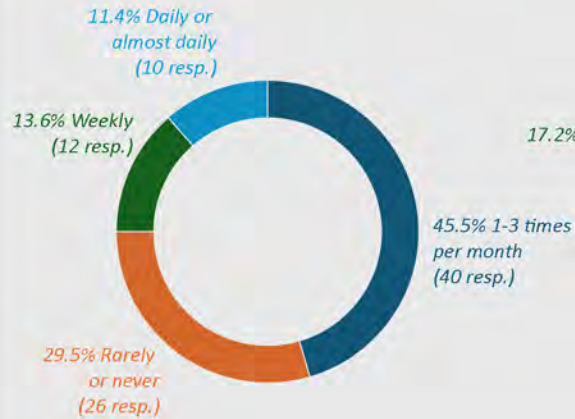
"I appreciate all that the City members to and if there's anything I can help with I am happy to do so for our community and future." - name redacted



City of Yamhill Parks Master Plan Community Outreach Survey Results - Beulah Park

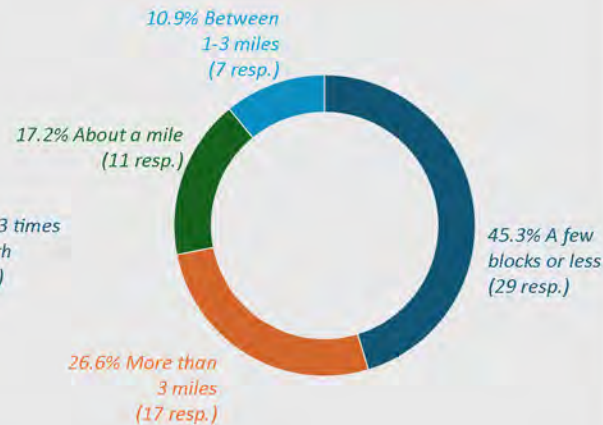
How often do you visit Beulah Park?

88 out of 91 answered



How close do you live to the park?

64 out of 91 answered



What are your main reasons for visiting the park?

80 out of 91 answered (multi-answer selection allowed)



"Dogs: 1 or 2 @ day walk" "Pokemon Go"

"check on the park and look around, check for damage" "Family walk with dogs."

What do you like most about Beulah Park?

82 out of 91 answered

"cozy refuge"
 "Accessible -- informal -- casual atmosphere"
 "The oak trees that contain so many woodpeckers"
 "The grove of trees, picnic area."
 "The covered picnic space for birthdays for kiddos"
 "Trees, seating, view"
 "Special events"
 "It is a gathering place for the community and families."
 "Large shade trees. Children's play equipment. Basketball courts Clean restrooms"
 "The fact that it's always open and available and has multiple options for people!!"
 "The trees."
 "It's a safe place to walk. I enjoyed taking my dog there to walk. Always clean up after. Have done less since there was commotion about off leash. Never let dog off when others were in park. It was a safe place for off leash for a walk thru. Would pick up garbage while walking. Great park for community events."
 "It's close"
 "Woodpeckers"
 "The trees"
 "It's a great gathering place."
 "Local"
 "The small town feel"
 "It's a beautiful place to take my kids to get some energy out"
 "The new bathrooms and the gazebo along with the derby ramp."
 "Atmosphere"
 "Its size is nice, lots of room for people!"
 "How well it's maintained"
 "It's Yamhill"
 "Location"
 "Open space, trees, grass, clean, quiet, handicap parking, restrooms, picnic tables"
 "Derby Days"
 "Proximity of bball court to play structure"
 "Walking distance from the house"
 "Playground and covered areas"
 "Within walking distance"
 "It's nice that a small city can have a spot to skateboard. While I appreciate this, that skatepark is very old and likely beyond repair. It's not really an issue for someone who knows what they're doing on a skateboard but see many young children there trying to start skateboarding. the large cracks, sharp metal coping, acorns and chunks of cement coming out of the pad's cracks are dangerous for someone trying to learn in that area"

City of Yamhill Parks Master Plan Community Outreach Survey Results - Beulah Park

What do you like most about Beulah Park?

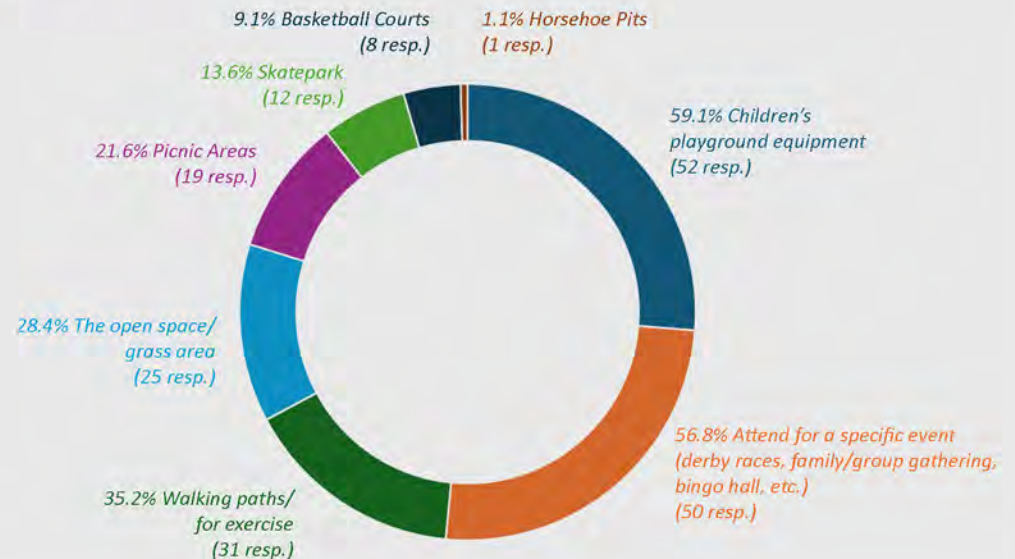
82 out of 91 answered

"Cleanliness"
"Hometown atmosphere"
"Location"
"I like the shade trees and the swing set"
"The trees"
"Playground, skate park, pavement for riding bikes"
"The oak trees and peaceful setting"
"The trees"
"I love that it is so close to my home. It is a clean park, with a good play structure set up. We have enjoyed many birthday parties at the park as well!"
"Its pretty, accommodates large groups well."
"Tree cover"
"It provides shade in the summer time."
"Not crowded. Good place to let the dog run"
"The size"
"Covered picnic areas"
"The basket ball court"
"Basket ball court and play ground"
"Beautiful setting, close to friends, fun equipment, the tractor"
"The beautiful trees! It provides shade"
"The nice bathrooms"
"That is still a park with big beautiful shade trees and grass to walk on not a concrete jungle"
"That it's tucked back towards the neighborhood & mostly completely fenced in."
"Clean and great bathrooms"
"The trees"
"I loved taking my kids to the playground there when they were young! We all love going to the park for Derby Days now that they're grown."
"Location, History & the Oaks"
"How shaded it is."
"That I can see the whole layout easy and its not super busy."
"Clean"
"I like that it has bathrooms, it's a park within nature"
"Shade from the trees"
"The beautiful trees"
"Walking paths, open space"
"It's close"
"Derby Day"
"Derby Days"
"Multipurpose"
"Remote, quiet, lots of space"

"Love the derby day event & the relaxing atmosphere of hanging out with the kids for day to day play"
"Beautiful, clean, well-kept park. Well cared for!"
"The large size"
"The oak trees and variety of things to do."
"The small town community events like Derby Days"
"The diversity of amenities, shade in summer, and beautiful location with views of fields"
"That's it's always clean, and great space for family get togethers and Derby Days."
"The size of it, how clean it is"
"Tall trees and covered space."
"The trees and the quiet atmosphere"
"Easy access"
"Safety within our community for families to enjoy our park space."

What facilities do you use most?

88 out of 91 answered (multi-answer selection allowed)



City of Yamhill Parks Master Plan Community Outreach Survey Results - Beulah Park

How would you rate the OVERALL CONDITION of the park?

87 out of 91 answered

2.7 Average rating



How would you rate the SAFETY of the park?

82 out of 91 answered

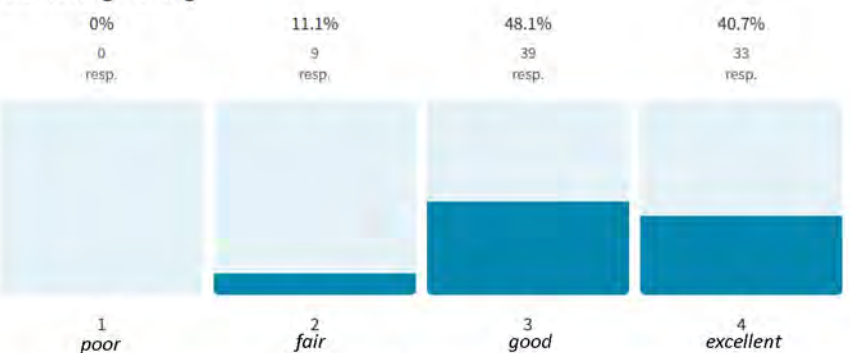
3.0 Average rating



How would you rate the CLEANLINESS of the park?

81 out of 91 answered

3.3 Average rating



How would you rate the ACCESSIBILITY of the park?

81 out of 91 answered

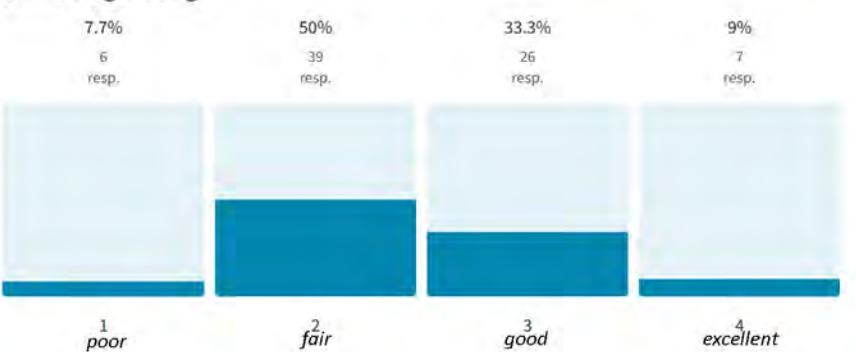
3.3 Average rating



How would you rate the QUALITY & VARIETY OF AMENITIES of the park?

78 out of 91 answered

2.4 Average rating



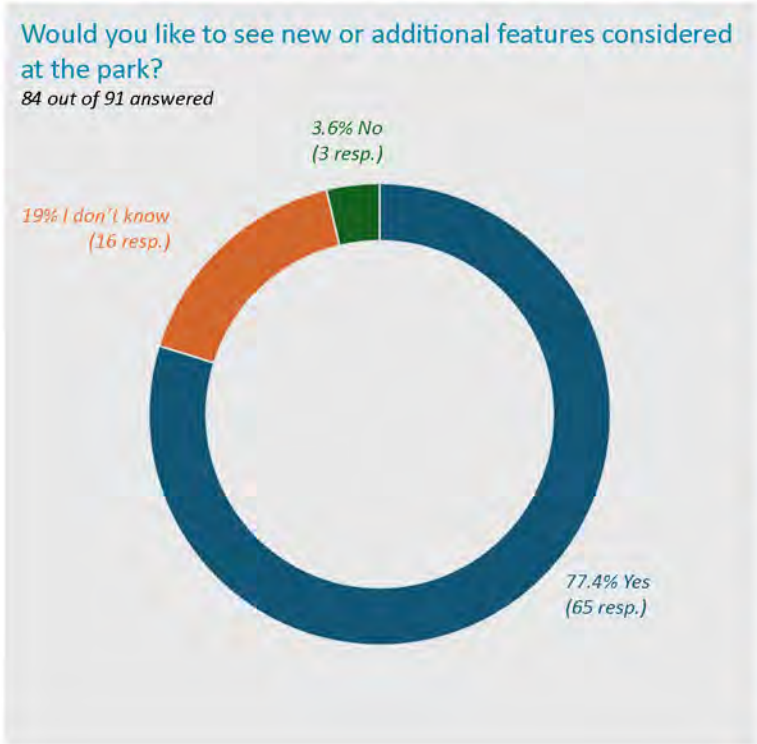
How would you rate the PARKING of the park?

79 out of 91 answered

3.0 Average rating

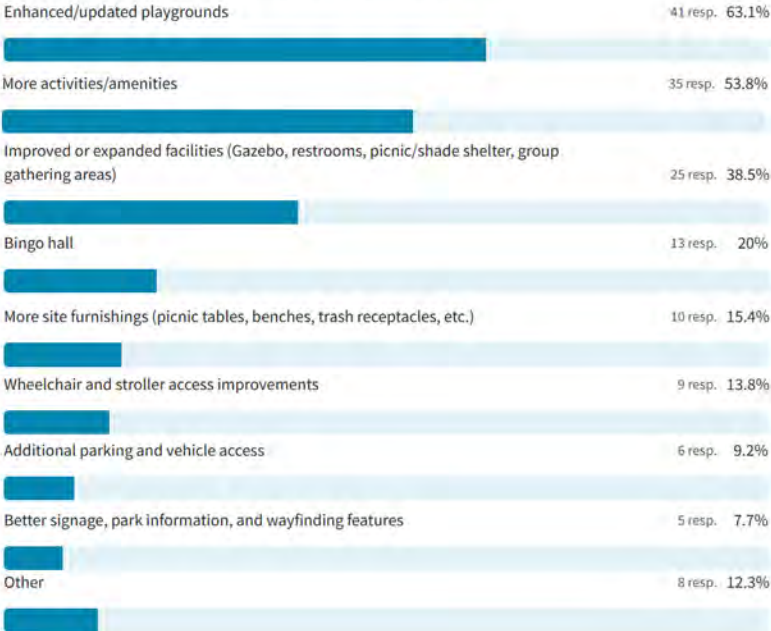


City of Yamhill Parks Master Plan Community Outreach Survey Results - Beulah Park



If yes, which of the following improvements would you most like to see at Beulah Park?

65 out of 91 answered (multi-answer selection allowed)



"Community center"

"More activites for disabled kids"

"all buildings, Bingo, vendor need upgraded."

"Replace skatepark with new skate spot, burn down the vendor booths and bingo hall"

"Water feature"

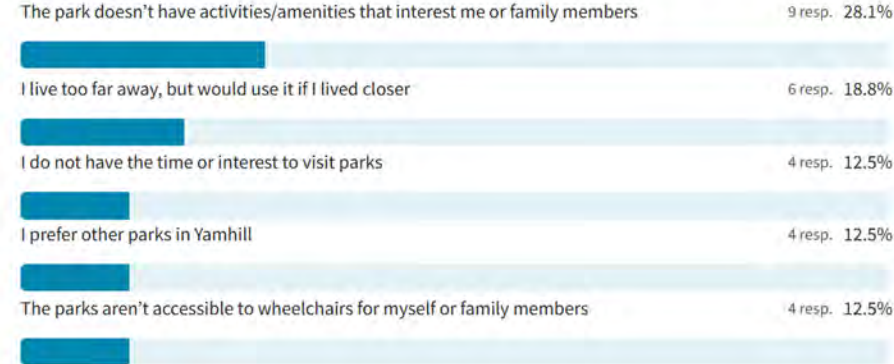
"Landscaping"

"Food cart hookups for large events"

"A better skate park"

Are there any barriers that keep you from using the park?

32 out of 91 answered (multi-answer selection allowed)



"Hope the bingo hall will be rebuilt to be pleasant & more usable all year."

"My son is in a wheelchair and loves to swing but the parks do have any swings that fit him or accessible equipment to play on"

"No barriers"

"N/A"

"Areas that are difficult to maneuver with a walker or wheelchair due to not being level. Had trouble getting into bingo hall as no apron at doors"

"Really needs updated."

"Unsafe equipment"

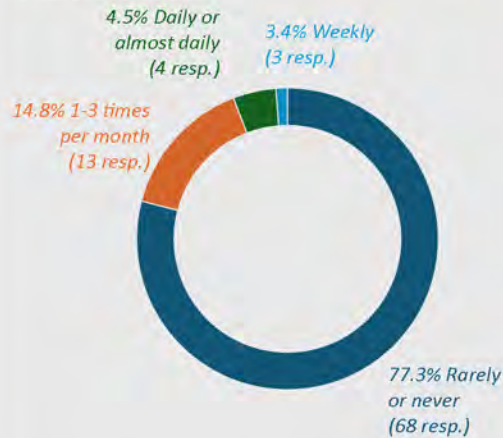
"Not attractive or natural"

"No handicap access for wheelchair children."

City of Yamhill Parks Master Plan Community Outreach Survey Results - Jane Heinrich Park

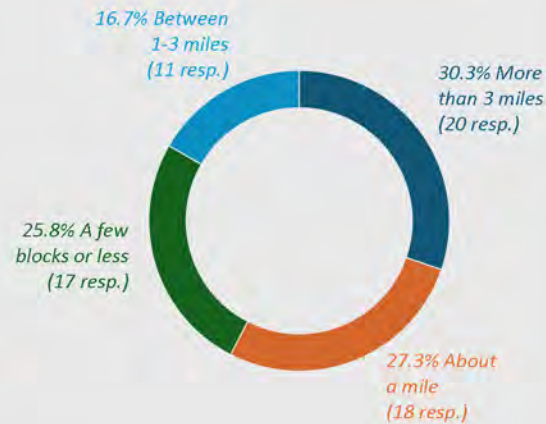
How often do you visit Jane Heinrich Park?

88 out of 91 answered



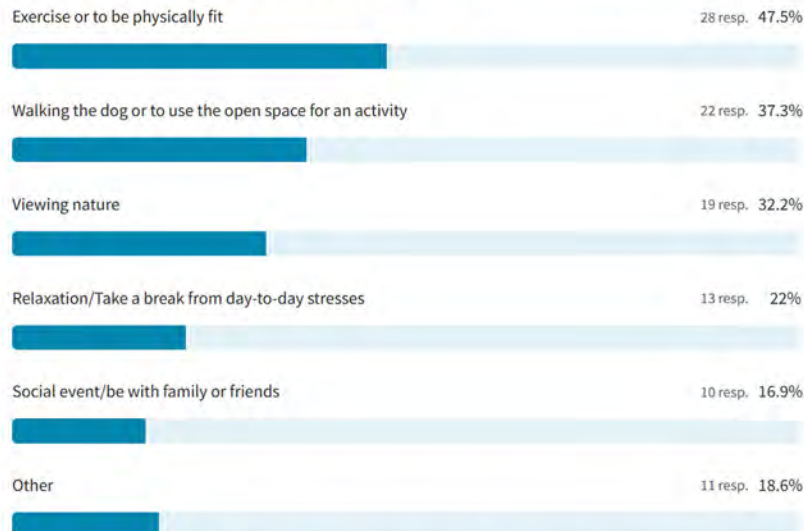
How close do you live to the park?

66 out of 91 answered



What are your main reasons for visiting the park?

59 out of 91 answered (multi-answer selection allowed)



"I Don't" "Pokemon Go" "Havent been here"

"Lately ive been going to check in on the beaver that moved into the creek. He's doing well."

"Baseball" "Never been to it" "I've never been" "Baseball" "Have not been to that park"

"RC track" "Fire dept training 1-2 times a year during summer months"

What do you like most about Jane Heinrich Park?

60 out of 91 answered

"Creek"
 "Large area with great possibilities"
 "Easily accessible"
 "Rc track/walking path"
 "N/a"
 "Walking trail"
 "The trail"
 "The walking trail. The R/C track"
 "Nice large open space for pets plus trail access!"
 "It's kept up really well"
 "Open spaces"
 "A place for dog walking. Off leash if no other dogs present. Good for training dog. It's peaceful. Love the birds and foul"
 "I used to like the large open space for my dog to run. Unfortunately we've been told that it is no longer available for that."
 "Camas"
 "Didn't know it was there"
 "Nothing I like"
 "Honestly I have never been down there."
 "It's close"
 "Never been there"
 "Open space"
 "Haven't been there yet"
 "For the most part all natural setting"
 "Don't go here"
 "Hands down, it place where you can go to be alone. No neighbors with barking dogs, loud trucks, or leafblowers. It's a quiet, peaceful place"
 "Nice park for walks and dogs"
 "It's kept up and a great place for the dogs"
 "Quiet and simple"
 "I haven't been there. Didn't know it existed."
 "Pretty, lots of room to run around"
 "Dog exercise"
 "Open space. Quiet. Not many people."
 "I've never been there"
 "We mostly used it for the baseball fields last spring. Thank you!"
 "The walking trails"
 "The river and walking trails"
 "Quiet, beautiful area for walking"
 "The RC Track"
 "That they let us build the baseball fields for all the kid thay were plaing on foot-ball and soccer feilds now get a field to play on"

City of Yamhill Parks Master Plan Community Outreach Survey Results - Jane Heinrich Park

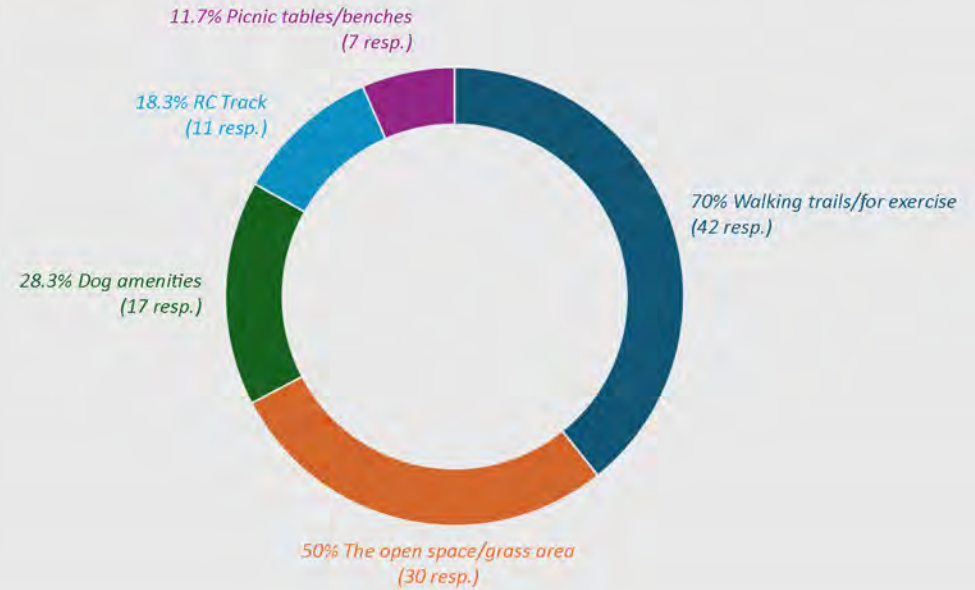
What do you like most about Jane Heinrich Park?

60 out of 91 answered

"It's beautiful"
"Didn't know there was one"
"I have enjoyed walking there in the past with my husband and daughters."
"The trail"
"Never been"
"Open space for kids to go around, baseball fields"
"I've never been :(""
"The large space, walking trails"
"It's quiet"
"Open space"
"The nature trail"
"Walking trail. It's a different layout than other parks. Clean. Safe. Well-kept."
"Rc track"
"Access to nature and walking."
"Never heard of it"
"The open space, scenic walking path, and RC car course"
"Walking path"
"Openness, dog areas, walking trails , rc track"
"The accessible nature and views, and long trail walks."
"I never knew about it until now"
"Walking trail"
"Large area, recommended adding cover area for concert events, community events, along with gear or towards families more with play structure, zip lines?, rock wall?"

What facilities do you use most?

60 out of 91 answered (multi-answer selection allowed)



City of Yamhill Parks Master Plan Community Outreach Survey Results - Jane Heinrich Park

How would you rate the OVERALL CONDITION of the park?

61 out of 91 answered

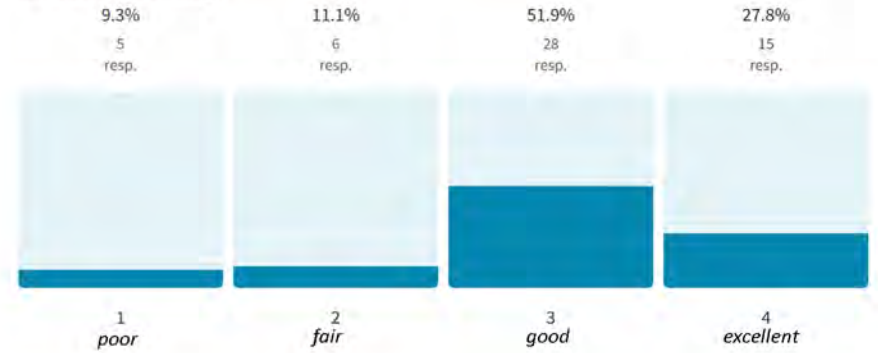
2.8 Average rating



How would you rate the SAFETY of the park?

54 out of 91 answered

3.0 Average rating



How would you rate the CLEANLINESS of the park?

48 out of 91 answered

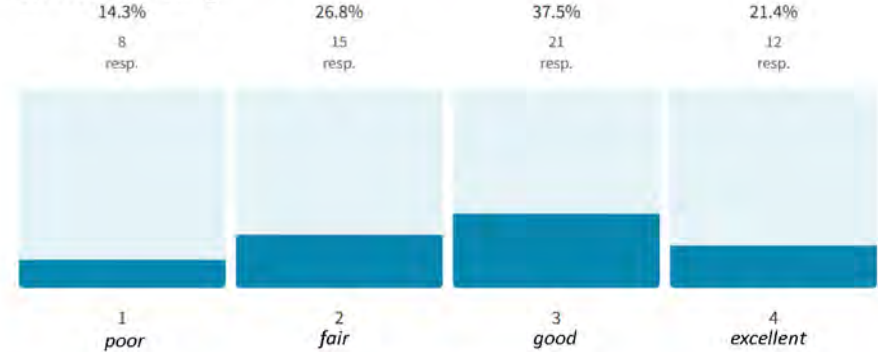
3.1 Average rating



How would you rate the ACCESSIBILITY of the park?

56 out of 91 answered

2.7 Average rating



How would you rate the QUALITY & VARIETY OF AMENITIES of the park?

54 out of 91 answered

2.3 Average rating



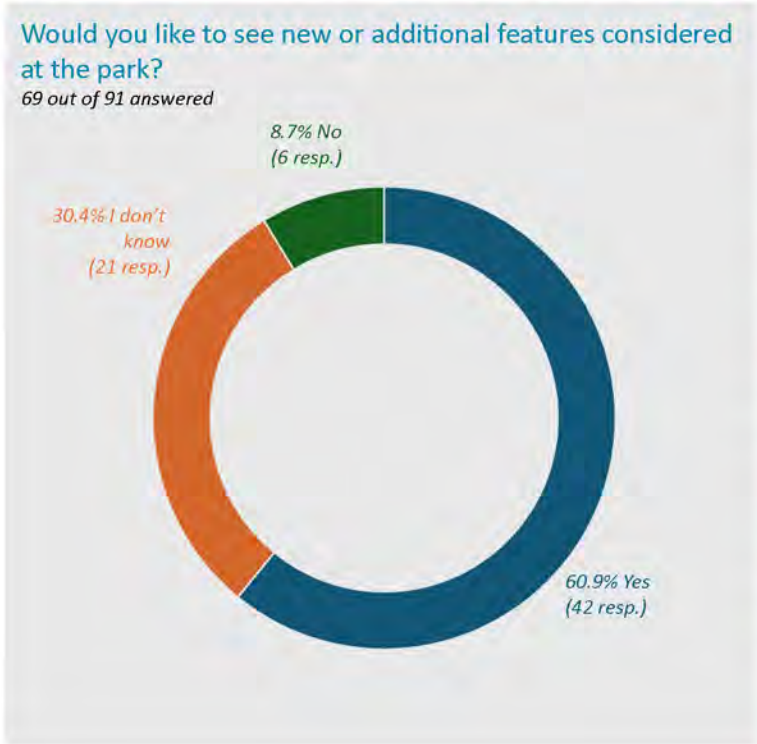
How would you rate the PARKING of the park?

59 out of 91 answered

2.2 Average rating

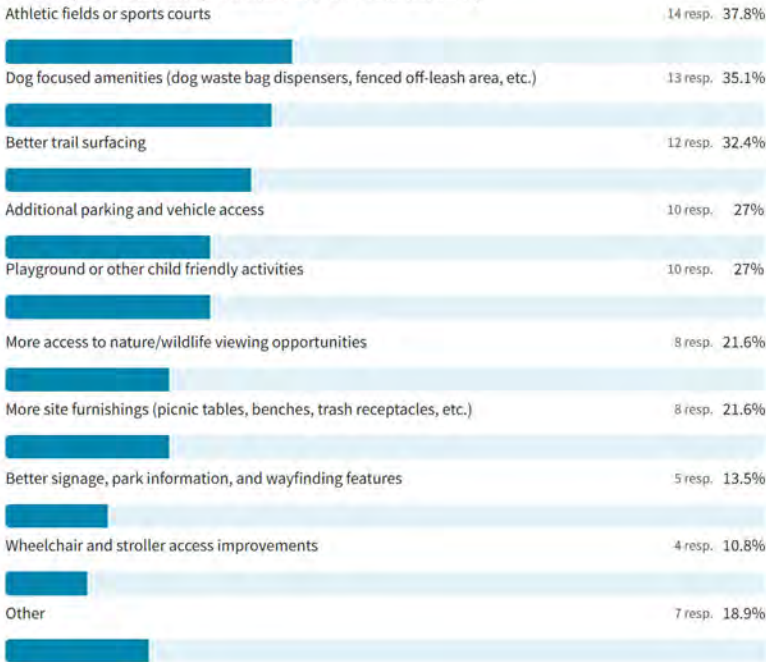


City of Yamhill Parks Master Plan Community Outreach Survey Results - Jane Heinrich Park



If yes, which of the following improvements would you most like to see at Jane Heinrich Park?

37 out of 91 answered (multi-answer selection allowed)



"Porta potties/restroom"

"Improve path - gravel"

"Restroom"

"Longer trail"

"Splash pad"

"A community garden and actual bathrooms"

"Restrooms"

Are there any barriers that keep you from using the park?

51 out of 91 answered (multi-answer selection allowed)



The parks aren't accessible to wheelchairs for myself or family members 2 resp. 3.9%

Other 11 resp. 21.6%

"Muddy"

"Maybe it there, I don't see PARKS tab on website. Would be great to see some photos and a location map of each park, along with features, parking, walking, restroom info, rules, hours etc."

"It is no longer dog friendly"

"No restrooms"

"Untrained dogs who are off leash"

"Off leash dogs and lack of facilities"

"I'm confused whether this park is on leash or off leash for dogs? So I only go if nobody is there."

"Does not feel like a park just a dog walk area"

"Gate closed before sunset"

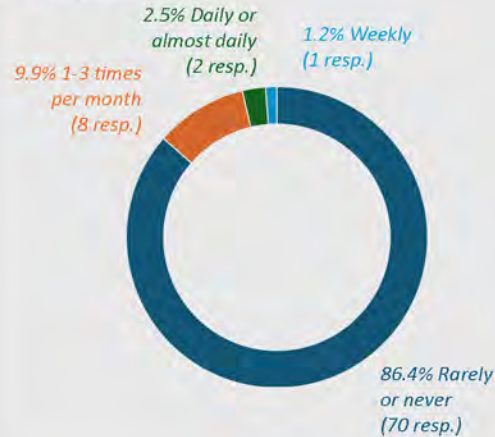
"Wheelchair access for handicap children"

"Vehicle access"

City of Yamhill Parks Master Plan Community Outreach Survey Results - Johnathan Calhoun Memorial Park

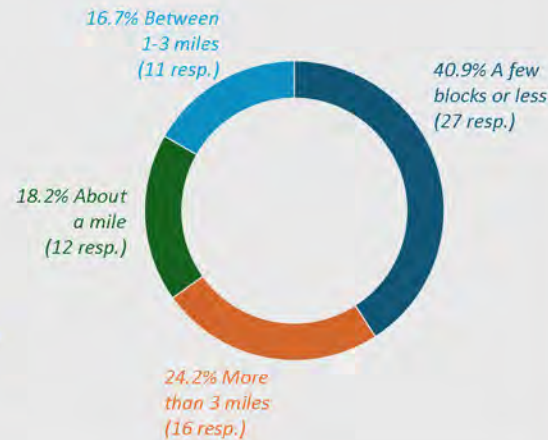
How often do you visit Johnathan Calhoun Memorial Park?

81 out of 91 answered



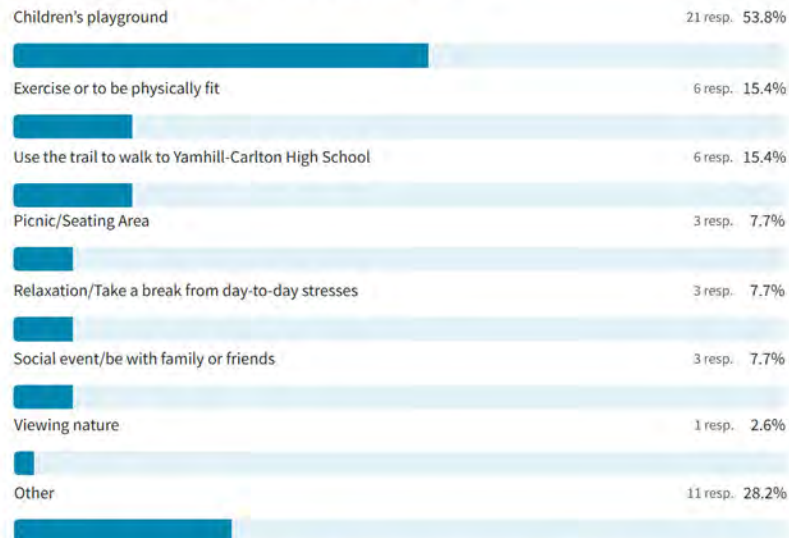
How close do you live to the park?

66 out of 91 answered



What are your main reasons for visiting the park?

59 out of 91 answered (multi-answer selection allowed)



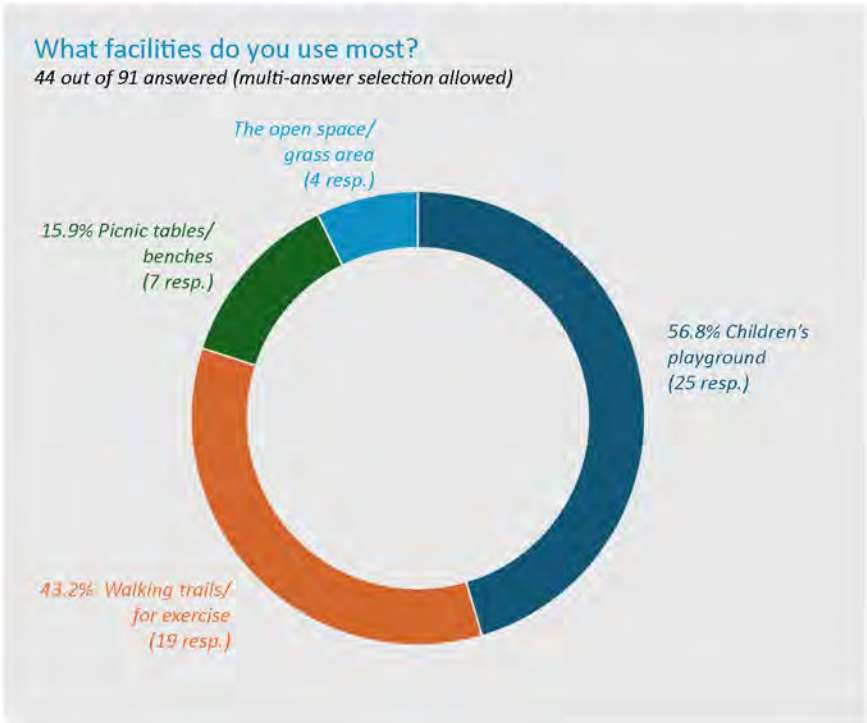
"Dog walk" "N/a" "Never been to it" "Walk the dog"
 "Walking thru" "Never been" "Never" "Never been"
 "Never I ew it existed" "Never been" "Didn't know about this park"

What do you like most about Johnathan Calhoun Memorial Park?

41 out of 91 answered

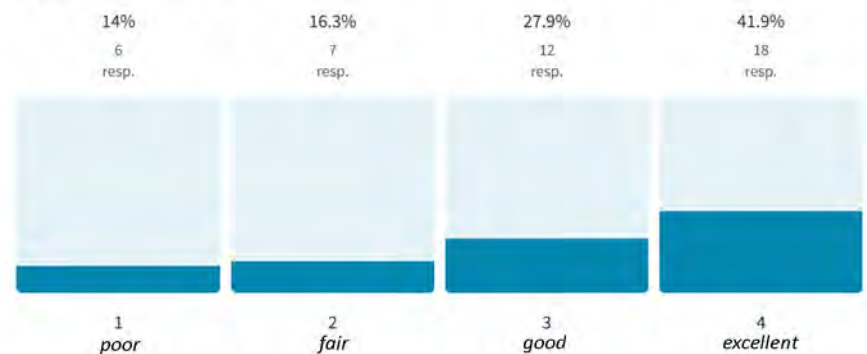
"Access to bridge"
 "It's a pass through on my walk"
 "I wish I knew more about it. Does Website list the details of all parks?"
 "Never heard of it"
 "Children's Play structure"
 "I have rarely used it!"
 "Adds a scenic view to the walks around town"
 "Close to home"
 "Didn't know it was there"
 "Nothing"
 "Super close for the kids"
 "Didn't know it existed"
 "I walk by it but don't utilize it, it's hardly a park."
 "There's not much I like about it. My 3 year old seems to enjoy it though."
 "The path"
 "Playground"
 "Viewing mountains"
 "I dont even know where this park is"
 "Exercise"
 "Nothing. Just passing through"
 "Park for little ones"
 "Honestly, have never been there."
 "I don't know"
 "I don't know Never been"
 "Playground"
 "Did not know about it"
 "This park is cute but because there is no shade it is hot during the summer."
 "Never been"
 "Didn't know it existed"
 "Lived in Yamhill 32 years and never knew it existed"
 "Close activity for kids"
 "I didn't know this park existed"
 "Perfect for toddlers"
 "I'm sorry!! I didn't know it existed. So glad it's here considering the circumstances!"
 "Playground"
 "I have not been there."
 "Playground"
 "Did not know that we had this park. But grateful for Johnathan having a memorial park named after him."
 "Easy accessibility. Needs more child activities."
 "It's close by but not well-maintained"
 "Great location, overall clean safety area"

City of Yamhill Parks Master Plan Community Outreach Survey Results - Johnathan Calhoun Memorial Park



How would you rate the OVERALL CONDITION of the park?
43 out of 91 answered

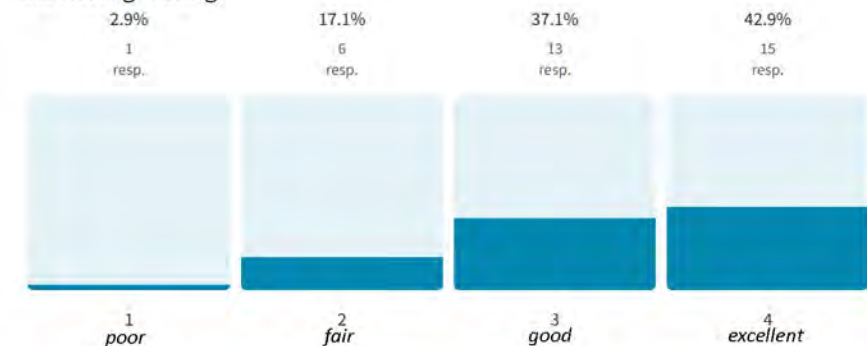
3.0 Average rating



How would you rate the CLEANLINESS of the park?

35 out of 91 answered

3.2 Average rating



How would you rate the QUALITY & VARIETY OF AMENITIES of the park?

37 out of 91 answered

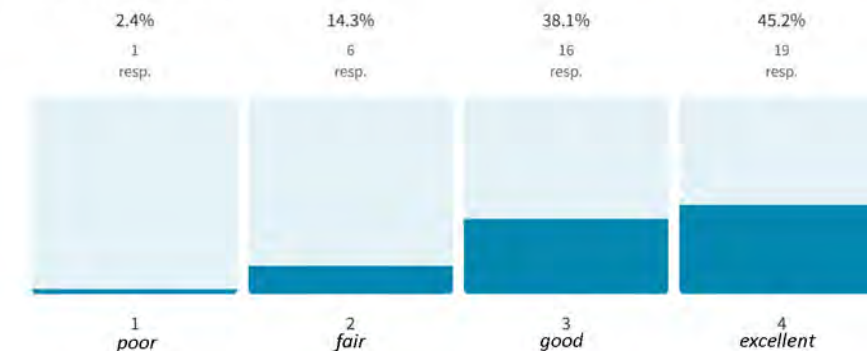
2.7 Average rating



How would you rate the SAFETY of the park?

42 out of 91 answered

3.3 Average rating



City of Yamhill Parks Master Plan Community Outreach Survey Results - Johnathan Calhoon Memorial Park

How would you rate the **ACCESSIBILITY** of the park?

42 out of 91 answered

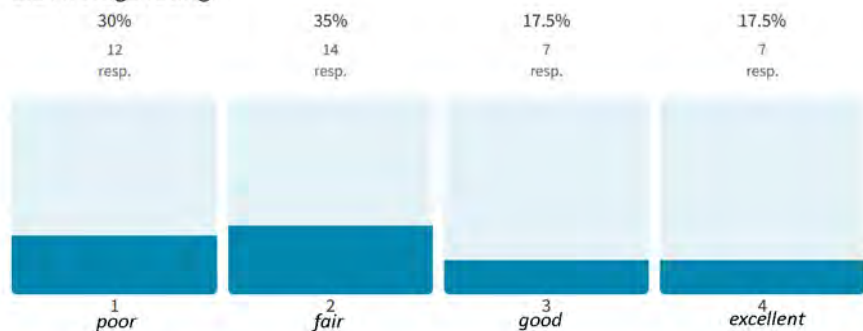
3.1 Average rating



How would you rate the **PARKING** of the park?

40 out of 91 answered

2.2 Average rating



Are there any barriers that keep you from using the park?

52 out of 91 answered (multi-answer selection allowed)



"Would like to see all parks and website, I looked but don't see. It would be good to know what types of activities are recommended for each park. Maybe map, of parking diagram or are they already there on website."

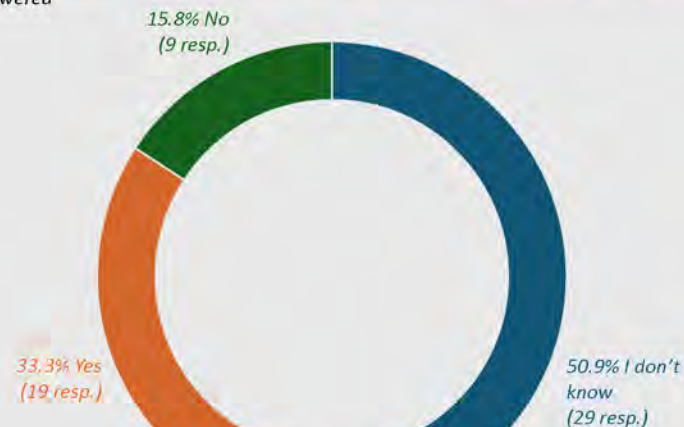
"Not enough shade in the summer"

"No"

"Lack of shade in summer"

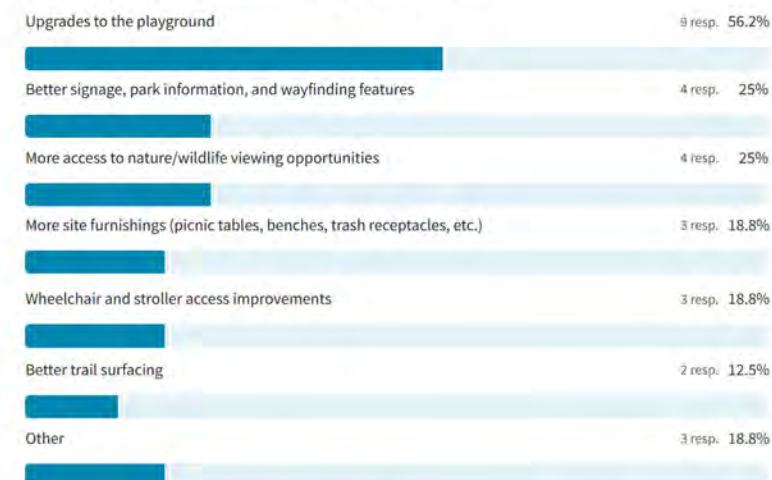
Would you like to see new or additional features considered at the park?

57 out of 91 answered



If yes, which of the following improvements would you most like to see at Johnathan Calhoon Memorial Park?

16 out of 91 answered (multi-answer selection allowed)



"Shade trees with fall colors"

"Splash pad"

"Fully fenced area with 2 entry/exits. Remote solar camera for security"

C Proposed Master Plan Concepts





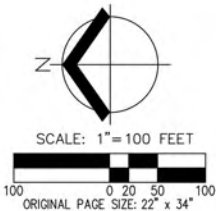
Amenity Key

- 1 Sidewalk extension to intersection of E 3rd Street and S Hemlock St
 - 2 Flexible use lawn space
 - 3 Parking
 - 4 Community building
 - 5 Covered patio and plaza with electrical hookups for event vendors
 - 6 Flexible use lawn/event space
 - 7 Inclusive playground (2-12 year old user group) with seating
 - 8 Existing Maintenance/event vehicle access
 - 9 Existing derby car ramp
 - 10 Existing derby car track/paved multi-use plaza
 - 11 Existing picnic shelter
 - 12 Existing skate park (resurface)
 - 13 Flexible use lawn/event space with electrical hookups
 - 14 Existing oak grove
 - 15 Existing gazebo
 - 16 Existing multi-stall restroom
 - 17 Loading zone
 - 18 Half-size basketball court
 - 19 Existing park entry signage
- Soft surface trail



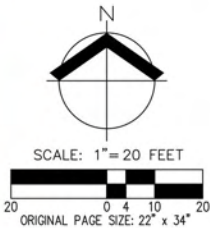
Amenity Key

- | | |
|--|---|
| 1 Park directional signage (large format) | 14 Event vendor space with electrical hookups |
| 2 Park directional signage (small format) | 15 Storytellers trail loop with relocated Beverly Cleary interpretive signage |
| 3 Park entry signage | 16 Flexible use lawn |
| 4 Existing public works building | 17 Little league practice fields (non-regulation size) |
| 5 Enclosed public works yard (existing, add additional fence to enclose) | 18 Bleachers |
| 6 Trailhead parking | 19 Existing creek trail, resurface as needed |
| 7 Trailhead | 20 Meadow area |
| 8 Parking | 21 Existing wastewater ponds |
| 9 Gated vehicle access (event and maintenance only) | ★ Interpretive/educational signage |
| 10 Existing maintenance road/pedestrian trail | ★ Park rules/usage signage |
| 11 Existing RC track, enhance with viewing platform | 🐕 Dog waste bag dispenser |
| 12 Large picnic shelter and plaza area | — Yamhill Creek (not surveyed) |
| 13 Multi-stall restroom | - - - Soft surface trail |



JANE HEINRICH PARK CONCEPTUAL MASTER PLAN
2026 PARK SYSTEM MASTER PLAN
CITY OF YAMHILL
YAMHILL, OR

AKS DRAWING FILE: 3940-53 CONCEPTUAL MASTER PLAN LAYOUT CALHOUN TB



Amenity Key

- 1 Relocated existing trash receptacle
- 2 Existing bench - trash receptacle relocated to provide ADA companion space
- 3 New ADA accessible ramp to playground
- 4 Existing playground (engineer wood fiber surfacing)
- 5 New shade tree
- 6 Existing picnic table
- 7 Add ADA path and replace existing picnic table with ADA compliant model
- 8 Existing bench and trash receptacle

JOHNATHAN CALHOON PARK CONCEPTUAL MASTER PLAN 2026 PARK SYSTEM MASTER PLAN CITY OF YAMHILL YAMHILL, OR

JOB NUMBER:	3940-53
DATE:	06/04/2026
DESIGNED BY:	KAH
DRAWN BY:	KAH
CHECKED BY:	KAH/ZP

EX-JC