APPENDIX F

PARKS CAPACITY ANALYSIS DRAWINGS
Villebois Parks Master Plan
Recreational Opportunities & Experiences

Legend
- Floodplain
- Existing Wetland
- Proposed Wetland
- SROZ
- Property Line
- 10' Fuel Line Easement

07.26.13
Community Park 1 (Minimum of 3.00 AC)

- Benches
- Picnic Tables
- Drinking Fountain: 1
- Sport Courts: Multipurpose Court 1 with school building
- Sports Fields: 2-4 Soccer Field, Little League Baseball & Youth/Adult Softball
- Child Play Structure: 1 (with school building)
- School Gym:
  *Pending cooperative agreement with School District
Regional Park 5 (2.24 AC)

Stormwater/Rainwater Features: Cell
Minor Water Feature: 1
Bench: 1
Picnic Tables: 1
Drinking Fountain: 1
BBQ: 1
Restroom: 1
Transit Stop: 1
Shelter: 1
Overlook: 1
Sport Court: Skate Plaza
Child Play Structure: 1
Lawn Play: 1.55 acres (100’ x 500’)

This plan is a feasibility study, illustrating the site’s capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a “site design.”

VICINITY MAP

Regional Park 5

Plan by Alpha Community Development for Costa Pacific Communities
Regional Park 6 (5.03 AC)
- Stormwater/Rainwater Features: Cell
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Child Play Structure: 1
- Sport Court: 2 Tennis Courts
- Dog Park: 1.07 acres

Regional Park 7 (3.01 AC)
- Stormwater/Rainwater Features: Cells
- Benches
- Picnic Tables
- Shelter: 1
- Lawn Play: 0.14 acres (100' x 60')

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Wetland Boundary Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.

Villebois Parks Master Plan - Feasibility Plan
Regional Park 6 & Regional Park 7

Plan by Alpine Community Development for Castle Pacific Communities
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**Pocket Park 9 (0.21 AC)**
Child Creative Play: 1

**Linear Green 15 (0.35 AC)**
Lawn Play: 0.11 acres (30' x 80') (40' x 50')

**Linear Green 16 (0.19 AC)**
Lawn Play: 0.2 acres (60' x 70') (60' x 70')

- Birch trees (B. jacquemontii)
- Raised crosswalk/textured paving to slow traffic
- *Raised crosswalk/textured paving to slow traffic*
- *Relocated away from corner of street for safe crossing*

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*Villebois Parks Master Plan - Feasibility Plan*
*Pocket Park 9, Linear Greens 15 & 16*
Plan by Alpha Community Development for Costa Pacific Communities
This plan is a feasibility study illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "final design."

**Regional Park 8 (9.20 AC total) (Coffee Lake Middle)**

**Stormwater/Rainwater Features: Cells/Swales**

**Benches**

**Tables**

**Overlooks: 2**

**Shelter: 1**

**Drinking Fountain: 1**

**Restrooms: 1**

**Child Play Structures: 2**

**Interpretive Area:**

*The exact location and layout will be determined in the PDP for this site. The location shown is a suggestion based upon current information. As planning advances, the Interpretive Area may be relocated to another location within RP 8.*

*The Interpretive Area will include:

- 1 to 2 restrooms with external access, 1 drinking fountain
- Approximately 25 on-street diagonal parking spaces

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**Villebois Parks Master Plan - Feasibility Plan**

**Regional Park 8 (Coffee Lake Middle) with Interpretive Area**

Plan by Alpha Community Development for Costa Pacific Communities

Amended by City of Wilsonville - May 12, 2010

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**VICTORY MAP**

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**Regional Trail**

**Picnic Table**

**Existing Tree (Typ.)**

**Coffee Lake Natural Area**

**Shelter/Overlook with Interpretive Signs & Table**

**Wetland**

**Boardwalk with Overlook & Benches**

Note: This is a jurisdictional wetland. Any modification requires DSL and Army Corps approval.
Regional Park 8 (Coffee Lake South)

Stormwater/Rainwater Feature: Cells/Swales
Benches
Tables
Overlooks: 2
Shelter: 2
Drinking Fountains: 2
Sport Court: 1/2 Court Basketball
Lawn Play: 1.28 acres (130’ x 430’)

Shrub Bed (Typ.)

Rainwater Component: Cell

Stormwater Water Quality: Swale
Regional Trail
Shelter/Overlook with Table

Coffee Lake Natural Area

1/2 Court Basketball
w/ 2 Drinking Fountains
Pocket Park 8 (0.32 AC)

- Benches
- Picnic Table
- Child Play Structure: 1
- Lawn Play: 0.09 acres (30' x 120')

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<table>
<thead>
<tr>
<th>Park</th>
<th>Size (AC)</th>
<th>Benches</th>
<th>Game Tables</th>
<th>Child Play Structures</th>
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<tr>
<td>Pocket Park 6</td>
<td>0.43</td>
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<td>Lawn Play</td>
<td>0.17 acres (80' x 45')</td>
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<td>Pocket Park 13</td>
<td>0.42</td>
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<td>2</td>
<td>1</td>
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<tr>
<td>Linear Green 7</td>
<td>0.22</td>
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<tr>
<td>Benches</td>
<td></td>
<td>1</td>
<td></td>
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<tr>
<td>Drinking Fountain</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pocket Park 13</td>
<td>0.18 acres (115' x 70')</td>
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</tr>
</tbody>
</table>
This plan is a feasibility study, illustrating the site’s capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

**Neighborhood Park 2 (Cedar Park - 1.00 AC)**
- Benches
- Picnic Tables
- Child Creative Play: 1
- Lawn Play: 0.53 acres (290’ x 80’)

**Pocket Park 7 (0.41 AC)**
- Lawn Play: 0.19 acres (230’ x 35’)

Villebois Parks Master Plan - Feasibility Plan/Final Development Plan

**Neighborhood Park 2 & Pocket Park 7**

Plan by Alpha Community Development for Costa Pacific Communities (Cedar Park)

Plan by Western Planning for Matrix Development Corporation (Pocket Park 7)
This plan is a feasibility study, illustrating the site’s capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a “site design.”

Regional Park 1 (0.59 AC)
- Stormwater/Rainwater Feature: Pond
- Benches
- Picnic Tables
- Overlook: 1

Neighborhood Park 1 (Oak Park) (1.53 AC)
- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Table
- Child Creative Play: 1
- Lawn Play: 0.66 acres (110’ x 260’)

Pocket Park 1 (0.51 AC)
- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Table
- Lawn Play: 0.1 acres (50’ x 60’) (100’x60’)

Pocket Park 2 (0.40 AC)
- Stormwater/Rainwater Feature: Cell
- Bench
- Lawn Play: 0.26 acres (140’x 80’)

Villebois Parks Master Plan - Final Development Plan & Feasibility Plan
Regional Park 1, Neighborhood Park 1, & Pocket Park 1 & 2

Plan by Alpes Community Development for Costa Pacific Communities

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This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

Villebois Parks: Master Plan - Final Development Plan & Feasibility Plan
Linear Green 4A-C, Pocket Park 3 & 4, & Regional Park 2

Villebois
Plan by Alpha Community Development for Costa Pacific Communities
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**Open Space 1 (5.07 AC)**

Stormwater/Rainwater Features: Cells

Bench

Picnic Tables

Child Creative Play: 1

Stormwater Water Quality Facility: Cell

Wetland Area

Proposed Wetland

Nature Trail

Existing Grove (Typ.)
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Neighborhood Park 3 (West Neighborhood Park) (1.80 AC)
- Stormwater/Rainwater Features: Ponds/Swales
- Major Water Feature: 2
- Benches
- Picnic Tables
- Drinking Fountain: 1
- BBQ: 1
- Restroom: 1
- Transit Stop: 1
- Shelter: 1
- Child Play Structures: 2
- Lawn Play: 0.55 acres (160' x 150')

Pocket Park 5 (0.18 AC)
- Benches
- Lawn Play: 0.06 acres (100' x 25')

Water Jet Play Area
Rainwater Component: Swale
Lawn Play
Existing Tree (Typ.)
Picnic Tables
Child Play Structures

Villebois Parks Master Plan - Feasibility/Schematic Plan
Neighborhood Park 3 & Pocket Park 5
Plan by Mayer/Need for Costa Pacific Communities

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3.20.2006
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "Site design."

**Open Space 2 (10.60 AC)**
- Benches
- Picnic Tables
- Child Play Structure: 1

**Regional Park 4 (5.14 AC)**
- Stormwater/Rainwater Feature: Swale
- Benches
- Picnic Tables
- Drinking Fountain: 1
- BBQ: 1
- Shelter: 1
- Child Creative Play: 1
- Sport Courts: 1/2 Court Basketball, Multipurpose Court, Horseshoe Pit
- Lawn Play: 1.10 acres (160' x 300')
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

**Neighborhood Park 4**

**(Hilltop Park - 2.90 AC)**

- Stormwater/Rainwater Feature: Cell
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Restroom: 1
- BBQ: 1
- Shelter-Overlook: 1
- Amphitheater: 1
- Sport Court: Putting Green
- Child Play Structure: 1
- Lawn Play: 0.58 acres (180’ x 140’)

Villebois Parks Master Plan - Feasibility Plan

**Neighborhood Park 4**

Plan by Alpha Community Development for Costa Pacific Communities
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This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."

**Neighborhood Park 6 (East Neighborhood Park) - 1.60 AC**
- Stormwater/Rainwater Feature: Swale
- Minor Water Feature: 1
- Benches
- Picnic Tables
- Drinking Fountain: 1
- Transit Stop: 1
- Shelter w/ BBQ: 1
- Sport Courts: 1/2 Court Basketball, Multipurpose Court
- Child Play Structure: 1
- Creative Play: 1
- Lawn Play: 0.58 acres (110' x 230')

**Pocket Park 10 (0.68 AC)**
- Stormwater/Rainwater Feature: Cell
- Benches
- Picnic Tables
- Child Play Structure (Swing): 1
- Lawn Play: 0.1 acres (70' x 60')

1/2 Court Basketball, Multipurpose Court, Drinking Fountain
Child Creative Play
Minor Water Feature
Bench
Bus Shelter (Typ.)
Shelter with BBQ
Covered Tables
Child Play Structure
Picnic Table
Picnic Table
Shrub Bed (Typ.)
Child Play (Swing)
Child Play Structure (Swing)
Lawn Play
Bench
Lawn Play
Rainwater Component: Swale

**Villebois Parks Master Plan - Feasibility Plan**
**Neighborhood Park 6 & Pocket Park 10**
Plan by Alpha Community Development for Costa Pacific Communities
This plan is a feasibility study, illustrating the site's capacity to accommodate certain outdoor space elements and recreational experiences. This should not be interpreted as a "site design."