



2019-2024 Mountain Park Homeowners Association Common Property Master Plan

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Master Planning Task Force
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Mountain Park Common Property Master Plan

Introduction

Background

For the members and residents of Mountain Park Homeowners Association (MPHOA), the Common Property is an important community resource for future and current generations and an integral component of why its dwellers choose to live here in a large green space on the edge of a mid-size urban core. The Common Property includes the parks, trails, open spaces, playgrounds, monuments, and urban forest that are evaluated in this document as part of a comprehensive Common Property Master Plan (CPMP).

In 2012, the Mountain Park Board of Directors (BOD) commissioned environmental professionals from Pacific Habitat Services, Inc. to develop a preliminary Natural Areas Assessment identifying the opportunities and constraints facing Mountain Park's common areas. It was the charge of the 2018 Common Property Master Planning Task Force (CPMPTF) to update the 2012-2017 Master Plan while representing the diverse needs, both present and future, of the Mountain Park community and its residents.

Purpose

The primary purpose for the CPMPTF was to draft and propose a five (5) year CPMP designed to preserve, protect and enhance the natural and landscaped areas of Mountain Park Common Property for the benefit of all members and residents. The CPMP addresses the needs of the more than 185 acres of common area throughout the Mountain Park community. The CPMPTF serves as an advisory and recommending committee to the MPHOA Common Property Committee (CPC). *The Board approved CPMPTF Charter can be found in Appendix A.*

The CPMP serves as a guide for future improvements and management of the areas jointly owned and managed by the MPHOA. The CPMP will consider a full range of community needs and desires while preserving the natural spaces that define Mountain Park. Community input was critical to the development of the CPMP and a group of resident professionals from the Mountain Park community served on the Common Property Master Plan Task Force (CPMPTF) providing guidance and input throughout the process.

In the final stage of producing this document, many of the CPC and CPMPTF member had conversations about extending the length of this plan to ten (10) years. All of us recognize that this plan is on-going and never ending. We all wish to ensure the environmental and financial sustainability of the common property and many of these topics require longer-term thinking and planning. Both groups are encouraging the board enhanced visibility, monitoring and evaluation of the recommendations of this plan. Further, the next revision of this plan should be considered to extend the scope to ten years.

2018 Master Plan Task Force

This document would not have been possible without the efforts of the following HOA members and staff. The MPHOA BOD is grateful for the dedication and time spent to make Mountain Park's Common Property better for all residents.

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Vision for Our Common Property

The CPMPTF envisions a Common Property accessible to all, that includes parks, trails, open spaces, playgrounds and other amenities that connects the surrounding neighborhoods, preserves its natural heritage, enhances its cultural and recreational environments, & provides a diversity of outdoor experiences that enrich lives and support a healthy community.

To build a foundation for success, the CPMP is tightly aligned to the 2018 MPHOA strategic plan, objectives and financial budgets, which in turn will inform the development of annual Landscape Stewardship Department Operational plans with resources required to support longer-term success. *A 2018 MPHOA strategic plan overview can be found in Appendix B.*

Master Plan Goals and Priority Areas

The following goals were developed during the CPMP process to guide the future development and maintenance of parks, open spaces, and other recreational facilities. These goals are based on community input, direction from the Board of Directors and the Landscape Stewardship Department, and an understanding of current needs as well as emerging trends in recreation. Ultimately, the implementation of these goals will be achieved through the identified policies and actions enumerated below. The goals form the framework to achieve the CPMP vision statement. The CPMP goals are:

- **Maintenance, Design & Facilities:** Provide attractive and sustainably maintained parks, trails, playgrounds and other amenities to meet the existing and emerging needs of residents and visitors of all ages and abilities while providing unique and interesting experiences that encourage repeated use.
- **Conservation & Stewardship:** Protect natural resources, wildlife habitat, and the environment.
- **Connectivity & Access:** Provide parks with convenient access to parks, open spaces, and common areas.
- **Community & Interaction:** Engage the community in a manner that maximizes involvement and support.
- **Sustainability & Partnership:** Further develop the relationship between BOD, CPC and MPHQA staff to establish, maintain, and operate community resources in a cost effective and sustainable way.

Based on evaluating the 2012-2017 CPMP plan, input from the Mountain Park community survey and feedback collected at the Town Hall meetings, the CPMPTF carried forward seven areas as priorities to evaluate current and future maintenance, improvement and resource allocation needs. Through analysis of community survey results, feedback from the August Town Hall meeting and extensive CPMPTF team discussions, the following areas were prioritized in order:

1. Control of invasive plants
2. Grass areas, both large (parks) and small (strips along streets)
3. Playgrounds and parks
4. Tree types and maintenance
5. Wildlife habitat enhancement and open space preservation
6. Entrance monuments and trail signage
7. Viewpoints and vistas

It is important to note the CPMPTF believes that none of the Priority Areas stand alone; rather they exist as a natural system. Making changes to one often impacts another. Further, what is important now may not be as important in the future. Therefore, it will be up to the CPC (or CPMPTF) and MPHQA staff to create and propose annual operational plans to address as many priorities as policy, financial and people resources allow.

When developing the recommendations to the board, the following criteria was explored for all of the Master Plan priority areas: (the criteria was given equal priority and exploration; they were not weighted for the overall plan)

1. Safety and Accessibility
2. Cost and Financial
3. Time to Implement
4. Neighborhood/Member Impact
5. Environmental Impact
6. Compliance/Legal Impact
7. Quality of Life Impact (tied to 2019 MPHQA Board Strategic Plan)
8. Sustainability and Maintenance

Overarching priorities such as how to continue the management of encroachment issues on Mountain Park Common Property, education and ongoing communication to Mountain Park residents regarding the common properties and fiduciary responsibility for the common properties, including all maintenance requirements and proposed capital improvements, were also considered and will be included in this Master Plan. Policies addressing each “big picture” priority task will be recommended for development and implementation by the Board with assistance from MPHQA staff and advice from counsel. These priority tasks will be incorporated in to this Master Plan and annual Landscape Stewardship plans as they are implemented and put into effect.

Progress Reviews, Annual Planning and Community Input

During the evaluation of the 2012-2017 CPMP plan, the CPMPTF determined there is an opportunity to better monitor and

review the progress of the 2019-2024 Master Plan on an on-going basis. Just as many aspects of the common property are living organisms, this document should be updated and managed more like a living document. Upon implementation of this plan, the CPMPTF is proposing that either the CPC or CPMPTF has the responsibility for partnering with MPHOA staff to review progress and update the plan at least annually. The group responsible for annual reviews will provide an update to the Board to inform and improve future planning.

Further, the CPMPTF recommends the MPHOA Common Property web page serve as a resource to keep the residents of Mountain Park informed about the process and offer an opportunity to give input. Throughout the implementation of the 2019-2024 CPMP it is critical that we continue to verify the content of existing data and clarify the information that we collect as current and relevant. Additionally, it is important to provide the members opportunity for input when prioritizing the efforts of developed in the CPMP annual plans as needs arise and change.

Community input and engagement is critical for future CPMP success. Engagement should be designed to facilitate as much two-way communication between members and MPHOA staff as possible. Options include, but are not limited to: member surveys, educational Town Hall Meetings on specific topics, community action groups, volunteer opportunities and periodic written updates via HOA newsletters, President's Messages and target email. Some members of the 2018 CPMPTF would consider leading efforts to address targeted objectives with Board support and additional community engagement. Development of community engagement activities and communication strategies should become the work of the CPC or CPMPTF, should they be asked to continue with ongoing implementation of this plan.

This CPMP acknowledges the ongoing efforts by the MPHOA and BOD to develop reasonable policies that govern the common properties and other resources. The requirement to manage both staff resources and financial resources to implement any portion of this CPMP remains the responsibility of the Board. The CPMPTF members developed the information contained in this CPMP in cooperation with the Board and may remain in an advisory role as needed.

Master Plan Format

The CPMP defines foundational elements identified as Priority Tasks. Each Priority Area addresses the unique needs of the area through the lens of the Master Plan format:

- Overview & Current State
- Discussion of Pros/Cons
- Neighborhoods Impacted
- Master Plan Goals, Policies & Actions
- Recommendations to the Board
- Exhibits and an Appendix

Note: not all the Master Plan format elements were relevant for all priorities. Some required slight adaptation. Rather than follow a format that did not fit every priority area, in some cases formatting was adjusted or omitted.

2018 Master Plan Document Development Timeline

- April—Board Approved Master Planning Task Force Charter
- April—Volunteers were solicited and submitted applications for consideration
- May—Master Planning Task Force volunteers selected
- June—Master Planning Task Force met, June 6th and 20th
- July—Subcommittees were formed with Task Force members leading data collection and current state research
- July—Master Planning Task Force met, July 11th and 18th
- July—Community Survey was developed and administered via HOA email list to approximately 1,200 members and residents; it was open from July 23rd to Aug. 15th; over 225 people responded
- August—Master Planning Task Force met, August 1st and 15th
- August—Town Hall Meeting, Aug. 29th
- September—Master Planning Task Force met Sept. 5th
- September—Task Force member began compiling data and information to develop Priority Area drafts
- October—Task Force met October 3rd and 10th
- November—Document compiled by MPTF and HOA Staff
- December—Document review and approval by CPC and BOD
- January—HOA staff develop operational plans for 2019

Community Outreach & Input

Overview of Outreach and Inputs

The CPMP outreach process was an opportunity to engage community members and solicit their feedback to help inform the recommendations. Community input not only helps Mountain Park evaluate existing conditions and current and future needs, but also identify opportunities from the perspectives of residents. Community input was gathered through a variety of methods, including a Town Hall community meeting, community survey/questionnaire, stakeholder interviews, department-wide meetings and supplemental information gathered through CPWR requests.

Community Survey/Questionnaire

One of the first tasks of the CPMPTF in July was to determine how to obtain more broad input from the HOA members and community. A subgroup of task force members formed a team to develop the content of the survey based on the format of the 2012 plan. Seven areas were identified as priorities to evaluate current and future maintenance, improvement and resource allocation needs within the current 2019-2024 CPMP. (*For more information, see Master Plan Goals and Priority Areas*). The CPMPTF did not intend for the survey to be publishable research. Rather, we were simply trying to engage the community to get feedback about where members had the most concerns about the common property.

The CPMPTF worked closely with HOA staff to send an email invitation to participate in the survey to the approximate 2,000 voting members and email addresses other residents. The Mt. Park HOA website also included the link for the six weeks the survey was open in the summer of 2018. 328 members and residents responded, and the results are included in Appendix C & D.

Brief Summary of Community Survey Observations

The following observations were gleaned from the Community Survey open to residents between July-September 2018. *Graphs of the survey can be found in Appendix C and community responses can be found in Appendix D.* Below are a few of the CPMPTF observations from analysis of the survey results.

- Members ranked invasive plant management as the most important, while vistas were least important.
- For livability and beauty, members ranked grass areas and playgrounds and parks as top priorities; vistas were last.
- Resident responses indicated the greatest dissatisfaction with maintenance of the following three areas: weed and invasive species abatement, landscaping with woodchips and plants, and trees.
- More than half of respondents use trails daily or weekly and parks at least monthly.
- When asked about budgeting, residents' top priorities were trails and pathways, weed management and parks and playgrounds maintenance.

Town Hall Community Meeting

The meeting was held on August 29th, 2018 in the Hawthorne Room from 7-8:30pm and approximately 50 community members, MPTF members and MPHOA staff attended. The strategy of the task force was to create a two-way dialogue with community and seek quantitative input using the community survey results. Further, the format was a method to dig deeper into the feedback and clarify exactly what was most important to the community. The Town Hall community meeting asked residents to assist the CPMPTF in establishing priorities by sharing thoughts, observations and concerns regarding common property. The meeting agenda is below:

1. Overview purpose of Town Hall meeting and CPMPTF
2. Overview survey results
3. Validate/collect input on CPMPTF decision criteria
4. Collect input on community priorities (small group breakout; focus groups)
5. Share opportunities for volunteering within the CPCMP
6. Collect input from participants to assess meeting format and content

During the small group breakouts, each of the CPMPTF members had reviewed the survey data and prepared questions to help clarify the survey results using a focus group format. This provided an opportunity for each priority area to be explored more deeply by the CPMPTF assigned to specific priority areas.

Invasive Species on Common Property

Overview and Current State

Mountain Park HOA common property can be categorized as mixture of Upland Mixed Conifer–Broadleaf Forest and Landscaped Common Areas–Playgrounds–Open Lawn. Landscaped areas (43 acres) are found predominately in park areas, around monuments, and around the Clubhouse.

With the exception of some incursion of European hawthorn (*Crataegus monogyna*), much of the upper story foliage in Common Property areas is native habitat. The understory, however, is dominated in many areas by aggressive non-native invasives, including English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), Himalayan blackberry (*Rubus armeniacus*, *R. discolor*, *R. procerus*), Traveler's joy clematis (*Clematis vitalba*) and Herb Robert (*Geranium robertianum*).

While all of the above plants are invasive, English ivy, Himalayan blackberry, Traveler's joy clematis and Herb Robert are also identified by the Oregon Department of Agriculture's State Weed Board as B listed noxious weeds. Designated noxious weeds are top priorities for state weed control programs under ORS 569.615. Eradication or containment of B listed weeds is considered difficult because of the wide territory affected. ODA recommends that B listed weeds be controlled by intensive, limited control on a case-by-case basis, with biological control preferred when available.¹ Unfortunately, for the four invaders referenced above, there are no approved biological control agents available.²

Because of the rapid spread and thorough establishment of noxious weeds on private, state, and federally owned lands in Oregon, noxious weeds have been declared by ORS 569.350 as a "menace to public welfare." All state residents are responsible for the eradication of these plants.³

Economic and Environmental Impact of Noxious Weeds

The Oregon Department of Agriculture uses four criteria used to determine whether or not a specific invasive plant has a deleterious economic and environmental effect on the environment. These are:

- a. If the plant species causes or has the potential to cause severe negative impacts to Oregon's agricultural economy and natural resources.
- b. If a plant species has the potential to or does endanger native flora and fauna by its encroachment into forest, range and conservations areas.
- c. If a plant species has the potential or does hamper utilization and enjoyment of recreational areas.
- d. If a plant species is poisonous, injurious or otherwise harmful to humans and/or animals.⁴

In Mountain Park, "b" and "c" represent the areas of greatest concern with regard to common property. The presence of English ivy in particular is so prevalent that it is virtually unavoidable on large swaths of common property. In the survey of members conducted as part of this task force's information gathering, respondents who included comments about invasive plants almost universally mentioned ivy specifically as a plant in need of reduction or eradication. Reasons given ranged from dissatisfaction with the appearance of common property to its encroachment on private property to concern for preservation of native habitats.⁵

Discussion of Pro/Con (Content Tied to MP Criteria Below)

Safety and Accessibility

Invasive plants like Himalayan blackberry, English Holly and English ivy contribute negatively to the safety and accessibility

¹ Noxious Weed Control Program, "Noxious weed policy and classification system 2017" (Salem: Oregon Department of Agriculture, 2017), 4.

² Max Bennett, "Managing Himalayan blackberry in western Oregon riparian areas" (Corvallis: Oregon State University Extension Service, 2007), 8; Extension Service, "Invasive weeds in forest land: English ivy" (Corvallis: Oregon State University, 2008); and Noxious Weed Control Program, fact sheets for *Clematis vitalba* and *Geranium robertianum* (Salem: Oregon Department of Agriculture, n.d.).

³ Noxious Weed Control Program, "Noxious weed policy and classification system 2017," 1.

⁴ Ibid, 3.

⁵ MPHOA Common Property Master Plan Task Force, "Survey of members," unpublished data as of 8/10/2018.

of common property areas where they are prevalent. Blackberry's thorns and impenetrable thickets can injure hikers and dogs who might venture into the thickets. English Holly's sharp leaves also cause irritation to hikers and pets. English ivy monoculture areas encourage undesirable rodents like the brown rat (*Rattus norvegicus*)—also invasive—which can carry disease.

Cost/Financial

The cost of invasive plant removal is high in both man hours and in cost for replacement plants. However, the pervasiveness of invasive plants lowers the aesthetic value of MPHOA common property and undermines its reputation as "Nature's Neighborhood." While this can be viewed as an intangible cost, it can negatively affect resale home values and imperil the neighborhood culture MPHOA is trying to create.

As of early 2017, MP Common Property Committee current practice is that chemical herbicides are not to be used on common property in any capacity. In summer 2018, the Landscape Stewardship Director estimated that his staff of seven spends 20% of their work week dealing with invasive plants on common property. At 6,720 staff hours per year, this is a significant investment of MPHOA staff resources.⁶ Unfortunately, in spite of this substantial commitment of time, it is apparent that the prevalence of invasive plants, already a problem at the time of the 2012 Master Plan, has only increased on common property.

Accordingly, it is recommended that judicious use of chemical herbicides in select areas should be reconsidered as one component of an aggressive program to eradicate or substantially reduce the presence of invasive plants on common property. At the same time, potential environmental effects to flora, fauna and surrounding water sources should be carefully considered after review of the scientific literature and prior to any work beginning. This recommendation does not extend to everyday maintenance by the Landscape Stewardship Department in dealing with weeds; it is only to be employed as a tool of last resort in areas of large-scale infestation of invasive plants where mechanical removal would be difficult or impossible.

Time to Implement

The amount of time needed to implement a plan for reduction of invasive plants in MPHOA common property is significant due to the pervasiveness of most of the species listed in the overview. The plan would require implementation over several years, with regular checks on areas of removal to prevent re-infestation. Recommendation would be that the Common Property Committee, working with the Landscape Stewardship Department, identify priority areas for removal based on high visibility and/or high value habitat. Removal provides an opportunity to engage members at "ivy pulling parties" in targeted areas.

However, in large and less visible areas of Mountain Park, the most expedient way to significantly reduce the presence of both English ivy and Himalayan blackberry, the primary invaders of common property, is to use a combination of mechanical and chemical methods. Correct and careful application of chemical herbicides over a period of three years, combined with regular checks for re-infestation and replanting with native plants, has the potential to reduce the infestation of these weeds by 99%. Established best management practices for the application of any chemical herbicides should be consulted. (See E) The amount of staff time freed by eliminating the need for frequent trimming of ivy and blackberry from the sides of trails, trees and landscape beds will more than make up for the time and expense of killing them for good.⁷

Additionally, the combination of mechanical and chemical methods offers a significant success rate in a much shorter amount of time for less expense than do mechanical efforts alone. A 2017 bid for a one-time mechanical removal of invasive plants by an outside contractor for the 16-acre Tanglewood Park was over \$20,000 or \$1,250 per acre. In comparison, the chemical and mechanical eradication method over a 3-year period would cost between \$300 and \$500 per acre.⁸ This represents a significant savings in both money and staff time to MPHOA. For a further breakdown of the difference between costs, see Appendix F.

Member/Neighborhood Impact

⁶ At an average wage of \$21/hour including benefits, 6,720 staff hours costs the HOA roughly \$141,200 each year just to keep invasive plants at bay, not to make any significant dent in their removal.

⁷ Justin Cooley, Invasive Species Program Coordinator, Yamhill Soil & Water Conservation District, email correspondence, 22 Aug. 2018.

⁸ Ibid.

In the recent MPHOA member survey about common property, the majority of respondents ranked control of invasive plants as one of their primary concerns and indicated that removal of invasive plants should be a community priority. Invasive plants have a visual impact in all areas of MPHOA, including roadways, Clubhouse grounds, parks and paths and trails, and it is not generally seen as a favorable impact.

Environmental Impact of Invasive Plants

All six of the invasive plants mentioned in the Overview and Current State section are ranked as having high impact or medium-high impact on native habitats.⁹

On the positive side, both ivy and blackberry can help reduce erosion of streambeds in riparian areas, although native plants are considered a superior choice. Blackberry groves create nesting and security zones for birds, rabbits and other small animals.¹⁰ Although both ivy and blackberry are sometimes viewed positively for their ability to help prevent soil erosion, particularly in steep terrain, in actuality neither is superior to native plants. In fact, ivy has shallow roots, which can increase problems with slope failure on hillsides: when water runs under the ivy mats, entire areas of ivy and soil can slide downhill.¹¹

Despite a few positive aspects, the overall impact on the environment from the prevalence of non-native invasive plants is enormous. Low-growing plants overtake natives and tend to create monocultures. This lack of plant diversity imperils native birds and animals. Creeping plants like ivy and clematis climb up trees. Over time, the weight of the invader can pull the tree over. Invasive plants can alter the chemical composition of the soil, degrading it for native plants and animals. Eliminating native plant biodiversity eventually can lead to the extirpation of native invertebrates, fungi and other species higher up the food chain. This can cause irreparable harm to habitat areas.

While there are many different methods of removal for invasive plants, they vary in their effectiveness. (See Appendix G) For removal of ivy and blackberry, the most effective option is a combination of mechanical removal (people-power) and herbicide application. Mechanical removal alone is actually not the best method for preserving habitat since it requires more aggressive digging to eliminate roots. This can disturb the soil and destroy the dormant seed bank under the monoculture. With a careful combination of mowing and herbicide application, the seed bank will respond once the area is cleared, releasing all the native plants that were present prior to the invasive plants.¹²

Environmental/Health Impact of Chemical Herbicides

The chemical herbicides most widely used to control English ivy and Himalayan blackberry are triclopyr and glyphosate. In December 2018 to follow up on the discussion from the CPC Document Review, Barbara Auburn and Kevin House visited Tryon Creek and interview staff to begin the identification of local best practices which are summarized in Appendix H, while other scientific resources are listed in the resource section. While any chemical has the potential for damage to environment and health if used incorrectly, both triclopyr and glyphosate are considered relatively low risk to both flora and fauna. It is vital to consider the properties of the surfactant used to mix the chemicals before application, as some of them can be harmful to plants and animals.

Compliance and Legal Impact

MPHOA should remain current on the state's noxious weed control projects in order to plan projects in conjunction with state goals, as well as to apply for any funding available from the State of Oregon for projects that aid those goals. Additionally, if MPHOA decides to incorporate chemicals into the plan for invasive removal, federal and state guidelines regarding their use must be followed as applicable.¹³

Quality of Life Impact (ties to Board Strategic Plan)

Many residents cite the paths, trails and parks as a part of what attracted them to this neighborhood. Being able to access the urban forest right outside your door is an asset, and the tree canopy itself provides shade and cooling to our part of Lake Oswego. Having the native habitat overrun by invasive plants lessens the value of MPHOA as an attraction to residents,

⁹ Native Plant Society of Oregon, Emerald Chapter, "Exotic gardening and landscaping plants invasive in native habitats of the southern Willamette Valley" (n.p.: Native Plant Society of Oregon, 2008).

¹⁰ Bennett, 1.

¹¹ Extension Service, "Invasive weeds in forest land: English ivy," 1.

¹² Cooley, email correspondence.

¹³ Bennett, 14.

potential residents and guests. Indeed, a third of respondents to the 2018 Common Property Master Plan Task Force member survey were dissatisfied with the current status of weeds and invasive plants on common property.¹⁴

At the same time, many residents are concerned about the environment and the potential safety hazard of incorporating chemical herbicides into any plan to rid the property of invasive plants. Concern extends beyond people and pets to the native flora, fauna and water quality. Educating members about any chemicals to be used and giving ample notice of where and when work is to occur is vital to getting member support.

Sustainability and Maintenance

As with the cost of implementation, sustainability and maintenance of areas cleared of invasive plants is substantial, particularly in the years immediately following clearing. Regular maintenance of replacement native plants will be necessary to ensure survival and establishment. In areas without ready access to irrigation, this could be cumbersome. Additionally, areas will need to be checked for any rogue invasive seedlings or survivors for at least a few years after removal, in order to ensure that the plant has truly been eradicated. In areas where quick eradication is impossible (like with English ivy), priority trees will need to be identified and ivy cleared annually in an established radius around the tree in order to prevent it from climbing. Regular mowing in areas bordering pathways will prevent ivy from spreading and propagating via seed dispersal.

Neighborhoods impacted

Currently in 2018, all common property areas of MPHOA suffer from some degree of infestation by invasive plants. Manicured park areas such as Nansen Summit have the least percentage of impacted land, while the forested areas and along trails and paths have the most. English ivy is by far the predominant invasive species present. Other invasive plants like Himalayan blackberry and Herb Robert thrive in full sun and are most visible along streets and walkways. Herb Robert quickly appears in areas where soil is disturbed but not replanted. The level of impact to common property cannot be understated as it encompasses each and every corner of Mountain Park.

Recommendations to Board

- a. Common Property Committee, in conjunction with Landscape Stewardship Department, should identify priority areas throughout MPHOA common property for a structured, multi-year removal of invasive plants, particularly English ivy. Common Property Town Hall participants stated that they wanted to see small-scale success before large-scale projects are implemented.
- b. Continue to develop a comprehensive plan to address management of invasive species and replanting of cleared areas with appropriate plant species.
- c. Perform detailed cost/benefit analysis so that all options for removal of invasive plants are fairly considered. The MPHOA Board should be able to compare plans simply in order to best decide how to spend money and staff time. (See Appendix F)
- d. Provide adequate annual budget for application of chemical agents, methods of mechanical removal and replacement plants.
- e. Budget for enough staff in Landscape Stewardship Department so that treated areas can be carefully monitored for three years to ensure that areas stay clear of invasive plants.
- f. Identify high-traffic, visible areas where Landscape Department can establish test or showcase habitats to both beautify and educate residents about the importance of supporting native habitats. Provide opportunities for residents to assist in the purchase of plants for and maintenance of these habitats in order to encourage enthusiasm and knowledge.
- g. Implement regular volunteer work opportunities to remove invasive plants and assist in the reestablishment of native plants.
- h. Establish ongoing educational opportunities for MPHOA members to 1) understand the importance of reintroducing native plants into common property areas, 2) understand the reasoning, rationale and science behind selected methods of removal; and 3) understand the role their private property landscaping plays in creating a healthy plant and animal habitat in MPHOA.
- i. Coordinate effort to address invasive species with other HOA Committees (Architectural and Home Care). The Common Property Committee and Landscape Stewardship Department will not be successful without coordination

¹⁴ MPHOA Common Property Master Plan Task Force, "Survey of members."

between the groups. Policies for each committee should be reviewed and updated regularly to reflect a unified effort.

- j. Develop a method of communication to inform residents in different neighborhoods when work will occur and what will be done. Provide enough time for (and expect) feedback. The Common Property Town Hall revealed clearly that residents feel uninformed about landscaping work and would like the process to be more collaborative, particularly when it abuts their property and affects their privacy.
- k. Encourage members to participate in programs like the Audubon Society's Backyard Habitat Certification program.

More information about invasive species can be found in **Appendices E-H**.

Urban Forest

Overview and Current State

Mountain Park can be described as an urban forest comprised of well-established tree canopies, woody plant vegetation, riparian areas, sensitive habitat lands, parks, trails, and open spaces all located in and around urban development. Urban forests play an essential role in habitat ecology while helping to moderate storm water runoff, urban temperatures, rain capture, soil stabilization, capturing particulates in the air, sound mitigation, residential privacy, aesthetic beauty and the effects of pollution.

Urban forests provide a plethora of benefits to the community, wildlife, and environment. The presence of healthy mature trees increases property values, community aesthetics, and the health and vitality of the residents within the community. The urban forest also provides extensive wildlife habitat, generating a diverse ecosystem when and wherever the forest can resemble naturally-occurring old growth forest lands. Further, the presence of large urban forest tracts assists in the remediation of pollution by filtering the air and water as well as slowing the movement of storm water and soil erosion.

An urban forest differs from the typical forest by the demands made upon it by urban development and the population. The highest demands on the urban forest are generated by the human population who frequently alter it for aesthetic value, accessibility, infrastructure development, and safety. The unfortunate emersion of invasive species accidentally or intentionally introduced by the human population, results in one of the greatest strains on this beneficial natural resource by causing the premature loss of tree canopy and suppression of understory and successive growth.

The forest canopy of Mountain Park is comprised primarily of a mix of Broadleaf Deciduous and Evergreen Conifer trees at an estimated ratio of 7:3. It is comprised of many species including: Douglas Firs, Western Red Cedars, Western Hemlock, Oaks, Cottonwoods, Big Leaf Maples, Alders among others. Most of the canopy is approaching maturity or in decline and will require continuous efforts to maintain and establish successive generations.

Since the development of the first CPMP, our region has experienced warmer temperatures, lower rainfall and periods of drought conditions. In future years, it is anticipated these conditions of global warming will impact our existing urban forest and make it more difficult for younger trees to survive in these changing conditions.

Forest Management Should Continue Focus On:

- Invasive species removal
- Risk management and prevention
- Planting and maintenance of the forest
- Tree Inventory of MPHOA Common Property

The Landscape Stewardship Department in conjunction with the Finance Committee and Executive Director will need to develop annual plans to address cost, sustainability and maintenance issues.

Discussion of Pro/Con (Content Tied to MP Criteria Below)

Safety and accessibility

- Tree canopy should be maintained in such a way as to limit potential for negative impacts to personal safety and property damage.
- Dead or hazardous trees shall be pruned, reduced to wildlife snag, or removed when a potential for personal injury or property damage exists.
- Dead or hazardous trees shall be left intact when there is no potential for personal injury or property damage.
- Accessibility will be maintained on designated trails throughout the forested areas of Mountain Park.
- No additional accessibility will be made outside of the designated trail system in order to encourage the development and maintenance of a naturalized urban forest environment.
- New trails connecting green spaces and corridors may be considered to increase resident accessibility.

Cost/Financial

The cost of urban forest management varies depending on the task. Tasks that can be achieved and completed in house are usually more affordable than services provided by outside contractors. Particularly expensive items are aerial tree work and a proper tree inventory. Maintaining existing healthy trees is more cost effective than trying to mitigate ailing trees at the end of their life cycle. Life expectancy of urban forest trees is significantly reduced based on numerous factors, including invasive species, soil conditions, living conditions, management practices and others. The cost of replacing trees must be built into the Landscape Stewardship Department's budget. Expenditures include management, removals and replanting.

Implementation Timeline

Forest management activities are performed year-round. Certain tasks are seasonal or weather related (pruning, fertilizing, etc.), while others can be performed any time of the year (invasive species removal).

Neighborhood Impact

The urban forest is an asset for the whole of Mountain Park and should be treated as such. Trees provide aesthetic and social benefits for all neighborhoods.

Trees add beauty to spaces and screen unwanted views, reduce stress and enhance mental health, enhance community pride and increase recreational opportunities.

Environmental Impact

Urban forests improve air quality, sequester carbon, help with energy conservation by reducing the heat island effect from the sun, reduce wind, reduce stormwater runoff and provide wildlife habitat.

Compliance and Legality

Residents are encouraged to channel information about dangerous, damaged, injured or improperly planted trees to the LSD through the use of a CPWR. Tree assessment and risk management of urban trees need to be performed to enhance public safety and promote tree longevity. It is MPHOA's duty to evaluate three factors: the potential for tree failure, the environment and its contribution to failure, and the potential targets. Based on these factors risk assessment should be performed on an ongoing basis. Tree inspections, identifying trees that potentially pose safety to life and property, and actively removing and replanting the urban forest are important parts of an urban forest management plan.

Impact to Quality of Life

Trees have numerous benefits to improve the quality of life for Mountain Park residents. A properly managed forest is an asset, not a liability. Decisions related to urban trees should aim to achieve long term goals.

Maintenance and Sustainability

Because of numerous benefits of trees, maintenance of the forest should have the highest priority. The value of the forest is the biggest asset of MPHOA and should be treated as such.

Neighborhoods Impacted

Every neighborhood is impacted by the urban forest. Even residents not adjacent to forested sections are only a few steps away from it.

Recommendations

1. *Maintaining a Diverse and Healthy Tree Canopy*

While a number of urban areas are desperately attempting to create a tree canopy, Mountain Park has a well-developed canopy, but it requires attention and maintenance. It has been noted that many trees are on similar life cycles; that a significant number of trees have been damaged by topping for view; some trees are unhealthy or partially dead. Maintenance schedules and strategies for trees of need of attention must be created and kept current.

a. Main goals to maintain a diverse and healthy forest are:

1. Maintaining an optimum number of healthy trees; Landscape Stewardship Department (LSD) will maintain a count of the types of trees removed and trees replanted to insure a stable and diverse canopy.
2. The existing tree inventory of all trees on MPHOA Common Property should be continuously updated. A hard copy of the inventory should be produced. A modifiable digital copy with full access should be produced giving the Landscape Stewardship Department a tool for tracking the health, loss, and replacement of trees within

the urban forest.

3. LSD will maintain a written opinion of general tree health and probable longevity for the next five years. Special emphasis should be given to trees previously damaged by improper view trimming.
4. LSD should develop and report on strategies to discover, protect and treat trees with infestations and diseases.
5. Focus on replanting primarily native tree species in forested tracts and in sensitive areas.
6. Maintain or increase the current ratio of evergreen trees to deciduous tree species in our urban forest canopy, generating year-round aesthetics and maintaining resident privacy.

2. *Improving Canopy Health Through Tree Removal and Replacement*

- a. LSD will remove dead or dying trees at its discretion.
- b. LSD will list "topped" trees; determine degree of injury; plan for removal and tree replacement annually.
- c. LSD will decide on appropriate tree removal or trimming requests from submitted CPWRs.
- d. LSD will refer contentious CP issues to CPC at its discretion.
- e. LSD will remove debris for fire protection but may leave logs or spars.
- f. Ornamental trees may be planted as replacement trees in high visibility locations including monuments and trails.

3. *Tree Types for Diversification*

- a. LSD may adjust replacement tree type due to the impact of canopy shading on health and growth of newly planted trees.
- b. LSD will choose replacement trees from approved lists and will work toward an optimal ratio of native and non-native species to achieve a healthy urban forest in support of reducing impact of local emissions.
- c. LSD may plant several replacement trees to offset planting failure.
- d. LSD may use evergreen trees for canopy reduction when necessary.
- e. LSD will treat appropriate specimen and specialty trees, fruit, flowering, and bird-friendly trees in various planting locations.
- f. LSD will consider planting seasons and act as an HOA/community resource to provide advice based on tree variety.
- g. Replacement trees must be appropriate in type and height for the area.

4. *Community Outreach and Member Involvement in Specialty Tree Choice*

While the necessary expertise resides with the Landscape Stewardship Department, members can often provide valuable monitoring, observations, creative ideas and useful information and insights. The Department will stay current on any research and professional ideas that may prove useful to MPHOA Common Property and will maintain list of trees for replacement purposes approved by Lake Oswego when required.

Residents may have ideas involving specialty, flowering, fruit-bearing or animal/bird friendly trees. Tree gardens involving small evergreens with a seating area might be an example. Solicit member input about where paths could allow access to special trees. A newly appointed or existing CPC member will need to coordinate ideas with CPC and the LSD.

5. *Specialty Tree Common Property Master Planning Task Force Sub-Group*

- a. Action: A CPCMP specialty/specimen tree sub-group advised by LSD
 - To research and identify specialty/specimen trees to plant on Common Property
 - To find planting locations coordinated with path and trail accessibility and maps
 - To design and find locations for small-tree gardens with benches
 - To find funding and volunteer contributions for each project
 - Volunteer supported

6. *Community Outreach and Member Involvement in Vista Management and Maintenance*

Vista Management Common Property Master Planning Task Force Sub-Group

- a. Action: A CPCMP Vista sub-group advised by LSD
 - Create lists of hikers and walkers to act as scouts to find suitable vistas and viewpoints and note GPS.
 - Consult with LSD to help create plan to expand, improve, stabilize or delete list entries.
 - MPHOA will not remove or top existing trees to provide vistas. The height of new plantings shall be considered in locations where tall trees might impact existing vistas.

7. *Assessing and Reducing the Impact of Mt. Park HOA Emissions on Global Warming*

- a. Action: HOA staff should assess and consider options that impact emissions in future purchasing decisions
- Assess the impact of current operations and how they contribute to global warming
 - Ensure improvement in operations are do not adversely impact operational requirements including: productivity, workforce safety and finances
 - Explore the possibility of more responsible purchasing decisions to lessen the impact of operations on global warming

More detailed information on the Urban Forests of Mountain park can be found in Appendix I

Parks and Playgrounds

Overview and Current State

MPHOA believes that well-maintained, well-developed, and well-designed parks are engaging places that foster community involvement and interaction and attract users. Parks cover 43.23 acres out of the 185 acres of Common Property. Mountain Park currently contains five major named parks. However, based on location, importance and size there are additional areas within Common Property that can be categorized or designated as parks.

These parks usually contain forested sections, grassy areas, ornamental and native plantings, streams, trails, and assorted site furnishings. Park and site-specific background information can be found later in this section. Parks are a very important resource for the community. They provide recreational opportunities, connectivity between neighborhoods, wildlife habitats and community gathering places.

Parks are a combination of lightly managed natural areas and more intensively managed park-like grounds without road crossings. Light management implies trail maintenance and limited weed control, while more intensively managed areas are typically mowed periodically and require maintenance of play structures or other facilities. Most of the natural areas are lightly managed. The natural areas are typically comprised of native mixed conifer-deciduous forest dominated by Douglas fir and bigleaf maple. The shrub understory often includes one or more invasive species as dominants, with English ivy and English holly the most prevalent. More intensively managed sections host native and ornamental plantings including trees, shrubs and other understory species. Despite the presence of non-natives, these areas generally have some structural and species diversity, which provide the highest quality wildlife habitat in the HOA. Sections of parks are mapped by the City as both Sensitive Riparian Corridors and Tree Groves.

In general parks are in acceptable shape. Biggest challenges are:

- Aging, outdated, and insufficient play areas
- Existing trail conditions
- ADA Access
- Lack of site furnishings
- Presence of invasive species
- Aging urban forest
- Declining tree canopy

Site specific assessments and descriptions can be found in Appendix J.

List of Parks:

- Nansen Summit
- Icarus Loop
- Filbert Orchard
- Gutman Park
- Tanglewood Park
- Preakness Park
- Gress Park
- Cellini Park
- Touchstone Park

Discussion of Pro/Con (Content Tied to MP Criteria Below)

Safety and Accessibility

Parks are integral part of MPHQA's Common Property. Common Property should be safe and accessible for all members. The Landscape Stewardship Department continuously evaluates Common Property for risks and encourages all residents to report any concerns or issues via the CPWR system.

Cost/Financial

The cost to maintain parks and park infrastructure (playgrounds) are high. Cost includes invasive species removals,

plantings, utilizing IPM techniques, plant health care, tree care (pruning, maintenance, removal, planting), lawn maintenance (over seeding, fertilizing, aerating, lawn mowing), irrigation (water cost, irrigation system maintenance, upgrades, repair), associated landscaping equipment maintenance (repair, upgrade, wear and tear, fuel), yard waste removal and recycling cost and labor cost. The cost of upkeep and regular maintenance is built into the Landscape Stewardship Department Operations Budget. Large scale updates or improvements have been managed through the MPHOA Capital Reserves program.

Time to Implement

Timing of the implementation of landscape elements related to parks are dependent on need and available financial resources. Maintenance of existing assets are cyclical. Based on needs this can be monthly, seasonally, yearly or even longer. Large scale projects might take longer because of permitting and financial constraints.

Member/Neighborhood Impact

Parks are important community assets and MPHOA members list parks and playgrounds as one of their highest priorities for the livability and beauty of Mountain Park.

Environmental Impact

Existing parks do have an environmental impact. Turf and ornamental landscapes require more irrigation than comparable native plants and landscapes. Excessive watering necessary to maintain green lawns is detrimental to established trees. Overapplication of fertilizer can seep into groundwater, leach out and end up in creeks and streams. The Landscape Stewardship Department is aiming to find a balance that is acceptable to the residents and not detrimental to the environment. Existing park updates and/or new park developments should follow best management practices to minimize negative environmental impact and maximize community benefits.

Compliance and Legal Impact

MPHOA should continue to follow applicable rules and regulations pertaining to compliance. Risk assessment of parks and other infrastructure should be performed regularly to reduce liability of MPHOA.

Quality of Life Impact (ties to Board Strategic Plan)

Many residents cite the paths, trails and parks as a part of what attracted them to this neighborhood. Mountain Park's park system provides convenient access to the urban forest. The proper management of this natural resource is imperative to maintain a livable and environmentally sensible community.

Sustainability and Maintenance

Both sustainability and maintenance are clearly connected to cost and financial resources. Maintaining existing parks is a high priority for MPHOA. By developing and utilizing sustainable management practices — such as using native plants well suited for Pacific Northwest growing conditions — watering, fertilizing, pruning, plant health care and other maintenance costs can be kept within budgetary limits. Additions and improvements should be based on community input, cost benefit analysis and long-term sustainability.

Neighborhoods Impacted

Every neighborhood is impacted by the state and management of parks.

Master Plan Goals, Policies & Actions

The following goals were developed during the CPMP process to guide the future development and maintenance of parks and other recreational facilities. These goals are based on community input, direction from the Board of Directors and the Landscape Stewardship Department, and an understanding of current needs as well as emerging trends in recreation. Ultimately, the implementation of these goals will be achieved through the identified policies and actions enumerated below.

GOAL I. Maintenance, Design & Facilities

MPHOA will set a standard of maintenance for parks and other facilities with the aim of creating an engaging, long-lasting, safe, comfortable, attractive, and sustainable system throughout the community. With proper maintenance and adding/designing new elements, assets will attract and retain more users from the community. Maintenance and design should be responsive to the community's needs and open to community input. Community involvement will improve the

community's confidence in the HOA to not only maintain the parks properly but to also manage and improve the existing resources.

Based on surveys and comments, the HOA community has indicated a desire for improvements in quality, maintenance, and amenities at existing parks. Some of these improvements are more focused on sustainability, such as conserving resources, creating habitat, better managing the urban forest and others. Other desires focused on creating attractive and interesting parks, playgrounds and other amenities.

POLICY A. Maintain and upgrade parks and facilities with sustainable features and best management practices. Use native, drought-tolerant planting that enhances biodiversity.

ACTION 1. Focus on invasive plant management.

ACTION 2. Use sustainable landscaping design and maintenance practices to conserve water, prevent erosion and runoff, and

ACTION 3. provide habitat and food sources.

ACTION 4. Use native plants that are well suited for the site.

ACTION 5. Use water conserving practices to reduce potable water use.

POLICY B. Renovate, maintain and design parks and playgrounds to be attractive and functional, increase longer-term use, optimize space, and enhance the unique identity for each park.

ACTION 1. Enhance man-made and natural settings when renovating parks. Use appropriate site furnishings, landscaping, and pathways where applicable. Highlight key natural features in the design.

ACTION 2. Consider design features and site furnishings that add character and are not replicated in other locations.

ACTION 3. Create colorful and artistic expressions of landscape and garden designs where feasible, especially in high visibility areas.

ACTION 4. Incorporate interpretive signage to highlight elements within parks.

ACTION 5. Create a signage program and other features that help maintain a united identity for Mountain Park.

ACTION 6. Evaluate existing garbage collection policies within the parks.

ACTION 7. Invest in quality materials and newer designs, technologies, and products that will use fewer resources over time and ensure that preventative maintenance schedules are followed to maintain their appearance and function.

POLICY C. Consider unmet needs of the community in addition to meeting needs of the surrounding neighborhood. Accommodate new and emerging trends.

ACTION 1. Inform residents about addition, modification, or removal of facilities.

ACTION 2. Evaluate bike usage within parks and trails.

Evaluate the need for drinking fountains and other facilities in the parks.

ACTION 3. Consider increasing the uniqueness of each type of recreational facility located in a park.

Evaluate opportunities to host community events and programming.

POLICY D. Develop playgrounds that meet a broad range of physical, creative, and social needs for all demographics.

ACTION 1. Renovate and maintain playgrounds to create more unique and interesting play experiences.

ACTION 2. Assure accessibility and safety on all playgrounds.

POLICY E. Improve community understanding of park rules and activities.

ACTION 1. Evaluate and rework park elements to support desired activities.

ACTION 2. Develop unified rules and policies regarding park uses (off-leash dogs, littering etc.).

ACTION 3. Develop a volunteer neighbor/park host program to help care for open spaces and community parks.

POLICY F. Seek opportunities to enhance dog use experiences while minimizing conflicts with other park uses and wildlife.

ACTION 1. Clearly assign rules and etiquette to minimize conflicts. Educate users of the importance of cleaning-up waste to reduce impacts to the park and surrounding property owners.

ACTION 2. Investigate the possibility of creating a fenced off-leash dog use area in an underutilized common area. Educate users about leash and dog access laws.

GOAL II. Community & Interaction

Parks and other public spaces will encourage and support play, health, and interaction. The physical infrastructure of parks and facilities will support and promote community engagement. Parks will provide opportunities for people to engage in activities together as well as to be active independently. The management of parks, trails and other resources will encourage interaction between stakeholders and engage the community in a manner that maximizes involvement and support.

POLICY A. Continue to improve community outreach and communication.

ACTION 1. Publicize park programs and other facilities.

ACTION 2. Engage the public to gain input for community needs.

ACTION 3. Evaluate the need for new outdoor facilities such as fitness, bouldering and/or climbing wall, bike amenities, off-leash dog use areas, basketball court, outdoor game tables, playgrounds appropriate for toddlers and children, exercise equipment, community gardens, picnic areas, rope courses and others.

ACTION 4. Provide opportunities for classes, tours and other group activities.

GOAL III. Connections & Access

Mountain Park envisions an integrated park system with clean, convenient access to parks, open spaces, and trails. The network of these natural resources provides access and connectivity across the community. The park system creates opportunities for recreation, a buffer from the more urban environment, a means for alternative transportation, and is a great community resource. Parks and trails embody Mountain Park's unique place as Nature's Neighborhood. In many areas, trails provide the only continuous link between neighborhoods. All neighborhoods and residents should have equal access to quality parks and facilities, so it is crucial to provide easy access to these resources. MPHQA's network of parks, trails and open spaces will remain accessible to residents and visitors of all ages and abilities. Access to the open spaces will be maintained and efforts will continue to ensure that use of these areas neither diminishes the quality of the experience nor degrades the environment. MPHQA will continue to seek new opportunities to provide and enhance connections and access for recreation and support an active and healthy lifestyle.

POLICY A. Continue to integrate, expand, and improve the connective and accessible network of parks, open spaces, and trails.

ACTION 1. Continue to seek opportunities to enhance recreational corridors and extend network connectivity.

ACTION 2. Communicate with the City of Lake Oswego about pedestrian access, crosswalks and other safety improvements.

ACTION 3. Provide and maintain trails within parks and appropriate open space areas.

ACTION 4. Develop trailhead locations. Trails will have informative maps and signage.

POLICY B. Distribute recreation amenities evenly throughout the community.

ACTION 1. Continue to seek opportunities to convert common areas in certain neighborhoods into mini parks 1) in areas that lack existing parks in close proximity or on 2) underutilized land.

ACTION 2. Evaluate all land, regardless of size, for the development of small parks and/or trails.

POLICY C. Improve accessibility for all users to all parks and facilities.

ACTION 1. Improve access for disabled users. Consider improvements to increase access for disabled users.

ACTION 2. Consider the needs of seniors in circulation and park design.

ACTION 3. Create multigenerational play spaces.

ACTION 4. Evaluate the interest in community garden space.

POLICY D. Protect, maintain, and enhance publicly accessible Common Property to ensure a safe, quality appearance is maintained. Provide recreational and educational experiences that reflect the unique sense of place and identity of Mountain Park.

ACTION 1. Ensure staffing-levels are adequate to maintain and improve Common Property.

ACTION 2. Evaluate existing rules, policies, and programs to ensure they promote a safe and clean environment; develop new ones as needed.

ACTION 3. Ensure existing facilities and site furnishings are updated and new ones are added in a manner that ensures a quality appearance that maintains continuity over time.

ACTION 4. Continue to partner with agencies, organizations, and community members to keep parks, open spaces and green belts well cared for and attractive.

ACTION 5. Maintain and improve access to, and the recreational value of, parks, trails and open spaces, ensuring that new uses, facilities, or site furnishings do not diminish their qualities and natural resources.

GOAL VI. Management & Partnership

The HOA's goal is to maintain, establish and operate parks, trails and other facilities in a manner that is cost effective and manageable while engaging the community to maximize involvement and support. Well-managed parks, facilities, and programs attract more use and participation from residents, which helps to generate community support for the HOA's Common Property. MPHQA will strive to partner with the City of Lake Oswego and other stakeholders to provide recreation and natural restoration services to improve usability and availability to all users.

POLICY A. Administer parks, trails and other facilities to deliver quality services.

ACTION 1. Develop maintenance and safety standards for parks and facilities. Evaluate staffing to achieve goals.

ACTION 2. Work with the Common Property Committee to establish annual goals and maintain short-term and long-term priorities for capital improvement projects.

POLICY B. Partner with the City, Metro and other stakeholders to provide excellent recreation services, improve usability and availability to all users. Use partnerships to manage priority issues such as invasive species management, short- and long-term improvements and projects.

ACTION 1. Continue working with LOWC about sensitive land, mitigation and water quality issues.

ACTION 2. Develop departmental connections with the City of Lake Oswego and Metro.

ACTION 3. Establish working relationship with other entities such as WMSWCD and CSWCD.

ACTION 4. Explore opportunities with private, nonprofit, and governmental organizations.

POLICY C. Evaluate existing and future funding mechanisms for the maintenance and operation of parks, open spaces, trails, and other facilities.

ACTION 1. Increase funding for parks.

ACTION 2. Develop and implement adopt-a-park programs and increase volunteer efforts.

ACTION 3. Consider prioritizing projects which draw use from residents and visitors.

ACTION 4. Evaluate budget and usage of fees. Should the evaluation of funding reveal a gap between what MPHQA can offer and what members require, propose new rates to reflect the costs of providing extra services.

Summary

The goals, policies, and action items developed during the CPMP process will guide the future maintenance and development of the MPHQA's parks, open spaces and trails. Many reflect long-standing goals and others are based on community input, direction from the Board of Directors, the Common Property Committee, and an understanding of current needs as well as emerging trends in recreation. The action items represent the broad spectrum of values, needs, and desires of the community. In addition to the overarching goals, policies, and actions just presented, specific recommendations for individual parks, open spaces, and facilities evolved out of the outreach process.

Recommendations

To serve as a proper guiding document for both short and long-term planning, the Parks and Playgrounds section of the master plan should actively investigate ways to communicate and seek input from community members.

Trails and Pathways

Overview and Current State

The Mountain Park trail system is more than 40 years old and the objective of this section is to develop and conduct a longer-term supported by shorter-term annual plans to keep the trails open and in good condition for everyone to enjoy for many years to come. The purpose of the Mountain Park HOA Trails and Pathways Assessment is to:

- Assess the current condition, including width and trail condition.
- Recommend improvements to the current trail conditions for a safer overall system.
- Recommend better connectivity to key destinations in and adjacent to the Mountain Park community.
- Recommend management and maintenance strategies as a guide to keep the system open and in good condition.

Currently there are over 8 miles of trails, sidewalks and paths providing connectivity and access. Trails vary with regards to surface, width, condition, accessibility and usage.

There are different trail and sidewalk surfaces in Mountain Park. They include asphalt, concrete, crushed rock and wood chips. Most of the trails are paved and these include the highest use trails. Some sidewalks are made of concrete. On gradual slopes crushed rocks are preferred to provide traction and reduce muddy slippery surfaces. Some trails utilize arborist wood chips as surface material mainly because of the difficulty to convert them to crushed rocks.

The Mountain Park HOA commissioned a study of the existing trails and pathways on the Common Property by Alta Planning and Design for the adopted 2012 Master Plan. The Alta report — Mountain Park Homeowners Association, Trails and Pathways Assessment — was used as a basis for an implementation program that is currently underway. The Landscape Stewardship Department updated this assessment and uses it for continuous maintenance and improvement projects.

The 2019-2024 Master Plan includes suggestions for City of Lake Oswego sidewalk improvements, continues trail maintenance and possible improvements. 2019-2024 policies follow and are addressed by the listed projects, maintenance standards and discussion. *Maps outlining conditions, locations of stairways and the development of a list of trails that are accessible to all are included in Appendix Q.*

Trail Signage

Feedback from the Community Survey and the Town Hall meeting revealed a concern about trail signage from members and residents. A detailed trail map was developed by Landscape Stewardship staff in 2018 to provide additional information about these resources, however additional directional signage would be helpful for walkers and assist with trail safety. The following recommendations should be considered when replacing or developing trail signage.

- Trail name
- Length
- Does it connect to other trails in system?
- Trail map (showing “you are here” and other trails)
- Trail difficulty
- Trail surface
- Points of interest along trail (leads to park, significant view, clubhouse, etc.)
- Style and branding should match other MP communications.
- Wheelchair/Stroller friendly

Discussion of Pro/Con (Content Tied to MP Criteria Below)

Safety and Accessibility

Most major trails are both safe and accessible. Some trails are inaccessible to strollers and for people with disabilities based on incline or the presence of stairs incorporated into their designs. Trail maps mark these locations.

Cost/Financial

The budgeting of the trails and pathways recommendations has been managed through the MPHOA Capital Reserves program. Trail maintenance is implemented primarily by staff, while trail updates and resurfacing work are contracted to

outside sources. This has been a successful model for improvements and maintenance. The length and complexity of the trail system requires a multi-year, segment-by-segment resurfacing and improvement schedule implemented by the Landscape Stewardship Department.

Time to Implement

The timing of trail improvements should be based on need and available financial resources. The age and extent of the trail system requires trail improvements and resurfacing on a rotational basis.

Member/Neighborhood Impact

Parks and trails embody Mountain Park's unique place as Nature's Neighborhood. In many areas, trails provide the only continuous link between neighborhoods. All neighborhoods and residents should have equal access to quality parks and facilities, so it is crucial to provide easy access to them. MPHOA's network of parks, trails and open spaces will remain accessible to residents and visitors of all ages and abilities. Access to the open spaces will be maintained and efforts will continue to ensure that use of these areas neither diminishes the quality of the experience nor degrades the environment. MPHOA will continue to seek new opportunities to provide and enhance connections and access for recreation and supporting an active and healthy lifestyle.

Environmental Impact

Existing trails have minimal environmental impact. Certain trail improvement activities such as replacement, bridge construction, and regrading might have an environmental effect. In these cases, consultation and working with the appropriate departments of the City of Lake Oswego is mandatory.

Compliance and Legal Impact

Work performed on trails through environmentally sensitive areas might require city permits. Well maintained and safe trails should reduce liability of MPHOA.

Quality of Life Impact (ties to Board Strategic Plan)

Mountain Park envisions a trail system with convenient access to parks, open spaces, and other community infrastructure. The network of trails should provide access and connectivity across the community. Trails create opportunities for recreation, a buffer from the more urban environment, a means for alternative transportation, and are a great community resource.

Sustainability and Maintenance

Effective trail maintenance is critical to the overall success and safety of any trail system. Maintenance activities typically include: pavement stabilization, landscape maintenance, facility upkeep, sign replacement, mowing, litter removal and painting. A successful maintenance program requires continuity and often involves a high level of citizen participation. Routine maintenance on a year-round basis will not only improve trail safety but will also prolong the life of the trail.

Ongoing trail maintenance likely includes some, if not all, of the following activities:

- Vegetation management. In some areas, visibility between plantings at trailside should be maintained so as to avoid creating the feeling of an enclosed space. Access for equipment, species along the trail and other variables will limit this effort.
- Clearing would give trail users good, clear views of their surroundings, which enhances the aesthetic experience of trail users.
- Understory vegetation within the trail shoulder should be regularly maintained and kept away from the trail edge.
- Vertical clearance along the trail should be periodically checked, and any overhanging branches over the trail should be pruned.
- Trail surfaces should be free of debris.

Neighborhoods Impacted

The connectivity provided by the trail network is important to all neighborhoods.

Recommendations to Board

1. Replace, extend and improve trails and trail connections.
2. Improve overall pedestrian and bicycle travel and safety by working with the City of Lake Oswego on coordinating connections to Mountain Park trails, installing pedestrian crosswalks, reducing speeds and including sidewalks and bicycle facilities as roads are repaved and restriped.
3. Implement both regulatory and wayfinding signage for trails.

Policy

Enhance trail programs, trails, and infrastructure.

Actions

- Maintain, improve, and enhance trails to provide for a range of uses. Develop new trails if feasible.
- Evaluate all trails' length, width, conditions, accessibility and uses to determine if they are appropriate for each location.
- Collect usage data through public process on existing trails and study opportunities for additions.
- Develop Standard Operating Procedures for trail management.
- Identify priorities in trail work and procure long-term proposals for sectional replacement to improve accessibility, safety, and overall trail quality.
- Investigate and acquire tools and equipment necessary for managing and maintaining trails and parks.
- Expand the trail network and connections and include providing access to underutilized areas.
- Seek partnerships with PCC, City of Portland and City of Lake Oswego, nonprofits and private property owners to improve network connectivity.
- Rate and assign trails with the difficulty level, rules, and etiquette and provide wayfinding markers with accurate distances.
- Incorporate natural features such as fallen trees or rocks for seating and to block ad-hoc trails.
- Realign trails or perform design improvements to address runoff, erosion, steepness of grade, and/or use conflict issues.
- Discourage human intrusion into sensitive wildlife habitats by appropriate placement of facilities, trails and signage.
- Conduct trail assessments that will inform and help plan for future maintenance projects, grant applications, and volunteer efforts and to increase the number of partnerships to help maintain the trails. Roots and low hanging branches should be addressed to maintain safety.
- Create and maintain sustainable design guidelines and maintenance standards for existing trails. Include soft and paved trail selection criteria.

Greenbelts and Open Spaces

Overview and Current State

Greenbelts and open spaces give Mountain Park its unique spin on Nature's Neighborhood. These areas can be found along major roadways, bordering streets and between private properties.

Greenbelts are Common Property areas of less than 15 feet wide. They run parallel to trails and roadways and are generally narrow with care taken to reduce barriers to sight distances at intersections. They also provide entrances to specific neighborhoods, comprise barriers between travel lanes, contain monuments and are planted and maintained with a professionally landscaped appearance.

Open Spaces are areas at least 15 feet wide and include grasslands, urban forests, and various water resources. They may include City of Lake Oswego Sensitive Land and Tree Grove or Heritage Tree designation overlays. In addition, easements or right of way may be included. Parks and residential areas may adjoin these areas so maintenance, new project designs and enhancements require permitting and consultation with the City.

Buffer Zones between common and private parcels are transitional areas between the HOA-managed common areas and private parcels maintained by individual landowners. Given the complex pattern of Mountain Park development over time, these buffers currently vary from being fully landscaped in both common and private areas (with virtually no change in vegetation) to having an abrupt edge between the two (i.e. densely vegetated natural area to mowed lawn).

Common Property greenbelts (common areas under 15 feet wide) and open spaces (larger areas of grassland and urban forest) should reflect the aesthetic and functional values of the community, while insuring resource conservation and environmental sensitivity.

Discussion of Pro/Con (Content Tied to MP Criteria Below)

Safety and Accessibility

These tracts of land provide access and should be accessible to all residents. Some sections are more accessible and safer than others. Trail safety can be a concern based on the location of Mountain Park and the steepness of it. There are certain areas that should have restricted access.

Cost/Financial

The cost of maintenance of greenbelts and open spaces varies. Some areas are much more visible hence require more time, money and energy to maintain. Maintenance of steep hillsides can be challenging based on accessibility and incline. Residents are encouraged to use CPWR form to alert the Landscape Stewardship Department about maintenance needs.

Time to Implement

High visibility areas are constantly worked on, so implementation time is reasonable based on LSD observation and scheduling. Again, the LSD encourages residents to use the CPWR system to alert the Department about needed maintenance.

Member/Neighborhood Impact

All neighborhoods contain greenbelts and open spaces. Residential properties that border Common Property adjoin the natural beauty of these lands providing enhanced livability and environmental sustainability.

Environmental Impact

Environmental impact of these areas depends on accessibility, usage, visibility, maintenance and existing vegetation.

Compliance and Legal Impact

There are portions of these areas that have been designated and are regulated by the City of Lake Oswego as Sensitive Lands (Resource protection and/or Habitat benefit areas), or Heritage Trees. There are constraints on individuals encroaching into the areas with plantings, projects or activities that limit access for other residents. Additionally, there are

constraints on MPOA encroaching into the areas with plantings, projects and activities.

Quality of Life Impact (ties to Board Strategic Plan)

Properly managed and maintained green belts and open spaces provide access to nature for residents and connectivity between neighborhoods.

Sustainability and Maintenance

Common Property greenbelts (common areas under 15 feet wide) and open spaces (larger areas of grassland and urban forest) should vary in their treatment based upon their location and adjoining functions. For example, bordering: trails, roadways, parks, wildlife habitat and or residential properties. Permits from the city and adherence to the following policies while managing these areas will maintain our community's appeal. Greenbelt and open spaces should be managed for conservation.

Neighborhoods Impacted

The whole of Mountain Park and every single neighborhood are impacted by green belts and open spaces. Often these areas provide connectivity between neighborhoods.

Recommendations to Board

1. Grassy areas should be assessed for use, prioritized, and converted (partially or fully depending on individual assessment) to landscape plantings to reduce hand mowing and water consumption and to improve the aesthetics of the landscape.
2. Demonstration sites for collection and filtering of rainwater in areas of natural drainage should be identified and managed accordingly.
3. By modifying the amount of managed turf area, it will allow for better use of resources, reduce rainwater runoff to Oswego Lake, provide for an aesthetic appearance along major roadways.
4. Naturalized and ornamental plant species appropriate to the site should be used and any tree removal or plantings should be in accordance with all City of Lake Oswego codes and ordinances.

Guidelines

- Protect the habitat and populations of native plant and animal species from uses that would degrade their wellbeing.
- Enhance locations and conditions of plants, wildlife and their habitats within greenbelts and open spaces.
- Evaluate location and investigate complaints regarding Common Property and address concerns where possible by including in ongoing work or by referring residents to appropriate city staff.
- Decrease access to designated areas through notification, education and project designs, in order to reduce conflicts between wildlife and humans.
- Where consistent with riparian and wetland protection, provide views or low impact access.
- Increase residential access to safe sustainable travel pathways and parks.
- Increase safety by maintenance of line of sight, lighting and traversable terrain where appropriate.
- Identify outside resources such as grants for "sensitive lands" conversion to off-set Mountain Park's costs. Set priorities for conversion (fully or partially) to landscape plantings.
- Prepare adequate maintenance landscape plans to address each planting area, including irrigation as necessary.
- Acquire all permits required for completion of the landscape plans.
- Install each planting with adequate low input irrigation necessary for establishment and long-term maintenance (if required).
- Utilize a mixture of naturalized and ornamental plantings of woody trees and shrubs, grasses and sedges, groundcovers and perennial plants suitable for each site. Only use annuals in irrigated areas.
- If mulch is required, use bark chips stockpiled by LSD and apply in a uniform consistency appropriate for the site.
- Maintain these areas utilizing an integrated management approach with a goal of low input and sustainable outcomes.
- Maintain a debris collection policy and continue to install new receptacles designed to prevent trash from subsidizing predator and pest populations.
- Protect areas from negative human activities and other impacts such as erosion, trampling, and litter.

More detailed information can be found in Appendix L

Habitats

Overview and Current State

Mountain Park is committed to protecting natural resources, native wildlife habitats, plant communities, and the environment. The HOA has a wealth of open spaces and natural resources to manage and protect. Natural areas provide the majority of wildlife habitats, but parks can also serve as habitat, food source, and shelter for numerous species and function as migrating routes across the greater landscape. Restoration plans will help identify, prioritize and implement long-term projects. Increased interest in environmental programs and education can help raise awareness of residents and visitors alike.

MPHOA will protect and conserve natural resources while providing opportunities for the community to both support and learn from the natural environment. Impacts from use will be minimized and additional efforts will be undertaken to restore natural habitats.

Wildlife Habitat

Protect, maintain and enhance habitat in open spaces that are important to native wildlife and native plant communities while controlling human access from greenbelts. Include protecting and preserving riparian corridors, wetlands and wildlife habitat within common areas owned by Mountain Park HOA. This may include increasing diversity of animal and plant species, increasing the area, and types of natural habitats, increasing the area devoted to natural habitats, increasing the capacity for storm water detention (e.g. in swales and wetlands) and surface water management, changing water quantity and removing non-native species.

Protect or provide wildlife, shelter, security, and food when making tree pruning and removal decisions, land clearance projects, and related Landscape Stewardship Department activities in Common Property areas.

Guidelines

- Protect areas in RP or RC districts which are occupied by adult, juvenile or newly born or hatched wildlife.
- Preserve tree groves designated as Habitat Benefit Areas (HBA) or Resource Conservation (RC) Districts.
- Maintain where possible, swales, wetlands and other drainage areas.
- Avoid, minimize, or offset impacts on wildlife and native vegetation while working in these areas.
- Leave snags and fallen trees in areas where they do not pose a fire or physical hazard, to provide cover and nesting sites for animals and nursery conditions for forest seedlings.
- Revegetate plants native to the specific habitat in common areas such as urban forests.
- Revegetate plants native to the specific habitat in buffer/setback areas adjacent to creeks and wetlands.
- Determine feasibility of re-introduction of aquatic species on Common Property in Mountain Park.

Master Plan Goals, Policies & Actions

POLICY A. Maintain and enhance natural habitats to increase biodiversity and sustain long-term ecological function.

ACTION 1. Understand and maintain the diversity of native plant communities.

ACTION 2. Understand and maintain the diversity of native wildlife.

ACTION 3. Develop and implement restoration work plans to restore natural processes and control invasive species.

ACTION 4. Improve habitat within parks, greenbelts and open spaces.

ACTION 5. Use native species occurring naturally on similar sites in ecological restoration projects when feasible.

ACTION 6. Maintain and expand tree canopy coverage and manage forest diseases, when necessary, to protect native biological diversity and critical ecosystem functions.

POLICY B. Manage greenbelt and open spaces for conservation and to minimize impacts from encroachments.

ACTION 1. Protect and enhance the habitat and populations of native plant and animal species.

ACTION 2. Protect, maintain and enhance habitat features that are important to native wildlife and native plant communities.

ACTION 3. Protect water bodies, including creek systems, riparian environments, and wetlands from uses that would degrade their value to their native species.

POLICY C. Support and seek funding for long-term projects.

- ACTION 1. Continue to partner with third parties such as OLWC and others to create projects to reduce stormwater runoff, sedimentation, and erosion.
- ACTION 2. Pursue reclaimed water, water capture, and water recharge projects to decrease erosion and sedimentation and conserve water such as Clubhouse landscape irrigation.
- ACTION 3. Continue to improve partnerships with local, state, and federal agencies and organizations to help address regional challenges such as habitat fragmentation, connectivity, invasive species control, etc.
- ACTION 4. Seek grant funding opportunities for specific projects but ensure funding is available to maintain restored areas in order to prevent issues from re-emerging after the project is complete.

POLICY D. Provide more environmental education to the public.

- ACTION 1. Provide youth with environmental education programs via the Clubhouse and playschool.
- ACTION 2. Provide interpretive programs for the public.

More information can be found in Appendix M.

Sensitive Lands

Protect Water Resources and Sensitive Lands *(Including creek systems, riparian environments, and wetlands.)*

The City of Lake Oswego includes a designation of Sensitive Lands as part of its Development Code. Sensitive Lands are either Resource Protection (RP) areas, which are primarily watercourses or Resource Conservation (RC) areas, which are regulated by City code to protect and enhance water quality and the welfare of wildlife. Sensitive Lands regulations are important for the maintenance of watercourses in RP Sensitive Lands Districts and RC Areas, including hydrologic management of RP District water flows, re-introduction of aquatic species, including amphibians in RC wetland areas, and maintenance of grasslands areas. For additional discussion, see Habitats section.

Sensitive Riparian Corridor and Tree Groves

The Tanglewood Park/Gress Park complex represents the largest contiguous natural area within MPHOA, including both lightly managed natural areas and more intensively managed park-like grounds without road crossings. Light management implies trail maintenance and limited weed control, while more intensively managed areas are typically mowed periodically and may require maintenance of play structures or other facilities. Most of this natural area is lightly managed and a large portion has been deemed by the City of Lake Oswego as sensitive land.

The natural area is typically comprised of native mixed conifer-deciduous forest dominated by Douglas fir and bigleaf maple. The shrub understory often includes one or more invasive species as dominants, with English ivy and English holly the most prevalent. Despite the presence of non-natives, this area has good structural and species diversity, providing the highest quality wildlife habitat in the HOA.

In addition, the City has mapped these contiguous parks with both Sensitive Riparian Corridor and Tree Grove overlays. The riparian areas are most accessible near the Preakness or Monticello trailheads, and from within Gress Park.

Recommendations to Board

The recommendations to the Board for the Master Plan are focused on the needs of Common Property. Any issues related to private property are considered outside the scope of this plan. *(See Appendix N for Board Approved Motion)*

- Conserve creek, riparian, and wetland resources in accordance with the City of Lake Oswego's Development Code.
- Complete pending and planned landscape construction within Sensitive Lands areas of MPHOA Common Property by obtaining permits from, engaging in consultation with and cooperating with the Planning Department of the City of Lake Oswego.
- Consult with the City of Lake Oswego as required. Specialists include: erosion control specialist, storm water quality coordinator, ecologist and engineer. This is generally a site and project specific analysis.
- Evaluate encroachment complaints and requests for potential impacts to watershed, stream, riparian environments and other issues such as erosion.
- Follow maintenance activities that reduce or eliminate potential impacts to watershed, stream, riparian environments and other issues such as erosion. Schedule routine maintenance and repair of MPHOA's existing legal structures and landscaping.
- Reduce erosion and sedimentation from roads and trails with additional plantings and proper landscape management techniques.
- Increase the number of bioswales to increase percolation, entrap and filter sediments, and reduce stormwater runoff from developed areas.
- Monitor the impacts from any implemented improvements to identify remediation solutions and to inform future decision making.

More information on Sensitive Lands can be found in Appendix O.

Monuments

Overview and Current State

Monuments are often the first physical manifestation of the Mountain Park brand. As such, the adage “you never get a second chance to make a first impression” would seem to hold true in terms of how we view, maintain and possibly refresh monuments in our community. This is particularly true of major entrance monuments, those that announce you are now entering Mountain Park. The ability to use these monuments as a branding opportunity, giving some hints as to how we want to be known, how we maintain our public lands, and the pride we have in a very special place, should be considered carefully in thinking about how we invest in these assets.

There is minimal sign usage on Mountain Park Common Property mainly limited to “trail posts” that announce a trail entrance, park signs (like Nansen Summit) that list hours, and a few signs that are used as enforcement tools (no parking, etc.). Recent signs posted in Tanglewood Park mark a significant new use of signs on Common Property, that being the use of signs to educate and inform about reasons behind work done to enhance an area within property boundaries.

Discussions within the CP Task Force, and with members of the Mountain Park community show an interest in enhancing the use of signs both as directional as well as educational tools to communicate with the community, allowing community members to better utilize the trail systems and understand the significance of work being done to maintain or upgrade Mountain Park lands.

While the community survey showed monuments were not a hot button issue when compared to other priorities, we did hear some very vocal concerns about monument maintenance and landscaping concerns both in written survey comments and at our Town Hall session. Addressing some of these concerns by implementing suggestions that follow would create a fairly simple visible demonstration of listening and acting on community input.

Additional current state information about MPHOA Monuments is found in Irrigation section, page 28.

Discussion of Pro/Con (content tied to MP Criteria below)

Safety and Accessibility

Enhanced use of signs would help users more easily navigate their way through Mountain Park without getting lost and possibly increase trail usage.

Cost/Financial

Costs could fall into both short term and long-term buckets. Cost of upgrading plantings and maintaining monuments are immediate and ongoing. Future costs, should there be a desire to refresh monument designs to better reflect the ethos of Mountain Park, would require budget additions.

Time to Implement

Again, both short term and potential long-term timelines. Short term in terms of commitment to consistent maintenance that includes attractive year-round landscaping and pruning to increase visibility. Long term in terms of exploring the power of monuments to enhance the brand and set Mountain Park apart from other areas as a great, unique place to live. This would require more research and could become a multi-year monument refresh program.

Member/Neighborhood Impact

Well-maintained entry monuments have a positive impact on all Mountain Park residents. Internal monuments can enhance the appeal of specific areas within the community. Any poorly maintained monuments effect the image of all of Mountain Park.

Environmental Impact

Minimal.

Compliance and Legal Impact

No known impact.

Quality of Life Impact (ties to Board Strategic Plan)

Pride in community. Potential impact on housing prices based on creating a unique, recognizable and desirable community brand.

Sustainability and Maintenance

This will vary based on types of plantings and whether a monument has irrigation.

Neighborhoods Impacted

All neighborhoods would benefit from a more robust sign program. Specifically, Nansen Summit, Walking Woods, Eagle Nest, Tanglewood, Parkridge/Greenridge Triangle, Touchstone, Cellini/Jefferson, Kingsgate/Cervantes.

Recommendations to Board

1. Prioritize entry monuments as brand enhancing elements for Mountain Park. Establish clear expectations around creating a year-round positive impression of the community through consistent plantings, pruning and maintenance of these areas.
2. Consistent with the Branding scope of work within the 2019 Strategic Plan, consider the use of a Branding Consultant/Professional to explore the value of community monuments on home prices within an area. If there is value, consider updating current monuments to better reflect the uniqueness of "Nature's Neighborhood".
3. Continue to support internal monuments by ensuring they are properly landscaped, visible and structurally maintained.

For a map of monument locations, see Appendix P.

Irrigation and Water Usage

Background

Mountain Park Common Property includes parks with extensive lawns, ornamental planting beds, roadside beds, monuments, traffic islands and Clubhouse landscape. Many areas are watered regularly with different irrigation systems.

Purpose

The Landscape Stewardship Department assesses and addresses current watering priorities and evaluates anticipated future needs on Common Property. Improper and unnecessary water usage is wasteful, expensive and causes more harm than good. Proper watering techniques and well-maintained irrigation systems use only the necessary amount of water to irrigate landscapes.

High visibility areas on Common Property are irrigated using potable water. Different locations have vastly varying watering requirements based on: soil texture and structure, plant material, exposure, slope and others. Managing irrigation in correlation with plant material and locations is important because water is a commodity, it costs money and we do not have an infinite amount available to us. Using the amount needed where it is needed is better for the plants as well.

The flora of watering locations is remarkably different, ranging from turf to mature trees, bulbs to shrubs and native plants to ornamentals. Water is a commodity; it costs money and MPOA does not have an infinite amount of water available. To balance this, irrigation is managed in correlation with plant material and location to conserve this resource. In addition, using the correct amount needed where it is needed is better for overall health of the plants and soil.

Currently monuments, traffic islands and other landscapes are irrigated between spring and fall. The Department prioritized watering in this order:

1. Ornamental landscapes around the Clubhouse
2. Freshly planted trees, shrubs and other plants
3. Irrigated traffic islands and monuments
4. Unirrigated monuments and traffic islands
5. Parks with automated irrigation systems
6. Unirrigated parks and landscaped areas
7. Others

Watering Trees and Shrubs

The goal is to provide enough water for these plants to ensure survival. Drought stressed trees and shrubs might not be aesthetically pleasing but will survive.

Using Mulch

Extensive usage of arborist wood chips helps retain moisture, keeping the soil cool and the roots protected.

Golden brown lawns

Even with adequate irrigation, turf on Common Property, as well as private property lawns, tend to go dormant and have a golden-brown color during summer months. In situations like this, the turf is dormant and not dead. In most situations, turf will return to its natural color once rain and cooler temperatures return.

Native Plants in the Landscape

Native plants are well adapted to local soil and climate conditions. Like the turf areas, they often turn brown and go dormant during extended drought conditions. Residents are encouraged to help report issues related to watering and irrigation. In their current state, existing irrigation systems are rated to good, fair and poor in the tables below. Poor systems need immediate attention.

For a list of Pacific Native plants navigate to <https://mtparkhoa.com/landscape-stewardship/> and check out the links under the Native Plants section. The lists are organized by exposure.

Irrigated Areas
Monuments

MPHOA Monuments		Irrigation & Maintenance		Irrigation Assessment
		MPHOA	Notes	
Tanglewood & Kerr West	Monument	x		Good
Tanglewood & Kerr East	Monument	x		Good
Churchill Downs & McNary North	Monument	x		Good
Churchill Downs & McNary South	Monument	x		Good
Touchstone & Kerr East	Monument	x		Good
Touchstone & Kerr West	Monument	x		Good
Kerr Pkwy & Grotto	Monument	x		Good
Hidalgo & Becket (PCC)	Monument	x		Good
Walking Woods Dr/ Stephenson	Monument	x		Good
Walking Woods Dr/ McNary	Monument	x		Good
Eaglecrest & Oriole Ln	Monument	x		Fair
Kingsgate Rd	Monument	x		Fair
Independence & Kerr	Monument	x	Hand watering	Good
Melrose & Fosberg	Monument	x	Hand watering	Good
Mountain View	Monument	x		Good
Touchstone & Carman West	Monument	x		Good
Touchstone & Carman East	Monument	x		Good
Kerr & Jefferson Northwest	Monument	Other Facilities		
Kerr & Jefferson Southeast	Monument	Other Facilities		
Monroe & Boones Ferry	Monument	Other Facilities		

Parks

MPHOA Parks		Irrigation & Maintenance		Irrigation assessment
		MPHOA	Notes	
Touchstone Park	PARK	x	Lawn	Fair
		x	Ornamental	Good
Nansen Summit	PARK	x	Lawn	Good
		x	Ornamental	Good
Gutman Park	PARK	x	Lawn	Fair
		x	Ornamental	Fair

Ornamental Landscapes

MPHOA Ornamental landscapes		Irrigation & Maintenance		Irrigation assessment
		MPHOA	Notes	
Clubhouse	Grounds	x		Good

Islands, Roadside and Planting Beds

MPHOA Islands, Roadside Beds (RSB), and Planting Beds (PB).		Irrigation & Maintenance		Irrigation assessment
		MPHOA	Notes	
Eagle Crest & McNary	RSB	x	Ornamental	Good
McNary Islands	Island	x	Ornamental	Good
McNary Cirque Garden	PB	x	Ornamental	Good
McNary & Greenridge	PB	x	Ornamental	Good
McNary North		x	Lawn	Fair
McNary West	RSB	x	Ornamental	Good
McNary East & Parkridge	RSB	x	Ornamental	Good
McNary South		x	Lawn	Fair
McNary South	RSB	x	Ornamental	Good
Hidalgo & Becket (PCC)		x	Lawn	Good
Hidalgo & Becket (PCC)	PB	x	Ornamental	Good
Becket & Masaryk		x	Lawn	Good
Becket & Masaryk	RSB	x	Ornamental	Poor
Becket & Juarez	RSB	x	Ornamental	Good
Aquinas & Hampton	PB	x	Ornamental	Fair
Walking Woods Dr/ Stephenson	PB	x	Ornamental	Poor
Grouse Terrace	Island	x	Ornamental	Good
Touchstone & Kerr	Island	x	Ornamental	Good
Othello	Island	x	Ornamental	Good
Hotspur	Island	x	Ornamental	Good
Yorick	Island	x	Ornamental	Good
St Helens	Island	x	Lawn	Good
St Helens	Island	x	Ornamental	Good
Del Prado	Island	x	Ornamental	Good

Recommendations

1. Irrigation walkabout and proper irrigation evaluation should be performed twice a year. Systems should be monitored regularly as part of landscape maintenance practices.
2. During the winter shutdown period (Oct-April), Landscape Stewardship staff should document and evaluate watering times and schedules from previous watering season. This information should be used to develop a baseline for next year's irrigation scheduling.
3. Evaluate landscape management practices to reduce water usage based on proper plant selection, preventative irrigation system maintenance and mulching. Adjust watering schedules and plant selections based on the evaluation.
4. A longer-term strategy is suggested to convert sprinkler systems to drip irrigation where feasible to reduce water consumption while increasing effectiveness.
5. Plant drought resistant native or native equivalent plants in high visibility areas without irrigation.