

MEETING AGENDA

Corvallis Parks & Recreation Department
1310 SW Avery Park Drive - Corvallis, OR 97333

Meeting Description: Parks, Natural Areas and Recreation Board **Location:** Downtown Fire Station
Date: July 19, 2012 **Time:** 6:30 p.m. 400 NW Harrison Blvd.

Members and Staff -	
1. Betty Griffiths, Chair	10. Marc Vomocil
2. Lynda Wolfenbarger, Vice-Chair	11. Randy Willard
3. Joel Hirsch, Council Liaison	12. Karen Emery, Director
4. Carolyn Ashton	13. Steve Deghetto, Assistant Director
5. Kevin Bogatin, 509-J District Liaison	14. Jackie Rochefort, Park Planner
6. Nick Castellano	15.
7. Kent Daniels	16.
8. Phillip Hays	17.
9. Jon Soule	18.
Items To Be Discussed	
1	Call to Order
2	Introductions
3	Approval of Minutes – May 17, 2012
4	Visitors' Propositions
5	CIP Plan - Rochefort
6	Adjourn
Pending Items -	
1	Alternative toilets / vault
2	Dogs off leash areas at Willamette Park and Crystal Lake & Dog License Fee
Materials Mailed -	
1	Agenda
2	Director's Highlights
3	PNARB Draft Minutes – June 21, 2012
4	Goals
5	

Next regularly-scheduled PNARB Meeting is August 23, 2012

Meeting Notes



July 2012

Director's Highlights

Administrative Services

- Working on an agreement to purchase Coronado Park
- Distributed RFP for construction of Shooting Star Trail
- Constructed a large kiosk at MLK Jr. Park, to highlight the philosophies of MLK Jr. and funded through the MLK Jr. Commission
- Processing family assistance applications which are at a historic high
- Wrapping up Fiscal Year end

Parks and Natural Areas Services

- Institute for Applied Ecology is developing a detailed restoration plan for 60 acres at Herbert Farm and Natural Area
- Staff is focusing on the landscaping at Central Park after two years without the contract for service
- Had to replace the motor, pump and wiring at Crystal Lakes Sports Complex due to complete failure
- Had to replace a mower due to failure. Replacement had been deferred.

Recreation Services

- Held Chalk It Up contest for 150 kids at Central Park
- Held the Penny Carnival at Central Park
- Youth Volunteer Corps is full and completing service projects
- Senior Center implemented the new Gold Pass for no fee programs. Over 160 sold
- Swimming lessons are in full swing and Otter Beach is the perfect answer for sun and families

Corvallis Parks, Natural Areas and Recreation Board
 Updated June, 2012

Board Goals, Objectives and Action items

BOARD GOALS			
Goal	Time Frame	Interested People	Status
1. Complete management plans for all natural areas. Preserve and/or restore City owned natural areas	Ongoing Completed "Herbert" Winter 2011	Griffiths-Chair, staff (Emery)	Prioritize list of Natural Areas to develop management plans. Staff working with subcommittee to prioritize needs for Facilities Master Plan update. Institute for Applied Ecology received grant from ODFW to implement a phase of the Herbert Farm & Natural Area Plan. Will seek funding to restore 60 acres beginning 2013 when plan is complete.
2. Implement Senior Community Center Master Plan	On Hold until improved financial climate	Wolfenbarger -Chair, Staff (Emery, Deghetto, Rochefort)	Update CC on current action items, DONE Determine viability of softball field lighting at other parks; DONE Determine future location for DAB; DONE Determine cost of facility, separate from park improvement; Determine cost of parking under building
3. Refine plan to support/enhance cultural activities	In Progress	Staff (Emery & Deghetto.),	Developed Commission on Arts & Culture; Collaborating with MTM and the Arts Center for programs for 2011. Worked with Arts & Culture Commission and hosted a networking event for the arts and cultural community in Oct. 2011. Implemented Corvallis Arts for All program that gives low cost access to performing arts if you have an Oregon Trail Card.

BOARD GOALS			
Goal	Time Frame	Interested People	Status
4. Develop a Friends Group for the Department	Fall 2011	Staff (Karen) Griffiths, Hayes	Researched models- Griffiths and Emery met with Willamalane 11/3/10 to review their Friends model Griffith and Emery met with Benton County Foundation Dec 2010 to review pros and cons of utilizing their Foundation. Staff report to come to PNARB January, 2011. PNARB supported the development of a Friends of Parks & Recreation Group and use an existing foundation for investing funds. City Council was informed at their March 7, 2011 meeting with no comments. Board member Hays offered to help with non-profit status process. Friends Group formed and draft by laws and articles of incorporation are being reviewed by an attorney.
5. Develop a community garden plan & provide opportunities for people to engage in the community through growing food	January, 2012	Griffiths, Staff with board support (Steve D.)	Applied for 2 grants to hire pt staff to lead project. Received 1 grant. Staff hired in March, 2010. Plan development has started. Process and timeline presented to PNARB December 2010. Public meeting held in March 2011. Stakeholder group developed. Developing a afterschool garden program at Lincoln Elementary. Draft plan reviewed by PNARB at May 2012 meeting and at their June meeting, recommended to City Council to adopt. HSC reviews in August 2012.
6. Develop a strategy to increase volunteerism	Fall 2011	Staff (Steve D) Wolfenbarger	Define the target, develop a plan
7. Create a land acquisition/land banking fund	Spring 2010	Griffiths,staff (Emery)	Subcommittee met May 2010, developed two potential strategies to implement with new foundation and facility plan update.

BOARD GOALS			
Goal	Time Frame	Interested People	Status
8. Develop an integrated trails plan for our County & Region; improve trail connectivity		Griffiths -Chair, & staff (Rochefort, McGettigan)	Discuss. Applied for ARRA funding to develop a plan. Didn't receive funding. Working with County and GLT 2010. Subcommittee completed draft trail connections & presented at joint brds mtg March, 2011. The City will incorporate these recommendations in their trails plan update next FY. Entered an agreement with Benton County and GLT to develop an integrated trails website. Sent letter of intent to submit a grant to State of Oregon to fund website development. Invited US Forest Service and US Fish and Wildlife to join the website, December, 2011. Gave the website grant presentation to State April 2012.
9. Enhance collaborative relationships with the County & GLT	Ongoing	Griffiths, staff (Emery)	Boards met in March 2010; worked on County Habitat Conservation Plan Working on 3 subcommittees with County; Trails plan, Trails Audit, and water ways. Having staff potluck with County and City Depts Sept. 2010. Forming an agreement with GLT for Owens Farm Natural Area. Held a joint staff potluck with County Parks and Natural Area Staff and P & R staff. Held tri-agency meeting in March 2011 to talk about subcommittee progress. Developed draft MOU between City, County and GLT for cooperation 6/11/11. City Council to review 7/18/11. Developed draft agreement for integrated trails website with County & GLT 6/11. Held tri-agency meeting in April 2012 and gave updates for each agency.

BOARD GOALS			
Goal	Time Frame	Interested People	Status
10. Enhance collaborative relationships with other recre providers	Ongoing	Willard -Chair, Wolfenbarger, Staff (Deghetto.)	Staff has met with Kid Spirit, Boys & Girls Club and the ARC. Planed new programs for Spring 2010. Chair met with Staff February 2010 for direction. Karen joined B & G club Board. Feb 2010, but had to resign Feb 2011 due to work load. Staff working with MTM & Art Center for collaborative programs. Staff met with new Art Center and MTM Director(s) and talked about future collaboration. Planning a Halloween event with MTM 2012.
11. Complete master plans for parks.	Ongoing	Griffiths, Staff, Rochefort & Emery	Prioritize list of parks. Staff met with Kent. A subcommittee was formed at Feb. 2010 PNARB meeting. Staff working with subcommittee to prioritize needs for Facilities Master Plan update. Will develop a master plan for Shawala Point area Winter 2012.

ANNUAL BOARD ACTIVITY			
Goal	Time Frame	Interested People	Status
1. Support the Capital Improvement Plan	July	staff (Emery & Rochefort)	
2. Hold annual meeting with County and GLT	April 2012	Griffiths, staff (Emery)	Complete
3. Improve the environment by reducing carbon foot print; decrease the use of petroleum products and pesticides	In City sustainability plan, staff currently working towards	Staff (all staff) with board support	Four low, no pesticide pilot projects installed, staff give annual updates on measures taken. Sunset Park landscape beds revamped.

ANNUAL BOARD ACTIVITY			
Goal	Time Frame	Interested People	Status
4. Update Board regarding Recreation Service plan progress	Annually, August	Staff (Steve D.)	
5. Insure long-term funding for Aquatic Center	Ongoing	Randy W. -Chair, Board, staff (Karen, Steve D. James)	Learn budget facts & communicate to public, change message given to public. Passed levy May 2011 for 3 years.

COMPLETED GOALS			
Goal	Time Frame	Interested People	Status – 1 st Steps
<ul style="list-style-type: none"> Increase OAC baseline budget 	Spring 2009		Complete
<ul style="list-style-type: none"> Include youth on PNARB 	August, 2009	Lynda -Chair, , staff (Karen)	Council approved to include one youth on board at their Nov.2,09 mtg. Will fill at next vacancy. No code change needed. Mayor is in process to appoint by June 2010. Complete: Alejandra Gonzalez joined the board effective June 21 2010. Will need to recruit as the youth go on to other things.

Other challenges addressed:

- Developed Dogs Off-Leash Area Guidelines
- Subcommittee formed February 2010 to develop educational methodology for dogs and their owners using Parks. (Betty Griffiths, Kent Daniels, Dean Kodo, Stewart Wershow, Randy Willard, Nance Kiesling, Jeff Ordway, Parks Operations Specialist) **The Subcommittee met in April, 2011.**
- Budget Reduction Process



**CITY OF CORVALLIS
MINUTES OF THE PARKS, NATURAL AREAS AND RECREATION BOARD
JUNE 21, 2012**

Attendance

Betty Griffiths, Chair
Lynda Wolfenbarger, Vice-Chair
Jon Soule
Marc Vomocil
Nick Castellano
Phil Hays
Carolyn Ashton

Absent/Excused

Kent Daniels
Randy Willard
Joel Hirsch, City Council Liaison
Kevin Bogatin, 509-J District Liaison

Staff

Karen Emery, Director
Steve DeGhetto, Assistant Director
Jackie Rochefort, Planner
Mark Lindgren, Recorder

Visitors

Tom Penpraze, Public Works Utilities Div. Mngr.
Preston Van Meter
Hank Erbele
Meleah Ashford
Joe Squire
Liz Frenkel
Patricia Benner
Jan Landau

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Recommendations
II. Introductions	X		
III. Approval of Minutes	X		
IV. Visitor Propositions	X		
V. Total Maximum Daily Load (TMDL)	X		
VI. Community Garden Master Plan Draft			Motion passed that PNARB recommended that the City Council adopt the Community Garden Master Plan.
VII. Adjournment	X		The next Parks, Natural Areas and Recreation Board meeting is scheduled for 6:30 p.m., July 26, 2012 at the Downtown Fire Station, 400 NW Harrison Blvd.

CONTENT OF DISCUSSION

- I. CALL TO ORDER:** Chair Betty Griffiths called the meeting to order at 6:30 p.m.
- II. INTRODUCTIONS.**
- III. APPROVAL OF MINUTES.**
Lynda Wolfenbarger moved to pass the May 17, 2012 minutes as presented; Phil Hays seconded; motion passed.
- IV. VISITOR PROPOSITIONS.** None.

V. TOTAL MAXIMUM DAILY LOAD (TMDL).

Chair Griffiths highlighted distributed documents, including an executive summary from Mary Steckel, Public Works Director; Attachment #2 of FAQ's; a couple other executive summaries; a letter from OSU watershed; Parks and Recreation staff excerpts from the plan; and a memo and attached Linn County Notice of Disposition regarding the park. Director Emery highlighted Assistant Director Steve DeGhetto's vegetation summary regarding the Martin Luther King, Jr. Memorial Grove; and written testimony from Dave Eckert and Tony Howell, who could not attend, and Patricia Benner. Tom Penpraze distributed copies of his presentation.

Tom Penpraze, Public Works Utilities Division Manager, introduced some of the project team, including Mary Steckel, Public Works Director; Preston Van Meter, from the engineering scientific firm Kennedy/Jenks Consulting in Portland, who is the lead project manager of the consultant team; Rebecca Brosnin, Senior Scientist; John van Staveren, Pacific Habitat Services, a sub-consultant on wetland concepts; Dan Hanthorn, Public Works Operations Manager; and two Oregon Department of Environmental Quality (DEQ) managers, Steve Schnurbusch Water Quality Manager (who signs the city's discharge permit) and Ranei Nomura, DEQ Temperature TMDL Manager

Penpraze highlighted his memo. He said his goal was to get PNARB support and concurrence for the project to use Orleans Natural Area to construct wetlands to treat discharge from the Wastewater Treatment Plant. The project is needed to meet DEQ Total Maximum Daily Load (TMDL) requirements for wastewater discharge. The DEQ is seeking to lower the Willamette River's temperature to the point where salmon can thrive again and everyone must do their part. The City must do best management practices for urban streams by planting trees and shrubs along streams to cool water, and the DEQ's waste water treatment permit requires that the City cool its wastewater discharge into the Willamette River; otherwise, the city will be liable to fines and civil and criminal penalties.

The temperature mitigation project first came under consideration in 2005. In 2009, the City began holding community meetings to seek solutions that provide value to the city and its citizens. While a technological "chiller" refrigeration solution exists, other solutions were felt to be more cost effective. Instead, staff sought a "value added" solution that would be both cost effective and provide benefits to ratepayers.

The city also sought a solution that would anticipate other upcoming additional regulations, including having to address chemicals in wastewater such as ammonia, phosphorus, metals, pharmaceuticals (eg, estrogen), and personal care products. The current wastewater treatment system does not deal with these constituents. Staff sought to provide a solution with value in terms of the City's the triple bottom line sustainability objectives: seeking a solution that was a cost effective as possible; having a social aspect, with multiple benefits as a community amenity; and having environmental benefits, including lowering greenhouse gasses and providing fish and wildlife habitat and recreation.

He presented photos of the existing site at Orleans Natural Area, to the west of the highway bypass, which is currently being farmed for hay. He displayed a drawing from the former MLK Jr. Park Master Plan (now the Orleans Natural Area), with paths, and wooded and open areas. He showed a conceptual drawing of the proposed treatment wetlands facility situated on the site. The historic Orleans area, recognized as a significant historic site, would be untouched. There would be about twenty acres of wetlands, with infiltration ponds, ash swales and shrubs, with the highly treated pond water eventually infiltrating through the ground into the river's subsurface. There would be walking trails that would also be used for periodic maintenance. He said the proposed facility looked somewhat similar to the existing master plan for the site.

He noted that this type of project was not new. He listed a half dozen existing constructed wetland projects in Oregon, including Albany/Millersburg's 39-acre "Talking Water Gardens", Roseburg, Woodburn, Silverton's Oregon Garden, Ladd Marsh, and Forest Grove. He showed week-old photos of the Talking Water Gardens. He said there was no obnoxious odor, and waterfall features help provide oxygen. It took a year to construct. He anticipated trees would provide shade, aesthetics, and habitat.

Penpraze related the Urban Services Committee (USC) gave direction on the project, starting in 2005 with a heads up with a Council briefing, and again in 2009. He highlighted two years of public process, with articles in the City newsletter, a workshop on a tree planting as a temperature solution, community briefings on what ratepayers wanted to construct, a meeting on the triple bottom line to rate and rank proposals, and ongoing briefings to the USC.

The USC directed the department to go forward with the east alternative, which would supply reclaimed water to Trysting Tree Golf Course (which currently pumps ground water) to irrigate and to expand water features to make the course more challenging and competitive, using roughly a million gallons a day. It is anticipated that this would increase the number of golf tournaments and other activities, hence creating an economic development aspect for the community. The USC directed that the project do a due diligence study of fatal flaws and feasibility. The project will have a cultural resources study performed soon. Many of the concerns under study came forward from the public meetings.

He highlighted the riparian shading solution portion of the plan, with tree planting and riparian restoration; he related that DEQ specifies that shading of x amount of stream miles will be given a given amount of credit from DEQ, using a formula. He related that the public expressed a preference for a multiple approach solution, however, including the riparian shading solution. He stated the project has signed an agreement with the Mary's River Watershed Council to evaluate the potential for riparian shade in area watersheds.

He summarized that the project would consist of two pipelines under the Willamette River from the existing wastewater treatment plant, which currently discharges into the Willamette River. The smaller pipeline would extend to Trysting Tree Golf Course, and the larger to the Orleans Natural Area site for subsurface/indirect discharge to the river. He related that estimates on the combined approaches would meet the City's temperature requirements and future additional requirements for the next twenty years.

Penpraze said the proposed plan met the goals in the existing master plan for the site, which includes walking, biking, jogging, use of native plants, pedestrian access and bike trails. No facilities are proposed for the Orleans historic site, pending a cultural analysis study. There has been discussion with OSU about installing a path under the bridge near the crew docks. He noted that the Oregon Department of Transportation (ODOT) will not allow access from the bypass, due to safety concerns. He said there is public support for maintaining the riparian woodland corridor. He said there is an opportunity to convert a hay field to a natural area. Most of the site is within a ten-year floodplain. He said maps show that most of the MLK, Jr. Memorial Grove was within the ODOT right-of-way. He highlighted an ODOT right of-way along the east of the area and related that ODOT accepted placement of trail and shrubs there for visual and noise screening (but not trees).

Preston Van Meter, Chief Engineer and Project Manager, gave an overview of the project. He said no fatal flaw had been found yet, but it is still early in the process and further details will be investigated. He showed an aerial map, highlighting the location of the existing wastewater treatment plant, the proposed pipeline under the river to a Trysting Tree Golf Course irrigation pond, and the proposed pipeline laid in an open cut along the river and under the bridge (requiring an easement from ODOT),

emptying into ponds at Orleans Natural Area, with water cascading to remove ammonia and introduce oxygen.

He displayed a smaller version of the proposed HPE polyethylene pipe section as a sample, noting that the actual pipe would have a two-inch wall. Joints would be fused and the pipe under the river would be continuous, with no joints. He related that there would be horizontal directional drilling. He estimated the pipe would last up to 100 years, noting that it can be inspected and repaired with an internal sleeve, if necessary. There is a lot of experience with the technique; the natural gas company is using similar pipe and techniques for its own installation under the river in Corvallis. The plastic is very durable.

The project has finishing its topographic and boundary surveying to firm up right-of-way locations. He related that ODOT has been involved in some meetings; there have also been meetings with the Department of State Lands (DSL), DEQ, the Army Corp of Engineers, and the Water Resources Department. Easements are needed from the golf course and Parks and Recreation Department. He related that Tom Penpraze has done outreach to local groups, such as Audubon, Sierra Club, the League of Women Voters, and the Benton Soil and Water Conservation District.

Van Meter stated that wetlands delineation and subsoils characterization was underway. He related that Linn County has been contacted; the site is zoned as Exclusive Farm Use (EFU); he said Linn County will likely look favorably towards the project. A conditional use permit is needed for use of the Willamette River Greenway and the public utility facility. He said Parks staff have indicated support and are recommending approval.

He highlighted a restoration area on the south end of the site, where a barge was launched during construction of the Corvallis Riverfront Park. He related that the initial read by project scientists, without doing a wetlands delineation, is that there are no wetlands on the site. Two previous wetlands delineations have been done of the site- an airport study and a study done by Pacific Assets both found no wetlands on the site. Pacific Habitat coordinated a visit by DSL and they concurred with a determination of no jurisdictional wetlands at the site and that there are no hydric soils. DSL is vertically testing soils and the wetlands delineation report will be submitted tomorrow. He concluded that it is a mystery why the Riverfront Park process determined there was a wetland on the site.

He anticipated that there would be seasonal operation for the plant, from May through October and it would function as a floodplain the rest of the year. He said one concern regarding lifetime costs is for sedimentation of the infiltration ponds, which must be addressed.

He said Orleans Natural Area is known to be the location of the former Orleans settlement. A consultant has done an initial records review. Once the hay crop has been harvested, ground-penetrating radar will be used to discover artifacts, and there will likely be subsurface investigations. The consultant expected that any artifacts would be in alluvial soils, but felt it is likely that most artifacts have washed downriver over time.

Van Meter related that Willamette River in the vicinity of Corvallis has been designated for salmon spawning, rearing and migration by the DEQ. However, when the city completed a dredging project downstream of the Taylor Water Treatment Plant water intake, a cultural and biological resource survey determined there were no spawning grounds there, and that it is primarily a migration area. He said an Endangered Species Act Section VII consultation and the National Marine Fisheries Service also determined that there are no spawning grounds downstream of Taylor, including the frontage of Orleans Natural Area.

He said that another regulatory concern in a groundwater management area is nitrate levels (typical in an agricultural area). He noted the site is outside the Southern Willamette River Groundwater Management Area. He related that there are ten monitoring wells on the site installed in 1980's and 1990's related to the Roche Road Landfill (Berg Park) that are providing a lot of information. The project will build infiltration and monitoring wells to generate more information this summer.

He said there is a 16-18' layer of fairly heavy silts over a highly permeable layer of gravel alluvial soil. This is where water is intended to be discharged into the river. The project will do infiltration testing, followed by tracer testing, in conjunction with independent expert OSU scientists. Penpraze highlighted a 2005 DEQ discharge evaluation paper, titled, "Investigation of temperature impacts and hyporheic flow, using ground water and heat source flow modeling and GIS analysis to evaluate temperature mitigation strategies on the Willamette River of Oregon", authored by DEQ employees Dr. Stan Gregory, Dr. Steve Lancaster, and Dr. Hagen.

Van Meter displayed a conceptual view of how water would flow on the site. He noted that water would be discharged in a more even manner into the river, rather than pumped out in one large pipe; he said the project contended that this was a net beneficial impact to the environment. He highlighted the hyporheic zone, an active ecozone between a stream and groundwater. He emphasized that water will be highly treated before it gets to that zone and there is no evidence of damage to important benthic communities at the river bottom; these benthic communities are not listed as threatened or impaired.

Phil Hays asked if the conceptual plan was the final accurate plan; he noted that the plans seem to frequently change. Penpraze replied that this plan is based on two iterations that have been done. Hays asked if estimates of projected heat loss in ponds, roughly 40% surface loss and 60% via sedimentation ponds, would require more ponds. Van Meter said evaporation and transpiration cooling would occur in ponds; that will change during the time of year. He said estimates were that only two acres of ponds were needed for an actual hydraulic connection for infiltration. The location of the ponds have been changed around as planning has gone forward and more learned about right-of-way locations. Hays asked if the project depended mainly on heat dissipation via infiltration in the subsurface, or through losing heat to the air in radiation or evaporation; Van Meter said it was projected to be about half and half, with the balance shifting over the course of the season. Hays asked whether water would be kept in the ponds during winter; van Meter replied that the ponds might be empty then, and that might even be preferred, in terms of flooding.

Griffiths asked about surface proposed for paths; the original plan calls for trails, which are typically soft surfaces. Penpraze said the trail surface would be worked out with Parks and Recreation; they would have to support driving equipment on it; the rest of the time they would be used as trails. In Albany they use crushed rock. It would not be concrete; he estimated that they would be 8-10' wide.

Hays said flooding prevents doing anything with many sites like this. This site could expect a major flood every ten years or so, requiring significant maintenance cost, reconstructing paths and removing sediments from ponds. He asked if those costs were projected yet; van Meter replied that flooding issues were expected and those costs included. Penpraze added that periodic maintenance was included.

Castellano asked whether a Highway 34 easement and bypass bridge easement had been considered. Penpraze replied that the project will not be within the right-of-way. Griffiths asked about access control for trails during maintenance, and what the area would look like in winter, when it doesn't flood; she noted that many people walk in winter. She added that Riverfront Park was required by its insurer to erect a fence on the top of bank and asked whether such safety issues had been considered. Penpraze replied that the project would work with the Parks and Recreation on year-round access

issues. He said he couldn't respond to the fence issue definitively yet; the constructed wetlands in Albany have no fences. Griffiths asked if there was a plan to keep water in the ponds during dry winters. Penpraze replied that water in the area usually moves up and down with the river's height; with that, and rain, it should look like wetlands most of the year. There is infrastructure to keep water in the ponds, though it is not required from a regulatory aspect.

Director Emery asked about restrictions on access during maintenance; Penpraze replied that you'd want to close it during operation of heavy equipment. A heavy flood event could require closure to service the ponds. Vomocil asked how the public would get there; Penpraze replied that park users could park along the north riverfront area, where there is a lot of parking and walk across the Van Buren Bridge (as identified in the Parks Master Plan); also, the project hopes to work out an agreement with OSU for parking near the crew docks, and then users could safely cross under the highway. Penpraze said that OSU stakeholders include the Athletic Department, the Foundation, and the Trysting Tree Golf Course.

Hays noted that the ODOT right-of-way takes out a big chunk of the area; Penpraze replied that 28 acres of the 36-acre total is available. Hays noted that some of the riparian woodland must be cut for the project; Penpraze replied that most of the trees planted to re-establish the riparian woodland area would have to be cut down; but others would be replanted.

Castellano asked what the vision was to meet needs past the project's estimated twenty years lifespan. Penpraze replied that the design is for a minimum 20-year life, but it is anticipated to last much longer. The constructed wetlands will meet some of current and future requirements, Trysting Tree Golf Course will be used, and water may still be discharged through the existing plant. Van Meter added that the OSU Dairy is interested in getting recycled water so they can remove a water supply dam on a stream; there are other water recycling opportunities along the river, as well. Griffiths sought public comment.

Hank Erbele said he is a water treatment consultant, a longtime resident, he kayaks on the river, and chairs the Benton County Environmental Issues Advisory Committee. He related that a couple committee members have attended community stakeholder meetings and like the direction things are heading, and a number of committee members toured the Albany wetland and many liked it. There are concerns regarding flooding, but this option seems much better than the "chillers" approach, which he vehemently opposed. The Albany and Silverton areas support a lot of habitat. He concluded that he supported the project.

Meleah Ashford related that she moved here recently from the San Diego area. She related that the TMDL process is also being deployed there, where her city was sued for not complying with TMDL, and was subsequently forced to go down that path via a consent decree. These regulations are very serious. She noted that the City of Corvallis has already started borrowing temperature credits due to not having started the process earlier. She has attended public meetings from the start and it seemed to be an open and thoughtful process; she said she would oppose chillers to address the situation, because of their high energy use. The proposed solution is creative and accomplishes a number of purposes. She said Talking Waters in Albany is a pleasant amenity.

Joe Squire stated that he was ODOT District Four Manager of Operations and Maintenance and Corvallis citizen. He related that ODOT's Jerry Wolcott, who would normally represent ODOT at such a meeting, could not attend. He stated that ODOT was open to meeting with staff on the project.

He stated that ODOT will send a letter with its comments and significant concerns. These include concern regarding the right-of-way and the area turning into a park. He said ODOT will have to

mitigate allowing an easement of ODOT's easement; everything on the lower portion of the easement would categorically have to be removed from the conceptual plan. He said it is a great site for the project, and he does support these types of projects, but it is undersized for capacity for its purpose.

He said there will be sedimentation to the biocolumn's gravel layer; the estimate for \$150,000 per year will be spent really quickly in completely dredging ponds on a routine basis. He added there will also be flooding sedimentation to deal with. He noted that the biocolumn model was not fully developed yet.

He said there had been no discussion in taking ponds out of service; if you empty one pond, others depend on it, both horizontally and vertically, so all would have to be cleaned at once.

He highlighted right-of-way issues, noting that it needs to get pinned down. He said there could be seismic stability issues of a pond creating saturated soils near the bypass. He said designers have to assume 100% build-out. He said one of the objectives is to create shade, but that will lower evaporation. He said that even guardrail installation requires a full hydraulic survey. He said this proposal changes the floodplain. He noted the Van Buren Bridge was built on wood pilings in 1918, and changing scouring patterns could impact it.

Hays asked what ODOT would want in order to keep people off the road; Squire replied that ODOT would like a 6' fence for people and wildlife. He said ODOT generally wants a reduced pedestrian-auto interaction. Even the little parking near the gravel pit ponds south of Highway 34 causes concern for ODOT. Hays asked if a wall, like those used on the interstate would be acceptable; Squire replied that it could not be located on the ODOT right-of-way.

Liz Frenkel stated that agreement will be needed for determining service levels for the area and compensation to Parks and Recreation, as well as a new Master Plan for the site. The existing plan was first developed in 1994. The site is within the Willamette River Greenway. She said that until now, the PNARB and the City Council have considered the area worthy of protection. She said there were many questions, including whether the area should be only for parks use, and whether wastewater treatment was appropriate for a park or natural area. She anticipated eventually building a pedestrian bridge for access to a wooded park on the site, without wastewater treatment. She related she talked to several people who hadn't heard about the process and distributed her testimony.

Patricia Benner distributed her testimony and said she was a river ecologist and historian and was a member of the committee that developed master plans for Berg and MLK Parks. She worked with Crescent Valley High School and Sister City students to plant trees to reestablish native riparian forest along the site between 1996 and 1999, and was upset to hear about those trees' proposed removal. She said that citizens were not told this during the public process.

She said the site was a park, with a current master plan, which should be honored. She noted that while Berg Park planning may have been optimistic, the establishing objectives and guidelines were still fresh and current. She highlighted handouts showing ownership of lots on the site, saying that the second handout, from the November due diligence study report, contains a white line that avoids many of the issues associated with the site, including the Orleans historic area, the mature riparian vegetation, and ODOT right-of-way easement. She said the City didn't own all the land showed as being used for the project.

She expressed concern the site was too small for the project, which would cause the project to be too close to the river, resulting in thermal impacts to the river and hyporheic zones. When you put warmer

water in a hyporheic zone, you are reducing the oxygen saturation and therefore changing the chemistry of the river and adversely impacting benthic organisms.

She highlighted the City's re-vegetation planting plan included in the packet; one of the purposes of the planting in the area was because the staging area for Riverfront construction had a huge impact on that area; the intent was to soften it up and restore it. She noted that the map definitely shows a wetland delineated there; perhaps the extent of the damage obscured easy to see surface soils. She added that the site restoration also may have been intended to mitigate for the west bank.

She stated there were many other issues associated with the project. For example, fish can get trapped in an area like this during flooding; also, there is a native mussels community just downstream. The City has other options and must follow its own rules and she asked that PNARB table it until concerns can be addressed.

Hays asked how much planting was done; Benner estimated about 800 trees were planted in the area over about five years to restore the area and reestablish a riparian forest. It was determined that the area was originally a floodplain forest and the goal was to reestablish the functions and processes associated with the site historically. She emphasized that the proposed facility does not match what was originally envisioned by the committee.

Vomocil asked if she had experience with the Berg Park area; she replied that she wasn't as much; she said she was part of a sub-committee that evaluated natural features. She said the two parks were part of the same floodplain; there have been two 10-year flood events in the area over three years. The site is actually on more like a 3-year floodplain, since there will be a large flood event roughly every three years.

Jan Landau said she was a member of Corvallis Audubon, which is interested in the expansion of wetlands, since they attract birds. There are similar reconstructed parks and wetlands in Oregon as well as across the country. Many of these are listed as parks and it is hard to tell. She commented that this combination of wastewater treatment system and park concept is not unusual around the country, and they are great places to see birds. Many birders go visit the Philomath treatment pond. She noted that other golf courses are also using treated wastewater.

Chair Griffiths said a tremendous amount of information has been received, including some from ODOT that may be new. She suggested putting off formal action until the next meeting. The PNARB's focus is on the park element, and how it relates to the master plan. There is also consideration of issues such as definition of a natural area, protecting vegetation, bird life, the MLK Memorial tree grove, access parking, the trails, standards of development (according to Linn County Standards) and benefits to citizens in terms of parks and recreation use of the land. She added that the board had not heard from SHPO or the Benton County Historical Society regarding native American artifacts, or the MLK Commission on their feelings regarding the trees. She said she also had concerns about timing of the project, as well as how the board and the department will be involved in management, etc.

Planner Rochefort noted that the CIP was on the July PNARB agenda. Soule concurred he was unprepared to take action at this time.

Penpraze stated that a nationally-recognized team of experts were working on the project. He highlighted Attachment #2 on FAQ's. He said he hadn't heard anything new, other than the ODOT employee testimony, which was a surprise, given the previous meetings with ODOT. He related that he'd had completely different agreement and understandings with ODOT, including regarding trail

placement. He conjectured that some of Squire's testimony may have been personal testimony or observations, and said he had a professional disagreement on a number of points of testimony that Mr. Squire raised.

Regarding timing, Penpraze stated that the City was issued a DEQ permit on November, 2011 which requires substantial progress on the project; without that progress, DEQ will not issue a compliance order and will mandate deadlines that the City may not prefer. He requested the issue be placed on PNARB's agenda as soon as possible; Director Emery stated that it would probably be on the August agenda. She asked that the project prepare a drawing showing a trail system *not* in the ODOT right of way; Penpraze agreed the issue was important and that the project would have a discussion with ODOT to resolve that.

Vomocil asked about the concept of leasing the area to Public Works, and whether Parks and Recreation would be compensated; and if it was, where the money would go. He said he had to approach the project not from a technical aspect, but from a Parks and Recreation point of view. He said PNARB had to either respect what came before in regard to the site's master plan or consciously change it. Hays said that a detailed study is needed in order to show whether it will work; Penpraze replied that the project is going through this in a step-wise process.

VI. COMMUNITY GARDEN MASTER PLAN DRAFT

Director Emery related that at the previous meeting, when the community garden master plan was presented, the board asked for several changes and additions. She stated that staff had responded to those concerns and the final draft was included in the board packet.

Steve DeGhetto noted that the changes included that the table of contents and acknowledgements were modified; partnerships and stakeholders were recognized; it clarified the process on how the City will establish parks that could potentially be community garden sites; relevant Corvallis municipal code, City Council policy and the LDC applicable to community gardens were added; and photographs were inserted.

Hays moved that PNARB recommended that the City Council adopt the Community Garden Master Plan; Vomocil seconded; motion passed. Director Emery thanked DeGhetto and Megan Patton-Lopez for their hard work on the project. DeGhetto said that Corvallis is now one of the few cities with such a plan.

VII. ADJOURNMENT: Meeting adjourned at 8:50 p.m.

ALAN B. BERG REGIONAL PARK
AND
MARTIN LUTHER KING, JR. CITY PARK

VISION STATEMENT

Alan B. Berg/Martin Luther King Parks are approximately 108 acres of land on the East side of the Willamette River, across from Downtown Corvallis. As a regional recreational facility and City park, the parks will serve the recreation needs of and be accessible to a broad segment of the community. There shall be areas for team sports, general recreation activities, picnicking, wildlife viewing, river and natural history interpretation, walking, biking, and jogging.

Natural features of the park, including the riparian vegetation, especially along the Willamette River, shall be protected as a vegetative buffer and habitat for wildlife. Native plants, which reflect the natural character of the park, will be used in landscaping throughout the area. Landscaping will be utilized to buffer activity areas, other segments of the park, and to enhance the entryway to downtown Corvallis.

The historical characteristics of the site shall be identified, protected, and interpreted.

There shall be pedestrian and vehicle access, including bikepaths, trails, and access roads within the park and which link the parks to each other and the Downtown.

ALAN BERG/MARTIN LUTHER KING, JR. PARKS

MASTER PLAN

Introduction

In 1980, 172 acres of land on the East side of the Willamette River was purchased for the purpose of building a By-Pass on the East side of the Willamette River. Approximately 50 acres of the total acreage that was purchased was eventually sold to Evanite.

The State began construction of the By-Pass in June, 1990, and completed it in May, 1992. In April, 1992, the City Council approved adding land not needed for the By-Pass to the park system.

A planning process began on July 16, 1992, and a planning team, chaired by Charles E. Fisher of the College of Health and Human Performance at Oregon State University, and consisting of citizens who representing a variety of expertise, backgrounds and interest in the park, was formed. On July 19, 1993, the City Council renamed the West side of the park Martin Luther King, Jr. Park. Linn County has designated the former site of the City of Orleans as an historical site.

This plan is a product of that planning effort which was completed in February, 1994.

Background

On May 18, 1992, the City Council designated the City-owned By-pass land as Alan B. Berg Regional Park. On July 19, 1993, the City Council renamed the West side of the park Martin Luther King, Jr. Park while the land East of the By-pass was still to be known as Alan B. Berg Park.

Therefore the park is separated into two parcels: Alan B. Berg Park, approximately 81 acres, to the East of the Highway 34 By-Pass, and Martin Luther King, Jr. Park, approximately 27 acres, to the West of the By-Pass. Riparian vegetation is along the river and the Western border of Martin Luther King, Jr. Park. A grove of trees is also located near the industrial complex in Alan B. Berg Park and along the Eastern edge. A woodland with a remnant slough is located along the Southern edge. Trees are also located along the property on Highway 34.

Alan B. Berg and Martin Luther King, Jr. Parks are separated by the Highway 34 By-pass and bordered to the East by private property, to the North by Highway 34 and Trysting Tree Golf Course, to the South by Evanite and the Willamette River to the West by the

area is zoned Exclusive Farm Use (E.F.U.) for approximately 83 acres. Commercial buildings which are currently under lease are in an area that is zoned light industrial.

The property is located in Linn County and a park is permitted in an E.F.U. Zone if a conditional use permit is issued by Linn County. A public hearing is required. A park is not permitted in the light industrial zone. However, the light industrial zone can be changed or modified, if approved by the Linn County Planning Commission and the Linn County Commissioners.

A covered landfill is located in Alan B. Berg Park just south of the industrial complex. The following soils are found in the Parks: Newberg Fine Sandy Loam, McBee Silty Clay, Cloquato Silt Loam, Sand and Gravel Pitts, Wapato Silty Clay Loam, and Fluvents-Fluvaquents Complex.

There are currently two access points to the park: one from Roche Lane (to the industrial complex), and the other is Ireland Lane on the eastern edge of the park. Pedestrian access is across the Van Buren Street Bridge via the Wilkens Way Bike Path. Approximately 90% of the land in Alan B. Berg and Martin Luther King Jr Parks is being farmed on a year-to-year lease by James Gilmour.

The industrial buildings are leased to Service Master, (whose lease was recently renewed and expires on April 1, 1995) and Flomatcher (whose lease expires in July, 1999). Total lease and rental revenues are estimated to be \$49,682 in 1994-95. Taxes paid in '93/94 amounted to \$6,684.92.

Recreational Needs

This planning process started with a request from the American Youth Soccer Organizations (AYSO) for a space to locate fields. That association has approximately 1,700 participants each year and sometimes enrollments are limited because of limited fields. AYSO would like a complex with at least 11 fields. There is also an adult Corvallis Parks and Recreation League and a youth soccer program run by Corvallis United Soccer Club (together these programs include approximately 250 participants).

Recreational Uses

- **Soccer.** In AYSO there are over 1,700 youth participants in 60 games, seven Saturdays in the fall and eight Saturdays in the spring. There are numerous

games on week nights for Corvallis United Soccer Club and tournaments on weekends.

- **Parks and Recreation** runs an after school program in the spring for soccer (about 120 participants, first through third grades) and 12 adult soccer teams involving 200 adult soccer players.
- **Rugby.** Four to 10 rugby games are played each year involving approximately 230 people with two tournaments comprised of 10-15 teams. There are nine teams with 726 participants.
- **Youth Baseball.** There are several youth baseball teams in Corvallis: Parks and Recreation, Corvallis Boys' and Girls' Club, Corvallis Baseball Association, and the new Little League organization. In excess of 2,000 youth participate in this sport each year.
- **Ultimate Frisbee.** There are nine teams with 726 participants. Games are played on week nights during the summer with three to four teams per evening. There are 32 team tournaments each year.

Of all of the existing fields available for soccer, only four are suitable or regularly available for high school and middle school-aged recreational soccer (one at Adams/Western View; two at Willamette; one at Avery). The School District uses Taylor Field and fields at Crescent Valley High School. Currently, AYSO uses Western View for fields and other groups use Willamette, Avery, and whatever else is available, such as Chintimini, Village Green, school grounds, and Garfield. Because of need, it was determined that locating a place for soccer was a high priority. However, citizens representing youth baseball also feel that finding a place for more youth baseball is a priority.

Orleans

The former City of Orleans was at one time located on the East side of the River and in general proximity of the Van Buren Street bridge, under and along Highway 34. The site area is defined as that area lying between the upper terrace of the Willamette River and Ireland Lane, extending approximately 250-600 feet South of the current alignment of highway 34. The Linn County Board of Historic Resources has listed the town site of Orleans as a significant historical

resource. The Corvallis City Council has also concluded that this former town site is historically significant.

David Brauner of the OSU Archeology Department, has indicated an interest in utilizing students to dig test holes to determine the extent of the boundaries in which historical artifacts could be found. A report on the history and background of the City of Orleans is attached.

The Master Plan envisions the following elements to be developed:

- A) A refinement of the town boundaries to the extent they can be determined.
- B) Installation of interpretative signs which speak to the town's history.
- C) Walkways and trails along which the town's history can be interpreted.

Archeological resources could be destroyed if care is not taken to prevent the disturbance of soil below the plow zone. To ensure that artifacts are not destroyed, excavation or digging of the site shall not proceed without prior notice to and through the Coordinator of the Linn County Historical staff. The contact is Mary Gallagher. Improvements can be made over an historical site as long as there is not significant disturbance of that area below the plow zone.

Van Buren Street Bridge

The Van Buren Street bridge may be of historical significance. The bridge now serves as a bicycle, pedestrian, and auto connection across the Willamette River. The State has determined that the bridge is no longer adequate for current traffic volume and the State plans to replace or rehabilitate the bridge in the future.

It is important to maintain a safe and convenient pedestrian and bicycle crossing across the River to the park. The State is currently evaluating the feasibility of keeping and maintaining the historic Van Buren Street Bridge. Maintaining safe and convenient pedestrian and bicycle access from the West side to the East side of the River is important for the following reasons:

- Safety, especially for children on bikes.
- Encourages other modes of transportation to the park than auto.
- Promotes recreational use of trails and bikepaths.

Relationship to Other Property

Morse Brothers has indicated in the past an interest in donating Clark Pond, which is approximately 24 acres in size, including surrounding property. This property, is contiguous at various points to Alan B. Berg Park. Two acres owned by Mid-Valley Gravel and 2.26 acres owned by Justine Jacobs also are adjacent to Ireland Lane and the park.

Acceptance of Clark Pond is contingent on an environmental report and ultimately, formal approval by the City Council. The pond would provide an added amenity to park users.

Evanite currently owns 54 acres, which it purchased from the City. Currently Evanite pumps by-products of wood pulp and some glass fiber to settling ponds on the East side of the Willamette River. Evanite then land-planes the water and fiber for a few weeks onto their fields near the park. This is done under an NPDES Permit issued by the Department of Environmental Quality (DEQ) and the Environmental Protection Agency (EPA).

Water and Water Rights

State law requires that a permit be obtained to utilize water out of the Willamette River. Our research reveals that water from the River has been and is being used to irrigate crops. An application has been submitted to the State to maintain water rights. It is estimated that 1,200 acre feet is available each year. It is estimated that 2,000 acre feet may be needed to irrigate the developed areas. The Parks and Recreation Department is researching historical records on water use and will be preparing a Water Master Plan as required by the State.

In addition, the Taylor North-South water line is currently planned to cross the river, laid underground through Martin Luther King, Jr. Park and crossing back across the river somewhere near OSU property.

Potable water for events will have to be imported until such time a reliable source is developed (which could come from the Taylor North-South water line).

I. Riparian/Wetland/Wildlife Areas

A) Riparian Areas

There is a significant wooded riparian corridor along the Willamette River. There is public support for maintaining the existing riparian woodland, and for planning to return the Martin Luther King, Jr. Park, most is within the 10-year floodplain, to a natural condition. A

heron rookery exists at the South end of Martin Luther King/Berg Parks, and is partially separated from the main area of the parks by a remnant of an old slough and the Willamette River.

Our Natural Resources Committee and the Corvallis chapter of the Native Plant Society of Oregon has recommended re-establishment of a natural river floodplain forest between the By-pass and the Willamette River. Extending the riparian vegetation community will encourage wildlife such as great blue heron, woodpeckers, song birds, and mammals, etc. It will also restore many of the physical, chemical and biological functions of this section of the Willamette River floodplain. Existing vegetation will be managed and blackberries will be removed, with the possible exception of a barrier strip bordering the heron rookery area. Blackberries are an invasive species, which, when left unchecked, crowd out more desirable native plants.

The characteristic features of the river bottom vegetational community will be kept and managed to ensure its vitality. Trails shall be located throughout this area (see Natural Resources Report).

B) Wetland/Floodplains

(1) **Wetland Areas**

A wetland generally has hydric soils. According to the soils map, hydric soils are limited to a small area on the site and should not inhibit development of athletic facilities. In Berg Park (see Exhibit B), the By-pass construction resulted in a net loss of 1.5 acres of wetland for Phase 1.

Wetlands are generally limited to the wooded wetland/slough area at the South end of Berg Park.

(2) **Floodplain**

Prior to the construction of dams, the parkland was subject to fairly regular flooding. Dams upstream have been able to significantly reduce the frequency and volume of these floods and no major flooding in the Valley has occurred in recent years (since 1964).

Since Euro-American settlement in the 1840's, 53% of the Willamette River channel between Eugene and Albany has been eliminated and the present channel is typically wider. Thousands of downed trees, important for aquatic habitat, have been removed from the river over the years. The wooded wetland/slough area contains a

remnant section of a side-channel with woody debris, and is a significant seasonal aquatic habitat.

Most of Martin Luther King and Berg Parks lies within the 100-year floodplain and are statistically subject to 10-year floods. According to photos, the industrial buildings are at an elevation that is above the 100-year floodplain.

The impact of the By-Pass on flooding in the park is yet to be determined. Property damage and silting may occur with flooding. Therefore, careful consideration should be taken before locating permanent structures within the floodplain. Deposits of silt can clog irrigation systems. However, development of fields and a park is a practical use of an area subject to periodic flooding. In fact, this approach is being taken (using floodways for parks) in other parts of the country which are subject to frequent flooding.

(C) Wildlife

The park is abundant with wildlife. Deer, rabbits, beaver, water fowl and other birds have all been observed in the area. Other species inhabiting the area include skunks, opossum, nutria, river otters, squirrels and foxes. Some animals inhabit the area for only a short time while others are year-round residents. Small young fish congregate around downed trees in the water along the banks.

The plan envisions setting aside and protection of the wildlife habitat, including the heron rookery at the South end of the park. To increase bird species, nesting boxes for birds should be located in the area. Wildlife viewing should be controlled to small viewing areas so as not to destroy the natural vegetation or disturb the wildlife and degrade the river bank.

Interpretative signs shall be included throughout the park to educate the public about wildlife, river and watershed ecology and history. Land will eventually be removed from agricultural use in Martin Luther King, Jr. Park and trees planted to buffer natural areas.

II. Zoning

Both parks have EFU zoning. A conditional use permit from Linn County, which requires a public hearing, will be sought. Parks are permitted within EFU zones. Light industrial is the zone designation for the industrial buildings and surrounding area. Park use is not permitted in light industrial zones.

Therefore, to maximize use of Alan B. Berg Park for recreation , the City Council should request a realignment of the light industrial zone, drawing it tighter around the industrial buildings. Parking for the park and industrial complex could be shared.

III. Willamette Greenway

According to Linn County Planning, the Willamette Greenway has an urban designation along the Willamette River in Martin Luther King, Jr. Park. However, all the greenway goals still apply, and land within the greenway will be managed in its natural state and not developed to an urban standard. This overlay requires an additional review process through Linn County Planning Department for improvements within the Greenway. Maintenance or restoration of the Willamette River Greenway to woodland is consistent with the State of Oregon Greenway Goals. Linn County Greenway land use development criteria include floodplains in their natural state, consideration of fish and wildlife habitats and enhancement and protection of the vegetative fringe along the Willamette River.

IV. Roche Lane Landfill Site

Approximately 31 acres of Alan Berg Park was landfill site from 1968 to 1981. The site primarily received demolition materials and land clearing debris, such as stumps and brush. There are monitoring wells on the site which are checked periodically by Valley Landfill to determine if there is contamination of the ground water. To date, the ground water has been found to be free of contamination. Valley Landfill recently completed an investigation of the site which confirmed that ground water meets EPA requirements.

The report also verified that gases (including methane) are emitting from the site, as a result of decomposing materials. This presents challenges to development. Though the gas presents no health problem or threat, it places limitations on the site.

From time to time an odor can be detected. The site should not be sealed via asphalt or gravel. Plantings should be limited to grass, since trees or other forms of vegetation may not survive exposure to the gases and roots provide additional openings for it to escape.

Construction will either require special engineering within this zone or be limited until the decomposition of the landfill is complete. This would eliminate the possibility of concentrat-

ing gases in an area, thereby eliminating any possibility that it can become volatile. Therefore, soccer fields or any other improvements should not be made in this area at this time.

Public Works has recommended that we not use the ground water as our potable water source.

V. Vehicle Access

Safe vehicle access is important if the park is to be developed as planned.

Alternatives were submitted to ODOT for review and comment.

Plan A envisions a one-way-only entrance at Roche Lane and one way out on the Bypass.

Plan B includes access at a crossroad located across from Electric Lane (entrance to Trysting Tree Golf Course) and a frontage road on the south side of Highway 34 to the park.

Alternatives include a signal at the intersection or an exit onto the Bypass.

VI. Permits

The City will need the following permits:

- 1) A permit to build a park in an E.F.U. Zone (Linn County) - this has already been applied for and is pending scheduling of a public hearing after approval of the plan by Council.
- 2) A permit to access the park from Highway 34 (ODOT).
- 3) A comprehensive Land Use Change to change the Light Industrial Zone (Linn County).
4. A permit from the State to dig and look for historical artifacts .

Orleans Historic Townsite

The Orleans townsite is a listed historic site and therefore will be protected as a part of the development and management planning for the parks. The limits of the townsite are not clearly delineated and may run from the Highway 20/34 grade to the south from two hundred to six hundred feet. Future documentation and actual archeological exploration will be required to confirm the site limits and zones of sensitivity. A band of minimally disturbed land to the south of the highway is marked as representing the probable townsite. This area contains some exotic trees remaining from recent homesites, particularly between the Van Buren Street bridge and the by-pass intersection. These trees will be thinned and pruned up to create an open understory. The surface will be prepared for seeding with a minimum of grading. This area will be mown on a regular basis to provide a cultured appearance. Some simple form of a monument with interpretive information about the local historic significance of this area will be placed along with a simple bench at a central point along the bike path which winds through the site. The monument and lineal park will suggest the location of the town, but will not attempt to outline precise building locations.

The park strip will continue along the highway to the east to the entry at Ireland Lane. In the area east of the bypass there are existing trees in a fairly orderly row. These trees shall be pruned and thinned out as necessary with mowing to be continuous into and around the base of the trees. The grading shall be such as to allow mowing of the road margin continuously to the road shoulder. This maintenance management plan will call attention to the cultured character of the park edge and to extend the entrance sequence to Corvallis in a manner similar to the golf course character on the north side of the highway.

Maintenance/Operations

Facilities for special equipment and materials may best be located on the park site to minimize travel time. If such storage is deemed necessary, a small building would be best located near the leased buildings to take advantage of security measures there. An agriculture type surface irrigation system will require storage of pipe and trailer at the minimum. Mowing equipment may also reside here.

An option to close mowing of the fields other than the primary recreation sports field can allow for the growing of hay to harvest in early summer. This may provide some revenue but may reduce the quality of the turf. In any maintenance plan, the highway margins must be mown continuously from the pavement away to the tree edge or through the Orleans townsite as described. The amenity and character of a park-way is desirable even along the by-pass. Fire and vision safety are an even higher value to this activity.

Marsh Wetland/Buried Dump Site

A buried dump site exists to the east of the by-pass in Alan Berg Park. This area is subsiding at a noticeable rate with standing water appearing in the wet seasons. Further progression of this phenomenon will result in a wetlands with naturally occurring marsh plants and wildlife. The plan calls for the enhancement of the evolution of wetland character through progressive introduction of wetland and eventually marsh species of plants. Interpretive signage and close viewing stations on elevated boardwalks will allow students and the interested general public to observe this curious process. This area will require special materials and skills to develop and protect this amenity. As in other areas in the park, a special interest group may be enlisted to foster this project. Photos and terrain maps should be prepared as soon as possible to properly document the rate of change in the area.

Martin Luther King Jr. Memorial Grove

Directly south of the bike path which runs parallel to Highway 20/34 and the Orleans park strip is a zone which is designated as the MLK Memorial Grove. This will be planted with selected exotic and native trees over a period of years and will involve public interest and human rights groups working with the Parks Department toward a master planting plan. This zone will complement the strip park character of the Orleans historic townsite and Corvallis entry scheme. The memorial grove will also become a transition into the wooded restoration area running to the south. Planting in the memorial grove can proceed in the earliest phases of the park development with the completion of a planting plan and the conversion of a relatively small area of the currently leased farmland in MLK Park.

PARKS AND RECREATION DEPARTMENT

*** MEMORANDUM ***

March 17, 1995

TO: Mayor Helen Berg
Members of the City Council

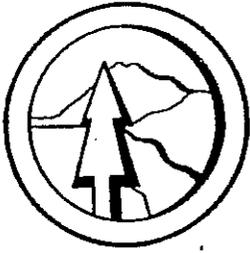
FROM: ^{di} René D. Moye, Parks and Recreation Director

SUBJECT: Conditional Use Permit - Alan B. Berg/Martin Luther King, Jr. Parks
=====

The Linn County Planning Commission approved a Conditional Use Permit for Alan B. Berg and Martin Luther King, Jr. Parks on Tuesday, March 14, 1995.

Conditions were included with the permit and they are included in the Council packet for your information. Staff will evaluate the impact of the conditions and keep Council members advised of the status of this project as they are implemented.

Attachments



LINN COUNTY

PLANNING AND BUILDING DEPARTMENT

P.O. BOX 100, ALBANY, OREGON 97321 (503)867-3816

COURTHOUSE ROOM 114

NOTICE OF DECISION

March 16, 1995

City of Corvallis
Parks and Recreation Department
P. O. Box 1083
Corvallis, OR 97339

INTERVIEW

RE: CU-60-94/95; combined applications for a conditional use permit and a Willamette River Greenway Compatibility Review by the City of Corvallis for a public park on approximately 96 acres of a 108-acre parcel which they own. The area of the proposed park is zoned Exclusive Farm Use (EFU); another 12 acres of the parcel are zoned Light Industrial (LI) and are not involved in this proposal. The property, which contains the historic townsite of Orleans, is partly within the Willamette Greenway on the east bank of the Willamette River, south of Highway 34 and on both sides of the new Highway 34 by-pass. The parcel is further identified as Tax Lot 1200 of Twp. 12S., Rge. 5W., Section 1. Applicable decision criteria are contained within Sections 6.050 and 21.860 of the Linn County Zoning Ordinance. (LCZO).

Dear Mr. Moye:

The Linn County Planning Commission completed review of your conditional use permit and Willamette River Greenway Compatibility Review applications on March 14, 1995. Your applications were found to comply with the specified decision criteria in Sections 6.050 and 21.860 of the Linn County Zoning Ordinance. A motion to approve your application passed unanimously. The findings and conclusions in the attachment respond to the cited decision criteria. The decision is subject to the following conditions of approval and requirements of ordinance:

CONDITIONS OF APPROVAL:

A. By the time the park is operational, the applicant shall have established a well-maintained and maintainable vegetative barrier between the playfield in Alan Berg Park and the Highway 34 bypass, outside of the right-of-way. Since the purpose of the barrier would be to prevent park users and especially children from crossing the bypass, the barrier shall be at least three-to-four feet wide, five-to-six feet tall, and have sufficient thorns to discourage passage. The use of William Penn barberry, Rogosa roses, or green or red-leafed Japanese barberry (or any combination of these varieties) is acceptable. Oregon grape would be another option but it is not quite as thorny as the other recommended plants. To achieve an effective barrier within two-to-three years, plants at the outset shall be at least the 5-gallon size when containerized or 3-4 feet tall when bare-rooted. In advance of planting, the applicant shall submit for review and approval a landscaping plan for this aspect of the park's development.

**

did
+ return
not to
have
removed

B. An access permit from the Oregon Department of Transportation (ODOT) is required. A copy of that permit shall be provided to the Linn County Planning and Building Department before this conditional use permit is activated. Roche Lane shall be vacated, leaving Ireland Lane as the sole vehicular access into Alan Berg Park. No vehicular access is permitted into Martin Luther King, Jr. Park, other than emergency or service vehicles.

C. Low intensity uses authorized by this permit are limited to hiking and biking trails in either portion of the park and picnicking and the unscheduled, intermittent use of one playfield in Alan Berg Park. The soccer and baseball fields and sports complex envisioned in the park master plan were not included in this application and are not authorized by this permit. If park uses are proposed beyond the low-intensity uses authorized by this permit, this conditional use permit will be reevaluated by the Linn County Planning Commission through an expansion application and new hearing.

D. Vehicular access beyond the parking lot either by means of the existing access road or off-road shall be restricted by the use of bumpers or barriers of rock, cement or wood, spaced and designed to allow only pedestrians and bicyclists to pass. Access for service vehicles shall be provided as necessary.

E. The only approved pedestrian crossing from one side of the park to the other is at the traffic light at the intersection of the Highway 34 bypass, which is currently two lanes, and the Highway 34 business route. The Oregon Department of Transportation (ODOT) has designed the bypass for expansion to four lanes with an interchange at that intersection. Any future improvements to the bypass or to the intersection will require reevaluation by the Linn County Planning Commission and ODOT regarding the question of safety for pedestrians attempting to cross between the two parts of this park.

F. The need for visitor parking for the park is estimated at 20 cars per day. Parking for these cars will be provided at the existing paved parking lot that presently serves the two, on-site commercial establishments. If and when that parking lot becomes inadequate and an expansion is needed or if a second lot is developed, parking lot construction shall be subject to the parking standards in Article 30 of the Linn County Zoning Ordinance. Prior to construction, a parking plan shall be submitted for review and approval of the Department.

U.B.
Linn

G. A State Historic Preservation Office (SHPO) permit is required before development of the park can proceed. Archaeological resources could be destroyed by activities which involve excavation below the current plow zone (approximately 18") or activities involving scraping or contouring which would result in soil being moved from one location to another. Types of activities which could negatively impact the archaeological resource include, but are not limited to, road, trail and bicycle path construction; well and septic system construction; tree and other planting (when excavation extends below the plow zone); parking lot construction; power pole placement; underground irrigation systems and utility lines; and contouring of the landscape. These activities and other activities with similar impacts shall be monitored by a professional archaeologist when the activities are located in that portion of the parcel that is listed on the Linn County Register of Historic Resources. Development permits for activities of this nature will require archaeological monitoring unless the reconnaissance required by the next condition has determined that the area affected by the proposed development lies outside of the protected area.

H. In order to gain a better understanding of the nature, extent and the information potential of the archaeological resource, and to collect artifacts on or near the surface of the ground prior to more intensive use of the site by the public, an archaeological reconnaissance of the area, shall be undertaken by a professional archaeologist. The reconnaissance shall be scheduled at a time when the area has been freshly plowed so that ground visibility is optimal.

*IN PD
COMING
QUEST*

I. Any interpretive exhibit or signing regarding the Orleans's townsite or other historic aspects of the area, shall be approved by the Linn County Historic Resource Commission prior to its placement in the park. A sign, possibly as part of an interpretive exhibit near the river, should identify the area as "Orleans Landing".

J. The bike path proposed on the east side of the Highway 34 bypass shall remain north of the existing treeline that separates the meadow from the heron rookery along the Willamette River as identified by the applicant. Sensitive fish habitat within the river and riparian habitat adjacent to the river shall be preserved and protected from impact by appropriate design and development of the proposed viewing areas and trails.

K. Existing riparian vegetation, especially rare and endangered plants, will be retained and augmented with native species to the maximum extent practicable.

L. No paved or sealed trails will encroach the Roche Road landfill which is within the Alan Berg Park until the Department of Environmental Quality has determined that methane gas is no longer being produced by the landfill and that it is safe to seal the ground surfaces affected.

M. Because of the swiftness of its current, direct access to the Willamette River shall not be promoted through park design.

N. This is a day-use park with hours of operation limited to 6:00 A.M. to 10:00 P.M. daily. No caretaker facility is authorized by this action. No lights are proposed at this time.

O. The land shall continue to be farmed so long as farm use does not interfere with meeting the recreational needs of the people of Corvallis. The farming operation shall be available as an educational opportunity for an urban population to understand the nature and value of farming.

REQUIREMENTS OF ORDINANCE

*MICHA
CALL*

A. Coordination with the Division of State Lands (DSL) with respect to wetlands issues is required. A wetlands delineation and/or DSL permit may be required.

B. Portable toilets do not require permits from Environmental Health (EHP). In the future, an EHP permit is required if a subsurface septic system is proposed for the park. Sewer and water service shall not be extended from the City of Corvallis to the park unless Goal 14 criteria have been satisfied.

*Brian
Call*

C. An irrigation water right from the State Water Resources Department (SWRD) is required before ground water or surface water from the Willamette River may be appropriated for irrigation of the park.

get a copy

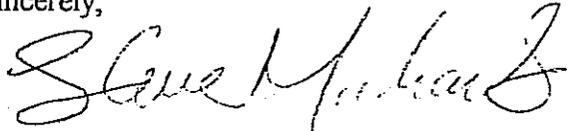
D. The number, size and location of signs is required to be regulated by Article 6, Section 6.090 and Sub-Article 30.9 of the Linn County Zoning Ordinance.

E. All applicable permits shall be acquired for the mobile home located north of the existing commercial building or it shall be removed from the parcel before any permits are released for the park development.

The findings and conclusions supporting this decision are effective unless an appeal to the Linn County Board of Commissioners is filed with the Department before 5:00 p.m., March 30, 1995. Appeals will be accepted only when based upon identified inadequacies, omissions, or errors in the decision's findings and conclusions. A \$225 filing fee must accompany an appeal.

Your proposal may be initiated up to two years after the date of decision. Please note that a 14-day period exists during which the findings and conclusions supporting this decision may be appealed. Permits may be obtained only after the appeal period expires on March 30, 1995. An appeal prevents initiation of the proposal; you will be notified of an appeal filed by another party. Please contact the Department if questions arise or if we may be of assistance.

Sincerely,



Steve Michaels
Director

SM:DES:dlh

- cc: Patricia Benner
- Charley Fisher
- Justine Jacobs
- James Monroe, Linn County Farm Bureau
- Oregon Department of Transportation (ODOT)
- Oregon State Parks Division, ODOT
- Oregon State Highway Division, ODOT
- Oregon Division of State Lands
- Will High, Oregon Department of Fish and Wildlife
- Linn County Historic Resources Commission
- Linn County Floodplain Administrator
- Linn County Road Department
- Linn County Environmental Health Program
- Linn County Assessor's Office

attachment

CU-60-94/95
FINDINGS AND CONCLUSIONS

SECTION 6.050 CONDITIONAL USE DECISION CRITERIA

- A. Criterion: The proposed use will not force a significant change in or significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use;

Facts:

The portion of this parcel not in commercial use or located within the highway right-of-way is estimated at 108 acres. The land, zoned for exclusive farm use, is leased to an area farmer, James Gilmore, who raises grass seed on both sides of the by-pass. There is no other farming operation on nearby lands devoted to farm use nor is there any commercial forestry conducted on nearby lands.

North across Highway 34 is a public golf course, Trysting Tree; east is a pond known as Clark Pond on land owned by Morse Brothers Inc. and two homes: one, a rental dwelling on land owned by Mid-Valley Gravel and the second, Justine Jacob's residence at the end of Ireland Lane; southeast is 54 acres of land previously sold by the City to Evanite used for processing waste water from the Evanite wood products, an industrial use south of the river and in Benton County; to the southwest, the applicant has identified an active heron rookery. To the west is the Willamette River and the Greenway adjacent to the river. Across the Willamette River is the City of Corvallis.

Conclusion: There are no lands devoted to farm or forest use surrounding this property. Therefore the proposed activity will not seriously interfere with or force a significant change in the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

- B. Criterion: The location, size, design and operating characteristics of the proposed development will be made reasonably compatible with and have minimal impact on the livability and appropriate development of nearby property. The proposed use will be reviewed with respect to scale, bulk, coverage, density, the availability of necessary public facilities and utilities, traffic generation, road capacity and safety, and to other related impacts of the proposal;

Facts:

Approximately 12 acres of the parcel is within a Limited Industrial zone occupied by two businesses. Service Master (carpet cleaning) and Flomatcher (small motor manufacturing) are the current lease holders. The leases for these business expire in July of 1999. The existing parking lot that serves these businesses will be shared with park users unless the parking lot becomes inadequate, at which time it will be expanded or a new lot will be constructed.

The driveway into the businesses and the park will be a shared, relocated driveway using Ireland Lane instead of Roche Lane which is to be vacated. The driveway will be graveled and the apron onto Highway 34 will be paved. Ireland Lane also serves as access to two residences east of the park. A gate at the end of Ireland Lane is proposed to provide privacy for the occupant of that residence. An access

permit from the Oregon Department of Transportation will be required for Ireland Lane as a condition of approval of this decision. The anticipated increase in traffic off of and onto Highway 34 is up to 20 cars per day. A left turn will be required for certain traffic patterns utilizing the center turn lane that already exists.

The terrain is level to nearly level floodplain between the main channel and the east channel of the Willamette River. The southern portion of the parcel is thick with blackberries, deciduous trees and brush. A narrow fringe of trees lines the east bank of the main channel and blackberries line some of the edges of the proposed park. Existing trees are to be augmented with native species; black berries will remain in strategic places to help separate uses.

The Greenway boundary parallels the river and includes a portion of the proposed MLK Park. The Greenway compatibility review limits development in order to protect the natural, agricultural, recreational, and economic qualities of lands along the Willamette River and to preserve, restore and enhance historical sites, archaeological sites or ecological areas. Activities to enhance public recreational, scenic, historical and natural uses of public lands are listed in the Linn County Zoning Ordinance as activities which do not require a Greenway conditional use permit but which require a review if there is a substantial increase in the level of use over that which existed in 1975. A determination has been made that the proposal constitutes a substantial increase in the previous level of use but that the park remains a use compatible with the Willamette River Greenway.

A State Historic Preservation Office (SHPO) permit is imposed as a condition of approval because of the presence on this property of the historic townsite of Orleans. Without appropriate precautions, cultural or archeological resources could be destroyed. The Historic Resources Commission has recommended three conditions of approval for this park which are all incorporated into this decision.

There is a potential wetland inventoried on the property according to the National Wetlands Inventory map. Notice was provided to the Division of State Lands (DSL) of this proposal since that agency has regulatory authority over jurisdictional wetlands within the State of Oregon. A permit from DSL may be necessary for the development of the proposed park. Coordination with DSL is being required as a condition of approval.

Methane gas is still being produced by the 31-acre covered landfill that exists on-site. The City secured an engineering report regarding the landfill on December 27, 1993 from EMCON of Bothell, Washington. The rate of gas generation is very slow, the peak occurred several years ago and the levels of generation are well within the DEQ's acceptable ambient concentrations. The report indicates that park development should avoid hard surfacing and therefore sealing the landfill surface to avoid pressure buildup. If gas pressures are forced laterally into surrounding soils, utility trenches can serve as pathways for combustible methane gas to migrate towards other confined spaces. The trails are being re-designed to avoid all but the outside edges of the marsh (landfill) plus no hard surfaces are proposed for trails in the vicinity of the landfill so as to avoid this problem. As a condition of approval, the trails near the landfill will not be allowed to be sealed until DEQ determines the safety of such an action.

The industrial wastes from Evanite are applied to the field adjacent to the proposed park late in the summer after the hay crop is harvested. The wastes are wood pulp and glass fiber residues. The operation is conducted under a DEQ/EPA permit and is tested twice a year. The activities within the park are not adjacent to the Evanite field.

The park is bisected by the Highway 34 bypass. In order to discourage pedestrians from crossing the bypass to reach the other part of the park, except at the traffic signal, the City will be required to provide a fence along the east side of the bypass. Because of cost and aesthetics, the applicant prefers to use vegetation for this barrier. As a condition of approval, the applicant will be required to plant a vegetative barrier along the east side of the bypass set back from the right-of-way, which varies from 200 to 400 feet wide.

Conclusion: Based upon these findings, we conclude that the location, size, design and operating characteristics of the proposed development will be made reasonably compatible with and have minimal impact on the livability and appropriate development of nearby property with respect to scale, bulk, coverage, density, the availability of necessary public facilities and utilities, traffic generation, road capacity and safety, and to other related impacts of the proposal.

- C. Criterion: The development site has the physical characteristics needed to support the use including, but not limited to, suitability for a sewage treatment system and an adequate supply of potable water;

Facts:

Septic System: No subsurface sewage system is proposed for the site. Sanitation for users of the proposed park would be provided by chemical toilets with an attractive facade and ramp meeting ADA requirements. These toilets would be located near the existing parking lot for easy access.

Well: Currently the property has a well which provides water for the two businesses located on-site. Water monitoring has revealed contamination of the well from coliform bacteria with sanitizing measures being taken. Until safe water is available on-site, the lease holders are using bottled water. Drainfield improvements related to this problem may be necessary and may force a one-year delay in other expenditures (the access road for example) related to park development. A new well may be required and/or the park may not provide potable water. Because of the limitations imposed by Goal 14 of the Statewide Planning Program, a city may not extend city water or city sewer lines to parcels outside of their Urban Growth Boundary, like this parcel.

Access: Access to the MLK Park will be by bicycle and pedestrians coming across the VanBuren Street Bridge on the existing bikepath named Wilke's Way. The path currently allows riders to access the OSU crew barn north of Highway 34 by going under the two bridges. Expansion of the path with outer and inner loops is planned. Additional pedestrian access is possible from Berg Park by using the controlled crossing at the by-pass traffic signal. Vehicular access to the MLK Park will be limited to maintenance vehicles and emergency vehicles. A maintenance road will be created at the south end of the park underneath the by-pass bridge. This is the current, unimproved access for farm vehicles.

Vehicular access to the Alan Berg Park will be from Ireland Lane. Roche Lane will be eliminated and road improvements will be made to provide one access to the existing businesses, the two existing homes and the park. Only the apron of the entrance is proposed to be paved; the rest of the access road will be gravel-surfaced. Speed limit signs of 45 instead of 55 MPH have been posted by ODOT along the highway segment from the VanBuren Street Bridge to the light at Peoria Road.

The applicant states that the VanBuren Street bridge is not scheduled for replacement for the next seven years and that adequate pedestrian access either by the existing bridge or its replacement has been assured.

Parking: The applicant has stated that under 20 cars per day are anticipated and that that number can be accommodated by the 15-20 unused spaces in the existing parking lot that is adjacent to the two businesses. The existing lot is paved but individual parking spaces are not marked. If additional parking is needed, the existing parking lot will be expanded and paved. The site plan depicts a separate parking lot and public restrooms envisioned during the early planning for the park. Section 30.240 of the Linn County Zoning Ordinance requires that parking lots for more than three spaces shall be paved and marked except for residences.

Signage: The Corvallis Parks and Recreation Department has erected two signs at the location of the proposed park. One sign is on the east side of the by-pass near the intersection of the by-pass with Highway 34; the other is along the west side of the by-pass. Signs are regulated by Section 30.9 of the Linn County Zoning Ordinance which allows directional signs erected by public authority and historical markers as outright uses.

Conclusion: Based upon these findings of fact, we conclude that the development site has the physical characteristics needed to support the use.

- D. Criterion: The development will not be located within a mapped geologic hazard area or within a 100 year floodplain unless it is demonstrated that the proposal can be designed and engineered to comply with accepted hazard mitigation requirements;

Facts:

The property lies within the 100-year floodplain. Since no structural development except for portable toilets is proposed by this application, the floodplain hazard which exists between these two river channels is not as significant as it would otherwise be. All development in the floodplain requires a development permit consistent with the Linn County Floodplain Management Ordinance. There is no mapped geologic hazard from unstable soils according to Environmental Geology of Western Linn County, Oregon.

The ponds that are on the Evanite property and the Morse Brothers property adjacent to the proposed park, as well as the two channels of the Willamette River, are all hazards within close proximity of the property. The ponds and the east channel of the river are not readily accessible to park users because of intervening distance and vegetation between their location and the proposed activity areas within the park. In addition, the Evanite ponds are fenced. As a condition of approval, access to the main channel of the river will be limited through park design, out of concern for public safety.

Conclusion: Based upon these findings, we conclude that the development is not located within a mapped geologic hazard area. Although it is within a 100 year floodplain and does have some natural hazards in the area, it has been demonstrated that the proposal will be designed and operated to minimize the exposure of park users to those hazards.

E. Criterion: The proposal will not have a significant adverse impact on sensitive fish or wildlife habitat;

Facts:

The southwest part of the property contains an active heron rookery not previously identified on the Linn County inventory of sensitive habitats. The proposed park design protects that area from intrusion, by retaining the blackberries at the southern end of the park to buffer the heron rookery from impacts of developed trails. Trail development will be required to stay outside of the existing treeline.

No hunting will be allowed in the park; trapping may be allowed if it is done by the Department of Fish and Wildlife (ODFW) or if it is done for educational purposes.

The Willamette River is inventoried as sensitive fish habitat and the proposal includes a viewing point for park users to see the river. Direct access to the river from the east bank will not be promoted because of the swiftness of the current. This limitation will also serve to protect the fish habitat within the channel.

The master plan for the proposed park includes a section on rare and endangered plants. There are no ordinance provisions for protection of plant habitat. The master plan indicates the presence of volunteers with expertise in this field on the planning team for the proposed park. A condition of approval will require the protection of existing rare and endangered plants as is practicable.

Conclusion: Because of these findings and conditions of approval, we find that the proposal will not have a significant adverse impact on sensitive fish or wildlife habitat.

F. Criterion: If a land division is proposed, then the parcel shall not be larger than the minimum size necessary for the use.

Facts: No land division is proposed.

Conclusion: This criterion does not apply.

SECTION 21.860 -- CRITERIA FOR REVIEW

A Greenway Conditional Use permit may be granted if on the basis of the application, investigation, testimony and evidence submitted, findings and conclusions show that all the following conditions exist:

A. Criterion: The proposal is consistent with the protection of land zoned Exclusive Farm Use.

Facts:

A public park is an allowed conditional use in the Exclusive Farm Use zoning district. There is no land surrounding this parcel that is in farm or forest use. The 31 acres of this property which were previously used as a landfill are poor farmlands because of past use. The existing farming operation is made more difficult because of being divided by the Highway 34 bypass, and by the presence of trees and brush, especially in the field west of the bypass. The property is leased to an area farmer and currently produces \$5,000 of farm-related income. The property frequently floods and within the riparian area along the Willamette River is uneven terrain and wooded, reducing its farm value. Because of the low intensity of use being approved and the absence of structural development, the farmable part of the property would be easily converted back to farm use in the future.

Conclusion: The purposes of the Willamette River Greenway are well served by an Exclusive Farm Use zone but they can also be well served by land held in open space adjacent to the river, such as a park. Based upon our findings relative to this particular park, its principal dedication to open space to provide and protect an attractive entry into the City of Corvallis, its design and intended low-intensity uses, we conclude that the proposal is consistent with the protection of the Greenway through land zoned for Exclusive Farm Use.

- B. Criterion: The proposal is consistent with the protection of sensitive fish and wildlife habitat areas identified by the Oregon Department of Fish and Wildlife. Consideration of habitats shall include, but not be limited to fish spawning sites, fresh water marshes, and great blue heron, osprey, and eagle nest trees and the adjacent area of trees surrounding nest trees.

Facts:

The park will be designed and operated with stream ecology of paramount importance. The value of the riparian fringe and the symbiotic relationship between that fringe and the stream channel itself provides a trade off in resource values. The heron rookery will continue to be isolated from the public by the existing trees and blackberries. Trails will not be allowed to intrude into the protected area.

Conclusion: We find that the proposal is designed to be consistent with the protection and enhancement of sensitive fish and wildlife habitat areas. The value of enhancing the fisheries, wetland, rookery and riparian resources of this property off-set the loss of farmland which will result from this proposal.

- C. Criterion: The proposal is consistent with the preservation of significant natural and scenic areas, viewpoints, and vistas.

Facts:

Thickets of blackberries which presently protect the streambank and the slough are to be left intact and trails are to be designed to minimize human contact with the birds or their habitat. No hunting would be allowed and trapping only for educational purposes. The Willamette River is inventoried as sensitive fish habitat and the proposal includes a viewing point for park users to see the river. Direct access to the river from the east bank will not be promoted because of the swiftness of the current.

Conclusion: Based upon the testimony and the conditions of approval to be imposed, we conclude that the proposal is consistent with the preservation of significant natural and scenic areas, viewpoints, and vistas.

D. Criterion: The proposal is consistent with the enhancement and protection of the natural vegetative fringe to the maximum extent practicable.

Facts:

The proposal includes retention of existing trees and other riparian vegetation and augmentation of that vegetation with native species in appropriate locations.

Conclusion: Based upon these facts, we conclude that the proposal is consistent with the enhancement and protection of the natural vegetative fringe to the maximum extent practicable.

E. Criterion: The protection, preservation, restoration, and enhancement of areas having ecological, scientific, historical, or archaeological significance is not significantly impaired by the proposal.

Facts:

The proposal will be conditioned upon having State Historic Preservation Office (SHPO) permit before development of the park can proceed. Archaeological resources will be identified by an archaeological reconnaissance of the area, undertaken by a professional archaeologist. Any interpretive exhibit or signing regarding the Orlean's townsite or other historic aspects of the area, shall be approved by the Linn County Historic Resource Commission prior to its placement in the park. A sign, possibly as part of an interpretive exhibit near the river, should identify the area as "Orleans Landing".

Conclusion: State Historic Preservation Office (SHPO) permit is required before development of the park can proceed. Types of activities which could negatively impact the archaeological resource include, but are not limited to, road, trail and bicycle path construction; well and septic system construction; tree and other planting (when excavation extends below 18"); parking lot construction; power pole placement; underground irrigation systems and utility lines; and contouring of the landscape. These activities and other activities with similar impacts shall be monitored by a professional archaeologist when the activities are located in that portion of the parcel that is listed on the Linn County Register of Historic Resources. Development permits for activities of this nature will require archaeological monitoring unless the reconnaissance required by the next condition has determined that the area affected by the proposed development lies outside of the protected area.

In order to gain a better understanding of the nature, extent and the information potential of the archaeological resource, and to collect artifacts on or near the surface of the ground prior to more intensive use of the site by the public, an archaeological reconnaissance of the area, shall be undertaken by a professional archaeologist. The reconnaissance shall be scheduled at a time when the area has been freshly plowed so that ground visibility is optimal.

Any interpretive exhibit or signing regarding the Orlean's townsite or other historic aspects of the area, shall be approved by the Linn County Historic Resource Commission prior to its placement in the park. A sign, possibly as part of an interpretive exhibit near the river, should identify the area as "Orleans Landing".

- F. Criterion: The quality of the air, water, and land resources in and adjacent to the Greenway shall not be significantly impaired by the proposal.

Facts:

Currently the property has a well which provides water for the two businesses located on-site. Monitoring done on a regular basis has revealed contamination of the well from coliform bacteria and that sanitizing measures had been taken. Until safe water is available on-site, the lease holders are using bottled water. Drainfield improvements related to this problem may be necessary and may force a one-year delay in other expenditures (the access road for example) related to park development. In any event, the drainfield and well problems are several hundred feet east of the Greenway, across the Highway 34 bypass.

No septic tank and drainfield improvements are proposed at this time for the park. Sanitation for users of the park would be provided by chemical toilets. These toilets would be located near the existing parking lot for easy access. This location is several hundred feet east of the Greenway, across the Highway 34 bypass.

Methane gas is still being produced by the 31-acre covered landfill that exists on the site of the park. The rate of gas generation is very slow; the peak occurred several years ago; the levels of generation are well within the DEQ's acceptable ambient concentrations. Park development will be prohibited from hard surfacing and therefore sealing the landfill surface to avoid methane pressure buildup. The trails will be required to be designed to avoid all but the outside edges of the marsh (landfill) plus no hard surfaces are to be allowed for trails in the vicinity of the landfill so as to avoid this problem. To the extent that the land is impaired by the methane problem, it is not the result of the park proposal. Furthermore, it is several hundred feet east of the Greenway, across the Highway 34 bypass.

Conclusion: Based upon these findings, we conclude that the quality of the air, water, and land resources in and adjacent to the Greenway shall not be significantly impaired by the proposal.

- G. Criterion: The proposal is consistent with the retention, in their natural state, of identified areas of annual flooding, floodplains, and wetlands to the maximum extent practicable.

Facts:

There is a potential wetland inventoried on the property according to the National Wetlands Inventory map. The master plan indicates that 1.5 acres of wetland were disturbed during construction of the bypass. The applicant is not aware of whether mitigation for filling or disturbing a wetland has already been performed by the Oregon Department of Transportation. Notice was provided to the Division of

State Lands (DSL) of this proposal since that agency has regulatory authority over jurisdictional wetlands within the State of Oregon. A permit from DSL may be necessary for the development of the proposed park. Coordination with DSL is required as a condition of approval of the park.

All of the subject parcel is within a designated 100-year floodplain. However, since no structural development except for portable toilets is proposed by this application, the floodplain hazard is not as significant as it would otherwise be. All development in the floodplain requires a development permit consistent with the Linn County Floodplain Management Ordinance.

Conclusion: Based upon these findings, we conclude that the proposal will be consistent with the retention, in their natural state, of identified areas of annual flooding, floodplains, and wetlands to the maximum extent practicable

H. Criterion: The proposal shall not have a significant effect upon potentially erodible areas.

Facts:

The part of the property most susceptible to erosion is the bank of the Willamette River. There is no structural development proposed for the property with the exception of portable toilets on the east side of the Highway 34 bypass and several hundred feet away from the banks of the Willamette River.

Conclusion: Based upon this fact, we conclude that the proposal shall not have a significant effect upon potentially erodible areas.

I. Criterion: The proposal is compatible with existing uses in the surrounding area.

Facts:

Approximately 12 acres of this parcel are within a Limited Industrial zone occupied by two businesses. Service Master (carpet cleaning) and Flomatcher (small motor manufacturing) are the current lease holders. The leases for these business expire in July of 1999. The remaining land, estimated at 108 acres, is zoned for Exclusive Farm Use. It has been and is leased to James Gilmore who raises grass seed on both sides of the by-pass.

North across Highway 34 is a public golf course, Trysting Tree; east is a pond known as Clark Pond on land owned by Morse Brothers Inc. and two homes: one, a rental dwelling on land owned by Mid-Valley Gravel and the second, Justine Jacob's residence at the end of Ireland Lane; southeast is 54 acres of land previously sold by the City to Evanite used for processing waste water from the Evanite wood products industry south of the river; southwest, the applicant has identified an active heron rookery and is designing the park to protect that area from intrusion. The site is not identified on the Linn County inventory of sensitive habitats. To the west is the Willamette River and the Greenway adjacent to the river. Along the river is a fringe of trees identified by the Park's Natural Resource Committee as a floodplain or valley riparian woodland. The proposal is to remove blackberries at the northern end of the park and to enhance the woods with native plantings. The proposal includes retaining the blackberries at the southern end of the park to buffer the rookery from impacts of developed trails.

Many safeguards have been proposed or are being imposed to render the proposal compatible with surrounding land uses. These include gating the end of Ireland drive to provide privacy for an existing residence, creating a vegetative barrier along the Highway 34 bypass to discourage pedestrians from jay-walking, retaining the vegetative buffer along the rookery and along the west edge of MLK Park to protect the riparian fringe along the Willamette River, to close Roche Lane and improve Ireland Lane to increase the safety of those accessing the park by car, and to delineate and protect the historic and archeological values of the property.

Conclusion: Based upon the proposal and the conditions to be imposed, we conclude that the park will be compatible with existing uses in the surrounding area.

J. Criterion: The proposal has been directed away from the river to the greatest extent possible.

Facts:

The level of development adjacent to the park will be limited to hiking trails and bike paths. No vehicular access will be allowed except for service and emergency vehicles. The park design will be required to limit river access because of the swiftness of the current in addition to the need to protect the riparian fringe along the riverbank.

Conclusion: Based upon these facts, we conclude that the proposal has been directed away from the river to the greatest extent possible.

K. Criterion: The maximum possible landscaping area, open space, and vegetation will be provided between the river and the proposal.

Facts:

The park design calls for native species to be used to augment the existing vegetation along the river and in the MLK Park. Blackberries will be removed from the northern end of the park but retained in the southern part to protect the rookery. The proposal itself is not structural in nature and will be limited to hiking and bike paths in the open space adjacent to the river.

Conclusion: Based upon the design of the park layout and the conditions to be imposed, we conclude that the maximum possible landscaping area, open space, and vegetation will be provided between the river and the proposal.

March 24, 1995

City of Corvallis
Parks and Recreation Department
PO Box 1083
Corvallis, OR 97339

RE: Linn County File No. CU-60-94/95

Dear Sir or Madam:

I have received and reviewed a copy of a Planning Director Decision for a request for a conditional use permit and a Willamette River Greenway Compatibility Review in Linn County. This project may involve lands or interests managed or regulated by the Division of State Lands (Willamette River). We will need more details of the plans before making any further determinations.

If a review of the Nationwide Wetlands Inventory finds the plan includes wetland areas, under the Oregon Removal-Fill Law (ORS 196.800 - 196.990), removal, filling, or alteration of 50 cubic yards or more of material within the bed or banks of the waters of this state requires a permit from the Division of State Lands. Waters of the state include the Pacific Ocean, rivers, lakes, most ponds and wetlands, and other natural water bodies.

Pursuant to ORS 273.225 - 273.241, 274.525-274.590, and OAR 141-14-070, 141-14-020, the applicant will need to obtain a royalty lease or license from the Division prior to removing any material from Division-owned lands within the plan or project area.

If the proposed plan/project affects land owned or regulated by the Division, according to ORS 274, the applicant must have an easement or license for the use of these lands.

A copy of the decision and this response has been forwarded to Tami Burness, Resource Coordinator. For further information and assistance, please contact Tami at the Salem Office, 775 Summer St. NE, Salem, OR 97310, or by calling 378-3805 ext. 272.

Sincerely,

Jane Le Blanc

Jane Le Blanc
Planning and Policy Section

cc: John Lilly
Steve Purchase
Tami Burness

Oregon



DIVISION OF
STATE LANDS

STATE LAND BOARD

JOHN A. KITZHABER
Governor

PHIL KEISLING
Secretary of State

JIM HILL
State Treasurer

775 Summer Street NE
Salem, OR 97310-1337
(503) 378-3805
FAX (503) 378-4844
TTY (503) 378-4615

RESOLUTION 94-13

Minutes of the meeting of March 21, 1994, continued.

A resolution submitted by Council person Helen Berg.

WHEREAS, the City Council has established a Systems Development Charge for Parks, a policy for naming parks, a land acquisition strategy for parks, and a Trails Master Plan for the community of Corvallis; and

WHEREAS, the City Council has endorsed the acquisition and development of land for parks of all types and sizes and the Council wishes to ensure that these areas will be kept and developed as parks and open space; and

NOW, THEREFORE, the City Council of the City of Corvallis resolves that the following properties owned by the City of Corvallis in fee simple shall be dedicated:

Land Dedicated for Parks:

Land dedicated for parks will have a restriction as follows: it cannot be sold. It can be used, in addition to a park, for public squares, memorials, monuments, campgrounds, and contain amenities which may include, but are not limited to: comfort stations, tennis courts, playgrounds, sports fields, fountains, trails, and recreational buildings, such as community recreation centers. The following are lands dedicated for parks:

- Arnold
- Avery
- Brandis
- Bruce Starker Arts Park
- Central
- Chintimini
- Chip Ross
- Cloverland
- Franklin Square
- Lilly
- Martin Luther King, Jr. City Park
- Pioneer
- Pioneer Boat Basin
- Porter
- Kermit E. Roth Gateway Park

Page 1 and final - Resolution
Park Dedication

City of Corvallis

- Timberhill
- Tunison
- Village Green
- Washington
- Woodland Meadow

The following are dedicated for parks and public purposes:

Land dedicated for park and public purposes may accommodate not only park and a variety of recreational uses but other appropriate public uses, such as fire substations or water reservoirs, as long as it does not dominate, restrict access or use, and/or development of the park for public recreational purposes. Such other appropriate public uses may only occur after the City Council conducts a public hearing on the proposed use. The following are lands dedicated for parks and public purposes.

- Bald Hill
- Alan B. Berg Regional Park
- Oak Creek
- Sunset
- Walnut
- Willamette

The areas designated as parks are:

These areas are not dedicated but are designated as parks. Use for other than public uses may only occur after the City Council conducts a public hearing on the proposed use.

- Riverfront Commemorative Park
- Rock Creek
- Shawala Point

THE CITY COUNCIL FURTHER RESOLVES that the City Manager is authorized to enter as a matter of record, the dedication of these facilities.

Helen M. Berg

C

Upon motion duly made and seconded, the foregoing resolution was adopted and the Mayor thereupon declared said resolution to be adopted.

Page 3 and final - Resolution
Park Dedication

City of Corvallis

109 (f)

**Summary of Revegetation and Related Project Work
at Martin Luther King, Junior Park
September, 1995 - March, 1999**

Submitted by Patricia Benner
Volunteer Leader-coordinator for
Martin Luther King, Junior Park Revegetation Work

Background

In 1992, a citizen committee was formed by the City of Corvallis to develop a park master plan for the city-owned lands between the Corvallis bypass and the Willamette River across from downtown Corvallis (Martin Luther King, Jr. Park), and to the east of the bypass (Berg Park.)

The *Alan B. Berg/Martin Luther King, Junior Park Master Plan* (1994) calls for maintaining the existing riparian woodland, and for returning the Martin Luther King, Jr. Park to a natural condition.

The park is almost entirely within the 10-year floodplain. At the time of Euro-American settlement in the 1840s, this land was covered with a dense river bottomland forest of black cottonwood, Oregon ash, big-leaf maple, alder, grand fir, and other floodplain woodland tree and plant species.

The citizen planning committee also recognized the educational and interpretive opportunity at this site, on topics such as river ecology, natural history, Native American, settlement and river history, and honoring Martin Luther King, Jr. The Linn County Planning Commission requested that interpretive material also recognize that the park is on Exclusive Farm Use (EFU) land.

Project Work at MLK, Jr. Park

The Martin Luther King, Jr. Park projects to date have included,

1. research to identify planting strategies for the floodplain forest revegetation work;
2. two annual trial plantings of about 800 trees each;
3. seasonal water table level research to support the reforestation planning work;
4. research to create site data for future park interpretive material.

This work at the park between 1995-1999 has been a volunteer effort. Most of the work has been done through a cooperative effort with Crescent Valley High School's advanced field biology class, with teacher Bob Madar, and Patricia Benner as the student mentor. Tree planting and experimental work has also been contributed by Boy Scout Troop 186, 4-H children, and a local college fraternity.

Crescent Valley High School Project Descriptions

Fall-Spring
1995-1996

1. The students designed and planted a black cottonwood experimental plot to compare survival of 25 bareroot plants and 25 cuttings. One objective of the experimental plot was to determine if cuttings or bareroot cottonwood plants could be successfully used at the site for revegetation work. It also compared the survival success of the two forms of the plants. This information was valuable because cuttings can be obtained at lower cost than the bareroot trees. This research was continued by the next class.*
2. An "assortment plot" of eight floodplain tree species (30 trees total) were planted. The primary objective of the plot was for a lasting class planting in the park (the cottonwoods were to be dug up the next year.) These trees inadvertently also served as a drought-tolerant survival experiment. (These trees were watered once in July and once in August, but the bigleaf maple were dead before July, and others died later.) The trees that survived past the first year were the white ash, cottonwood, and Douglas hawthorn, and one vine maple. The trees that died were the bigleaf maple, Indian plum, vine maple, and Pacific dogwood. The trees were protected from rodents with mesh tree-base protectors. Teacher Gail Cape's sixth grade class from Cheldelin Middle School helped plant both the experimental plot and the assortment trees.

1996-1997

1. The black cottonwood experimental plot work was completed. Survival numbers were counted. The tree stem length and root growth were measured. The trees were harvested and root biomass was weighed. All of the 25 bareroot trees and all of the cuttings survived. The root development was significantly greater in the bareroot trees.*

Crescent Valley High School Field Biology Class Data (1996-1997).

Black Cottonwood Tree Treatment	Mean Root Length	Mean Dry Root biomass	Tree Survival Number
Bareroot cottonwood	11.2 inches	4.9 grams	25 of 25 trees
Cottonwood cuttings	1.3 inches	3.1 grams	25 of 25 cuttings

Crescent Valley High School Project Descriptions. (cont'd.)

Fall-Spring
1996-1997 (cont'd.)

2. The students conducted an insect population comparison study between an established riparian forest at Half Moon Bend along a slough (river mile 126.5 just downstream of Corvallis), farmed land at MLK, Jr. Park, and the farmed land along the edge of the wooded area along the river bank at MLK, Jr. Park. The study was designed in the fall of 1996, and the insect trapping work was done weekly between January 15 - March 27. The insects were identified to genus or species. Andy Moldenke (Oregon State University) served as primary mentor of this project.*

Crescent Valley High School Field Biology Class Data (1996-1997).

Location	Number of Species
MLK Park: farmed land along edge of wooded river bank	63 species
MLK Park in middle area of farm field	38 species
Half Moon Bend (RM 126.5) in riparian forest	49 species

Other site work
in 1996-1997

3. Nine ash bareroots were planted (9-12 tall), and 8 cottonwood cuttings (about 25-30 inches long) were planted in holes dug with a shovel. Karlene McCabe's group of parents & children (6-9 years old) did the planting. This area was the only available spot within the farmed land, the rest being rented out.

1997-1998

1. One group of students began an inventory of larger trees along the riverbank at Martin Luther King, Jr. Park. Data are not yet in the file.
2. The students completed the first major experimental tree planting was done this year, with a total of about 620 trees planted by all participating groups. 420 cottonwood cuttings, 160 bareroot Oregon ash, and 40 bareroot cottonwood trees were planted at the north end of the park. Teacher Gail Cape's sixth grade science class from Cheldelin Middle School, a coed college fraternity, and several community members planted trees with the students.

Crescent Valley High School Project Descriptions. (cont'd.)

Fall-Spring
1997-1998

Two experiments were incorporated into the planting. The first was to use aluminum foil as a rodent tree girdling deterrent. The second was a designed experiment to compare Oregon ash growth when annual rye grass green mulch was allowed to grow around the trees and when the grass was cleared and a weed barrier was laid down around the tree. The initial data are not yet on file. The 1999-2000 students may measure the ash growth if there are surviving ash trees.

Many of the cottonwood and some of the Oregon ash were girdled by rodents in August, 1998. The rodents chewed the cottonwood first, then chewed the ash. Last year there apparently was a widespread, large rodent population. Where the aluminum foil was put on the tree stem in many layers it protected the trees, but a number of volunteers only used small amounts of aluminum foil and the foil was chewed through. However, the aluminum foil was aging and was replaced in September by the 1998-99 students. A survival inventory will be done by the students next fall.

3. Another group of students began a below-surface ground water study. The objectives of this work were to determine the seasonal water table levels for the forest planting work. The research also explored the connections between the river channel water and the ground water under the park. This work included seeing if the river channel water height affects the water table level under the park. Five 13-foot wells were hand-dug. The students measured water table levels daily from January through April. The data show a strong correlation between the river level and the ground water level response. The water was also tested once for pollutants.

1998-1999

1. The students conducted a Oregon ash tree rodent-girdling survival inventory. There were 127 trees that appeared to be alive in September, 1998. The inventory will be repeated this spring by the Corvallis Youth Volunteer Corps.
2. The students selected education-outreach as a component of their work this year, and designed and displayed an informational poster on the site at the City/County public library. The display was up for a month. The display focused on river system ecological topics relevant to the site (floodplains, sediment transport and deposition, historical vegetation and ground water).
3. The students organized the second major experimental tree planting effort at the site. The trees were planted this year were:
 - 300 bareroot Oregon ash;
 - 70 cottonwood cuttings; and
 - 13 bareroot bigleaf maple.

Crescent Valley High School Project Descriptions. (cont'd.)

Fall-Spring
1998-1999

Cheldelin Middle School students from Gail Cape's and Sandra Bell's sixth grade classes (90 total) helped to plant the ash and maple trees. The Corvallis Youth Volunteer Corps (Margaret Houser) helped to plant the cottonwood cuttings.

Three experiments were incorporated into the plantings.

- a. Tree protectors are being used that were provided to them by the Corvallis Parks and Recreation Department to protect from rodent damage. Twenty percent of the cottonwood cuttings do not have tree protectors to observe if rodent damage is reduced by the protectors.
- b. Bigleaf maple, that were not drought-hardy during the previous plantings, are being planted again with the same protectors that also provide shade and reduce transpiration.
- c. A test plot of 30 bareroot Oregon ash was designed and planted to compare growth with and without rye grass competition. The work will be continued by the Youth Volunteer Corps and next year's students.

Fall-Spring
1999-2000

1. Four CV students put together a presentation about the park and the planting work that was presented at a Corvallis Rotary Club. They solicited planting help from other high school students and family and friends, and planted _____ cottonwood cuttings _____ big leaf maple _____ Oregon ash _____.

Blue tubes were used to protect trees.

Other site work
in 1998-1999

4. Corvallis Boy Scout Troop 186 member Ryan Long chose this site as his Eagle Scout project. He organized two planting days, and planted 100 bareroot Oregon ash, 170 cottonwood cuttings, and 15 bareroot cottonwood. As an experiment, he also planted 30 red alder. 40 of the ash will be used in a watering experiment to also be done by the scout troop this summer.

in 1997-1998

Karlene McCabe's group

A small number of ash trees and cottonwood cuttings were planted on March 15 in the research area between the river and the assortment plot. The cottonwood cuttings were only planted about 8-10 inches deep - it was raining and cold, and the 8 children (with adults) were younger, all factors that probably affected depth. The cuttings were beginning to leaf out too, and I don't know if that could stress the cutting with no root system. There was significant mortality.

MEMORANDUM



To: Parks, Natural Areas and Recreation Board
From: Karen Emery, Director
Jackie Rochefort, Park Planner
Date: July 19, 2012
Subject: Capital Improvement Plan Update Review

Issue:

To review and consider projects proposed for the FY 2014-2018 Capital Improvement Plan (CIP).

Background:

The annual review of the Capital Improvement Program has begun for fiscal year 2014 - 2018. In spring 2012, an advertisement was placed in the City Newsletter soliciting citizen suggestions for CIP projects. Additionally, Parks and Recreation staff were asked for CIP ideas. Staff has worked with the CIP sub-committee comprised of representatives of the Parks and Recreation associated Boards and Commissions and staff representing all aspects of the department to review the proposed CIP projects and make recommendations to the Parks, Natural Areas and Recreation Board (PNARB) for the Capital Improvement Plan.

Discussion:

Staff requests the Board review the recommendations made by the CIP sub-committee for the 2014 - 2018 CIP project list and be prepared to discuss each project, which is attached. In addition, a review of adopted CIP projects will be provided at the July 19, 2012 Board meeting in the event that Board wishes to reschedule adopted projects. Projects that are being completed in phases should be given priority in order to keep projects moving towards final completion. Staff encourages the Board to consider the City's current financial situation in association with the review of the CIP packet. Although Staff would like to move forward with new projects, careful consideration must be given to the funding and operational support now available after budget reductions.

The P&R Facilities Plan, 2000 provides a guideline for the department to determine the locations and types of facilities supported by the community. The plan is currently being updated, and will be applied once it is completed and adopted by City Council. Until then, staff will continue to use the 2000 P&R Facilities Plan as the guideline for current planning and construction projects. The new plan will provide recommendations for the aquatic center, senior center, as well as reference to the community garden master plan currently under review.

As funding for the City's projects relies primarily on System Development Charges (SDC) funds, the discussion regarding priority of projects should consider how SDC funding can be applied. SDC's support the notion that growth pays for growth. When a developer builds a new single family or multi-family home, a Park SDC is charged. Those fees can be used to construct new parks and trails, as well as acquire land and easements. SDC's can only be used to support new development, and can only be applied to those projects listed in the Park and Recreation Facilities Plan, 2000. When the plan update is complete, careful consideration will be given to forming a new list of SDC eligible projects.

In reviewing projects for the 2014 - 2018 CIP update, careful consideration was given to those projects that could do the following:

- replace deteriorated facilities that are unsafe or a burden on operating costs
- generate revenue
- provide/increase accessibility

Please review the attached proposed project list and feel free to contact Jackie Rochefort at 766-6468 prior to the meeting if you have questions or concerns regarding the process. Staff will be prepared to discuss individual projects included in the sub-committee recommendation report.

Recommendation:

Staff recommends that the Board choose those projects that can be supported by above-mentioned criteria to recommend to the CIP Commission. Careful consideration should be given to the City's current budget shortfall, while still trying to respect the desires of the community.

Attachments:

1. CIP Project Sub-Committee Recommendations
2. CIP Calendar
3. CIP Decision Making Criteria
4. Capital Project Request Process
5. CIP Funding Sources
6. CIP Operation Impacts
7. Spreadsheet of Previous Projects

**2014– 2018 CIP Project Proposals
Based On Recommendations from the
CIP Sub-Committee:**

Project	Location	Description	Pros/Cons	Potential Funding Source	Include in CIP
Parking Lot/ Trailhead	End of 29 th Street	Construct a parking lot for hikers adjacent to the Timberhill Natural Area	This is a project staff committed to doing as part of the open space bond measure. This project will be very costly, although there is an opportunity for a partnership.	Bond Measure, P&R Fund, Grants, Partnerships	Yes FY 14/15
Stair-Step Path	South Corvallis	Construct a gravel stair step path down the Willamette River Bank to provide safe access to the Bonneville Slough.	Project is within WRG. The area is not necessarily owned by the City. Must consider new floodplain regulations.	P&R Fund, Homeowners Association, Grant	No Should be the responsibility of the HOA
Chintimini Park/Senior Center	27 th and Tyler	Construct a parking Lot	As the OSU campus grows, parking becomes increasingly more difficult.	Grant, donation, SDC, P&R Fund	No We need to consider the bigger picture
Trail Surface Improvement	Bald Hill Park Chip Ross Park	Re-surface trails Chip Ross and other areas	Would increase use in winter months and control erosion.	P&R Fund, Grant, Partnership	Do this in phases: 13/14, 14/15, 15/16
Acquire CH2M Hill Building for Senior Center	Walnut Blvd.	Would expand uses for Senior Center and	The site is excellent in terms of size, location, and	SDC funds, Donation, Partnership	Needs Further Discussion

		potential Community Center	parking. The project would be costly.		
Purchase Garfield Park	Garfield Ave.	Acquire the land and park from School District.	Would provide a neighborhood park in the area. The park is not for sale.	P&R Fund, Grant, Donation	No
Extend Boardwalk at Sunset Park	Country Club Drive	Provide a boardwalk connection to adjacent apartment complex.	This would be expensive and require regulatory permits.	P&R Fund, Grant	No Too difficult to fund
Playground Upgrades - ARNOLD PARK PORTER PARK AVERY PARK	Throughout the system as identified in the ADA Assessment	Provide improved playground equipment and surfacing to parks. Consider alternative playground materials such as natural play areas.	This project is greatly needed, as the current equipment is beyond its life span. These parks were included in the bond measure that failed.	P&R Fund, Grant	Prioritize Arnold Park and Porter Park due to Numerous Requests
Avery Rose Garden	Avery Park	Finish master plan improvements including pavers and pavilion.	Increases opportunities to generate revenue. Completes an approved master plan, supports a strong partnership.	P&R Fund, Grant, Donation, Partnership	12/13, 13/14 Yes
Community Garden	Chepenafa Springs Park	Edible and flower gardens. Areas for children to garden, educational opportunities.	Staff is in the process of creating a master plan for community gardens.	P&R Fund, Grants, Partnerships, Donations	No, Willamette Park is already in CIP.
Bike Pump Track Course	Anywhere But preference is	Provide a pump track course	Difficult to fund, opportunities	P&R Fund, Grants, Partnership,	We need a Master Plan

	for Shawala Point , BMX Track, MLK Park, or Willamette Park		for partnerships	Donations	before moving forward with new facilities
Improvements to Starker Amphitheater	Starker Arts Park	Improve parking, and stage to block wind	Provides an improved performance venue opportunity for the community.	P&R Fund, Partnerships, Donations	Add to list of Pending Projects
Permanent Restrooms	System-wide	Provide restrooms n all parks	Maintenance and capital costs are high.	P&R Fund, Grants, Partnerships, Donations	Requires a Master Plan
Marys River Natural Area Boardwalk	MRNA Park	Repair/Replac e damaged boardwalk	This is a popular trail and provides an ADA opportunity to visit a wetland.	P&R Fund, Grants, FEMA funds	Yes – due to FEMA Funds 13/14
Unicycle/Hockey Court	Somewhere in the system – Shawala Point	Construct a court for this unique use	Provides a new recreation activity.	P&R Fund, Grants, Partnerships, Donations	No-Requires Master Plan
Multi-Use Path	Ponderosa off of MLK Park	Provide multi-use connection	Allows P&R to complete a connected multi-use system. Not park property.	P&R Fund, Donation, Partnership	No Not Park Property
Grand Oaks Tennis Court	Grand Oaks	Construct a tennis court	Provides a tennis court in a new part of town.	Donations	No
BMX Track	Downtown	Re-build the track for various levels of skill.	The BMX track is located within the floodplain and WRG. There are many safety issues to consider.	P&R Fund, Grant, Donation	Place On Pending List Check on Liability Issues Check on Environmental Issues
Stormwater Garden	Timberhill Park	Remove turf and replace	Maintenance Concerns	P&R Fund, Donations	Yes

		with native plants to enhance the riparian corridor			Year depends on sponsorship and maintenance plan
Permanent Stage at Shawala Point	South Riverfront Area	Construct a permanent stage	In the WRG, costly	P&R Fund	Needs a Master Plan
Covered Play Area	Location TBD, prioritize Tunison as it is in an under-served area with limited access to other indoor facilities.	Construct a cover over a play area	Already in CIP		Yes 15/16 Location TBD
Permanent dug outs	Crystal Lakes Sports Fields	Provide permanent dug out	These fields are in the floodplain and permanent structures are prohibited.	P&R Fund, Donations, Partnerships	No Floodplain Issues
Dino Bones	Avery Park	Remove or Replace	The dino bones are in poor condition and are currently closed to the public	P&R Fund, NW Gas Funds	Yes, 13/14
Graffiti Wall	Shawala Point	Construct a temporary wall	Requires a WRG permit	Grant	Requires Master Plan
Acquisition of Land	TBD	Allows for easement, acquisition, etc.	Standard CIP Item	SDC	Yes 13/14
Acquisition of Land and park development	Harding School District	Allows for pocket park in OSU collaboration zone	Need is shown in Master Plan	SDC, P&R Fund, Donation, partnership	Yes 13/14
Owens Barn Roof	Owens Farm	Install a new roof including structural frame	The barn is an important component of the history of the farm.	P&R Fund, Donation, Grant, Partnership	Yes 13/14



CIP Funding Sources

- System Development Charges (SDC)
- Grants
- Donations
- Bond Measures
- Partnerships
- Property Taxes



CIP Calendar

April – August

Receive Public Comment
Departments Prepare CIP Five Year Plan

October/November

Preparation of Five Year CIP Plan for Staff and CIP Commission

November/December

Department Presentations and Recommendations to the CIP Commission

January

Planning Commission Review

February

Budget Commission Review

June

Review and Adoption by the City Council



CIP Decision Making Criteria

- Available Funding Source (capital and operating)
- Meets Adopted Park and Recreation Facilities Plan Objectives
- High Level of Community Interest and Support for the Project
- Completes an Existing Project
- Repairs or Replaces Deteriorated Facilities
- Conceptual Plan Completed to Accelerate Project Completion
- Geographic Equity in the Community
- Enables Partnerships
- Meets Objectives of Smaller Scale Master Plans
- ADA Compliance
- Scope of Benefit
- Increases Revenue Opportunities
- Impacts on Maintenance and Operations



CIP Operating Impacts

Operation Funds Come From:

- Park and Recreation fund (General Fund Property Taxes)
- Grants
- Volunteers (non-cash)

Operating funds are approved when capital projects are funded and approved by the City Council



Capital Project Request Process

Citizen request



Park and Recreation Staff
CIP Sub-Committee



Parks, Natural Areas, and Recreation Board



CIP Commission



Planning Commission



Budget Commission



City Council