



## AGENDA

City of Oregon City  
Parks and Recreation Advisory Committee

City Hall, Commission Chambers  
625 Center Street, Oregon City, OR 97045

Thursday, December 5, 2013  
7:00 P.M.

1. Call to order
2. Introductions
3. Approval of minutes – October 24, 2013 meeting
4. Citizen comments on issues and items not on the agenda
5. Presentations
  - a. Transportation Advisory Committee presentation – Newell Creek Canyon trails
6. General business
  - a. Designated off-leash dog area recommendations
  - b. R.V. Park master plan update
  - c. Willamette Falls Legacy project update
  - d. PRAC membership
    - i) Re-appointment recommendation
    - ii) Vacancies
  - e. Park Day event
  - f. Annual report to City Commission & goals review
  - g. Parks acquisition & development fund (SDC's) update
  - h. Other general business
7. PRAC member reports
8. Staff reports
  - a. Staffing changes
  - b. Recreation report
  - c. Other
9. Next scheduled meeting date – January 23, 2014
10. Adjournment

***Refreshments and brief reception for outgoing members immediately following meeting.***





Meeting Minutes

City of Oregon City  
Parks and Recreation Advisory Committee

City Hall  
625 Center Street, Oregon City, OR 97045

Thursday, October 24, 2013

Attendance

**Members:** Bryan Watt, Bob Burns, Brian Burke, Lisa Normand, Mike Mitchell, Joyce Gifford, Adam Beykovsky, Jon Benjamin, Shawn Dachtler

**Excused absence:** N/A

**Staff:** Scott Archer, Community Services Director

**Guests:** Britt Tucker, teacher, and various students from the OCHS construction program; Tom O'Brien

1. Call to order: 7:01 P.M.
2. Introductions
3. Approval of minutes – September 26, 2013 meeting: revised minutes distributed; adopted as revised.
4. Citizen comments on issues and items not on the agenda: None
5. Presentations
  - a. Library building project update – Library Director Maureen Cole and Library Board Chair Don Wright presented an update and information regarding the proposed library building. Project bond measure anticipated to be on ballot May 2014; impacts to Carnegie Park. Questions from PRAC: Parking lot that was just purchased across Jefferson from Library? Change in grade/slope to park? Funding?
  - b. Natural Resources Committee (NRC) update & coordination with PRAC: Bryan Boyce, NRC Chair provided an update on NRC issues. Topics included street trees; heritage trees; opportunities to interact with PRAC; reminder to keep in mind when issues of the two committees overlap.
  - c. Oregon City High School construction program – presentation of proposed 2013-14 project: Students presented to PRAC. Proposing to construct a new stage at EOT site. Presented a small scale model of stage; discussed design & location. Bob Burns suggests that PRAC send a letter of appreciation to the school district. PRAC unanimously passed a motion supporting the project as proposed.
6. General business
  - a. Designated off-leash dog area recommendations: Barclay, Park Place & Wesley Lynn Parks were recommended at the last meeting for the pilot program. How to take forward to the City Commission? Take to affected neighborhood associations. Discussion to be continued at next meeting.

- b. R.V. Park master plan update: Discussion & recommendations from last meeting were noted. Moving forward on master plan approval/land use process.
  - c. Willamette Falls Legacy project: PRAC requests to be updated regularly as applicable – standing monthly item.
  - d. PRAC membership: Bob Burns has re-applied for a second term. Bryan Watt is not eligible to re-apply due to term limits. Brian Burke indicated he will not apply for a second term. If Bob Burns is re-appointed there will be two openings after Dec. 31; there are currently no applicants for these openings. Interviews will be scheduled at the November meeting if needed. PRAC requests that staff reach out to Pioneer Center again to see if there are any people interested to be a representative.
  - e. Park Day event: PRAC discussion: Do the event again next year? More advertising; reach out to sports organizations in town, etc. Message improvement – what's the goal? Can this event be attached to a larger event? Attach to Movies in the Park. Put on next month's agenda.
  - f. Annual report to City Commission: PRAC needs to provide a report to Commission. To be discussed on the next agenda, PRAC requests a review of goals.
  - g. Other general business
    - i) SDC report on next month's agenda. General report on status, budget, etc.
7. PRAC member reports
- a. Bob Burns: South End Concept Plan – attended October open house; distributed copies of parks related items in most recent version of plan.
  - b. Shawn Dachtler: Vandalism in parks; high level observed in Wesley Lynn Park. Met with O.C. Police Dept. Noted that a police officer is assigned to each city neighborhood association, and that is a good avenue to report those types. Citizen Tom O'Brien spoke to this – noted that his neighborhood association communicated regularly with police about issues in parks.
  - c. Brian Burke: Echoes that OCPD is great to work with, since he works with them frequently.
  - d. Bryan Watt: Swimming Pool improvements during shutdown; looks great.
  - e. Joyce Gifford: Cemetery vandalism, noted reward. Willamette Falls Festival took place on October 5-6.
  - f. Jon Benjamin: Noted also about the cemetery vandalism. PRAC discussed this; questions about possibility of locating security cameras.
8. Staff reports
- a. Clackamette sculpture & new entry sign dedicated 10/5/13.
  - b. Waterboard Park Heritage Tree designation approved by City Commission on October 2, 2013.
  - c. LaTourette Park Portland State student project update provided.
  - d. Update on Glen Oak & Filbert Run Parks master planning process.
  - e. Ermatinger House project – written update distributed.
  - f. Recreation report provided.
  - g. Other
9. Next scheduled meeting date – PRAC decided to meet December 5, 2013.
10. Adjournment: 8:40 P.M.

## Other Funds

### PARKS DEVELOPMENT FUND

#### FUND OVERVIEW

The City collects System Development Charges (SDCs) for Parks Development, similar to the Public Works Development Funds. These monies are used to construct projects which provide additional capacity and increase parks and open space facilities and resources. The Park and Recreation Master Plan and Capital Improvement Plan identify and prioritize projects that are eligible for SDC funding, as defined through Municipal Code. Planning for growth related system improvements is also considered eligible for SDC funding.

#### ACCOMPLISHMENTS

- ❖ Received funding for Rivercrest Park bathroom facilities; construction commenced in current fiscal year.

#### GOALS AND PROJECTS

- ❖ Finalize Parks and Recreation Master Plan and implement development

strategies for acquisition and development, pending available funding

- ❖ Develop master plan for Glen Oak Rd. park property.
- ❖ Develop master plan for Filbert Run park property.
- ❖ Complete restroom facility at Rivercrest Park.
- ❖ Continue process of exploring parks and open spaces maintenance utility fee.
- ❖ Complete Trails Master Plan refinement (for use in planning specific improvements and seeking funding opportunities).
- ❖ Continue to explore potential feasibility of development of a dog park (not budgeted).

The tables below compare Total Resources and Total Requirements for the Parks Development (SDC) Fund for the past two years, the current budget year, and the biennium.

Parks SDC	2010-2011 Actual	2011-2012 Actual	2012-2013 Amended Budget	2013-2015 Proposed Budget	2013-2015 Approved Budget	2013-2015 Adopted Budget
<b>Resources</b>						
Beginning Fund Balance	\$ 1,331,429	\$ 1,097,263	\$ 827,867	\$ 1,167,199	\$ 1,167,199	\$ 1,167,199
Intergovernmental	17,000	1,358	100,000	200,000	200,000	200,000
Charges for Services	188,542	761,462	200,000	600,000	600,000	600,000
Miscellaneous Income	34,243	32,036	8,500	373,500	373,500	373,500
<b>Total Resources</b>	<b>\$ 1,571,214</b>	<b>\$ 1,892,119</b>	<b>\$ 1,136,367</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>
<b>Requirements by Category</b>						
Materials & Services	\$ 15,805	\$ 33,119	\$ 168,500	\$ 234,000	\$ 234,000	\$ 234,000
Capital Outlay	431,146	706,435	475,000	1,760,000	1,760,000	1,760,000
Transfers Out	27,000	27,000	31,900	52,420	52,420	52,420
Contingency	-	-	460,967	294,279	294,279	294,279
Unappropriated Fund Balance	1,097,263	1,125,565	-	-	-	-
<b>Total Requirements</b>	<b>\$ 1,571,214</b>	<b>\$ 1,892,119</b>	<b>\$ 1,136,367</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>



**PARKS DEVELOPMENT EXPENDITURES**

Description	2011 Actual	2012 Actual	2013 Budget	2013-2015 Proposed	2013-2015 Approved	2013-2015 Adopted
<b>Materials &amp; Services</b>						
Contract Services	\$ 3,919	\$ 18,129	\$ 135,000	\$ 180,000	\$ 180,000	\$ 180,000
Miscellaneous & Other	11,879	14,990	20,000	50,000	50,000	50,000
Office Costs	7	-	1,000	2,000	2,000	2,000
Operations Costs	-	-	2,500	2,000	2,000	2,000
Special Programs	-	-	10,000	-	-	-
<b>Total Materials &amp; Services</b>	<b>15,805</b>	<b>33,119</b>	<b>168,500</b>	<b>234,000</b>	<b>234,000</b>	<b>234,000</b>
<b>Capital Outlay</b>						
Land	252,616	-	250,000	350,000	350,000	350,000
New Construction	178,530	706,435	225,000	1,410,000	1,410,000	1,410,000
<b>Total Capital Outlay</b>	<b>431,146</b>	<b>706,435</b>	<b>475,000</b>	<b>1,760,000</b>	<b>1,760,000</b>	<b>1,760,000</b>
Transfers & Other Uses	27,000	27,000	31,900	52,420	52,420	52,420
Contingency	-	-	460,967	294,279	294,279	294,279
Unappropriated Fund Balance	1,097,263	1,125,565	-	-	-	-
<b>Total Parks Development</b>	<b>\$ 1,571,214</b>	<b>\$ 1,892,119</b>	<b>\$ 1,136,367</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>	<b>\$ 2,340,699</b>

**BUDGET HIGHLIGHTS**

This proposed budget includes \$150,000 for Parks Master Planning contract for Glen Oak and Filbert Run and \$30,000 for a complete Park Expansion and Capital Improvement Plan. These costs are reported as Contract Services.

New Construction projects are as follows:

Glen Oak/Filbert Run	
Construction	\$1,050,000
Rivercrest Restrooms	\$250,000
Trail Development	\$100,000
Community Project	<u>\$10,000</u>
<b>Total Capital Outlay</b>	<b>\$1,410,000</b>





## Scott Archer

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**From:** Tony Konkol  
**Sent:** Wednesday, December 04, 2013 10:27 AM  
**To:** Scott Archer  
**Cc:** Christina Robertson-Gardiner  
**Subject:** PRAC : Willamette Falls Legacy Project update  
**Attachments:** 131118\_Partners Group Meeting 2.pdf; 131118\_WFLP CIE 3 Flyer.pdf; 131118\_WFLP November 21 Media Release.docx

Morning Scott,

Below are some talking points to update PRAC on the WFLP:

- The Partners Group, which is made up of elected officials, executive staff and the trustee met to review the work that has been completed to date, to receive an update on the direction of the project and to raise any questions or concerns they may have. The notes of the November 18<sup>th</sup> Partners Group meeting are attached, feel free to pass out to PRAC if you would like.
- The first survey presented a range of alternative concepts for the redevelopment of the 23-acre industrial site in Oregon City adjacent to Willamette Falls, some highlights:
  - 62% of participants feel that incorporating some elements of the industrial past sounds interesting, but said this should be in moderation.
  - 42% prefer to keep and reuse only the most structurally sound historic buildings on the site.
  - 82% of participants agree that a majority of development should take place away from the riverfront, nearer to the bluff and downtown Oregon City – with areas closer to the river and the waterfall preferred for habitat restoration and public access.
  - 55% say that restaurants/brew pubs/coffee shops is their first or second priority for economic development, with 32% ranking a public market as their first or second priority.
  - 56% of respondents say that removing structures not identified for preservation within the floodplain to provide restored habitat opportunities for native plants and wildlife is one of their top three priorities for habitat restoration on the site.
- Recommend that PRAC members visit the web site ([www.rediscoverthefalls.com](http://www.rediscoverthefalls.com)) and take the second on-line survey. The survey will be open until 1/15/14.
- Eclipse Development made an offer on the property. The financing for the potential purchase was contingent on a separate real estate sale, which was unsuccessful, resulting in Eclipse withdrawing from negotiations with the Trustee.
- Staff continues to work with the Trustee in identifying, meeting with and providing resources to potential buyers of the property.
- The WFLP team continues to refine the opportunities and constraints of the site and are beginning to prepare a Master Plan and zone change land use application, which is scheduled to be submitted on February 14, 2014, with the first Planning Commission meeting scheduled for April 24, 2014.
- Key upcoming dates:
  - December 10<sup>th</sup> 2013 – Joint Planning Commission / City Commission work session, starting at approximately 5:45pm – City Hall.
  - December 12<sup>th</sup>, 2013 – Community Interactive Event #3 from 6-8pm at the Ainsworth House (Flyer and media release attached for distribution).
  - February 6<sup>th</sup>, 2014 – Metro regional community event.

Please let us know if you would like one of us to attend the January PRAC meeting to provide an update presentation.

Let me know if you have any questions.

Thanks,

Tony



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***Tony Konkol***

**Community Development Director**

City of Oregon City

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# Willamette Falls

◦ LEGACY PROJECT ◦

***Review the proposed  
Framework Plan and help  
us realize the vision!***

Join us for an  
interactive event  
**December 12th, 6-8 pm**  
at the **Ainsworth House**  
19130 Lot Whitcomb  
Drive, Oregon City



[www.rediscoverthefalls.com](http://www.rediscoverthefalls.com)  
503.496.1564



## MEDIA RELEASE

**For Immediate Release: November 27, 2013**

Contact: Christina Robertson-Gardiner, City of Oregon City

[crobertson@orccity.org](mailto:crobertson@orccity.org)

(503) 496-1564

### **REVIEW FINAL CONCEPTS - WILLAMETTE FALLS LEGACY PROJECT**

***Community invited to review final concepts for the 23-acre former mill site in Oregon City***

(Oregon City, Ore.)— Oregonians are invited to review and comment on final concepts for the former Blue Heron Paper Co. in Oregon City at an Interactive Community Event on December 12 from 6-8pm. Community members will be able to see a graphic presentation of site opportunities in preparation for a land-use zone-change application in early 2014. Concepts are based on the results of a market study and more than 4,000 comments and discussions.

Attend the event to participate in a review of final concepts, interact with fellow community members, project partners, and consultants to discuss concepts as they relate the interrelated core values of public access, economic redevelopment, healthy habitats and historical and cultural interpretation.

Opportunities to review in-depth demonstration plans and parking and access concepts will be provided. Excited to help make this a reality? Sign up as a Community Champion to stay engaged over the long term. All ages are welcome; light refreshments will be provided.

**What: Final Concepts Review for the Willamette Falls Legacy Project**

**When: Thursday, December 12, 2013, 6-8 p.m.**

Attend an in-depth review and presentation from the designers of final site concepts based on community feedback this fall, existing conditions and the summer outreach process. Follow up in-depth opportunities to review demonstration plans and parking and access concepts and identify what inspires you and how you can become a Community Champion for the Willamette Falls Legacy Project.

**Where: Ainsworth House and Gardens, 19130 Lot Whitcomb Drive, Oregon City, OR**

One of the most beautiful and historic natural wonders in the country, Willamette Falls served as a Native American fishing and gathering site and the site of the nation's first long-distance transmission of electricity (from the Falls to Portland). It was mentioned by Lewis and Clark in their travel diaries in the early 1800s. In 2011, Blue Heron closed its doors in a bankruptcy, leaving an opportunity to redevelop the site.

The City of Oregon City is leading the Willamette Falls Legacy Project; other leading project partners include Clackamas County, Metro, the State of Oregon and the site's bankruptcy trustee. For more information, please visit [www.rediscoverthefalls.com](http://www.rediscoverthefalls.com)

# # #



# **Willamette Falls Legacy Project**

## **Key Considerations for Each of the Four Core Values**

*As you view the presentation today please keep in mind the key considerations listed below for each of the four core values. We look to you today and in the following weeks for your leadership and policy guidance regarding these key considerations. Thank you.*

### **Historical and Cultural Interpretation**

- Determining the best methods to incentivize or regulate preservation of historic structures
- How historic elements can feasibly be incorporated into re-development
- Ensuring continued engagement with cultural stakeholders through the process
- Understanding what is necessary to prioritize incentives/regulatory trade-offs, both short and long-term

### **Public Access**

- Determining the proportion of public to private development space
- Public investment in public space/open space is critical to cultivate mutual private investment opportunity
- Development will not be able to subsidize public spaces given the current market
- Access should be substantial and soon, to take advantage of iconic sense of place and galvanize the market
- Providing vehicular access and sufficient visitor parking
- Short-term and long-term access priorities

### **Healthy Habitat**

- Determining priority areas
- Balancing restoration with public access and development
- Incentives and regulatory tradeoffs to restore the riverbank

### **Economic Redevelopment**

- Providing economically viable access and parking. Developing shared parking strategies.
- How best to get big projects started
- Public funding sources for open space, public access and infrastructure
- Phased approach – determining economic redevelopment priorities
- Three categories of public funding to implement vision - also touches upon the other core values: (see reverse)

1. Public open space acquisition and development (most likely 100% publicly financed)
2. Site readiness (site stabilization, infrastructure improvements, streets, utilities).  
What needs to happen upfront to spur development.
3. Gap financing to help implement private development that meets the vision (could include vertical housing credit, tax increment financing, economic development grants/loans)





## Partners Group Meeting #2 - Meeting Notes

November 18, 2013

9:00 – 11:00 am

Museum of the Oregon Territory, Tumwater Room

### Introduction

Elected officials and staff from the Willamette Falls Legacy Project Partner agencies participated in the second in a series of partner-level meetings on November 18 in Oregon City. The purpose of the meeting was to present evolving concepts for the master framework plan for the redevelopment of the Blue Heron Paper Mill site. The presentation included updates on results from the community engagement process, development scenario possibilities, and demonstration plans illustrating options for site redevelopment.

### Partners Group Participants by Geographic Representation

State of Oregon Senator	Alan Olson
State of Oregon Representative	Brent Barton
State of Oregon Governor's Office Representative	Bobby Lee
Metro Council President	Tom Hughes
Metro Councilor	Carlotta Collette
Metro Chief Operating Officer	Martha Bennett
Clackamas County Commissioner	Tootie Smith
Clackamas County Commissioner	Martha Schrader
Clackamas County Director of Business and Community Services	Gary Barth
Oregon City Mayor	Doug Neeley
Oregon City Commissioner	Carol Pauli
Oregon City – City Manager	David Frasher
Blue Heron Paper Mill Trustee	Peter Mckitrick

### Staff and Consultant Participants

City of Oregon City Community Development Director	Tony Konkol
City of Oregon City Planner and WFLP Project Manager	Christina Robertson-Gardiner
Cogan Owens Cogan, LLC	Ellen Wyoming
Walker Macy	Mike Zilis
Walker Macy	Ken Pirie
ECONorthwest	Abe Farkas

Facilitator Ellen Wyoming opened the meeting. Oregon City Mayor Neely welcomed the participants and guests. Ellen reviewed meeting objectives and the agendas. She asked Partner participants to introduce themselves and express questions or comments they since the last meeting. Comments and questions received included the following.

- "Can we attract the attention we need to Oregon City for this redevelopment?"
- "How do public access, historical and cultural interpretation, and healthy habitat support and galvanize economic redevelopment?"
- "What happened with the potential buyer? What's going on now?" and
- "What do we need to know moving forward regarding potential purchasers?"

Ellen also provided a brief community engagement update. She referred partners to their packets which has information regarding the first summer and fall phase of community engagement, a summary of the second community interactive event, as well as the topline summary results from the most recent Opt In online opinion panel survey in which more than 1,900 Oregonians participated. In total, more than 4,000 comments and discussions have been held and received. This guidance has informed the evolution of the planning process.

Project Manager Christina Robertson-Gardiner gave an overview of the significance of the lapel pins each partner received. She spoke to the ongoing engagement with five Tribes with an interest in the area, and updated partners on nearby planning projects. In particular, Christina emphasized ongoing collaboration with West Linn across the Arch Bridge across from the WFLP redevelopment site.

Trustee Peter McKittrick provided an update on the site status and shared that there are ongoing conversations with potentially interested buyers for the site. He said that this process is helping to improve the process and chances for purchase.

Mike Zilis, Walker Macy; Abe Farkas, ECONorthwest; and Kevin Johnson, GBD Architects then gave the alternative concepts presentation based on the four interrelated core values. Partners were provided with a sheet to use during the presentation which highlighted key considerations for short and long-term implementation. This is available in the appendix. Summary notes from the discussion follow.

### **Historic and Cultural Interpretation**

Are we limiting the opportunity to market this property by putting historic constraints on it?

- We are looking at ways to incentivize, not constrain.
- Need to focus on "Interpretation" not restoration. Interpretation is more broad, flexible.
- The historic aspects will be important to attract visitors.
- No historic interpretation will limit the economic redevelopment potential.

- One of the larger questions is how to incentivize:
  - Are we looking at tax abatements? We need to have that discussion.
  - There are existing tax credits out there, we need to understand.
  - Do you want Oregon City or Clackamas County to come in with money for historic preservation?
  - Identify the public incentives and support kit of tools that can be brought to the table.
- There are other models out there - are we looking at those?
- Yes, there are a number of examples - Mill Ruins Park in MN has brought economic development and investment.
- Combination of forces - the Oregon City community needs to say what they want.
- Historic sites offer possible constraints and possible value.
- In terms of incentives, we need a list that broadens possibilities - may not be cash incentive, may be development incentives. How to get a plan specific enough that meets needs of community but general enough to meet needs of development community?

#### **Public Access**

Any talk about elevating Main Street or 99E?

- We are trying to find a way to keep main on grade.
- Yes, these were very costly, not the best options.

Public amenities in the floodplain make the most sense.

How many acres of private development will be available?

- See Economic Redevelopment - 6.3 acres or more.

Have you looked at ways to re-engineer the flow of the water through or under the site - bringing canals back in, for example. May also relieve flooding.

- We want to recirculate water in the lagoon, we could do that by letting the water flow through the site.

#### **Healthy Habitat**

The lagoon will have cultural aspects as well - where portage occurred historically.

Opportunity to create a spray habitat near the lagoon.

Are there water rights attached to the mill site?

- Water rights are for industrial use - not transferable to other uses. They might have value to a public agency but cannot be sold. The water rights were not part of the deal with Eclipse.

- Without the water rights, are we able to form those canals, etc?
  - These are two different issues; we don't see a negative impact.
  - Must be careful for fish passage.

### **Economic Redevelopment**

Existing buildings in floodplain (Mill O) can stay and be redeveloped.

- Floods still need to be considered .
- The blocks slated for open space also have redevelopment potential and we don't want to preclude that if it is desirable in the future.

Who is responsible for redeveloping the public assets?

- It would be the public sector.
- There is already a commitment from the state to begin that process.
- Some developers might be willing to contribute - a hotel for example.
- We will use this plan to apply for grant money for these amenities.

Developer will look at the number of developable acres and requirements for off-site improvements

- Six acres and 11 acres is vastly different to a developer.
- Other blocks are still in play - six acres is just one scenario.

Could the public buy the whole site and develop the public portion, then sell off the developable part and profit from it - instead of giving resources to developers to do the improvements?

- Is there a better use of the \$5 million?
- Peter would consider selling to public entity.

We would need 20 to 30 jobs per acre to equal the number of jobs lost at Blue Heron - and they would be different kinds of jobs.

- Traded services jobs could have a large multiplier effect for local jobs
- How many thousands of square feet?
  - Hundreds of thousands - which could hold significant amount of employees .
- Other side of coin is how to attract companies, businesses to locate here.

Have you speculated on the overall cost of redevelopment for the public portion?

- Knows where \$450 million might be available.
- Resources would be well spent at Blue Heron.

It's a good idea to keep building heights shorter than the bluff.

Study of 99E is important.

We should create a package of the tax credits available for the site to entice developers.

This plan will provide inspiration for the site.

Include all the state agencies at the table - key to get support going forward.

Smartest thing is to keep this partnership together - if Metro found resources to buy site, there still are many other aspects that need attention from the other partners. We are all essential.

- Will help us to attract a federal partner.
- There may be an opportunity to have this as a part of the national park such as with Fort Vancouver.
- If there is a public investor, we all need to contribute. Maintaining the partnership is key. How to demonstrate equal partnership? Let's continue to consider.

#### **Additional Questions and Comments**

Three funding types:

- Public investment for public benefit
- Public investment to stimulate private investment
- Private investment
  - All are related.

Consequences of fallout of Eclipse deal and next steps.

- Oregon City continues to work with Peter, meet with interested parties, do what we can to answer questions.

At the end of the meeting Ellen asked if Partners could make a January 13, 2014 meeting in preparation for the land-use application, as well as a Regional Community Celebration Event for the project the week of January 20. Team will send inquiry to reserve 1/13/14 and check calendars for the week of 1/20 OR 1/27.

Next meeting tentatively scheduled for January 13, 2014, 9-11 am, location to be determined.

Regional Community Celebration, week of January 20, 2014 or January 27, more information soon.

To close the meeting the partners went around the table and shared their final thoughts:

**Metro COO - Martha Bennett:** She is a little worried about market study - troublesome, really need to create a new market here.

**Oregon City Commissioner Pauli:** The more tools/information we can have for developers, the better.

**State Representative Bobby Lee:** We are committed at the state level - this is priority. At some point we will have to ask the public what they are willing to support and get their buy-in.

**Metro Council President Hughes:** The plan makes this seem more doable. Keys are flexibility and collaboration.

**State Senator Olson:** Let everybody see the plan, do it now.

**Clackamas County Commissioner Smith:** Yes. Impressive work

**Oregon City Mayor Neeley:** Was once worried what happens if OC Commission makes a big shift - but I'm beginning to lose that concern. This project will transcend.

**Clackamas County Commissioner Schraeder:** Would like to see funding scenarios and list of developers interested, also a list of incentives for developers.

**Metro Councilor Collette:** Get the plan out in front of the public.

**Oregon City Manager - David Frasher:** Impressed with habitat restoration piece. Other projects fizzled due to lack of strong partnership, maintaining partnership will send the right signal to the developers.

**Bankruptcy Trustee - Peter McKittrick:** Public agencies have been very helpful. We have an FTP site for developers interested that includes all the due diligence and work that's been done.

The meeting ended at 11:06 am.

# Parks & Recreation Advisory Committee Goals

*Updated June 2012*

1. Identify funding for phase 2 and complete development of Wesley Lynn Park.
2. Determine future plans for RV Park.
3. Begin Master Planning process for the Glen Oak Road and Filbert Run properties.
4. Investigate dog parks.
5. Naming trail linkages/standardized signage.
6. Work with the City in the process for determining the use of the End of Oregon Trail Interpretive Center site.
7. Support a parks event for 2013.
8. Become informed of the goals and initiatives of the Oregon City commissions, boards and committees so we may be effective pursuing the goals of the City as they relate to the goals and objectives of the Parks & Recreation Advisory Committee.





## Community Services Department Goals Achieved & Performance Highlights 2013

- Daily/ongoing operation of large and diverse Community Services Department, which includes various divisions :
  - Parks maintenance & operations
  - Parks planning, acquisition & development
  - Mountain View Cemetery
  - Pioneer Community Center
  - Oregon City Swimming Pool
  - City-wide facility/building maintenance program
  - Recreation programs, classes, camps, activities
  - Special events – summer concerts, movies, annual city-wide volunteer recognition, Daddy Daughter Dance, etc.
  - Trail News coordination & quarterly publication
  - Parks & Recreation Advisory Committee coordination
  - Various other projects & duties
- Ermatinger House preservation progress (**Commission Goal 2**)
  - Over past two years we have made tremendous strides toward our goal of renovation/preservation of the Ermatinger House
  - Accumulated over \$662,500 to date toward total preservation goal
  - Architectural & Engineering design process was completed this year
  - Construction planned to begin summer 2014.
- Our department received the Oregon Parks & Recreation Association's annual design award for Canemah Neighborhood Park (opened 2012).
- Completed new Rivercrest Park restroom building project.
- Negotiated & implemented new five-year lease with Sportcraft Marina.
- Planning process continues for Parks & Open Spaces Maintenance Utility Fee. Working with Commission and PRAC on appropriate timing to implement.
- New kiosk at Clackamette R.V. Park - project work done in partnership with the Oregon City High School Construction program. City's Partnership with OCHS construction program was featured in National League of Cities report.
- Completed and dedicated new Parents of Murdered Children memorial at Mt. View Cemetery.
- Re-opened operations of the End of the Oregon Trail center site in partnership with the Clackamas Heritage Partners.

- Along with the re-opening of programs and operations, we completed numerous important facility improvements, added new signage, and improved landscaping at EOT site.
- Coordinated the first ever End of the Oregon Trail celebration in July which hosted the OCTA national conference and featured live music acts, grand re-opening of the EOT Center, food & beverage vendors, various other activities. Community response/turnout was great – attendance over the course of the evening was estimated around 3,500-4,000 people.
- Numerous facility improvements completed at Pioneer Center and Swimming Pool.
- In partnership with the Clackamas County Arts Alliance and We Love Clean Rivers, completed the installation of two new “Ripple Effect” art sculptures at Clackamette Park and the EOT site. In conjunction with the new sculpture at Clackamette we also installed a new entry sign and landscaping
- Continued with our annual goal of new tree plantings and city forestation program. Parks division planted several dozen new & replacement trees at variety of sites. Partnered with Community Development and Public Works on Tree City USA certification and hosting the annual Arbor Day celebration.
- Renovation of parking lot at Chapin Park.
- Initiated master plan process for the R.V. Park site renovation – still in progress, master plan to be completed/adopted next year.
- Provide coordination/support to Parks and Recreation Advisory Committee. Department staff also works with/attended a wide variety of City board, committee and neighborhood meetings throughout the year.
- Continued ongoing, successful partnership with Metro on regional parks and open spaces issues affecting Oregon City, such as adjacent lands (Canemah Bluffs, Newell Creek Canyon), Intertwine Alliance partnership for regional trail connections, and recently passed Metro operating levy for maintenance of properties.

**MONTHLY ACTIVITY REPORT**  
Month of OCTOBER 2013**New information / highlights:**

- **Recreation activity**

TRIPS: 9 regular trips provided this month: 4 for Pioneer Center including the Gorge, Aurora quilt show, Hike, Spirit Mountain. 9 trips/dine outs for Rose Linn Care Center and West Linn group.

**\*CLASSES** offered this term:

**Art**-Oil painting, water color, acrylic, art group, quilt group, knitting

**Exercise**-Yoga, Pilates, Tai Chi, Cardio, Line dance, Evening –beginning/intermediate Yoga

**Education**-Computer classes, Safe at Any Age Driving and Mobility Awareness. Tai Chi research class. Medicare choices.

**GAMES:** Chess, Bingo, Pinochle, Poker, Scrabble, Pool

**SEMINARS:** Secure Horizons group, SHIBA, Medicare Plus

**SUPPORT GROUPS:** AA, Naranon, and Alzheimer's support, grief group, Senior Companion and Easter Seals.

**CLUBS:** Miniature doll club, Knitting, Chess, Art Guild and Craft club, Spirits group.

**GARDEN:** Cleaned, weeded, irrigation working, path in good condition

**FUND RAISING:** The Pioneer Center received \$560 for the general donation fund, and \$950 for the Meals on Wheels fund. \$0 was spent from general donation fund and \$19 was spent from the Meals On Wheels fund.

- Supplied pet food to 42 pets for the Animeals program for low income / home bound pets, twice this month.
- **RENTALS:** Building rentals included 2 rentals in the ballroom, 3 rentals in the basement.
- **OTHER:** Pioneer Pantry continues to maintain high use. Ballroom Dance remains steady. AA and Naranon support groups well attended.
  - Basement upgrades finished. 2 addition exit signs installed

- Water feature completed by the Sister City group. The location is in the peace garden.
- **ONGOING:** Continue OSU Advisory Council, Spirits of OC meetings, senior needs assessment meetings, Volunteer Connection, CCFU supervisory committee

**Up Coming Events/ Dates of note:**

3 Pioneer trips planned next month (Portland Meadows, State hospital museum, Spirit Mountain)  
 Dine outs for West Linn/ Pioneer Center to various locations  
 Seminars scheduled: Assured Health, SHIBA, Medicare supplement training, AARP driving  
 Fund raising: Appeal letter sent out, ET books, and Chinook books, Xmas wreaths  
 Thanksgiving meal on Wed 27<sup>th</sup>.  
 Views event (peer support for seniors)  
 Self Defense class for Seniors Dec 4<sup>th</sup>.

**Concerns and Challenges:**

Volunteers recruited regularly. Slow process and limited number applying  
 No smoking signs. (Signs delivered) Still need to install.  
 Waiting list for Holcomb route MOW  
 Spirits event canceled due to low numbers of sign up.

**Building maintenance:**

Basement leaks (Anne working on) Seems to have stopped  
 Hood in kitchen needs service (done)  
 Basement drains upgraded on exterior of building. 10k expense.  
 Floor drains an issue in basement bathroom  
 Mice on the buses. Drivers catching them.  
 Fall clean up by Clackamas County Corrections scheduled in Nov.



# OREGON CITY

## Pioneer Community Center

615 5<sup>th</sup> Street | PO Box 3040 | Oregon City OR 97045

Ph (503) 657-8287

### OREGON CITY PARKS & RECREATION

#### Activity Report

Program: Pioneer community center

Month of October 2013

Category	Number of Participants
Home delivered meals	2472
Congregate Meals	897
Transportation	777
Center services	3342
Recreation	3022
Meetings/rentals	691

**OREGON CITY PARKS**  
**Monthly Report**  
**October 2013**

	Use	Total Use	Receipts
<b>FACILITY USE</b>			
Park Shelters			
Atkinson	0		
Canemah	0		
Chapin	0		
Clackamette General	2		
Clackamette Horseshoe	12		
Hillendale	0		
Jon Storm	4		
Rivercrest General	0		
Riverscrest Spraypark	0		
Wesley Lynn	1		
Total Shelter Reservations		19	
Ballfields		243	
Buena Vista Clubhouse		1	
<b>TOTAL PARK RESERVATION RECEIPTS</b>			<b>\$ 780.00</b>

**CLACKAMETTE RV PARK**

RV Receipts			<b>\$ 6,910.00</b>
Occupancy Rate *		31%	
RV Dump Station Receipts			<b>\$ 1,614.49</b>
<b>TOTAL CLACKAMETTE RV RECEIPTS</b>			<b>\$ 8,524.49</b>

**CEMETERY STATISTICS**

Full Body	5		
Cremains	3		
<b>TOTAL CEMETERY REVENUE</b>			<b>\$ 30,419.00</b>

Prepared by: Sara Dominguez

\* Use RV Total Receipts divided by 22,500 to get occupancy rate



## Parks and Recreation • Swimming Pool

1211 Jackson Street | Oregon City OR 97045  
Ph (503) 657-8273 | fax (503) 656-0037 | [www.ocpool.org](http://www.ocpool.org)

**Program: Aquatic and Recreation Division**  
**Month of: October 2013**

### Aquatics Highlights:

- ❖ Approximate pool visits: 10657
- ❖ Swim Lesson visits: 1823
- ❖ Facility Rentals: 117 | total visits: 4556
- ❖ Recreation swim attendance: 447
- ❖ Lap/Adult Swim attendance: 1198
- ❖ Total water exercise participation: 995
- ❖ OCST & swim team monthly visits: 1957
- ❖ Indoor playground visits: 270
- ❖ Facility project updates/maintenance overview
  - Added rivets to stainless steel gutters as the adhesive used was not holding
  - Ordered new pool vacuum
  - Started the process of looking into the curtain wall window system
  - Continue to make improvements to facility technology
    - New internet connection tripling the speed of connectivity
    - Copier/printer combination (fax, scan, copy, print, color options)
- ❖ Taught Lifeguard class – hired 4 directly from class
- ❖ School lessons for 2013-2014
  - Gaffney Lane, 2<sup>nd</sup> and 3<sup>rd</sup> graders – 753 visits (gave teachers 5 free pool passes to use for in their classes)
  - The Adaptive program started 6-7 kids per hour, from 12p-1p on Thursday's
- ❖ Swamp Swim
  - 120 visits to participate in the dry land games
  - Approximately 40 participated in swimming
  - Looking at revamping the program for 2014, new twist, name and event
- ❖ Membership outreach
  - Calling 400 inactive members and inviting them to return or participate in our aquatic activities
    - So far reached 150 total
      - Response was positive with many members excited to return
- ❖ Facebook “like” free pass give-a-way
  - Month of Oct. if you “liked” the OC Swimming Pool Face book page you name would be entered into a free pass give-a-way
    - Had 126 participants and drew a winner last Friday of the month

**Recreation Highlights:**

- Contracted classes
  - Evening Zumba classes are successful – 12-15 in attendance t/w/th
    - Revenue (\$250-\$300/monthly)
  - Yoga – M/W/F mornings, gaining popularity 5-6 in attendance a day
    - Estimate revenue (\$150-\$200/monthly)
- Summer Concerts
  - Starting to book bands in Nov./Dec.
  - Site location change anticipated for the End of the Oregon Trail Interpretive Center

**Up Coming Events/ Dates of note:****Aquatics and Recreation:**

- ❖ Swim Season Starts Nov. 18, 2013
  - Oregon City High School and Gladstone practice at the pool
- ❖ Facility Closed 11/28/13, 12/15/13, 1/1/14
  - Schedule change: 11/29/13 & 11/30/13 open ONLY for lap swimming from 11a-1p
- ❖ Facility Closed OCST BC meet March 8 & 9

**Concerns and Challenges:****Aquatics & Recreation**

- With increased attendance, additional programs and the popularity of our aquatics programs, it is becoming increasingly difficult to maintain current level of customer service, i.e. answering phones, greeting at the front desk, timely returned calls, accommodation of waitlists and additional recreation programs.



December 5, 2013

To: Oregon City Planning Commission;

My name is Bob Burns, I am a member of the Oregon City Parks and Recreation Advisory Committee. I recently served on the South End Citizen Advisory Team.

My primary interest in the South End Plan was in the Parks and Trails area. I was pleased to see Parks and Trails as one of the five major areas of the study. The other areas are: Land Use, Natural Resources, Transportation, and Public Infrastructure/ Services.

The plan includes seven parks that vary in size from .03 acres to 8 acres for a total of 24 acres. One park is large enough to accommodate baseball and soccer. The plan also provides for biking, walking and skating, and paths that link the various community venues.

There are recognized standards for park development established by the National Park and Recreation Association. These standards are cited in the Oregon City Master Plan for the Parks and Recreation Advisory Committee. They recommend:

For every 1,000 population:

- 1-3 acres of Neighborhood parks

- 2-4 acres community parks

- 6-10 acres developed park facilities

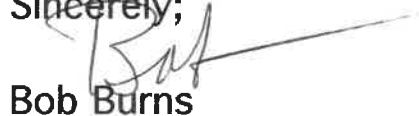
Based on estimates of the future population of the South End area, there should be at least 19.8 acres of park facilities. The plan provides for 24 acres plus another 51 acres of open space.

The public had several opportunities to provide input into the process. There were public workshops where several hundred

people participated, there was a specil website for public input, seventeen meetings were held with civic organizations to explain the process and solicit feedback, and the CAT held seven planning meetings which were open to the public.

Finally, I would like to commend the consultants from the firm of Cogan, Owens and Cogan; namely Kristin Greene and Steve Faust. It was an excellent process that focused on public input. They tried very hard to represent the views of the South End community in the plan. I would also like to commend Pete Walter and Tony Konkol of the Oregon City Planning Department for their professional day-to-day management of the process; especially Pete for his regular and timely communication with the CAT.

Sincerely;



Bob Burns

314 Cherry Ave.,  
Oregon City, Oregon 97045  
503-655-1642

CC: Oregon City Commission

## **About the Oregon City Trail Alliance**

### **History**

In November 2011, Oregon City's Transportation Advisory Committee Chair, Blane Meier, was invited to a Bicycle Tourism Studio sponsored by Travel Oregon, Clackamas County Tourism, and Alta Planning & Design. After listening to presentations about the social and economic value of trail development, and after reading similar statements in the Oregon City Transportation System Plan (TSP), it became apparent that a grassroots organization like the Oregon City Trail Alliance was needed.

On March 30, 2012, at the urging of David Blair, Ron Wyden's Project Director, a meeting was scheduled to brainstorm about bicycle tourism in Oregon City. This meeting was attended by Mr. Blair, Mayor Doug Neely, Oregon City Commissioners, bicycle industry representatives, and community leaders.

Following the meeting, Mr. Blair recommended that we research the Sisters Trails Alliance and pattern our organization after it. On April 21, 2012, the Oregon City Trail Alliance was incorporated as an Oregon non-profit 503(c)(3) public service corporation.

### **Mission**

The mission of the Oregon City Trail Alliance is to develop, maintain, and promote a networked system of trails in and around Oregon City to encourage personal health and safety, environmental stewardship, and economic vibrancy.

### **Goals**

- To provide safe walking and bicycling routes in the community.
- To reduce traffic congestion and pollution by providing alternative transportation routes that help protect and conserve the natural beauty of our Oregon City community.
- To promote health and wellness through the use of non-motorized trails designed for walking, running, and bicycling.
- To facilitate a connection to the unique history, heritage and natural beauty of the Oregon City area.
- To help improve our economy through the recreational use of the Oregon City trail system.
- To partner with government agencies, other non-profits, and private organizations to develop a ten-year trail plan for Oregon City.
- To attract and organize volunteers dedicated to the Alliance mission.
- To inventory, code, and document trails in and around Oregon City.
- To work with strategic partners to promote the Oregon City trail system to bicycling groups, tourist organizations, and the general public using Alliance website, maps, and educational materials.
- To build and maintain trails, design and place signage, coordinate roadway striping projects, and work with local business to adopt bicycle-friendly accommodations.
- To identify sources funding and to engage in grant-writing and other fundraising activities.



## **Clackamas County Department of Tourism**

### **Cycle Tourism Report**

#### **Cycle-Tourism Overview**

- Cycle-tourist defined: visitors travelling 50+ miles (one way) for a bicycle activity
- The bicycle activities enjoyed by cycling tourists were:
  - Recreational activities
  - Single-day road rides
  - Sanctioned bicycle races
  - Organized non-competitive group rides
  - Independent bike touring
  - Single-day mountain bike rides
  - Organized group tours
  - Other cycling events
- Of overnight cycling visitors to the Mt Hood/Gorge region, 45.8% indicated primary reason for visit was cycling.
- Of the cyclists visiting the region for the day, 72.9% said their primary reason for their visit was bike riding.
- Cyclists took 187,000 bike trips in the Mt Hood/Gorge region in 2012 with 41,000 of those overnight visits.

#### **Cycle-Tourist Demographics**

- 65% men, 35% women
- 72% were ages of 35-64
- 77% had bachelors or graduate degree
- 50% income of \$75,000 to \$199,999
- 73% live in Oregon; 16% Washington, California or Idaho.

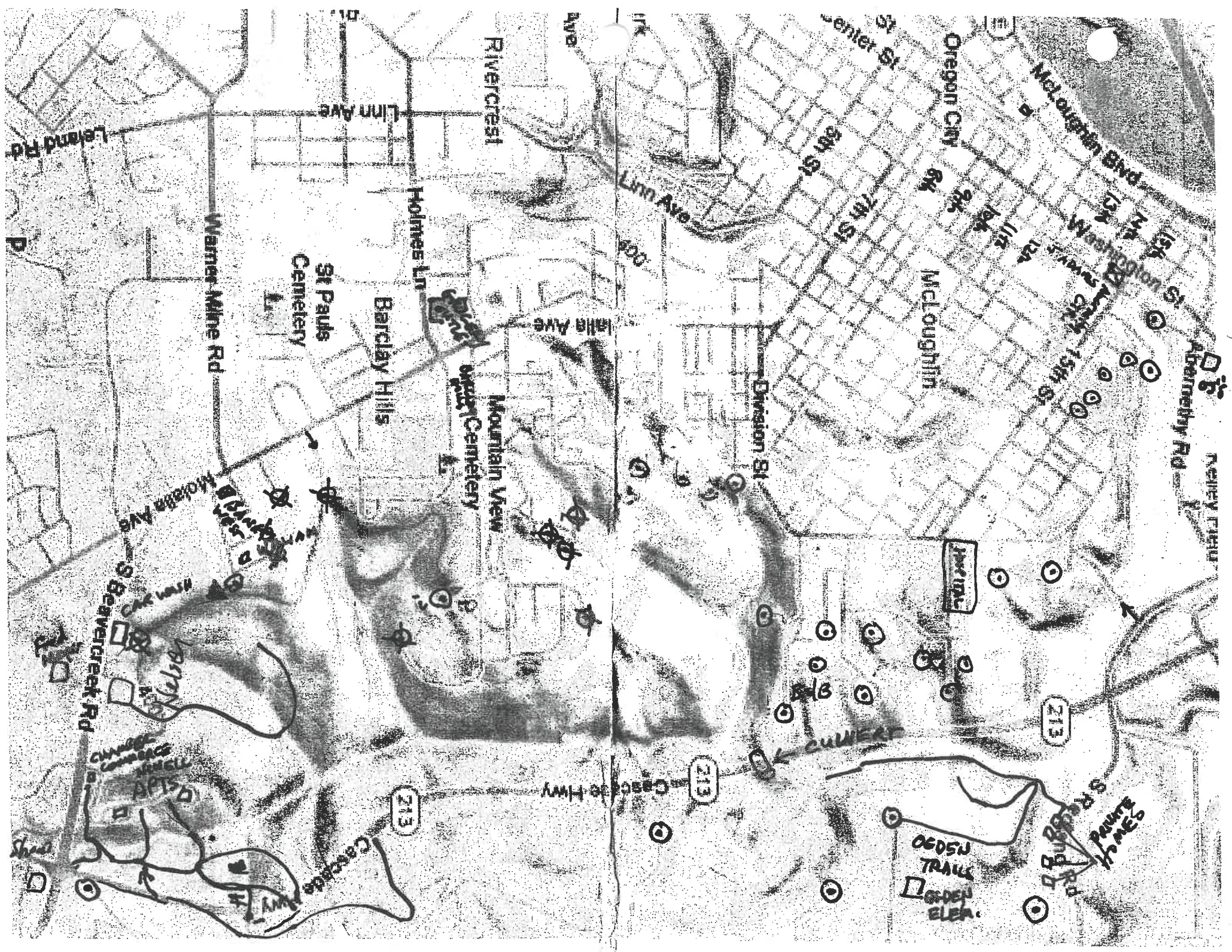
#### **Economic Impact of Cycle Tourism**

- Bicycle Tourism generated \$400 M in Oregon 2012
- \$46 M spent was spent in Mt Hood/Columbia Gorge area:
  - Lodging & dining \$20.3 M (Oregon total = \$174.6 M)
  - Groceries & snacks: \$5.8 M (Oregon total = \$53.5 M)
  - Gas/transport/parking: \$8 M (Oregon total = \$71.5 M)
  - Bicycle event fees: \$4.8 M (Oregon total = \$31.9 M)
  - Bike repairs/accessories: \$3.8 M (Oregon total = \$27.9 M)
  - Other expenses: \$3.1 M
- In the Mt Hood/Gorge region, cycling tourism generated 570 jobs for a total of \$12 M in earnings and \$1.9 M in local and state lodging taxes, motor fuel taxes and travel job-created state income taxes.
- In general, overnight cyclists spent about 3 times as much money in the Mt Hood/Gorge region as day-trip bike riders spent (\$45,849 vs. \$15,520).
- According to a 2012 research study conducted by the Outdoor Industry Association, Americans spend more on bicycling gear and trips (\$81 B) than they spend on airfare and fees (\$51 B). And, for every dollar spent on gear and vehicles, four dollars are spent on trips and travel expenses.

These are big numbers that could translate into significant revenues for our rural communities. And it is all generated from people getting out and having fun on bicycles!







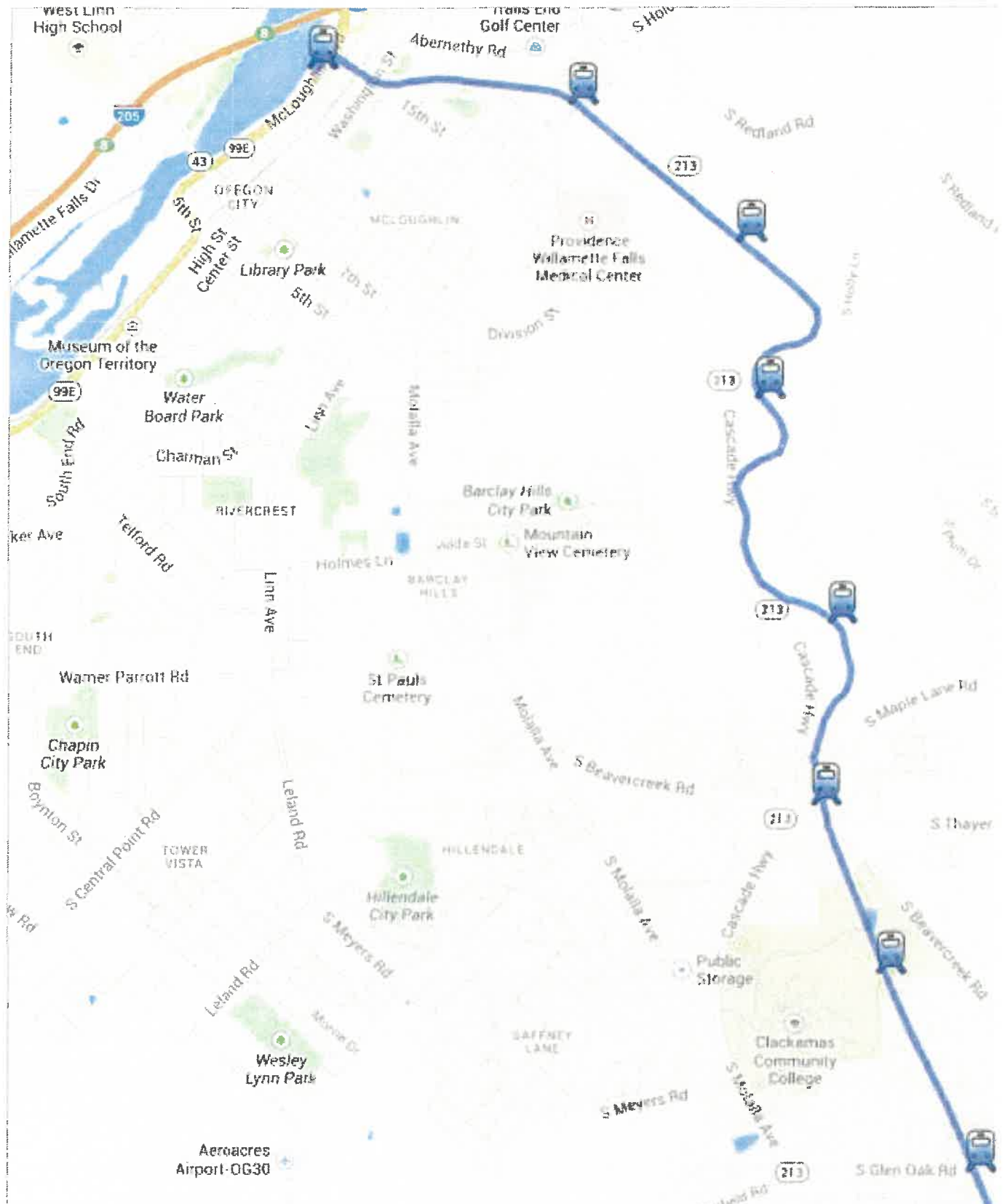








To see all the details that are visible on the screen, use the "Print" link next to the map.





# COMMENT FORM



\*\*\*PLEASE PRINT CLEARLY\*\*\*

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND RESIDING CITY
- Limit Comments to **3 MINUTES**.
- Give to the Clerk in Chambers **prior** to the meeting.

Date of Meeting 5 DECEMBER 2013

Item Number From Agenda 4

NAME: Tom O'Brien MARGUERITE

ADDRESS: Street: 19344 HAZELBROVE DR

City, State, Zip: OREGON CITY, OR 97045

PHONE NUMBER: 503-723-3334

E-MAIL ADDRESS: tom.obrien4@comcast.net

SIGNATURE: Tom O'Brien