



## AGENDA

City of Oregon City  
Parks and Recreation Advisory Committee

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

Thursday, June 27, 2013

### 6:30 P.M. – Applicant Interviews

1. Interview P.R.A.C. applicant

### 7:00 P.M. – Regular Meeting

1. Call to order
2. Introductions
3. Approval of minutes – March 28, 2013 meeting
4. Citizen comments on issues and items not on the agenda
5. General business
  - a. R.V. Park master plan process update – Firwood Design Group
  - b. P.R.A.C. vacancies
  - c. “Parks Day” event – August 10, 2013
  - d. Designated off-leash dog area consideration
  - e. Clackamette Park entry sign
  - f. Other general business
6. PRAC member reports
7. Staff reports
  - a. R.V. Park Veteran’s fee waiver policy update
  - b. Ripple Effect bike rack art
  - c. E.O.T. Celebration & Concert on the Green – Friday, July 26th
  - d. Recreation report
  - e. Other
8. Next scheduled meeting date – July 25, 2013
9. Adjournment

## Scott Archer

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**From:** Doug Neeley  
**Sent:** Wednesday, June 26, 2013 10:19 PM  
**To:** adam@fccycles.net; janieburns@comcast.net; burke4oc@msn.com; watseaco@aol.com; watseaco777@bctonline.com; Lisa.normand@orecity.k12.or.us; mike.k.mitchell@gmail.com; Scott Archer  
**Cc:** Denise Kai; Larry Potter  
**Subject:** My apologies

My apologies. Not only did I not turn up for the interviews of two candidates last month (no excuse, I just spaced it off), but I am not able to make the meeting tomorrow (probably today when you get this e-mail) because of a conflict. My understanding is that the majority of you supported the choice of those PRAC members who performed the interview last month. I will support that decision. And I will support any decision you make at the upcoming meeting regarding the third candidate who is applying for a position about to be vacated. I hope to come to your next meeting to see all the old (I mean currently serving, I am not referring to any senior citizens on the board) and new (not necessarily young) members.

Doug Neeley

Today's Date:

23 May 2013

City of Oregon City  
**APPLICATION FOR APPOINTMENT**  
Please print or type  
May attach resume



Board or Commission Applying For:

PRAC

**PERSONAL INFORMATION:**

Name	JOYCE GIFFORD	How long in Oregon City?	9 yrs
Street	1324 Beaver Ln	City/State/Zip	OC, OR 97045
		Home phone	503.723.3456
E-mail address	Joyce@smallflags.com	Cell phone	503.830.6932

**EMPLOYMENT:**

Current Employer Name/Address		
Oregon City School District		
Position	How long?	Work Phone
Substitute Teacher	14 yrs	Various (use cell phone)
Work Experience		
Educator Customer Service Representative (CIGNA Health) Enumerator - 2010 Census Manage a small business		

**EDUCATION:**

Years Completed	Degrees
16 yrs+	B.S. Mathematics/B.S. Sec. Ed.
Colleges	
Southern Oregon State (1974-78)	
Certifications	
Substitute Teaching Certificate - State of Oregon	

**COMMUNITY INVOLVEMENT:**

Describe volunteer activity within this or other communities
Active member of Neighborhood Assn. since moving to OC in 2004. Volunteered to work snow-cone booth at Summer Concerts in the Park and Antique Fair. Active member of Oregon City Chamber of Commerce, serving on Antique Fair, Annual Dinner and St. Patrick's Day Committees. Participated in City-wide Clean-up Day 2011 & 2013.
Do you presently serve on a City board or committee? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, which board or committee?
Hillendale Neighborhood Steering Committee

Send completed application to: City Recorder's Office, PO Box 3040, 625 Center St., Oregon City, OR 97045  
or Fax to 503-657-7026 or e-mail recorder@orc.org. Questions? Call 503-496-1505

Submitted on Friday, April 5, 2013

Board or Commission Applying For: parks and recreation advisory committee

--Personal Information--

Name: Jon Benjamin

Address: 19597 S Lyons Rd Oregon City, Oregon 97045

Home Phone: [503-631-3133](tel:503-631-3133)

Cell Phone: [503-631-4916](tel:503-631-4916)

Email Address: [jb5150@ccgmail.net](mailto:jb5150@ccgmail.net)

How long have you lived in Oregon City? 46 years (my entire life)

--Employment--

Current Employer Name/Address:

Clackamas County Road Department

902 Abernathy Rd

Oregon City, Oregon 97045

Position: Road worker

How long? 6 years

Work Phone: [503-631-4916](tel:503-631-4916)

Work Experience: labor, concrete, chain saws, asphalt, rock, brick, building, field development, design, tree falling, pruning, you name it.

--Education--

Colleges: Clackamas Community College

Years Completed: 2 years

Degrees: Associate Criminal Justice

Certifications:

Describe volunteer activity within this or other communities: I have been on the Oregon City Soccer Club board for 16 years/ vice president, Oregon City Youth Basketball board 6 years / vice president, Redland Community action group (founder) and President 4 years, developed 3 full size soccer fields, Volunteer time with OC youth football, Redland baseball, Coached basketball, football, baseball, soccer and still a current coach for basketball and soccer, sports communications with all OC sports, support OC Parks and recreation for past 6 years doing the little things that are not really seen. you name it and i can or will help do it, i have been heavily involved in OC community and will continue until as long as there are KIDS and a community needing help.

Do you presently serve on a City board or committee: No

If yes, which board or committee?

Explain your interest in this board/committee and why you think its issues are important: My interest is to help the KIDS and community and enjoy all aspect of Oregon City.

Today's Date:

4-25-13

**City of Oregon City**  
**APPLICATION FOR APPOINTMENT**

Please print or type  
May attach resume



**Board or Commission Applying For:**

PRAC

**PERSONAL INFORMATION:**

Name	Shawn Dachtler	How long in Oregon City?	10 years
Street	19509 Silverfox Pkwy	City/State/Zip	Home phone
E-mail address	shawn@dachtlerfamily.com	Cell phone	same

**EMPLOYMENT:**

Current Employer Name/Address		
Northwest Textbook Depository		
Position	IT Dir	How long?
		10 years
		Work Phone
		503-906-1098
Work Experience		

**EDUCATION:**

Years Completed	Degrees
Colleges	
Certifications	

**COMMUNITY INVOLVEMENT:**

Describe volunteer activity within this or other communities	
Currently, I server on the Urban Renewal Budget Committee and the McLoughlin Blvd Enhancement Phase 2 Advisory Committee.	
Do you presently serve on a City board or committee? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, which board or committee? See Community Involvement above	

Send completed application to: City Recorder's Office, PO Box 3040, 625 Center St., Oregon City, OR 97045  
or Fax to 503-657-7026 or e-mail recorder@orc.org. Questions? Call 503-496-1505



## Meeting Minutes

City of Oregon City  
Parks and Recreation Advisory Committee

City Hall  
625 Center Street, Oregon City, OR 97045

Thursday, March 28, 2013

### Attendance

**Members:** Bob Burns, Bryan Watt, Brian Burke, Lisa Normand, Don Smith

**Excused absence:** Mike Mitchell

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

**Guests:** Mayor Neeley; Bryon Boyce, Chair - Natural Resources Committee; Pete Walter, City of Oregon City Associate Planner

### Special meeting

1. Interviewed PRAC applicant Adam Beykovsky

### Regular Meeting

1. Call to order: 7:05 p.m.
2. Introductions. Committee requested this be added as a standing item to all future agendas.
3. Approval of minutes – February 28, 2013 meeting: Approved as written
4. Citizen comments on issues and items not on the agenda: None
5. General business
  - a. Joint meeting with Natural Resources Committee discussion: Bryon Boyce, Natural Resources Committee Chair (NRC) and Pete Walter, City of Oregon City Associate Planner spoke about the NRC, and common issues with PRAC. Topics discussed include native plantings master plans; volunteerism; dark sky ordinance; Waterboard Park; invasive species issues; scheduling a joint work session meeting at some point. Mayor Neeley commented about the Metro maintenance levy on the May ballot.
  - b. Pete Walter, City of Oregon City Associate Planner, provided an update on the South End Concept Plan process; gave an overview on why the plan is required, etc. Next public open house meeting will be April 13 at McLoughlin Elementary School. There is an active website for the process: [www.southendconceptplan.org](http://www.southendconceptplan.org). Bob Burns is the PRAC representative to the concept plan advisory committee. Bob reported on some of his observations about the process thus far.
  - c. Parks Day event 2013: Bryan Watt provided an update on the status. Some PRAC members met as a small group to plan the event. Determined that the event will be held

on August 10 at Rivercrest Park. Meets Commission Goal #4 – communication with citizens. Discussion regarding specifics about the event, PRAC member roles/assignments, other. The small group will meet again prior to next PRAC meeting.

- d. P.R.A.C. vacancies: PRAC interviewed and recommends the appointment of Adam Beykovsky to one of the vacant committee positions. Recommendation will be forwarded to Mayor Neeley for consideration.
  - e. Designated off-leash dog area consideration: Scott Archer summarized Mike Mitchell's discussion with the City Commission on March 6<sup>th</sup>. PRAC would like to review at next meeting. Staff will bring large parks map to meeting.
  - f. R.V. Park master plan process update: Scott gave update regarding the process.
6. PRAC member reports
- a. Bryan Watt: March 9 & 10 – successful Oregon City Swim Team meet was hosted at Oregon City Pool.
  - b. Bob Burns: Sorry he missed the meeting regarding the Parks event planning.
  - c. Lisa Normand:
    - i) Attended the author event at the Library – great event.
    - ii) Summer meal site at the swimming pool again this year (this is the second year of the event).
7. Staff reports
- a. 2013 Arbor Day event, April 17 – flyer distributed.
  - b. 2013-2015 City Commission Goals & Priorities handbook distributed.
  - c. Ripple Legacy Sculpture, for Clackamette Park is moving along. Rock base was installed.
  - d. Activity reports distributed.
8. Next scheduled meeting date – April 25, 2013
9. Adjournment: 8:45 p.m.

## Scott Archer

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**From:** Kelli Grover [kg@firwooddesign.com]  
**Sent:** Thursday, June 20, 2013 2:29 PM  
**To:** Larry Potter  
**Cc:** Scott Archer; Denise Kai; 'marianne zarkin'  
**Subject:** RE: PRAC meeting

Hi Larry - both Marianne and I have it on our calendar and we will plan on attending. I will contact Scott regarding the meeting details. Thanks -

Kelli A. Grover, P.E.



DBE/WBE/ESB Certified#3741  
39065 Pioneer Blvd, Suite 104  
Sandy, OR 97055  
P: 503-668-3737  
F: 503-668-3788

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**From:** Larry Potter [<mailto:lpotter@ci.oregon-city.or.us>]  
**Sent:** Thursday, June 20, 2013 1:01 PM  
**To:** Kelli Grover  
**Cc:** Scott Archer; Denise Kai  
**Subject:** PRAC meeting

If you could plan on attending the PRAC meeting on June 27<sup>th</sup> 7pm at Oregon City Hall. Contact Scott Archer about particulars since I will be out of town that week. Thanks Kelli



# CURVE DATA

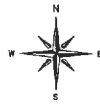
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
1	157.08'	100.00'	90°00'00"	141.42'	N41°10'07"E

# TOPOGRAPHY MAP CLACKAMETTE PARK - RV SECTION

ASSESSORS MAP NO. 2 2E 30 (INDEX), TAX LOT 600  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 30  
TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN,  
OREGON CITY, CLACKAMAS COUNTY, OREGON  
SCALE: 1" = 40' DATE: MARCH 28, 2013



TEM  
FND BRASS DISC  
EL: 21.6



WILLAMETTE  
RIVER

EDGE OF WATER AS  
OF MARCH 25, 2013

RIVER

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2000  
DARREN L. WEIGART  
51389LS

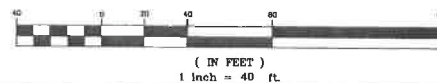
EXPIRES 6/30/14

**FDG**

Firwood Design Group, LLC  
SURVEYING + ENGINEERING + PLANNING

39065 PIONEER BLVD., SUITE 104  
SANDY, OREGON 97055  
BUS: (503) 668-3737 • FAX: (503) 668-3788

GRAPHIC SCALE



# LEGEND

• SURVEY MONUMENT	○ COTTONWOOD
□ WATER METER	○ WILLOW
• FIRE HYDRANT	• MAPLE
• WATER VALVE	• ASH
RV HOOKUP	• CHERRY
○ SANITARY SEWER MANHOLE	• SHRUB
○ STORM DRAIN MANHOLE	• STUMP
MANHOLE (SCALED FROM AS-BUILT)	□ GRAVEL
★ LIGHT POLE	□ CONCRETE
○ ELECTRIC METER	ASPHALT
○ ELECTRIC VAULT	* SCALED IN PER AS-BUILTS AND AERIAL PHOTOS
■ ELECTRIC J-BOX	
□ BOLLARD	
□ SIGN	
■ STORM INLET	
--- FENCE	

# NOTES

1. THE FIELD WORK FOR THIS TOPOGRAPHIC SURVEY WAS PERFORMED ON MARCH 25, 2013.
2. THE ELEVATIONS FOR THIS SURVEY ARE ON NAVD 29 VERTICAL DATUM, BASED ON A FOUND ARMY CORPS OF ENGINEERS BENCH MARK '90H-03-02, HAVING A PUBLISHED ELEVATION OF 21.6'.
3. THE SCOPE OF WORK FOR THIS SURVEY DID NOT INCLUDE LOCATING UNDERGROUND UTILITIES, EXCEPT AS SHOWN HEREON. SOME UTILITIES SHOWN WERE DETERMINED BY AS-BUILT AND AERIAL INFORMATION.

McLAUGHLIN

BLVD.

DRIVE

TAX LOT 601

FND 5/8" IE W/ALC  
SCRIBED: "KAMPE ASSOCIATES, INC"  
IN MONUMENT BOX (SN 25356)

RIM: 32.27'  
30" IE IN: 18.76'  
30" IE OUT: 18.57'  
6" IE IN: 21.76'  
6" IE IN: 18.27'

RIM: 30.97'  
30" IE IN: 18.62'  
30" IE OUT: 18.68'

FND 5/8" IE W/ALC  
SCRIBED: "KAMPE ASSOCIATES, INC"  
IN MONUMENT BOX (SN 25356)

## Scott Archer

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**From:** Don Smith [don.smith.usa@gmail.com]  
**Sent:** Friday, June 21, 2013 11:28 AM  
**To:** Scott Archer; Lisa Normand  
**Subject:** Resignation

Hi,

We are experiencing a severe downhill slide at my day job. This situation demands my presence on Thursdays and most evenings at the hall. Therefore I must resign my position on the committee.

I have the box of stickers I will get over to Lisa ASAP. And I will have the plywood display painted and ready for use (what date Lisa?).

It has been a rewarding and educational experience. I have a new understating of our Parks & Recreation and will forever be an advocate.

Scott and Denise, you two are the ultimate professionals!

And please pass on a big thank you to the PRAC committee for your service to our great city.

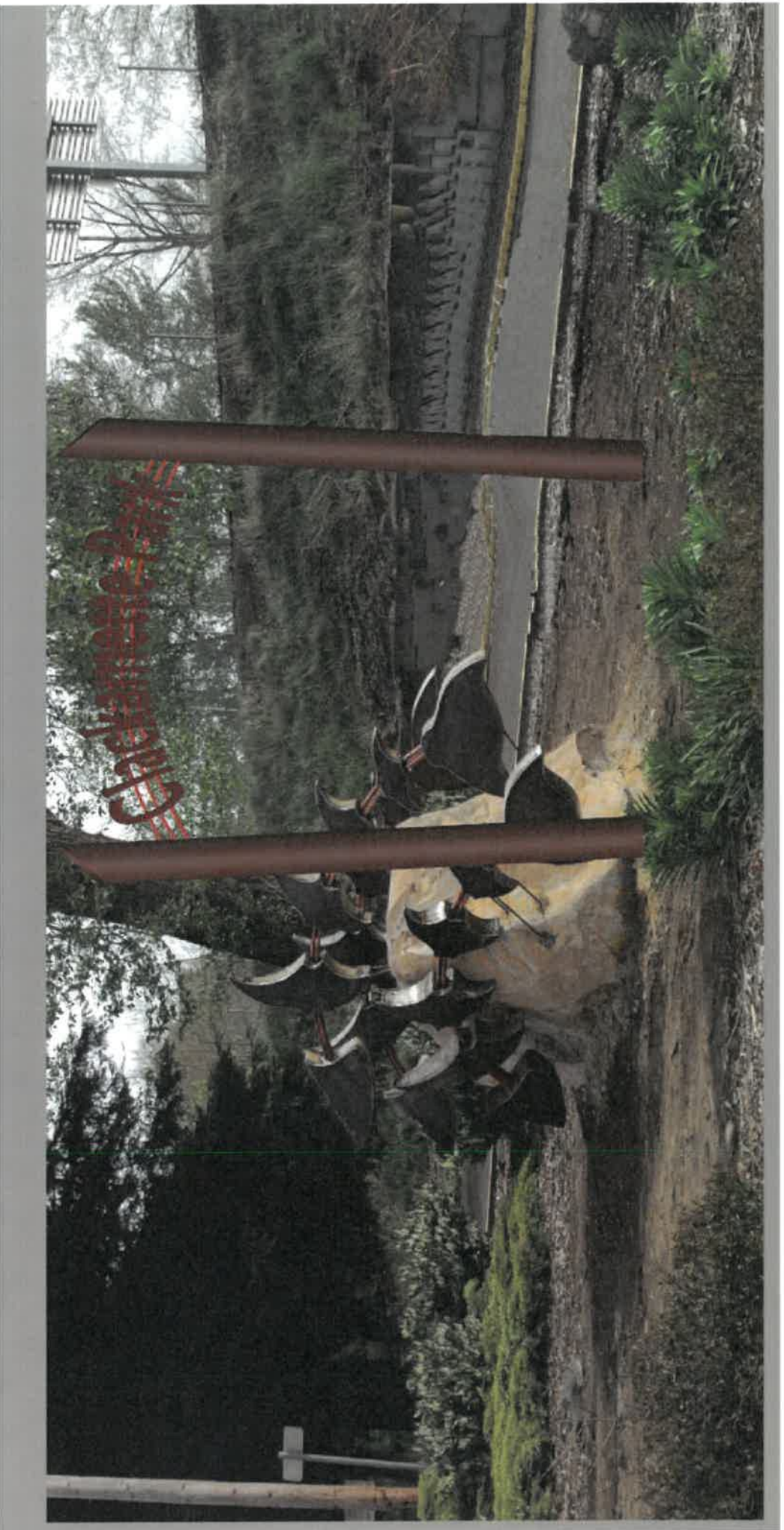
Thank you  
Don

Don Smith  
Executive Director  
\*Disabled American Veterans\*  
Chapter #1  
8725 NE Sandy Blyd, Portland, OR 97220

c: 971-570-8999

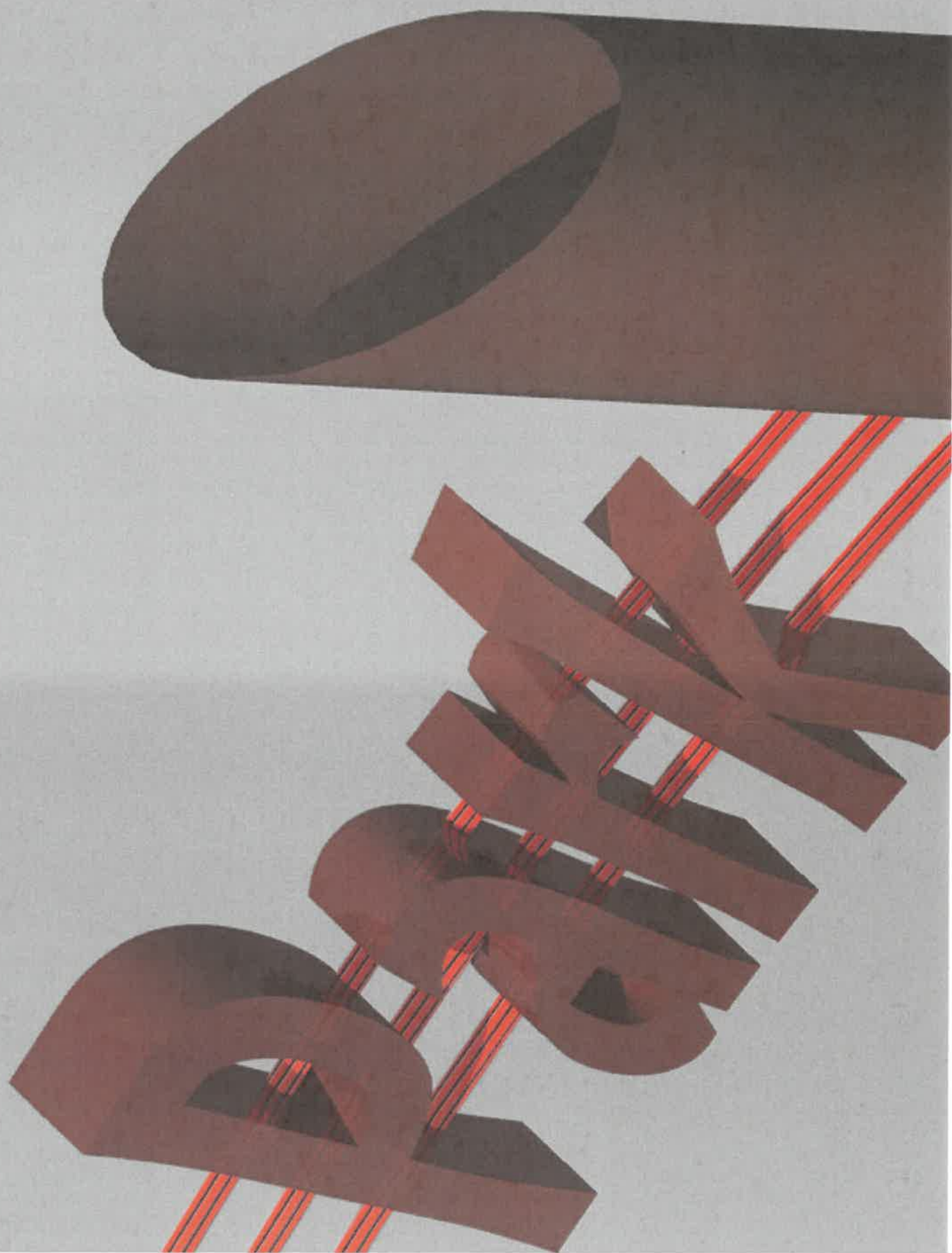
dba \*Licensed To Grill\*  
100% of all net proceeds go to help  
disabled veterans and their families

check out:  
[www.dav1pdx.org](http://www.dav1pdx.org) adaptive recreation  
[www.licensedtogrill.com](http://www.licensedtogrill.com)





Crackamette Park





## South End Concept Plan



### Community Advisory Team (CAT) Meeting

Friday, April 12, 3 – 5 pm  
McLoughlin Elementary Gymnasium (19230 South End Road)

### AGENDA

Schedule	Topic	Lead
3:00	Welcome, Introductions	Pete Walter
3:05	<i>Forum for the Future of South End</i> <ul style="list-style-type: none"><li>• Part 1: Community Design Concepts (April 13)</li><li>• Part 2: Preferred Concept (June 1)</li></ul>	Steve Faust
3:15	Concept Plan Criteria Discussion	Steve All
3:25	Community Design Concepts Overview Discussion	Laurence Qamar All
4:40	Public Comment	
4:50	Next Steps	Steve, Pete
5:00	Adjourn	

■ Alan Barker ■ Bob Burns ■ Gwen Goss ■ Heather Ferguson ■ Paul Heimowitz  
■ Margie Hughes ■ Bob LaSalle ■ Denyse McGriff ■ Tom O'Brien ■ Ginger Redlinger  
■ Bob Roth ■ Andrea Schmierbach ■ Norm Stewart ■ Hunter Teel ■ Rachel Thompson  
■ Zeb Yaklich ■ Adam Zagel

City Staff – Pete Walter, 503-496-1568, [pwalter@orccity.org](mailto:pwalter@orccity.org)  
[www.southendconceptplan.org](http://www.southendconceptplan.org)

## **Citizen Advisory Team Ground Rules for Meeting Conduct**

All participants agree to act in good faith in all aspects of CAT and planning discussions. This includes being honest and refraining from undertaking any actions that will undermine or threaten this process. This includes behavior outside of meetings.

Expectations for behavior of CAT members during and outside of meetings include:

- Members agree to be respectful at all times of other representatives and audience members. They will listen to each other to seek to understand the other's perspective, even if they disagree. One person will speak at a time. Side conversations and other meeting disruptions will be avoided.
- Members agree to bring their concerns into this process to be addressed.
- Members agree to refrain from personal attacks, intentionally undermining the process, and publicly criticizing or misstating the positions taken by any other participants during the process.
- Any written communications, including e-mails, blogs and other social media, will be mindful of these ground rules and will maintain a respectful tone even if highlighting different perspectives. The City of Oregon City Web 2.0 Use Policy (Social Media) provides further guidance on the use of social media. Members are reminded that social media may be considered public documents. E-mails and social networking messages meant for the entire group will be distributed via the project team.
- Individual CAT representatives agree to not present themselves as speaking for the CAT without specific direction and approval by the CAT.
- Non-members may attend meetings as observers, provide comments during public comment periods, and submit written comments for distribution to the CAT, but may not otherwise participate in the CAT deliberations.
- Requests for information made outside of meetings will be directed to the City's project manager. Responses to such requests will be limited to items that can reasonably be provided within a reasonable amount of time.
- All participation in this process is voluntary and may be withdrawn. However, members agree that before withdrawing they will discuss the reason for their withdrawal with the City's project manager and will give the CAT the opportunity to understand the reasons for withdrawal and to encourage continued participation, if appropriate.
- Community members are encouraged to participate in the Oregon City South End Concept Plan process.
- Community members are invited to observe but not participate in CAT meeting discussions.
- There are many and varied opportunities to provide direct comment at any time throughout the process:
  - Web site ([www.southendconceptplan.com](http://www.southendconceptplan.com))
  - E-mail Pete Walter, ([pwalter@orc.org](mailto:pwalter@orc.org))
  - Citizen Advisory Team meetings (written and verbal)
- Please submit your comment form or request to comment during the public comment period to Pete Walter. Please indicate if you are representing an organization or interest group other than yourself.
- Written comments and questions may be submitted at any time.
- Verbal public comment will be taken at the end of the agenda during the designated public comment period.
- Comments will be limited to two (2) minutes or less at the discretion of the facilitator according to time available and other business items.
- Please introduce yourself and give your name and address for the record.
- Please direct comments and questions to the Community Advisory Team, not other community members.
- Please keep comments constructive. Personal attacks of any type will not be tolerated.
- Thank you!



### Community Design Concepts: Preliminary Analysis Discussion Draft April 11, 2013

#### Introduction

##### Concepts Overview

Community design concepts A, B and C are the result of a five month process that has engaged more than 500 residents and business owners. The process culminated in a Community Workshop on February 27<sup>th</sup> where 100 participants created 18 maps that envision the future of South End. The three community design concepts are derived from the ideas shown in the community-created maps, but also consider the South End Vision and Values, evaluation criteria, existing built and natural conditions in the area and regulatory requirements.

##### Concepts Analysis and Evaluation

The three concepts share many common characteristics, but also include variations that make them unique. The Community Advisory Team approved a list of evaluation criteria based on the South End Vision and Values. The consultant team conducted a preliminary analysis of the three concepts and scored them on a low/medium/high basis as they perform against the criteria. The following is a summary of that analysis:

- Land Use
- Transportation
- Parks and Trails
- Environmental/Natural Resources
- Infrastructure

This analysis, along with comments from the Technical Advisory Team, Community Advisory Team and general public, will inform the creation of a preferred concept. The preferred concept will incorporate the most favored elements of these three concepts.

#### **Neighborhood Centers and Housing Choice**

*Cogan Owens Cogan and 3J Consulting*

Each of the three design concepts contains limited neighborhood commercial uses in mixed-use areas. These neighborhood centers can function as gathering places and serve as a means to increasing the ability of current and future residents to meet daily needs in South End. In addition to multifamily housing opportunities, these areas may include limited amounts of commercial uses, such as a café/coffee shop, child care, convenience store, dry cleaner, grocery store, home business.



### Number of mixed-use/neighborhood commercial areas

#### Concept A

- Medium mixed-use area on South End Road at Forest Ridge Lane.
- Medium mixed-use area on South End Road between Navajo Way and Finnegan's Way.
- Small mixed-use area on South End Rd at Kelland Court.

#### Concept B

- Large mixed-use area on South End Road at Navajo Way.
- Small mixed-use area along Forest Ridge Lane that envisions a civic use (e.g., interpretive center, parks facility).

#### Concept C

- Large mixed-use area on South End Road between Salmonberry Road and Beutel Road.
- Small mixed-use area on South End Road at Kelland Court.

### Household accessibility to neighborhood centers

This criterion considers how many residents would live within a five-minute walk from a neighborhood center. Concepts A and C include neighborhood centers within a five minute walk of about 75% of households in the area, while the neighborhood centers in Concept B is accessible to closer to 50% of households.

### Housing Choice

All three Concepts allow for a variety of housing types, including single family detached, cottage housing, single family attached and apartments and condominiums. All three concepts also meet Metro regional government's Title 11 regulatory requirements for units per acre and allowing for attached units. A more detailed analysis of the acreage of various zone types and amount of potential housing units will be conducted for the preferred concept.

### **Transportation**

*DKS and Associates*

Overall, the three concepts are very similar from a transportation perspective. Traffic flow and costs would not be expected to vary much between the concepts. Various observations are highlighted below that generally apply to each alternative.

#### North to south street connectivity

These concepts are essentially funneling traffic to South End Road and generally do not provide adjacent north to south connectivity options. Regional standards require minor arterials/collector streets at half mile spacing. West of South End Road, this would be in the general vicinity of Deer Lane/Madrona Drive. The concepts, as currently configured, envision a north-south street in this area, but one that winds through/around several parks and seems to discourage north-south through travel. In the manner the parks are configured, the street system seems to be giving priority to east-to-west circulation. Consider using the park system to make east-west circulation less convenient, forcing some drivers to utilize Deer Lane/Madrona rather than South End Road through the project area. With that said, Concept C seems to do this best.

### Connectivity to Central Point Road

A true collector connection is needed between South End Road and Central Point Road in this area. As configured, the concepts propose two new connections, via Parrish Road and Hazelnut Avenue. One of these two routes should be designed as a collector street (if an alternate connection is not possible) limiting driveway access and giving priority to through travel. The TSP envisioned this as Buetel Road-Parrish Road. All three concepts incorporate Buetel Road-Parrish Road effectively as a potential Collector street. Note that the city felt the Hazelnut Avenue extension was more infeasible than Parrish Road, so it was not included in the TSP. Neither of these routes would be preferred as a through route due to the adjacent single family uses east of South End Road, so speed management will likely be key.

### Key intersections

Safely accommodating through traffic at intersections of two collector streets, or South End Road with a collector street will be key. The two South End Road locations (at the Deer Lane south extension and Buetel Road-Parrish Road intersections) incorporate the planned roundabouts from the TSP. The potential Deer Lane south extension/Buetel Road-Parrish Road intersection may need to incorporate a roundabout or the park system to safely channelize traffic at the intersection. Concepts A and B seem to incorporate a traffic circle at the intersection.

### Managing access to South End Road

Referring back to the first bullet, the street system seems to funnel traffic from the side streets to South End Road. Besides encouraging local circulation via Deer Lane /Madrona extension through street/park design, consider how the streets will intersect South End Road. Do drivers need street connections to South End Road spaced so closely? Again, seems to encourage circulation to South End Road, when we actually want to encourage local circulation on adjacent streets. Instead of full street connections, consider shared-use paths to encourage walking/biking. For some of the existing or proposed streets, consider restricting turn movements at South End Road. You should also avoid off-setting streets on adjacent sides of South End Road due to potential diverging traffic.

## **Infrastructure**

### *3J Consulting*

The three concepts are generally similar as it relates to public infrastructure (water, storm, and sewer) needs. Cost would be similar between each concept with the high costs generally going to the concepts with higher amount of mixed-use areas. The mixed use areas would place a higher demand upon the infrastructure system and required larger improvements. The creation of new public streets would create the opportunity to install utilities within the proposed street configurations. Possible upgrades to the existing system will be required to provide adequate infrastructure for the required demand.

### Stormwater

Each concept plan appears to be developed in a manner that utilizes the existing drainage patterns for the area. These areas can utilize the existing natural drainage features and provide low-impact developments. Existing stormwater facilities may need to be upsized and upgraded to accommodate the increased demands.

### Water System

The majority of the concept area is serviced by Clackamas River Water through their service agreement with the City of Oregon City. Each of the concept plans would provide the opportunity to construct a City owned water infrastructure that will provide services to these areas. A new City water system will need to be constructed for areas not currently within the City system.

### Sanitary Sewer System

Existing public wastewater services in each concept is limited. A new wastewater infrastructure network/system will need to be developed to service future demand within the concept area. A new City administered system would remove the need for individual septic systems which have predominately provided service within the plan area.

### Recommendations

Future stormwater, water, and wastewater infrastructure improvements should be constructed within the proposed and existing road networks to minimize the impacts to private property. Right-of-ways, greenways, and major trail corridors should be constructed with large enough widths to accommodate the needs of each municipal agency.

## **Parks and Trails**

*Alta Planning + Design*

### Number and amount of parkland

All concepts rate highly with regard to the availability of parklands. Though the dispersal and organization of park areas varies between concepts, there is negligible difference in total park acreage between the three concepts.

Concept A = ~98.5 acres of parks, wetlands, and open space

Concept B = ~97 acres of parks, wetlands, and open space

Concept C = ~97 acres of parks, wetlands, and open space

### Access to parks and trails

From a park access perspective, the three concepts are relatively equal, with Concept C scoring slightly lower. Access is provided via a large circular loop of parkways and open space, with multiple connecting spurs leading to designated parks and wetlands. This pattern provides ample connections to key destinations, proposed commercial areas, and residential neighborhoods of varying density. Moreover, the connections are relatively direct between destinations while also keeping active transportation users off of the main motor vehicle traffic thoroughfare—South End Road. One distinction between Concepts A and B with Concept C is the latter concepts' lack of a park/plaza adjacent to a "village center" mixed use area. As a result the development lands under the Concept C scenario could result in a strongly linear corridor, with few opportunities for active uses near shops and eateries.

### Variety of potential recreational uses

Concepts A and B are equal in their potential accommodation of recreational uses in park lands. The wide range of neighborhood park sizes depicted presents an opportunity for a wide range of recreational uses, including, but not limited to: walking and biking trails, picnic areas and shelters, playgrounds, dog parks, tennis courts, and sports fields/courts. Concept C stands apart from the other two concepts because it is the only concept that provides an area large

enough (~ 9.5 acres) to accommodate a community sports complex type of facility. Given the community's greater preference for smaller neighborhood parks, natural areas, picnic areas, nature trails, and hiking/biking trails<sup>1</sup>, Concept C is likely the least palatable for the existing and future residents of South End.

#### Preservation of existing private common areas

Private open space areas exist at three sub developments in the study area: South Park Estates, Finnegan's Terrace, and Merchant Meadows. Each of the three concepts preserves these existing spaces however, the status as "private" could become contested in at least one of these areas—South Park Estates. Currently, this private open space has little development on two sides of its border (west and south). The existing concepts illustrate small lot residential and mixed use zoning on the borders of this property, which could impact the use of the private space for residents of South Park Estates. Concept C is the only concept that does not include mixed use zoning adjacent to the property, and so may present less of an impact than the either A or B.

### **Environment / Natural Resources**

#### *Parametrix*

All three Concepts include greenways that link to form contiguous natural spaces. These linkages are beneficial to wildlife by maintaining corridors for movement, forage, nesting and so on. Birds, small mammals, and insects will benefit from the preservation of these spaces. All three Concepts also preserve the wetland complex located along the northern margin. Preservation of this area will contribute to improved water quality, and habitat complexity and connectivity.

Concepts A and B are very similar; they are primarily distinguished from one another by pedestrian access along greenways. For Concept A, sidewalks and trails flank the outsides of greenways; trails in Concept B meander in non-linear lines through greenways. The benefit of flanking trails/sidewalks (Concept A) is that they may help maintain habitat continuity in an urban setting. One benefit of Concept B is that it may convey a sense of bringing people closer to natural areas. Given that the green spaces in the plan are surrounded by development, the additional disturbance to those areas from trails may be negligible or minimal.

Concept C includes the largest extent of greenways. Notable is the park south of S. Forest Ridge Lane. Trails shown for Concept C are located along the outside margins of contiguous greenways, similar to Concept A.

#### Natural area preservation

- All three Concepts maintain natural greenway linkages
- Concept C has the greatest extent of green spaces.
- Concept B may be considered the most intrusive because the trail system, where present, meanders through greenways. All trails appear to avoid the network of streams and wetlands, and those that affect green spaces may have negligible effects.

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<sup>1</sup> 2008 Parks and Recreation Master Plan Update and Five-Year Vision Implementation Plan (page 64, Question 4)

#### Tree preservation

- All three Concepts maintain natural greenways or large lot zones where tree cover is most prevalent
- Concept C preserves trees to the greatest extent.

#### Wetland protection (note the concepts show several wetland road crossings)

- Waterways will be affected by proposed roadway crossings. The largest wetland complex in the study area is preserved by all three Options.

#### Habitat conservation

- Overall habitat conservation (natural areas, trees, wetland/waterways collectively) is best preserved under Concept C based on aerial extent of natural spaces. All three options avoid wetlands and provide contiguous natural corridors beneficial to species suited to developed settings. These species include birds, small mammals, invertebrates, and some plant species.



## Draft Community Engagement Summary January 15, 2013

As an integral part of the South End Concept Plan process, the City of Oregon City has conducted extensive outreach to the South End and greater Oregon City community. The purpose of this outreach is to help establish a preliminary community vision and values to guide the Concept Plan process. The values also will be used to develop evaluation criteria for the draft and final Plan. With assistance from the Community Advisory Team (CAT), a number of outreach methods were used. The first phase of outreach included stakeholder interviews, an online survey and Community Conversations. Phase 2 invited community participation through a Community Open House and interactive online forum ([www.secp.metroquest.com](http://www.secp.metroquest.com)). The following is a summary report of community engagement efforts to date. A detailed compilation of comments also will be available for CAT members and public review.

### Community Engagement Phase 1 Results

From October 2012 through January 8, 2013, Oregon City staff, the consultant team and CAT members heard from more than 100 South End and Oregon City residents through eight interviews, 40 online survey responses and nine conversations with community and civic organizations. The following is a summary of responses to two basic questions asked in each engagement:

1. How would you describe South End? What do you like best about South End?
2. Is there anything you would change about South End to make it better?

The Phase 1 results also include responses to the same two questions from 23 comment cards collected at the Community Open House described in the Phase 2 section. Responses are listed in descending order of number of times mentioned, with the number of responses shown in parenthesis.

#### *How would you describe South End? What do you like best about South End?*

- Rural character (39)
- Attractive, livable, good neighborhoods and sense of community (24)
- Open/green spaces, trees, wildlife (18)
- Quiet, peaceful (15)
- Road to Highway 99E and Canby (12)
- Large lots, low density (12)
- Proximity to city (9)
- Safe (8)
- No commercial activity (8)
- Free of traffic and congestion (7)
- Views and scenery (7)
- McLoughlin Elementary, good schools (6)
- Not a part of Oregon City (4)

#### *Is there anything you would change about South End to make it better?*

- Add commercial/retail services, such as a grocery store or coffee shop (22)
- Improve infrastructure including roads and sewer (21)
- Make South End more safe and walkable, especially near McLoughlin Elementary (21)
- Provide community gathering places such as parks, plazas and sports fields (16)





- Provide public transportation (15)
- Preserve open space and natural areas (11)
- Add bike paths (10)
- Provide trails and other connections to the city, McLoughlin Elementary and other amenities (10)
- Maintain large lots; no new housing (10)
- Provide a wider variety of housing options: multi-family, senior and low income housing (7)
- Add street trees (6)
- No commercial development (6)
- Highlight McLoughlin Elementary as the center of the community (3)

### Community Engagement Phase 2

The City of Oregon City, with assistance from the CAT, conducted a Community Open House on December 13, 2012. Approximately 100 community members participated in this event. The purpose was to verify that preliminary values identified through interviews, the online survey and Community Conversations mirror those of the broader community. The open house also was used to identify opportunities for future enhancements that will preserve South End's key attributes and make it an even better community for current and future residents.

The open house provided several opportunities for comment. Participants were asked to identify which preliminary values they consider most important. Participants also commented on maps showing existing parks and natural systems and elements of the built environment. In addition, participants submitted 23 comment forms with responses to similar questions.

An interactive online forum or "virtual open house" was launched in conjunction with the December 13<sup>th</sup> Community Open House and allowed participants to answer the same questions asked at that event. As of January 9, 68 people participated in the forum. Participants were asked to prioritize the list of preliminary values and add values they felt were missing from the list. Participants also were encouraged to place icons representing parks and natural features and elements of the built environment on a map of South End. When placing the icons, they had the opportunity to provide comments describing what future improvements they desire or identifying important community assets that should be recognized, enhanced or preserved. The forum will remain open through February 8<sup>th</sup>.

### Values

#### Open House Station

Participants identified the following preliminary values as most important. Values are listed in order of most responses, with the number of responses shown in parenthesis.

#### *Preliminary Values:*

- Rural character, quality of life (78)
- More large lots/limited high density housing (50)
- No commercial development (47) [Note: some thought this may pertain more to perceptions about "big box" development.]
- Nature (26)
- Safe streets (24)
- Transportation choice: transit, bike, walk, auto (24)



## South End Concept Plan



- Education and schools (19)
- Access to parks and recreation opportunities (14)
- Access to shopping (14)
- Family-friendly (14)
- Senior living facility (14)
- Connections: streets, trails (13)
- Bike/walking lane throughout main streets (12)
- Sense of community (11)
- New gathering places/community center (7)
- No requirement for street trees (7)
- Access Beutel to 99 (5)
- Access to trails (4)
- Keep private well/septic (4)
- No city police (2)

### Comment Forms

Nine open house participants ranked the following list of values on their comment forms. Responses are listed in order from 1 to 10 or highest rank to lowest.

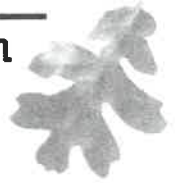
Values	# of Responses	Highest Rank	Lowest Rank	Average Rank
Safe streets	8	1	8	2.50
Rural character, quality of life	9	1	9	4.00
Family-friendly	7	2	10	4.14
Education and schools	7	1	9	4.43
Transportation choice (transit, bike, walk, auto)	6	2	8	5.00
Nature	7	1	10	5.14
Access to parks and recreation opportunities	6	3	7	5.33
Access to shopping	5	2	10	6.00
Access to trails	7	2	10	6.14
Connections (streets, trails)	7	2	9	6.14

### Interactive Online Forum

Thirty six participants in the virtual open house ranked the following list of preliminary values. Responses are listed in order from 1 to 10 or highest rank to lowest.

Concept Plan Element	# of Responses	Average Rank
Rural Character/Quality of Life	36	1.89
Access to Nature	34	2.71
Access to Shopping	15	2.73
Schools	19	2.84
Family Friendly	34	3.12
Transportation Options	30	3.20
Trails, Parks and Recreation	29	3.21
Safe Streets	28	3.32
Connections (Streets/Trails)	31	3.77





### **Parks and Natural System**

#### Open House Station

The following comments were recorded on the map and flip chart:

- There is an historic building that was built in the late 1890s or early 1900s and three heritage trees at 19868 South End Road
- Concern about private common areas being converted to any public use – please keep them private
- Connection through trails
- Interpretive trail markers
- Provide additional natural open space with additional development; minimize ball fields
- Provide a mixed open space to serve the South End Area
- Concern about crime when using utility corridor for trail or other public use
- Include some working landscape (farms, forests, community gardens) to promote wildlife diversity and to serve local foods needs
- Consider seismic conditions
- Need to address sewer backups with any additional growth
- Pervious surface with flash storm events
- Need to make sure new parks and green space are maintained and staffed which is not the case in green space just outside the study area
- Would like to be able to access Metro natural area from the north, i.e. Forest Ridge Road
- To preserve the green space for community gardens and farming, do not connect Parrish Road

#### Comment Forms

*What else should we consider about parks and natural systems?*

- Keep private green areas private (3)
- Consider how many kids will come out and vandalize the parks and trails
- Keep the farmland zoned for farming only; no commercial development or strip malls
- How would more trails and parks be financed and kept up?
- Trail for the BPA Power line right-of-way would be great
- Connect walking and hiking paths
- Good lighting, parking space, rest rooms and safe for users of the areas
- Leave as is; seniors and retired people cannot afford the price of sewer, the price of sidewalks or anything else for improvement or money especially if it has to be put onto property taxes



## South End Concept Plan



### Interactive Online Forum

Participants in the virtual open house identified the following parks and natural systems improvements they would like to see made in the future, and assets they want enhanced or preserved.

Concept Plan Element	# of Responses	Type
Natural Systems	41	Wildlife Habitat (24) Streams (3) Trees (3) Wetlands (1)
Preservation	37	Open Space (16) Trees (10) Views (4) Historic Structure (1)
Parks/Recreation	21	Neighborhood Park (6) Regional Park (4) Greenway (3) Ball Field (2) Pocket Park (2)
Trails	7	

### **Built Environment**

#### Open House Station

The following comments were recorded on the map and flip chart:

- Lack of sidewalks near John McLoughlin Elementary is a hazard for kids
- Pedestrian access to Metro open space is needed; walking/hiking occurs north of Forest Ridge Road

#### Comment Forms

*What else should we consider about housing, infrastructure and services?*

- No high density housing (i.e., row homes); keep large lots (6)
- Consider using cluster housing with open spaces as a way of preserving open space
- Until the housing market has unoccupied homes sold- no new homes; take the housing out towards the high school
- Increased housing and more people will stress transportation system; area has limited ways in and out
- We do not want to be part of the City
- Don't change Beutel road and it's good there is no transit service
- Preserve historical buildings on old Kelland property at 19868 S. South End Road; keep trees when developing as much as possible
- Keep the rural feeling
- I would like all housing development outside city limits pulled into city do to needing sewers, do to septic failure due to corrosive soil; I would love to be able to develop my property.
- I am older and wonder about senior housing such as the Canby's "Hope Village" in a natural area
- Yes to an extension of Parrish road to connect South End Road and Central Point Road



## South End Concept Plan



### Interactive Online Forum

Participants in the virtual open house identified the following improvements they would like to see made to the built environment.

Concept Plan Element	# of Responses	Type
Transit	28	
Residential	24	Single Family (9) Cottage Housing (4) Mixed Use (4) Apartments (2) Senior Housing (1) Townhomes (1)
Shops	18	Café (7) Small Grocery Store (6) Coffee Shop (5) Large Grocery Store (2) Pub (2) Dry Cleaner (1) Convenience Store (1)
Gathering Places	15	Plaza (2) Library (1)
Sidewalks	10	
Bike Lanes	10	
Safety	8	Traffic Calming (5) Crosswalk (1)
Streets	4	

### Next Steps

The information gathered through community engagement efforts will be used to draft South End Core Values. This report and the draft core values will be reviewed and revised by the CAT at their January 23<sup>rd</sup> meeting. The revised report and core values will be presented to the community at the February 27<sup>th</sup> public meeting. Ultimately, the core values will guide development of the South End Concept Plan and be used to create criteria by which the Concept Plan will be evaluated.



## South End Concept Plan



### **Draft Core Values** **January 15, 2013**

These Core Values for the South End community will guide development of the South End Concept Plan. The Core Values were developed through extensive community engagement.

#### **Rural Character**

South End is a peaceful community, whose pastoral nature is typified by small farms, large fields and expansive views. The rural character should be retained by clustering development in specific areas to preserve the open landscape.

#### **Livable Community**

Neighborhoods in South End are safe, attractive and family friendly. A variety of housing options and amenities ensure it is a great place to live for people of all ages. Parks, businesses, plazas and other public gathering places help strengthen the sense of community found among neighbors.

#### **Environmental Stewardship**

South End residents care deeply for the abundant natural systems in the community. Streams, trees, wetlands and wildlife habitat are protected and enhanced through a network of parks, gardens and green corridors.

#### **Transportation Options**

A network of complete streets provides efficient travel through a variety of means. Sidewalks and bike paths enhance existing streets to integrate safe routes for vehicles, cyclists and pedestrians. A public shuttle connects South End to downtown Oregon City and the regional transportation system. A system of trails supplements the existing road network for local circulation.

#### **Excellent Schools**



South End residents believe in the importance of a quality education. McLoughlin Elementary is the heart of South End, serving as a sanctuary of learning and hub of community activity. Sidewalks and trails provide safe routes from the school to all ends of the community.



# City of Oregon City

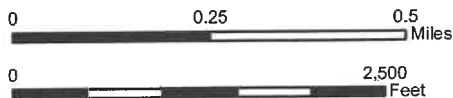
GEOGRAPHIC INFORMATION SYSTEM

## South End Concept Plan Study Area

- City Limits
- Current UGB
-  2002 UGB Expansion
-  Study Area Boundary



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



1 inch = 1,250 feet

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Plot date: February 10, 2012  
Plot name: South End Concept Plan Map - 8\_5x11P - 20110620.pdf  
Map name: South End Concept Plan Map - 8\_5x11P.mxd