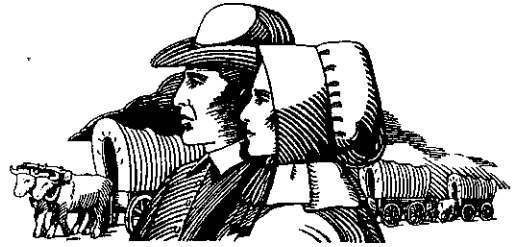


CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 503.657.0891

OREGON CITY, OREGON 97045
FAX 503.722.3880



AGENDA

***PIONEER COMMUNITY CENTER – 615 5th Street**

**Please note the change of location for this worksession.*

January 16, 2002 at 7:00 P.M.

PLANNING COMMISSION WORKSESSION

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** *None Available*
- 7:15 p.m. 4. **WORKSESSION:**
- A. **NEMO – Nonpoint Education for Municipal Officials Presentation**
Chris Hathaway – Lower Columbia River Estuary Partnership
Paul Heimowitz – Oregon State University
- 8:15 p.m. B. **File L 01-02: Jesse Court Park Property Master Plan**
Dee Craig / Lango-Hansen
- 8:45 p.m. C. **File L 01-05: Chapin Park Master Plan (redevelopment)**
Dee Craig / Walker-Macy
- 9:15 p.m. 5. **OTHER BUSINESS:**
- 9:20 p.m. 6. **ADJOURN**

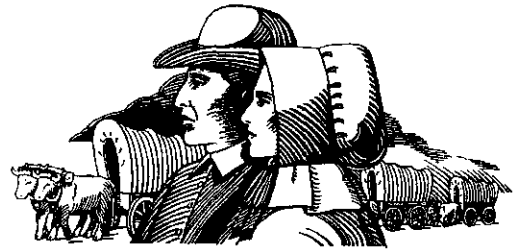
NOTE: HEARING TIME AS NOTED ABOVE IS TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD
TEL 657-0891

OREGON CITY, OREGON 97045
FAX 657-7892



TO: Planning Commission

FROM: Tony Konkol

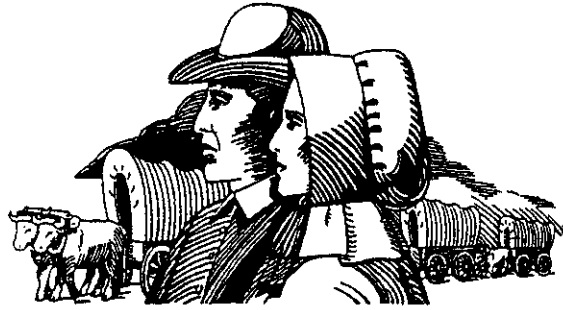
DATE: January 9, 2002

RE: NEMO - Nonpoint Education for Municipal Officials Project

Chris Hathaway and Paul Heimowitz, who have been working with staff on the Oregon City NEMO Project, will give a detailed presentation on the link between land use and water quality and the connection with non-point source pollution. The presentation will address the hydrologic cycle, impervious surfaces, and the sources, pollutants and impacts associated with polluted runoff. They will also initiate a conversation about existing impacts and nonpoint issues involved with Oregon City watersheds, and give an update on the NEMO Project's status.

In October of 2000, the Oregon City Planning Commission agreed to sponsor the Oregon City NEMO Project and the Oregon City Council expressed enthusiasm. While the project got off to a slow start, it has now progressed to the level where products are beginning to come online. Parametrix has been providing consulting services to the Project.

The Oregon City NEMO Project (NEMO stands for Nonpoint Education for Municipal Officials) is a joint project between the Lower Columbia River Estuary Partnership (Chris Hathaway), Oregon State U. Extension Sea Grant (Paul Heimowitz), and the City of Oregon City. Funding for the project comes primarily from an Oregon 319 grant to the Estuary Partnership.



OREGON CITY PARKS & RECREATION

Memorandum

Date: December 3, 2001
To: Sean Cook, Assistant Planner
From: Dee L. Craig, Director *Dee*
Subject: **Jessie Court Park Property Master Plan**

I have been working with Lango-Hansen, Landscape Architects, P.C. and various community groups to develop a Master Plan for 13.71 acres, which the City purchased from Oregon City School District in 1998. This property was purchased with the sole intent of developing it into a Community Park with aspects of a Neighborhood Park. The property was annexed into the City at the September 2001 election.





Kurt Lango and I have held a series of four public workshops and notified all property owners within a 300-foot radius of the park. In addition, all of the active Neighborhood Associations in Oregon City as well as any community sports groups were notified and invited to send a representative to these workshops. One workshop was held on the Jessie Court property and this one attracted many residents who had not previously attended a workshop.

The proposed Master Plan, which is being presented for Planning Commission review and anticipated City Commission approval is the result of these public workshops and represents the compromises and best suggestions resulting from this community input. It also incorporates suggestion made by City and TVF&R staff at a pre-application conference.

The proposed Master Plan is consistent with the conditions established for both this site and for Community/Neighborhood Parks in the adopted 1999 Oregon City Parks and Recreation Master Plan.

Jesse Court Vicinity Map

Parcels within 300 feet of Park

-  City Limits
-  Parks
-  Taxlots within 300 feet of Jesse Court park
-  Taxlots



0 200 400 600 Feet

MAP FOR REFERENCE PURPOSES ONLY.
The information on this map is derived from Oregon City's digital database. However, there may be map errors or omissions. Please contact Oregon City directly to verify map information. Notification of any errors will be appreciated.



City of Oregon City
320 Warner Mine Road | Oregon City, Oregon 97045
503 657-0891

Plot date: Dec 6, 2001; g:\gis\projects\parks\parks.apr

Master Plan Narrative Summary

The following narrative and accompanying vicinity map and site plan summarize the Master Plan for Jessie Court Park.

Introduction

Jessie Court Park is located in the southern portion of the city off of Leland Road and Jessie Court Avenue. Currently, the property is outside the city limits and within the Urban Growth Boundary. A referendum in the fall of 2001 will ask voters to approve the acquisition of the park property within the city limits. Originally acquired from the school district, the property is 13.5 acres and gently slopes from east to west. The property has historically been used for agricultural purposes.

Site Analysis

An analysis of the site's vegetation and wildlife habitat, utilities, accessibility and surrounding land uses was undertaken to determine the site's suitability to accommodate active and passive recreational amenities. This included a habitat assessment by an environmental scientist and meetings with PGE to determine potential uses adjacent to the high voltage transmission tower on-site. Meetings with the City of Oregon City provided information on the adjacent development and zoning codes. The in-depth analysis performed allowed for the generation of a design that responded to the unique opportunities and constraints of the project site.

Program and Planning Process

The 1999 *Oregon City Parks Recreation Master Plan* identified Jessie Court Park as a future community park with qualities of a neighborhood park that would serve the immediate neighbors. Because of the limited access, the master plan noted that care must be taken to lessen impact to the neighborhood from traffic or noise. The potential facilities noted in the parks recreation master plan included:

- Youth Baseball Fields (2-3)
- Soccer Fields
- Multi-use Grass Areas
- Children's Playground (tot lot and youth equipment)
- Multi-use paved Court for Basketball, Volleyball, etc
- Picnic Area with Shelter Building
- Tennis Courts
- Paved Internal Pathway System

Community involvement was sought throughout the planning process as a way to encourage community ownership in the park, therefore promoting the long-term success of the park as a community resource. A total of four public meetings were held over a four-month period during the master planning process to obtain public input. Prior to the first public meeting, a newsletter was sent out giving a brief description of the planning process, potential program elements, and a user survey for people to fill out and return. Community input, including that from the Park and Recreation Advisory Committee (PRAC), guided the design of the concepts and led to the creation of the final plan.

Master Plan

A series of alternatives that presented a full range of options were reviewed and refined over the course of four public workshops. Based on community input, comments from the Parks and Recreation Advisory Committee and City Staff, a final master plan was developed.

The final plan proposes extending Jessie Avenue through the southeast portion of the site connecting to the future Frontier Way to the east. A 70-car parking lot is located adjacent to the new road with an additional 20 parallel parking spaces along the street. A series of paths, both formal and sinuous, provide access to many of the park features. The trails were designed to create a series of walking loops with trees and berming creating visual interest along the paths. Of particular importance is the pedestrian connection to the adjacent development. Two separate pedestrian routes are proposed that would provide access to the park through the proposed development. The city also owns a 50-foot easement connecting from north of the park to Leland Road. A pedestrian connection is proposed with the possibility of a future road in the easement and small parking lot at the northern portion of the park.

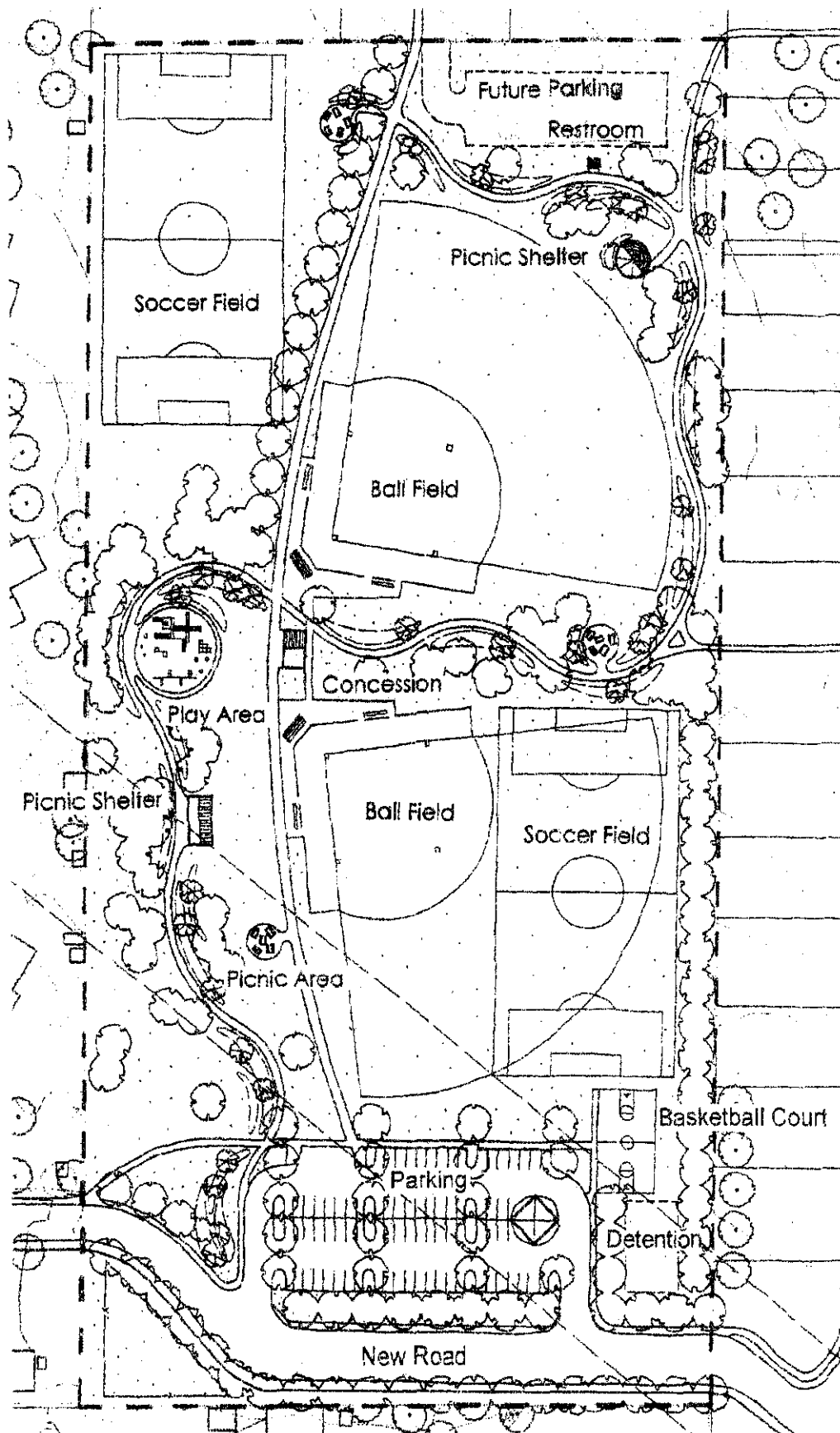
The major active components of the plan include two ballfields (one with a soccer field overlay), a year-round soccer field, and a basketball court. Ballfield lighting was discussed for the northern field that would allow greater use of this amenity. In the middle of the park and adjacent to the two ballfields is a restroom with potential storage and a concessionaire.

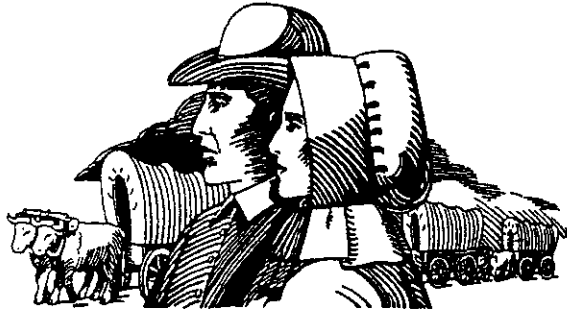
Also included in the plan are two picnic shelters, a play area, picnic areas, benches and open grass areas. In the southern area of the park between the road and the southern property line, an off-leash dog area is proposed.

Ongoing Planning Process

The master plan is seen as a guiding document that will be constructed over several phases depending upon the available funds. As the plans are further refined, the City should continue public outreach to aid in developing Jessie Court Park. In particular, issues dealing with lighting of the ballfield and traffic calming measures along the new road should be addressed.








OREGON CITY PARKS & RECREATION

Memorandum

Date: August 9, 2001

To: Maggie Collins, Planning Manager
Planning Commission

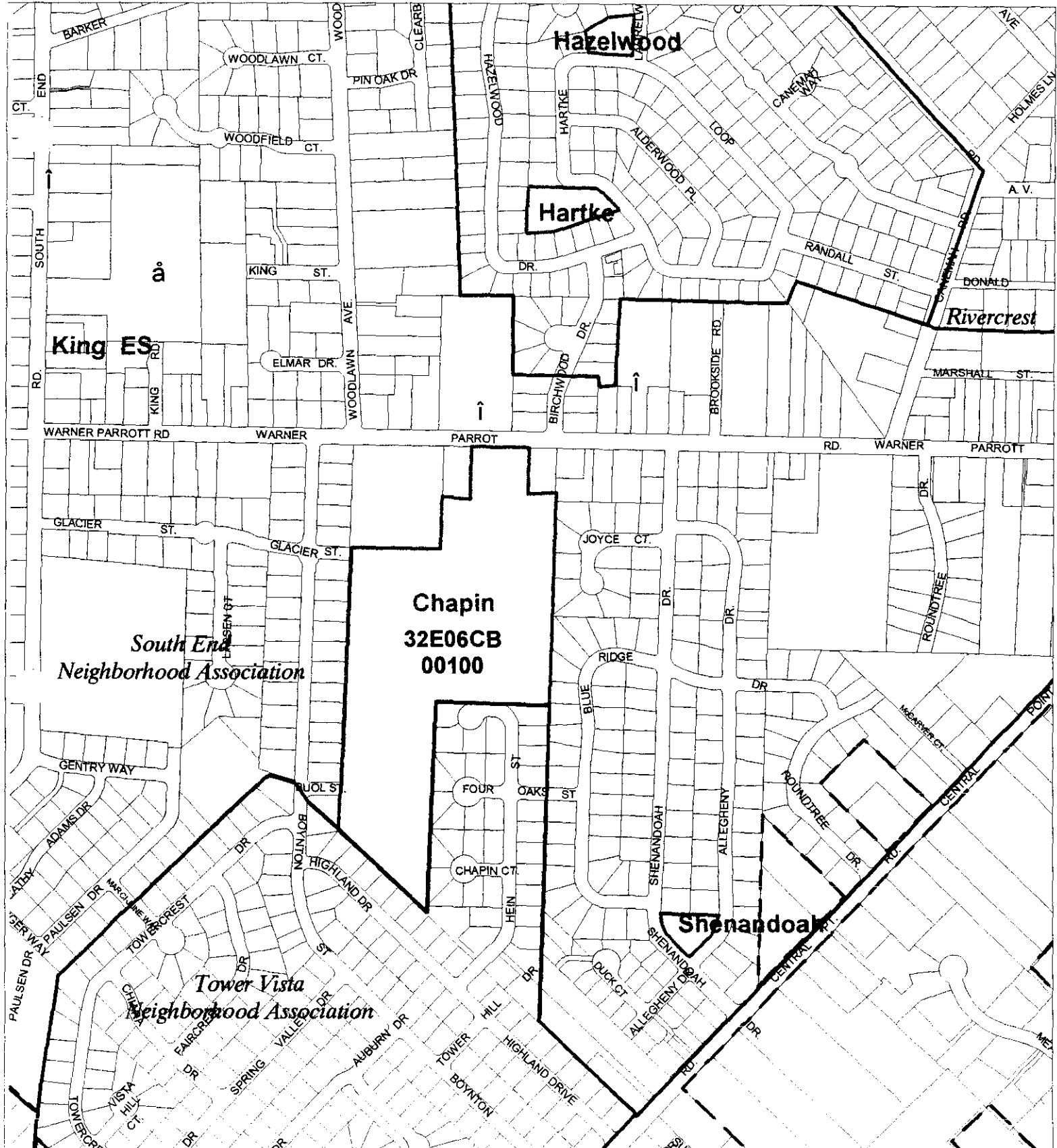
From: Dee L. Craig, Director 

Subject: Chapin Park Master Plan (redevelopment)

I have been working with Walker-Macy for the past year and a half on the Redevelopment Master Plan for Chapin Park. During this time we held a series of Public Workshops and I made numerous mailings to not only all property owners in the area but to anyone who had attended any meeting dealing with this park. (Mailing list attached)

Not everyone was happy with the plans and compromises, which are presented to you in this packet. However, I do believe that all the ideas presented by citizens who attended the meetings, sent in written suggestions, or contacted me personally were presented and given a fair hearing in the workshops. You will note, that this Master Plan is actually two plans, or at least a Phase I and Phase II. Phase I would be implemented when funding is allocated. Phase II is dependent upon other developments, which include ballfields to provide alternative sites to meet current and future, needs of this community.

Oregon City Parks and Recreation is actively working on projects, which will allow for the implementation of Phase II: Hillendale Park, Phase II, Jessie Court Master Plan, and the Waterfront Master Plan. It is also suggested that, depending upon the timeframe for implementation, that both plans be reviewed at a public workshop prior to construction drawings being developed. I believe this is important based on the rapidly changing make up of this area and the fact that there is clearly a difference in the park needs from the two different Neighborhood Associations. It will be essential that whichever Phase is implemented meet, as much as possible, the current needs of both neighborhoods.



City of Oregon City Chapin Park Vicinity Map



City of Oregon City
Geographic Information Systems
320 Warner-Milne Rd.
Oregon City, Oregon 97045
Phone: 503-657-1089 fax
503-657-7892

WALKER · MACY

Landscape Architecture Urban Design Planning

July 19, 2001

Maggie Collins
Oregon City Planning Department
City of Oregon City
320 Warner Milne Road.
Oregon City, Oregon 97045-0304

Re: Chapin Park Master Plan

Dear Ms. Collins,

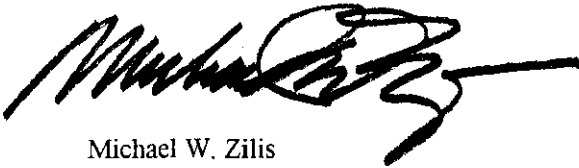
The site plans and summary narrative enclosed were prepared to complete the Chapin Park Master Plan application for legislative land use action ("L" File: L01-05). In pursuant to the OCMC Section 17.50.170, this application submits the Chapin Park Master Plan for adoption as an ancillary document to the 1999 Parks and Recreation Master Plan Document. The Parks and Recreation Master Plan Document was previously adopted as an ancillary document to the Oregon City Comprehensive Plan.

The master plan for Chapin Park was completed in compliance with the Parks and Recreation Master Plan Document which recommends that a specific master plan be developed for Chapin Park. Walker · Macy was hired by the Oregon City Parks and Recreation Department to lead the planning process and to complete a master plan for the park. An interactive public process was conducted which encouraged input from the general public, user groups, neighbors, and the City. Through this process, issues related to current use, opportunities for improvement, and future considerations were discussed. The attached narrative summarizes the plan.

We attended the pre-application conference on February 14, 2001 with Colin Cooper of the Oregon City Community Development Department and received written comments. The Oregon City Parks and Recreation Department requested Walker · Macy to prepare the master plan documents required for the "L" File land use application in order to move the proposed park improvements towards actualization.

Please contact us if you have any questions or need additional information to complete the application.

Regards,
WALKER · MACY



Michael W. Zilis
Partner

Enclosures: Master Plan Narrative Summary, 8 ½" X 11" Color Site Plan of Phase One and the Master Plan,
11" X 17" Color Site Plan of Phase One and the Master Plan

F:\work\002\0002.1\doc\L-file-letter-07-19-01.doc

Lawrence L. Walker · J. Douglas Macy · Michael W. Zilis

111 SW Oak, Suite 200 Portland, OR 97204

Phone 503-228-3122 Fax 503-273-8878

Master Plan Narrative Summary

The following narrative and accompanying plan graphics summarize the Master Plan for Chapin Park.

Introduction

Chapin Park is a 17-acre park located southwest of the city center at 340 Warner Parrot Road. The park is bordered by the Tower Vista and South End neighborhoods. In addition to neighborhood use, Chapin Park hosts the many Citywide sporting events and is experiencing increased demand and use. The City of Oregon City's Parks and Recreation Department recognizes the need for improved recreational opportunities at Chapin Park to meet current and future user needs. The goal for the Master Plan was to develop facilities which are of high quality, that meet needs of both the neighborhood and the community and are affordable to construct and maintain.

Site Analysis

An analysis of the site's topography, soils, vegetation, and infrastructure was undertaken in order to understand the recreational value of existing facilities and determine the site's suitability to accommodate additional recreational amenities. City municipal codes were reviewed and the Citywide Recreation Master Plan was examined for programmatic definitions and goals for the site. The site analysis and considerations discussed with stakeholders and the public were used in determining the physical and regulatory opportunities and constraints of the park. A potential development program was then tested against the opportunities and constraints to determine the capability of the site to accommodate the facilities requested.

Program and Planning Process

The Oregon City 1999 *Parks and Recreation Master Plan Document*, identifies Chapin Park as a Community Park intended to provide: active and structured recreation, opportunities for organized sports, children's playground, picnic facilities, and parking. Program elements from the Citywide plan and those discussed at meetings with the public and stakeholders during the Chapin Park Master Plan effort were evaluated in the establishment of the program for the park.

The program elements evaluated include:

- Expansion and improvement of the path system
- Additional off-street parking
- A new basketball area
- A new horseshoe area
- Establishment of an area for seasonal concessions
- Additional seasonal restrooms
- Establishment of areas to host events and concerts
- Mitigation of passive and active user conflicts
- Relocation of the Park Host
- Modification of the site drainage pattern
- Renovation of the multi-use ballfields
- New BBQ facilities near the picnic shelter
- Provisions for storage facilities for sports groups
- Improve physical maintenance of park

Improved management requested:

- Improved physical maintenance of park
- Improved management of park facilities
- Address uncontrolled vehicular park access
- Provide better trash collection

An interactive public process was conducted as part of the master plan planning process. Through stakeholder meetings and three public meetings, input from the general public, user groups, neighbors, and the City was taken and discussed. The plan is a direct outgrowth of these discussions.

Based on an approved program and known site characteristics, multiple design schemes were developed which examined program item location, safety, constructability, and future level of maintenance. Preliminary design schemes were presented to the public and the City for input. Cost estimates were developed to understand the cost implications of design alternatives and to determine construction-phasing strategies. Using public and City input, a final design alternative was prepared which drew upon the most successful concepts brought forth previously. The master plan was devised, refined, and finalized to provide a viable framework for improvement over the next twenty years.

Master Plan

The Chapin Park Master Plan proposes management goals, physical infrastructure improvements, and planning efforts to guide the next twenty years of park use and development. The following outlines the components of each.

Improved Management Goals

- Improve city responsiveness to park problems
- Improve awareness and enforcement of park rules
- Resume City scheduling and increase management of ballfields
- Resume City responsibilities of maintaining turf playing fields
- Improve maintenance of park facilities

Infrastructure Improvements

Initial Improvements- Phase One

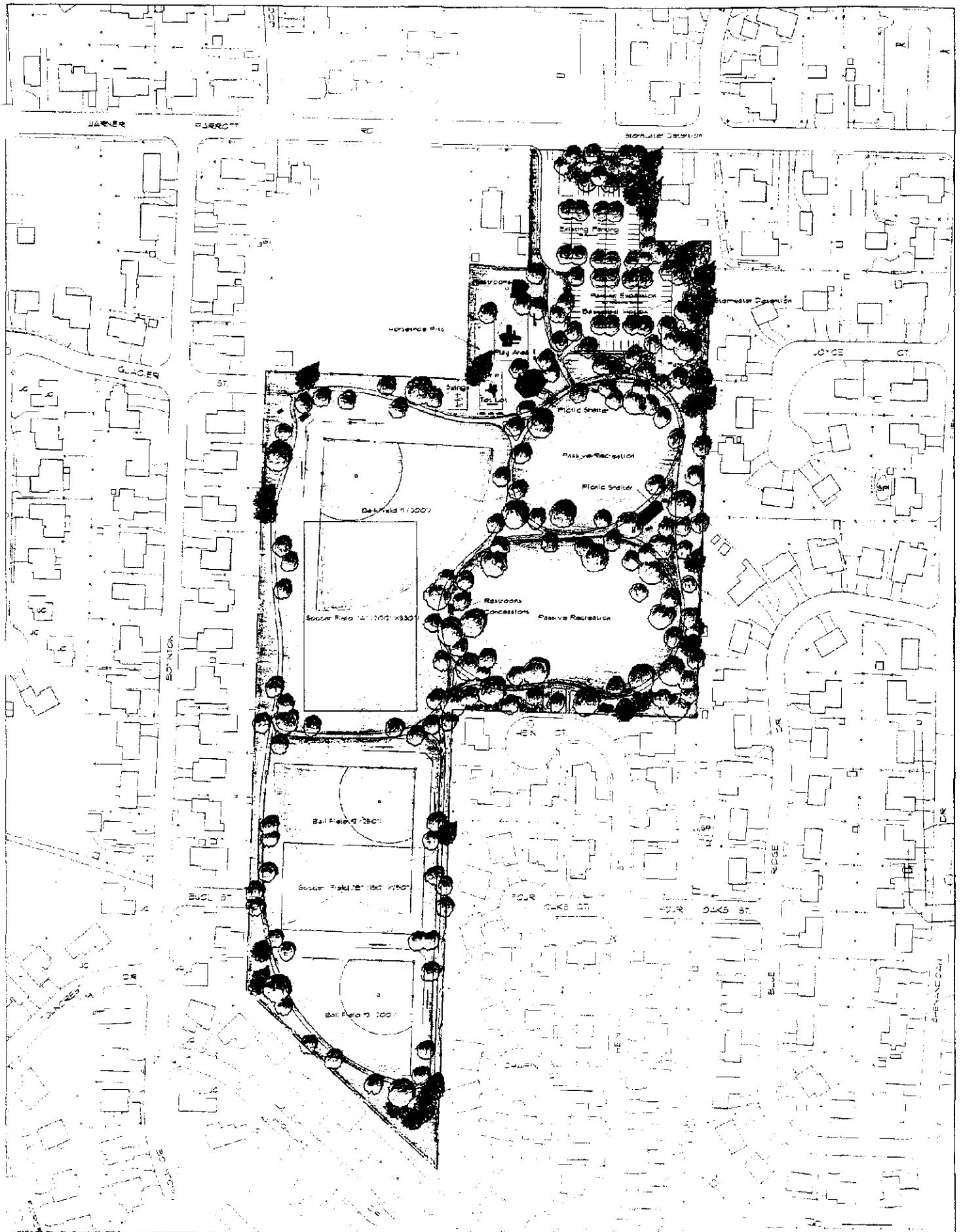
The master plan proposes maintaining vehicular access and parking off Warner Parrett Road and includes expansion and upgrade of the existing parking lot from 64 to 115 on-site parking spaces. Uncontrolled vehicular access into the park will be prohibited through the use of bollards, fencing and plant material. The Park Host and the parking area are to be screened from adjacent residences through shrub and tree planting. Water detention will be provided to accommodate the increased pavement area, as required by code. The existing path system will be expanded to connect all use areas and to provide a variety of ADA routes through the park. The existing exercise equipment along the path will be removed and trees will be planted along the path to minimize conflicts between sports users and those on the path. The tot lot play area will be relocated from its current location near the parking lot to a new location near the existing swing set. Horseshoe pits and a basketball hoop will be added. The temporary restroom and concessions will be located away from adjacent neighbors but in an easily accessible central location in the park. Soccer use in the southern portion of the park will be added along with irrigation of the area.

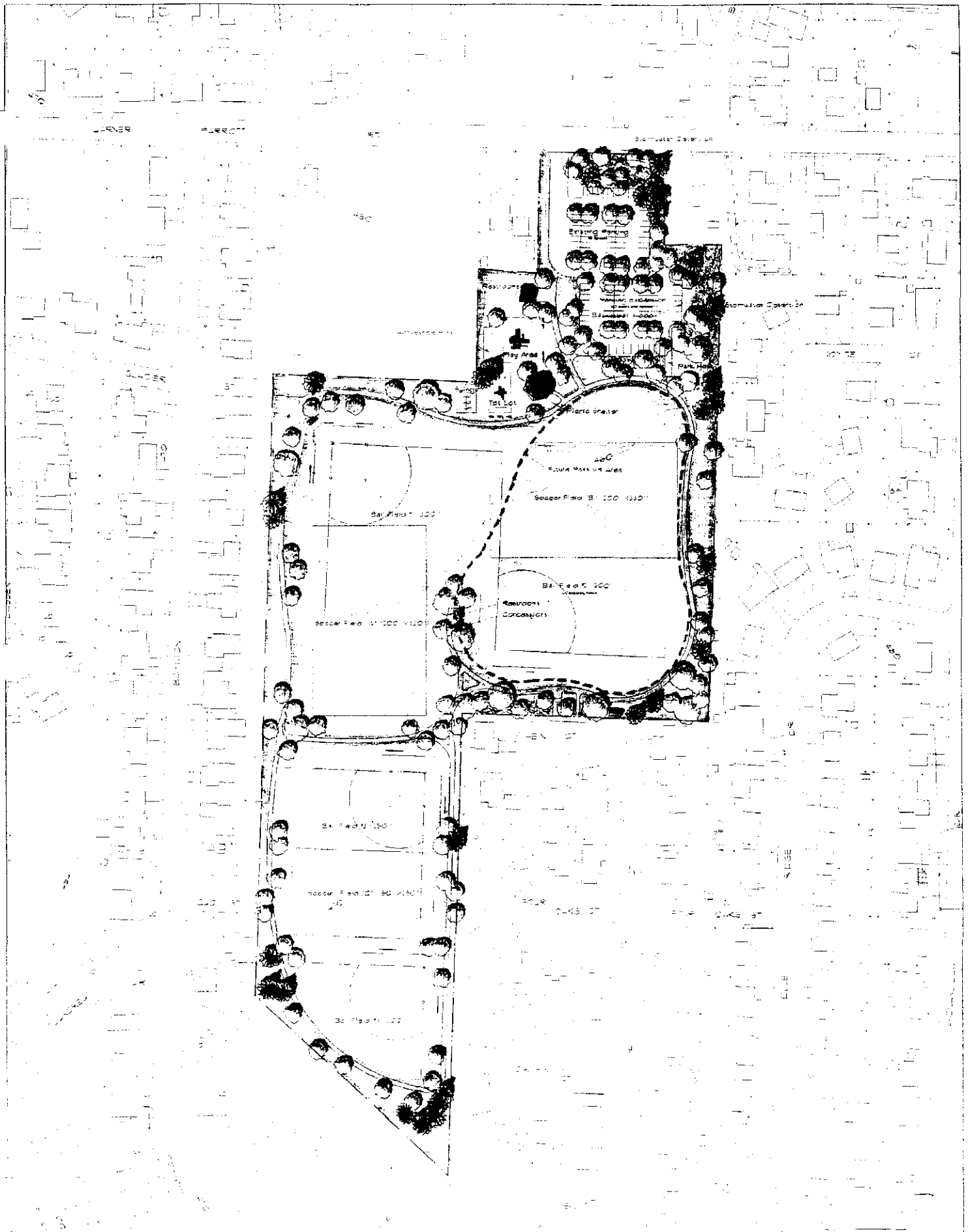
Long Term Improvements- Master Plan

Long Term, with the development of 5 new ballfields, two of which having 90' diamonds, within the Oregon City Parks system the need for all four ballfields at Chapin will lessen. When this occurs, Ballfield 2 and Soccer field B will be removed. The area will be redeveloped into a passive recreational area defined by additional tree and shrub plantings, an expanded path system, and the construction of an additional picnic shelter. Ball fields "1", "3", "4", and Soccer Fields "A" and "C" will remain in place.

Ongoing Planning Process

This park master plan is intended to be a living document. Given the desire of the community to continued involvement in the future of the park, planned physical modifications should be reviewed by the adjoining neighborhood associations, the sports groups and the public prior to development. In addition, it was the desire of those participating in the Master Planning effort to examine the progress the City is making towards providing other ballfields in the City thereby lessening the demands on Chapin Park's sports fields. The plan should be revisited at a minimum of every five years in order to evaluate the success of park modifications, to assess current user needs, and to review progress the City is making in accommodating ballfield use in other parks.





PC Mailing List for PC Meeting Date: 1/16/02

DATE: Work Session

| # | Recipients | Sent |
|------------------|--------------------------------|--------------|
| 10 12 | Copies for Front Table | ✓ |
| 1 | Maggie | ✓ |
| 1 | Sean | ✓ |
| 1 | Christina | ✓ |
| 1 | Tony | ✓ |
| 1 | Brian Nakamura | ✓ |
| 1 | Brian Cosgrove | ✓ |
| 1 | Front Counter | ✓ |
| 1 | Bob Cullison | ✓ |
| 1 | Jay Toll | ✓ |
| 1 | Dean Norlan | ✓ |
| 1 | Nancy K. | ✓ |
| 1 | Fire Department | ✓ |
| 1 | Public Works | ✓ |
| 1 | Applicant | ✓ |
| 1 | Applicant | ✓ |
| 1 | Daily Journal of Commerce-Kurt | ✓ |
| 1 | Sarah H.- Oregonian- | ✓ |
| 1 | Transcription | ✓ |
| 5 | City Commission | ✓ |
| | Total | 33 |

* Plus 30 names on previous page

- Walker Macy: Michael Zilis 111 SW Oak, #200
Portland, OR 97204

- Lango Hansen 239 NW 13th # 311
Portland OR 97209

DEE CRAIG ✓

33+32

55 ✓



CICC Chairman

Mary Smith
191 Warner Parrott Road
Oregon City, OR 97045

Canemah Nbrhd Assoc.

Howard Post, Chairman
302 Blanchard Street
Oregon City, OR 97045

Caufield Nbrhd Assoc.

Mike Mermelstein
20114 Kimberly Rose Drive
Oregon City, OR 97045

Hazel Grove / Westling Farm N/A

Bill Vickers, Chairman
19384 Hazel Grove Drive
Oregon City, OR 97045

Hillendale Nbrhd. Assoc.

Julie Hollister, Land Use
13304 Clairmont Way
Oregon City, OR 97045

McLoughlin Nbrhd Assoc.

Denyse McGriff, Land Use
815 Washington Street
Oregon City, OR 97045

Park Place Nbrhd. Assoc.

Ralph and Lois Kiefer
15119 Oyer Drive
Oregon City, OR 97045

South End Nbrhd. Assoc.

Katie Weber, Chairman
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Planning Commission

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Oregon City, Or 97045

Planning Commission

Linda Carter
1145 Molalla Avenue
Oregon City, Or 97045

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Larry Jacobson, Chairman
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Oregon City, OR 97045

Caufield Nbrhd Assoc.

Cathi VanDamm
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Gaffney Lane Nbrhd Assoc.

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Hazel Grove / Westling Farm N/A

Kathy Hogan
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McLoughlin Nbrhd Assoc.

Tim Powell, Co-Chairman
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Oregon City, OR 97045

Mt. Pleasant Nbrhd Assoc.

Andy and Nancy Busch,
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Oregon City, OR 97045

Rivercrest Nbrhd. Assoc.

Diane McKnight, Chairman
161 Barclay Avenue
Oregon City, OR 97045

South End Nbrhd. Assoc.

Lionel Martinez
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Planning Commission

Duff Main
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Oregon City, Or 97045

Planning Commission

Lynda Orzen
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Oregon City, Or 97045

Barclay Hills Nbrhd Assoc.

Elizabeth Klein, Land Use
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Caufield Nbrhd Assoc.

Robert Pouriea, Co-Chairman
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Gaffney Lane Nbrhd Assoc.

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13411 Squire Drive
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Hillendale Nbrhd. Assoc.

Debbie Watkins, Chairman
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McLoughlin Nbrhd Assoc.

Rick Winterhalter, Co-Chairman
1215 8th Street
Oregon City, OR 97045

Park Place Nbrhd. Assoc.

Julie Puderbaugh, Chairman
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Rivercrest Nbrhd. Assoc.

Patti Brown, Land Use
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Oregon City, OR 97045

Preston Gates & Ellis

Bill Kabeiseman
222 SW Columbia St, Suite 1400
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Print Preview Inc. - Transcriptions
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Portland, Oregon 97219

Oregonian Metro South – News
365 Warner-Milne Road
Oregon City, Oregon 97045
Attn: Sarah Hunsberger

DJC
Kurt Shirley
PO Box 10127
Portland, Oregon 97296

Lower Columbia River Estuary Partnership
Chris Hathaway
811 SW Naito Parkway, Ste. 120
Portland, Oregon 97204

Paul Heimowitz
200 Warner-Milne Road
Oregon City, Oregon 97045