

AGENDA

City of Oregon City Parks and Recreation Advisory Committee Meeting

Monday, March 27, 2006

Pioneer Community Center, upper level
615 5th Street, Oregon City

Regular Meeting
7:00 P.M.

1. Call to order
2. Introduction of new Parks and Recreation Advisory Committee member Ted Schumaker
3. Approval of minutes – February 27, 2006 meeting
4. Citizen comments on issues and items not on the agenda
5. Old business
 - a. Clackamette Cove potential development - review & joint discussion with O.C. Natural Resources Committee
 - b. Parks & Recreation Master Plan Update (staff update)
 - c. Rivercrest Park spraypark project (staff update)
 - d. Other old business
6. New business
 - a. Sportcraft Landing license agreement negotiation issues
 - b. High School area property – conceptual drawings
 - c. Other new business
7. Director's report
 - a. Monthly reports and statistics
 - b. Recreation report (Jim Row)
 - c. Filbert Run Development – Central Point Rd. park property acquisition update
 - d. Parks maintenance update (Larry Potter)
 - e. Other
8. Next meeting – April 24, 2006 (consider reschedule due to staffing conflict)
9. Adjournment

**City of Oregon City
Parks & Recreation Advisory Committee
Meeting Minutes of February 27, 2006**

REGULAR PRAC MEETING

Attendance

PRAC members: Shawn Dachtler, Havan Jones, Dan Kromer, Doug Neeley, Beth Park, Martha Sumption

Excused absences: Havan Jones, Lisa Wright-Wilson

Staff: Scott Archer, Community Services Director; Larry Potter, Park Operations Manager; Jim Row, Recreation Services Manager; Larry Patterson, City Manager

Guests: Randy Tyler and Ed Darrel, Pacific Property Search; Marty Bertsch, Oregon City Youth Sports; Ted Schumaker, PRAC applicant

1. Chair Beth Park called the regular meeting to order at 7:00 P.M.
2. Minutes of the January 23, 2006 meeting were approved as submitted.
3. Marty Bertsch, O.C.Y.S., gave an update regarding the "snack shack" project the group is planning to construct at Chapin Park. The group hopes to complete the volunteer improvement to the park by May of this year. Also, there will be a community fundraiser for O.C.Y.S. on March 18, 6:00 P.M. at Gardiner Jr. High.
4. Randy Tyler and Ed Darrel of Pacific Property Search gave a presentation on the proposed Clackamette Cove development project. This is part of the due diligence and public involvement process for the proposed project. If it goes forward this would be an approximately \$120 million to \$130 million dollar project, including mixed-use residential/retail components, a marina, parks, trails, and plazas.
5. Scott Archer reported that the City Commission passed the resolution adopting the local legacy project recommendations for the Metro Greenspaces 2006 Bond Measure. These projects were those recommended by PRAC. This resolution was forwarded to Metro for use in the bond information.
6. Scott Archer reported that the Parks & Recreation Master Plan Update proposal review committee met immediately prior to the PRAC meeting. The proposals have been ranked and the committee decided to have staff do reference checks on the top two proposals and determine how to proceed once this information has been gathered.
7. Scott Archer reported that there has been no new information received from Phil Yates regarding the downtown rooftop art project that was previously presented at a PRAC meeting. Archer will inform PRAC if any information becomes available to him about the status of this project.
8. Jim Row gave an update on the Rivercrest Park "spraypark" project. He indicated that an RFP has been issued to solicit design-build bid proposals from companies. A proposal

review committee is being formed, and staff requests that two members be selected to represent PRAC. Shawn Dachtler and Beth Park were appointed to serve on this committee. The proposals will be received and the committee should be meeting prior to the next PRAC meeting.

9. An application for the existing PRAC opening (not the student representative position) from Ted Schumaker was considered. Mr. Schumaker was present and spoke to PRAC about his interest in the position. A motion was unanimously approved to recommend Mr. Schumaker's appointment to PRAC to Mayor Norris.
10. Director's Report:
 - a. Monthly report and statistics as presented.
 - b. Recreation Manager Jim Row provided recreation report.
 - c. An update was given on the progress of the park property acquisition of 3.5 acres in the Filbert Run Development. Staff is still finalizing the legal issues, including the purchase and sale agreement with property owner/developer, and will be seeking City Commission approval of transaction soon.
 - d. The Sportcraft Landing license agreement is due to expire in April. Staff and Sportcraft have agreed to a 6-month extension of the current license. This extension will be on the next City Commission agenda for approval. This extension will allow both parties the time to resolve a number of important issues related to negotiation of the next license agreement. PRAC requested an update from staff at the next meeting on this issue.
11. Next meeting is scheduled for March 27, 2006. Items to be included on the agenda: 1. Sportcraft License negotiations update 2. Conceptual drawings for the potential High School area property (Saunders property).
12. The meeting was adjourned at 9:25 P.M.

Minutes submitted by,
Scott Archer, Community Services Director

Scott Archer

From: Scott Archer
Sent: Friday, March 17, 2006 11:03 AM
To: Scott Archer; 'Beth Park'; 'Dan Kromer (home)'; 'Dan Kromer (work)'; 'Doug Neeley'; 'Havan Jones'; 'Lisa Wright-Wilson'; 'Shawn Dachtler - home'
Cc: Jim Row; Larry Potter
Subject: RE: Next meeting date? --- UPDATE

PRAC:

Regarding this previous message -- having heard back from nearly all of you it seems that no matter which date we hold the meeting, there will be one or two members who can't attend. I conferred with Beth and we decided to go ahead and hold the meeting on the originally scheduled date of the **27th**. Plus, to avoid further confusing the issue this is the date I originally gave the Natural Resources Committee to see if they could meet with you to jointly discuss the cove project. Also, as it turns out it looks like my vacation time off will not begin until Tuesday the 28th so I will likely be able to attend this meeting after all. I will get an agenda together and get it out to you by early next week.

Thanks,

Scott Archer
City of Oregon City
Community Services Director
Phone (503) 496-1546
Fax (503) 657-6629
sarcher@ci.oregon-city.or.us

-----Original Message-----

From: Scott Archer
Sent: Monday, March 13, 2006 1:15 PM
To: Beth Park; Dan Kromer (home); Dan Kromer (work); Doug Neeley; Havan Jones; Lisa Wright-Wilson; Shawn Dachtler - home
Cc: Jim Row; Larry Potter
Subject: Next meeting date?

Parks and Recreation Advisory Committee:

Hello all. The next regular meeting for PRAC is scheduled for March 27. You may already aware this falls during the week of our local schools' spring break. I wanted to poll the committee in advance to see whether this may be a conflict for some of you. Such as the case with myself, I will be off that week having some extended family time and traveling (though this is not a staffing issue for the meeting, as Jim Row is available and prepared to provide staff support for the meeting). If multiple members indicate that attendance is an issue at this meeting, we may want to consider re-scheduling it for another date. Options for rescheduling could be the Monday before (3/20) or the Monday after (4/3 -- I will be gone this date also, but staffing will be covered same as above). If we were to hold it on the 20th, I would have to move very quickly on getting agenda materials prepared and delivered since this is next week.

Please reply back to me as soon as possible via e-mail or phone what your attendance status/availability will be for the meeting on 3/27. When I have heard back from all or most of you I will confer with Beth (Chair) to determine how to proceed.

On a related note to all of this - the Planning Dept. staff has indicated to me that the City's Natural Resources Committee (NRC) would like to hold a joint meeting with PRAC to discuss the Cove project under consideration. Since I planned on placing this item on your next agenda for discussion and follow-up from last month anyway, I suggested that maybe the NRC could just attend your next meeting and participate during this portion of the agenda. I gave staff the date of 3/27 to pass along to NRC as your next meeting. I have not heard back yet as to whether this worked for NRC.

Thanks,

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Scott Archer
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Phone (503) 496-1546
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Sportcraft Landing License Agreement Renegotiation Issues

Background

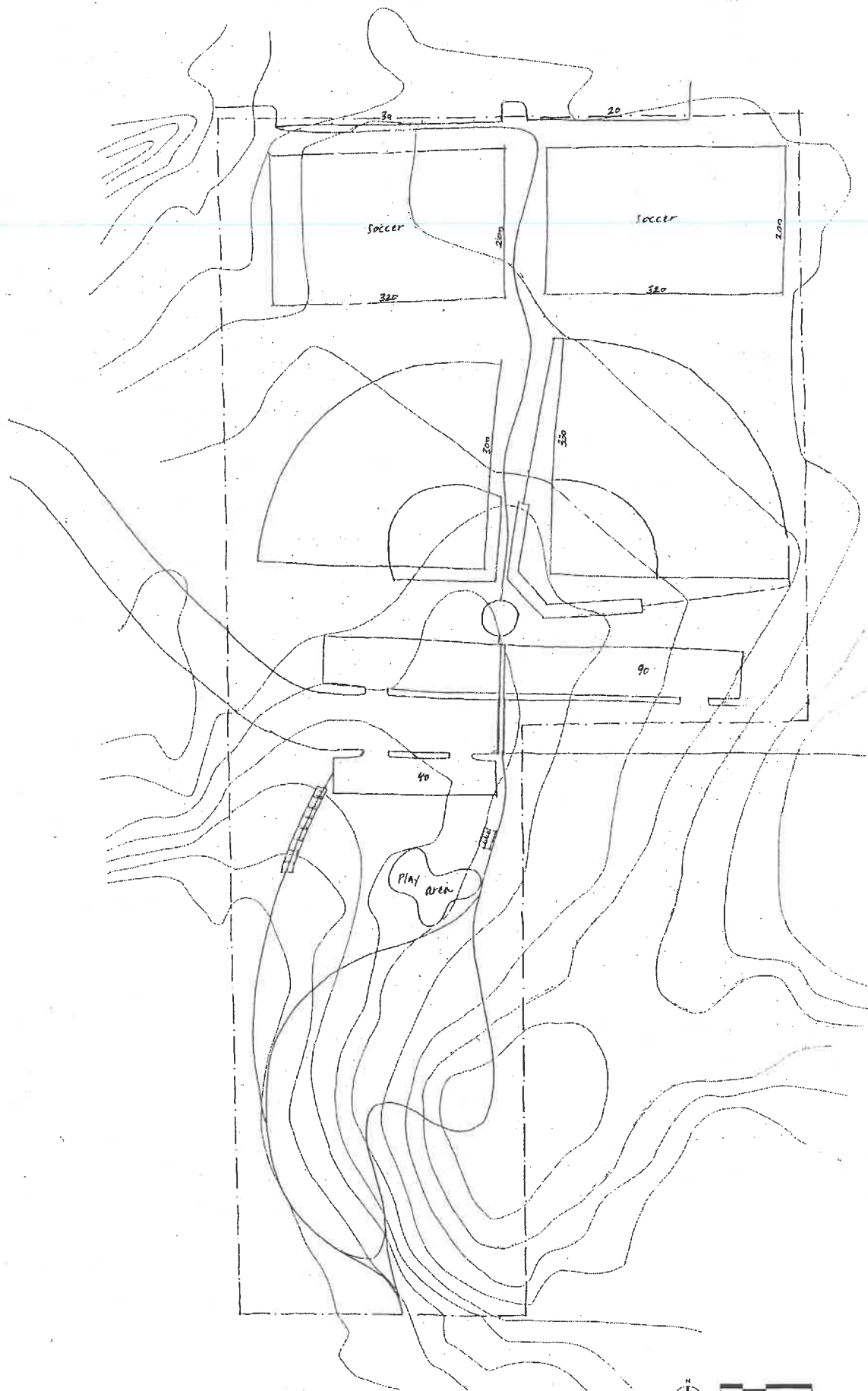
- Current 5-year lease expires April 14, 2006 (amended w/6-month extension through Oct. 06)
- License agreements have been in existence since 1970.
- Under this license, Sportcraft Marina Inc. operates a for-profit marina business which includes boat moorage, supply store, watercraft maintenance services, and rental of floating homes.
- Current annual franchise fee charged by Oregon City for access and easement of necessary properties - \$3,500 + C.P.I. adjustment.
- Sportcraft also reimburses City for cost of annual D.S.L. lease (9781 – ML) - \$2,194 current year.
- Current agreement obligates Sportcraft to build and maintain a permanent restroom facility on the leased site for public use. This has not been fulfilled.

Key License Renegotiation Issues

- Does City desire to continue this licensing agreement for these purposes?
- Length of next license agreement period? Sportcraft Marina desires long-term agreement (15-20 years).
- Is the City receiving fair market value for the annual franchise fee at current rate? Does City want to expend resources to accurately

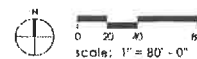
determine fair market value? Informal bid from one professional property appraiser for this service - \$5,500.

- Restroom obligation from current license agreement – since City has built public restroom nearby at Jon Storm Park, is there still a need for this one? Does City want to hold Sportcraft to this obligation? If not, should City seek reimbursement the value of this license item?
- Does City have an interest in adding provisions to next license agreement for controlling aesthetics and general condition of business, consistent with O.C. Waterfront Master Plan and future development?
- Other issues?

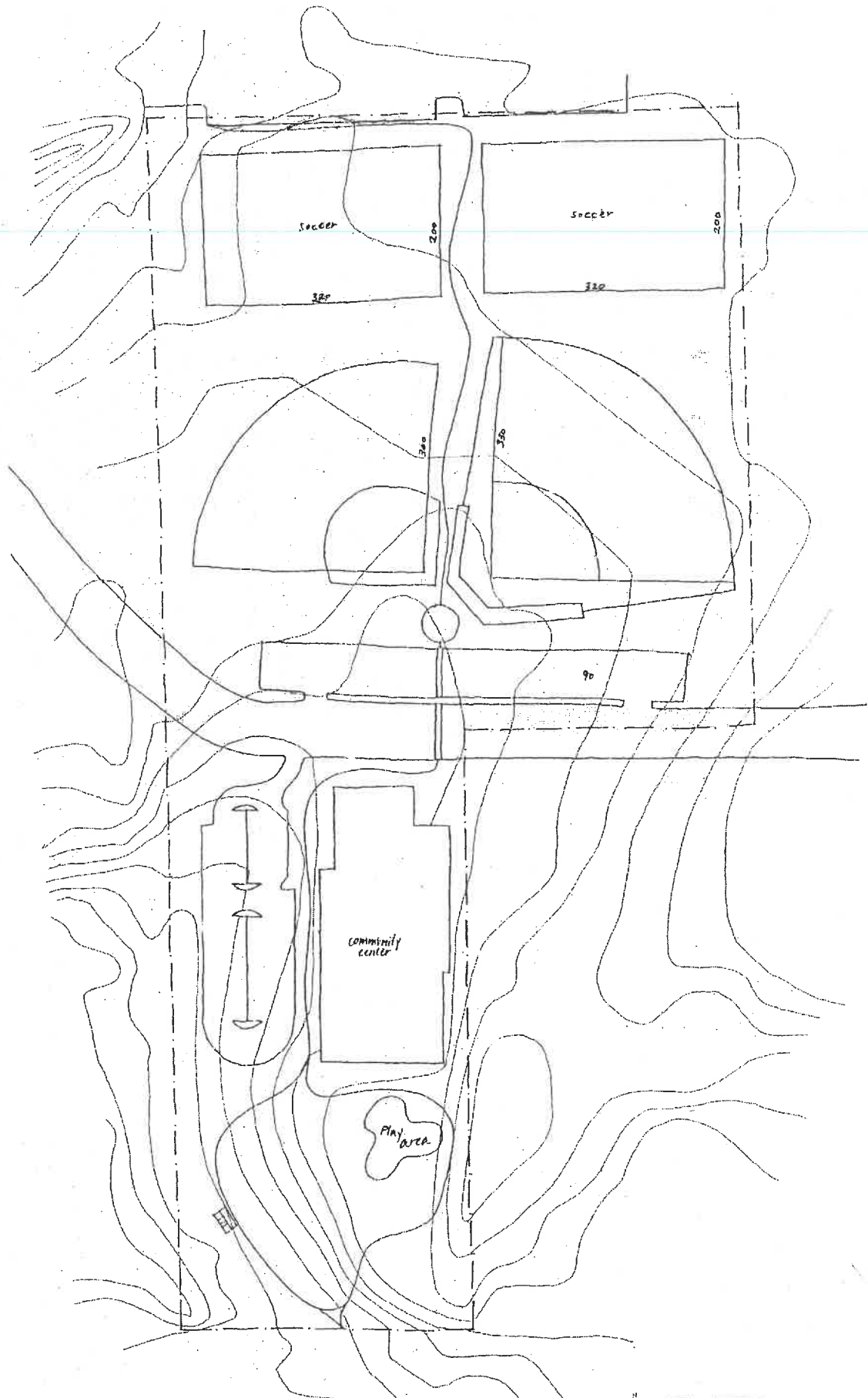


PARK CONCEPT A

City of Oregon

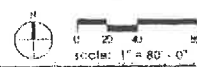


Longo Hansen Landscapes Architects

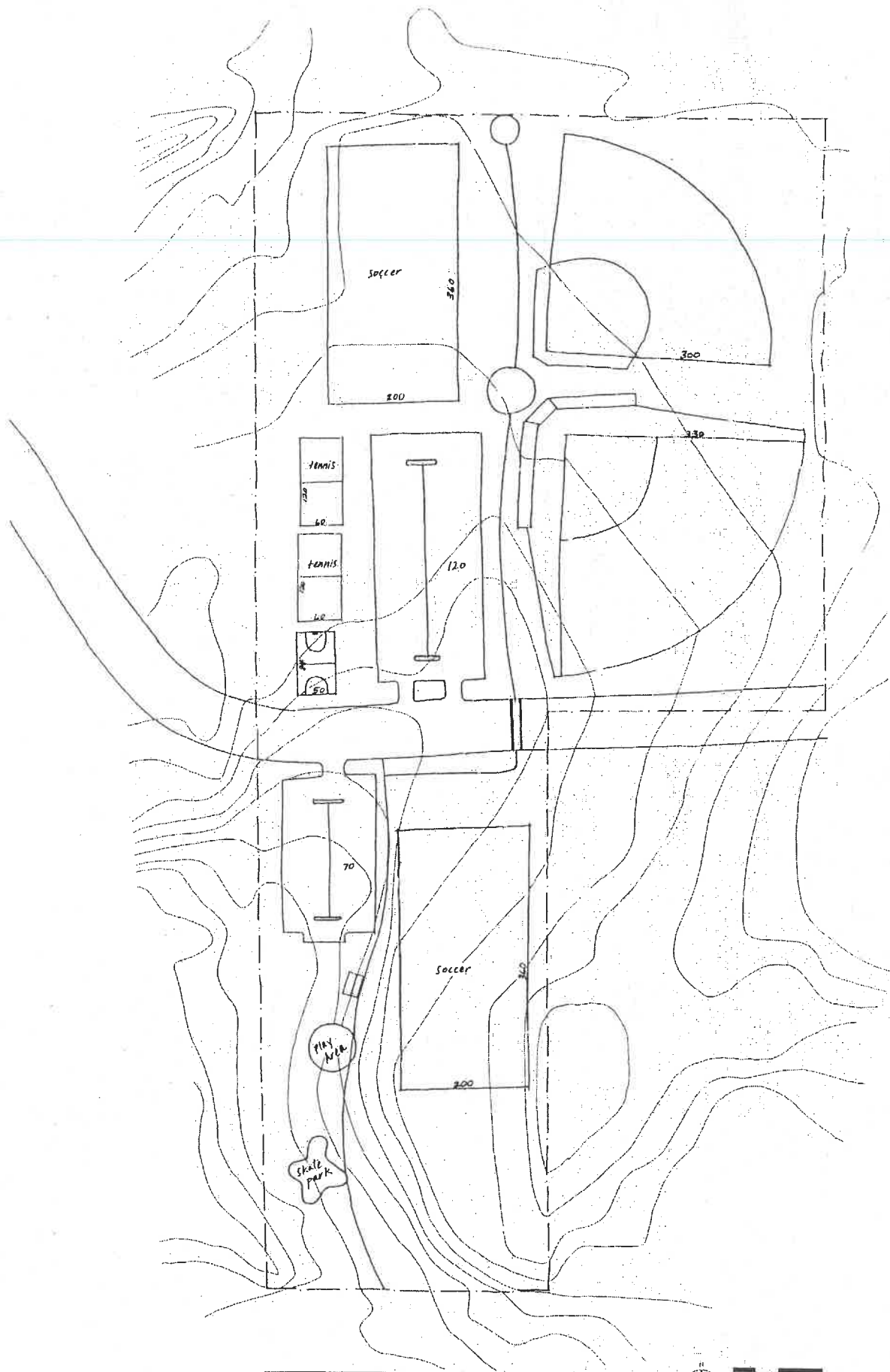


PARK CONCEPT B

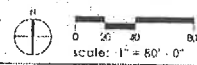
City of Oregon



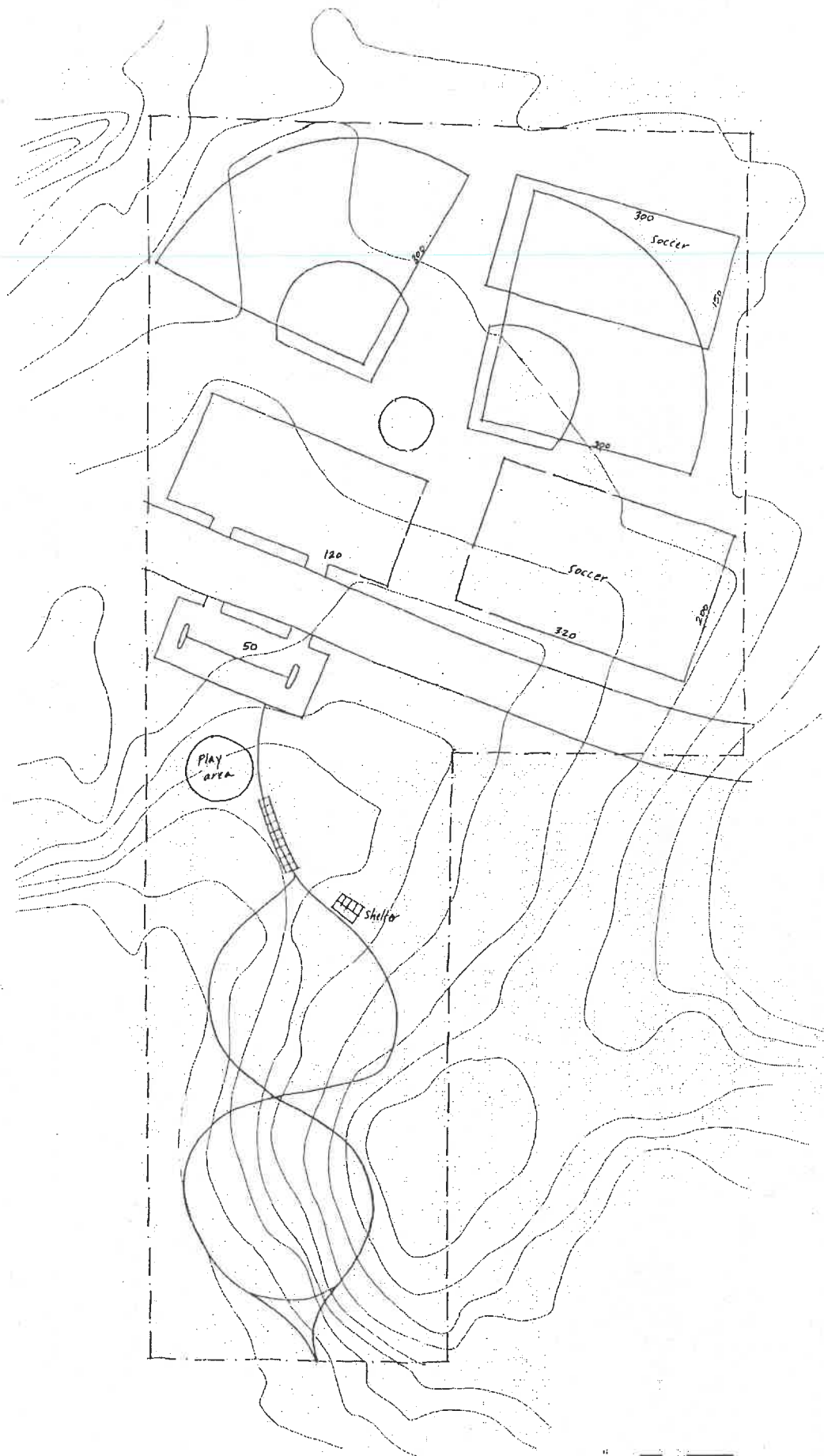
Largo Hansen Landscape Architects



PARK CONCEPT C
City of Oregon



Langley-Harrison Landscape Architects



PARK CONCEPT D

City of Oregon



0 30 60
scale: 1" = 80' - 0"

Longo Hansen Landscape Architects

Memorandum

To: Oregon City Natural Resources Committee
CC: Peter Walter
From: Betsy Torell, NRC Chair
Date: 3/27/2006
Re: **DRAFT** NRC Recommendations for the Clackamette Cove Development

WATER QUALITY RESOURCE OVERLAY AREAS

- Conduct a Natural Resources Assessment of the site.
- At a minimum, comply with all City codes regarding Water Quality Resource Overlay areas (WQRO) (e.g. 200-ft setbacks from Ordinary High Water Mark (OHWM))
- Restore WQRO areas to potential site conditions and not to what is currently present.
 - Remove invasive species such as Himalayan blackberry, Scots broom and English ivy.
 - Plant only native riparian species within WQRO area, of varying age classes/size. Include use of conifers to provide year-round habitat, aesthetics and air quality improvement.
 - Choose native plants that will create a structurally complex riparian habitat.
 - Manage restored WQRO to maintain structural and species diversity (e.g. no herbicide use, no mowing, and no cutting of non-danger trees). Monitor survival of species to maintain at least 80% survival after 5 years from planting.
- Proposed Park and Recreation Facilities
 - Maintain all proposed parks within WQRO at Cove in a natural state with minimal amenities, especially the areas on the northern side of the Cove.
 - Move more developed facilities (e.g. Amphitheater) to Clackamette Park on the west side of HWY 99E or along the City Dock (e.g. Aquatic Center).
- Mitigation
 - Mitigate for unavoidable tree losses on site, at Clackamette Cove Park or John Storm Park.
 - Mitigate for trees that will be removed at scale/rate of proposed Tree Ordinance.

MINIMIZE IMPERVIOUS SURFACES

- Limit parking development to required spaces.
- Require minimum of 25% of all spaces be compact spaces and allow up to 75% of spaces to be compact.

- Use pervious and semi-pervious surfaces (porous asphalt, unit pavers, turf block, crushed aggregate, and cobbles) wherever possible in overflow and relatively low-use parking areas and especially in pedestrian pathways.

DRAINAGE and WATER QUALITY

- Conduct stormwater runoff and water quality impact analyses for the development, which includes amount of impervious surface before and after development, location and dimensions of stormwater/water quality treatment facilities, and a listing of non-structural design strategies used to reduce runoff.
- No net increase in stormwater runoff volumes. Incorporate alternative methods to minimize stormwater volume in the design, such as eco-roofs, roof downspout drains, gutter-free roofs, rain barrels, and permeable surfaces.
- Treat stormwater on site. Incorporate structures such as vegetative filter strips, swales, infiltration trenches, curbless streets, etc. into the design of new roads to minimize potential impacts to water quality from runoff.
- Use the Public Works Stormwater and Grading Design Standards to construct all on site retention and treatment facilities on the developed site.
- Use light-colored roofing materials to reduce temperature of stormwater runoff.

BUFFERS

- Use vegetation to buffer development, parking areas, roads and other associated structures from the WQRO area and Clackamette Cove.

DEVELOPERS CONSIDER 2000
REMOVE ALL TREES + LANDSCAPE
1500' LINEAL FT



Demonstration Plan

Oregon City Waterfront
Master Plan

Walker Macy
Leland Consulting Group
Winterford Planning Services
Adolfson Associates Inc
KPFF Engineering



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