

City of Canby

Willamette Wayside Properties Master Plan

2004



Willamette Wayside Properties Master Plan

Final Report

Prepared for:

City of Canby
182 N. Holly Street
Canby, Oregon 97403

Prepared by:

Community Planning Workshop

Community Service Center
1209 University of Oregon
Eugene, OR 97403-1209
Phone: (541) 431-1753

<http://darkwing.uoregon.edu/~cpw>

August 2004



Special Thanks & Acknowledgements

The Community Planning Workshop would like to thank the following individuals for their assistance in the production of the report. City Staff: Matilda Deas and Beth Saul; Advisory Committee Members: Ron Campbell, Kathy Shinn, Ron Wright, Jeff Snyder, Leonard Walker, Tom Ferrin, Peggy Sigler, Mark Triebwasser, Bob Trappe, Esther Nelson, and Julie Smith.

Project Manager:

Paul Seilo

Research Team:

Emily Eng
Jess Jordan
Greta Onsgaard
Sharon DeBell
Joshua Shaklee
Pauline Chu

Project Advisors:

Bob Parker, AICP – Community Planning Workshop
Jerry Diethelm – UO Dept. of Landscape Architecture

Community Planning Workshop is affiliated with the Department of Planning, Public Policy and Management at the University of Oregon.

Executive Summary

In 2001 and 2002, the City of Canby acquired two properties, the Log Boom and Fish Eddy properties, collectively referred to as the Willamette Wayside properties. The City acquired the Willamette Wayside properties to provide additional park and open space amenities for Canby residents. Together, these properties total approximately 100 acres and extend 5,000 feet along the south shore of the Willamette River, north of the city-limits and Urban Growth Boundary (UGB).

The purpose of the Willamette Wayside properties Master Plan is to create a unified vision for the Willamette Wayside properties; the Plan is intended to guide future development and management efforts over the next 20 years. The Master Plan identifies the type, location, cost, and timing of improvements made to the Willamette Wayside properties and describes strategies for operating and maintaining the site.

Methods

The master planning process consisted of several steps including both community input and technical analysis. The planning process started after the completion of the *Scoping Report: City of Canby Willamette Wayside Properties* (2003) and included four community workshops that addressed various issues related to the properties. Technical steps included preparing a site inventory, conceptual designs, cost estimates, a plan for on-going management, and funding strategies.

Guiding Principles

Establishing a planning framework is an essential step in the master planning process. That framework is contained in seven “guiding principles” articulated by the plan. The guiding principles are intended to recognize the unique features and opportunities presented by the Willamette Wayside properties and to create a balance between development and preservation of open space and natural features. In short, the guiding principles establish both a vision for future development (which is manifest in the Master Plan) as well as a framework for development and use. The guiding principles include:

1. Respect natural features
2. Strengthen connectivity
3. Enhance and control access
4. Create a safe place to recreate

5. Foster educational opportunities
6. Develop recreational opportunities
7. Secure funding sources

Conceptual Plan

A central component of the Willamette Wayside Master Plan is a conceptual design for the future use and development of the Willamette Wayside properties. The conceptual design presented is consistent with the framework provided by the guiding principles and serves to guide the development and restoration of the Willamette Wayside properties over the next 20-years. The plan describes all of the improvements proposed for the properties and generally depicts where each will be located. In short, the Conceptual Plan establishes a graphical and narrative road map of future use and development on the Willamette Wayside properties. The Capital Improvement Program, Operations and Maintenance Plan, and Funding Strategies found in the subsequent chapters provide the additional information necessary for implementing this concept.

The Conceptual Plan does not represent the final design or exact location of the proposed improvements. It is intended simply as a concept and general vision for the future use and development of the Willamette Wayside properties. The City of Canby will reopen the planning process to additional community involvement for the specific siting and development of each improvement. Figure S-1 shows the conceptual plan.

The conceptual plan will be implemented in three phases:

- *Phase 1: Creating Destinations.* The emphasis of Phase 1 is on creating “destinations” and some of the support facilities necessary to access them. These are high priority, short-term improvements proposed for the first five years of development. The destinations provide visitors with a variety of recreational opportunities including picnic areas, river viewing areas, and a network of trails. The first phase also includes some restoration activities in the most significant natural areas.
- *Phase 2: Enhancement.* Phase 2 focuses on the “enhancement” of improvements and activities undertaken in the previous phase. These are medium priority improvements that are proposed during a second five-year period after Phase 1.
- *Phase 3: Long-Term Vision.* Phase 3 emphasizes the creation of a “long-term vision” for the use and development of the Willamette Wayside properties. This phase includes long-term restoration and enhancement of significant natural areas and connecting the Willamette Wayside properties to other parks. These improvements are proposed for a ten-year period after Phase 2.

Conceptual Plan



- - - Park Boundary
 - - - New Acquisition
 - P Parking Area
 - Footpath
 - Bike path
 - Accessible Paths
 - Restrooms
 - Plant Identification Plaques
 - Interpretive Signs
 - River Viewing Areas
 - Benches
 - Picnic Areas
 - Bridge
- N ↑
- 0 375 750 1,500
- Scale: 1" = 750'

This plan does not represent the final design or exact location of the proposed improvements. It is intended simply as a concept and general vision for the future use and development of the Wayside properties.

Capital Improvement Program

The Conceptual Plan provides a broad vision for the future development of the Willamette Wayside properties. However, the actual implementation of the proposed improvements requires more detailed information, which is presented in this chapter in the form of a Capital Improvement Program (CIP). The purpose of the CIP is to provide the City of Canby with a capital-budgeting tool that identifies cost-estimates, potential funding sources, and prioritizes the proposed Willamette Wayside capital improvements. Table S-1 provides a general list of the capital improvements proposed during each of the three development phases.

Table S-1. Capital Improvements in Each Development Phase

Phase 1: Fiscal Years 2005-2010		Phase 2: Fiscal Years 2010-2015		Phase 3: Fiscal Years 2015-2025	
ID Code	Improvement	ID Code	Improvement	ID Code	Improvement
T1	Hard surface trail, Log Boom	RR1	Restroom, Log Boom Picnic Area	BW	Boardwalk, Fish Eddy
T2	Soft surface - multi-use trails, located throughout	RR2	Restroom 2, Fish Eddy Picnic Area	FB	Foot Bridge, Willow Creek
T3	Compacted gravel path, Fish Eddy	RR3	Restroom 3, Eco Park	A	New Acquisition, Three Sisters Ranch and Log Boom South Extension
P1	Picnic Area, Log Boom	B1	Access Improvements, Eco Park Entrance	T5	Soft surface trail, between Eco Park and Fish Eddy
P2	Picnic Area, Fish Eddy	B2	Access Improvements, Fish Eddy Entrance	T6	Compacted Gravel Trail, Parking Area to Log Boom Trail
RV1	River Viewing Station 1	S	Interpretive and Educational Signage	T7	Soft surface trail, Parking Area to Log Boom Trail
RV2	River Viewing Station 2	RV5	Viewing Point 5	PA2	Develop Parking Area, Three Sisters Ranch
RV3	River Viewing Station 3	VB1	Vegetative Buffer, Log Boom Neighborhood	PA3	Develop Parking Area, Log Boom South Extension
RV4	River Viewing Station 4	VB2	Vegetative Buffer, Wastewater Treatment Facility		
PA1	Enhance Existing Parking Area, Eco Park	T4	New Footpath to Viewing Point 5		

Phase 1 improvements are estimated to be between \$83,500 and \$109,700; Phase 2 between \$70,800 and \$89,680; and Phase 3 between \$89,320 and \$124,320. The total estimated cost of all capital improvements is estimated at \$243,620 to \$323,700.

Funding strategies

The City of Canby should use a combination of funding sources to implement the capital improvements and maintenance and operation activities proposed in this Master Plan. The strategies focus on funding sources not currently utilized by the City. The recommended funding strategies include donations, volunteers, partnerships, grants, and land trusts. These strategies are a collection of funding sources from federal, state, local, and private organizations (i.e. foundations, donations, corporate, etc.).

Table of Contents

EXECUTIVE SUMMARY	I
<i>Methods</i>	<i>i</i>
<i>Guiding Principles.....</i>	<i>i</i>
<i>Conceptual Plan</i>	<i>ii</i>
<i>Capital Improvement Program.....</i>	<i>iv</i>
<i>Funding strategies</i>	<i>iv</i>
CHAPTER 1 INTRODUCTION	1
WILLAMETTE WAYSIDE PROPERTIES.....	1
<i>Log Boom</i>	<i>3</i>
<i>Fish Eddy.....</i>	<i>4</i>
<i>Eco Park</i>	<i>4</i>
PURPOSE OF THE MASTER PLAN	4
PLANNING FOR THE WILLAMETTE WAYSIDE	4
STEPS IN THE MASTER PLANNING PROCESS	5
<i>Community Involvement</i>	<i>6</i>
ORGANIZATION OF THE WAYSIDE MASTER PLAN	7
CHAPTER 2 SITE CONTEXT AND INVENTORY.....	9
POLICY CONTEXT: CANBY PARK PLANS	9
REGIONAL CONTEXT: EMERALD NECKLACE.....	10
<i>Immediate Connections</i>	<i>11</i>
SITE INVENTORY: WILLAMETTE WAYSIDE PROPERTIES.....	12
<i>Existing Structures.....</i>	<i>13</i>
<i>Existing Roads and Access Points</i>	<i>13</i>
<i>Topography and Hydrology</i>	<i>14</i>
<i>Vegetation.....</i>	<i>16</i>
<i>Wildlife</i>	<i>17</i>
<i>Critical Natural/Habitat Areas</i>	<i>18</i>
<i>Restrictive Landscapes.....</i>	<i>20</i>
CHAPTER 3 GUIDING PRINCIPLES.....	21
PROCESS.....	21
GUIDING PRINCIPLES	21
<i>Principle 1: Respect natural features.....</i>	<i>22</i>
<i>Principle 2: Create destinations and strengthen connectivity</i>	<i>22</i>
<i>Principle 3: Enhance and control access.....</i>	<i>23</i>
<i>Principle 4: Create a safe place to recreate.....</i>	<i>24</i>
<i>Principle 5: Foster educational opportunities.....</i>	<i>25</i>
<i>Principle 6: Develop recreational opportunities</i>	<i>26</i>
<i>Principle 7: Secure funding sources</i>	<i>26</i>
CHAPTER 4 CONCEPTUAL PLAN	27

PROCESS.....	27
CONCEPTUAL PLAN	28
<i>Phase 1: Creating Destinations</i>	30
<i>Phase 2: Enhancement</i>	39
<i>Phase 3: Long-Term Vision</i>	44
CHAPTER 5 CAPITAL IMPROVEMENT PROGRAM.....	53
PROCESS.....	53
CAPITAL IMPROVEMENT PROGRAM	57
CHAPTER 7 FUNDING STRATEGIES	63
RECOMMENDATIONS.....	63
CAPITAL IMPROVEMENTS	63
<i>System Development Charges</i>	64
<i>Donations</i>	64
<i>Grants</i>	64
OPERATIONS AND MAINTENANCE	66
<i>Volunteers</i>	66
<i>Partnerships</i>	66
RESTORATION.....	67
<i>Volunteers</i>	67
<i>Grants</i>	67
<i>Partnerships</i>	69
LAND ACQUISITION	69

Chapter 1

Introduction

The City of Canby is located in north Willamette Valley within Clackamas County, about 25 miles south of Portland and 30 miles north of Salem. Canby is a family-oriented town experiencing rapid growth: Canby's population grew by approximately 40% from 1990 to 2000,¹ slightly more than twice the population growth rate for Oregon. Home to approximately 13,000 people in 2002, Canby has much to offer culturally and recreationally, such as the Clackamas County Fair and Rodeo, a variety of parks and open space areas, and access to the Willamette and Molalla Rivers.

Residents take pride in Canby's system of parks and open space areas. The parks add to the city's quality of life by providing opportunities for recreation, wildlife viewing, and other leisure activities. The City of Canby has invested considerable effort in developing its park and open space system over the past decade. The city made park planning a priority as its park and open space system began to decline from age and heavy use.² The City has sought to improve existing parks, acquire land for new parks, and develop a unified vision for the entire park and open space system to retain a high quality of life.

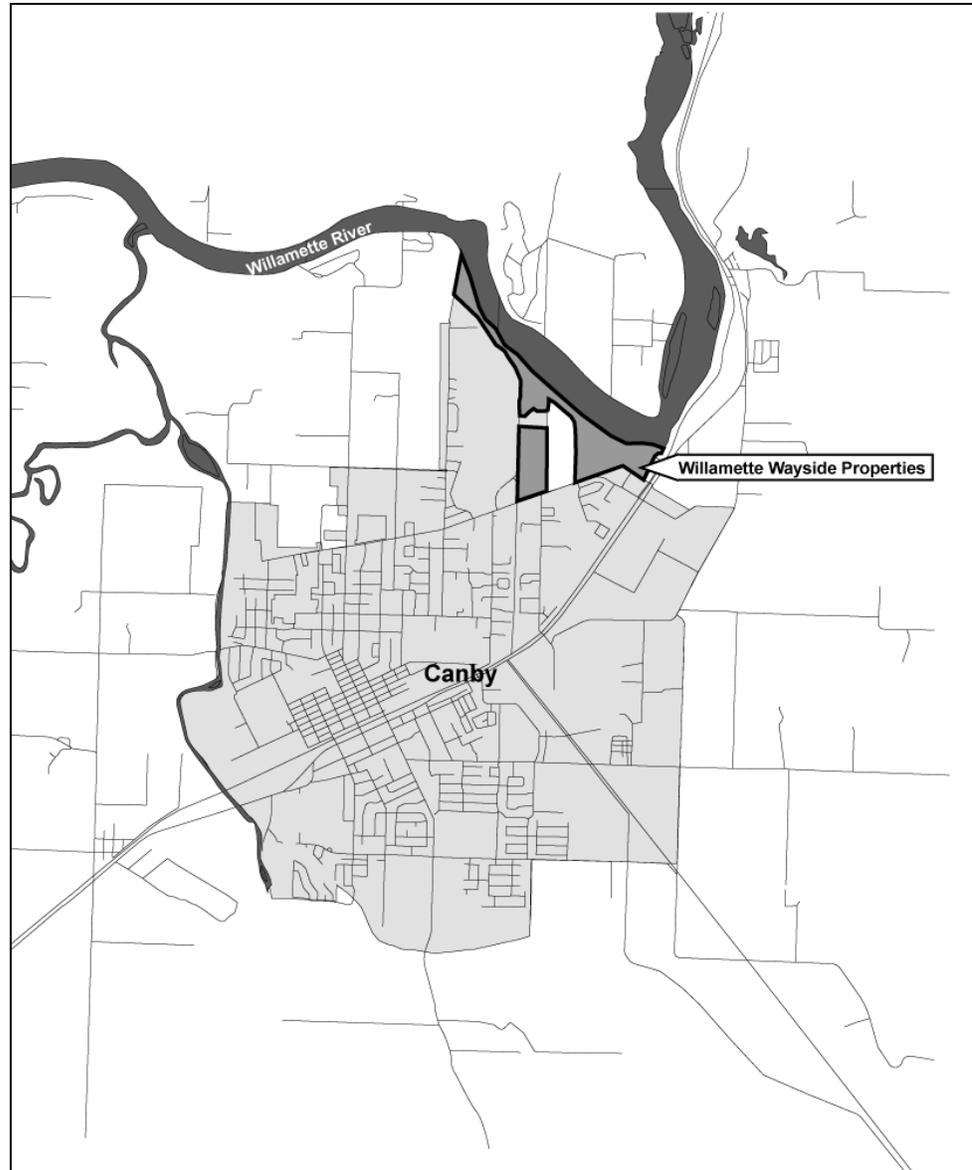
Willamette Wayside Properties

In surveys and interviews conducted for the City's *Park and Recreation Master Plan Update* (2000) and the *Canby Park and Open Space Acquisition Plan* (2002), city residents indicated that it is important to link parks to neighborhoods, schools and other public facilities. The *Acquisition Plan* identifies the Willamette Wayside properties (see Map 1-1, Local Vicinity) as an ideal site to link to other city-owned sites and connect the City's park and trail system to the Willamette River. These linkages are consistent with the "Emerald Necklace" concept described in the *Acquisition Plan*. The "Emerald Necklace" represents Canby's long-term vision of a series of parkland and trail connectors that would surround the entire city. Integrating the Willamette Wayside properties into its park and open space system is a significant step towards creating Canby's "Emerald Necklace."

¹ *City of Canby Park and Recreation Master Plan Update, 2000.*

² *City of Canby Park and Open Space Land Acquisition Plan, 2002.*

Map 1-1. Site Location



Source. City of Canby

In 2001 and 2002, the City of Canby acquired two properties, the Log Boom and Fish Eddy properties, collectively referred to as the Willamette Wayside properties (see Map 1-2, Willamette Wayside Properties). The City acquired the Willamette Wayside properties to provide additional park and open space amenities for Canby residents. Together, these properties total approximately 100 acres and extend 5,000 feet along the south shore of the Willamette River, north of the city-limits and Urban Growth Boundary (UGB).

Map 1-2. Willamette Wayside Properties



Source. City of Canby.

The City of Canby acquired the Willamette Wayside properties in three phases. In 2001, the City purchased a piece of the Log Boom property with city park development funds matched by a local grant from the State of Oregon Parks and Recreation Department. In 2002, the City acquired the remaining portions of the Log Boom property through partnerships with the Trust for Public Land, the Bonneville Power Administration, the State of Oregon Parks and Recreation Department, and the Oregon Department of Fish and Wildlife. The partnerships resulted in grants totaling \$500,000, which the City matched with \$400,000 of park development funds to complete the acquisition of the 20-acre Log Boom property. In 2002, the Oregon Parks and Recreation Department donated 80-acre Fish Eddy property to the City for use as a parkland and open space area.

Log Boom

The “Log Boom” property received this name because it contains an old log boom structure historically used for storing and transporting logs. Logs not processed locally were transported from the Molalla River Basin in the Cascades to the Log Boom, where they were assembled

into log rafts to be floated down the Willamette River to mills in Oregon City.³

The Log Boom property is a narrow strip of land approximately 20 acres in size. Map 1-2 shows that the Log Boom property is bordered by the Willamette River to the north; the City of Canby sewage treatment facility to the south; the Fish Eddy property to the east; and a variety of uses to the west, including private farmland, developed and undeveloped residential properties, and the Willamette Valley Country Club. The Log Boom also contains the old logging road, once used for transporting lumber.

Fish Eddy

The Fish Eddy property consists of approximately 80 acres of city-owned land, part of which is leased for agricultural purposes. It is bounded by the Willamette River to the north; U.S. Highway 99E to the south; private property owners to the east; and the Three Sister's Ranch to the west (see Map 1-2). Willow Creek drains through the property and may facilitate a future stormwater pond system.

Eco Park

Eco Park is a heavily forested, 19-acre park site situated in between the Old Logging Road and the service road to the City Shops, north of Territorial Road. Eco Park is being considered in this Master Plan because its close proximity to the Willamette Wayside properties make it an ideal location for providing park amenities and support facilities. Eco Park also contains some existing facilities including an asphalt parking lot and connection to the old logging road that can service users of the Willamette Wayside properties.

Purpose of the Master Plan

The purpose of the Willamette Wayside properties Master Plan is to create a unified vision for the Willamette Wayside properties; the Plan is intended to guide future development and management efforts over the next 20 years. The Master Plan identifies the type, location, cost, and timing of improvements made to the Willamette Wayside properties and describes strategies for operating and maintaining the site.

Planning for the Willamette Wayside

Cities plan for parks and open space to create and maintain livable communities. Parks and open space provide communities with a variety of resources and opportunities that contribute to a higher quality of life and a healthier environment. These include passive and active recreation, and preservation of open space, wildlife habitat,

³ Sigler, Peggy.

environmentally sensitive land, and historic, cultural, and natural resources. Parks and open space also serve as retreats from the grind of everyday life and also as informal gathering places for communities—drawing residents together and creating a sense of cohesiveness. Open space provides scenic vistas, wildlife protection, and the handling of stormwater runoff.

The Master Plan for the Willamette Wayside properties used a site-specific planning process to identify future uses and development of the properties and to plan for future connections consistent with the Emerald Necklace concept; however the master planning process also considered the Willamette Wayside properties in relationship to adjacent properties, the city, and the region.

The City's purchase agreement with the Oregon Parks and Recreation Department for the Fish Eddy property requires the completion of a master plan for the site. The Master Plan includes both the Fish Eddy and Log Boom properties because the two properties combined provide more significant opportunities for recreation and open space preservation. Some of these opportunities include:

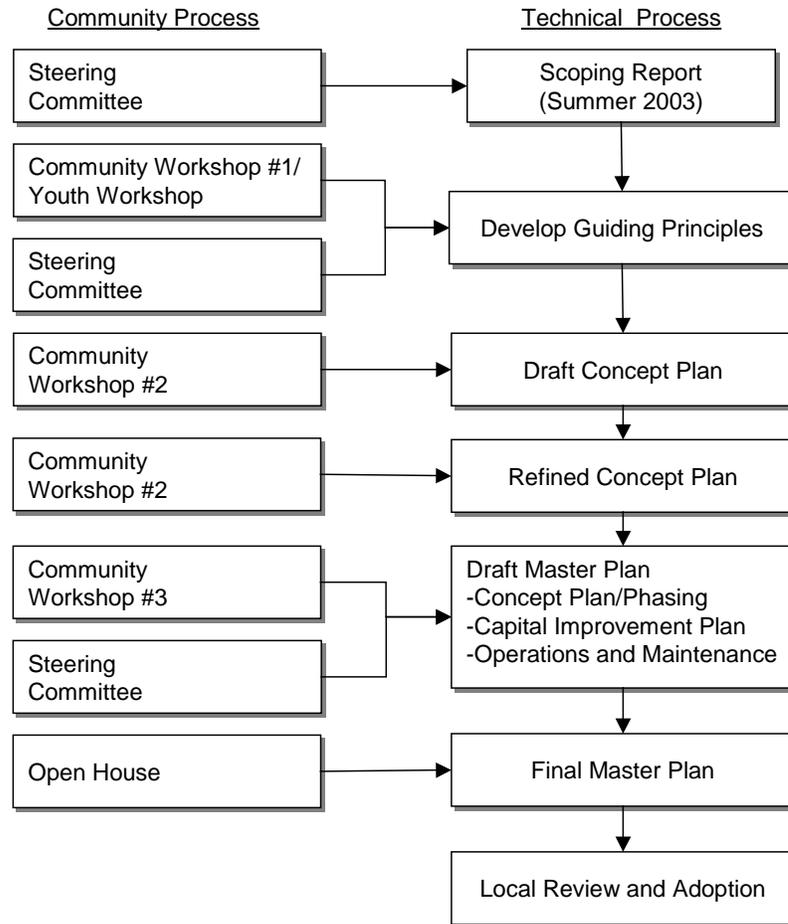
- Scenic views of the Willamette River
- Protecting critical habitat areas
- Historical and cultural education of past logging operations
- Improving the connectivity of the city's park and open space system
- Recreational activities
- Stormwater management

In short, the Master Plan is intended to articulate a long-term vision for the Willamette Wayside properties and identify strategies to achieve that vision.

Steps in the Master Planning Process

The master planning process consisted of several steps including both community input and technical analysis. The planning process started after the completion of the *Scoping Report: City of Canby Willamette Wayside Properties* (2003) and included four community workshops that addressed various issues related to the properties (see Appendix A). Technical steps included preparing a site inventory, conceptual designs, cost estimates, a plan for on-going management, and funding strategies. Figure 1-1 summarizes the steps in the master planning process.

Figure 1-1. Willamette Wayside Properties Master Planning Process



Community Involvement

The City of Canby placed a strong emphasis on community involvement in developing the Master Plan. Figure 1-1 shows that the community involvement strategy used in the development of the Master Plan included both community workshops meetings with the project Steering Committee.

Community Workshops

CPW facilitated four community workshops and one youth workshop. Community workshop participants included Canby residents and Canby high school students. Input from the community workshops guided the development of the Master Plan. A detailed summary of each workshop is included in Appendix B.

Steering Committee

The Steering Committee included stakeholders representing various interests related to the Willamette Wayside properties. This included city staff, employees from other public agencies, and a number of local residents. The Committee met twice during the master planning

process. The first meeting was used to collect any new information or outstanding issues since completion of the *Scoping Report*, initial suggestions for capital improvements, and a discussion of the next steps involved in the process. The second meeting was used to collect feedback on the draft Conceptual Plan and a variety of management issues.

Organization of the Wayside Master Plan

The remainder of the Master Plan is organized as follows:

Chapter 2: Site Inventory –describes and analyzes the topography and hydrology, types of vegetation, wildlife, critical natural areas, restrictive landscapes, and infrastructure that exist on the Willamette Wayside Properties. The Site Inventory also analyzes vegetation that once existed on the properties.

Chapter 3: Guiding Principles – presents a set of principles, derived from the community workshops, which provided a framework for developing the conceptual plan and capital improvement program.

Chapter 4: Conceptual Plan –contains a series of conceptual drawings that show proposed improvements and use of the property over a 20-year period.

Chapter 5: Capital Improvement Program (CIP) – identifies priority improvements and provides cost estimates and target completion dates.

Chapter 6: Operations and Maintenance Plan – specifies staffing requirements and costs associated with the on-going operation and maintenance of the property.

Chapter 7: Funding Strategies – recommends methods for funding the proposed improvements with emphasis on the continual operation and maintenance as well as restoration activities.

This report also has several appendices:

Appendix A: Scoping Report: City of Canby Willamette Wayside Properties – provides baseline data and identifies key issues for the City to consider in preparing a Master Plan for the Willamette Wayside properties.

Appendix B: Community Involvement Summaries – provides detailed accounts of each community workshop and meeting with the Steering Committee and the Canby Parks and Recreation Board.

Appendix C: Liability Assessment – includes an assessment of potential liabilities tied to the use and development of the

Willamette Wayside properties and makes recommendations on how the City should address potential liabilities.

Appendix D: Potential Funding Sources – contains a listing of funding sources available to the City.

Chapter 2

Site Context and Inventory

The Willamette Wayside properties are a valuable amenity for the City of Canby and the surrounding area. This Willamette Wayside Master Plan is key element in the extensive effort the City has undertaken over the past decade to plan for its park and open space system. Because of the extensive natural systems on the site, the Master Plan involved developing a balance between proposed amenities and existing natural and physical features on the properties. This chapter summarizes the site inventory presented in the *Scoping Report*, completed in October 2003 (Appendix A). The chapter reviews the context of park planning related to the Willamette Wayside properties, the regional connections between the properties and other City amenities, and the existing natural and physical context of the properties.

Policy Context: Canby Park Plans

The City of Canby has taken a number of steps to plan for a park and open space system that accommodates the recreational needs of the residents and ensures their continued high quality of life. The Willamette Wayside Master Plan builds from a number of planning documents that guide development of the City's park and open space system:

- *Canby Parks and Recreation Master Plan (1991)* – this plan provides a vision and specific guidance for the use and development of its park and open space system.
- *Canby Parks and Recreation Master Plan Update (1997)* – the City conducted the 1997 update to better reflect the recreational needs and priorities of the community. Individual sections of the 1997 *Parks Master Plan* were again updated by the University of Oregon's Community Planning Workshop in 2000.
- *Canby Parks and Open Space Acquisition Plan (2002)* – identifies parkland acquisition priorities and land acquisition strategies. The *Acquisition Plan* identifies the Wayside properties as an ideal site to link to other city-owned sites and Molalla River State Park (the "Emerald Necklace").

In summary, the City has invested a lot of resources in planning for its park and open space system. Moreover, the *Acquisition Plan* identified opportunities for land acquisition north of the present urban growth boundary (UGB) extending to the Willamette River. The Log Boom property was one of the sites targeted for acquisition. The City has since added the Willamette Wayside properties to its existing land

inventory and is now working site into a system-wide network to better serve city residents.

The *Park and Open Space Acquisition Plan* identified four themes regarding future park acquisition:

- Create trails with park and neighborhood connections;
- Create crosswalks at intersections to mitigate safety concerns;
- Preserve river areas and create an "emerald necklace" with land adjacent to the Molalla river and the Willamette River; and
- Provide an equitable distribution of parks.

Viewing the Willamette Wayside properties in relation to these themes it becomes clear that there is interest and opportunity to develop links between the properties, other city parks, community neighborhoods, and the Willamette River. The *Parks and Recreation Master Plan* identifies a number of goals aimed towards achieving the City's vision for an interconnected system of parks through a series of paths, trails, and corridors. The *Acquisition Plan* identifies this as the "Emerald Necklace" concept, with a trail system connecting park and open space areas throughout the city.

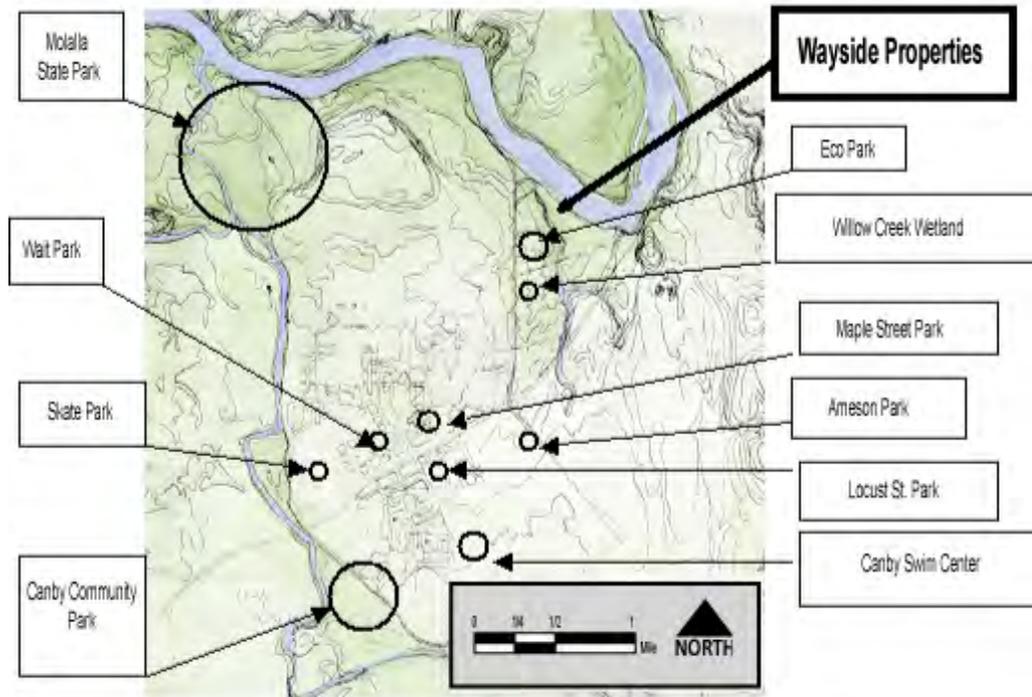
In summary, the Emerald Necklace is a key vision for park and open space land acquisitions over the next 20 years. The Willamette Wayside properties are identified in the *Master Plan* and *Acquisition Plan* as a cornerstone for this vision. The *Acquisition Plan* describes the goal to connect the Molalla River State Park with Eco Park. The Logging Boom site is located between these two parks. In addition, the City aims to develop connections between the Willamette River and the City. The Willamette Wayside properties are situated on the south bank of the Willamette River. The properties provide integral connections between parkland, open space, neighborhoods, and the river.

In 2003, CPW developed the *Scoping Report* for the Willamette Wayside properties, which provides baseline information and identifies critical natural areas, as well as stakeholder concerns and priorities for the site. The regional context and site inventory that follow are summaries of the information contained in the *Scoping Report* (Appendix A).

Regional Context: Emerald Necklace

As a component of the *Scoping Report*, CPW conducted a regional evaluation using existing research, GIS data, aerial photographs, and site visits to document the existing parks and recreation amenities surrounding the Willamette Wayside properties, within Canby's city-limits, and throughout areas adjacent to the City's UGB. The regional evaluation that follows describes how the Wayside properties could be linked with other parkland and open space consistent with the Emerald Necklace concept (see Figure 2-1, Emerald Necklace).

Figure 2-1, Emerald Necklace



Immediate Connections

The *Scoping Report* included a thorough evaluation of parkland and open space areas throughout the region. This section includes only those areas directly adjacent to the Wayside properties.

Eco Park

Eco Park is a 19-acre, heavily forested park site situated along the Logging Road trail north of Territorial Road. The Logging Road Trail links Eco Park to residential and commercial areas in Canby. Eco Park is near the Log Boom area. It is also near the Fish Eddy property, separated by the Three Sisters Ranch—which was privately owned agricultural land at the time this plan was prepared.

A variety of Eco Park's characteristics make it an ideal location for providing park amenities and support facilities in concert with the development of the Wayside properties. These characteristics include the asphalt parking lot; bark mulch pedestrian trails, its proximity to the Wayside and its link to the Old Logging Road.

Molalla River State Park

Molalla River State Park is a 566-acre park owned and operated by the Oregon State Parks and Recreation Department, located one mile north of Canby. It includes the confluence of the Willamette, Molalla and Pudding rivers. The park contains river floodplains, which provide habitat for a variety of wildlife species including one of the largest blue heron rookeries in the Willamette Valley, a bald eagle nest, and a run

of native steelhead in the Molalla River.⁴ The run is listed as threatened under the Endangered Species Act.⁵

Park facilities include vehicle parking areas, picnic tables, a one-lane concrete boat ramp, rest rooms, an interpretive nature walk around ponds, and a walking trail. Park activities include hiking, picnicking, bicycling, fishing, boating and wildlife viewing. The only road that provides vehicle access to the park is Holly Street, a two-lane street that extends north from the Canby city limits.

Molalla River State Park is approximately 2 miles from the Wayside and the land in between is used for agricultural purposes. A diversity of agricultural products are grown in this area, and it is important to note that one individual owns the land. Developing a link between Wayside and Molalla necessitates working with this individual, who was contacted as part of the stakeholder interview process during the writing of the Scoping Report. Consistent with the *Acquisition Plan*, the Willamette Wayside Master Plan supports the City's vision of linking the Logging Boom to Molalla River State Park, but does not address how or when the City should work with the property owner.

Willow Creek Wetland

This 4.6-acre city-owned natural area is located south of Territorial Road and Redwood Street, across from the Fish Eddy property. This undeveloped wetland area is adjacent to residential development and was acquired by the City in 1995. Because of the passive nature of this site, little maintenance is required. Willow Creek Wetland has the following amenities: two picnic tables that were placed there by nearby residents, and an undeveloped wetland trail.

Logging Road Trail

The Logging Road Trail is a two-mile paved, multi-use path that runs south from Territorial Road. An unpaved section of the Logging Road Trail (the Log Boom site) continues north across Territorial Road along the east side of Eco Park and the City Shops, before ending at a turnaround next to the log boom structure in the Wayside. The paved path accommodates bikes and pedestrians but not equestrian use.

Site Inventory: Willamette Wayside Properties

The *Scoping Report* includes a detailed inventory of structures and natural features on the properties. Methods used to create the site inventory involved analyzing data using Geographic Information System (GIS); data from the City of Canby, the Pacific Northwest Ecosystem Research Consortium, and other sources; by researching

⁴ Sieglitz, Greg. Oregon Department of Fish and Wildlife Willamette Basin Mitigation Program assistant staff biologist. August 15, 2003 interview.

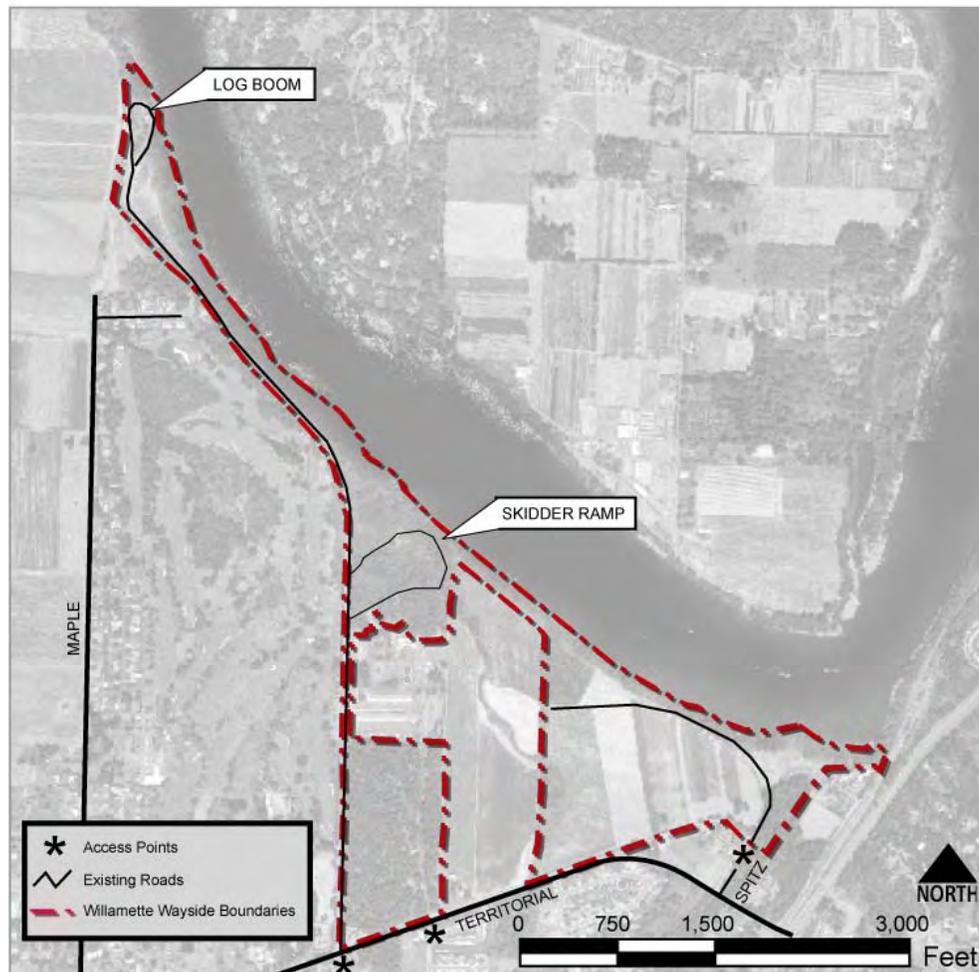
⁵ Wiley, Dennis. Park manager, Molalla River State Park. August 21, 2003 interview.

documents, conservation easements and projects from other agencies; conducted stakeholder interviews; and conducting field surveys. The Scoping Report uses three subareas within the Wayside Properties to categorize some of the site characteristics. The subareas are as follows: Log Boom, Fish Eddy, and River's Edge.

Existing Structures

The Wayside properties have several existing structures, which attest to the site's historical significance as part of the timber industry. These include the log boom and skidder ramp (see Map 2-1, Structures, Roads, and Access Points). Additional structures located on the property include: the gates along the Old Logging Road, the cement pad by the log boom, and chain link fencing that runs along the southern edge of part of the old logging road.

Map 2-1. Structures, Roads, and Access Points



Existing Roads and Access Points

Major transportation routes adjacent to the Wayside properties include Territorial Road and State Highway 99E, both to the south. Map 2-1 shows that existing access to the Wayside occurs in two locations. The

old logging road is the main access road to the Log Boom area which starts off of Territorial Road and runs along the west side of Eco Park and the City Shops before entering the southern portion of the Log Boom property. The Fish Eddy property has one access road, which starts at the intersection of Spitz Road and Territorial Place to the southeast and then follows along the northern edge of the agricultural area before dead-ending.

Topography and Hydrology

Topography and hydrology are natural conditions that can constrain and restrict land use and development. For example, the presence of steep slopes, waterways, wetlands, and floodplains presents limitations for the types of amenities and improvements that can be made on the Willamette Wayside properties. Understanding how the topography and hydrology interact on the Wayside is also important to consider for maintenance and land management purposes such as storm-water collection and drainage. The *Scoping Report* contains detailed information on the topography and hydrology divided across the three subareas. For a complete description please refer to the *Scoping Report*.

Log Boom

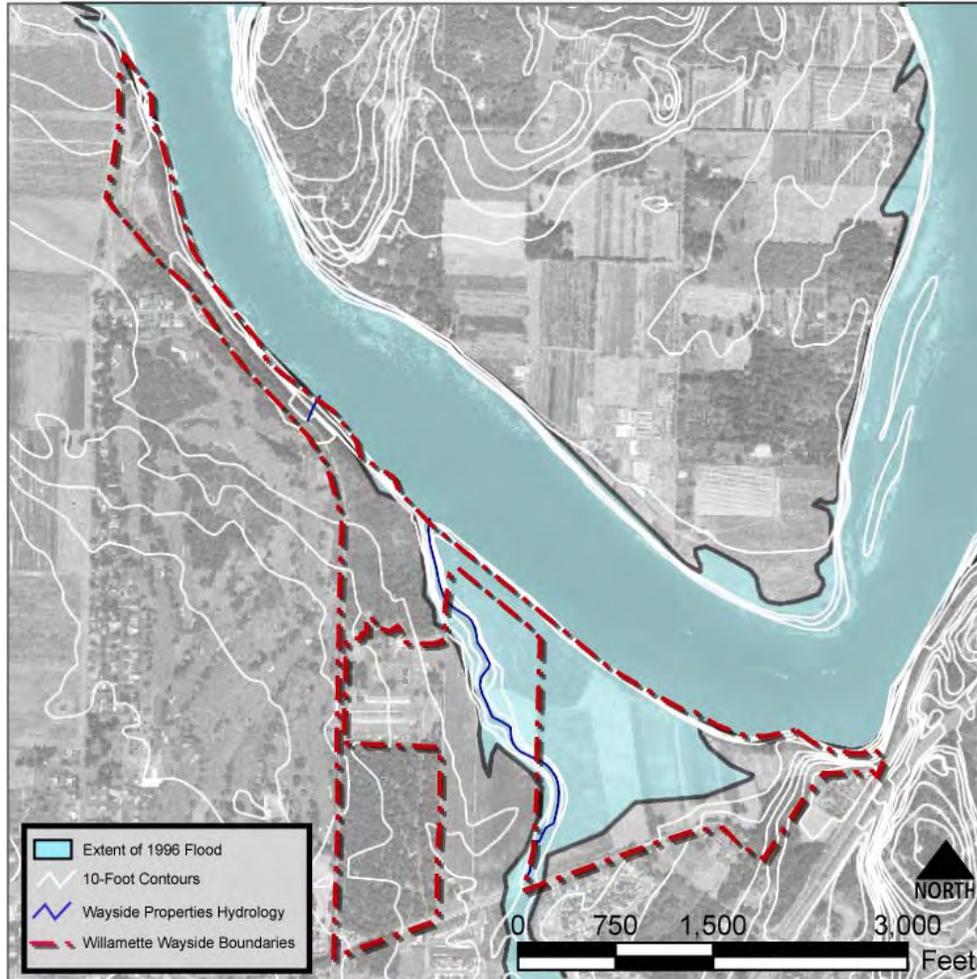
Map 2-2 shows that the Log Boom area is flat, except for the downward slopes along the banks of the Willamette River and Willow Creek, with an average elevation approximately 85 feet above Mean Sea Level (MSL).

Willow Creek is a perennial stream located in the southeastern portion of the Log Boom area. There is another unnamed perennial stream located northwest of Willow Creek in this area, which originates in the country club property.

The Log Boom area contains two different flood levels as shown in Map 2-2.⁶ The portion of the Log Boom area next to the City Shops is in Flood Zone C, an area of minimal flooding. The rest of the Log Boom area is located in Flood Zone B, which is between the limits of the 100-year flood and 500-year flood. The southern area and a narrow northern area adjacent to the River's Edge were under water during the 1996 flood.

⁶ Flood Insurance Rate Maps (FIRM), Federal Emergency Management Agency.

Map 2-2. Topography and Hydrology



Fish Eddy

Map 2-2 shows that the interior portion of the Fish Eddy area is flat with an elevation approximately 85 feet above MSL. The banks of Willow Creek are sloped towards the creek from the east and west. A hill is located in the eastern portion of the Fish Eddy area with a gradual slope downward to the north and west. The southeastern most portion of the area, adjacent to Dutch Vista Road, is flat.

Willow Creek is a perennial stream located on the western boundary of the Fish Eddy. This section of the creek has many meanders, which slow water flow, and increases riparian habitat.

The Fish Eddy includes land in three different flood zones as shown in Map 2-2.⁷ The majority of the property, including the interior agricultural fields, is located in Flood Zone A17, described as areas of 100-year flood event in which base flood elevations and flood hazard factors have been determined. The southeastern portion of this

⁷ Flood Insurance Rate Maps

property on top of the hill near Dutch Vista Road is located in the Flood Zone C, minimal flooding. The rest of the portions in this area are located in Flood Zone B (described in Log Boom). The majority of the land in Flood Zone A17 and B was flooded during the 1996 flood.

River's Edge

Map 2-2 shows that the majority of this area slopes steeply towards the Willamette River. The easternmost portion of this area is extremely steep with slopes above 60% (the elevation here ranges from approximately 60-140 feet above MSL). The average elevation along the Willamette River's edge is approximately 60 feet above MSL.

The River's Edge area is mostly undeveloped. Willow Creek and its confluence with the Willamette River are located in the center portion of this area. Willow Creek has a slight cut bank in this area and water at the confluence with the Willamette River does not easily flow through the existing culvert. The unnamed stream originating on the golf course is located northwest of Willow Creek. There are also existing flood channels in the northwestern portion of this area. The River's Edge area is located in Flood Zone A17, in the 100-year flood event⁸. All of this area was under water during the 1996 flood.

Vegetation

The vegetative communities found on the Wayside properties have a number of distinct ecological functions in terms of providing habitat, environmental quality, and response to natural events. The analysis that follows describes vegetation by subarea.⁹

Log Boom

The Log Boom area is comprised of four primary vegetative communities:

- *Cottonwood Riparian*. This community is found at the northerly most section of the Log Boom and at the northeastern edge adjacent to the River's Edge area. Key species include Cottonwoods, Bigleaf Maple, Red Alder, Willow, Oregon Ash, and Douglas fir.
- *Perennial Grasses/Unmanaged Pastures*. Found at the northwestern portion where the old logging road and 34th Court is located. Key species are perennial grasses.
- *Mixed Forest - Maple/Douglas-fir/Cottonwood*. The Mixed Forest vegetative community is found in the southern portion of the Log Boom property. Key species include Douglas fir, Bigleaf

⁸ Flood Insurance Rate Maps

⁹ For a more detailed description please refer to the *Scoping Report* (Appendix A).

Maple, Western Hemlock, Western Red Cedar, California Hazelnuts, and Walnut.

- Douglas-fir. This community is found at the southeastern portion of the property near the city's facilities. Key species include Douglas fir, Bigleaf Maple, and Cherry trees.

Fish Eddy

The Fish Eddy is comprised of five primary vegetative communities including:

- *Ash/Cottonwood/Oregon White Oak Bottomland*. Found in the northwestern corner of Fish Eddy Property. Key species include Oregon Ash, Oregon White Oak and Cottonwoods.
- *Perennial Grasses/Unmanaged Pastures*. Several areas exist in this vegetative community including the hill and field next to Dutch Vista Road in the eastern half of Fish Eddy, an area to the east of the Ash Bottomland, and an area adjacent to the row crops and Willow Creek. Key species are perennial grasses.
- *Reed Canary Grass Riparian Area*. This community is located in the western portion/Willow Creek area. Key species include Reed Canary Grass, Oregon Ash and Willow.
- *Row Crops*. Found in the interior portion of Fish Eddy. It is comprised of agricultural crops.
- *Douglas-fir/Urban Build-up*. This community is found in the southeastern most portion of Fish Eddy. Key species include Douglas fir, Bigleaf Maple, and Cherry trees.

River's Edge

The River's Edge is comprised of one primary vegetative community. It is the Cottonwood Riparian community, covering the banks all along the Willamette River. Key species include Cottonwoods, Bigleaf Maple, Red Alder, Willow, Oregon Ash, and Douglas fir.

Wildlife

Wildlife is an important element to consider in the master planning process for the Wayside properties. The presence of unique, rare, or even endangered species can be both an attraction for park users as well as a constraint on how the property is managed and developed.

Species listed under the Endangered Species Act (ESA) known to exist in the vicinity of the Wayside Properties include Canada lynx, Northern spotted owl, chum salmon, steelhead, Chinook salmon, golden Indian paintbrush, Willamette daisy, *Howellia*, *Bradshaw lomatium*,

Kincaid's lupine, and Nelson's checker-mallow¹⁰. No listed species were observed on the properties. However, there may be remnant Western Pond Turtle habitats particularly in the seasonal wetlands.¹¹

The Willamette River near the Wayside Property has some of the greatest diversity of fish species in the entire Willamette River Basin. There are 3,135 species of fish in this portion of the Willamette River, 21 to 25 of which are native species.¹²

Critical Natural/Habitat Areas

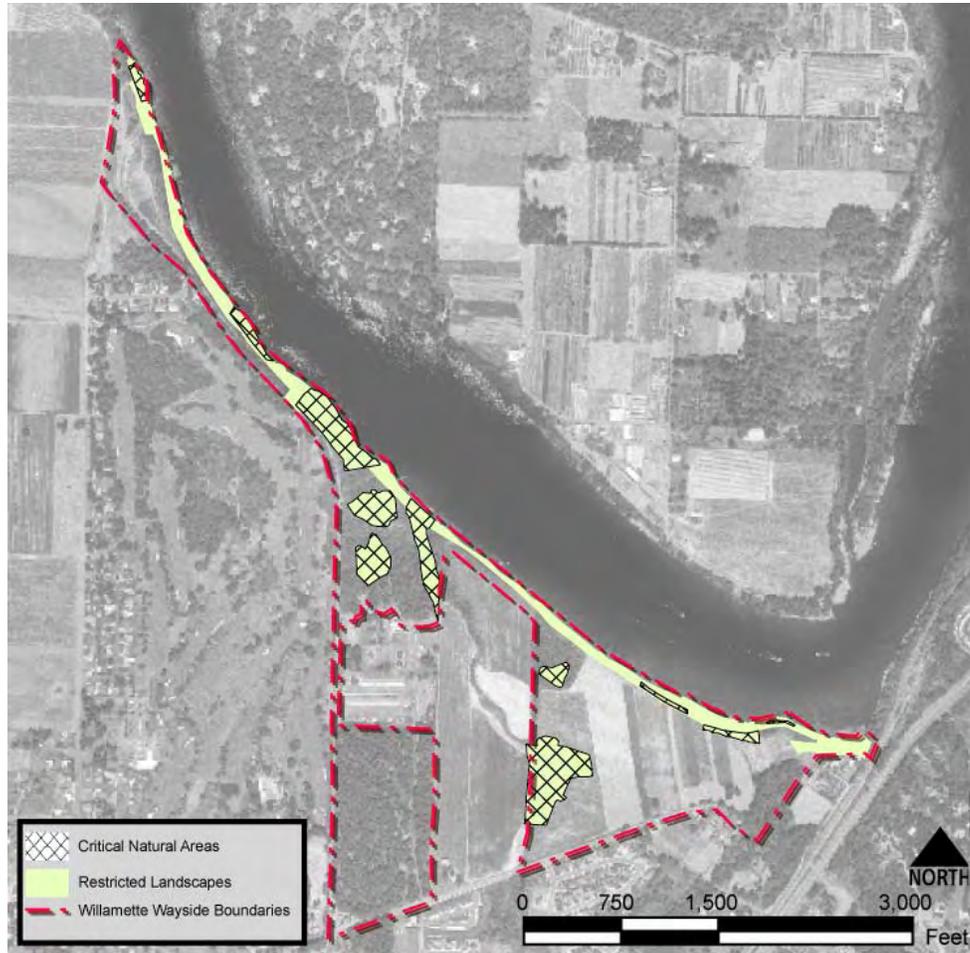
Critical natural areas are locations of habitat importance, documented important species, and functioning vegetative communities that are considered highest priority for conservation in the master planning process. These areas shown in Map 2-3 are identified across the three subareas in the *Scoping Report*.

¹⁰ Supplemental Analysis for the Wildlife Mitigation Program Environmental Impact Statement (EIS) for the Canby Ferry Conservation Easement proposed by the Oregon Department of Fish and Wildlife and Bonneville Power Administration

¹¹ Staff from the Oregon Department of Fish and Wildlife

¹² *The Willamette River Basin Planning Atlas 2nd Edition*

Map 2-3. Critical Natural/Restricted Landscapes



Log Boom

Existing native upland vegetation areas exist in the southern portion of the Log Boom. To the east of the curve in the old logging road is the beginning of critical native riparian understory. Willow Creek riparian corridor located in the southeastern portion of the Log Boom is critical habitat, as well as a migration route for birds, reptiles and other wildlife.

Fish Eddy

The Fish Eddy contains several critical natural/habitat areas. The Ash/Cottonwood/Oregon White Oak Bottomland is an area comprised of several old Oregon White Oaks. The Willow Creek riparian corridor and seasonal wetland area located in the western portion of Fish Eddy are critical habitat for many species. In the southeastern portion of Fish Eddy within the Douglas fir forests is a stand of native trees and understory that is not heavily inundated with invasive species.

River's Edge

The entire River's edge is critical habitat. This area comprises the south bank of the Willamette River, which runs east west in this

region. The Cottonwood riparian forest plays an integral role in providing shade and habitat for fish species in the Willamette River. It also provides habitat and a travel corridor for wildlife. Critical native riparian vegetation areas in the north and southwest portions of River's Edge are functioning communities that include many Willow species and Cottonwoods and a low infestation of invasive species. Critical native riparian habitat is located to the east of the curve in the old logging road. The Willow Creek confluence, an important node with potential for high biodiversity is in this location.

Restrictive Landscapes

Restrictive landscapes, identified in the *Scoping Report*, include areas that are critical natural areas with slopes over 20 percent. The restrictive landscapes are areas that warrant special attention (i.e., protection, preservation, and careful consideration when developing any park amenities). Map 2-3 highlights the restrictive landscapes on the Wayside properties.

Chapter 3

Guiding Principles

Establishing a planning framework is an essential step in the master planning process. That framework is contained in the seven “guiding principles” described in this chapter. The guiding principles are intended to recognize the unique features and opportunities presented by the Willamette Wayside properties and to create a balance between development and preservation of open space and natural features. In short, the guiding principles establish both a vision for future development (which is manifest in the Master Plan) as well as a framework for development and use.

Process

During February and March of 2004, the City of Canby sponsored three community workshops for the purpose of generating ideas and feedback on how the Willamette Wayside properties should be developed. The first workshop was used to gather preliminary input from community members on the opportunities and constraints in the use and development of the Wayside as parkland and open space. The input received during the first workshop was used to create a set of “guiding principles” with oversight from Wayside Steering Committee. Participants used the guiding principles in the second community workshop as a framework to discuss more specific uses for the property.

Guiding principles

The technical analysis, community process, and advisory committee identified seven guiding principles for the Willamette Wayside properties:

8. Respect natural features
9. Strengthen connectivity
10. Enhance and control access
11. Create a safe place to recreate
12. Foster educational opportunities
13. Develop recreational opportunities
14. Secure funding sources

The remainder of this chapter describes the guiding principles for the Willamette Wayside properties.

Principle 1: Respect natural features

The main focus of this principle is maintaining the ecological integrity of significant natural areas while restoring and enhancing areas that lack such integrity. Participants during the three community workshops indicated that the top priority for the future use of the property should be respecting the existing natural features on the Willamette Wayside properties.

The maintenance and enhancement of natural areas can be accomplished by the removing invasive species, planting additional native species, and creating low-impact recreation opportunities while restoring terrestrial and aquatic habitat areas within the property. Structures and recreational amenities should be constructed in locations that do not diminish or impair the significant natural features the property. Significant natural areas include: Willow Creek wetland, Willow Creek, Willamette River riparian habitat, oak woodland, and other native vegetative communities of highest ecological value (Map 2-3 in Chapter 2 shows the location of significant natural areas).

During the community workshops, participants made specific suggestions about respecting natural features on the site:

- Maintain and restore the Willow Creek wetland and riparian areas;
- Remove invasive species and encourage the growth of native species;
- Allow only passive (low-impact) recreation – only emergency, city park, and Willamette Country Club maintenance vehicles should be allowed access to the property;
- Ensure that recreational uses do not interfere with natural qualities and wildlife habitat;
- Remove the culverts on the property from Willow Creek to improve the connection to the Willamette River.

Principle 2: Create destinations and strengthen connectivity

This principle seeks to integrate “destinations” with the unique features of the Willamette Wayside properties. Destinations can serve as attractions for visitors and to direct use to specific areas on the site. In short, destinations provide visitors with reasons to use the site. Given the size of the Willamette Wayside properties, creating both internal and external connections will be essential in creating destinations.

Onsite connectivity involves linking together the various locations on the property. A multi-use trail system will provide this connectivity throughout the Willamette Wayside properties. Offsite connectivity is consistent with the City’s Emerald Necklace concept of linking parks

and open space areas throughout Canby. Strengthening connectivity on the property was the second most common theme gathered during the community workshops. Participants discussed the importance of both on- and off-site connectivity in the future development of the Willamette Wayside properties.

The old logging road will be enhanced on the property to allow for an improved connection to the existing Logging Road Trail south of Territorial Road. Moreover, development of the Log Boom site will allow the City to explore opportunities for linking the Willamette Wayside properties to Molalla River State Park approximately 2.0 miles to the west. The City will also continue to assess all potential opportunities for acquiring property adjacent to the Willamette Wayside properties.

Strengthening connectivity on- and off-site will provide Canby residents with a safe and enjoyable location for walking, bicycling, and other passive forms of exercise. During the series of community workshops, participants made specific suggestions about strengthening connectivity, which are as follows:

- Develop multi-use trails for park users (on-site);
- Create trail connections between the Fish Eddy, Log Boom and Eco Park (on-site);
- Develop boardwalk through the Willow Creek wetland (on-site).
- Improve access through Eco Park (on-site);
- Improve the Old Logging Road north of Territorial Road (on-site);
- Link the Wayside Properties with Molalla State Park (off-site);
- Acquire additional land surrounding the Wayside (off-site)

Principle 3: Enhance and control access

To be accessible to the public, the Willamette Wayside properties need to be integrated into the City's park, trail, and open space system. Enhanced access to the property can be achieved by improving connections with existing trails and roads, but it also requires some additional steps to focus and control access. Participants at the workshops stated that the Willamette Wayside properties should be developed to allow safe access for residents arriving in a wide variety of transportation modes. This includes pedestrians, bicycles, and automobiles.

One of the first limitations on the Willamette Wayside properties is the lack of automobile parking. Enhancing access on the property may require reconfiguration of existing parking areas or development of new parking areas. The Master Plan advocates a conservative approach: the

City will develop parking areas on the property as warranted by park use.

The second issue connected to enhancing and controlling access for all transportation modes is limiting private automobile access on the property. Although adequate parking will be provided, the safety of park users and surrounding residents requires that automobiles not be allowed beyond designated parking areas. Bollards will be located at all trail entrances to the property to restrict all private automobiles. City maintenance and emergency vehicles will be able to remove the bollards at each location for full access to the property.

The remaining accessibility issue discussed during the workshop was compliance with the Americans with Disabilities Act (ADA). In the development of the properties the City will comply with ADA where appropriate. The old logging road and a portion of the trail through the Fish Eddy will be ADA compliant. Parking lots, restrooms, and some of the picnic areas will also be ADA compliant.

During the series of community workshops, participants made specific suggestions about strengthening connectivity, which are as follows:

- Ensure compliance with ADA;
- Provide adequate parking;
- Design parking areas in a manner that minimizes negative impacts to significant natural areas;
- Regulate access points to provide safety for pedestrians, joggers, and bicyclists;
- Minimize direct access to the Willamette River;
- Design the trail system to minimize direct access to the significant natural areas of highest ecological value.

Principle 4: Create a safe place to recreate

This principle is split into two safety areas: (1) park users should be safe while recreating on the property; and (2) the park should be developed to maximize the safety of adjacent property and property owners. Safety was a theme discussed by participants throughout the community workshops.

The City conducted a liability assessment of the property to assess all potential hazards (Appendix C). New structures will be designed and located to maximize safety. Rules will be clearly posted at all entrances and danger signs will be located next to any structure that is deemed a potential hazard.

The park should be developed to maximize the safety of adjacent property and property owners. The City will enforce hours of operation and private automobile access will be restricted to designated areas at

all times. Fencing and vegetative buffers will be strategically located at areas where the trail system is directly adjacent to private residences.

During the series of community workshops, participants made the following specific suggestions about strengthening connectivity:

- Restrict motorized vehicles by using removable bollards on trail access points to keep vehicles from using trails and to allow emergency/maintenance vehicles access;
- Enforce operational hours;
- Encourage police or other security measures to watch the site to keep trespassers out during off-hours;
- Encourage the surrounding residents to form a neighborhood watch group;
- Bypass the section of the old logging road accessible by automobiles by developing a hard surface trail through Eco-park;
- Provide buffers between neighbors and park, and around;
- Post signs detailing park rules and park hazards;
- Install lighting in parking areas and other areas as appropriate.

Principle 5: Foster educational opportunities

The historical use of the Willamette Wayside properties by the logging industry and the variety of significant natural areas present a unique educational opportunity for Canby residents. The participants in the workshops stated that this education should be incorporated into the design of the properties. Interpretive signs will be located in appropriate locations so the community can learn about natural flora and fauna as well as the historical roots of the area. The interpretive signage and the historical and natural amenities will be especially valuable for Canby students and youth. The properties will be useful as an educational resource and field trips and day camps should be encouraged.

During the series of community workshops, participants made the following suggestions:

- Provide signs which interpret to the property's history: placards should be used to talk specifically about the log boom and skidder ramp;
- Locate an informational sign near the parking areas or at the beginning of the old logging road.
- Place interpretive signs next to habitat areas to identify specific species and habitat types.

- Encourage the use of the property for outdoor education for students (i.e. test water quality, discuss wetland functions, etc.) and youth.

Principle 6: Develop recreational opportunities

The Willamette Wayside properties provide many opportunities for developed recreational opportunities. Such facilities will be developed within the context of the other Guiding Principles. The feedback received during the community workshops included a wide variety of suggestions for recreational amenities on the Wayside properties. Specifically, workshop participants suggested low-impact or passive recreational opportunities to comply with the other guiding principles.

During the series of community workshops, participants made the following suggestions:

- Construct a multi-use trail system for pedestrians and bicyclists that includes both hard- and soft-surface trails.
- Design controlled access/river viewing areas along the Willamette River
- Develop picnic areas for day use.
- Develop restrooms and other facilities needed to support recreational activities.

Principle 7: Secure funding sources

To implement and maintain the capital improvements recommended for the Willamette Wayside properties, the City will have to identify and secure funding sources. Participants in the workshops stated that the City should seek specific funding sources for financial requirements that cannot be covered by the park budget. Participants made the following suggestions:

- Securing volunteer support from the community whenever possible;
- Develop partnerships with other agencies and organizations;
- Seek donations from Canby residents and businesses;
- Seek outside grant funding whenever possible.

Chapter 4

Conceptual Plan

A central component of the Willamette Wayside Master Plan is a conceptual design for the future use and development of the Willamette Wayside properties. The conceptual design presented in this chapter is consistent with the framework provided by the guiding principles (Chapter 3). The Conceptual Plan serves to guide the development and restoration of the Willamette Wayside properties over the next 20-years. The plan describes all of the improvements proposed for the properties and generally depicts where each will be located. In short, the Conceptual Plan establishes a graphical and narrative road map of future use and development on the Willamette Wayside properties. The Capital Improvement Program, Operations and Maintenance Plan, and Funding Strategies found in the subsequent chapters provide the additional information necessary for implementing this concept.

The Conceptual Plan does not represent the final design or exact location of the proposed improvements. It is intended simply as a concept and general vision for the future use and development of the Willamette Wayside properties. The City of Canby will reopen the planning process to additional community involvement for the specific siting and development of each improvement.

Process

The Conceptual Plan reflects public input and feedback received during the community workshops. During a joint work session, the Canby Park and Recreation Advisory Board and the Willamette Wayside Steering Committee also provided input, which was incorporated into the final design.

During the second community workshop participants used the guiding principles as a framework to map initial opportunities and constraints associated with the development of the properties. The purpose of the workshop was to begin setting up potential uses and limitations. The second workshop resulted in a preliminary design for the properties, which was presented during the third workshop.

In the third workshop participants reviewed the preliminary design in another mapping exercise and were asked to comment and provide modifications. The improvements emphasized by participants during this exercise were similar to those heard during the first two workshops. These improvements continue to be major elements of the Conceptual Plan presented in this chapter. The third workshop resulted in a Draft Conceptual Plan, presented to the Canby Park and Recreation Advisory Board and Willamette Wayside Steering Committee at a meeting.

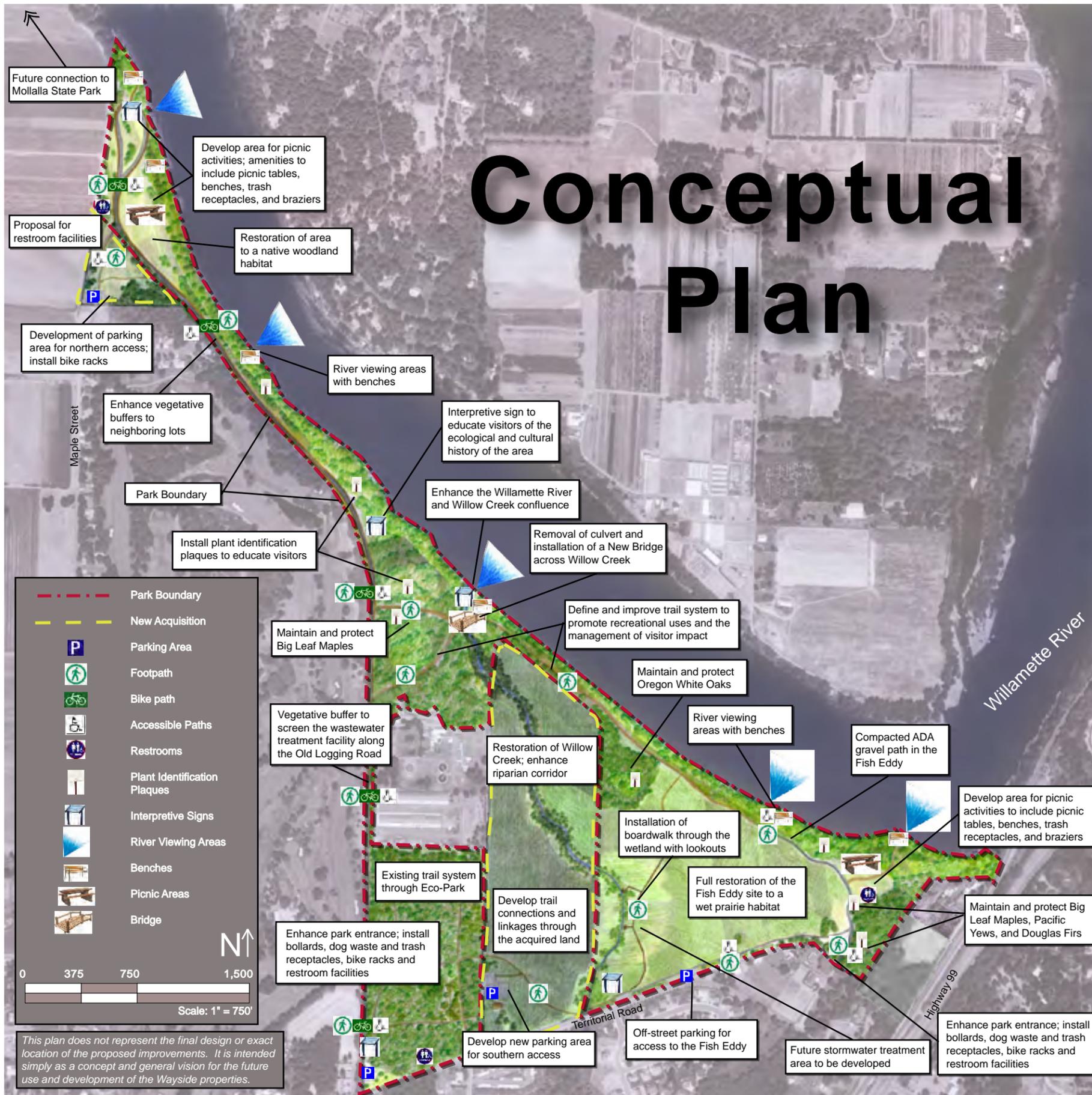
During this meeting Advisory Board and Steering Committee members participated in yet another mapping exercise to further refine the Draft Conceptual Plan. In addition to reviewing the Draft Conceptual Plan, Advisory Board and Steering Committee members also provided comments on a series of phasing diagrams. The diagrams depict the development of the Willamette Wayside properties occurring in three separate phases. Further explanation of these phases and the diagrams is provided in the next section of this chapter. The meeting resulted in only a few refinements to the version of the Conceptual Plan derived from the third community workshop. Again, the Advisory Board and Steering Committee members emphasized many of the same improvements heard during the previous workshops. The meeting resulted in the refined Draft of the Conceptual Plan and the three phasing diagrams presented during the fourth community workshop, held on June 22nd, 2004.

The fourth workshop was used to present the refined Draft of the Conceptual Plan and phasing diagrams. One final mapping exercise was used to collect input and feedback on the Conceptual Plan and phasing diagrams. The workshop resulted in the Final Conceptual Plan and the three phasing diagrams presented during the community open house, held on July 20th, 2004. The open house was used as the unveiling of the Final Conceptual Plan, however, comment cards were also used to collect a final round of feedback. The Conceptual Plan and phasing diagrams presented in this chapter are the result of this entire community involvement process.

Conceptual Plan

In addition to input and feedback from the community involvement process, the conceptual plan reflects a variety of research activities. Research was conducted as a part of the master planning process to provide further support for proposed improvements and to generate some specific design guidelines. The main documents used in this research include the *Oregon Statewide Comprehensive Outdoor Recreation Plan* (2001) and *City of Canby Park and Recreation Master Plan* update (2000). Again, the purpose of this plan is to guide the development and restoration of the Willamette Wayside Properties over a 20-year period (see Map 4-1). The improvements and restoration activities for the Willamette Wayside properties are proposed in three phases, which are described below the Conceptual Plan.

Conceptual Plan



Phase 1: Creating Destinations

The emphasis of Phase 1 is on creating “destinations” and some of the support facilities necessary to access them. These are high priority, short-term improvements proposed for the first five years of development. The destinations provide visitors with a variety of recreational opportunities including picnic areas, river viewing areas, and a network of trails. The first phase also includes some restoration activities in the most significant natural areas on the properties (see Map 4-2).

Picnic Areas

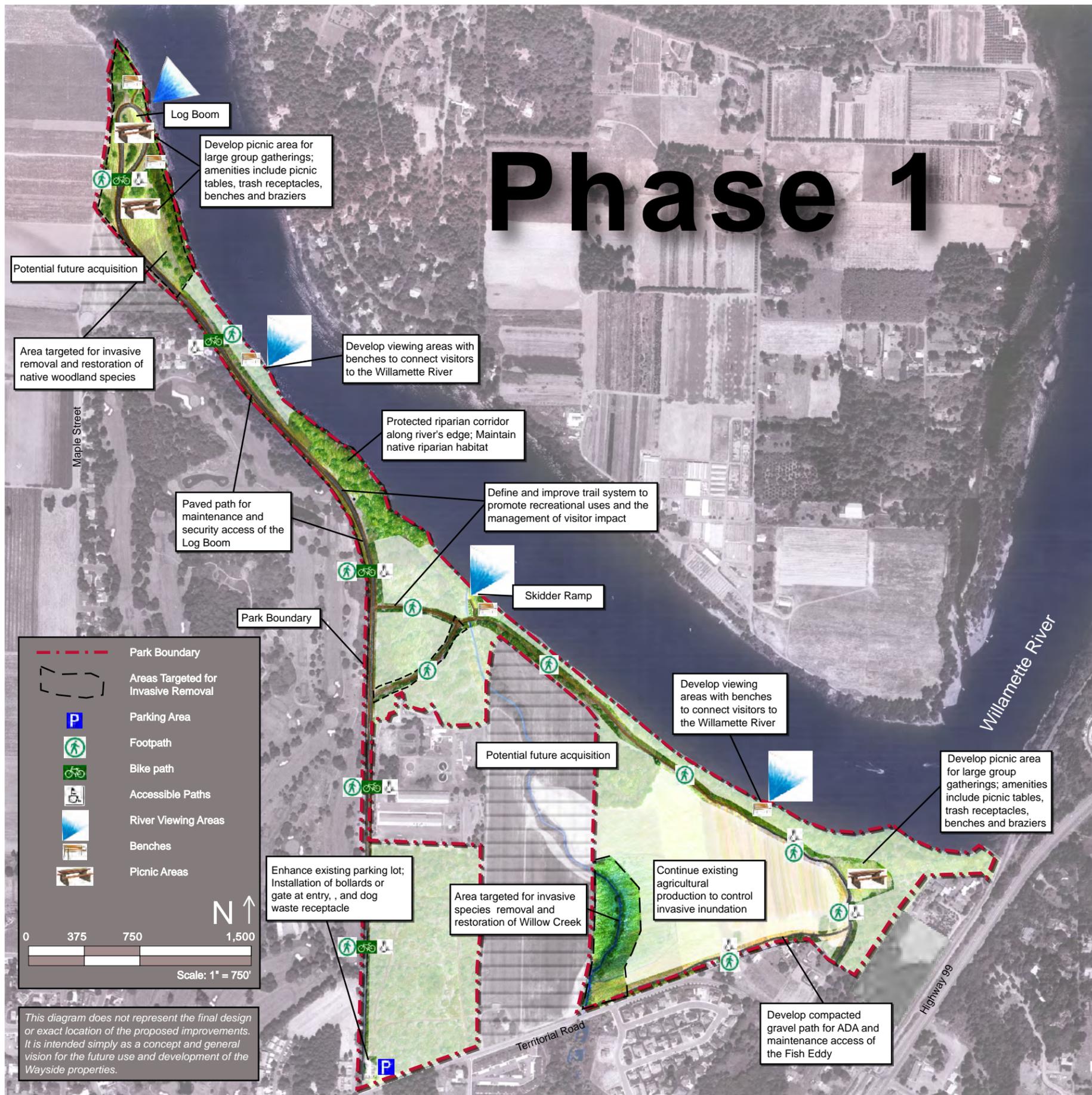
Phase 1 includes the development of two picnic areas for the Willamette Wayside properties. The proposed picnic areas include the Log Boom picnic area in the northeastern portion of the properties, adjacent to the log boom structure (see Figure 4-1) and the Fish Eddy picnic area in the southeastern portion of the site. They will each include 6-8 picnic tables, trash receptacles and four braziers. Both picnic areas will be ADA accessible.

Figure 4-1. Picnic Area Conceptual Design



In the community survey conducted for the *Canby Park and Recreation Master Plan* (2000), 79.8% of respondents felt that picnic areas were either ‘very important’ or ‘somewhat important’. Picnicking and barbecuing were among the top five most important activities (out of 21) to survey respondents.

Phase 1



Willamette River Viewing Areas

Four river viewing stations will be developed adjacent to the Willamette in strategic locations so visitors can take advantage of the unique setting (see Figure 4-2). The viewing stations offer a variety of locations for enjoyment of the river and surrounding natural habitat. These viewing areas will be developed in a fashion that minimizes impacts to the surrounding riparian habitat. Benches and trash receptacles will be included at these stations.

Figure 4-2. River Viewing Area Conceptual Design



In the community survey conducted for the *Canby Park and Recreation Master Plan* (2000), 87.8% of respondents felt that nature enjoyment was either 'very important' or 'somewhat important'. Nature enjoyment was the second most important activity (out of 21) to survey respondents.

Trail Network

A network of trails will be developed to promote a variety of recreational uses as well as the management of visitor impact on the significant natural areas and adjacent property owners. The trail network will be designed as multi-use paths accommodating walkers, joggers, and cyclists.¹³ A large portion of the trail network will be ADA compliant to provide universal access.¹⁴ According to the *Oregon*

¹³ Dines, Nicholas & Charles Harris. 2000. *Time-savers Standards for Landscape Architecture*. McGraw-Hill. Page 240-2.

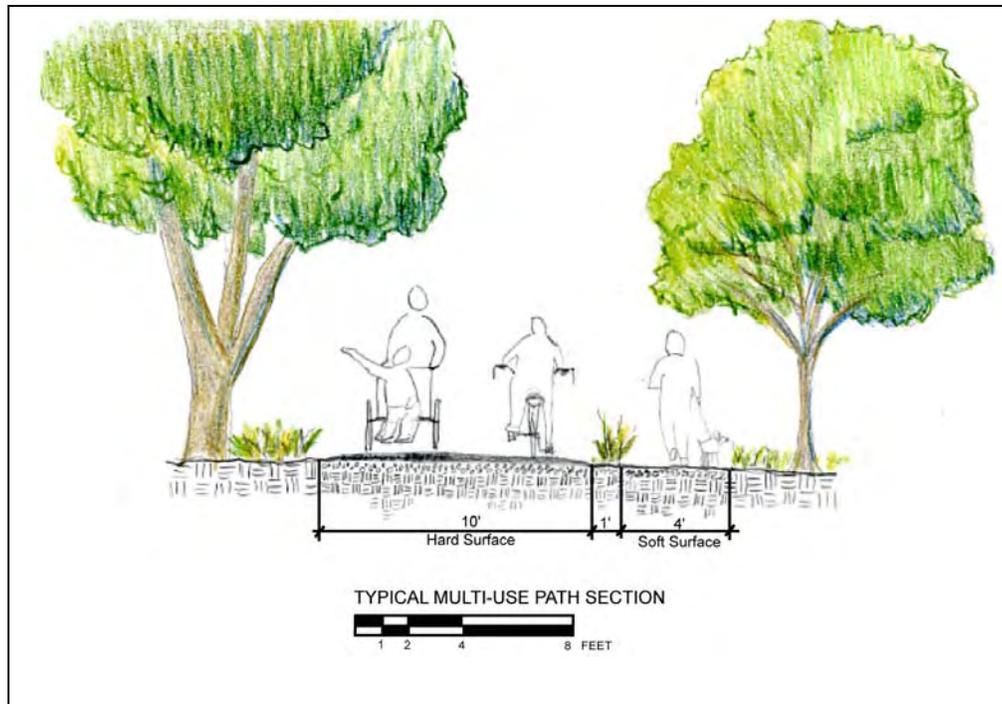
¹⁴ U.S. Department of Transportation-Federal Highway Administration. Chapter 12 *Trail Planning*. <http://www.fhwa.dot.gov/environment/sidewalk2/sidewalks212.htm>

Statewide Comprehensive Outdoor Recreation Plan trails are a highly important component to local recreational planning as well as the fact that walking and running are of the most popular everyday activities.¹⁵ In the community survey conducted for the *Canby Park and Recreation Master Plan* (2000), 89.4% of respondents felt that walking and jogging were either 'very important' or 'somewhat important'. Walking and jogging were the most important activities (out of 21) to survey respondents.

The trail network will be approximately 4 miles in total length, with approximately 2 miles of ADA accessible trails (not including Eco Park trails) at full build out of Phase 1.

The first major piece of the trail network is the improvement and modification of the old logging road located in the Log Boom property. Participants in the series of community workshops indicated that they would like hard and soft surface trails. The participants supported the idea of enhancing the existing old logging road with asphalt, while also developing a soft surface trail directly adjacent and parallel with the hard surface (see Figure 4-3).

Figure 4-3. Old Logging Road Multi-use Trail Design



The hard surface portion of the old logging road will be developed at a maximum width of 10 feet. This hard surface will be ADA compliant and will service emergency and maintenance vehicles. A variety of

¹⁵ Oregon Department of Parks and Recreation. 2001. *Oregon Statewide Comprehensive Outdoor Recreation Plan 2003-2007*. www.prd.state.or.us/images/pdf/scorp_00_complete.pdf

literature suggests trail widths ranging from 8 feet to 12 feet.^{16, 17, 18} The soft surface will be developed at a width of 4 feet. The two surfaces will be divided by a foot of natural material such as native grasses. These widths are also consistent with feedback received from the Oregon Recreation Trails Coordinator, Mr. Sean Loughran.¹⁹

The hard and soft surface trails will each be approximately 1.5 miles in length beginning at the north end of Molalla Forest Rd. The trails then follow the current location of the old logging road northwest to the log boom structure. The new trail design will keep the existing turnaround in the old logging road adjacent to the log boom structure in the northwest section of the Log Boom property.

New trails will also be developed to link the existing trails on the Log Boom property to the Fish Eddy. These new trails will also be extended throughout the Fish Eddy.

One section of the newly developed trails in the Fish Eddy will be ADA compliant, designed with compacted gravel at a width of 7 feet.²⁰ Studies show that on-trail conflicts are reduced with designs that are ADA compliant.²¹

This section of trail will extend east from an area close to Willow Creek, paralleling the Territorial Road, until it reaches the Fish Eddy picnic area. The trail then turns northwest paralleling the Willamette River until it reaches the eastern most river viewing station proposed in Phase 1. The total length of the compacted gravel section of trail will be approximately 0.60 miles.

From the viewing station the trail will continue adjacent to the river as a soft surface path at a width of 4 feet to accommodate walkers, joggers, and cyclists (see Figure 4-4).

¹⁶ Dines, Nicholas & Charles Harris. 2000. *Time-savers Standards for Landscape Architecture*. McGraw-Hill. Page 240-17.

¹⁷ Alta Planning and Design. 2004. *Oregon City Trails Master Plan*. <http://altaplanning.com/files/oregoncity/Draft%20Trails%20Master%20Plan%20April%202004.pdf>

¹⁸ US Department of Transportation-Federal Highway Administration. Chapter 14. *Shared Use Path Design*. <http://www.fhwa.dot.gov/environment/sidewalk2/sidewalks214.htm>

¹⁹ Personal communication. Mr. Sean Loughran, Oregon Recreation Trails Coordinator. April 18th and May 13th, 2004.

²⁰ Dines, Nicholas & Charles Harris. 2000. *Time-savers Standards for Landscape Architecture*. McGraw-Hill. Page 240-17

²¹ U.S. Department of Transportation-Federal Highway Administration. Chapter 14. *Shared Use Path Design*. <http://www.fhwa.dot.gov/environment/sidewalk2/sidewalks214.htm>

Figure 4-4. Soft Surface Trail Design



This section of the trail extends approximately 0.50 miles until it crosses the existing culvert across Willow Creek, near the skidder ramp structure. At this point the trail forks in two directions with a northern and southern section that both extend approximately 0.10-0.15 miles back to the old logging road. The existing dirt road in the southeastern portion of the Fish Eddy, starting at the intersection of Spitz Road and Territorial place will be used for maintenance and emergency vehicle access to the Fish Eddy. The trail network through Eco Park will continue as it currently exists.

Parking Area – Eco Park

Parking and safety issues emerged as key concerns during the public workshops particularly with respect to Eco Park. The City held a separate public workshop to address issues related to the parking area at Eco Park. The main areas of concern identified during that meeting included:

- The parking lot at Eco Park;
- The slip lane off of Molalla Forest Road;
- The pedestrian crossing when the existing Logging Road trail extends into the new stretch of trail to be developed from the Eco Park parking lot northward; and

- How this new stretch of Logging Road trail can accommodate residential and Country Club access while also handling park users and ADA access.

The meeting also included an opportunity for participants to provide suggestions about how to address the issues identified above. Ideas for the parking lot included:

- Gates that can be locked at night;
- Closing off the access from Molalla Forest Road and creating a new access to the parking lot (off Territorial) farther east for improved safety;
- Expanding the parking lot to the east and possibly south;
- Creating a pathway along the eastern edge of the parking lot to accommodate pedestrians that cross Territorial and want to continue on to the Log Boom, and pave it for ADA;
- Site any future restroom to the east nearer the City Shop road;
- Widen the Molalla Forest Road to accommodate the vehicular uses and still create a safe passage for pedestrians by making a separated paved pathway or sidewalk for pedestrian use, probably on the east side of the road along the closed off parking lot; and
- Just have pedestrian access from the parking lot, no vehicular access.

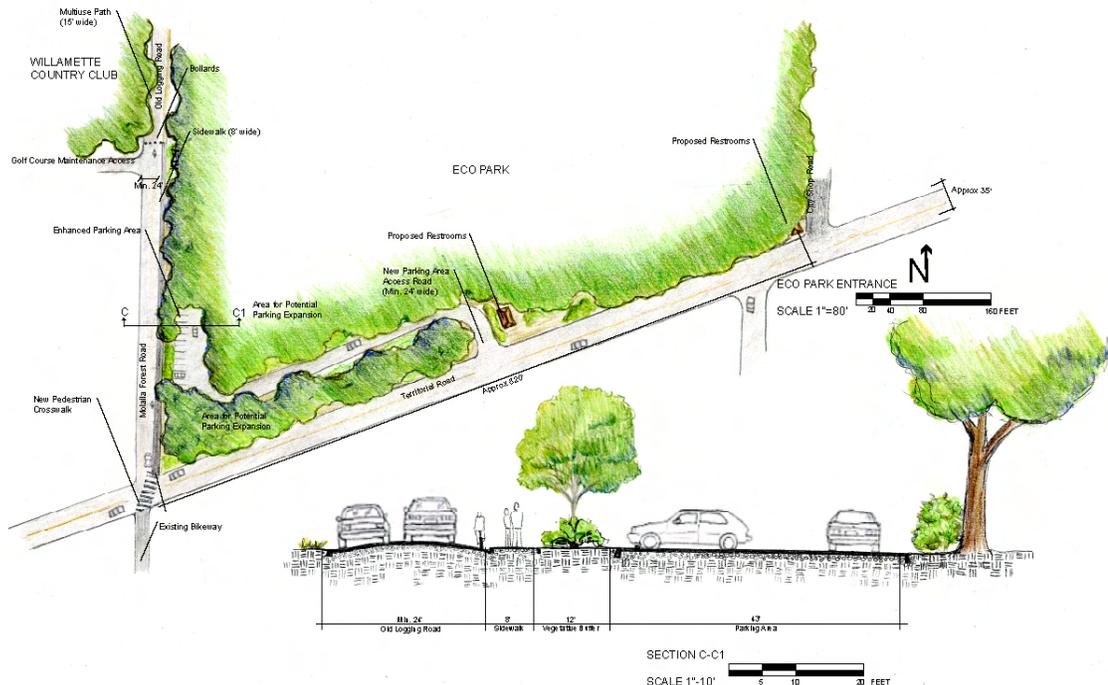
Ideas for the slip lane included:

- The slip lane provides a place where motorists can more easily see coming traffic, but it also can cause confusion since it appears to be a right in only lane and motorists should go out on the straight part of Molalla Forest Road, but often use the slip lane to exit;
- The Canby Utility Boards (CUB) transformer box presents a vision clearance problem that needs to be addressed. It was suggested that it be moved or vaulted. Since this would be expensive, and since it belongs to CUB, this will have to be brought to the Utility Board for discussion;
- The slip lane should be eliminated if visibility is improved;
- The tree by the transformer needs to be limbed up;
- A blinking light or a pedestrian activated traffic light would greatly improve safety and allow pedestrians to safely cross Territorial Road;

- A very well marked pedestrian crossing is needed—big white bars across Territorial, and signage for motorists warning of the pedestrian crossing. Rumble strips were also suggested and white bars that are the same width as the Logging Road Trail;
- A 25-mile per hour speed limit to improve safety on Territorial;
- Widen Molalla Forest Road to improve traffic flow and visibility and improve the turning radius, in addition to making room for a pedestrian path or sidewalk on the east side;
- Screen the parking lot with shrubs and trees for residential privacy and aesthetics;
- Widen the road to the golf course maintenance entrance;
- Develop detailed engineering concepts to address these ideas and design the best changes to slip lane.

The suggestions described above and additional discussions with the Country Club management led to a conceptual design for reconfiguring access to the Eco Park parking area. Figure 4-5 shows the conceptual design. As with other capital improvements, the City will develop a more detailed design prior to commencing any improvements.

Figure 4-5. Eco Park Access and Parking Area Design



Invasive Species Removal

The Phase 1 improvements will include the removal of invasive species in specific locations on the properties because these species impact the ecologically value and would detract from the recreational experience. An increasing number of invasive species are causing significant adverse impacts to natural habitat and species.²² According to Oregon's Invasive Species Council, next to habitat loss, invasive species pose the greatest threat to the survival of native biota in the United States and other areas around the world.²³ The negative impact invasives have on the national economy is estimated as high as \$127 billion annually, and increasing.²⁴

The Log Boom and Fish Eddy picnic areas, river viewing areas, and new soft surface through the Fish Eddy property are all high priority areas for invasive species removal. These improvements will require approximately 80,000 square feet of invasive species removal. Chapter 6 includes a more detailed description of the invasive species and the possible methods of removal.

Restoration and Resource Protection

Phase 1 will include the enhancement and restoration of two significant natural areas identified in the *Scoping Report*. The selection of these two areas for the first phase of restoration was based on the high value of the ecosystem processes these habitats perform.²⁵ The first area is a specific portion of the Cottonwood Riparian vegetative community along the Willamette River. This specific area is approximately 140,000 square feet, located along the river between the log boom and skidder ramp structures (see Map 4-2). This area will be enhanced through invasive species removal and protected for its ecological value.

The second area is the seasonal wetland located on the Fish Eddy property along the east bank of Willow Creek (see Map 4-2). The Fish Eddy wetland merits restoration because of the valuable functions this habitat performs. Some of these functions include storing floodwaters, improving water quality, and providing habitat to a variety of species.²⁶ This area, identified in the *Scoping Report*, is approximately 107,000

²² Environmental Protection Agency. 2004. Invasive Species. Oceans, Coasts, Estuaries. http://www.epa.gov/owow/invasive_species/intro.html

²³ Oregon Invasive Species Council. Oregon Department of Agriculture. 2004. http://www.oda.state.or.us/plant/Inv_spp/

²⁴ The Nature Conservancy. 2004. <http://nature.org/initiatives/invasivespecies/features/index.html> 2004

²⁵ Campbell, Bruce. 2004. *Restoring Rare habitats in the Willamette Valley. A landowners Guide for Restoring Oak Woodlands, Wetlands, Prairies and Bottomland hardwood and Riparian Forests.*

²⁶ Environmental Protection Agency. 2002. Office of Water, Wetlands and Watersheds. Functions and Values of Wetlands. EPA 842-F-01-002c. March

square feet in size. Phase 1 will include the restoration and enhancement of the seasonal wetland in its current location. This activity will also prepare the wetland for possible use as a stormwater management area. The restoration and enhancement program for the wetland will involve the removal of invasive reed canary grass and planting of the area with native wetland and riparian vegetation.

Phase 2: Enhancement

Phase 2 focuses on the “enhancement” of improvements and activities undertaken in the previous phase. These are medium priority improvements that are proposed during a second five-year period after Phase 1 (see Map 4-3). The following sections summarize the Phase 2 improvements.

Access Improvements

The existing gates along the old logging road and the entrance area for the maintenance road on the Fish Eddy will be enhanced. Bollards will be used in place of the existing gates to allow easy access to walkers, joggers, and bikers (see Figure 4-6). The bollards will still allow emergency and maintenance vehicular access to both properties.

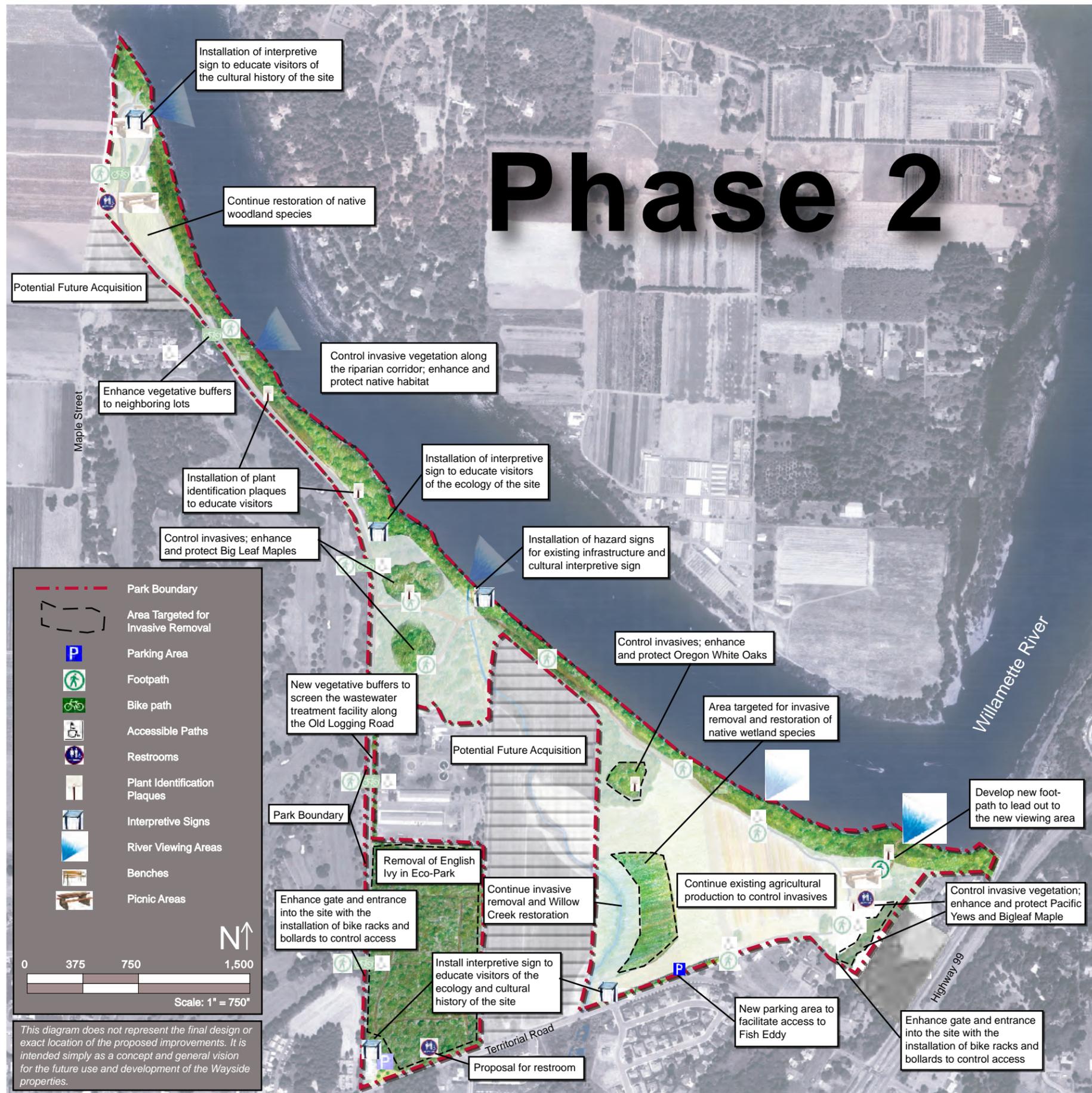
Figure 4-6. Access Improvements



Willamette River Viewing Area

The final viewing station will be developed east of the Fish Eddy picnic area. The development of this viewing station will occur in Phase 2 because it requires significant invasive species removal and the development of a secondary trail from the main trail servicing the picnic area. The development of this viewing station will be sensitive to the critical riparian habitat. Benches are the only amenities proposed for this viewing station.

Phase 2



Legend

- Park Boundary
- Area Targeted for Invasive Removal
- Parking Area
- Footpath
- Bike path
- Accessible Paths
- Restrooms
- Plant Identification Plaques
- Interpretive Signs
- River Viewing Areas
- Benches
- Picnic Areas

Scale: 1" = 750'

This diagram does not represent the final design or exact location of the proposed improvements. It is intended simply as a concept and general vision for the future use and development of the Wayside properties.

Restroom Facilities

Phase 2 includes the development of restroom facilities in three separate locations on the properties. Restrooms facilities will be developed next to the Log Boom and Fish Eddy picnic areas and one will be located within Eco-Park (see Map 4-3). The restrooms facilities are a necessary part of enhancing those amenities proposed in Phase 1.

Invasive Species Removal

Invasive species removal will occur at a few key locations proposed for specific improvements in Phase 2 and in some additional significant natural areas identified in the *Scoping Report*. The areas identified for interpretive and educational signage, Fish Eddy parking lot, restroom facilities, and the additional viewing station will all require invasive species removal as part of each improvement (see Map 4-3). In addition, seven separate significant natural areas will require invasive removal (see Map 4-3). Removing invasives from these critical habitat areas will prevent biodiversity reduction and habitat alteration.²⁷

The first two significant natural areas targeted for invasive species removal are located directly north of the City's wastewater treatment plant. The Douglas fir, upland habitat in Eco Park is the third area, located between the City Shops and Territorial Road. The fourth natural area is located just east of the Three Sisters Ranch and north of the Fish Eddy wetland area. It is identified in the *Scoping Report* as valuable Oak woodland habitat, which encompasses approximately 26,912 square feet.

The Fish Eddy wetland area is the fifth area. The wetland restoration program will be expanded to convert a larger portion of the Fish Eddy property back to natural wetland habitat. This restoration will require additional invasive species removal activities. Wetlands are considered valuable because they clean the water, recharge water supplies, reduce flood risks, and provide fish and wildlife habitat. However, invasive species often interfere with some of these wetland functions.²⁸ Some invasives affect water quality directly, while others affect the land and native wetland species in ways that detract from the water quality functions.²⁹

The final two areas are located just south of the proposed Fish Eddy picnic area. This area contains valuable bigleaf maple and Pacific Yew old-growth trees. Invasive removal will total approximately 25,000 square feet in Phase 2.

²⁷ U.S. National Arboretum. 2003. Invasive Plants. <http://www.usna.usda.gov/Gardens/invasives.html>

²⁸ Environmental Protection Agency. 2001. Functions and Values of Wetlands. EPA 843-F-01-002c. September. http://www.epa.gov/owow/wetlands/facts/fun_val.pdf

²⁹ Environmental Protection Agency. 2004. Invasive Species. Oceans, Coasts, Estuaries. http://www.epa.gov/owow/invasive_species/

Restoration and Resource Protection

Restoration and resource protection activities will be extended to incorporate those seven areas identified in the invasive species removal section above. Restoration and resource protection activities will be extended to these seven areas because of their high ecological value.³⁰ The main focus of this restoration activity in six of these areas will be the invasive species removal. Additional restoration activities will be incorporated as it is determined necessary.

The Fish Eddy wetland is the one significant natural area that will require additional restoration activities. The area of the Fish Eddy property located directly east of the Phase 1 restoration will be converted to native wetland habitat. The intensive restoration program initiated in Phase 1 will be extended to this area including the removal of invasive reed canary grass and Himalayan blackberry and enhancement of 106,617 square feet with native wetland vegetation. The restoration program will continue to prepare the wetland for possible use as a stormwater management area.

Parking Assessment

Phase 2 will include the assessment of available parking on the Willamette Wayside properties. One parking area will already be available in the vicinity of Eco Park. If additional parking is necessary, the City will explore the development of a second parking area along the southern edge of the Fish Eddy parcel, on the north side of Territorial Road (see Figure 4-7).

Figure 4-7. Fish Eddy Park Area Design



If this parking area is developed it will be located an appropriate distance from Willow Creek (at least 450 feet). The final design of this parking area will incorporate permeable asphalt, bioswales, and vegetative

³⁰ Campbell, Bruce. 2004. *Restoring Rare habitats in the Willamette Valley. A landowners Guide for Restoring Oak Woodlands, Wetlands, Prairies and Bottomland hardwood and Riparian Forests.*

buffers to minimize environmental impacts. This parking area will serve the amenities on the Fish Eddy property.

Interpretive and Educational Signage

Interpretive and educational signs will be placed along the trail system to provide information about the cultural and ecological significance of the Willamette Wayside properties. The signs will be located near structures having historical significance (i.e. log boom and skidder ramp) (see Figure 4-8) and next to valuable native habitat and specific species (see Figure 4-9). This improvement will include 4 to 5 signs connected to historical and cultural information and 15 to 20 for ecological education.

Figure 4-8. Interpretive Sign Design



Figure 4-9. Educational Sign Design



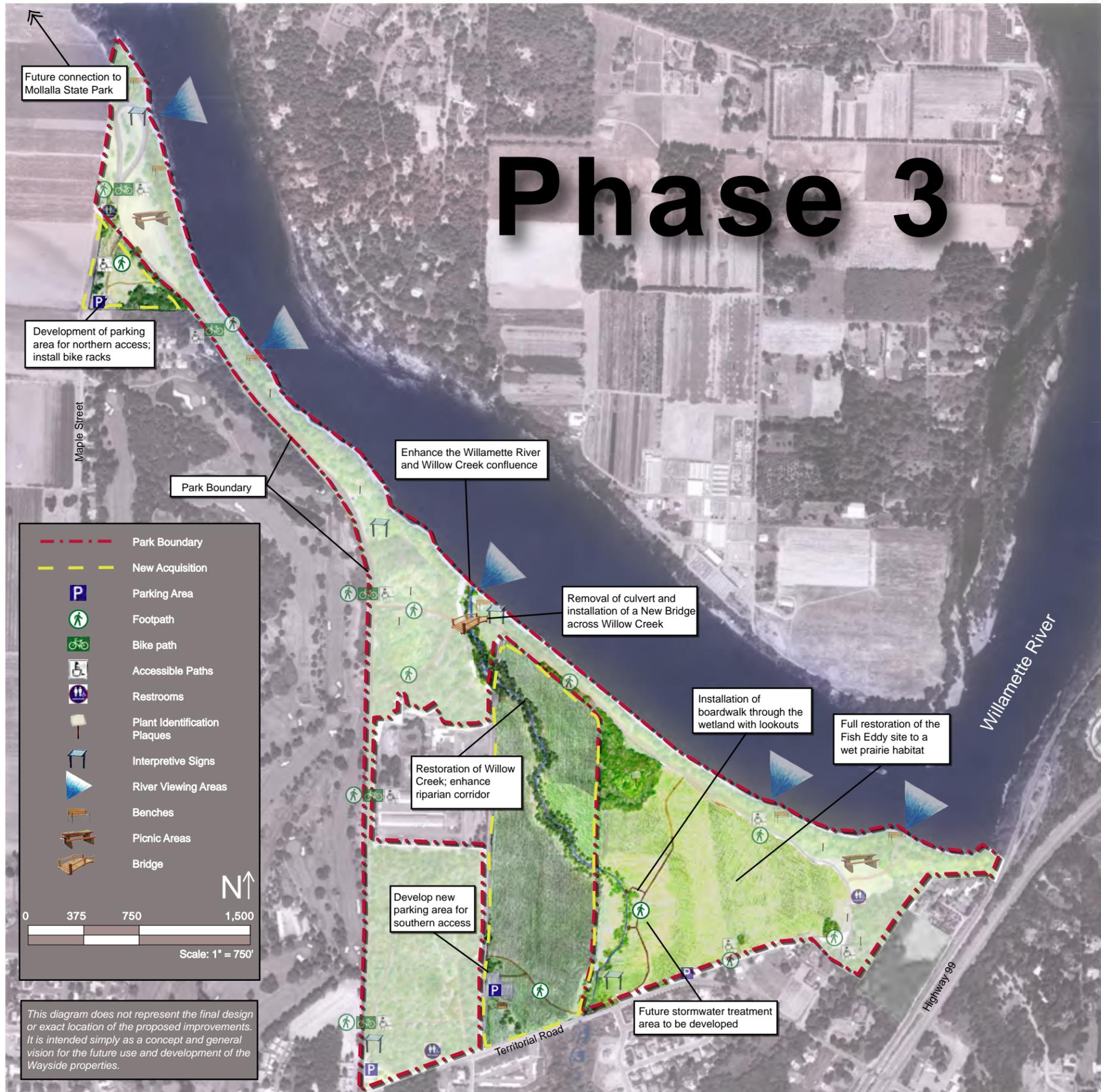
Vegetated Buffers

Native vegetative buffers will be planted in Phase 2 to screen and enhance the privacy and safety of adjacent property owners and to screen the wastewater facility from park users. The buffers to enhance the privacy of property owners will be located where private property is directly adjacent to the old logging road. This occurs in one area north of the Willamette Valley Country Club and south of the proposed Log Boom picnic area. The second area is located along the east edge of the old logging road adjacent to the wastewater treatment plant.

Phase 3: Long-Term Vision

Phase 3 emphasizes the creation of a “long-term vision” for the use and development of the Willamette Wayside properties. This phase includes long-term restoration and enhancement of significant natural areas and connecting the Willamette Wayside properties to other parks. Connectivity is a key component of the Canby park system as described in the Emerald necklace concept. These improvements are proposed for a ten-year period after Phase 2 (see Map 4-4). The following sections describe the Phase 3 improvements.

Phase 3



	Park Boundary
	New Acquisition
	Parking Area
	Footpath
	Bike path
	Accessible Paths
	Restrooms
	Plant Identification Plaques
	Interpretive Signs
	River Viewing Areas
	Benches
	Picnic Areas
	Bridge

0 375 750 1,500
Scale: 1" = 750'

This diagram does not represent the final design or exact location of the proposed improvements. It is intended simply as a concept and general vision for the future use and development of the Wayside properties.

Fish Eddy Wetland Restoration

The remaining areas on the Fish Eddy property will be restored to native habitat. The existing agricultural land on the Fish Eddy property will be phased out and the majority of which will be restored to a native seasonal wetland/wet prairie habitat (see Figure 4-10).

Figure 4-10. Fish Eddy Wetland Design



This area will involve approximately 1,435,000 square feet. Restoring this wetland will bring numerous benefits to the surrounding ecosystem through the many ecosystem functions wetlands perform.^{31, 32}

Stormwater Management

The management of runoff and stormwater is one of the main benefits and natural functions of wetland habitat. Wetlands function like natural sponges, storing, cleaning, and slowly releasing water. An acre of wetland habitat can store between 1.0 and 1.5 million gallons of floodwater.³³ The ability of wetlands to store stormwater reduces the risk of costly property damage, which has obvious economic value to us. For example, the U.S. Army Corps of Engineers found that protecting wetlands along the Charles River in Boston, Massachusetts, saved \$17 million in potential flood damage.³⁴

³¹ Environmental Protection Agency. 2002. Office of Water, Wetlands and Watersheds. *Functions and Values of Wetlands*. EPA 842-F-01-002c. March.

³² Campbell, Bruce. 2004. *Restoring Rare habitats in the Willamette Valley. A landowners Guide for Restoring Oak Woodlands, Wetlands, Prairies and Bottomland hardwood and Riparian Forests*.

³³ Environmental Protection Agency. 2001. Functions and Values of Wetlands. EPA 843-F-01-002c. September. http://www.epa.gov/owow/wetlands/facts/fun_val.pdf

³⁴ Environmental Protection Agency. 2001. Functions and Values of Wetlands. EPA 843-F-01-002c. September. http://www.epa.gov/owow/wetlands/facts/fun_val.pdf.

Wetlands also filter runoff from nearby streets, lawns, and other surfaces during rain events. When runoff reaches the wetland, water moves around plants, allowing suspended sediment to drop out and settle to the wetland floor. The sediment is then absorbed and filtered by plant roots and microorganisms in the soil. This filtration process removes much of the water's nutrient and pollutant load before it leaves the wetland.³⁵

The Fish Eddy wetland will be used as a future location to naturally manage stormwater originating on properties south of Territorial Road. The Fish Eddy wetland will filter stormwater before it reaches the Willamette River. The City will conduct further study to determine the balance between the size of the wetland and amount of stormwater it can manage. Therefore, this conceptual plan does not provide an approximation of the total land area used for stormwater management.

Wetland Trail/Boardwalk

A trail/boardwalk is also proposed for the Fish Eddy wetland during Phase 3. A boardwalk, elevating users above the wetland habitat, will be developed in extremely wet and unstable areas (see Figure 4-11).

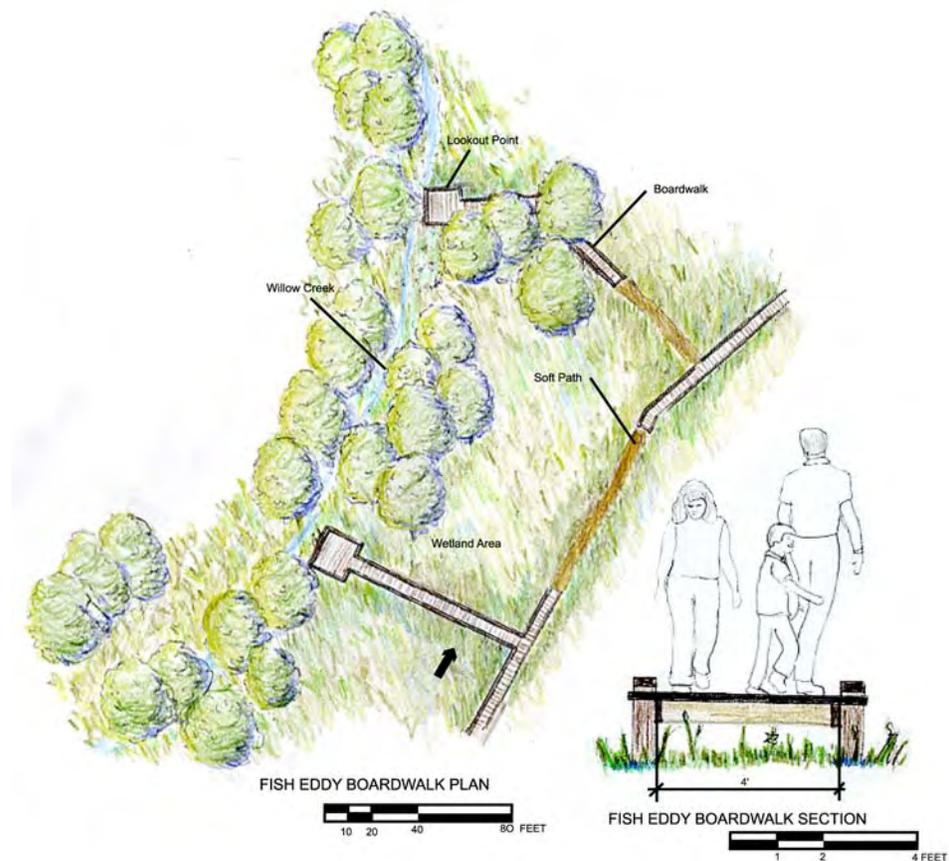
Figure 4-11. Fish Eddy Wetland Boardwalk Design



A soft surface trail will be used in dryer, less ecologically sensitive areas. Figure 4-12 shows a potential plan and cross section of the Fish Eddy trail/boardwalk. The trail/boardwalk will include approximately 0.50 to 0.75 miles of new trail. This brings the total length of improved trail on the existing Willamette Wayside properties to approximately 5 miles (total does not include existing trails in Eco Park or those proposed on properties labeled for potential future acquisition).

³⁵ Environmental Protection Agency. 2001. Functions and Values of Wetlands. EPA 843-F-01-002c. September. http://www.epa.gov/owow/wetlands/facts/fun_val.pdf.

Figure 4-12. Fish Eddy Wetland Boardwalk Conceptual Design



Willow Creek Improvements

Phase 3 also proposes several activities to enhance the ecological value of Willow Creek. The first proposal is to remove the two culverts along Willow Creek north of the City Shops and south of the skidder ramp. Culverts act as major barriers to fish and other aquatic life and also impair natural hydrology.³⁶ The existing culvert at the confluence of Willow Creek and the Willamette River does not currently work, creating a barrier between the two bodies of water. This is one of the culverts proposed for removal. The second culvert is located further south, up-stream where an existing trail crosses the creek. This proposal is to replace this culvert with a new pedestrian bridge (see Figure 4-13).

³⁶ Roni, P; Beechie et al. 2002. "Northwest Watersheds." *North American Journal of Fisheries Management*. Vol. 22, no. 1, pp. 1-20.

Figure 4-13. Willow Creek Bridge Design



Unlike culverts, bridges are not detrimental to fish, aquatic life, or natural hydrology.³⁷ The proposed bridge will accommodate all of the uses allowed on the soft surface trails. Additional study is required to determine the necessary steps and feasibility of removing the culverts.

Acquisition

Since park and open space areas add significantly to quality of life, the City of Canby remains focused on providing additional land to its current park and open space system. Moreover, the City will continue to pursue opportunities to connect existing parks, consistent with the Emerald Necklace concept. The location and configuration of the Willamette Wayside properties presents opportunities to add to the city's park system and Emerald Necklace. During this master planning process two parcels of adjacent property were identified for potential future acquisition (see Map 4-4). The acquisition of these parcels would allow for additional improvements thus expanding the overall value of the Willamette Wayside properties. The parcels could also be used to provide support facilities such as parking and staging areas, access points, and restrooms for the improvements proposed in this Conceptual Plan. The City understands that the acquisition of these properties is completely contingent upon if and when they become available.

The first parcel for potential future acquisition is the triangular shaped parcel located north of the Maple Street dead-end and south of the log boom structure (see Map 4-4). This parcel would provide the

³⁷ Gillespie, G. et. al. 2002. "Design standards for improving fish habitat management." Canadian Manuscript Rep. *Fish Aquatic Science*. no. 2592, 87 pp.

opportunity to develop a parking area for the Log Boom picnic area and direct ADA access.

The second parcel is the Three Sisters Ranch, located between the Log Boom and Fish Eddy properties. The acquisition of this property would allow for a full restoration and enhancement of Willow Creek south of Territorial Road; the development of an additional parking/staging area; and additional multi-use trails.

A potential linkage consistent with the Emerald Necklace concept was also identified during the master planning process. This link is a connection along the Willamette River, between the northwestern end of the Log Boom parcel and Molalla River State Park to the west. This connection would further enhance the recreational and open space opportunities provided by the Willamette Wayside properties and Canby park system.

Parking Area

Phase 3 includes two new parking areas proposed in the properties identified for potential future acquisition. The first parking area is proposed for the parcel located at the north end of Maple Street, just south of the Log Boom picnic area. This area will provide direct access to the northern section of the Willamette Wayside properties. The second parking area is proposed for the Three Sisters Ranch, located between the Log Boom and Fish Eddy properties. This parking area will strengthen access to the southern end of the Willamette Wayside properties.

Trail Network

If the Three Sister Ranch becomes available, a trail system will be developed to connect Eco Park with the Fish Eddy. The soft surface trail will strengthen connectivity and expand the existing trail system. The trail system will also be connected to the parking area proposed for the property.

Equestrian Trails

Equestrian use was another recreational activity proposed by some participants during the community workshops. A more detailed assessment will need to occur in Phase 3 before siting any potential equestrian trails through the Willamette Wayside properties. Determining the needs and desires of existing users and surrounding residents, as well as assessing whether or not this is an appropriate use will need to be established prior to development. A variety of research shows that if the trail system is designed appropriately, it is rare for equestrian users to conflict with other trail activities.^{38, 39} It is crucial

³⁸ Withers, Ken. 2002. Atlantic States Gay Rodeo Association. Tips for “Multi-user” Trail Riders. www.asgra.org/education/horsesnbikers.htm.

³⁹ American Trails. 2001. <http://www.americantrails.org/resources/ManageMaintain/horseuseMaybrook.pdf>.

that equestrian use on the site not compromise the safety of existing park users.

The following design guidelines should be considered when developing trails to incorporate equestrian use. First, an on-site assessment of the property will need to occur for site-specific placement of an equestrian trail. Research has shown that equestrian trails should range from 3-4 feet wide for a single line of use and 8-10 feet for side-by-side use.^{40, 41, 42} The equestrian trail design should also incorporate vertical vegetation clearance of 10-12 feet on both sides of the trails.^{43, 44}

Education and awareness are also an essential component in decreasing conflicts between equestrian and other trail users.^{45, 46} Information and rules should be posted to inform trail users of appropriate etiquette on multiple use trails.^{47, 48, 49}

⁴⁰ US Department of Transportation. Federal Highway Administration. <http://www.fhwa.dot.gov/environment/conflicts/conf3.htm>

⁴¹ Sahale, LCC. <http://www.sahale.com/trail%20design.htm>

⁴² Personal communication. Ms. Bonnie Stockman, Chair of North Valley Chapter-Oregon Equestrian Trails. June 7th, 2004.

⁴³ Stanford Area Trails. 2001. <http://www.stanfordtrails.com/trailplanstandards.html>

⁴⁴ Sahale, LCC. <http://www.sahale.com/trail%20design.htm>

⁴⁵ Kelly, Michael. 1998. Horse Symposium, Clemson University. American Trails. <http://www.americantrails.org/resources/ManageMaintain/mgmtEqKelley.html>

⁴⁶ Personal communication. Ms. Bonnie Stockman, Chair of North Valley Chapter-Oregon Equestrian Trails. June 7th, 2004.

⁴⁷ Withers, Ken. 2002. Atlantic States Gay Rodeo Association. <http://www.asgra.org/education/horsesnbikers.htm>

⁴⁸ South Carolina Department of Parks, Recreation and Tourism. 2003. South Carolina State Trails Program. <http://www.sctrails.net>

⁴⁹ Personal communication. Ms. Bonnie Stockman, Chair of North Valley Chapter-Oregon Equestrian Trails. June 7th, 2004.

Chapter 5

Capital Improvement Program

The Conceptual Plan presented in Chapter 4 provides a broad vision for the future development of the Willamette Wayside properties. However, the actual implementation of the proposed improvements requires more detailed information, which is presented in this chapter in the form of a Capital Improvement Program (CIP). The purpose of the CIP is to provide the City of Canby with a capital-budgeting tool that identifies cost-estimates, potential funding sources, and prioritizes the proposed Willamette Wayside capital improvements.

The CIP is intended to guide the implementation of the proposed capital improvements for each phase of the Willamette Wayside's development. Capital improvements include projects developed as permanent improvements to the Willamette Wayside properties, thus enhancing its role as a recreational and open space resource for the residents of Canby. Examples of capital improvements proposed for the properties include trails, restrooms, picnic areas, and parking areas.

Process

The CIP implements the Willamette Wayside concept plan. Like the concept plan, the CIP reflects input by citizens during the community workshops, by members of the Canby Parks and Recreation Advisory Board, and by the Willamette Wayside Steering Committee. Thus, the improvements reflect of the community's vision for use and development of the Willamette Wayside properties.

One of the primary reasons for the CIP is to provide rough cost estimates for proposed improvements. CPW developed cost estimates using R.S. Means Building Construction Cost Data (2004), Preferred Construction, Inc., Composting Toilet Systems, NW Builders Network, and various other manufacturers. The cost estimates reflect the most current data that is available, the most recent from 2004. While the CIP represents the best available data at the time this plan was completed, it is intended to provide rough cost estimates. Thus, the City should develop more detailed cost estimates for improvements based on detailed architectural or engineering designs prior to developing improvements. Moreover, because the estimates are in 2004 dollars, estimates should be updated to reflect inflation.

The CIP also identifies potential funding sources for each improvement based on in the strategies described in Chapter 7, and Appendix D.

The improvements in the CIP are prioritized by the three development phases presented in the Conceptual Plan. The phases are as follows:

- Phase 1: includes the highest priority short-term improvements proposed in the first five years of development. The emphasis of Phase 1 improvements is to create “destinations”. The majority of the capital improvements proposed for the Willamette Wayside properties occur during this phase.
- Phase 2: includes medium priority improvements proposed during a five-year period after Phase 1. The emphasis in Phase 2 is on the “enhancement” of improvements and activities proposed in the previous phase.
- Phase 3: includes the long-term improvements, proposed during a ten-year period after Phase 2. The emphasis in Phase 3 is on extending a “long-term vision” for the continued development of the Willamette Wayside properties.

Table 5-1 provides a general list of the capital improvements proposed during each of the three development phases. Map 5-1 then shows the general location of each of these improvements.

Table 5-1. Capital Improvements in Each Development Phase

Phase 1: Fiscal Years 2005-2010		Phase 2: Fiscal Years 2010-2015		Phase 3: Fiscal Years 2015-2025	
ID Code	Improvement	ID Code	Improvement	ID Code	Improvement
T1	Hard surface trail, Log Boom	RR1	Restroom, Log Boom Picnic Area	BW	Boardwalk, Fish Eddy
T2	Soft surface - multi-use trails, located throughout	RR2	Restroom 2, Fish Eddy Picnic Area	FB	Foot Bridge, Willow Creek
T3	Compacted gravel path, Fish Eddy	RR3	Restroom 3, Eco Park	A	New Acquisition, Three Sisters Ranch and Log Boom South Extension
P1	Picnic Area, Log Boom	B1	Access Improvements, Eco Park Entrance	T5	Soft surface trail, between Eco Park and Fish Eddy
P2	Picnic Area, Fish Eddy	B2	Access Improvements, Fish Eddy Entrance	T6	Compacted Gravel Trail, Parking Area to Log Boom Trail
RV1	River Viewing Station 1	S	Interpretive and Educational Signage	T7	Soft surface trail, Parking Area to Log Boom Trail
RV2	River Viewing Station 2	RV5	Viewing Point 5	PA2	Develop Parking Area, Three Sisters Ranch
RV3	River Viewing Station 3	VB1	Vegetative Buffer, Log Boom Neighborhood	PA3	Develop Parking Area, Log Boom South Extension
RV4	River Viewing Station 4	VB2	Vegetative Buffer, Wastewater Treatment Facility		
PA1	Enhance Existing Parking Area, Eco Park	T4	New Footpath to Viewing Point 5		

Capital Improvement Program

Table 5-2 shows the cost summary for implementing the capital improvements in each of the three development phases. Phase 1 improvements are estimated to be between \$83,500 and \$109,700; Phase 2 between \$70,800 and \$89,680; and Phase 3 between \$89,320 and \$124,320. The total estimated cost of all capital improvements is estimated at \$243,620 to \$323,700.

Table 5-2. Capital Improvement Program, Cost Summary

Development Phase	Cost Estimate (FY 2004 Dollars)
Phase 1: Year 1-5	\$83,500 - 109,700
Phase 2: Year 6-10	\$70,800 - 89,680
Phase 3: Year 11-20	\$89,320 - 124,320
TOTAL	\$243,620 - 323,700

Table 5-3 presents a list of specific capital improvements proposed for the Willamette Wayside properties. The CIP includes a description proposed quantity, cost per unit, and total cost for each proposed improvement. Subtotals are provided for each phase and a grand total for all three phases is listed at the end of the CIP. Source information for each cost estimate and potential funding sources are also provided for each improvement. The cost estimates in Table 5-3 are rough; the City should consult with local contractors before beginning these projects.

Table 5-3. Capital Improvement Program for the Wayside Properties

Phase 1: Capital Improvement Program for the Willamette Wayside Properties				
(In FY 2004 Dollars)				
Capital Improvement Description	Cost per Unit*	Total Cost Estimate**	Source of Cost Estimate***	Funding Source
Picnic Area 1				
Picnic Table - recycled plastic (ADA compliant), 8' long- 6 ct.	\$633/Ea	\$3,800	NW Builders Network, www.nwbuildnet.com	SDC, Local Government Grant, Community Stewardship Grant
Stationary charcoal grill- raised- 3 ct.	\$184/Ea	\$550	The Park Catalog, www.theparkcatalog.com	SDC, Local Government Grant, Community Stewardship Grant
Wood Chips- under tables- 42 SY	\$2.65/SY	\$110	RS Means, p. 84	SDC, Local Government Grant, Community Stewardship Grant
Picnic Area 2				
Picnic Table - recycled plastic (ADA compliant), 8' long- 6 ct.	\$633/Ea	\$3,800	NW Builders Network, www.nwbuildnet.com	SDC, Local Government Grant, Community Stewardship Grant
Stationary charcoal grill- raised- 3 ct.	\$184/Ea	\$550	The Park Catalog, www.theparkcatalog.com	SDC, Local Government Grant, Community Stewardship Grant
Wood Chips- under tables- 42 SY (2" deep)	\$2.65/SY	\$110	RS Means, p. 84	SDC, Local Government Grant, Community Stewardship Grant
Waste Management				
Dog Waste Station- 3 ct. (bags- 800 ct- \$40)	\$72/Ea	\$215	JJB Solutions, www.jjbsolutions.com	SDC, Local Government Grant
Trash Receptacle & Lid- 32 gallon trash receptacle, ribbed steel & flat top lid with 16" diameter hole- 5 ct.	\$334/Ea	\$1,670	The Park Catalog, www.theparkcatalog.com	SDC, Local Government Grant
Logging Road Trail (1.36 mi)				
Asphalt - covers range of possible types (Binder course 2" to 4" thick) - 8,222 SY	\$3.57 - \$6.76/SY	\$29,350 - \$55,380	RS Means, p. 69	SDC, Recreation Trail Grant, Local Government Grant, Community Stewardship Grant, TEA-21 funding
Aged bark- 3,288 SY	\$3.71/SY	\$12,200	RS Means, p. 69	SDC, Recreation Trail Grant, Local Government Grant, Community Stewardship Grant, TEA-21 funding

Phase 1: Capital Improvement Program for the Willamette Wayside Properties				
(In FY 2004 Dollars)				
Capital Improvement Description	Cost per Unit*	Total Cost Estimate**	Source of Cost Estimate***	Funding Source
Compacted Gravel- 2,177 SY	\$13.14/SY	\$28,600	RS Means, p. 69	SDC, Recreation Trail Grant, Local Government Grant, Community Stewardship Grant, TEA-21 funding
Viewing Points 1 to 4 Bench- steel frame, fir seat, 8' long- 4 ct	\$628/Ea	\$2,510	RS Means, p. 81	SDC, Local Government Grant, Community Stewardship Grant, Donations
	PHASE 1 TOTAL	\$83,500 - \$109,700		

Phase 2: Capital Improvement Program for the Willamette Wayside Properties

(In FY 2004 Dollars)

Capital Improvement Description	Cost per Unit*	Total Cost Estimate**	Source of Cost Estimate***	Funding Source
Restrooms Restroom building with 1 composting toilet- Cost is less if local contractor supplies materials for restroom building- 3 ct.	\$18,610 - \$20,500/Ea	\$55,800 - \$61,500	Composting Toilet Systems, Inc. www.comtoilet.com	SDC, Local Government Grant
Viewing Point 5 Bench- steel frame, fir seat, 8' long- 1 ct	\$628/Ea	\$630	RS Means, p. 81	SDC, Local Government Grant, Community Stewardship Grant, Donations
Entrance- Eco Park Bollard- Concrete filled/paint, 8' L x 4' D hole, 6" diam- 4 ct.	\$237/Ea	\$950	RS Means, p. 80	SDC, Local Government Grant
Bike rack- 10' long, permanent- 1 ct.	\$464/Ea	\$465	RS Means, p. 81	SDC, Local Government Grant, TEA-21 funding
Entrance- Territorial Road Bollard- Concrete filled/paint, 8' L x 4' D hole, 6" diam- 4 ct.	\$237/Ea	\$950	RS Means, p. 80	SDC, Local Government Grant
Bike rack- 10' long, permanent- 1 ct.	\$464/Ea	\$465	RS Means, p. 81	SDC, Local Government Grant, TEA-21 funding
Signage City Park Sign @ entrance- 36" x 48", cast bronze, does not include lettering- 1 ct.	\$3,464/Ea	\$3,465	RS Means, p. 324	SDC, Local Government Grant, Community Stewardship Grant, Donations
Tree/shrub Identification Plaques- UV-protected plastic, laser engraved lettering- 20 ct.	depends on quantity, size, and engraving	depends on quantity, size, and engraving	Plaque Maker, www.plaquemaker.com	SDC, Local Government Grant, Community Stewardship Grant, Donations

Phase 2: Capital Improvement Program for the Willamette Wayside Properties				
(In FY 2004 Dollars)				
Capital Improvement Description	Cost per Unit*	Total Cost Estimate**	Source of Cost Estimate***	Funding Source
Historical Interpretive Sign- 5 ct.	\$150/Ea	\$750	Enviro Signs, www.envirosigns.com	SDC, Local Government Grant, Community Stewardship Grant, Donations
Liability signs	depends on quantity and type	depends on quantity and type	Signs Direct, http://standard-signs.com	SDC, Local Government Grant
Parking Area- Territorial Road Paving materials				
Permeable concrete (1080 SY)- Macadam penetration crushed stone, 2-4 gal. Per SY, 4-8" thick	\$2.95 - \$11.44/SY	\$3,190 - \$12,360	RS Means, p. 69	SDC, Local Government Grant
Light post- 20' to 40' high, aluminum pole- 4ct.	\$937 - \$1,940/Ea	\$3,750 - \$7,760	RS Means, p. 486	SDC, Local Government Grant
Bracket Arm for light post- 4 ct.	\$385/4 ct.	\$385	RS Means, p. 487	SDC, Local Government Grant
Vegetative Buffer Woodland species- 83,440 SF	varies	varies	Local nurseries	SDC, Local Government Grant
	PHASE 2 TOTAL****	\$70,800 - \$89,680		

Phase 3: Capital Improvement Program for the Willamette Wayside Properties				
(In FY 2004 Dollars)				
Capital Improvement Description	Cost per Unit*	Total Cost Estimate**	Source of Cost Estimate***	Funding Source
Trails Fish Eddy Boardwalk Path- wood, 4' x 12' planks pressure treated, 8' x 8' pressure treated posts- total size: 4' wide x 700' long	\$100 - \$150/LF	\$70,000 - \$105,000	Preferred Construction, Inc., Springfield, OR	SDC, Recreation Trail Grant, Local Government Grant, Community Stewardship Grant, TEA-21 funding, Donations
Willow Creek Pedestrian Bridge- basic, weatherized steel finish, ironwood decking, horizontal safety rail, AISC design criteria- 120 SF	\$150/SF	\$18,000	Continental Bridge www.continentalbridge.com	SDC, Local Government Grant, TEA-21 funding, Donations
Trail connecting Eco Park and Fish Eddy- Bark mulch- 356 SY total	\$3.71/SY	\$1,320	RS Means, p. 69	SDC, Recreation Trail Grant, Local Government Grant, Community Stewardship Grant, TEA-21 funding
	PHASE 3 TOTAL	\$89,320 - \$124,320		

*Cost estimate includes labor, equipment, and, where applicable and/or available, shipping

**Total cost estimates rounded off to nearest 5 and 10

***Based on RS Means Building Construction Cost Data 2004, 62nd Annual Edition, unless otherwise noted

****Does not include costs for estimates that depend on quantity, size, engraving, and type and estimates that vary

Chapter 7

Funding Strategies

The City of Canby should use a combination of funding sources to implement the capital improvements and maintenance and operation activities proposed in this Master Plan. This chapter describes potential funding strategies for the development, management, and restoration of the Willamette Wayside properties. The strategies focus on funding sources not currently utilized by the City. Therefore, the strategies do not include those previously identified in the *City of Canby Park and Recreation Master Plan* update (2000) and *Canby Park and Open Space Acquisition Plan* (2002).

The City should use these strategies to supplement the existing parks budget and to quicken the implementation of the improvements proposed for the Willamette Wayside properties. The completion of the improvements in the Capital Improvement Program is estimated to cost between \$250,000 and \$325,000 in 2004 dollars. This includes between \$84,000 and \$110,000 in Phase 1, \$71,000 and \$90,000 in Phase 2, and \$89,000 and \$124,000 in Phase 3. Maintenance and operations will require an additional \$313,000, and restoration costs will cost between \$12,000 and \$124,000. Appendix D, Funding Sources, provides contact information and additional detail on the strategies presented in this chapter.

Recommendations

Participants at the community workshops expressed support for the use of some specific funding sources. The recommended funding strategies in this chapter include the majority of those suggested by the participants. The strategies include donations, volunteers, partnerships, grants, and land trusts. These strategies are a collection of funding sources from federal, state, local, and private organizations (i.e. foundations, donations, corporate, etc.). The following strategies are divided into the three main improvement areas proposed in the previous chapters. The improvement areas include capital improvements, operations and maintenance, and restoration.

Capital Improvements

Capital improvements include projects developed as permanent amenities to the Willamette Wayside properties. The initial development of picnic tables, trails, and restrooms are classified as capital improvements.

System Development Charges

The City should use system development charges (SDC), as described in Chapter 4 of the Canby's *Park Acquisition Plan*, as a funding source for some of the capital improvements on the Willamette Wayside properties. The SDC ordinance is updated at least every five years, and used exclusively for capital improvements.

Donations

Canby residents value the presence and condition of city parks. The community survey conducted as part of the Park and Recreation Master Plan update (2000) showed that over 92% of the respondents felt that parks are either "very important" or "somewhat important". To demonstrate commitment to parks, businesses and individual residents may be willing to contribute monetary donations to develop and maintain the Willamette Wayside properties.

The City should continue to seek monetary donations from residents and local businesses. There are many strategies for courting donations. The City can explain to potential donors that contributions build strong public relations, a healthy community, and employee moral. In addition, it is important to note that tax considerations are often the primary reason for contemplating a major donation. The City can use signage on the properties to acknowledge individuals that gave their support, which may encourage other organizations to do the same in the future. Donations are not provided as a means for funding capital improvements in the City's *Park and Recreation Master Plan*.

Grants

Oregon State Parks and Recreation Department

The City can utilize grants from the Oregon State Parks and Recreation Department's (OPRD) as a resource for funding both capital improvements and maintenance and operations on the Wayside properties. This is a recommended funding source in the City's *Park and Recreation Master Plan* and *Acquisition Plan*. In addition to the Federal Land and Water Conservation Fund mentioned in these plans, two other grants are available through OPRD that could fund capital improvements. These include the following:

1. *Recreation Trail Grants* assist in the maintenance, development, acquisition, and construction of new and existing trails. Grant recipients are required to provide a minimum match of 20%. Projects must be completed and costs billed within two years of project authorization. Canby can use this funding source for construction of new trails in the Log Boom and Fish Eddy sites.
2. *Local Government Grants* utilize revenue from the state lottery for land acquisition, development, and rehabilitation projects for park and recreation areas and facilities. The grants provide funding assistance up to 50% of the total cost needed for the improvements. Cities and

park districts with populations of more than 5,000 are eligible. Small and large grant requests are available based on the scope of the project. Small grant requests are for projects that do not exceed \$50,000 and/or a \$25,000 grant request. Large grants can also be requested up to \$250,000.

These grant funds are available once every two years, and fund availability is contingent upon Legislative approval of OPRD's budget. The next year the grants are available will be 2005. This funding source can be used for any of the capital improvements specified in the capital improvement program such as trails, restrooms, and viewing stations.

Oregon Youth Conservation Corps

The Oregon Youth Conservation Corps (OYCC) is another useful resource for one time projects and the continued maintenance of those projects. OYCC offers grants and pairs students up with organizations to assist with the construction of trails, disability access ramps, fences, picnic areas, the restoration/preservation of wetlands, stream banks, critical habitat areas for endangered species and other wildlife, and historical and cultural sites. This resource is described in greater detail in *Canby's Park and Recreation Master Plan*, and in Appendix C of the *Acquisition Plan*. The OYCC is offering the following two grants in 2004-2005:

1. *Community Stewardship Grant* provides funding to alternative education programs that offer Oregon youth hands-on experience on conservation, environmental management, and community service projects. Community service projects on the Willamette Wayside properties could include helping with the installation of interpretive signage, trail construction, picnic areas, and viewing stations.
2. *Summer Conservation Grant* funds programs that traditionally run through the summer months to provide work-skill opportunities for Oregon youth through conservation and community service projects. This source can be used to implement a variety of capital improvements on the Wayside.

U.S. Department of Transportation

The City should explore the reauthorization of the Transportation Equity Act for the 21st Century (TEA-21), for funding to improve the old logging road and other portions of the trail system. TEA-21 authorized federal funding for state surface transportation programs including highways, highway safety, and transit for the 6-year period between 1998-2003. TEA-21 expired in 2003 and Congress is attempting to complete a reauthorization of the same legislation. The proposed reauthorization will provide transportation funding to states for similar transportation projects. Funding for parks and connections will include:

- Bicycle transportation and pedestrian walkways;

- Recreational trails program;
- National Scenic Byways Program;
- Transportation and Community and System Preservation Pilot.

Operations and Maintenance

The on-going maintenance and operation of capital improvements will also require funding. As described in Chapter 5, maintenance and operation activities include cleaning restrooms, emptying trash receptacles, and other on-going tasks.

City staff generally conducts the maintenance and operation of city parks; however, it is recommended that the City find volunteers to help with these tasks. Grants, and partnerships can also be used to help cover the cost of the operations.

Volunteers

In the community workshops it was suggested that youth, particularly Canby High School students, could perform maintenance and restoration tasks in conjunction with their school’s curriculum. In exchange for volunteering, the youth learn about wetland functions, critical natural areas, flora and fauna, storm water management, and local history. A few participants in the workshops also expressed a willingness to help with operations especially connected to organizing and conducting neighborhood watch or safety checks of the properties.

In addition to volunteers, the City can use grants offered by the Oregon State Parks Recreation Department and the Oregon Youth Conservation Corps as described under CIP funding strategies.

Partnerships

Northwest Youth Corp

Northwest Youth Corps (NYC) is a job training, alternative/outdoor education, employment, and youth development organization that has served over 7,700 young people since it was established in 1984. Like the Oregon Youth Conservation Corp., the Northwest Youth Corps consists of youth that can help with a variety of activities on the Wayside properties. A fee, determined by the extent of the work, is associated with hiring a crew. The NYC is a partnership not included in either the *Park and Recreation Master Plan* or the *Acquisition Plan*.

Adopt-a-Park

The City may also want to consider an “adopt-a-park” program as suggested in the *Park and Recreation Master Plan*. Using an adopt-a-trail program could relieve the city of some financial burden associated with maintenance and operations while also generating citizen pride in city parks. Volunteers in this program could perform litter and vandalism removal, painting, and invasive species removal. A number

of participants during the community workshops also generated this idea and expressed willingness to join such a program.

Restoration

Restoration of the Willamette Wayside properties will include removing invasive species, restoring the wetland, and planting native plant species. Restoration activities will require extensive labor, especially to remove invasive species. The Master Plan recommends the use of volunteers and partnerships to perform restoration activities rather than relying on city staff. Grants are also available for funding restoration activities.

Volunteers can include community members, high school students, the Oregon Youth Conservation Corp., and the Northwest Youth Corp. In addition to being used for the CIP and operation and maintenance, the Oregon State Parks Department grants can also be used for the restoration of critical habitat areas.

Volunteers

Solve Oregon Litter and Vandalism

Solve Oregon Litter and Vandalism (SOLV) is a non-profit organization that may be useful in recruiting volunteers. SOLV brings together government agencies, businesses, and volunteers in programs and projects to enhance the livability of Oregon. The City can use SOLV to help organize work parties for the removal of invasive species and for planting natives. The City would be responsible for organizing the event, and SOLV would supply the volunteers. This funding resource has not been mentioned in any of Canby's previous plans.

Grants

American Greenways Grants

The American Greenway Grants are generated through a partnership between the Eastman Kodak Company, the Conservation Fund, and the National Geographic Society. The grants are intended for the planning and design of greenways in communities throughout the United States. This grant would be useful for designing and implementing a restoration plan for the Willamette River Greenway, Fish Eddy wetland, and other critical habitats. The City's *Park and Recreation Master Plan* and Appendix D of this plan contain additional detail about this grant.

U.S. Environmental Protection Agency

The Environmental Protection Agency (EPA) can also assist with restoration activities. EPA's mission is to protect human health and to safeguard the natural environment — air, water, and land — upon which life depends. For 30 years, EPA has been working for a cleaner, healthier environment for the American people.

The EPA has previously provided grants to fund environmental education, environmental justice, wastewater management and clean water, pollution prevention, and sustainable development EPA Grant topics are updated annually. Grants for Oregon can be found under EPA's Region 10 website. EPA is offering a Wetland Program Development Grant this year that will assist with the protection and enhancement of wetlands in Oregon. This grant could be particularly useful for restoring the Fish Eddy. EPA grants could assist with invasive species removal, stormwater management, restoring critical natural areas.

Metro-Greenspace Program

Metro, the regional government of the Portland Metropolitan Area, provides two grants through the Greenspace program that emphasize environmental education, habitat enhancement, and watershed health. The grants are offered in a partnership with the U.S. Fish and Wildlife Service and are also explained in the City's *Acquisition Plan*. These grants both offer opportunities to fund restoration activities on the properties. The Greenspace grants include the following:

1. *Environmental Education* grants include up to \$10,000 available to build comprehensive environmental education programs around urban natural areas that encourage field and hands-on learning experiences for people of all ages. The City could use this funding to help develop a program that includes both education of residents and restoration of the properties.
2. *Conservation and Restoration* grants up to \$30,000 are available through for a wide array of projects and programs designed to address high priority fish and wildlife conservation issues. This grant could be used to fund the restoration of a variety of habitats on the Wayside properties including riparian areas along the Willamette River.

Oregon Watershed and Enhancement Board

OWEB administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians who seek to create and maintain healthy watersheds. OWEB provides grants to fund a variety of watershed issues including upland erosion control, land and/or water acquisition, vegetation management, watershed education, and stream habitat enhancement. No specific grant descriptions are available; all grants proposals are considered at time of application. OWEB grants will be useful for removing invasive species and restoring the Fish Eddy wetland. This funding vehicle is also found in Canby's *Park and Recreation Master Plan* and can also be used to acquire additional land for parks and open space.

Partnerships

Clackamas River Basin Council

The City could also seek a partnership with the Clackamas River Basin Council. The council creates partnerships to help improve fish and wildlife habitat and improve the quality of life for people who live, work, and recreate in the watershed. They currently offer the Streamside Stewards Program, which enables qualified agencies/organizations to obtain free trees for riparian restoration projects that enhance fish and wildlife habitat. This source has not been suggested in either of Canby's plans, but would be useful for removing invasive species and restoring habitats throughout the Wayside properties, particularly along riparian zones and in the Fish Eddy wetland.

Land Acquisition

The City and participants during the community workshops have identified various properties adjacent to the Wayside as potential land to acquire. Future land can be acquired through donations, dedications, land/property exchanges, or purchase. Chapter 4 of the *Acquisition Plan* describes potential funding sources and lists the steps to consider in accepting donated/dedicated land.

Canby can explore partnerships with the Department of Fish and Wildlife, Canby's Historical Society, Nature Conservancy, Oregon State Parks and Recreation Department, the Northwest Land Conservation Trust, Three Rivers Land Conservancy, and the Bonneville Environmental Foundation as potential avenues for land acquisition. These and other approaches are described in greater detail in Canby's *Acquisition Plan* and in Appendix D of this master plan.

Appendix A

Willamette Wayside

Scoping Report

The City's purchase agreement for the Fish Eddy property required the development of a Master Plan for future development and management of the property. The scoping report that follows provides baseline data and identifies key issues for the City to consider in preparing a Master Plan for the properties.

Scoping Report:

City of Canby Willamette Wayside Properties

Final Report for:

City of Canby
182 N. Holly Street
Canby, Oregon 97403

Prepared by:

Community Planning Workshop

Community Service Center
1209 University of Oregon
Eugene, OR 97403-1209
Phone: (541) 431-1753

<http://darkwing.uoregon.edu/~cpw>

October/2003



Special Thanks & Acknowledgements

The Community Planning Workshop would like to thank the following individuals for their assistance in the production of the report. City Staff: Matilda Deas and Beth Saul; Advisory Committee Members: Ron Campbell, Kathy Shinn, Ron Wright, Jeff Snyder, Leonard Walker, Tom Ferrin, Peggy Sigler, Mark Triebwasser, Bob Trappe, Esther Nelson, and Julie Smith.

Project Manager:

Justin Grishkin

Research Team:

Rachel Guedon

Heather Nicole Leatherbury

Robert Richardson

Tim Shinanbarger

Jennifer Woodbridge

Project Advisors:

Bob Parker – Community Planning Workshop

Jerry Diethelm – UO Dept. of Landscape Architecture

Table of Contents

Chapter 1: Introduction.....	1
Background	1
Purpose	2
Methods.....	2
Organization of this report	3
Chapter 2: Physical Context.....	4
Boundaries and Structures.....	5
Existing Roads and Access Points.....	8
Chapter 3: Site Inventory	11
Historical Vegetation	11
Existing Vegetation.....	13
Wildlife.....	17
Topography & Hydrology.....	18
Critical Natural/Habitat Areas	22
Restrictive Landscapes	25
Conclusions.....	26
Chapter 4: Regional Inventory	27
Immediate Connections.....	27
Neighborhoods and City Parks.....	30
Chapter 5: Stakeholder Interviews	34
Stakeholders	34
Interview Questions.....	34
Themes	35
Summary of Findings	39
Chapter 6: Site and Regional Evaluation	41
Site Evaluation	41
Regional Evaluation	43
Preliminary Priorities	48

Chapter 1

Introduction

Background

The City of Canby has invested considerable effort in planning and developing its park system over the past decade. For example in 2000, the City completed an update of the Parks Master Plan. In 2002, the City completed a parks acquisition plan which includes a long-term strategy for acquisition of park and open space lands in and around the City.

The *Canby Parks and Open Space Acquisition Plan* identified several opportunities for land acquisition north of the present urban growth boundary (UGB) extending to the Willamette River. The Canby Log Boom site was one of the sites targeted for acquisition. The Logging Boom site includes a concrete skidding ramp, some river pilings, and the old logging road that stretches through Canby to the river. This site and its associated facilities attest to Canby's timber legacy.

In 2001 and 2002, the City of Canby purchased the logging road and the property at the old log boom through partnerships with other agencies. The City purchased the first section of road with park development funds matched by an Oregon Parks Department Local Grant. It acquired the rest of the property up to the old log boom through the partnering efforts of the Trust for Public Land, the Bonneville Power Administration, the State of Oregon Parks and Recreation Department, and the Oregon Department of Fish and Wildlife. The partnerships resulted in \$500,000 of grant money, which the City matched with \$400,000 of park development funds to complete the acquisition. This set of properties was identified in the acquisition plan as the Willamette Wayside.

In 2002, OPRD added to the Willamette Wayside properties by donating 80 acres of parkland along the Willamette River known as the "Fish Eddy" property. The land is between North Territorial Road and the river. The initial vision for the Fish Eddy property was that about 20 acres along the Willamette River will be set aside as river corridor, wildlife habitat, trails, and open space. In that vision, the City will use part of the remaining acreage as a natural area for storm water reclamation.

The City added the Willamette Wayside properties to its existing parkland in the context of a City Park Master Plan. Canby is now working with its partner agencies to incorporate the log boom and Fish Eddy sites into a network of parkland to serve city residents and other community members.

Purpose

The City's purchase agreement for the Fish Eddy property requires the development of a Master Plan for future development and management of the property. The City, however intends to develop a detailed Site Master Plan for both the Fish Eddy and Log Boom properties (hereafter referred to as the Willamette Wayside properties) that will guide future development and management efforts. This scoping report provides baseline data and identifies key issues for the City to consider in preparing a Master Plan for the properties. This document also includes a work program for conducting the master-planning process. This report is not the master plan.

City staff members and others who plan for the Willamette Wayside properties must consider the property in relationship to city, state, and adjacent properties in order to recognize key opportunities for the City to pursue. In surveys and interviews conducted for the Park Master Plan update and the Parks Acquisition Plan, city residents said it's important to link parks to neighborhoods, schools and other public facilities. Opportunities exist to link the Willamette Wayside properties with other city-owned sites and with Molalla River State Park. These linkages are consistent with the "Emerald Necklace" concept described in the Canby Park Acquisition Plan. The Willamette Wayside Properties would form the northeast corner of such a "necklace" around the City. The total Willamette River frontage controlled by the City now extends nearly a mile.

Beyond providing data specific to the Log Boom and Fish Eddy properties, this report identifies legal, ecological, and other issues that could affect the City's ability to link the properties with other parks or facilities.

Methods

To identify potential ecological, recreational, and transportation linkages, CPW conducted a regional level landscape evaluation using GIS data, aerial photographs, and site visits. CPW then conducted a detailed site inventory and evaluation of the Willamette Wayside Properties. Using existing data, site visits and an inspection of the riverbank by boat, CPW inventoried roads, structures and other built facilities, conservation easements and other property restrictions, vegetation, wildlife and wildlife habitat, topography, critical natural areas, access, and existing use of the site and of nearby properties.

City of Canby staff members established an Advisory Committee that includes city residents and representatives from partner agencies. City staff members also identified a list of stakeholders that includes owners of properties adjacent to Willamette Wayside properties. CPW conducted interviews with these stakeholders to identify key issues and priorities.

CPW facilitated monthly meetings with the Advisory Committee and used the inventory information to identify issues and recognize site opportunities and constraints. The Advisory Committee's input is included in this report.

In addition to preparing this scoping report, CPW worked with city staff and the project Advisory Committee to develop a work program for conducting the master plan process.

Organization of this report

The remainder of this report is organized into five chapters:

Chapter 2 presents the general physical context of Wayside properties at the site scale as well as the larger, city-wide scale. This includes the physical infrastructure such as parcel boundaries, existing structures, roads, and access points.

Chapter 3 provides the results of CPW's site inventory, identifying and evaluating a variety of physical characteristics including historical and existing vegetation, topography and hydrology, and critical natural areas.

Chapter 4 provides the results of CPW's regional inventory, focusing on how the Wayside properties interact with surrounding land uses and potential park and open space network linkages.

Chapter 5 presents the results from stakeholder interviews conducted by CPW to identify perceived opportunities and constraints for use of the Wayside properties as well as possibilities for a regional park and open space linkages.

Chapter 6 synthesizes the above results into a series of key findings to be considered in the development of a Site Master Plan for Wayside properties.

Chapter 2

Physical Context

This chapter provides the general physical context of Wayside properties prior to the more detailed ecological inventory that follows in the succeeding chapter. The purpose of this chapter is to provide baseline data and maps to orient those unfamiliar with the property by first looking at property boundaries, surrounding properties, existing structures, roads, and access points.

The Wayside properties are located north of Canby's city limits and Urban Growth Boundary along the southern bank of the Willamette River. Wayside is comprised of two properties that were acquired independently of one another: the Log Boom and Fish Eddy properties. The Log Boom property is a narrow strip of about 20 acres of land that contains the corridor for the road bed of the Molalla Forest Road, also known as Old Logging Road. This road is now a pedestrian and bicycle path, known as Logging Road Trail, extending north from the City of Canby into the Log Boom property.

To provide the basic physical context as well as a more detailed inventory, the analysis of Wayside property is divided into three areas: Log Boom, Fish Eddy, and River's Edge (see Figure 2-1). The distinctions are based on location, land use within the areas, how and when the land was acquired, and on specific vegetation and topography.

Figure 2-1. Wayside properties – Area boundaries



Source: CPW, 2003

Boundaries and Structures

The size, location, boundaries, adjacent property owners, and existing structures for each sub-area of Wayside properties are detailed in the following paragraphs and the figures that accompany them.

Log Boom

The Log Boom area is approximately 20 acres. The Willamette River bounds the Log Boom along the northern and eastern edges of the property. To the south, the Sewerage Facilities and the Eco Park border the property. The boundary of the water treatment facility is fenced. The western edge of the property is bounded by a variety of land uses, including private farmland, developed and undeveloped residential property, and the Willamette Valley Country Club Golf Course. There is a fence along the Golf Course, as well as a series of fences around several single-family resident homes at the northern edge of the Willamette Valley Country Club. The boundary between the Log Boom Area and the undeveloped residential property owned by the Knutsons is less evident; however, there are mature oaks that are planted along the edge of the two properties. A farm road on the

Montecucco's property forms part of the western most edge of the Log Boom Area [see Figure 2-2].

Existing structures in the log boom area include the gates along the Old Logging Road, the cement pad by the log boom and the chain link fence that runs along the southern edge of the loop trail that cuts off from the Old Logging Road. Figure 2-2 identifies existing structures and adjacent properties in the Log Boom area.

Figure 2-2. Adjacent properties and existing structures: Log Boom



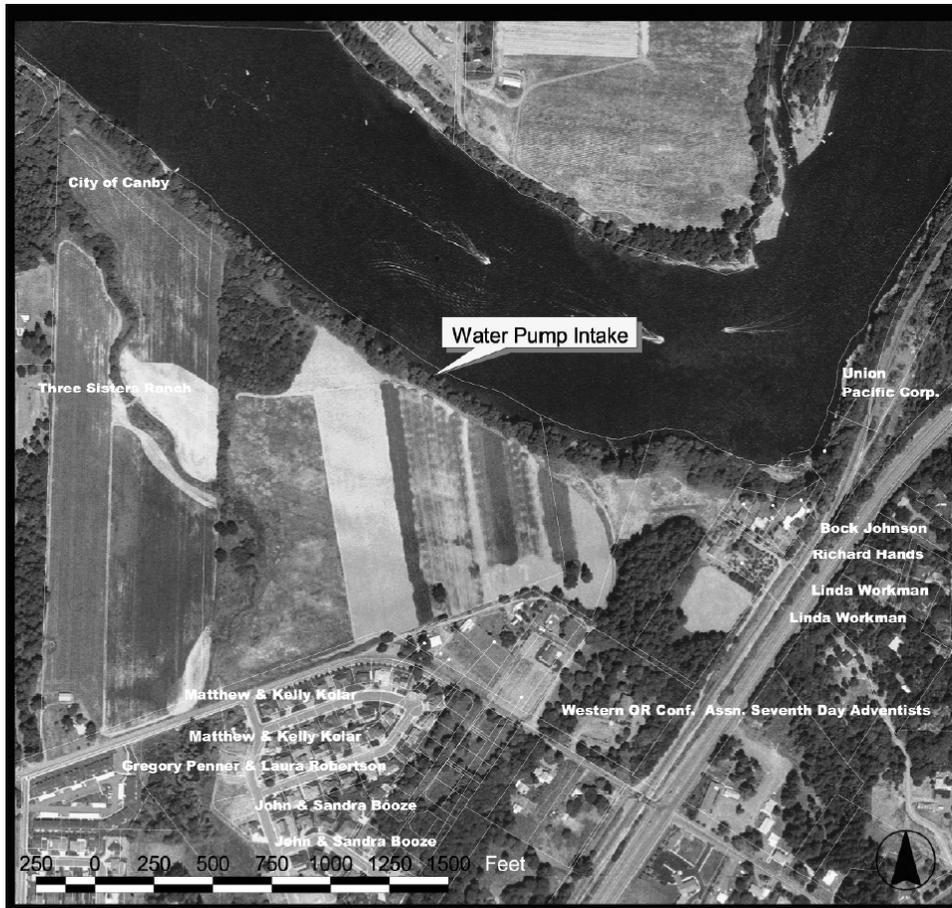
Source: CPW, 2003

Fish Eddy

The Fish Eddy site is approximately 80 acres. Private property, Territorial Road and Highway 99, and the Willamette River bound the Fish Eddy property. The Three Sisters Ranch forms the western

most boundary of the Fish Eddy site. The Willamette River forms the northern boundary of the site. Along the southern edge, Fish Eddy borders both Territorial Road and Territorial Place. An old fence defines the property line between the Seventh Day Adventists church and the Fish Eddy property. The railroad tracks and the road leading to Dutch Vista, as well as private lots form the boundary on the eastern edge. There are no know existing structures in the Fish Eddy area. Figure 2-3 identifies properties adjacent to the Fish Eddy site.

Figure 2-3. Adjacent properties and existing structures, Fish Eddy



Source: CPW, 2003

River's Edge

The River's Edge area, shown in Figure 2-2 above, is defined by the Willamette River's edge and riparian habitat along the bank of the river. Distinct riparian vegetative communities and steep topography with slopes of 20 percent or higher within the area define the boundary of the River's Edge. It was created as a separate area because of its significant importance to the area, given the unique and abundant ecology at this interface of water and land.

There are several existing structures along the River's Edge area. These structures include the log boom, the skidder ramp, and two

water intake pump points. The log boom and skidder ramp are by the Log Boom Area. These structures are no longer in use. One water intake pump is close to the Fish Eddy area and is used for agricultural purposes. The other water intake pump is by the Log Boom Area on riverside property owned by the Willamette Valley Country Club.

Existing Roads and Access Points

A number of roads provide access to and through the Wayside properties. It is important to inventory these transportation routes to determine how to manage site access and link the Wayside properties to other city and regional amenities.

Log Boom

The Old Logging Road, also labeled as Molalla Forest Road, is the main road that accesses the Log Boom Area. This road begins at Territorial Rd with an adjacent parking lot, moves through the site and ends in a loop at the historic log boom. The road (Garden Rd) by the West-Bell Properties development, beginning at Territorial Rd is paved and is about 22 ft wide. Further up, the road is paved with a combination of gravel and compacted soil and remains about 22 ft wide. The entire road is about 7,500 ft long. There is also a path that is north of the Sewage Facility that can be reached via the Old Logging Road. The path forms a loop that passes by the skidder ramp at the northern end of the route. The northern part of the path is overgrown. The first part of the southern edge of the loop is paved and transitions into compacted soil at the point where there is a gate in the chain link fence which runs along the path. The length of the path is about 1,900 feet.

The Old Logging Road or Molalla Forest Road is the main access to the Log Boom Area. Access can also be gained through the Eco Park, agricultural land to the north as well as from the river. Major transportation routes to the Wayside properties include Territorial Road and Hwy 99 (1st street). Figure 2-4 highlights the roads and access points for the Log Boom area.

Figure 2-4. Existing access and roads, Log Boom



Source: CPW, 2003

Fish Eddy

Fish Eddy has one main road that runs through the site. The road is informal and consists of two tire tracks of compacted soil. The road starts at the intersection of Spitz and Territorial Place and sweeps along the northern edge of the agricultural area and ends by the densely vegetated area at the northwestern corner of the Fish Eddy Site. Farmers and farm laborers primarily use the road. It is about 10 ft. wide and 2,200 feet in length. Access to the Fish Eddy site is primarily gained through Spitz Road as well as some areas along Territorial Place. The River's Edge is accessed through Molalla Forest Rd in the Log Boom Area and Spitz Rd in Fish Eddy. Also, access to the River's Edge Area can be gained from the Willamette River via

boat transportation. Figure 2-5 identifies roads and access points for the Fish Eddy area.

Figure 2-5. Existing access and roads, Fish Eddy



Source: CPW, 2003

Chapter 3

Site Inventory

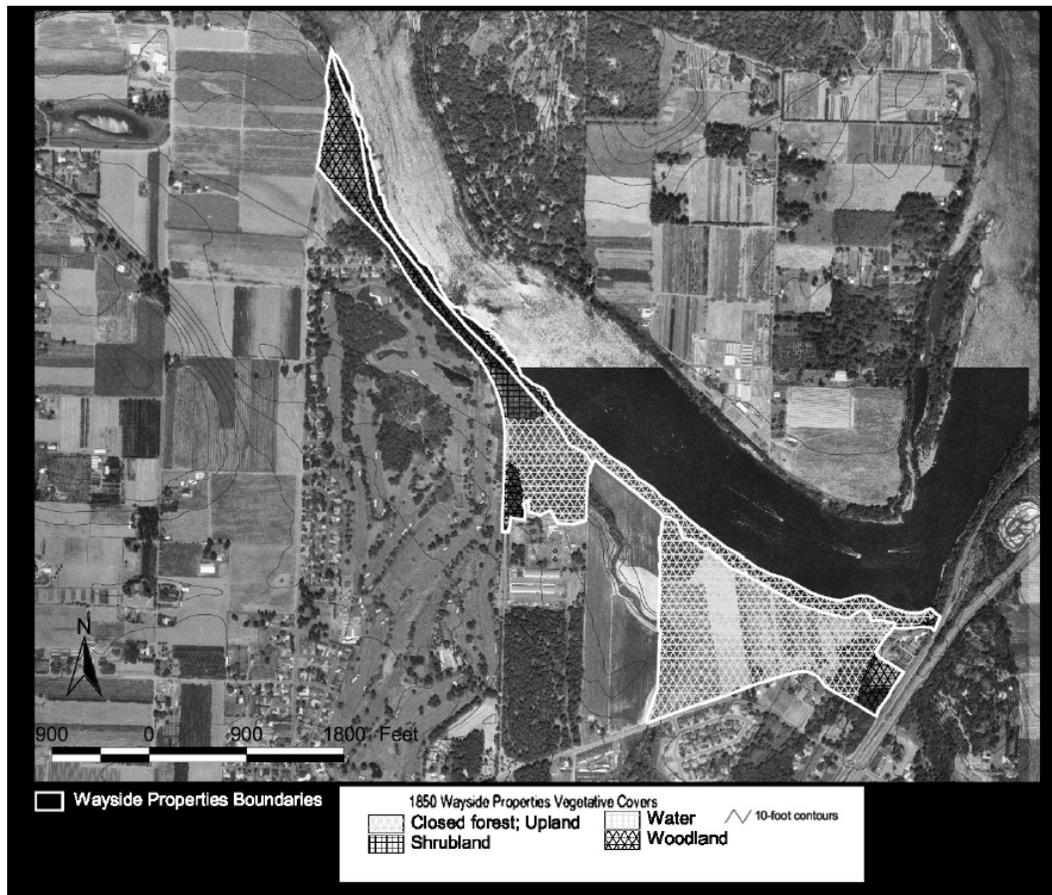
CPW created the Wayside properties inventory by compiling Geographic Information Systems (GIS) data from the City of Canby, the Pacific Northwest Ecosystem Research Consortium, and other sources, by researching documents, conservation easements and projects from other agencies, conducted interviews and by conducting field surveys to verify, ground-truth and identify communities and areas on the property. The inventory is categorized first by theme, then further divided by the three distinct locations within Wayside Property: Log Boom, Fish Eddy, and River's Edge.

Historical Vegetation

Understanding what vegetative communities existed historically in the Wayside area provides insight into how the landscape functioned ecologically and how it has after settlement. This information helps identify native vegetation and wildlife, which are often important and attractive elements for passive recreation in parks and open spaces.

Pre-settlement vegetation information was obtained and reviewed from The Willamette River Basin Planning Atlas 2nd Edition data online from the Pacific Northwest Ecosystem Research Consortium website, <http://oregonstate.edu/Dept/pnw-erc/>. Figure 3-1 identifies vegetative communities in the Wayside area circa 1850.

Figure 3-1. Vegetative communities of Wayside, 1850



Source: CPW, 2003

Log Boom

Several communities existed here in 1851, including:

- *Upland closed forest*, which is a mesic mixed conifer forest with mostly deciduous understory. Key tree species may include Douglas fir, Western Hemlock, Red Cedar, Grand Fir, Bigleaf Maple, Yew, Dogwood, White Oak, and Red Alder;
- *Shrubland*, which consists of willow swamp, sometimes with Ninebark, including riparian stands on gravel or sand bars. It may contain small amounts of Ash; and
- *Woodland*, which is a Douglas fir woodland often with Bigleaf Maple, Alder or Dogwood. No Oak, Hemlock or Cedar. Brushy undergrowth includes Hazel, Vine Maple, young Douglas fir, Bracken Fern, etc.

Fish Eddy

In 1851 two major plant communities, *Upland closed forest* and *Woodland*, existed in this area. Key species are mentioned in the above description.

River's Edge

Several communities existed along the riparian corridor in 1851, including: *Upland closed forest*, *Woodland*, and *Water*. The Water community includes bodies 1 or more chains across, including rivers, sloughs, ponds, beaver ponds, lakes, marshy lakes and bayous.

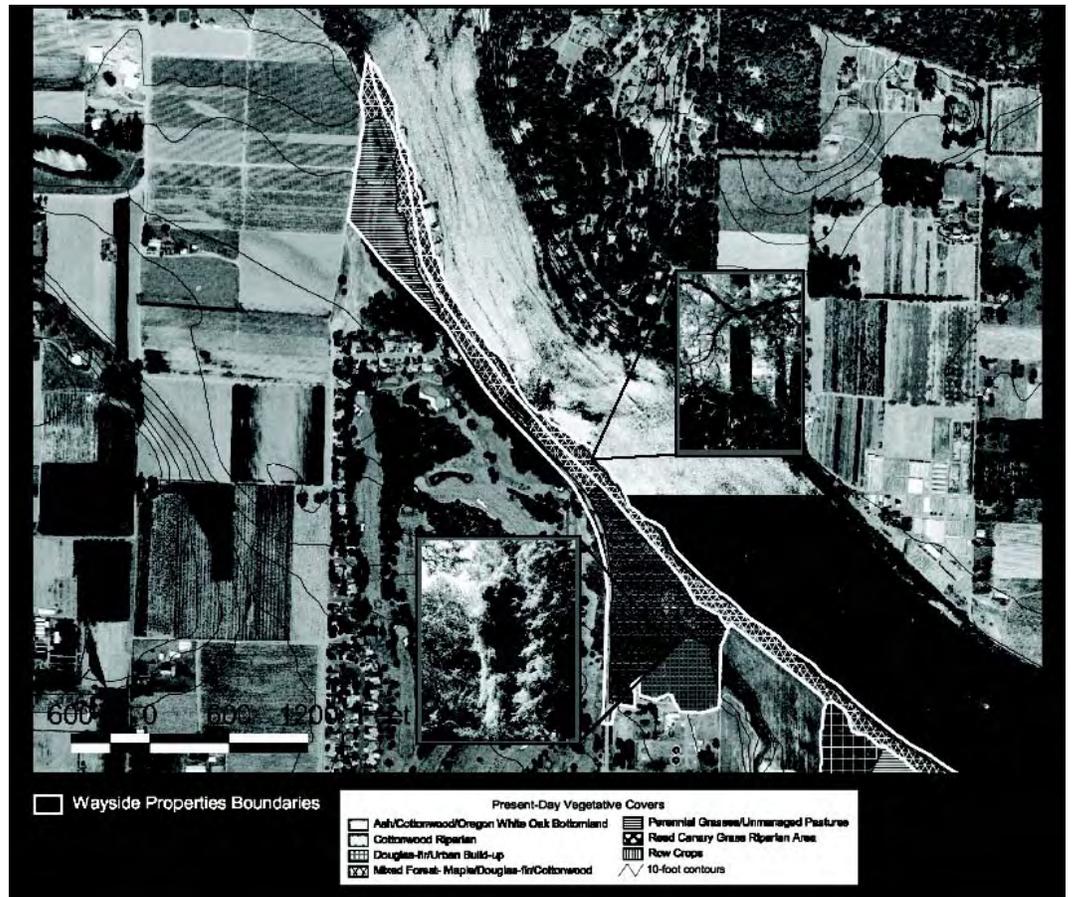
Upland closed forest and Woodland are described in the above Log Boom section.

Existing Vegetation

Comparing existing vegetation to native vegetation can help identify areas that have remained relatively unchanged or, conversely, areas that have undergone significant change. Each vegetative community has a number of distinct ecological functions in terms of providing habitat, environmental quality, and response to natural events.

Vegetative communities data was collected through field inventory and crosschecked with soil classifications for the area and with the Willamette Valley Land Use/Land Cover Map produced by Oregon Fish and Wildlife in collaboration with NW Region Habitat Conservation Section Ecological Analysis Center. Figure 3-2 detail the vegetative communities found in Wayside today.

Figure 3-2. Existing vegetation on Wayside properties



Log Boom

The Log Boom area is comprised of four primary vegetative communities including:

- *Cottonwood Riparian*: This community is found at the northerly most portion and the northeastern edge adjacent to the River's Edge area. Key species include Cottonwoods, Bigleaf Maple, Red Alder, Willow, Oregon Ash, and Douglas fir, with a canopy cover ranging from 70-85%. Other species, including understory, include Vine Maple, Elderberry, Indian-Plum, California Hazelnut, Common Snowberry, Sword Fern, Western Red Cedar, and Black Hawthorn.
- *Perennial Grasses/Unmanaged Pastures*: Found at the northwestern portion where the Molalla Forest Road is located. Key species are perennial grasses with 0-10% canopy cover. This open field has extensive invasive species including blackberries (80-90% of the area) and invasive grasses (40% of the area).
- *Mixed Forest - Maple/Douglas-fir/Cottonwood*: The Mixed Forest vegetative community is found in the southern portion of the Log Boom property. Key species include Douglas fir, Bigleaf Maple, Western Hemlock, Western Red Cedar, California Hazelnuts, and Walnut with a 70-90% canopy cover. Other species include Cherry trees, Indian-Plum, California Hazelnut, Common Snowberry, and Sword Fern. English Ivy is very prevalent in this area, particularly close to the trails.
- *Douglas-fir/Urban Build-up*: This community is found at the southeastern portion of the property near the city's facilities. Key species include Douglas fir, Bigleaf Maple, and Cherry trees with a 70-75% canopy cover. Other species include California Hazelnut, Common Snowberry, Sword Fern, Poison Oak, Thimbleberry, and Stinging Nettle. English Ivy is very prevalent in this area, particularly close to the trails.

Fish Eddy

Fish Eddy is comprised of five primary vegetative communities including.

- *Ash/Cottonwood/Oregon White Oak Bottomland*: Found in the northwestern corner of Fish Eddy Property. Key species include Oregon Ash, Oregon White Oak and Cottonwoods with a 80% canopy cover. Other species include Cascara, California Hazelnut, Common Snowberry, Rose species, and Sword Fern. There are substantial large Oregon Oaks here. English Ivy is suffocating the trees, along with a blackberry cover of approximately 75-80%.

- *Perennial Grasses/Unmanaged Pastures*: Several areas exist here including the hill and field next to Dutch Vista Road in the eastern half of Fish Eddy, an area to the east of the Ash Bottomland, and an area adjacent to the row crops and Willow Creek. Key species are perennial grasses with 0-10% canopy cover. Blackberries, Scotch Broom, Queen Anne's lace, and Reed Canary Grass exist in all of these areas. Key species on the hill in the eastern portion are perennial grasses, Vetch, Western Red Cedar and Douglas fir saplings. Other species in the hill area and Dutch Vista field include Chickory, Tarweed, Thistle, Queen Anne's lace, and Tansy. In the area near the Ash Bottomland other species include St. John's-Wort, Oxeye Daisy, Thistle, and Tansy. The area adjacent to Willow Creek includes some moisture-loving plants - Self-heal, sedges, and rushes, due to a seasonal wetland that exists here.
- *Reed Canary Grass Riparian Area*: This community is located in the western portion/Willow Creek area. Key species include Reed Canary Grass, Oregon Ash and Willow, with a 30-35% canopy cover. Other species include sedges and rushes. Reed Canary Grass is very extensive here comprising 90% of the ground cover.
- *Row Crops*: Found in the interior portion of Fish Eddy. It is comprised of agricultural crops. It was noted in the field that invasive species are not present here due to maintenance of the crops.
- *Douglas-fir/Urban Build-up*: This community is found in the southeastern most portion of Fish Eddy. Key species include Douglas fir, Bigleaf Maple, and Cherry trees with a 80-85% canopy cover. Other species include California Hazelnut, Common Snowberry, Sword Fern, Poison Oak, Thimbleberry, and Stinging Nettle. Of significance, two Pacific Yews are located near Sptiz Rd in the west-central portion of this community. Blackberries are a very prevalent understory, 80% cover, and English Ivy is problematic in the western portion of this community. The eastern portion of this particular community is critical native habitat with little infestation of invasive species.

River's Edge

The River's Edge is comprised of one primary vegetative community. It is the Cottonwood Riparian community, covering the banks all along the Willamette River. Key species include Cottonwoods, Bigleaf Maple, Red Alder, Willow, Oregon Ash, and Douglas fir, with a canopy cover ranging from 70-85%. Other species, including understory, include Vine Maple, Elderberry, Indian-Plum, California Hazelnut, Common Snowberry, Sword Fern, Western Red Cedar, and Black Hawthorn.

The riparian area along the Fish Eddy area is narrow, with row crops approximately 100 feet from the River's edge. Prime native understory habitat exists in the River's Edge to the east of the curve in the Molalla Forest Rd, adjacent to the Log Boom area. It is a functioning community of riparian understory including Vine Maple, Elderberry, Indian-plum, Sword Fern, Stinging Nettle, and other species.

Wildlife

Wildlife is an important element to consider in the master planning process for the Wayside properties. The presence of unique, rare, or even endangered species can be both an attraction for park users as well as a constraint on how the property is managed and developed.

According to a Supplemental Analysis for the Wildlife Mitigation Program Environmental Impact Statement (EIS) for the Canby Ferry Conservation Easement proposed by the Oregon Department of Fish and Wildlife and Bonneville Power Administration, species listed under the Endangered Species Act (ESA) known to exist in the vicinity of the Wayside Properties include Canada lynx, Northern spotted owl, chum salmon, steelhead, chinook salmon, golden Indian paintbrush, Willamette daisy, *Howellia*, Bradshaw lomatium, Kincaid's lupine, and Nelson's checker-mallow.

No listed species were observed on the site. Staff from the Oregon Department of Fish and Wildlife suggest that field surveys should be conducted to access whether there are remnant Western Pond Turtle habitats, particularly in the seasonal wetlands.

Log Boom

Existing wildlife species in the area include: coyote, bobcat, deer, rodents, owls, many songbird species, as well as Pileated Woodpecker, Red-tail Hawk, Bald Eagle, Cooper's Hawk, and Goshawk. A Pileated Woodpecker nest was observed in this area by Ron Wright of the Blue Heron Recreation District. During a site visit, CPW staff observed owl evidence (whitewash and pellets) and probable bobcat claw markings.

Fish Eddy

Existing wildlife species in the area include: coyote, fox, beavers, otter, bobcat, deer, rodents, owls, many songbird species, waterfowl, geese, as well as Red-tail Hawk, Bald Eagle, Cooper's Hawk, and Goshawk.

River's Edge

The Willamette River near the Wayside Property has some of the greatest diversity of fish species in the entire Willamette River Basin. *The Willamette River Basin Planning Atlas 2nd Edition* indicates 31-35 species of fish in this portion of the Willamette River, including 21-25 species of native species. There are many residential bird species

along this portion of the Willamette River, including: Osprey, Great Blue Heron, Red-tail Hawk, Bald Eagle, Cooper's Hawk, and Goshawk. Wildlife also includes beavers and the aforementioned species mentioned in the log boom and Fish Eddy areas.

Topography & Hydrology

It is important to consider the topography and hydrology of Wayside properties in the master planning process, as these natural features can pose constraints and restrictions on how the property is used. For example, the presence of steep slopes or property situated in the flood plain presents limitations for the types of amenities and improvements that can be made on the site. Understanding how the topography and hydrology interact on the site is also important to consider for maintenance and land management purposes such as storm-water collection and drainage.

Wayside Properties is located on the U.S. Geological Survey 7.5-Minute Quadrangle, Canby, Oregon, 1985. Percentages of slopes were derived from a 10-foot contour GIS coverage created by the City of Canby and from observation in the site on August 19, 2003. Hydrological information was collected through field inventory. Flood information was obtained from the Federal Emergency Management Agency, National Flood Insurance Program Flood Insurance Rate Map for Clackamas County, Oregon (Unincorporated Areas), Community Panel number 415588-0145 A, dated August 4, 1987(FIRM) as well as a GIS coverage of the 1996 flood extent.

Log Boom

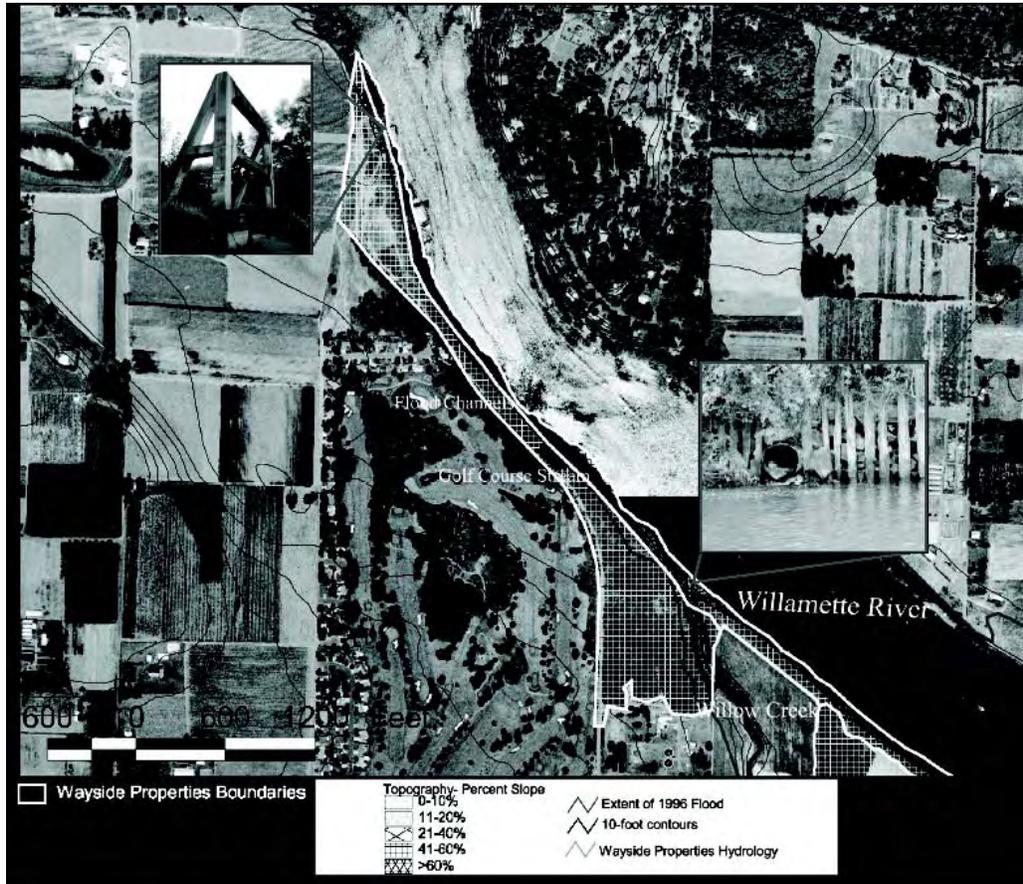
This area is relatively flat with an average elevation approximately 85 feet above Mean Sea Level (MSL). The northern and northwestern periphery slopes downward northeasterly towards the Willamette River. In the southeastern portion of the area the banks of Willow Creek slope down east and west towards the creek.

Willow Creek is a perennial stream located in the southeastern portion of the Log Boom. There is another unnamed perennial stream (now referred to as the Golf Course Stream) located northwest of Willow Creek in this area. From field observation, the stream originates in the country club property.

According to the FIRM, this area is comprised of two different flood levels. The southwestern portion near the facilities along with a small portion east of the loop in the Molalla Forest Rd in the northwest portion of the area is located in Flood Zone C, described as areas of minimal flooding. The rest of the Log Boom area adjacent to the River's Edge area is located in Flood Zone B, described as areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot; or where contributing drainage area is less than one square mile;

or areas protected by levees from the base flood. The southern area and a narrow northern area adjacent to the River's Edge were under water during the 1996 flood. Figure 3-3 shows the interaction between topography and hydrology in the Log Boom.

Figure 3-3. Topography and hydrology, Log Boom



Source: CPW, 2003

Fish Eddy

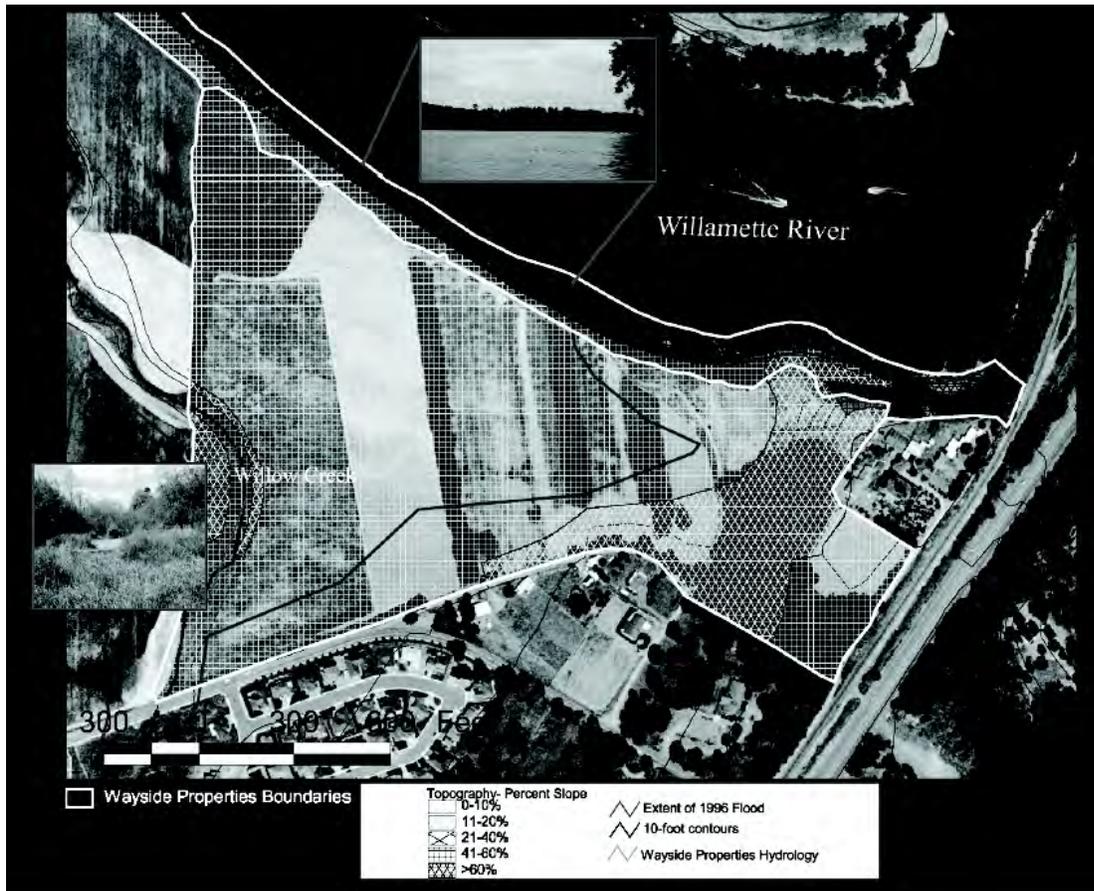
The interior portion of this area is relatively flat. The elevation is approximately 85 feet above MSL. The banks of Willow Creek are moderately sloped towards the creek from the east and west. A hill is located in the eastern portion of this area with a gradual slope downward to the north and west. The southeastern most portion of the area, adjacent to Dutch Vista Rd is relatively flat.

Willow Creek is the perennial stream located on the western boundary of this area. The channel has adequate sinuosity but has a very high silt load (high sedimentation). The left-descending bank has some riparian vegetation (Ash and Willow) but the right-descending bank is devoid of riparian vegetation except for invasive Reed Canary grass. The area surrounding Willow Creek and to the east into the fallowed fields is a seasonal wetland. Moisture-loving plants were

found here such as sedges and rushes, indicating water availability all year round.

According to the FIRM, this area is comprised of three different flood levels. The majority of this area, including the interior agricultural fields, is located in Flood Zone A17, described as areas of 100-year flood event in which base flood elevations and flood hazard factors have been determined. The southeastern portion of this area on top of the hill near Dutch Vista Rd is located in the Flood Zone C, minimal flooding. The rest of the portions in this area are located in Flood Zone B (described in Log Boom). The majority of this area was flooded during the 1996 flood. Figure 3-4 details the topography and hydrology for the Fish Eddy area.

Figure 3-4. Topography and hydrology, Fish Eddy



Source: CPW, 2003

River's Edge

The land in this area slopes steeply down to the north and northeast towards the Willamette River. The easternmost portion of this area is extremely steep with slopes above 60% (the elevation here ranges from approximately 60-140 feet above MSL). The average elevation along the Willamette River's edge is approximately 60 feet above MSL.

The Willamette River is the main body of water in this area. The left-descending bank, opposite the property, is developed with residential housing. The right-descending bank, the property side, is for the most part undeveloped and public land. Willow Creek and its confluence with the Willamette River are located in the center portion of this area. Willow Creek is slightly incised in this area and the culvert located at the confluence is inoperable. The Golf Course Stream is located northwesterly from Willow Creek in this area. There are also existing flood channels in the northwestern portion of this area. There is evidence of defined channels but not annual scour and deposition in these channels, which could be due to rocks blocking their confluences with the Willamette River. According to the FIRM, this area located

in Flood Zone A17, in the 100-year flood event. All of this area was under water during the 1996 flood.

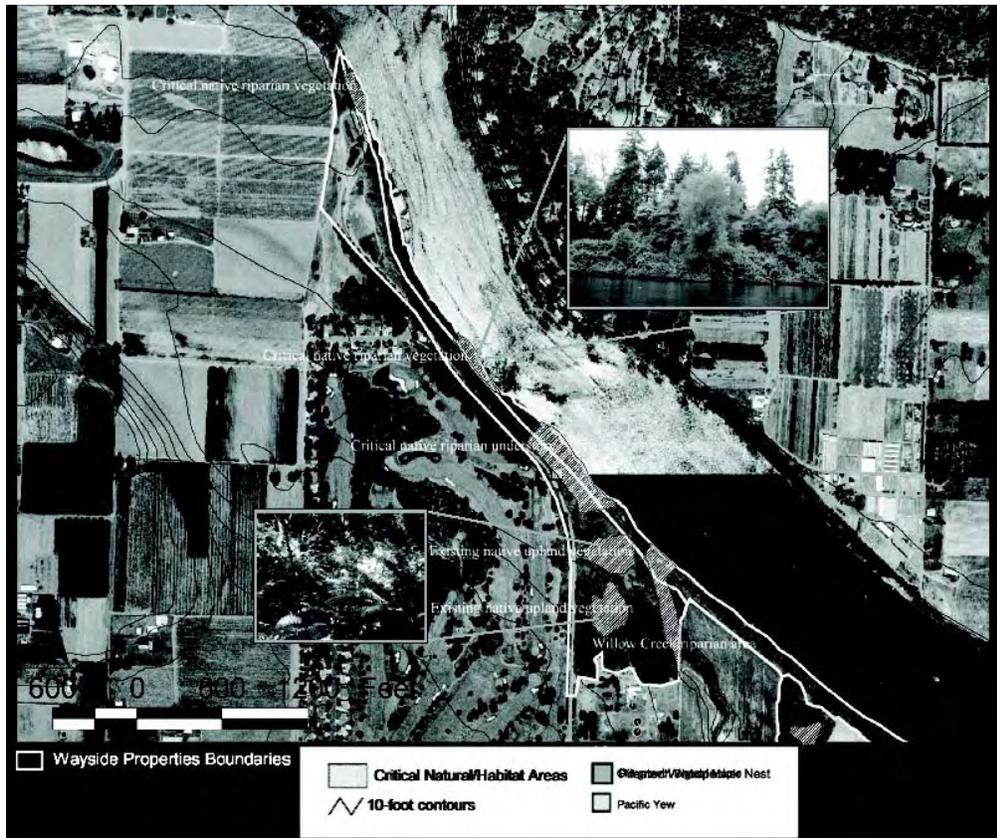
Critical Natural/Habitat Areas

Critical Natural areas are areas and point locations of habitat importance, documented important species, and functioning communities that are often considered highest priority for conservation in the master planning process.

Log Boom

Existing native upland vegetation areas exist in the southern portion of the Log Boom. These areas have high canopy cover approximately 80-90%, and the understory and groundcover is lush. However some invasive species still persist such as Blackberry and English Ivy. To the east of the curve in the Molalla Forest Rd is the beginning of critical native riparian understory. This area is a great example of a functioning riparian community, which includes Vine Maple, Elderberry, Indian-plum, Sword Fern, Stinging Nettle, etc. In this proximity, an active Pileated Woodpecker nest was also observed. Willow Creek riparian corridor located in the southeastern portion of the Log Boom is critical habitat, as well as, a migration route for birds, reptiles and other wildlife. Figure 3-5 locates critical habitat areas in the Log Boom portion of Wayside properties.

Figure 3-5. Critical habitat areas, Log Boom



Source: CPW, 2003

Fish Eddy

There are several critical natural/habitat areas within the Fish Eddy area. Within the Ash/Cottonwood/Oregon White Oak Bottomland is an area comprised of several old Oregon White Oaks. The Willow Creek riparian corridor and seasonal wetland area located in the western portion of Fish Eddy is critical habitat for many species including but not limited to amphibians, aquatic life, waterfowl, geese, and various songbirds and raptors. In the southeastern portion of Fish Eddy within the Douglas fir forest is a functioning native stand of trees and understory that does not have as much blackberry infestation. As well within the Douglas fir forest is an Old-growth Bigleaf Maple and along the periphery near Spitz Rd are two Pacific Yews. Figure 3-6 locates critical habitat areas for the Fish Eddy.

Figure 3-6. Critical habitat areas, Fish Eddy



Source: CPW, 2003

River's Edge

Ultimately the entire River's edge is critical habitat. This area comprises the south bank of the Willamette River, which runs east west in this region. Therefore due to solar aspect, the Cottonwood riparian forest plays an integral role in providing shade for fish species in the Willamette River. It also provides habitat and a green corridor for wildlife species.

There are some specific areas of within this riparian corridor. Critical native riparian vegetation areas are located in the north and southwest portions of River's Edge. These areas are functioning communities with many Willow species and Cottonwoods and a low infestation of invasive species. Critical native riparian understory and habitat is located to the east of the curve in the Molalla Forest Rd. The Willow Creek confluence, an important node with potential for high biodiversity is located here. Old, large Cottonwoods and Douglas-firs are located near the base of the hill in Fish Eddy. Many habitat snags exist all along the river's edge. Basalt outcrops are along the river's edge near the base of the hill as well.

Restrictive Landscapes

The restrictive landscape map was created by combining the Critical Natural/Habitat Areas with areas of slopes that were over 20% in the Wayside Property. The restrictive landscapes are areas that warrant special attention, i.e., protection, preservation, and careful consideration when developing any park amenities. Figures 3-7 and 3-8 highlight restrictive landscapes on the property for the Log Boom and Fish Eddy areas, respectively.

Figure 3-7. Restrictive Landscapes, Log Boom



Source: CPW, 2003

Figure 3-8. Restrictive Landscapes, Fish Eddy



Source: CPW, 2003

Conclusions

CPW made preliminary evaluations for the site and identified opportunities and constraints existing within Wayside properties based on this inventory. The opportunities and constraints were then presented to the advisory board at the meeting on September 11, 2003. The board expounded upon these issues and prioritized them at the meeting. The evaluations and the prioritizing process are described in depth in Chapter 6 of this report.

Chapter 4

Regional Inventory

The 2000 City of Canby Park and Recreation Master Plan identifies a number of goals aimed towards achieving the City of Canby's vision of an "Emerald Necklace" of parks and recreation amenities. The Emerald Necklace concept intends to connect the City's well-established park and trail system through a series of paths, trails, and corridors. The Emerald Necklace vision is the guiding force for parks and recreation land acquisitions over the next 20 years, and the City already has a number of plans for future acquisition and development. The Willamette Wayside is identified in the City's Master Plan and in the Acquisition Plan as a cornerstone for this vision. For example, Goal 10 in the Master Plan is to connect the Molalla River State Park with the Eco-Park, which lies south of the Log Boom. Goal 12 is to develop a systematic connection between the Willamette River and the City of Canby.

CPW used previous research, GIS data, aerial photographs, and site visits to document parks and recreation amenities surrounding Wayside properties, throughout Canby's city-limits and beyond. Information from this inventory helps to inform a regional evaluation, which considers the ways in which the Wayside properties could interact with continued efforts towards developing the Emerald Necklace.

Immediate Connections

Eco Park

Eco-Park is a 19-acre, heavily forested park site situated along the Logging Road trail north of Territorial Road. The Logging Road Trail links Eco Park to residential and commercial areas in Canby to the South. Eco Park is near the Log Boom area, separated only by the City's utilities and water treatment facilities. It is also near the Fish Eddy property, separated by agricultural land owned by Three Sisters Ranch.

Based on a field visit, it was estimated that there is an 80% to 90% canopy cover of primarily conifer trees (less than 10% deciduous). The most important finding from the baseline inventory was that there is extensive presence of invasive species, namely English Ivy and Himalayan Blackberry dominating the vegetative under-story.

Eco Park is developed with an asphalt parking lot and a bark mulch walking trail. These developments, combined with its close proximity to the Log Boom and Fish Eddy properties and its link to the Logging

Road Trail, make it an ideal location for expanded park and recreation connections.

City Facilities

A number of city-owned operations are situated between Eco Park and the Log Boom property, providing service facilities for Canby Utility Board and the City's wastewater treatment. These structures will continue to operate for the foreseeable future and will thus have to be considered and incorporated into any plans for the development and linkage of Log Boom, Fish Eddy, and possibly Eco Park properties. Continuing to provide transportation access for light industrial traffic to and from the city facilities is an example of the need to reconcile open space recreation opportunities with the presence of the city facilities.

Between Log Boom and Molalla State Park

Private agricultural land stands between Molalla State Park and the Wayside Property. A diversity of agricultural products are grown in this area, and it is important to note that the land is owned primarily by one individual, Mr. Montecucco. Developing a link between Wayside and Molalla State Park therefore necessitates working with Montecucco, who was contacted as part of the stakeholder interview process. The results of this interview can be found in Chapter 5.

Molalla State Park

Molalla River State Park is a 566-acre park one mile north of Canby that includes the confluence of the Willamette, Molalla and Pudding rivers. The facility is managed by the Oregon State Parks and Recreation Department. River floodplains provide habitat for waterfowl, wading birds, deer and other mammals, reptiles, and amphibians. One of the largest blue heron rookeries in the Willamette Valley is located in a grove of trees within the park. A bald eagle nest is also located within the park. Molalla River species include a run of native steelhead.¹ The run is listed as threatened under the Endangered Species Act.²

Park facilities include vehicle parking areas, picnic tables, a one-lane concrete boat ramp, rest rooms, an interpretive nature walk around ponds, and a walking trail. The boat ramp is weathered and drops off steeply. The walking trail leads from the parking area to the mouth of the Molalla River by way of the Willamette River bank. The trail is largely unmaintained and is underwater for much of the rainy season. Park activities include hiking, picnicking, bicycling, fishing, boating and wildlife viewing. Horseback riding is not allowed. The only road

¹ Sieglitz, Greg. Oregon Department of Fish and Wildlife Willamette Basin Mitigation Program assistant staff biologist. August 15, 2003 interview.

² Wiley, Dennis. Park manager, Molalla River State Park. August 21, 2003 interview.

that provides vehicle access to the park is the Canby Ferry Road, a two-lane street that extends north from the Canby city limits.

Natural features include ponds, wetlands, the rivers, pockets of woods, and grassy fields. Tree species include cottonwood, ash, alder, maple and willow. Canary grass is the under-story in extremely wet areas; ferns and various herbs and forbs exist throughout the rest of the floodplain. A local farmer grows hay in a large field east of the parking lot; the field provides open space for activities and the farming practice prevents blackberries from growing.

Within the next several years the Oregon Parks and Recreation Department may expand the parking area and improve the boat ramp. Those improvements will probably increase the number of people who use the park.

North Bank and Ferry

The North Bank of the Willamette River falls outside of the City of Canby's Urban Growth Boundary (UGB) and consists of unincorporated land in Clackamas County. The north bank of the Willamette River is connected to Canby via the Canby Ferry. This is one of only three operating Ferries in Oregon that transports passengers and vehicles across the Willamette River. The Ferry is located East of Molalla River State Park and Northwest of the Log Boom property. Any trail connections along the south bank of the Willamette River could be extended to the north bank using a link with the Ferry system. The Ferry landing would also be an ideal location for interpretive signs highlighting cultural and ecological qualities of the Ferry and the Willamette River.

Willow Creek Wetland

This 4.6-acre area is located South of Territorial Road and Redwood Street, near the Fish Eddy property. This undeveloped wetland area is adjacent to residential development and was acquired by the City in 1995. Because of the passive nature of this site, very little maintenance is required. Future development could include directional or interpretive signs and benches for the passive enjoyment of nature. Willow Creek Wetland has the following amenities: two picnic tables – put there by nearby residents, and an undeveloped wetland trail.

Logging Road Trail

The Logging Road is a paved, multi-use path roughly two miles in length that runs South from Territorial Road to. The Logging Road Trail continues north from Territorial Road along the Eco Park, City Facilities, and Log Boom properties, although it is not paved. The path accommodates bikes and pedestrians but not horses. The trail currently has the following amenities: a wooden footbridge over Township Road, and one portable restroom, put there by a citizen.

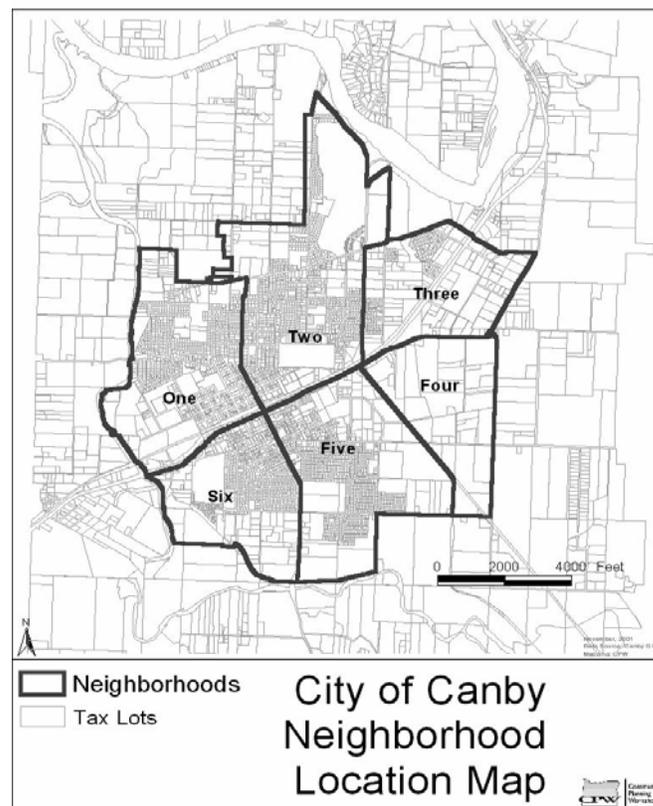
Neighborhoods and City Parks

The City of Canby identified six distinct neighborhoods in its 2002 Park and Open Space Acquisition Plan. This plan also identified the following five themes based on common neighborhood goals regarding future park acquisition:

- Create trails with park and neighborhood connections
- Create crosswalks at intersections to mitigate safety concerns
- Preserve river areas and create an "emerald necklace" with land adjacent to the Molalla river and the Willamette River
- Provide an equitable distribution of parks

Viewing the Wayside properties in light of these goals it is clear that there is interest, and therefore opportunity, to develop links between city parks and neighborhoods. Figure 4-2 below shows the division of the City of Canby into six distinct neighborhoods whose park and recreation amenities have been inventoried in the 2001 Acquisition Plan.

Figure 4-2. City of Canby Neighborhood Location Map



2002 City of Canby Open Space and Park Acquisition Plan, CPW

Neighborhood One

Multi-purpose paths could connect Neighborhood One to the Molalla River, and a thirty-acre farm provides opportunities to preserve views of Mt. Hood. Neighborhood.

Residents in Neighborhood One identified an interest in developing trails connectivity, dog parks, signs, a spray park, sports fields, playgrounds and ponds.

Neighborhoods Two and Three

Figure 4.1 above illustrates that Neighborhoods Two and Three directly interact with the Wayside properties. Neighborhood Two has an opportunity to use existing logging trails as a bike and pedestrian connection, especially to areas on the north bank of the Willamette River and outside of the urban growth boundary. This neighborhood could also develop additional pocket parks and residents suggested establishing a recreation corridor that linked river property to trails and protected riparian habitat and the rural feel of the neighborhood.

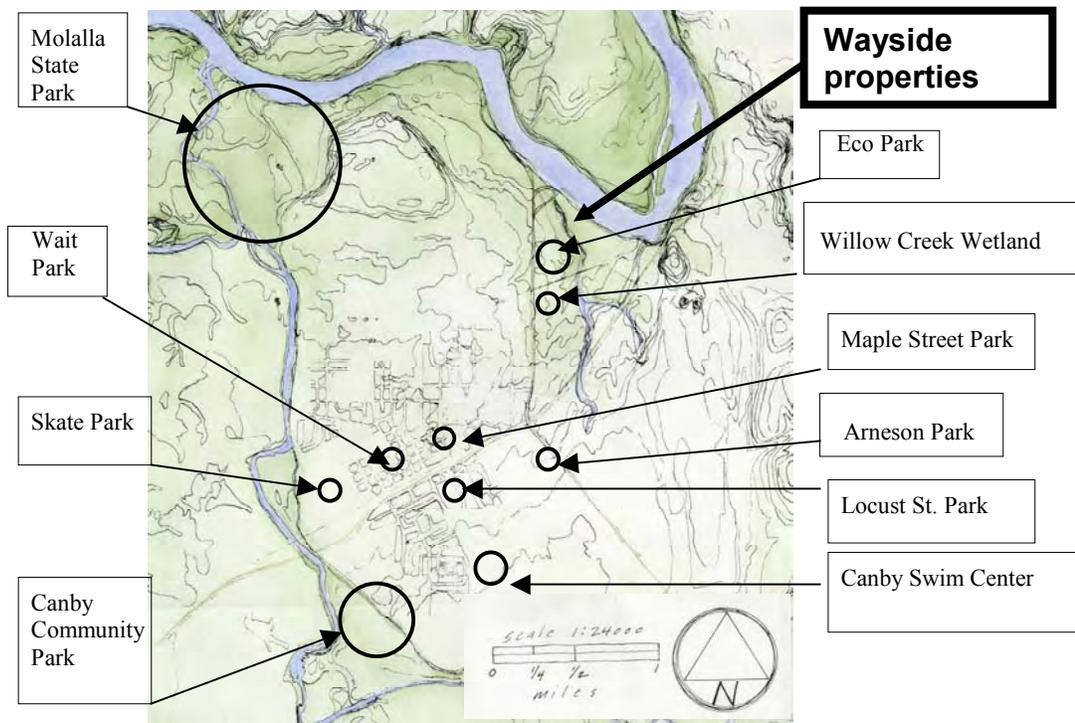
Neighborhoods Four, Five, and Six

While Neighborhoods Four and Five can indirectly link to the Wayside properties via the Logging Road Trail. Neighborhood Six provides opportunities for land acquisition along the Molalla River and the potential for trails that link with Molalla State Park.

City Parks

The remainder of the chapter provides a brief summary of the existing park and recreation amenities existing throughout the city. This inventory is helpful in identifying opportunities to link existing parks and transportation corridors in fulfillment of the Emerald Necklace vision for the City of Canby. A comprehensive inventory of park and recreation amenities can be found in CPW's 2001 City of Canby Park Master Plan Update and 2002 City of Canby Open Space and Park Acquisition Plan. Figure 4-3 outlines the location of Canby's parks throughout the city.

Figure 4-3. Parks in Canby



Source: CPW, 2003

Arneson Garden

Arneson Garden is a 1.8-acre horticultural park located behind the Fred Meyer store near the Logging Road Trail. It is planted with several native and hybrid plant species amongst a stand of Douglas Firs and includes trails, numerous benches and large planting beds celebrating azaleas. Arneson Garden has a well-established entrance that includes a brick iron gate. It is neat in appearance and is well defined. It also has a park legend that lists some of the species of plants in the garden and a brief history of the park. There is ample parking at the Fred Meyer, although there is no water or restrooms available in the park.

Wait Park

Wait Park is a 2-acre mini-park encompassing one city block in downtown Canby. It is situated amongst churches, the library, residences and businesses. It is characterized by a traditional style of design typical of a town square. It contains well-manicured symmetrical lawns and walkways, a gazebo, benches and two play areas. The gazebo is the focal point of the park, and is the center of many community festivals and celebrations. There is on-street parallel parking surrounding the park. Additional on-street parking is available on nearby streets. While no disabled parking is specified, curb cuts and wheelchair accessible pathways throughout the park allow for moderate disabled access. Bicycles and skateboards are not allowed within the park.

19th Avenue Loop (Undeveloped)

19th Avenue Loop Park is a 1.8-acre undeveloped park site used primarily by nearby residents. It is located adjacent to a new development overlooking the Willow Creek Wetlands. Currently, it is an open space park, with few amenities other than its natural setting. Currently the site requires very little maintenance. It is mowed twice a year and any debris from the upland wooded areas is cleared periodically.

Locust Street Park

Locust Street Park, developed in 1995, is a 1-acre mini park located in the central southeast neighborhood of Canby. The park is situated amongst multi-family housing and modest single-family dwellings. While Locust Street Park is designed for neighborhood use, it can only be accessed along Locust Street because three sides of the park are fenced and hedged. A recessed parking area, large enough for two cars, exists along Locust Street. The entire park, including the play area, is accessible to the physically disabled.

Maple Street Park and the Marshall House

Maple Street Park is a 9-acre park located north of the Clackamas County Fairgrounds. An asphalt pathway runs the length of the park, but it is narrow, rough and cracked, and poses a potential barrier for wheelchair access. Primary access to the park is through the two parking lots located off of Maple Street. Each parking lot accommodates 30 vehicles and is furnished with a dumpster. The north lot has a pay phone. In addition to the parking lots, private residences have access to the park.

The Marshall house is owned by the City, but is not used for any public activities. The property was purchased several years ago with the idea that eventually the building would be removed and the land would be added to Maple Street Park. The house is currently being rented, with the tenant doing the majority of the upkeep of the house and yard.

Canby Community Park

Canby Community Park is a 14.5-acre park adjacent to the Molalla River. Its most outstanding features are its location along the river, an adjacent wetland trail and natural vegetation. There are several turnouts for parking but no specified parking exists for the disabled.

Canby Regional Park

Walker Macy completed a master plan for the Canby Regional Park in July 1998. Phase I of the regional park was recently completed, which is primarily the parking area and the skate park. A timeline for the rest of the construction had not been set at the time of the Master Plan update. When the park is completed, it is expected to serve as a regional draw for its amenities.

Stakeholder Interviews

The purpose of the stakeholder interviews was two-fold: to solicit opinions regarding use of the Wayside properties and to identify opportunities for linkages at the regional level. To achieve the City of Canby's vision of an Emerald Necklace of interconnecting parks and open space, it is important and necessary to work with local property and business owners, as well as residents and stakeholder groups who advocate on behalf of more specialized interests such as parks, recreation, and wildlife conservation. This is especially true when assessing the opportunities with the Wayside properties where establishing links requires arrangements with landowners for acquisition and easements of private lands and where long time residents can provide insight into the most desirable linkages for parks and recreation purposes.

City staff identified ten residents as key stakeholders whose opinions and insights regarding the future development and use of the Wayside Properties were especially important in the initial stages of planning for these lands. The Community Planning Workshop contacted nine, and conducted interviews with seven, of these stakeholders.

Stakeholders

The stakeholders identified by the City planning staff included property and business owners, elected officials, members of the Canby Bicycle and Pedestrian Advisory Committee, a farmer and a City employee.

- Catherine Davis – Property owner of Three Sisters Ranch
- Greg Penner – Adjacent Property owner and park advocate
- Robbie Kurt – Bicycle and Pedestrian Advisory Committee
- Darvin Tramel – Wastewater Treatment Plant Supervisor
- Barry Lucas – Former City Councilor and park advocate
- Virgil Montecucco – Farmer and adjacent property owner
- Erin Kelley – Youth Advocate / Bicycle and Pedestrian Advisory Committee

Interview Questions

The stakeholder interviews were conducted in late August and early September, 2003. The interviews were loosely structured around three open ended questions that were designed to initiate a casual but informative conversation:

- Can you think of ideal locations to link parks and public lands, specifically to the Wayside Properties?
- What are key issues the city should consider regarding the Wayside properties as part of the Emerald Necklace Concept?
- Are there properties that you feel should or should not be part of the park system?

The CPW interviewer took notes on the interviews and created a brief report to document the information collected. This information was then presented to the Wayside Properties Advisory Committee in September 2003.

Themes

Each stakeholder provided unique insights into the development of the Wayside Properties and each discussed some issue that fell under one of five themes: Land Use, Links and Acquisition, Ecology, Security and Maintenance and Citizen Involvement. The following section details comments from the stakeholders as they relate to these themes.

Land Use

Generally speaking, the Wayside Properties were acquired with the intent of conserving open space and providing recreational opportunities for the residents of Canby. The stakeholder interviews supported the notion that the properties should be used for recreation purposes, and further that the type of recreation should be passive and center on the creation and use of a variety of trails and paths for non-motorized use.

Erin Kelley suggested that trails on the Wayside properties be educational as well as recreational. She suggested the use of interpretive signs at important ecological or natural heritage sites and the placement of benches for resting along trails.

Greg and Lauren Penner, as well as Darvin Tramel, Robbie Kurt, Virgil Montecucco and Catherine Davis also suggested or expressed favorable opinions towards the creation of pedestrian, bicycle or equestrian trails on the Wayside properties. However, Catherine Davis didn't believe equestrian and pedestrian users should share the same trail.

In addition to recreation, Darvin Tramel and Greg Penner discussed other possible uses of land on the Fish Eddy property. Mr. Tramel explained that because Fish Eddy had one of the lowest points in the City and because it is adjacent to the water treatment plant, it would be an ideal location to expand wastewater and storm-water facilities. Mr. Tramel believed that in the future a new or expanded wastewater facility will likely be needed, partially due to increased volumes, but also in order to meet regulations regarding the temperature of water that can be discharged into the Willamette River. As the temperature

of the river rises, lower volumes of high temperature water will be needed to push the river above ambient temperatures.

To handle future wastewater needs and to accommodate the goal of parks and open space Darwin suggested two ideas:

- Develop the land next to the treatment facility into a wetlands/natural park that would naturally treat storm water and also provide recreation opportunities; and
- Plant and irrigate poplar trees with wastewater. The trees natural processes would treat the water, and the trees themselves could be regularly harvested.

Greg and Lauren Penner also raised the possibility that the Fish Eddy property could be used to treat wastewater. Unlike Darwin Tramel, the Penner's opposed using the Fish Eddy property in this way and Mr. Penner stated, "Anything is more preferable than an outlet for the sewer treatment plant". Mr. and Mrs. Penner suggested that the Fish Eddy property, that is a wetland for several months of the year, be developed as a natural area with trails and native grasses that could be used for recreation, including walking and bird-watching.

It is important to note that City Staff emphasized a distinction between wastewater and storm-water in response to a review of stakeholders thoughts concerning the use of Fish Eddy as a wastewater or storm-water facility at the September 2003 Wayside Properties Advisory Committee. Wastewater included sewage and bio-solids and storm-water was primarily run-off from local precipitation. City staff also explained that any previous plans to treat bio-solids and sewage/waste-water have been withdrawn. The possibility of using Fish Eddy to treat storm-water run-off still exists.

Links and Acquisition

Inherent in the Emerald Necklace concept is the need to link parks and public lands together via a network of trails and paths. To develop these links and to provide enough parkland to meet the City's park standard requires that the City acquire additional land. The suggestions made by the stakeholders regarding the key opportunities for park linkages and land acquisitions are provided below.

Links

A wide range of connecting trails, paths, and bike lanes were identified by stakeholders that could link the Wayside properties to existing parks, as well as to commercial and residential areas of the Canby.

Robbie Kurt explained that his "number one priority" for the City's park system was to create a connecting loop around the city that would provide safe bike and pedestrian access to the City's parks. Greg and Lauren Penner encouraged the City to create a series of multi-use paths along the length of the Willamette River with trails

that would connect Canby proper to the River. Likewise, Erin Kelley hoped that new trails would connect to non-recreation areas such as businesses, transit stops and residential areas as much as they lead to recreational opportunities. Ms. Kelley suggested using a spokes and wheel pattern to achieve this objective.

Virgil Montecucco, though not opposed to developing trails for recreation, was not interested in building trails across his property in its current agriculture use. He also suggested that his neighbors held similar views. However, Mr. Montecucco suggested that links could be established by circumnavigating his property using city streets or county roads.

Mr. Montecucco's position regarding the development of public use trails on his land is particularly important because he owns relatively large tracts of land adjacent to the Willamette River and between the Log Boom to the east and the Ferry Crossing and Molalla State Park to the west. Stakeholders and members of city staff identified the Log Boom and Molalla State Park as ideal locations to link via a recreational trail and the most direct route to connect the two sites would cross Mr. Montecucco's property.

Figures 6-1 in the following chapter details the exact locations of links and trails proposed by the stakeholders. In general however, there was a great deal of interest in building trails off of the Logging Road Trail, establishing connections between the various Wayside Properties such as from the Log Boom to the Fish Eddy property, and also connecting to Molalla State Park.

Acquisition

Taking a regional perspective, Barry Lucas suggested that the City investigate the possibility of acquiring land along the Molalla River that is owned by Bob Traverso. Mr. Lucas explained that at one time Mr. Traverso offered to donate some land but that the City declined the offer because Mr. Traverso's neighbors opposed public use of land adjacent to their own.

Mr. Lucas also suggested that the City consider acquiring land near Knights Bridge that he believed was owned by the County. The location where Knights Bridge spans the Molalla River is a very popular swimming hole. It is common for cars to park on bike lanes and to find families and children on the road walking to the swimming hole. According to Mr. Lucas, this congestion creates a safety hazard that could be mitigated if the land were owned and developed by the City. Mr. Lucas noted that the City also declined an offer to acquire this land citing lack of funds to maintain the property. Mr. Lucas encouraged the City to accept similar donated lands in the future, even if funds were not available to maintain them right away because they could always be simply unused until funds were available to develop them. Robbie Kurt expressed a similar view encouraging the City to acquire any land possible for the park system

even if the lots were small and developed with only a bench and shade trees.

Darvin Tramel suggested that the City acquire the land with a pond near to the Turgeson Gravel Pit. Virgil Montecucco, a large property owner indicated that if portions of his land were re-zoned to allow for residential development trails through his property could be a part of the Emerald Necklace.

Ecology

Greg and Lauren Penner, who own property adjacent to Fish Eddy, were particularly concerned about the protection of wildlife habitat at the Wayside properties. The Penner's named several species of wildlife that live on or use the Fish Eddy property. They include deer, fox, coyote, migrating waterfowl, frogs, beavers, otters, red tail hawks, kingfishers and a pair of nesting osprey. Due in part to the existence of wildlife, the Penner's suggested that the Fish Eddy property remain as agricultural land because it helped to control invasive plants while creating a habitat conducive to wildlife. Greg and Lauren also supported the concept of wildlife corridors. They noted that this type of corridor could connect Fish Eddy to the Log Boom area via the water treatment plant, but also that 99E hits a bluff at the river forcing animals to cross the highway.

In addition to concerns about wildlife, the Penner's raised concerns with the quality of Willow Creek. Willow Creek runs through the Fish Eddy property and Greg and Lauren suggested that development upstream had caused the creek to back-up and flood roads during rainy months. In addition to flooding caused by development, the Penner's were concerned about the creek's water quality as it ran through developed areas and eventually into the Willamette River.

Security and Maintenance

Security and maintenance can be viewed as two sides of the same coin. Parks and public lands that are well maintained and monitored are likely to be the safest. Further, if parks and trails are used for their intended purpose maintenance and security issues will be minimized.

Catherine Davis was one stakeholder who expressed concerns about safety. She commented that there were some parts of the Logging Trail (those closer to the river) that felt less safe to her than compared to those parts that went through well kept residential areas. Catherine was also concerned that a loop of trails would create a situation where unsavory people could loiter, move around the city unseen, or quickly hide. She also expressed concerns about potential problems with vandalism.

Ms. Davis also commented that bike and pedestrian trails didn't mix well with equestrian paths.

Greg and Lauren Penner also raised concerns about security. They were concerned about the possibility of increased amounts of littering and under-aged drinking on public lands. They also expressed concerns about the costs of maintaining new parks with an already tight city budget.

Despite the security and maintenance concerns raised by these stakeholders they were still in favor of developing the Wayside properties and exploring the possibility of creating linkages with other parks and important City sites.

Citizen Involvement

Citizen involvement can be an important part of any public project. This is especially true in the expansion of a park system where acquiring land and developing partnerships with private property owners are key components of the expansion.

Erin Kelley stressed the importance of including a wide variety of city residents in the planning process of the Emerald Necklace so that plans could be scrutinized from a variety of perspectives. This would ensure, among other things, that trails would be usable and reflect the needs and traffic patterns of cyclist and pedestrians.

Robbie Kurt also strongly encouraged citizen involvement and suggested that high school students could be involved in trail and park maintenance, especially if it had an educational component such as restoration or wildlife.

Summary of Findings

The following findings represent the suggestions most frequently made by those interviewed in the stakeholder process.

- Stakeholders generally supported the Emerald Necklace concept and the idea of linking the Wayside Properties to other parks and public lands.
- Stakeholders identified multiple uses for the Wayside Properties including recreational, educational, and agricultural as well as a wastewater treatment facility.
- Stakeholders most commonly cited pedestrian and bicycle use, and the enjoyment of nature, as the most appropriate recreation uses for the Wayside Properties.
- Stakeholders most often suggested creating links to the Logging Road Trail, connecting Fish Eddy to Log Boom, and establishing links to Molalla State Park.
- The Wayside Properties provide natural habitat to a wide variety of plants and animals.

- Security and maintenance issues, especially littering, vandalism, and personal safety should be considered when developing the Wayside Properties.
- A wide variety of citizens should be involved in the process of developing a Parks Master Plan.

Site and Regional Evaluation

This evaluation combines the input and findings from Advisory Committee meetings, CPW's inventory and data analysis, as well as results from the stakeholder interview process.

Site Evaluation

Conservation Opportunities

One opportunity is to conserve the Critical Natural Areas and Habitats located within Wayside Property. Critical Natural areas are areas and point locations of potential habitat importance, documented important species, and functioning communities that warrant conservation. Conservation can be defined in many ways, depending on the specific area. Conservation can mean protection or preservation of the area, observation of the area from safe distances, controlled access to the area, educational opportunities for the area, etc.

Wetland Restoration

Another opportunity is wetland restoration in the Fish Eddy area near the Willow Creek riparian area and/or expanded into the fields now leased for agriculture. The wetlands already exist seasonally in Fish Eddy and much of the land near Willow Creek is saturated all year long. Willow Creek is important habitat for songbirds, raptors, waterfowl, and geese, etc.

Riparian Buffers

Establishment of functional riparian buffers is an opportunity throughout Wayside Property. Some positive effects of riparian buffers include: providing shade for fish and aquatic species; improving water quality; adding structure to streams; filtering, trapping and converting sediments and agricultural chemicals before entering stream; stabilizing banks to prevent erosion; and providing wildlife habitat and migratory corridors.

Additionally, attached to the purchase and sale agreement to the Canby Landing Conservation Easement dated August 30, 2002, is the requirement that agriculture has to be at least 100 feet from the Willamette River. In order to provide a consistent 100-foot buffer along all waterways on Wayside, buffers would need to be established for Willow Creek, the area along the Willamette River near the Molalla Logging Road Loop, and the confluence of Willow Creek and the Willamette River.

Invasive Species Management

There is strong interest in controlling invasive species in Wayside Property. CPW identified five preliminary areas of invasive species that could be beginning places to control them. These places were chosen because they are easily accessed, a high infestation of invasive species exist and the invasive species presence is threatening functioning native habitat within the areas. The five areas include the perennial grass field and the areas on either side of the paved trail in the Log Boom area, the Ash/Oak bottomland, the Willow Creek area, and the west side of the Douglas-fir forest in the Fish Eddy area.

Managing Human Impact on Habitat

Developing controlled river access in Wayside properties is a possible strategy to minimize impact on the habitats while allowing opportunities for people to access, view, and interact with the Willamette River. Examples of controlled access points include piers, docks, trails, floating boardwalks.

Use of Existing Trails

There are a number of opportunities to expand and connect existing trails in a manner that is both economically affordable and ecologically low impact. This includes an opportunity to connect Fish Eddy to Eco Park and the Log Boom area through the Three Sisters Ranch, LCC either through easements, acquisition or other agreements.

Parking

With the increased use of the area, Wayside Property will need to provide for the volume of people. An opportunity exists for a parking lot/staging area to be established in the open field in Fish Eddy near Dutch Vista Road. This is a place where a parking lot would have the least impact. The area has adequate space, has a high amount of invasive species and compacted soils presently, is easily accessible from Dutch Vista Road, is flat, and is categorized as an area with minimal flooding.

Historical and Cultural Recognition

The recognition of cultural and historical structures such as the log boom and skidder ramp is another opportunity at Wayside Property. Logging is an intricate part of history both in the region and in the site. While the skidder ramp is a liability as it is now, there is opportunity for some form of recognition for both the ramp and log boom, be it interpretive signage, remnant pieces of both structures, preservation of the log boom, or footprints of either one.

Regional Evaluation

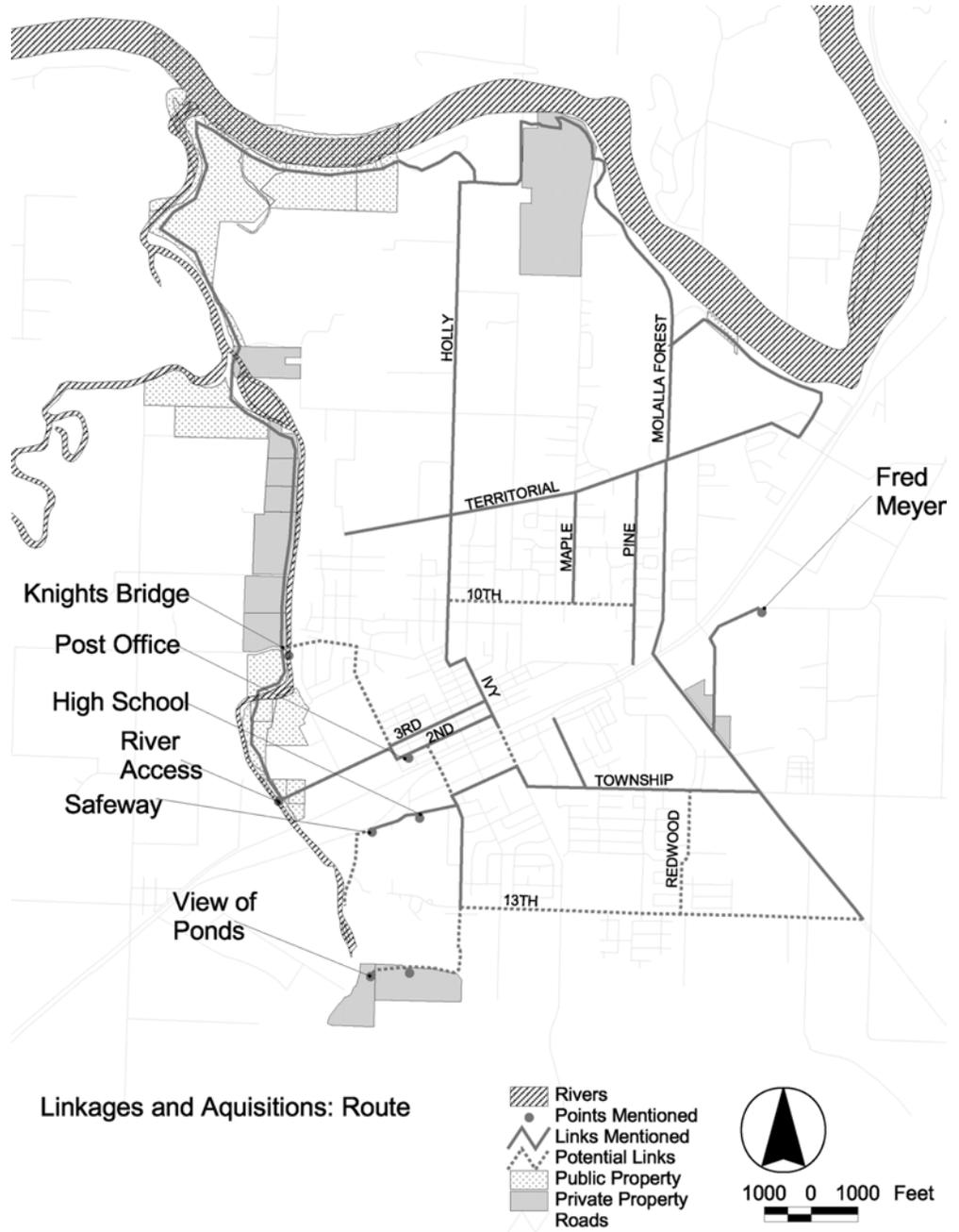
Linkages and Land Acquisition

Opportunities for linkages exist in various forms within Canby as well as around the city. These linkages serve as potential corridors for pedestrians, bicycles and other forms of non-automotive transportation. Stakeholders voiced the need for various linkages and further linkages were added to the ones that were suggested during stakeholder interviews for continuity in design and movement through “Emerald Necklace.” While the northern and western sections are defined by natural river features, the routes of the eastern and southern edge are possible in existing roads which serve as vital corridors to various civic and commercial nodes as well as recreation areas.

“Emerald Necklace”: Outer Ring

The outer ring of paths includes trails and linkages along the Molalla River on the western section, along the Willamette River on the northern section, along the Logging Road on the eastern section and along SE 13th on the southern section. The “necklace” poses an opportunity to provide an enhanced access to a variety of areas, including access to the main rivers by Canby, a safe route to schools and parks, a recreation area, and a use that can be compatible with the existing and potential ecosystem. Figures 6.1 illustrates the opportunities for expansion of parks and recreation linkages and corridors in order to achieve the City of Canby’s Emerald Necklace vision.

Figure 6.1: Linkages and Acquisition Opportunities



Linkages and Aquisitions: Route

Source: CPW, 2003

Northern Section

The northern section of the path provides opportunities for recreation and enjoyment of views of the Willamette River, vegetation, wildlife and historical features. In the northern section, there are existing linkages in the Fish Eddy property, the Wayside property and Logging Road, Locust Street, 37th Avenue, and the road that leads to the Molalla River State Park boat ramp. Potential areas for linkages that would complete the continuity of the northern route include an area north of the Three Sisters Ranch, the northern most area on the periphery of the land owned by Montecucco by Maple Street and the Willamette and the northern land that is in Molalla River State Park.

Western Section

The western section of the “Emerald Necklace” provides enhanced access to Molalla River, Molalla River State Park, Knights Bridge and a swimming hole in the area, several elementary schools, the skate park, the high school, Canby Community Park and ponds south of the park. Existing roads provide opportunities for linkages in the southern part of this section. Opportunities for the northern section of the proposed trail exist on land owned by the State of Oregon in the Molalla River State Park and in privately owned land on the western side of the Molalla River. The western side of the Molalla River contains larger private lots and consequently provides the opportunity for less negotiations and a lighter impact. Land owners of these lots include Montecucco, Joel and Candace Hale, Florence Hostetler, Reuben and Pauline Fawver, Esther Fawver, Irene Fawver, the Canby Grove Conference Center and Canby Utility Board. Two additional river crossings would accompany this option.

Eastern Section

The Logging Road forms the eastern linkage of the “Emerald Necklace.” This continuous route allows non-automotive traffic to efficiently cross Highway 99 without having to mix with the highway traffic. The Logging Road provides access to the Azalea Garden by Fred Meyer, various stores, and an elementary school in the SE. The Logging Road also provides access to the Wayside property and areas south of Canby.

Southern Section

The southern section of the “Emerald Necklace” primarily consists of SE 13th Street. This street plays a vital role as a linkage because it passes by an area with two schools and two civic buildings. This also provides enhanced access to the eastern and western sections of the trail/access way.

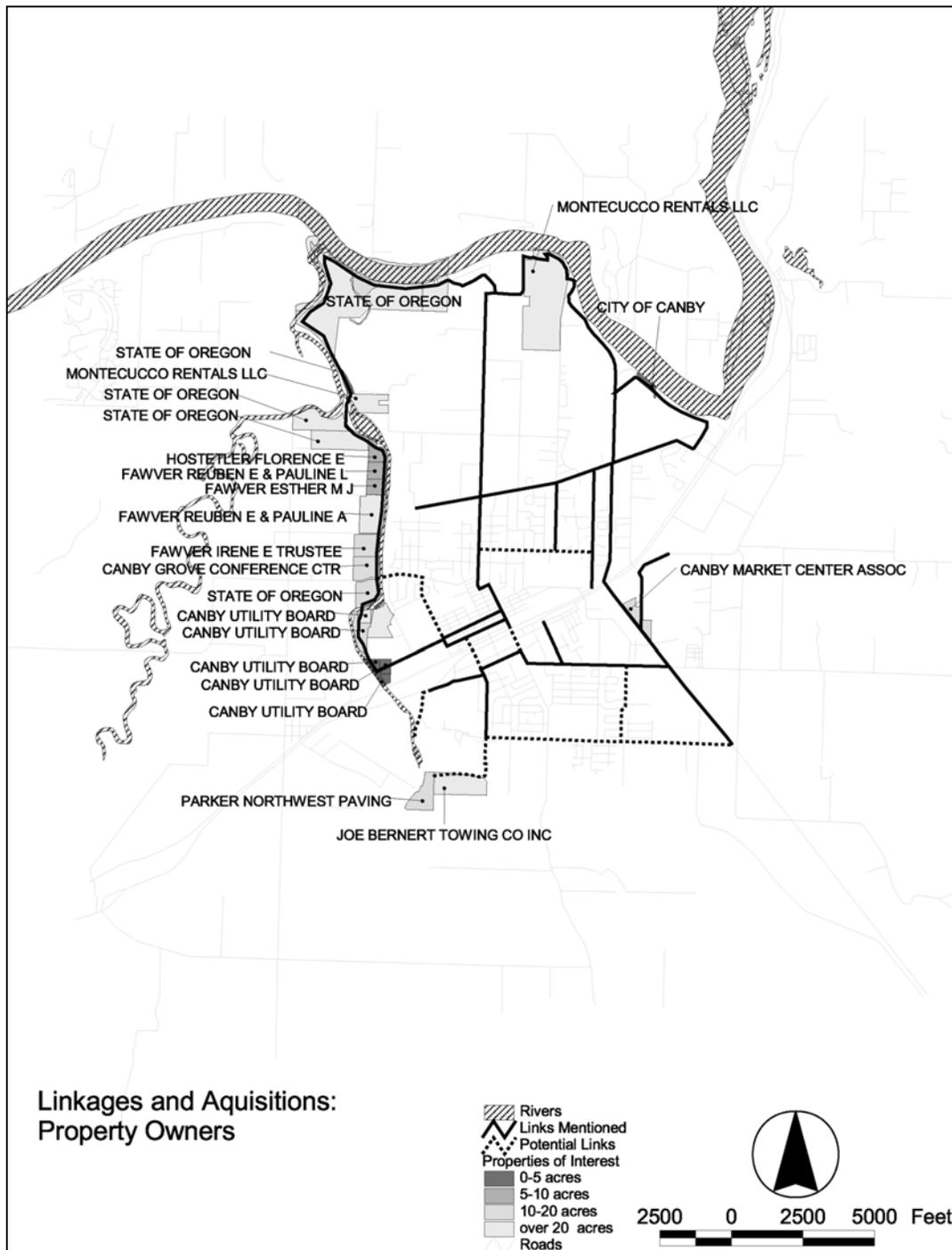
Interior Linkages

Interior linkages play key roles in connecting Canby to the river and surrounding “Emerald Necklace” trail system as well as parks and the downtown area by improving non automotive access along certain residential roads. Roads noted by stakeholders include Territorial

Road, Holly Street, Maple Street, Pine Street, Ivy Street, Oak Road and Locust Street. Other linkage opportunities exist on Cedar Street, 3rd Avenue, 2nd Avenue and 10th Avenue.

Table 6.2 identifies ownership of properties that lie between existing parks amenities and along paths identified as key future linkages.

Figure 6.2: Property Ownership and Potential Linkages



Source: CPW, 2003

Preliminary Priorities

In the second Advisory Committee meeting, members of the Community Planning Workshop team presented findings from their inventory of the Wayside properties and from interviews with affected stakeholders. The team listed a set of potential opportunities the properties may present to the City of Canby and its partners. Committee members attached preliminary rankings to specific opportunities they deem most important.

Using the “Snowcard” technique, Advisory Committee members attached preliminary rankings to the opportunities and issues CPW had identified. In the Snowcard process, each Committee member chooses his or her top three priority items and ranks them using a point system. CPW specified that this process won’t take any other ideas off the table but can clarify group priorities. The Advisory Committee members ranked items thusly:

Ecology: 14 points.

- Removal of invasive species: 6 points.
- Restoration of native species: 5 points.
- Conservation of critical and restricted landscapes: 3 points.
- Establish adequate riparian boundary: 0 points.

Links and land acquisition: 10 points.

- Use Logging road Trail to establish connectivity with city parks to enhance “Emerald Necklace”: 7 points.
- Connect Fish Eddy to Eco Park via acquisition or easement through 3 Sisters ranch property: 3 points.
- Connect Log Boom to Molalla River State Park via further acquisition efforts: 0 points.

Recreation: 5 points.

- Equestrian recreation: 2 points.
- Connect and expand existing trails within Wayside properties: 1 point.
- Log Boom as recreation/destination site: 1 point.
- Educational opportunities related to recreational uses: 1 point.

Historical/cultural: 4 points.

- Recognize cultural significance of historical infrastructure (example: Log Boom and Skidder Ramp): 4 points.

Security and maintenance: 3 points.

- Controlled vehicular access along Log Boom Road: 3 points.

Access/transportation: 2 points.

- Develop controlled river access point(s) on Wayside properties: 2 points.
- Parking area in Fish Eddy open field by Dutch Vista: 0 points.

Agriculture: 1 point.

- Continue agricultural lease at Fish Eddy: 1 point.
- Biosolids re-use on Fish Eddy: 0 points.

Infrastructure/Facilities: 0 points

- Stormwater reclamation on Fish Eddy: 0 points.

These preliminary findings will be helpful as the City works to further identify, clarify, and refine priorities for park improvements on the Willamette Wayside throughout the planning process for the Site Master Plan.

Appendix B

Public Workshop Summaries

This appendix includes the meeting minutes from the four public workshops that were held during the development of the Wayside Properties Master Plan.

- **Workshop 1: Issue identification.** The first workshop focused on identifying key issues and opportunities presented by the Willamette Wayside properties.
- **Workshop 2: Guiding Principles.** During the second community workshop participants used the guiding principles as a framework to map initial opportunities and constraints associated with the development of the properties. The second workshop resulted in a preliminary design for the properties, which was presented during the third workshop.
- **Workshop 3: Conceptual Plan.** In the third workshop participants reviewed the preliminary design in another mapping exercise and were asked to comment and provide modifications. The improvements emphasized by participants during this exercise were similar to those heard during the first two workshops. The third workshop resulted in a Draft Conceptual Plan.
- **Workshop 4: Finalizing the Concept.** The fourth workshop was used to present the refined Draft of the Conceptual Plan and phasing diagrams. One final mapping exercise was used to collect input and feedback on the Conceptual Plan and phasing diagrams.
- **Public Open House.** The plan was presented and discussed at an open house meeting in July 2004.



17 February 2004

TO: Matilda Deas & Beth Saul
FROM: CPW Willamette Wayside Team
SUBJECT: SUMMARY OF FEBRUARY 11 COMMUNITY WORKSHOP

BACKGROUND

The City of Canby has placed a strong emphasis on public involvement in the development of the Willamette Wayside Master Plan. To achieve this goal, community input will be collected through a series of community workshops. The community input will influence and guide the technical analysis at each stage of the project including the development of guiding principles and design options for proposed improvements on the properties. In addition, the community workshops will directly influence the final site plan, which includes proposed improvements and management strategies.

CPW will conduct three community workshops in February and March of 2004. The first workshop was intended to gather general input on opportunities and constraints related to the Willamette Wayside site. The second will focus on management and development of the site; the third will work towards a preferred alternative for the Master Plan. This memorandum summarizes community input received at the first community workshop.

WORKSHOP #1

Community workshop #1 took place from 7:00-9:00pm, Tuesday, February 10, 2004 at the Canby Adult Center. The purpose of this workshop was to generate and collect information from the public on opportunities and constraints connected to the development and use of the Wayside Properties. The workshop was also used to validate issues identified in the Scoping Report.

Participants included 2 members of the City Staff, 8 community members, and 8 members of Community Planning Workshop. The participants were as follows:

City Staff:

- Matilda Deas, Project Planner, City of Canby – Community Development & Planning
- Beth Saul, Library & Parks Director, City of Canby – Parks & Recreation

Community members:

- Larry, Canby residence
- Ron, Canby residence
- Bruce, Canby residence
- Kathy, Willamette Wayside Properties Advisory Committee Member

- Robi, Bike and Pedestrian Committee Member
- Teresa, Bike and Pedestrian Committee Member
- Troy, Bike and Pedestrian Committee Member
- Anonymous, Bike and Pedestrian Committee Member

CPW members:

- Bethany Johnson, Faculty - Community Service Center
- Paul Seilo, Project Manager
- Joshua Shaklee, Landscape Architecture
- Pauline Chu, Landscape Architecture
- Sharon DeBell, Landscape Architecture
- Jess Jordan Community & Regional Planning
- Greta Onsgaard Community & Regional Planning
- Emily Eng, Community & Regional Planning

This summary includes: (1) a description of the meeting structure; (2) the questions received after the initial presentation; (3) discussion about the snow card process; and (4) the guiding principles generated from public input.

MEETING STRUCTURE

Following a brief introduction of the history and background of the project by Beth Saul, Library and Parks Director, CPW led a powerpoint presentation of the Willamette Wayside Properties Master Plan project. This presentation was broken up into three parts: 1) the purpose of a Master Plan; (2) the process used in creating the Master Plan; and (3) a review of the opportunities and constraints identified in the Scoping Report which was completed in June 2003.

Following the presentation, participants engaged in a group question and answer session. Questions included:

- Q1. How can we improve outreach and attendance at the Workshops?
- A1. City Staff indicated that emailing residents or placing additional advertisements about upcoming workshops in the local newspaper were other methods to increase outreach and attendance. Also, one resident suggested having extra handouts he could take and distribute at other meetings to community members that were unable to attend.
- Q2. What is controlled river access?
- A2. CPW explained that this involved providing designated river access areas on the site to balance recreation with the protection of critical natural areas.
- Q3. How can CPW be contacted outside of the workshops in order to provide information to community members who were unable to attend?

- A3. CPW suggested having a comment box in town to address concerns and issues that may arise outside of the workshops. Contacting either Matilda or Beth was also reiterated as ways to address concerns.

After the question and answer session CPW initiated a small group activity. CPW used a snow card process in the small groups to identify public opinion on the opportunities and constraints associated with use of the properties. The purpose of the snow card process was to generate and collect initial ideas and opinions from the participants. The eight participants were divided into two groups of four individuals. Once the groups were divided and organized at each station each participants was given 4 green cards and 4 pink cards. On the green cards, the participants were asked to write a response to the following question:

What are the existing and future opportunities for the use and development of the Willamette Wayside properties?

Participants were asked to write a response to this question on the pink cards:

What are the existing and future constraints to the use and development of the Willamette Wayside properties?

The participants were asked to write only one opportunity and one constraint per card. CPW then collected and placed the cards on the wall in similar categories at each station. The opportunities were placed into like categories in one area of the wall and the constraints in another. A group discussion of the responses and created categories was then used amongst the participants to identify the most important responses and common themes in each category among the opportunities and constraints. At the end of the workshop, CPW collected all of the cards and comments received throughout the process. The information collected from each group during the process is as follows:

Group #1

The most important element that came up in Group #1 was the need to find a balance between preserving the ecological features on the site and any proposed improvements. Preserving the ecological features on the site would include maintaining and/or enhancing the ecosystem without causing any adverse impacts on the site or to adjacent property owners. It was emphasized that the trails should be used for recreation as well as an educational outlet for the community by connecting historic sites with interpretive signs. In addition to trails, it was stressed that other access points are needed to draw the community to the site, such as a parking lot and possibly a boat ramp. The participants that a dog park and community garden are other possible uses that would be good for the site.

There was also concern about safety and liability issues, both by dogs and the existing structures on the site. We need to ensure that the structures on the site and proposed developments are safe for everyone. Conducting a liability assessment might be a feasible option for identifying potential safety issues on the site.

OPPORTUNITIES

Most important: need for nature-based activities such as walking and bird watching (need identified by the System Wide Park Plan), dog parks and community gardens have had high requests, maintain emerald necklace concept, education – especially with regards to historic sites, maintain ecosystem with limited adverse impact.

NATURAL RESOURCES

- Storm water collection ponds that are also beautiful
- Wetland
- Maintain ecosystem with limited adverse impact*
- Build off of the ecosystem's positive aspects

CONNECTIVITY

- Tie in to Eco Park trails
- Equestrian trails
- Maintain emerald necklace concept – retain existing bike and pedestrian walkway (logging road) to limited access (spokes and wheels)*

ACCESS

- Retain maintenance vehicle access without adverse impacts to trail users
- Limited river access (i.e. boat and beach)
- Water connection to Hebb Park
- Public river access
- Limited vehicle access – parking close to boundary; Primarily walking and bike access

EDUCATION

- Educational opportunities for school – day camp?
- Logging history interpretive center
- Identification signs on trees
- Preserve historic sites (i.e. log boom)

OTHER RECREATION

- Community Gardens on Fish Eddy
- Dog Park – guided by protection measures for ecological area (need to be on leash and/or have fenced area for dogs)
- Establish picnic and river viewing sites

CONSTRAINTS

Most important: issues with dogs off leash, liability issues (assessment needed), and balance between uses and ecosystem, and access.

SAFETY

- Do a liability assessment*
- Limited access to daylight hours – limit vandalism
- Maintain privacy of WVCC and existing neighborhoods
- Security issues for neighbors and city facilities
- Safety concerns at log skidder ramp
- Existing liabilities and liabilities that may be created by development*

OTHER

- Dogs off leash*
- Attempting to combine too many non-complimentary recreational opportunities; control overlap of incompatible uses

ACCESS

- Limited parking and vehicle access

FUNDING

- Limited maintenance budget

NATURAL RESOURCES

- Need to balance habitat protection with public access*
- Retain existing irreplaceable natural vegetation
- How to provide restroom/picnic area without adverse impact to the habitat
- River bank revision could and will create erosion issues
- Topography

Group #2

The participants in Group #2 placed the most emphasis on trails. They want a quiet nature trail, as well as bike trails, equestrian trails, and trails to the river. One participant wrote that trails should provide interpretive opportunities. Another suggested making the logging road compliant with the American Disabilities Act (ADA).

The participants agreed that Education was also very important. They indicated that the Wayside properties are good for bird watching and nature walks, and a good educational resource for school children and the community at large. Because of its logging history, Group #2 felt that the properties should also include a historical interpretive site.

Ecology and natural resource restoration was a third category to receive a significant amount of attention. Three participants felt wetlands on the properties were an opportunity. One suggested wetlands be used in natural storm management. Another felt that vegetative enhancement and controlling blackberries and ivy are all opportunities. A third felt that the properties would serve as an environmental buffer to urban growth.

Maintenance/operations was viewed as the largest constraint. Group #2 participants were concerned about maintenance costs, the upkeep of trash and toilets, and the ongoing need to control invasive species.

Access and parking was the constraint that received the second most attention. Two participants mentioned that access would have to be limited because of environmental sensitive areas, while a third mentioned that may also be an opportunity. One participant felt that limited parking would be an issue.

One concern that did not come up was river access. However, one person suggested Willamette Wayside provided an opportunity for a boat ramp. A second participant then noted that there might be issues with motorized boats disrupting the peaceful surroundings.

OPPORTUNITIES

TRAILS

- Good trails
- A quiet nature trail
- Trails and interpretive opportunities
- Draw bicyclists and other recreationists to area- advertise, economic opportunity also for city
- Equestrian trails
- Bicycle and pedestrian recreational trail...a big loop
- River trails
- Make logging road ADA

CONNECTIVITY

- Link to other parks- e.g. acquire access near river to link to Canby ferry & Molalla River State Park

ECOLOGY/NATURAL RESOURCE RESTORATION

- Natural stormwater management
- Control of blackberries and ivy
- Ecological/environmental buffer to urban growth
- Wetland Creation
- Wetland Enhancement
- Vegetative Enhancement

EDUCATION

- Historical interpretive sites
- Training area for school student in wild land management
- Outdoor educational experiences
- Lead interpretive walks & birdwatching field trips- both educational and economic benefit to city with increased visitors
- Education opportunity- nature education for schools and general public
- Wildlife viewing
- Education on invasive species

RIVER ACCESS

- Decent boat ramp on this side of the river
- Existing structure- river access & pier

PARTNERSHIPS

- Partnerships with other agencies (i.e. American Heritage River, FEMA)

CONSTRAINTS

FUNDING

- Funding for staff to procure GRANTS for development
- Funding/financial backing

LACK OF PUBLIC SUPPORT

- NIMBY
- Community support- buy-in so that the wildlife areas are maintained

SAFETY

- River safety

MAINTENANCE & OPERATIONS

- Maintenance & upkeep of trails- trash, toilets?
- Maintenance \$, dealing with vandalism
- Ongoing need to deal with invasive species
- Control of invasive species

ACCESS/PARKING

- Parking
- Restricting access to sensitive areas (I was once a kid who built forts in the woods)
- Balance access and recreation interests with protection needs (could also be an opportunity)

ADJACENT LAND USES

- Stinky treatment plant by access trails

VANDALISM/ TRESPASSING

- Vandalism of trail markers, trash cans, & toilets (if available)
- Vandalism to adjacent properties

REGULATIONS

- Willamette Greenway regulations

The major themes and most important responses were then used to formulate guiding principles for the use and operation of the properties.

GUIDING PRINCIPLES

The guiding principles are meant to provide a loose framework in order to move towards specific design alternatives in Community Workshop #2. The guiding principles are as follows:

[I think it would be helpful to have a brief discussion of each principle]

1. RESPECT NATURAL FEATURES

- Maintain and enhance critical natural areas
- Balance future use of the property with the protection of habitat
- Restore seasonal wetland area in Fish Eddy
- Control invasive species

2. STRENGTHEN CONNECTIVITY

- Link existing trails on the site
- Enhance the connection between on and off site trails (Emerald Necklace)
- Develop a link between the property and Mollala State Park [this is a goal; it may not be a project in the master plan]
- Explore opportunities for acquisition of surrounding properties

3. ENHANCE AND CONTROL ACCESS

- Provide a parking/staging area adequate for a variety of recreational uses
- Restrict non-maintenance vehicle access
- Provide designated public access points to the Willamette River
- Explore the potential for boat access
- Develop and maintain hours of operation

4. FOSTER EDUCATIONAL OPPORTUNITIES

- Use the site through field trips and day camps to educate local youth about natural habitat and cultural heritage
- Incorporate interpretive signage along the trail system with emphasis on natural and cultural features

5. CREATE A SAFE PLACE TO RECREATE

- Conduct a liability assessment of the entire property [we could do this as part of the MP]
- Remedy all existing and future liabilities
- Maintain privacy of Willamette Valley Country Club and existing neighborhoods
- Limit access of the property to daylight hours
- Develop a plan for enforcement and oversight of park uses

6. DEVELOP RECREATIONAL OPPORTUNITIES

- Provide onsite trails that allow for a variety of uses
- Establish picnic and river viewing sites
- Explore the development of a dog park and community garden on the property

7. SECURE FUNDING SOURCES

- Identify and utilize funding sources outside the City parks budget
- Provide cost estimates for all future improvements and management activities



3 March 2004

TO: Matilda Deas & Beth Saul
FROM: CPW Willamette Wayside Team
SUBJECT: SUMMARY OF FEBRUARY 24 COMMUNITY WORKSHOP

BACKGROUND

The City of Canby has placed a strong emphasis on public involvement in the development of the Willamette Wayside Master Plan. To achieve this goal, community input is being collected through a series of workshops. The community input will influence and guide the technical analysis at each stage of the project including the development of guiding principles and design options for proposed improvements on the properties. In addition, the workshops will influence the final concept plan, which includes proposed improvements and management strategies.

CPW is conducting three community workshops in February and March of 2004. The first workshop occurred on Tuesday, February 10th and was used to gather preliminary input on opportunities and constraints related to the Wayside Properties. The second workshop, described in this memo, focused on generating design and management alternatives for the use and development of the properties. The third workshop, scheduled for Tuesday, March 9th, will be used to develop a preferred alternative. CPW will use input from the third workshop as the basis for the conceptual plan element of the final Master Plan. This memorandum summarizes input received in the second community workshop.

WORKSHOP #2

Community Workshop #2 took place from 7:00-9:00pm, Tuesday, February 24, 2004 at the Canby Adult Center. The purpose of this workshop was to generate design and management alternatives for the use and development of the Wayside Properties. The workshop was also used to validate the guiding principles identified in the Workshop #1.

Participants included 11 community members, 2 members of the advisory committee, 2 city staff, and 8 members of the Community Planning Workshop. The participants were as follows:

Community members:

- Aaron Stutz, Canby resident and Canby High School student
- Alex Dodge, Canby resident and Canby High School student
- Larry Bowen, Canby residence
- Burt Degraw, Canby residence
- Arbie Irwin, Canby residence - helped construct Log Boom road
- Floyd DeKoning, Canby resident
- Laura Sattler, Canby resident

- Chuck King, Canby resident
- Wes Reynolds, Canby resident
- Bob Benkey, Canby resident
- Doti Borgan, Canby resident

Advisory Committee members:

- Ron Wright, Blue Heron Recreation District
- Steve Workman, Canby resident

City Staff:

- Matilda Deas, Project Planner, City of Canby – Community Development & Planning
- Beth Saul, Library & Parks Director, City of Canby – Parks & Recreation

CPW Staff:

- Bob Parker, Faculty-Community Planning Workshop Program Director
- Paul Seilo, Project Manager-Community & Regional Planning
- Joshua Shaklee, Landscape Architecture
- Pauline Chu, Landscape Architecture
- Sharon DeBell, Landscape Architecture
- Jess Jordan Community & Regional Planning
- Greta Onsgaard Community & Regional Planning
- Emily Eng, Community & Regional Planning

This summary includes: (1) a description of the meeting structure; (2) the questions and comments received after the initial presentation; (3) discussion about the design charrette process; and (4) the design alternatives generated from the input received in the workshop.

MEETING STRUCTURE

Beth Saul began the workshop with a description of the history and background of the project. CPW then presented an overview of the project and meeting including four sections: 1) the purpose of the Master Plan; (2) the process and components used in creating the Master Plan; (3) the Scoping Report findings generated in the summer of 2003; and (4) a review of the guiding principles identified in Workshop #1.

Following the CPW presentation, participants engaged in a group question and answer session. Questions and answers included:

Q1. Will there only be one access point (i.e. logging road) from Territorial Road, because right now there's only one?

A1. CPW indicated that this is an issue to during the mapping exercise this, and that there are possibilities for more access to the site.

Q2. Is there going to be more access for cars and/or people?

- A2. CPW explained that this and other access issues will be discussed in the mapping exercise.
- Q3. Why is the water treatment plant never used for access?
- A3. Beth explained that there are liability issues for accessing the Wayside Properties from the treatment plant's road.
- Q4. Why isn't there a regulation to make the water treatment plant's road safer?
- A4. Beth indicated that the water treatment road is safe enough for the City's use.
- Q5. Has there been discussion or consideration of safety of existing roads? There's been a lot of vandalism on the logging boom road. How do access roads fit into the overall plan? Shouldn't they have high fences?
- A5. CPW indicated that safety, access, and vandalism are all necessary components of the Master Plan and should be discussed in the small group exercise to follow.
- Q6. Is the City liable for the community's use of Knight's Bridge? On Saturday nights people use that area to drink. Is the City accountable/liable for the use of the Wayside properties?
- A6. Beth indicated that the City may need to control access on the site and in particular, on the Logging Road by enforcing operational hours.
- Q7. In the master plan, is it possible to suggest that we access the Wayside Properties from the road that leads to the water treatment plant?
- A7. Beth indicated the City intends on providing site access at other points, leaving the road to the waste treatment plant for that purpose alone.
- Q8. Is there currently access to the Wayside Properties from Maple Rd.?
- A8. No.
- Q9. How are we going to fund these improvements? Taxes or other sources? Will there be parking fees? Permits?
- A9. CPW is researching potential funding sources, but the use and development of the site will likely be funded from a variety of sources including City funds, partnerships, donations, and help from volunteers
- Q10. What types of recreational opportunities have been discussed?
- A10. Community garden, dog park, trails, paintballing, amphitheater, etc. This workshop will give you a chance both to suggest potential recreational opportunities and to site them on the property.

Comments included:

- C1. Delivery trucks to and from the wastewater treatment plant and country club present a danger
- C2. The Willamette Valley Country Club currently uses the Logging Road for maintenance, which needs to be considered when discussing the use of this road for maintenance of the properties.
- C3. Existing trees are important and not replaceable.
- C4. The wetlands pose a safety issue to children.
- C5. Keep part of the properties original use – address the history of the logging industry.
- C6. Changing the contour of the River will lead to erosion

CPW facilitated a small group activity after the question and answer session. A mapping exercise (design charrette) was used in the small groups to draw specific uses and developments on the properties. CPW emphasized using the guiding principles identified in Workshop #1 as a framework for the mapping on the site.

The twenty participants were divided into four groups of approximately five individuals. Once the groups were divided and organized at each station, the participants were encouraged to draw and discuss potential uses for the properties. Their comments and sketches were put onto trace paper that was covering an aerial photo of the site. Participants were also asked to address any limitations of proposed uses, and brainstorm ways to confront those issues.

The most important issues that came out of each of the four group discussions are as follows:

Group #1

The most important element that came up in Group #1 was the need to find a balance between preserving the ecological features on the site and any proposed improvements. Preserving the ecological features on the site would include maintaining and/or enhancing the ecosystem without causing any adverse impacts on the site or to adjacent property owners. It was emphasized that the trails should be used for recreation as well as an educational outlet for the community by connecting historic sites with interpretive signs.

Access was another significant issue that was discussed. In addition to trails, it was stressed that other access points are needed to draw the community to the site, such as a parking lot and viewing points along the Willamette River.

Group #2

The participants in Group #2 placed the most emphasis on access and development. They want to preserve the integrity of the Wayside Properties by limiting development and parking opportunities.

Group #3

This group stressed the importance of protecting the ecological integrity of the properties by allowing only passive recreation and other low-impact uses. The group recommended finding adequate parking areas that would not disturb nearby neighbors. The group indicated that there is no opportunity for motorized boat ramps on the site; however, they said there is potential to create a place for put in and take out of non-motorized boats. The group also discussed the phasing of uses and implementation. They felt that we should begin with trail construction, invasive species removal, and restoration, and gradually phase in equestrian use. They placed importance on acquiring the Three Sisters property.

Group #4

Group four placed emphasis on safety and recreation. Most of the group was comprised of residents of nearby properties and felt that their interests would be affected by the development of the properties. None of them were opposed to development, but brought up many specific objections during the activity.

Closing comments

After the workshop, CPW collected the drawn maps, and discussed similarities and differences among the drawings generated by the four groups. The comments/ideas on the maps were categorized according to the guiding principles identified in Workshop #1. The similar mapped uses categorized by the principles are as follows:

1. RESPECT NATURAL FEATURES

- Maintain and/or enhance critical habitat areas, including riparian habitat and wetland (green areas on map) for migratory fowl and health of ecosystem – some groups were in favor of keeping the seasonally wet area restored as well
- Use wetland for storm water runoff
- Remove invasive species (north log boom around circular path, western edge of the wastewater treatment facility, Eco Park, and along Willow Creek)
- Allow only passive (low-impact) recreation – only maintenance vehicles should be allowed
- Ensure that potential uses (i.e. paintballing) don't interfere with natural qualities and wildlife
- Open the confluence of the creek and river (but then a bridge would be needed = issue)

2. STRENGTHEN CONNECTIVITY

- On-site:
 - Maintain migratory routes, breeding grounds, and water flow in wetland – don't let proposed uses interfere with these elements
 - Trails
 - Put a boardwalk around wetland (Yellowstone Nat'l Park has done this successfully w/o disturbing wildlife)
 - Provide trails for joggers and bicyclists - asphalt for bikers, bark chips for runners (construct one along entire site, and one that circles the Fish Eddy wetland)
 - Link Fish Eddy and Log Boom site with trail
 - Provide access through stands of maples in log boom site, and through or adjacent to significant habitat areas to foster education, but maintain low impact
 - Do not have room for staging for horses = incompatible use with pedestrians and cyclists – horses shouldn't be on site unless they can enter the park somewhere else (i.e. might be feasible to have horses with Emerald Necklace)
 - Do not pave trail along old logging road in the log boom
- Off-site
 - Trail through Eco Park to bypass gate to golf course, because the road is hazardous
 - Extend bike path past North Territorial Rd. along the logging road
 - Link Wayside Properties with Molalla State Park
 - Acquire additional land for other uses (i.e. Three Sisters Ranch)
 - Crosswalk across Territorial Road (at Old Logging Road) and Highway 99 (at intersection with Territorial, in case of future acquisition)

3. ENHANCE AND CONTROL ACCESS

- Parking
 - Current parking/access points are congested – need more parking to avoid having one big parking lot (max. 35-50 parking spaces per lot)
 - There are parking issues on North Territorial Road

- Potential parking: adjacent to wetland in the drier area of the Fish Eddy, Elroy Knuston Property, north of Three Sisters Property, Territorial and Log Boom, Maple Road, north of the Waste Treatment Facility, Eco Park, Centennial, church parking lot
- Do not expand Eco Park parking
- Do not allow parking on Maple Rd.
- Parking fees?
- No staging area for horses
- Access
 - River
 - Non-motorized boat access in north (Log Boom)
 - View points
 - Roads
 - Maintenance only access – police should patrol by bike only
 - River and road
 - Control access during migration season

4. FOSTER EDUCATIONAL OPPORTUNITIES

- Interpretive signage:
 - Provide history about logging operations: old pictures of logging operations (on-site and from hwy 99 bridge to Log Boom)
 - Install sign at beginning of Molalla Road – use to be called “Crown Logging Road”
 - Signs in habitat areas to identify specific species
 - Signage in wetland, Willow Creek confluence
- Outdoor classroom in Eco-park

5. CREATE A SAFE PLACE TO RECREATE

- Do not allow motorized vehicles - use removable bollards on trail access points to keep vehicles from using trails and to allow emergency/maintenance vehicles access
- Bypass high traffic area of Old Logging Road through Eco Park

- Liability:
 - Horses are an incompatible use with pedestrians and cyclists – horses should not be on site unless they can enter the park somewhere else (i.e. might be feasible to have horses with Emerald Necklace)
 - Concern with safety of infrastructure (Log Boom and Skidder Ramp), but do not think they should be removed because it is costly
 - Signs or fencing around Log Boom and Skidder Ramp to avoid liability issues
 - Demolition of Log Boom and Skidder Ramp structures for liability reasons
- Barriers
 - Fences should be used
 - No additional fences are needed for safety – only need fence if there is an educational site or signs to avoid vandalism
 - Crate barrier between site and adjacent property owners and critical habitat areas
 - Paintball area will need fence for liability issues – no shooting wildlife

6. DEVELOP RECREATIONAL OPPORTUNITIES

- Recreational uses should be low maintenance (i.e. trails)
- Passive:
 - Community garden by in Fish Eddy or in Three Sisters Property
 - Provide an open field – leave Fish Eddy as open space?
 - Pavilion + restrooms
 - Multi-use trail system for pedestrians and bicyclists, and equestrian use only if parking is limited (i.e. no staging area)
 - Provide viewing/picnic areas by river (SE of Fish Eddy where the topography allows you to view the river, north of the log boom where it is most accessible to everyone, and/or others) and to view important/significant species
 - Picnic areas at Fish Eddy (with a pavilion for large gatherings) and Eco-park
 - Benches and picnic areas should be put on level terrain
 - Provide restrooms at key spots in the Properties (Eco-park, Log Boom)
- Active:

- Paintball (2-5 acres in size) outside of wetland
 - Can be used for tournaments and B-day parties
 - Cover ground with bark chips to prevent a pile of mud
 - Other paintballing opportunities are too far away
 - Adding trash cans would ensure that kids do not litter

7. SECURE FUNDING SOURCES

- Storage shed on site for paintballing would allow equipment to be rented/sold – use funds to maintain the field

POLICY IMPLICATIONS

The participants also generated some policy issues connected to the use and development of the properties that need to be addressed in the Master Plan. These policies include the following:

A. Safety

- a. Hours of operation (6am-10pm)
- b. Gate to prevent motorized vehicles
- c. Keep dogs on leash
- d. Prevent disorderly conduct (i.e. drinking, yelling, use of illegal substances, etc.)
- e. How do you keep people safe? Are signs enough, or do we need police enforcement?
- f. Encourage police or other security measures to watch the site to keep trespassers out during off-hours
- g. Liabilities connected to the existing Skidder Ramp and Log Boom
- h. Liabilities, what type of signage can be used to remove City from liability – no lifeguard on duty, no littering, trail etiquette (pedestrians have the right of way), no dumping, etc.
- i. Address pedestrian, bicycle, dog, and horse liability issues
- j. Ensure site is accessible to emergency vehicles
- k. Vandalism needs to be prevented
- l. Conduct a liability assessment

- m. Keep adjacent property owners safe
 - n. Add barriers between site and property owners. What materials should barriers be made of?
- B. Regulatory
- a. Setbacks of proposed developments from Willamette River and significant natural areas
 - b. Zoning restrictions
 - c. Endangered Species Act regulations for wildlife and vegetation
 - d. Enforce leash policy and waste removal
- C. Access
- a. Church southeast of Fish Eddy could be used for parking
 - b. Parking availability – how many spaces are needed, where should they be, will there be a time limit?
 - c. Access to Willamette River – what are access points, where can we put them, what type of structure, and how do you balance riparian features with infrastructure? Should/can we use existing access points?
 - d. Compliance with American Disabilities Act (ADA)
- D. Maintenance/Operation
- a. Who will maintain and operate the specific uses of the properties?
 - b. Volunteers will need liability waiver and permission from the City
- E. Acquisition – how will we acquire land?
- a. Three Sisters Ranch
 - b. Parcel just north of the Maple St. dead-end
 - c. Property to position a trail between the Wayside and Mollala State Park
- F. Maintain Natural Features
- a. How can we use the wetland for storm water runoff?
 - b. Can recreational amenities exist on the Fish Eddy without being flooded?
- G. Funding

- a. Funding is not stable
- b. Need to incorporate long-term maintenance into Operations and Maintenance Plan – do not want park to get run down due to lack of funding or volunteers
- c. Ensure that proposals on site can be maintained indefinitely
- d. Harvest and sell timber from Eco Park
- e. Rent community garden plots
- f. Volunteers
 - a. Bring Canby High School students and other volunteers on site
 - b. Landscape teacher at Canby HS –has had classes involved with projects in the past
 - c. Have classes maintain the site
 - d. Use community to enhance area – creates a bond among residents because they are tied to the property

NEXT STEPS

The third workshop, scheduled for March 9th, 2004, will present a site concept for the Wayside Properties. The structure of the workshop will be similar to that of the second; a presentation and question and answer session will be followed by another mapping exercise.

The presentation will provide a background of the Wayside Properties, the purpose and process to create the Master Plan, a review of the guiding principals, and the results and findings from the second workshop. The results and findings will reveal some common themes/alternatives that emerged from the second workshop. Everyone was in agreement that the Plan should maintain and/or enhance critical natural areas and incorporate a trail system onto the Wayside Properties. These, and other commonalities will be presented as part of the site concept. The question and answer session will be used to reach a consensus on the common alternatives.

In addition to the common themes, CPW will also present alternatives that emerged from the second workshop, as well as some unresolved policy issues. The remaining alternatives and policy issues will be discussed in the small group mapping exercise. The mapping exercise will be used to clarify and resolve the remaining alternatives and policy issues, so that we can work toward a final preferred alternative.



03 March 2004

TO: Matilda Deas & Beth Saul
FROM: CPW Willamette Wayside Team
SUBJECT: SUMMARY OF FEBRUARY 18, YOUTH WORKSHOP

BACKGROUND

The City of Canby has placed a strong emphasis on community involvement in the development of the Willamette Wayside Master Plan. Canby strives to involve all community members including youth. Canby recognizes that youth input is vital to creating a master plan that best serves the needs of the entire community.

CPW in collaboration with students from the University of Oregon's course, Engaging Youth in Planning and Design, held a youth workshop on February 18, 2004 with Canby High School students. The purpose of this workshop was to generate and collect information from the youth on their ideas connected to the development and use of the Wayside Properties. The workshop was also used to develop interest for future involvement in the community workshops and or advisory committee of the Willamette Wayside Project. This memorandum summarizes input received at the youth workshop.

YOUTH WORKSHOP

The Youth Workshop took place from 12:20 to 1:30pm, Wednesday, February 18, 2004 at Canby High School. The participants were as follows:

- Matilda Deas, Project Planner, City of Canby – Community Development & Planning
- Wes Reynolds, Canby High School teacher, Geology
- Lori Craig, Canby Youth Corps
- Canby High School Students (21)
- Bethany Johnson, UO Instructor
- Rachel Geudon, Landscape Architecture
- Joshua Shaklee, Landscape Architecture
- Sharon DeBell, Landscape Architecture

This summary includes: (1) a description of the workshop structure; (2) the findings generated from the brainstorming period and mapping exercise; and (3) a brief explanation of how the findings will be used in the master planning process.

MEETING STRUCTURE

First, Matilda Deas, City of Canby, briefly introduced herself and the Willamette Wayside Properties project. Next, the CPW team introduced themselves and briefly explained the mapping exercise. Then the facilitators each joined one of the five already established

groups. Each group was provided with: one 36"x 36" aerial map with site boundaries and critical conditions identified with trace paper overlay; colored markers; and colored dots. Groups examined the aerial photographs and identified site location in relation to known landmarks, such as running trails and friend's houses.

After these students shared their base knowledge of the site, facilitators initiated a brain storming process exploring the student's priorities for the site. Students then mapped their priorities. For example, trails were an identified priority. The students were asked to draw a series of lines, on the trace covering the aerial, indicating where they thought trails should be developed on the site. Many other priorities were mapped in such a way.

The students were asked throughout the process pointed questions regarding vandalism and why or why not they are interested in becoming more involved in Canby's planning process.

KEY PRIORITIES:

Each group of students developed their own list of priorities. These priorities can be consolidated into the following themes:

- Create and maintain trails that provide connections;
- Provide a variety of recreation opportunities;
- Provide river access for swimming, rafting/boating, and fishing;
- Develop basic amenities (i.e., bathroom, picnic tables, signage, drinking fountains);
- Ensure access to site;
- Ensure ecological integrity of site through a commitment to conservation and restoration; and
- Incorporate public art into site.

SMALL GROUP SUMMARIES:

The information collected from each group during the process is as follows:

Group #1

The participants in Group #1 placed the most emphasis on restoration. They wanted to create and or enhance existing wildlife habitat. In concert with their restoration goals they also prioritized the removal of invasive species. The use of goats and rabbits for invasive species control was indicated. Strong interest in the use of bat boxes for mosquito control, near the seasonal wetland, was also noted.

In addition, they also indicated trails as a priority. They utilize the existing trail system and would like to expand it. They would like a boardwalk through the wetland and a

connecting trail from the Fish Eddy to the Log Boom. Amenities, such as restrooms, benches, BBQs and interpretive signage were also noted and mapped. Fishing spots were also indicated on map.

A proposed solution to safety and vandalism concerns was to create an art wall along the Log Boom neighboring residences. The wall would offer a sense of privacy to the neighbors. A local artist in hopes of deterring future vandalism could create the art.

Identified Priorities

- Develop trails
- Create bat boxes
- Commit to restoration
- Remove invasive species
- Create opportunity for Art

Group #2

The participants in Group #2 noted the creation of soft surface paths as their number one priority. If the path was a multiuse path it should be at least 12 feet wide. Their second priority was to enhance and expand the seasonal wetland. Their map indicates a path running through the wetland area along the western boundary of the Fish Eddy. Parking was their third priority. They proposed parking on the far eastern end of the Fish Eddy.

Access to the river was also of much importance. A stairway down to a dock was desired for swimming access and raft launching. The participants also proposed future acquisitions, which include the Three Sister Ranch and the parcel on the southwest end of the Log Boom property. They considered the parcel adjacent to the log boom as an appropriate site for parking.

Identified Priorities

- Enhance and expand wetland
- Create soft surface path
- Create a connection with the Three Sister's Ranch
- Build a stairway and deck for swimming access
- Create a parking lot
- Plan for future acquisition for parking
- Develop view points on trails

Group # 3

Participants in group #3 had an assortment of ideas for the site. They ranged from an amphitheater along the river to the “Walk of Stars,” an art piece that would incorporate the names of the donors along one of the paths.

Like other groups walking and jogging paths were desired. Bike paths were also noted. It was important to them that some of these paths go through the forest. Participants also thought it was important to plant more trees on the site especially around the waste water treatment facility and the Three Sisters Ranch. They proposed vegetation buffers along both site’s property lines.

Participants included the Eco Park in their site proposal. They saw this area acting as a family gathering place. It was envisioned as a more formal park; with a pavilion, play equipment, benches and a bathroom. They envisioned trees surrounding the park.

In addition, to the many proposed developments, access to river views was a priority.

Identified Priorities

- Develop walking and jogging paths
- Plant more trees
- Limit development – do not build more houses
- Provide picnic tables, bathrooms, play equipment, trash cans
- Create an amphitheater for cultural events
- Build a “Walk of Stars” to recognize donors

Group #4

Participants in group #4 placed the most emphasis on running trails and the creation of a paintball field. One participant was a runner on Canby’s high school track team and stated that there were not enough long running trails in the area. He proposed that a trail system connect the old logging road to Mollola State Park. He mentioned that the Canby Chambers of Commerce in the past wanted to hold a marathon race in Canby. He thought that such a loop would be similar to their vision. A loop on the Fish Eddy site was also proposed. The participants in this group wanted the trail to have markers indicating distance and lights every quarter mile.

There was also great desire to put in a paintball field. They proposed putting the field in the eastern end of the Fish Eddy Site. Many safety precautions would be taken such as a net surrounding the entire field and a 500-foot buffer from the road. The participant who brought up the paintball field was asked to do some research on regulations and paintball field design and bring the findings to the next community workshop.

Group #4 also indicated interest in a stairway to physically access the river. There was also a desire to keep the old growth trees, which, according to participants, would require thinning the younger trees.

Identified Priorities

- Develop long running trails
- Create a paintball field
- Thin some trees
- Develop trails in the wetland area

NEXT STEPS:

The priorities generated in the Youth Workshop will be used along with issues identified in Community Workshop #1 (Feb. 10th, 2004) to create a set of Guiding Principles. The principles will be used to provide a framework in the actual mapping of uses and developments to be conducted in Community Workshop #2 (Feb. 24th, 2004).



5 April 2004

TO: Matilda Deas & Beth Saul
FROM: CPW Willamette Wayside Team
SUBJECT: SUMMARY OF MARCH 9 COMMUNITY WORKSHOP

BACKGROUND

Community Planning Workshop is working with the City of Canby to develop a master plan for the Willamette Wayside properties. The City of Canby has placed a strong emphasis on public involvement in the development of the Willamette Wayside Master Plan. To achieve this goal, community input is being collected through a series of community workshops. The community input has served to guide the technical analysis at each stage of the project including the development of guiding principles and design options for proposed improvements on the properties. In addition, the community workshops will directly influence the final Concept Plan, which includes proposed improvements and management strategies.

CPW conducted three community workshops between February and March of 2004. The first workshop occurred on Tuesday, February 10th and was used to gather preliminary input on opportunities and constraints related to the Wayside Properties. The second workshop held on Tuesday, February 24th, generated a preliminary site design and management implications for the properties. The third workshop, held on March 9, resulted in a preferred site design. This memorandum summarizes citizen input received during Workshop #3.

WORKSHOP #3

Community Workshop #3 took place from 7:00-9:00 pm on Tuesday, March 9, 2004, at the Canby Adult Center. The purpose of this workshop was to present a preliminary site design or draft Concept Plan to the community for review and comment. A secondary purpose was to elicit feedback on several unresolved management implications generated in the previous workshops.

Participants included, 8 community members, 1 city staff member, and 6 members of the Community Planning Workshop. The participants were as follows:

Community members:

- Aaron Stutz, Canby resident and Canby High School student
- Alex Dodge, Canby resident and Canby High School student
- Larry Bowen, Canby residence
- Paul Montecucco, Canby residence
- Steve Workman, Canby residence
- Virgil Montecucco, Canby residence

- Robi Kurth, Bike and Pedestrian Committee Member
- Troy Moore, Bike and Pedestrian Committee Member

City Staff:

- Matilda Deas, Project Planner, City of Canby – Community Development & Planning

CPW Staff:

- Paul Seilo, Project Manager-Community & Regional Planning
- Bethany Johnson, Faculty - Community Service Center
- Joshua Shaklee, Landscape Architecture
- Sharon DeBell, Landscape Architecture
- Jess Jordan, Community & Regional Planning
- Emily Eng, Community & Regional Planning

This summary includes: (1) a description of the meeting structure; (2) a discussion of the input received on the unresolved management implications; and (3) a description of the preferred Concept Plan generated from feedback received in the workshop.

MEETING STRUCTURE

CPW opened the meeting with a presentation and overview of the Willamette Wayside Properties Master Plan project. This presentation was broken into four parts: (1) a site description and overview; (2) an explanation of the master planning process; (3) a review of prior public involvement; and (4) a review of the draft Concept Plan which was designed from feedback received in the previous workshops.

Following the presentation, CPW facilitated a small group activity. Workshop participants were divided into two small groups and first discussed unresolved management implications connected to the use and development of the property. The activity then shifted to a review of the draft Concept Plan map. Participants were encouraged to draw desired modifications to the concept on the base map. The activity concluded with a wrap-up exercise in which the groups shared their results with each other.

MANAGEMENT IMPLICATIONS

The small group activity started with a discussion of the unresolved management implications connected to the future use and development of the site. These unresolved issues include: 1) safety; 2) acquisition; 3) maintenance/operation; 4) access; and 5) funding. The group activity led to similar results from each group. In the summary that follows the results are divided between management implications that are 'known' and those that remain 'unresolved'. The known implications are those heard throughout the public involvement process and reemphasized by both groups in Workshop 3. The 'unresolved' implications are those that have not received consensus or strong support in the workshop series and further guidance from the City is required.

Known

- 1) Funding for the use and development of the site will come from a variety of sources. Participants at the community workshops stressed the importance of using sources such as grants, partnerships, donations, and volunteer activities to finance the site instead of raising local taxes.
- 2) The American with Disabilities Act will be complied with in the use and development of the site.
- 3) Private Motorized Vehicles will not be allowed on the trail system or anywhere else on the site. Maintenance and emergency vehicles will have access through gates or bollards.
- 4) Restoration will be a major component of the ongoing operations and maintenance activities. Restoration includes enhancement and plantings and through invasive species removal. Natural areas with highest ecological value will be restored first and are the priority for ongoing restoration.

Unresolved

- 1) Liabilities exist on the site and need to be dealt with by the City Risk Manager. This topic has been raised throughout the series of community workshops. The possible liabilities include the existing historical structures and Willamette River. A liability assessment of the entire site should be included as part of the Master Plan. CPW is seeking assistance from the City regarding this issue.
- 2) Safety is another management implication left unresolved after Workshop 3. This concerns both the monitoring of ongoing use and the impacts on surrounding property owners. First, how will ongoing or daily use of the site be monitored to insure that all users are safe? Second, how will the impacts on surrounding property and property owners be mitigated to insure safety for both? Our working assumption is that City police will conduct periodic patrols of the area, however, CPW needs additional guidance from the City on to proceed with this issue.
- 3) Equestrian continues to be a proposed use that needs further clarification. Participants at each workshop have supported the use of horses on the site. However, participants have also questioned how this use fits in with other proposed uses of the trail system. Walking, jogging, and bicycling will be allowed on the trail system. How does equestrian fit with these other uses and is it safe for them all to be using the same trails? The second unresolved issue connected to equestrian is the establishment of a staging area on the site. Staging for equestrian requires a larger area than a typical parking lot because of the size and length of horse trailers and the trucks that pull them. Where could this staging area be placed on the site? One possible alternative is the Fish Eddy site, however, CPW is requesting assistance from the City on this issue.

PREFERRED CONCEPT PLAN

The results generated by each of the two groups in the mapping exercise were almost identical. In this section the results are divided between improvements that are 'known' and those that remain 'unresolved'. The known improvements are those heard throughout the series of workshops and reemphasized by both groups in Workshop 3. CPW is using these improvements in the development of the preferred Concept Plan. The 'unresolved'

improvements are those that have not received consensus or strong support throughout the workshops and further guidance from the City is required.

Known Improvements

- 1) A Trail System will be developed throughout the entire site. The existing trail along the Old Logging Road will be enhanced and paved from the Eco Park parking lot to the turnaround at the log boom structure. A soft path will also be developed directly adjacent to the hard path and will also extend from Eco Park to the log boom turnaround. The trail system will also be extended from the Old Logging Road east towards the skidder ramp and will continue along the river until the end of the property in the Fish Eddy. The majority of this trail section will be soft surface with some paving in the Fish Eddy to insure compliance with the America with Disabilities Act. A soft surface path with portions of elevated boardwalk will also be extended into the wetland area in the Fish Eddy.
- 2) Significant Natural Areas, as identified in the Scoping Report as critical natural areas and restrictive landscapes, will be preserved and restored. Restoration will include enhancement activities such as plantings and invasive species removal. Phasing will be used to insure that areas with the highest ecological value or potential value are restored first.
- 3) River Viewing Stations will be developed at strategic locations along the trail system, with a clear view of the Willamette. The stations will include benches, trash receptacles, and potentially picnic tables.
- 4) Interpretive Signage will be placed along the trail system to provide information about native vegetation as well as areas and structures having historical significance (i.e. log boom and skidder ramp).
- 5) The development of the Fish Eddy parcel will include restoration activities with a mix of capital improvements. The existing seasonal wetland will be preserved, restored, and eventually expanded to encompass a large portion of the entire Fish Eddy parcel. This wetland area will be used in the future for the management of storm water. The existing agricultural use will be maintained until funding is available for the wetland restoration and expansion. The riparian zone along the river will be enhanced, restored, and will include only a couple of viewing stations. A small picnic area will be developed to the east of the wetland restoration. The parking lot proposed in the Scoping Report for the extreme southeastern portion of the parcel, northwest of Oregon Highway 99W, will not be developed. A new parking area is proposed on the southern edge of the property, on the north side of Territorial Road.
- 6) The northwestern portion of the Log Boom parcel, adjacent to the Old Logging Road turnaround, will be developed as a picnic area. The picnic area will include a variety of picnic tables, trash receptacles, and barbeques. The area should include at least one or two covered picnic sites. A restroom facility shall also be constructed to service the picnic area. The first phase of this development will be invasive species removal and enhancement of native vegetation.

7) Parking Areas will be located in the following two locations: 1) the existing Eco Park lot will be used and possibly expanded; and 2) a lot will be constructed along the southern edge of the Fish Eddy parcel, on the north side of Territorial Road. The phasing of development and required number of parking spaces still needs to be determined with assistance from the City.

8) Acquisition of adjacent private properties will occur in the future if and when they become available. The priorities (from highest to lowest) for acquisition are as follow: 1) the triangular shaped parcel located north of the Maple Street dead-end, south of the log boom structure; 2) the Three Sisters Ranch parcel, located east of the Log Boom parcel and west of the Fish Eddy parcel; and 3) a connection along the Willamette River, between the northwestern end of the Log Boom parcel and Mollala State Park.

9) Gates/Bollards will be strategically located at each trail entrance into the park. The gates will restrict unauthorized motor vehicles but shall be removable for maintenance and emergency vehicles.

Unresolved Improvements

1) Parking on the site is an issue that needs further analysis. The area proposed for parking in the Scoping Report, located in southeast section of the Fish Eddy, will not be used. Parking will occur in two areas: 1) along the southern edge of the Fish Eddy, along Territorial Road; and 2) in the existing lot used for ECO Park. CPW needs assistance from the City in determining the size of the proposed parking lot and the number of spaces it should contain.

The participants in the workshop also identified two additional areas, for potential long-term parking. The two potential areas for future parking, both of which are currently under private ownership, include: 1) the Three Sisters Ranch; and 2) the triangular shaped parcel located north of the Maple Street dead-end, south of the log boom structure. CPW needs assistance from the City in how to adequately articulate to the current owners that these are strictly viewed as potential, future areas for parking.

2) Direct River Access to the Willamette for boating is still an unresolved issue. CPW presented one possible river access point at the northwest end of the Log Boom parcel, next to the log boom structure. Participants and City Staff indicated that there should not be a launch for motorized boats; however, each has expressed a willingness to allow non-motorized boat access such as canoes and kayaks. No capital improvements will be developed in the Log Boom parcel to provide this access. CPW needs additional guidance from the City on how to represent this potential use in the Concept Plan.

3) Restrooms facilities are proposed for three locations on the site. The locations are as follows: 1) adjacent to the proposed picnic area in the log boom; 2) next to the existing parking lot for ECO Park; and 3) within the picnic area proposed for the Fish Eddy. CPW needs assistance from the City to determine if all three of these locations are feasible and if so, what types of restrooms are appropriate. For example, does the infrastructure exist to allow for a hook up to sewer or should the facilities use outhouse/composting techniques.

4) Historic Structures – exist in two locations on the site. The log boom and skidder ramp

remain as a symbol of the regions timber legacy, however, they also present a potential liability. CPW needs further assistance from the City to determine the future of these two structures.

5) Stormwater management will be a component of restoring and enhancing the seasonal wetland located on the Fish Eddy parcel. The City will use the wetland to naturally manage stormwater originating on other properties. However, it is still unclear how much stormwater the City intends to manage on the site and subsequently how large a wetland area will be required. If the City wants to manage stormwater in addition to what is naturally coming down Willow Creek than this could add significantly to the required wetland area. CPW seeks further guidance from the City on this issue.

6) Access to and from the existing parking lot at ECO Park and the residential development immediately to the west needs further clarification. City Staff indicated that a modification might be required for access to this area. CPW needs further guidance from the City on this issue.

NEXT STEPS

CPW is incorporating the known management implications into a draft of the Operations and Maintenance Plan to be reviewed by the project steering committee sometime in May 2004. This plan will detail the ongoing operations and maintenance activities connected to the use and development of the site. CPW will continue working with the City to develop solutions to the unknown implications that also will be incorporated into the draft Operations and Maintenance Plan for review by the steering committee.

CPW is incorporating the known improvements into the preferred Concept Plan for review and comment by the steering committee and Canby Park and Recreation Board on Tuesday, April 20th, 2004. The feedback and revisions received in this meeting will then also be incorporated and the results presented as the preferred Concept Plan at the fourth and final community workshop, scheduled for Tuesday, May 11th, 2004. CPW will continue working with the City to develop solutions to the unknown improvements that also will be incorporated into the Concept Plan for review at the April 20th meeting with the steering committee and Park and Recreation Board.



28 June 2004

TO: Beth Saul & Matilda Deas
FROM: CPW Willamette Wayside Team
SUBJECT: SUMMARY OF JUNE 22ND STAKEHOLDER MEETING

BACKGROUND

Community Planning Workshop (CPW) is working with the City of Canby to develop a master plan for the Willamette Wayside properties. The City of Canby has placed a strong emphasis on public involvement in the development of the Willamette Wayside Master Plan. To this point, CPW has facilitated three public workshops, a youth workshop, and two meetings with the Willamette Wayside Steering Committee. Because there were still several unresolved management efforts after this process, the City held a series of meetings to generate feedback on how to proceed with these specific efforts. The City was able to generate consensus on the management efforts through the additional meetings, which was then incorporated into the Conceptual Plan for the future use and development of the properties. CPW presented this updated version of the Conceptual Plan to the Steering Committee and project stakeholders during a meeting on June 22nd. This memorandum summarizes input received and results of this meeting.

STEERING COMMITTEE AND STAKEHOLDER MEETING

The Steering Committee and stakeholder meeting took place from 7:00-9:00 pm on Tuesday, June 22nd, 2004, at the Canby Adult Center. The purpose of this workshop was to present and elicit feedback on the revised version of the Conceptual Plan that contains design elements generated during the City's series of extra meetings.

Participants included, 2 Willamette Wayside Steering Committee members, 13 community members, 2 city staff members, and 4 members of the Community Planning Workshop. The participants were as follows:

Steering Committee members:

- Kathy Shinn
- Mark Triebwasser

Community members:

- Carry Reed, Canby resident
- Larry Bowen, Canby residence
- Lynne Bowen, Canby residence
- Paul Montecucco, Canby residence
- Steve Workman, Canby residence
- Raymond Asche, Canby residence

- Betty Asche, Canby residence
- Mary Waldy, Canby resident
- Wayne Gaylin
- Bob Berkey, Canby resident
- Terry Blackwell, Canby resident
- Phil Schnaber, Canby resident
- Laura Sattler, Canby resident

City Staff:

- Beth Saul, Library and Parks Director, City of Canby
- Matilda Deas, Project Planner, City of Canby

CPW Staff:

- Robert Parker, Managing Director-Community Service Center
- Paul Seilo, Project Manager-Community & Regional Planning
- Bethany Johnson, Faculty-Community Service Center
- Pauline Chu, Landscape Architecture

This summary includes: (1) a description of the meeting structure; (2) a discussion of the feedback received on the revised version of the Conceptual Plan during the large group question and answer session; and (3) next steps in the master planning process.

MEETING STRUCTURE

CPW opened the meeting with an open question and answer session centered on posters of the Conceptual Plan and the three development phases. Participants were given the opportunity to review the revised plan and development phases before individually commenting and asking questions of CPW and City staff. The open session lasted approximately one half hour and ended when all comments and questions were exhausted.

Following the open session, CPW facilitated a large group question and answer session. The session was opened with a brief overview of the revised Conceptual Plan and the public involvement process used to generate it. Meeting participants were then given a second opportunity to comment and question all aspects of the Concept Plan and master plan in general. CPW documented all comments and questions and the session ended with an explanation of the remaining steps in completion of the master plan. The large group session lasted approximately one half hour.

CPW then ended the meeting by fielding all remaining individual comments and questions.

MEETING FEEDBACK

The majority of the feedback received during the large group question and answer session involved the Eco Park parking area/access point. The comments and questions regarding this issue focused on the current conceptual design and management of the area. The comments and questions on Eco Park were as follows:

- Q1: How often with the Willamette Country Clubs large maintenance vehicles be using the old logging road
- A1: The road will be shut down only two times a year for large golf course maintenance trucks.
- Q2: How soon will the access to the Eco Park parking area be re-routed?
- A2: The access will be re-routed as soon as possible and in the meantime the area will be gated or closed off during the evenings.
- Q3: When will the redesign of the Eco Park parking area be complete?
- A3: The completion of redesign should be completed by the start of Phase 3, depending on the availability of funding.
- Q4: How many parking spaces does the area currently contain?
- A4: The area is currently unlined but it appears to be 11 based on an initial estimate.
- Q5: Will the redesign of the area include the removal of the utility box on the west side of Molalla Forest Road?
- A5: The City is working to modify the current utility box but needs a large citizen turnout at future meetings connected to the issue.
- Q6: Does the design of the pedestrian crossing over Territorial Road still include flashing warning signs and a slower speed limit because these elements are not reflected in the Concept Plan?
- A6: The pedestrian crossing will include all necessary safety measures even if they are not reflected in the Conceptual Plan.

Participants also had a couple of other comments unrelated to parking and access at Eco Park. These were as follows:

- C1: The ivy removal in Eco Park should occur in Phase 1 instead of Phase 2 because it is already killing trees within the park.
- C2: Surrounding residents would be willing to organize to conduct some of the invasive species removal in Eco Park.
- C3: The grass along the north side of Territorial and south of Eco Park needs to be mowed on a regular basis because it presents a fire hazard.

NEXT STEPS

The feedback received in this meeting adds support for the current version of the Conceptual Plan and three phasing diagrams. CPW will now finalize the Conceptual Plan and phasing diagrams for presentation at the final Community Open House and incorporation into the master plan. The open house will occur sometime later this summer. CPW will also continue working with the City to finish the other remaining elements of the master plan. Comments and questions on any of the material contained in this memorandum can be directed to any of the following individuals:

Paul Seilo
Community Planning Workshop
University of Oregon
pseilo@darkwing.uoregon.edu
(541) 346-3653

Matilda Deas
Project Planner
City of Canby
deasm@ci.canby.or.us
503-266-9404

Beth Saul
Director of Library and Parks
City of Canby
saulb@ci.canby.or.us
503-266-4021

Appendix C

Willamette Wayside

Liability Assessment

The City conducted a liability assessment of the Willamette Wayside properties as part of this project. This appendix presents the City's assessment.

Appendix D

Funding Sources

This appendix summarizes funding sources that the City can consider for capital improvements and acquisitions.

System Develop Charges (SDCs)

SDCs are one-time fees assessed to new development and changes in use. SDCs for Canby's parks include fees assessed or collected as a part of a local improvement district or the cost of complying with other requirements or conditions imposed by a land use decision (Canby Municipal Code 4.20.030).

The purpose of Canby's parkland SDCs is "to impose all, or a portion of the cost of capital improvements for...parks upon those developments that create the need for or increase the demands on capital improvements" (Canby Municipal Code 4.20.010). These funds are updated at least every five years, and are used exclusively for capital improvements; they may not be used for the operation or maintenance of those improvements. The Wayside Properties can only use SDCs if they are not being financed by city revenues (Canby Municipal Code 4.20.120 Part D).

Canby uses a Construction Cost Index (CCI) based on historical costs for parkland improvements to establish the current cost for additional Improvements. A final determination of the current cost for Canby Master Park Plan Capital Improvements is made by the city council based upon the current CCI and information submitted by the city staff.

In order for the Wayside Properties to be eligible for SDC's, this master plan document will be submitted to the Planning Commission. Upon approval, any requests by the developer to change parkland dedication for future phases must be brought back to the commission for approval.

In order to receive SDCs funds, the Wayside Properties will have to be ready for full service including electrical, water, sewer and streets as is applicable to the location of the site or as is acceptable to the city. In case of phased development, sites may be improved as each phase is developed rather than at the time of original dedication (Canby Municipal Code 4.20.070 Part C).

The full amount of the park system development charge will be assessed and is due and payable at the time the first building permit(s) is/are issued" (Canby Municipal Code 4.20.070 Part D). The system development charge is payable upon issuance of a building permit, or a permit to connect to the sewer or storm water system (Canby Municipal

Code 4.20.100 Part A).bIf no building or connection permit is required, the system development charge is payable at the time the usage of the capital improvement is increased (Canby Municipal Code 4.20.100 Part B).

Volunteers

Youth - Canby High School

It has been suggested that volunteers from local Canby High Schools be utilized to restore, enhance, and learn from the Wayside Properties. In exchange for volunteering, the city can provide youth with a valuable educational tool for learning about wetland functions, critical natural areas, flora and fauna, water quality monitoring, history, and other topics of interest. Encouraging community members to participate as well will create stronger bonds within the community and a greater tie to the property. Volunteers should sign a liability waiver and letter of intent prior to volunteering to ensure that the city is aware of the duties and the duration of the tasks they will perform.

Community Members and Businesses

The city of Canby takes pride in planning for their parks and open spaces. To demonstrate people's commitment to these areas, businesses or community members may choose to volunteer their time to the Wayside Properties.

Adopt-A-Park

Adopt-A-Park programs could relieve the city of part of the financial burden associated with parks maintenance and improvements while also generating citizen pride in their parks. The scope would depend on the city's needs. For instance, the program could consist of having an organized group take responsibility for trash pick-up on a weekly basis in a particular park. A small plaque recognizing the group for its contribution could be placed somewhere in or near the park. On a somewhat larger scale, the city could also encourage local businesses to sponsor park improvements such as renovation of the amphitheater in Canby Community Park, or provision of accessible playground equipment in any of Canby's parks. This option seems viable in Canby considering the high level of volunteerism and community that already exists.

Solve Oregon Litter and Vandalism (SOLV)

SOLV is a non-profit organization that brings together government agencies, businesses, and volunteers in programs and projects to enhance the livability of Oregon. When the Wayside Properties is ready to remove invasives in Phase 1, SOLV can help organize work parties for the removal of invasives and planting natives. The City of Canby would be responsible for organizing the event, and would rely on SOLV to supply the volunteers.

Contact:

5193 NE Elam Young Parkway, Suite B
Hillsboro, OR 97124
Phone: 503-844-9571
Toll Free: 1-800-333-SOLV
Fax: 503-844-9575
Email: info@solv.org
Website: www.solv.org
Work Event Sponsor Website:
[http://solv.org/volunteers/site_coordinators/default.a
sp](http://solv.org/volunteers/site_coordinators/default.asp)

Donations

The city of Canby takes pride in planning for their parks and open spaces. To demonstrate people's commitment to these areas, businesses may want to provide monetary donations to develop the Wayside Properties, or improve conditions in the park. This would attract community members to the site as well as participation by local businesses. Businesses may also receive tax incentives through donations. While donations are recommended for short-term investments, they are not reliable for long-term maintenance of the site.

Land Trusts

Land trust organizations work with landowners in creating land for recreation or aesthetic purposes. Land trusts can help the city acquire land adjacent to the Wayside Properties by working with landowners to donate, sell, or exchange part of their land to a land trust in cooperation with the city. Like business donations, land donations can result in tax incentives to the landowner.

Northwest Land Conservation Trust

The trust works with Oregon landowners to establish conservation easements to preserve and protect agricultural land, forest land, wildlife habitat, wetlands, scenic open space, and other natural resources.

Contact:

Northwest Land Conservation Trust
P.O. Box 18302
Salem, Oregon 97305-8302
Email: nwlct@open.org
Website: <http://www.open.org/~nwlct/>

Trust for Public Land

The trust helps conserve land for recreation, enjoyment and to improve the health and quality of life of American communities. Protects land for human enjoyment and well-being.

They can help: research park trends and best practices, help create a community vision for parks and open space, help develop public-private partnerships for land protection, assist with real estate negotiation to acquire new properties, and help with private and public fund-raising for parks.

Contact:

Oregon Field Office
Trust for Public Land
806 SW Broadway, Suite 300
Portland, OR 97205
Phone: (503) 228-6620
Fax: (503) 228-4529
Website: www.tpl.org

Land Trust Alliance

Assists nonprofit land trusts and organizations to protect land through donation and purchase by working with landowners interested in donating or selling conservation easements, or by acquiring land outright to maintain as open space.

Contact:

Program Director
Land Trust Alliance
3517 NE 45th St.
Seattle, Washington 98105-5640

The Wetlands Conservancy (TWC)

The TWC is a non-profit land trust dedicated to preserving, protecting, and promoting the wildlife, water quality and open space values of wetlands in Oregon.

Contact:

Executive Director
The Wetlands Conservancy
P.O. Box 1195
Tualatin, Oregon 97062
Phone: (503) 691-1394
Email: wetlands@teleport.com

Partnerships

Partnerships are non-monetary contributions that can help one-time or ongoing maintenance of improvements or restoration on the site. Like land trusts, they can also help the city acquire additional parkland and

open space. A good method to build cooperation among public and private partners is to improve or maintain the Wayside Properties through a sponsorship that can help in maintaining or improving an existing facility.

Sustainable Northwest

Sustainable Northwest is a non-profit organization dedicated to building partnerships that promote environmentally sound economic development in the communities of the Pacific Northwest. They address the need for solutions to the environmental, economic and social challenges faced in the Pacific Northwest. Their primary focus is in community partnerships, market driven solutions, education and outreach, and policy programs.

Contact:

Sustainable Northwest
620 SW Main, Suite 112
Portland, OR 97205
Phone: (503) 221-6911
Fax: (503) 221-4495
Email: info@sustainablenorthwest.org

Oregon Division of State Lands – Wetlands Program

The Oregon Division of State Land's Wetlands Program staff implement the wetland program elements contained in the 1989 Wetlands Conservation Act. The program has close ties with local wetland planning conducted by cities, providing both technical and planning assistance.

They specialize in state and local wetland inventory, wetland identification, delineation, and function assessments as well as wetland mitigation, public information, and education.

Contact:

Wetland Mitigation Specialists
Division of State Lands
775 Summer Street NE, Suite 100
Salem, Oregon 97301-1279
Phone: (503): 378-3805, Ext. 285
Website: <http://statelands.dsl.state.or.us/>

Nature Conservancy

The Nature Conservancy is a non-profit organizations dedicated to preserving the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive.

Contact:

The Nature Conservancy of Oregon
821 S.E. 14th Avenue

Portland, Oregon 97214
Phone: (503) 230-1221
Fax: (503) 230-9639
Website: <http://nature.org/Oregon>

The Conservation Fund

This program is a partnership between Dupont, The Conservation Fund, and the National Geographic Society.

As a partnership they offer grants that demonstrate sustainable conservation solutions emphasizing the integration of economic and environmental goals. Several awards and grants are offered that address wetland protection and conservation.

Contact:

The Conservation Fund
1800 N. Kent Street, Suite 1120
Arlington, Virginia 22209-2156
Phone: (703) 525-6300
Fax: (703) 525-4610
Website: <http://www.conservationfund.org/conservation/>

Three Rivers Land Conservancy

Three Rivers Land Conservancy's mission is to preserve and protect natural areas, scenic and recreational areas, wildlife habitat, and historic lands in metropolitan Portland. They work with communities, businesses and citizens to identify the natural areas that are a valuable public resource. They also help communities to proactively plan, design and implement open space preservation. Three Rivers Land Conservancy also works with willing land owners who want to conserve their property. Land owners may donate their land or their development rights or we may purchase significant properties.

Contact:

Three Rivers Land Conservancy
PO Box 1116, Lake Oswego, Oregon 97035
Phone: (503) 699-9825
Fax: (503) 699-9827
Email: information@trlc.org
Website: <http://www.trlc.org/>

Natural Resource Conservation Service (NRCS) – Wetlands Reserve Program

The NRCS forms partnerships between federal, state, and nonprofit groups that have pledged to jointly provide national conservation leadership. Unlike other NRCS's grants, the Wetlands Reserve Program is not an easement. It is a voluntary program offering landowners the opportunity to protect, restore, and enhance wetlands on their property. This program offers landowners an opportunity to

establish long-term conservation and wildlife practices and protection. It is an agreement (generally for a minimum of 10 years) to re-establish degraded or lost wetland habitat. USDA pays 75 percent of the cost of the restoration activity.

Contact:

Oregon City Service Center
256 Warner Milne Rd.
Oregon City, OR 97045-4044
Phone: (503) 655-3144
Fax: (503) 656-3143

Clackamas River Basin Council

The Clackamas River Basin Council creates partnerships to help improve fish and wildlife habitat and improve the quality of life for people who live, work, and recreate in the watershed. They currently offer a Streamside Stewards Program which enables qualified agencies/organizations to obtain free trees for riparian restoration projects that enhance fish and wildlife habitat.

Contact:

Clackamas River Basin Council
P.O. Box 1869
Clackamas, OR 97015
Phone: (503) 558-0550
Email: info@clackamasriver.org
Michael Carlson – Council Coordinator

Phone: (503) 558-0973
Fax: (503) 558-0992
E-mail: michael@clackamasriver.org

Jo Anne Dolan – Outreach & Communications
Coordinator
Phone: (503) 558-0550
Fax: (503) 558-0992
Email: jo@clackamasriver.org

Northwest Youth Corp (NYC)

Northwest Youth Corps is a job training, alternative/outdoor education, employment, and youth development organization that has served over 7,700 young people in a variety of programs since it was established in 1984. Like the Oregon Youth Conservation Corp., the Northwest Youth Corps consists of youth that can help with a variety of activities on the Wayside Properties. A fee is associated with hiring a crew.

Contact:

Ethan Nelson - YouthCorps Program Director

2621 Augusta St.
Eugene, OR 97403
Phone: (541) 349-5055
Email: work@nwyouthcorps.org
Website:
<http://www.nwyouthcorps.org/hireacrew.html>

Grants

Grants are unstable funding sources that work well for short-term capital improvements. They require someone to write the grant, which can be a tedious and exhaustive process. There are often specific guidelines that the grant writers must follow before submitting a grant proposal. Using grants for initial investments and volunteers for the monitoring of those investments will be the most useful use of resources.

Oregon Department of Fish and Wildlife (ODFW)

ODFW Regulates and enforces fish and wildlife resources across the state of Oregon. They restore fish hatcheries, enhance natural fish production, and provide public access to fishing waters. Any public or nonprofit organization may request funds to implement fish restoration or enhancement projects.

Contact:

Oregon Department of Fish and Wildlife
3406 Cherry Avenue NE
Salem, Oregon 97303-4924
Phone: (503) 947-6000
Website: <http://www.dfw.state.or.us>

Oregon Youth Conservation Corps

The Oregon Youth Conservation Corps is a useful resource for one time cost investments and the continued maintenance of those investments. OYCC's mission is "to protect, conserve rehabilitate and improve the natural, historical and cultural resources of Oregon; and to increase educational, training and employment opportunities for youth, for the purpose of improving work skills, instilling work ethic and increasing employability." As a partnership, OYCC pairs students up with organizations to assist with the construction of trails, disability access ramps, fences, and picnic areas, and the restoration/preservation of wetlands, stream banks, critical habitat areas for endangered species and other wildlife, and historical and cultural sites.

OYCC funding is distributed in equal amounts to each county in Oregon every summer. The program funds individual projects ranging from \$5,000 to \$10,000.

The OYCC is offering two grants in 2004-2005.

1. The Community Stewardship grant provides funding to alternative education programs that offer Oregon youth hands-on conservation, environmental management, and community service projects linked to the educational process.
2. The Summer Conservation grant funds programs that traditionally run through the summer months to provide work-skill opportunities for Oregon youth through conservation and community service projects.

Contact:

Oregon Youth Conservation Corps
255 Capitol Street NE, Third Floor
Salem, Oregon 97310
Phone: (503) 378-3441
Fax: (503) 373-2353
Website: <http://www.oycc.state.or.us/Default.htm>

Oregon State Parks and Recreation Department

1. *Recreation Trail Grants* assist in the maintenance, development, acquisition, and construction of new and existing trails. Grant recipients are required to provide a minimum 20% match. Projects must be completed and costs billed within two years of project authorization.

Website: <http://www.prd.state.or.us/grants-rectrails.php>

2. *Federal Land and Water Conservation Fund* (http://www.prd.state.or.us/grants_lwcf.php) grants use federal dollars from the Department of Interior, National Park Service for acquisition, development, and major rehabilitation of park and recreation areas and facilities.

Website: http://www.prd.state.or.us/grants_lwcf.php

3. *Local Government Grants* use lottery dollars for land acquisitions, development and rehabilitation projects for park and recreation areas and facilities. They provide up to 50% funding assistance for cities/park districts with populations of more than 5,000. Small grant requests are for projects which do not exceed \$50,000 total cost and \$25,000 grant request. Large grants can also be requested up to \$250,000. These grant funds are available only once every two years, and fund availability is contingent upon Legislative approval of OPRD's budget. The next cycle for local Government grants will be in 2005.

Website: <http://www.prd.state.or.us/grants-localgov.php>

Contact:

Oregon Parks and Recreation Department

Salem Headquarters
725 Summer Street NE, Suite C
Salem, Oregon 97301
Phone: (503) 986-0707
Website: <http://www.prd.state.or.us/grants.php>

Administrative Field Office
Area 2: Portland/Columbia Gorge
2501 SW First Ave., Suite 100
Portland, Oregon 97207-0500
Phone: (503) 731-3293

Marilyn Almero Lippincott
Senior Grants Project Coordinator
Phone: (503) 986-0711
Fax: (503) 986-0793
Email: marilyn.lippincott@state.or.us

Marcia Andrews
Grants Coordinator
Phone: (503) 986-0712
Fax: (503) 986-0793
Email: Marcia.Andrews@state.or.us

Bonneville Environmental Foundation

The Bonneville Environmental Foundation offers watershed project grants ranging from \$5,000 to \$40,000. Any private person, organization, local or tribal government, located in the Pacific Northwest may submit a proposal but only if it includes a watershed biological assessment or operates within the context of a previously completed watershed biological assessment.

Contact:

Bonneville Environmental Foundation
133 SW 2nd Avenue, Suite 410
Portland, Oregon 97204
Phone: (503) 248-1905
Fax: (503) 248-1908
Website: <http://www.bonenvfdn.org/about/inde.shtm>

Paul G. Allen Forest Protection Fund

Priority is given to projects that protect forestlands with a strategic biological value that extend or preserve wildlife habitat, and offer public recreation and education. The foundation is interested in landscape-scale projects that provide optimal potential for protecting ecological integrity, functional and intact ecosystems, connectivity, and biodiversity conservation.

Contact:

Grants Administrator
PGA Foundations
505 5th Ave. South Suite 900
Seattle, Washington 98104
Phone: (206) 342-2030
Email: info@pgafoundations.com
Website: <http://www.pgafoundations.com>

National Park Service - The Urban Park and Recreation Recovery (UPARR)

The program provides grants for economically distressed urban cities. The purpose of the program is to provide direct federal assistance to urban localities for rehabilitation of critically needed recreational facilities. It also encourages systematic local planning and commitment to continuing operation and maintenance of recreational programs, sites, and facilities. Only cities and urban counties meeting established criteria are eligible for assistance.

Contact:

National Park Service
Pacific West Region
Columbia Cascade Support Office
909 First Avenue
Seattle, Washington 98104-1060
Phone: (206) 220-4126
Website: <http://www.ncrc.nps.gov/ccso/>

Oregon Department of Environmental Quality (DEQ) – Water Quality Non-point Source Grants

Approximately \$2.7 million is available each year in grants for non-point source water quality and watershed enhancement projects that address the priorities in the Oregon Water Quality Nonpoint Source Management Plan. Grants require a minimum 40% match of non-federal funds and a partnership with other entities.

Contact:

Phone: (503) 229-5088

Website: Specific Oregon DEQ grants can be found at <http://www.deq.state.or.us/programs.htm> or the Economic Revitalization Team's website: <http://governor.oregon.gov>

Oregon Watershed Enhancement Board (OWEB)

OWEB administers a grant program that awards more than \$20 million annually to support voluntary efforts by Oregonians seeking to create and maintain healthy watersheds.

Types of grants provided by OWEB include: upland erosion control, land and/or water acquisition, vegetation management, watershed education, and stream habitat enhancement.

Contact:

Grant Program Manager
Oregon Watershed Enhancement Board
775 Summer Street NE, Suite 360
Salem, Oregon 97301-1290
Phone: (503) 986-0203
Fax: (503) 986-0199
Website: <http://www.oweb.state.or.us/>

Program Representative, Willamette Basin
775 Summer Street NE, Suite 360
Salem, Oregon 97301-1290
Phone: (503) 986-0185
Fax: (503) 986-0199

Environmental Protection Agency (EPA)

EPA's mission is to protect human health and to safeguard the natural environment — air, water, and land — upon which life depends. For 30 years, EPA has been working for a cleaner, healthier environment for the American people.

Their grant topics pertain to: brownsfields, environmental education, environmental justice, waste water management and clean water, one stop reporting program, pollution prevention incentives, sustainable development challenge grants, and water grants. Grants are searchable by region on their website.

Contact:

Standard Mailing Address
Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460
Phone: (202) 272-0167

Website: <http://www.epa.gov/epahome/grants.htm>

Region 10 (AK, ID, OR, WA)
Environmental Protection Agency
1200 Sixth Avenue
Seattle, WA 98101
Phone: (206) 553-1200
Fax: (206) 553-0149
Toll free: (800) 424-4372

Website: <http://www.epa.gov/region10/>

U.S. Department of Energy - Energy Efficiency and Renewable Energy Network (EREN)

Over 30 funding options can be found on their website with topics pertaining to: green buildings, green development, land use planning, measuring progress, disaster planning, community energy, transportation, sustainable business, financing, rural issues, and resource efficiency (air, water, materials).

Contact:

Website:

<http://www.sustainable.doe.gov/management/financial.shtml>

EREN's website has an electronic contact form – no other contact information was provided.

American Greenway Grants

American Greenway Grants are a partnership project of the Eastman Kodak Company, the Conservation Fund, and the National Geographic Society . They provide small grants to stimulate the planning and design of greenways in communities throughout America. Grants may be used for activities such as: ecological assessments, mapping, surveying; developing brochures, interpretive displays; building a foot bridge, planning a bike path; or other creative projects. Community organizations will receive preference, but public agencies may also apply. The maximum grant is \$2,500; most grants range from \$500 to \$1,500.

Grant recipients are selected according to the importance of the project to local greenway development efforts, demonstrated community support for the project, extent to which the grant will result in matching funds or other support from public or private sources, likelihood of tangible results, and the capacity of the organization to complete the project.

Contact:

The Conservation Fund
1800 N. Kent Street, Suite 1120
Arlington, Virginia 22209-2156
Phone: (703) 525-6300
Fax: (703) 525-4610
Website: <http://www.conservationfund.org/conservation/>

U.S. Department of Transportation

The Transportation Equity Act for the 21st Century (TEA-21) was enacted June 9, 1998 as Public Law 105-178. TEA-21 authorizes the federal surface transportation programs for highways, highway safety, and transit for the 6-year period 1998-2003. The TEA-21 Restoration Act, enacted July 22, 1998, provides technical corrections to the original law.

Canby can explore funding opportunities for paving the Old Logging Road by applying for grants through T-LU, the updated version of TEA-21.

TEA-21 funding for parks and connections includes:

- Bicycle transportation and pedestrian walkways;
- Recreational trails program;
- National Scenic Byways Program;
- Transportation and Community and System Preservation Pilot.

Contact:

U.S. Department of Transportation
400 7th Street, S.W.
Washington, D.C. 20590
Phone: (202) 366-4000

Metro's Greenspace Program

Conservation and Restoration grants up to \$30,000 are available through Metro for a wide array of projects and programs designed to address high priority fish and wildlife conservation issues. Grants require a local 1:1 match in cash, donations or in-kind services. Enhancement projects must be located on public lands or conservation easements that are in perpetuity

Contact Info:

Jennifer Thompson
U.S. Fish and Wildlife Service
Phone: (503) 231-6179
Email: Jennifer_Thompson@fws.gov