

TUESDAY, SEPTEMBER 8, 2020

Work Session ~ Grabhorn Park Concept, 6:00 p.m.

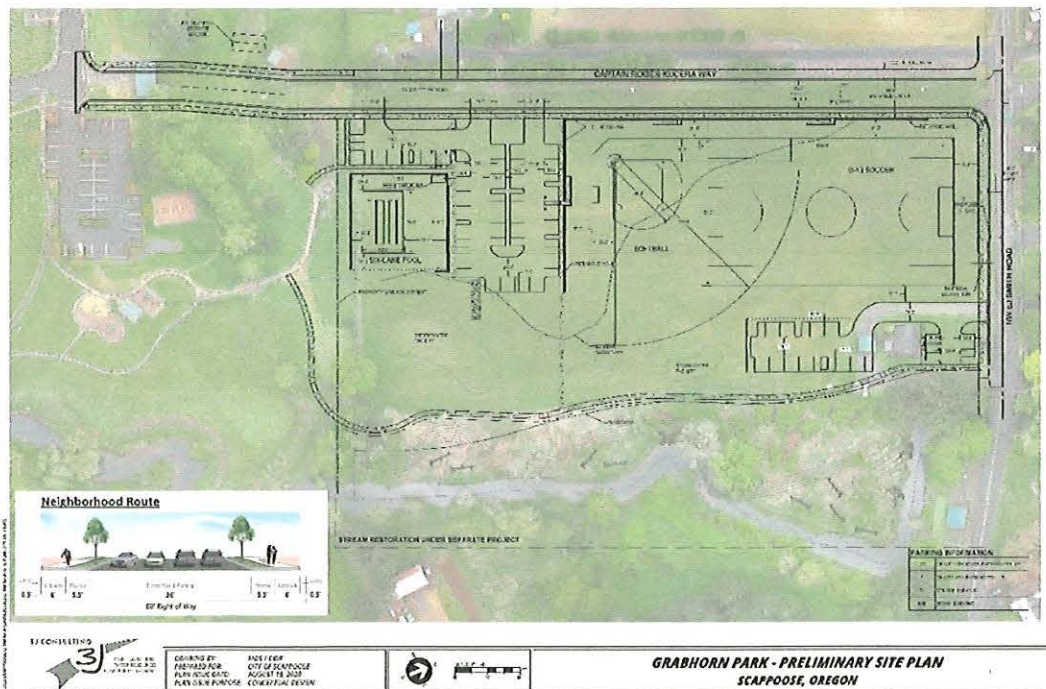
Mayor Burge called the work session to order at 6:04 p.m.

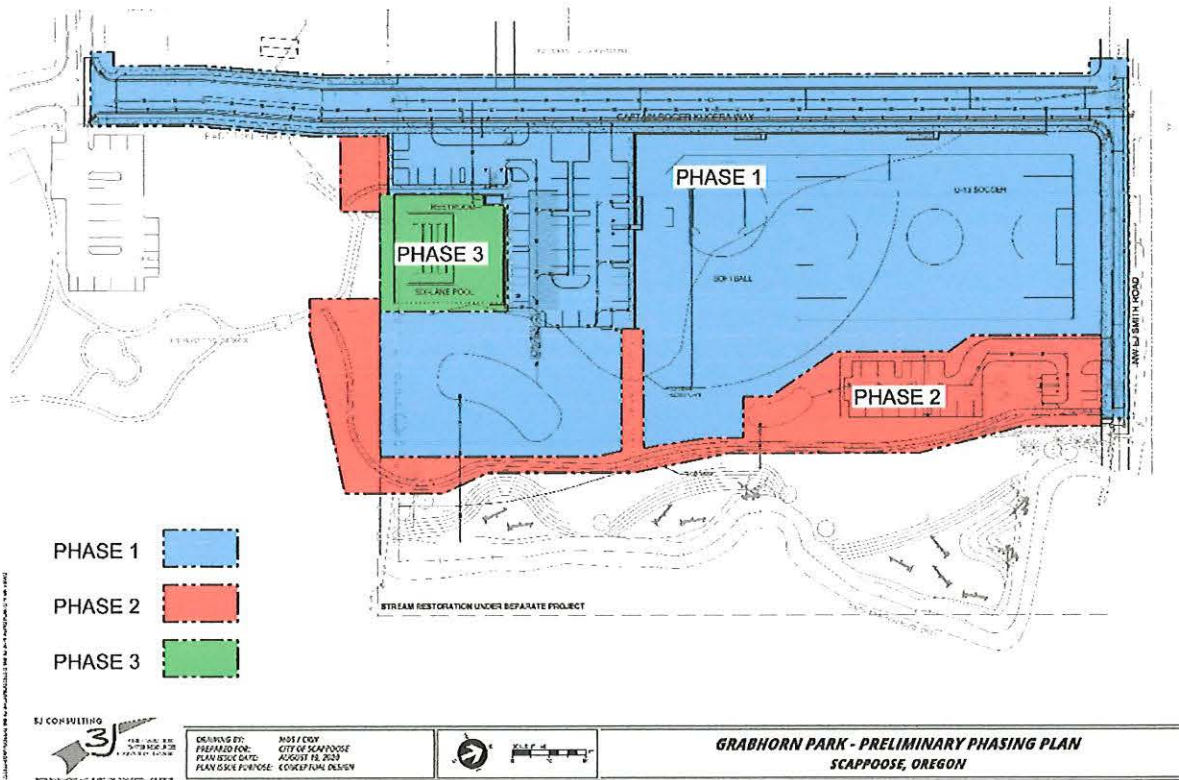
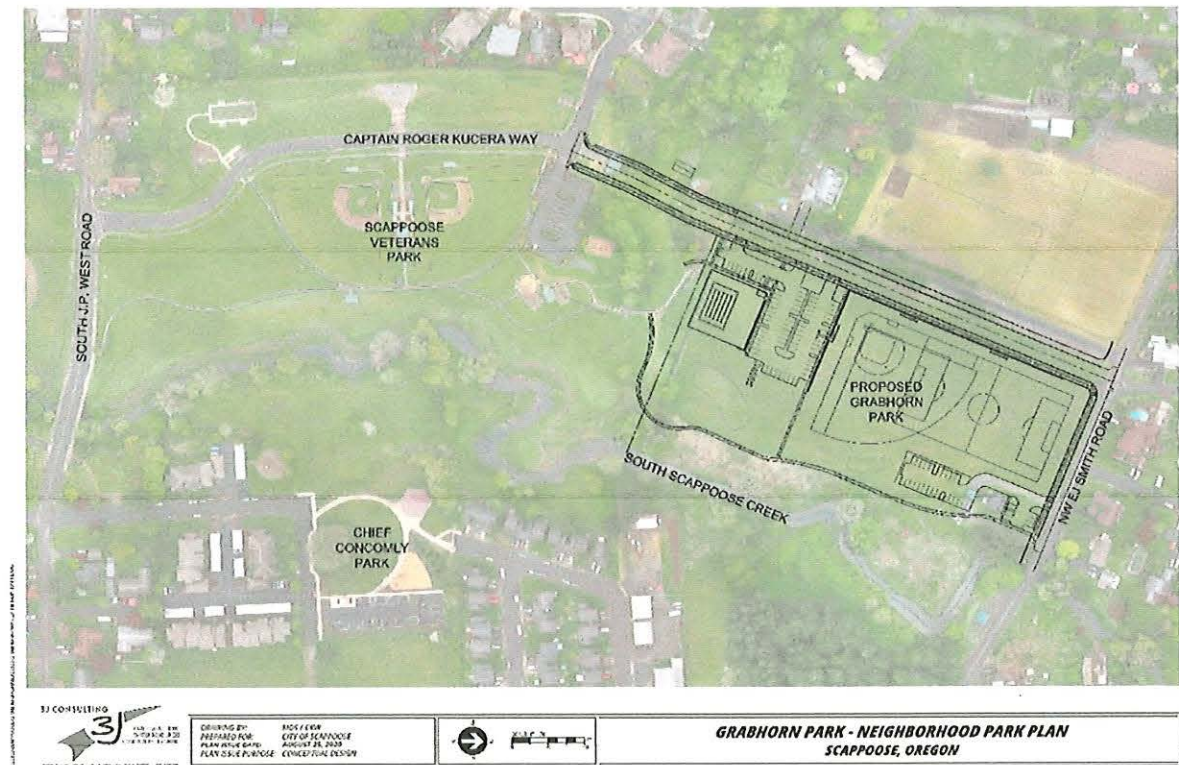
Present: Mayor Scott Burge, Councilor Megan Greisen, Councilor Joel Haugen, Councilor Josh Poling, Councilor Brandon Lesowske, Councilor Pete McHugh, Interim City Manager Alexandra Rains, City Recorder Susan Reeves, City Planner Laurie Oliver Joseph, City Engineer Chris Negelspach, Public Works Director Dave Sukau, and Legal Counsel Peter Watts.

Interim City Manager Alexandra Rains explained before Council is a conceptual development plan for the Grabhorn parcel. She explained initially they had hoped that we would be able to come up with several different concepts for your review, but what staff found as they worked through this process is that the site was far more constrained than we initially understood in terms of the slope, floodway and floodplain so this is really the best concept that worked given those constraints. She explained staff has received several comments, which staff printed out for Council to review.

Public Works Director Dave Sukau explained some of the reasoning behind where staff put particular amenities and the constraints of the property. He explained it was recognized in the community that there is a lack of athletic fields. He explained it was discussed to offer other groups fields, so staff tried to figure out if there was a way to accommodate that.

Public Works Director Dave Sukau and City Engineer Chris Negelspach went over the conceptual plan.





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City of Scappoose

PROJECT NAME: Grabhorn Park	3J PROJECT NUMBER: 20602	
TO: Chris Negelsbach, PE City of Scappoose - City Engineer	FROM: Jim Schmitt, PE Civil Engineer	DATE: August 19, 2020

GENERAL NOTES AND ASSUMPTIONS:

- Contractor to furnish all materials, labor, and equipment to complete the above construction schedule items.
- All unit costs assume in-place construction including all ancillary items required (i.e., Backfill, fittings, shoring, etc.)
- This estimate does not include costs associated with temporary or permanent buildings or other features requiring structural permitting
- This estimate does not include costs associated with architectural amenities, landscaping, site furnishings or franchised utility service construction or demolition.
- This estimate does not include permitting, construction staking, system development charges, fees in lieu or testing fees that may be associated with this project.
- The estimate corresponds to a Class 4 Estimate as defined by the American Association of Cost Engineers (AACE).
- Cost Estimate based on Preliminary Site, Utilities, Grading and Phasing Plans dated 8/14/2020
- Cost Estimate does not include sport related field equipment (Soccer Goals, Softball Bases, etc.)

Phase 1 Improvements

SITE PREP AND EARTHWORK					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.01	Mobilization	1	EA	\$25,000.00	\$25,000
1.02	Clearing & Grubbing	7,100	AC	\$9,000.00	\$63,900
1.03	Excavation	6,282	CY	\$3.00	\$18,846
1.04	Fill	5,644	CY	\$5.00	\$28,220
1.05	Haul Off (1/3 of Strippings)	1,889	CY	\$20.00	\$37,780
1.06	Block Retaining Walls (Field and Parking Lot)	1,893	SF	\$55.00	\$104,115
SUBTOTAL SITE PREP AND EARTHWORK					\$277,861
PUBLIC ROAD IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Curb & Gutter (with Aggregate Base)	2,525	LF	\$20.00	\$50,500
2.02	Concrete Sidewalk (4" Thick section)	9,869	SF	\$6.00	\$59,214
2.03	Concrete Driveway (6" Thick section)	1,115	SF	\$10.00	\$11,150
2.04	Asphalt Paving (4" Thick level 2, 1/2" dense ACP - 2 Lifts)	4,877	SY	\$24.00	\$117,048
2.05	Aggregate Base (2" 3/4"-, 10" 1-1/2")	4,877	SY	\$18.00	\$87,786
2.06	Public Street Lighting	11	EA	\$7,500.00	\$82,500
2.07	Street Trees	50	EA	\$250.00	\$12,500
2.08	Traffic Control	15	DAY	\$1,500.00	\$22,500
2.09	12" ASTM D3034 PVC Storm Pipe with Rock Backfill	1,810	LF	\$65.00	\$117,650
2.10	48" Standard Public Storm Manhole	8	EA	\$3,000.00	\$24,000
2.11	CG-2 Catch Basin	18	EA	\$2,250.00	\$40,500
2.12	8" ASTM D3034 PVC Sanitary Pipe with Rock Backfill	792	LF	\$50.00	\$39,600
2.13	48" Standard Public Sanitary Manhole	4	EA	\$3,000.00	\$12,000
2.14	Connect to Existing Sanitary Manhole	1	EA	\$1,000.00	\$1,000
2.15	8" AWWA C151 Ductile Iron Pipe with Rock Backfill	1,136	LF	\$75.00	\$85,200
2.16	Fire Hydrant Assembly	6	EA	\$3,200.00	\$19,200
SUBTOTAL PUBLIC ROAD IMPROVEMENTS					\$782,348
SW PARKING LOT PAVING AND HARDSCAPE					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
3.01	Standard Curb (with Aggregate Base)	1,540	LF	\$15.00	\$23,100
3.02	Concrete Sidewalk (4" Thick section)	3,478	SF	\$8.00	\$27,824
3.03	Asphalt Paving (3" Thick level 2, 1/2" dense ACP)	2,977	SY	\$15.00	\$44,655
3.04	Aggregate Base (2" 3/4"-, 6" 1-1/2")	2,977	SY	\$12.00	\$35,724
3.05	Parking Lot Striping	1,346	LF	\$2.00	\$2,692
3.06	ADA Ramp with 2.0'x5.0' Truncated Domes	4	EA	\$2,000.00	\$8,000
3.07	HC Parking Stall Signage	2	EA	\$750.00	\$1,500

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Print Date: 8/19/2020

City of Scappoose

PROJECT NAME: Grabhorn Park	3J PROJECT NUMBER: 20602
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TO: Chris Negelspach, PE City of Scappoose - City Engineer	FROM: Jim Schmitt, PE Civil Engineer	DATE: August 19, 2020
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3.08	Private Parking Lot Lighting	35	EA	\$750.00	\$26,250
3.09	8" ASTM D3034 PVC Storm Pipe with Rock Backfill	975	LF	\$50.00	\$48,750
3.10	Private Trapped Catch Basin	7	EA	\$1,500.00	\$10,500
3.11	60" Water Quality Manhole	1	EA	\$8,000.00	\$8,000
3.12	60" Flow Control Manhole	1	EA	\$8,000.00	\$8,000
3.13	6" ASTM D3034 PVC Sanitary Pipe with Rock Backfill	105	LF	\$45.00	\$4,725
3.14	Install 1" Water Service	1	EA	\$1,500.00	\$1,500
3.15	1" PEX Water Service (to restroom)	105	LF	\$20.00	\$2,100
SUBTOTAL SW PARKING LOT PAVING AND HARDSCAPE					\$253,320

MISCELLANEOUS SITE IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
4.01	Restroom Construction	1	LS	\$150,000.00	\$150,000
4.02	Existing Shed Relocation	1	LS	\$125,000.00	\$125,000
4.03	4.0' Chain Link Fence (Retaining Walls)	652	LF	\$11.00	\$7,172
4.04	12' Chain Link Fence with 4.0' Netting (Soccer Field)	200	LF	\$40.00	\$8,000
4.05	20' Chain Link Fence (Ball Field Backstop/Dugouts)	180	LF	\$55.00	\$9,900
4.06	Concrete Pad (Behind Backstop/dugouts)	4,900	SF	\$4.00	\$19,600
SUBTOTAL MISCELLANEOUS SITE IMPROVEMENTS					\$319,672

LANDSCAPING & IRRIGATION IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
5.01	Parking Lot Landscaping (with irrigation)	7,800	SF	\$3.75	\$29,250
5.02	Storm Facility Landscaping (with irrigation)	6,900	SF	\$2.45	\$16,905
5.03	Field Landscaping (Hydroseeding with irrigation)	170,000	SF	\$1.25	\$212,500
5.04	Install 2" Irrigation Service	1	EA	\$2,000.00	\$2,000
SUBTOTAL LANDSCAPING & IRRIGATION IMPROVEMENTS					\$260,655

EROSION CONTROL					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
6.01	Construction Entrance	1	EA	\$1,500.00	\$1,500
6.02	Sediment Fencing	2,300	LF	\$3.20	\$7,360
6.03	Orange Construction Fencing	800	LF	\$2.00	\$1,600
6.03	Inlet Protection	30	EA	\$100.00	\$3,000
SUBTOTAL EROSION CONTROL					\$13,460

PHASE 1 TOTAL **\$1,907,316**

20% CONTINGENCY **\$381,463**

PHASE 1 TOTAL **\$2,288,779**

City of Scappoose

PROJECT NAME: Grabhorn Park		3J PROJECT NUMBER: 20602	
TO: Chris Negelspach, PE City of Scappoose - City Engineer		FROM: Jim Schmitt, PE Civil Engineer	DATE: August 19, 2020

Phase 2 Improvements

SITE PREP AND EARTHWORK					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.01	Mobilization	1	EA	\$10,000.00	\$10,000
1.02	Clearing & Grubbing	0.500	AC.	\$9,000.00	\$4,500
1.03	Excavation and Haul-off	300	CY	\$25.00	\$7,500
SUBTOTAL SITE PREP AND EARTHWORK					\$22,000
CREEK SIDEWALK IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Concrete Sidewalk (4" Thick section)	6,644	SF	\$6.00	\$39,864
SUBTOTAL CREEK SIDEWALK IMPROVEMENTS					\$39,864
N. PARKING LOT PAVING AND HARDSCAPE					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
3.01	Standard Curb (with Aggregate Base)	943	LF	\$15.00	\$14,145
3.02	Concrete Sidewalk (4" Thick section)	183	SF	\$8.00	\$1,464
3.03	Asphalt Paving (3" Thick level 2, 1/2" dense ACP)	1,550	SY	\$15.00	\$23,250
3.04	Aggregate Base (2" 3/4", 6" 1-1/2")	1,550	SY	\$12.00	\$18,600
3.05	Parking Lot Striping	536	LF	\$2.00	\$1,072
3.06	ADA Ramp with 2.0'x5.0' Truncated Domes	1	EA	\$2,000.00	\$2,000
3.07	HC Parking Stall Signage	1	EA	\$750.00	\$750
3.08	Private Parking Lot Lighting	18	EA	\$750.00	\$13,500
3.09	8" ASTM D3034 PVC Storm Pipe with Rock Backfill	464	LF	\$50.00	\$23,200
3.10	Private Trapped Catch Basin	2	EA	\$1,500.00	\$3,000
3.11	60" Water Quality Manhole	1	EA	\$8,000.00	\$8,000
3.12	60" Flow Control Manhole	1	EA	\$8,000.00	\$8,000
SUBTOTAL N. PARKING LOT PAVING AND HARDSCAPE					\$116,981
MISCELLANEOUS SITE IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
4.01	Existing Carport Removal	1	LS	\$7,500.00	\$7,500
4.02	6.0' Chain Link Fence (Parking Lot)	190	LF	\$17.00	\$3,230
SUBTOTAL MISCELLANEOUS SITE IMPROVEMENTS					\$10,730
LANDSCAPING & IRRIGATION IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
5.01	Parking Lot Landscaping	900	SF	\$3.75	\$3,375
5.02	Storm Facility Landscaping	1,725	SF	\$2.45	\$4,226
SUBTOTAL LANDSCAPING & IRRIGATION IMPROVEMENTS					\$7,601
EROSION CONTROL					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
6.01	Construction Entrance	1	EA	\$1,500.00	\$1,500
6.02	Sediment Fencing	1,600	LF	\$3.20	\$5,120
6.03	Orange Construction Fencing	500	LF	\$2.00	\$1,000
6.03	Inlet Protection	2	EA	\$100.00	\$200
SUBTOTAL EROSION CONTROL					\$7,820

PHASE 2 TOTAL **\$197,395**

20% CONTINGENCY **\$39,479**

PHASE 2 TOTAL **\$236,874**

City of Scappoose

PROJECT NAME: Grabhorn Park		3J PROJECT NUMBER: 20602	
TO: Chris Negelspach, PE City of Scappoose - City Engineer		FROM: Jim Schmitt, PE Civil Engineer	DATE: August 19, 2020

Phase 3 Improvements

SITE PREP AND EARTHWORK					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.01	Mobilization	1	EA	\$20,000.00	\$20,000
1.02	Clearing & Grubbing	0.350	AC.	\$9,000.00	\$3,150
1.03	Excavation and Haul-off	250	CY	\$25.00	\$6,250
1.04	Block Retaining Walls (Pool)	183	SF	\$55.00	\$10,065
SUBTOTAL SITE PREP AND EARTHWORK					\$29,400
POOL PAVING AND HARDSCAPE					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Concrete Pool Pad (4" Thick section)	10,055	SF	\$6.00	\$60,330
2.02	6" ASTM D3034 PVC Storm Pipe with Rock Backfill	250	LF	\$40.00	\$10,000
2.03	Private Area Drain	4	EA	\$750.00	\$3,000
SUBTOTAL POOL PAVING AND HARDSCAPE					\$73,330
SITE AND STREET LIGHTING					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
3.01	Pool Area Lighting	8	EA	\$750.00	\$6,000
SUBTOTAL SITE AND STREET LIGHTING					\$6,000
MISCELLANEOUS SITE IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
4.01	Pool Construction	1	LS	\$700,000.00	\$700,000
4.02	6.0' Chain Link Fence (Pool)	457	LF	\$17.00	\$7,769
SUBTOTAL MISCELLANEOUS SITE IMPROVEMENTS					\$707,769
EROSION CONTROL					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
5.01	Construction Entrance	1	EA	\$1,500.00	\$1,500
5.02	Sediment Fencing	350	LF	\$3.20	\$1,120
5.03	Inlet Protection	2	EA	\$100.00	\$200
SUBTOTAL EROSION CONTROL					\$2,820

PHASE 3 SUBTOTAL \$819,319

20% CONTINGENCY \$163,864

PHASE 3 TOTAL \$983,183

PHASE 1 TOTAL \$2,288,779

PHASE 2 TOTAL \$236,874

PHASE 3 TOTAL \$983,183

PROJECT TOTAL \$3,508,836

There was a discussion on keeping the dog park.

Public Works Director Dave Sukau stated staff is open to suggestions.

Mayor Burge asked about widening the road through the park.

City Engineer Chris Negelspach replied that is something that could be done.

Councilor Greisen stated it is her understanding that the road from JP West to EJ Smith was put in the Transportation Plan years ago.

City Engineer Chris Negelspach replied correct.

City Planner Laurie Oliver Joseph explained the road through the park is shown in the Transportation System Plan as a future connection and the development of that Plan was a 4 year public process.

Councilor Greisen stated to Mayor Burge making the comment at the beginning of the meeting, is there something we can do today as a staff and as a Council we agree that the dog park will be moved in Phase 1 and it is noted here, we don't know where it is going to go, but it is an important priority to make that happen in the initial stage.

City Planner Laurie Oliver replied correct and she thinks you just did it, it is on the record. She explained staff's intent was never to have the dog park off-site, it is intended to remain somewhere in Veteran's Park or slightly within Veterans' and the new park.

Mayor Burge would like to look on the east side of the highway to see if there is space for an additional dog park, because they are very popular.

Councilor Greisen explained to kind of think about in addition to what we are looking at in terms of Phase 1, that needs to be added to the list are locations for City equipment and then the dog park.

City Planner Laurie Oliver replied not to her knowledge and because this is so preliminary she thinks that there was a misconception that this was coming to Council for approval of some sort and so she gets that can be a little frightening for the public not knowing if Council is actually approving this and that is how it is going to be built. She stated that is not the case at all, there will be lots more public process involved. She explained staff intends on holding a public house, whether it is virtual or outside in person with social distancing. She explained the other thing we would need to do is include this plan or whatever the park plan ends up looking like, in the Parks Master Plan, and that will be another public process. She stated before this park would ever be constructed, it requires site development review, and that is a Planning Commissions action, so again another public process.

Public Works Director Dave Sukau talked about the elevation change that would be at the park.

Councilor Lesowske stated he appreciates how staff is taking both softball and soccer and trying to create those fields. He asked staff to keep temporary fences in mind.

Interim City Manager Alexandra Rains talked about doing a community survey if Council wants staff to do that, they would bring the results back to be discussed.

Councilor McHugh stated he knows the pool is in Phase 3, but he is concerned that we need to deal with that sooner. He stated personally he doesn't think we can afford to build a pool and that needs to be decided at some point, but not waiting until Phase 3 to do it. He would like to see some sort of feasibility study done to let the community know what it is going to cost them to build a pool and see if that is something, they feel is affordable. He thinks we need to put something in the park that is going to be valuable for the whole community. He would recommend two or three pickle ball courts, that is the game of the future.

Mayor Burge suggested making a list of different amenities on the survey and ask people to choose their top two or three.

City Planner Laurie Oliver Joseph explained staff has discussed having a question on the survey such as, do you support the pool and are you willing to pay for it.

Mayor Burge replied it would be nice to have some sharper numbers on the pool before we ask if they would support.

Councilor Poling agrees, having the information on the cost of a pool available first, then we can ask if it is something they really want.

Legal Counsel went over the pool measure that was passed.

Councilor Lesowske stated because of the historical context of the pool and our community he would just ask that staff have consistency in their messaging and answering of any questions from community members. He thinks there has been misunderstanding on this whole process and he thinks people assume that there is money just sitting there waiting for a pool to be built and we know that is not the case and we have been transparent through our budget process, but again, just having consistency in that messaging to be able to answer their concerns will be very helpful.

Councilor McHugh talked about pool money being collected in the past. He stated the money that we're really accountable for to the community is not nearly as much as it seemed it should be. He explained when they were saving for a pool, there was only enough there that would make a nice lobby, it wasn't as much money as people thought.

Interim City Manager Alexandra Rains stated if Council wants staff to do a survey, they can put something together to get out.

Mayor Burge would like the survey to go out sooner.

Councilor Greisen stated the survey could say "in general" this is how much it costs to operate an outdoor pool and that there are not City dollars to do that.

Councilor Poling stated also add that this is not a set-in stone plan.

Mayor Burge explained when we do the amendments to the Parks Master Plan it seems to lack flexibility. He would like to make sure it has as much flexibility as possible so we can accelerate

the process, so we don't have to go back and do this every time as property pops up that is not inside the plan.

Councilor McHugh stated he thinks there should be an asterisk on the conceptual plan that states "future location of dog park to be determined".

Councilor Greisen stated, in Phase 1.

Mayor Burge stated we should think about a temporary site for the dog park during construction.

Comments submitted by City Staff and citizens ~

The City appreciates the public comment submitted regarding the proposed concept plan for a new park to be located north of the existing Veteran's Park in Scappoose. City Planner, Laurie Oliver Joseph, and City Engineer, Chris Negelsbach, have the following comments in response:

The City does not regulate the 500-year floodplain and it is not required to be delineated on development plans, which is why it is not showing on the concept plan that Council is reviewing tonight. In most cases, the 500-year floodplain boundary is fairly close to the 100-year boundary, and in the case of this parcel, the 500-year boundary is ~50-feet west of the 100-year boundary.

The Development Code contains the following chapters pertaining to Sensitive Lands; Chapter 17.84, Sensitive Lands- Flooding, Chapter 17.85, Sensitive Lands-Wetlands, and Chapter 17.89, Sensitive Lands Fish and Riparian Corridor. City staff will be required to write findings stating how the application for Site Development Review of this park meets the applicable approval criteria within these sensitive lands chapters, as well as all other relevant chapters of the development code, at the time of land use approval for this park.

The City does not propose to do any work within the floodway and Chapter 17.84 stipulates that there be no net fill within the 100-year floodplain boundary. This means that any cuts/fills within the 100-year floodplain boundary must be balanced so that no additional fill is placed within the 100-year floodplain that could contribute to an increase in base flood elevations. The concept plan that Council is reviewing tonight achieves this requirement and was the driving force of what was possible on site.

It should also be noted that the Columbia Soil and Water Conservation District (CSWCD) has developed engineering plans for stream bank restoration project along this reach of the Scappoose Creek through a grant from the Oregon Watershed Enhancement Board. The design includes various methods to promote fish habitat including log and root wad structures, an alcove for side channel rest area and to create a bench to reduce velocity during higher flowrate events. In addition, the stream bank restoration includes the addition of native riparian plants and trees to reduce erosion and lower stream temperatures and the elimination of non-native plants. The current schedule is to apply for another grant through OWEB and/or Bonneville next spring to complete the construction. Furthermore, the City is in the process of creating an IGA with the CSWCD to allow them to make improvements along other portions of the Scappoose Creek within City limits to add native planting and remove invasions along the bank and riparian areas.

The presentation of the plan to Council during a work session this evening is to get Council's feedback early on in the process. This is in no way the entirety of the public outreach that the

City will be conducting on this plan. More will be discussed during tonight's meeting on the next steps for public involvement moving forward.

Staff will be on hand this evening to discuss the other comments that were submitted late in the day.

If possible, I kindly request you forward my comments to the City Council regarding the Grabhorn parcel.

1. South Scappoose Creek Corridor Environmental Constraints

- a. The 500 year floodplain needs to be delineated in this planning, along with the 100 flood (which will vary over time) from north city limits to south city limits...the big picture and what we are willing to achieve over the next 100 years....then how this site and parkland to the south fit in.
- b. Winter flooding characteristics changing due to climate change...we will see more intensive rain events during the winter rather than the mix of rain and snow, along with frequency, such as the 96 flood and 2018 winter. This means more pressure on the creek.
- c. Downstream flooding and housing to east--the modest grading done upstream will not support additional precipitation loads from these severe storm events. The Creek needs more capacity and a raising of its bed within the incised banks. Blocking siltation and erosion through a series of impoundment can contribute to raising the bed.
- d. Increase in hardscape and compacting soils within the park and future surrounding development leaves little room in the neighborhood for ground water recharge to keep the creek flowing during the summer, as it had historically.
- e. Lack of forest canopy habitat--the original floodplain and adjoining uplands were heavily forested during pre-settlement, creating creek side channels, extensive bogs and wetlands. Trees fell creating log jams, slowing and diverting/slowing the Creek's flow. Beavers also dammed segments creating habitat for many species, including salmonoids/juvenile populations.

2. VISIONING exercise with the community/Citizen Involvement

a. City's Comprehensive Plan guidance.

- 1) Open Space/habitat dynamics--needs to be defined.
 - 2) Transportation corridors/alignments (resulting TSP)
 - a) Semi regional trails (ped/recreational bike) should be out of the 100 year floodplain; foot paths nearer the Creek reduces impacts, if heavily vegetated.
 - b) Vehicular circulation--vehicle circulation thru sensitive areas and active recreation should be designed to slow traffic. On-street parking leads to wide streets/speeding and inefficient use of space.
 - 3) Core community facilities, pool, competitive play fields have a place in the community and should be located to avoid placement in the 100 year floodplain (same with parking lots).
- b. South Scappoose Salmon Recovery strategies (Watershed Council)
- c. Town Hall/focus groups
- d. Balancing "urban wants" vs. Habitat needs

3. Restoring natural habitats circa mid 1800s--how impacted is the Creek lowlands and can they be reforested to support multiple species? Especially to benefit salmon as required by the state and federal ESA implementation plan. WHICH PUBLIC agencies have seen these plans so far?
- a. Salmon habitat needs--I think most citizens know the Creek environs have been severely impacted, but the corridor has not been written off.
 - b. Beaver habitat (living with Nature)--beavers will continue to inhabit the corridor and try to create natural water impoundment areas that benefit many species. With careful planning to accommodate them, the city will many dollars over decades. Build bridges, not culverts.
 - c. Urban/natural area interface--I think many have witnessed the destruction of sensitive and beautiful natural areas because of ground water pollution and trampling of vegetation. 25 and 50 foot vegetated/forested buffers do NOT provide adequate transition. Careful placement of activities, structures, play fields, parking lots and streets (outside the 100 year floodplain) would be a good start.
 - d. Impact capacity on natural areas from intensive park use continues to be an issue unresolved as studies have shown salmon are particularly sensitive to urban improvements.

Briefly concluding, I have no idea how the city council plans to proceed, but other than gathering cost estimates tied to a site plan, the work session, hopefully, doesn't end the planning process before it even got started. Please give the community a process well-advertised.

Pat Russell

Dear City Council:

I have been very grateful for the Scappoose Veteran's Park this spring and summer particularly with the COVID restrictions to travel and other socializing events being limited. Walking through the park and taking my dog to the dog park has been a regular activity. I have been impressed and thankful for the care and maintenance of the park.

In talking with other residents who regularly patronize the dog park, I learned of the purchase of the adjacent property and heard rumors about the road that would cut through the dog park. The purchase of this piece of property is a fantastic addition that presents many exciting opportunities.

I reached out to the parks staff earlier in the spring and learned a little about the parks committee and the planning process. I was planning to attend earlier meetings, but as a result of the changes due to COVID I had put that off. In my recent contact with Mr. Huell I learned that the conceptual plan had been presented to the Parks Committee, and I've read the minutes from that meeting.

I know that the Committee expressed some concern about the survival of the dog park, and I would like to let you know that the conceptual plan has concerned many of us who depend on this outlet for our active dogs. We would hope to see the moving or shifting of it be reflected at the time of the adoption of the conceptual plan rather than being eliminated and hope that it gets added somewhere at a later date. The current size of the off leash area is fully utilized during the peak hours of dog play.

My other concern is that designing the road to connect Smith to JP West will bring more traffic to an area that doesn't need more traffic due to children and dogs. It isn't detailed from the minutes what the thinking process has been for this, or what options have been considered, but I

hope to see this as the process moves forward. I have also questioned the added cost in moving an existing building.

Thank you for the opportunity to comment. Congratulations on the purchase of this piece of land adding much needed park space to our community. I look forward to seeing the development.

Regards,
Babette Heefle

Thank you Mayor Burge and City Council for taking the time to read my statement.

My name is Marisa Jacobs, soon to be newly appointed alternate for the Planning Commission, however, I write to you as a citizen regarding the preliminary plans for Grabhorn Park.

I am pleased to see additional recreational amenities will be developed for the community. These amenities encourage physical fitness to keep our community healthy and active. I appreciate the forward thinking of the City Council.

After spending sometime with the plans, there are a few items I question that I would like for you to consider before approving the plan as currently presented.

The five items I would like to present my perspective and questions are (1) the expansion of Cpt. Roger Kucera Road, (2) the dog park, (3) softball field, (4) pool, and (5) street parking.

1. Cpt. Roger Kucera Road – given the creek runs through the park, expanding the road over a protected creek is concerning and highly disruptive to the natural habitat. Was there an environmental assessment completed prior to the draft design? Does this plan take into account the uptick in traffic and the effects on the creek? Placing a road through this area appears to be financially expensive and intrusive to the natural habitat. Suggestion, create a separate entrance and exit from NW EJ Smith Road that does not connect with Cpt Roger Kucera Road. By doing so establishes Grabhorn as a ‘separate’ park yet trail connected and provides a barrier to drivers cutting through JP West to EJ Smith and vice versus, while reducing the \$3.5M price tag.
2. The Dog Park – this plan clears the dog park with no indication of relocating the dog park. Why? This is short sighted given the dog park is a heavily utilized amenity in the community, and personally a heavily weighted selling point for the purchase of our home nearby. Is there a future plan to relocate the dog park? By not expanding Cpt. Roger Kucera Rd through, the dog park would be able to stay.
3. Softball Field – given there are 2 baseball fields, can you provide explanation why design for a softball field? I understand there are slight differences between the bases and outfield distances, is it possible for those differences to be addressed with the existing baseball fields? Such as moveable bases? Forgive my ignorance if there is a large softball community in the area that will maximize this amenity. Was there a survey completed by the community and a softball field was a highly requested amenity?
4. Pool – is the pool an indoor pool or outdoor pool? A pool is a wonderful amenity, especially if it’s an indoor pool as it would have more utilization than open air.

5. Street Parking – from the plans it appears the parking is on the sides of the road. Is it the same parking style as on Cpt. Roger Kucera Road? Does this plan allow for two cars to pass by with parked cars on either side, or does one car need to wait in order for another pass and vice versa? The current street parking on Cpt. Roger Kucera Rd is awkward.

Thank you Mr. Mayor and City Council for allowing me to present my perspective and questions. It is my hope you'll consider my input and input of others prior to approving the current draft plan. I fully support the addition of recreationally amenities to enhance our community that maximizes utilization of services, that is financially sound and environmentally friendly.

As always, thank you for your service to our community.

Sincerely,
Marisa Jacobs

Thanks for the information last week. I shared it with the 900+ followers on our "Scappoose Off-Leash Dog Park" Facebook page. We've had an unusually large number of people checking that out and have started getting comments from concerned park users. Most of the folks that I've spoken with are simply offended that the dog park users and builders have either been disregarded or simply ignored in planning considerations that will apparently destroy what we put a lot of effort into building and which people use daily.

I gave Mayor Burge a call to express the concerns I have and that have been shared with me by other dog park users. He tells me that he was told the dog park would be moved to a new location, but that sounds very vague and unsubstantial at this point; particularly when I see no consideration for that in the budgeting on the plans. I said that if that were the case, the many people that use the dog park year-round would certainly expect any new dog park to be completed and useable - with amenities comparable to those that we spent about 10 years building – before bulldozers destroyed what we have. The current location is also very convenient; and there is obviously a question of just where a new location might be that would be similarly convenient to families engaging in other activities (playground, soccer practice, etc.) at the same time as the dog park, which is not unusual.

I hope to be able to share more concrete and responsive information in the near future.

Thanks,
Jim Lykins

P.S. I also shared my own concerns with Scott about dumping a 4-cars-wide road directly into the existing Roger Kucera Way, creating even more dangerous conditions than already exist when activities in the park make it barely possible for 2 cars to pass, with cars parked there, and families with kids all over the place. If that new road must be built as planned, the existing road MUST be upgraded to match!

Hello Mayor and fellow City Council Members,

Thank you for taking the time to read this letter. I am concerned with the proposed plans that I have seen for the expansion of Veterans Park (Grabhorn park) and here are the reasons.

The fact that it does not address the dog park is very concerning to me. I do not see any considerations for the current off leash areas. These are always in heavy use even in the current social distancing atmosphere. There was quite a bit of effort that was put into getting these areas set aside in the first place and I believe this would have a large impact on the dog owners that bring their pets to the park, including myself.

I believe clarification is needed for the softball field. From the pictures included, it does not seem to be very different from a baseball field. Is the utilization of the current baseball fields at a point where they require a separate field for softball? I do not know the rules concerning baseball versus softball, but I am sure some kind of accommodation could be made to have at least one of the baseball fields be shared use.

The creek impact seems to be overlooked as well since efforts are trying to be made to restore native plants and thereby native wildlife to the region. To put a road in there seems shortsighted as that will have an impact on the creek it is crossing. Also, given the amount of work being done to create sports fields and new parking lots, has there been any consideration into the chemical run off from fertilizer, weed killer or motor oil and how these will affect the creek habitat restoration?

What type of slowing measures are they proposing for the road once it is in place? This looks like it would be a concern given the amount of street racing that is happening currently and seeing that this is a long straightaway, it would be ideal for that kind of activity.

Again, thank you for your service to the community and for taking the time to read my letter.

Respectfully,
Thomas Peter

Hello,

I am a resident of Columbia River View Estates in Scappoose and adjacent to Veterans Park. The draft plans for the extension of Veterans Park was shared and I am very excited and thrilled of the expansion and have always been a firm supporter of additional park space in Columbia County and was a huge proponent for the existing Veterans Park. It is great for families and the community and I have enjoyed watching people from the community and outside enjoy it. Upon reviewing the draft plans I do have concerns of the extension of the Capt Roger Kucera Drive. The back of my house faces the park so we have a bird's eye view of activity in the park on a daily and nightly basis. I have 3 main concerns related to safety, expense and impact to other park amenities. The speed limit on the road into the park is rarely adhered to. Posted for 10 mph people speed through there more often than not at 25-35 mph. At nighttime it often times becomes a racing strip and the only thing preventing it from getting out of control is the short distance between JP West and the parking lot. I can predict with certainty that extending the road could exacerbate the problem. I am also concerned about the humongous expense of extending that road when there appears to be access via Smith Road. When the original Park was built I seem to recall the current Capt Roger Kucera road was to be \$1.5-2M or more. Extending that road would require a bridge over the existing creek. I would hope it would not eliminate the creek as that is an area that children love to play in and dogs romp in. Let's be reasonable and consider the taxpayers that are paying for this and how the money to extend the road could be

used differently since there is already access from Smith Rd. Recently I have seen an uptick in what appear to be homeless people sleeping overnight for multiple nights at the baseball dugouts and have seen a group of people coming and going under JP West bridge. Criminal activity is rising in Scappoose. I believe extending the road would create an easy access and escape route for any criminal activity. Especially for the nearby neighborhoods. Having one entrance and one exit for each section of the park would seem to minimize that risk. The third concern I have is where would the existing dog park go? I made multiple donations as others did to support and build the dog park. It would be a shame to lose it.

As mentioned, I have been and continue to be a strong supporter of park space for our growing community. Please consider these concerns I have as you plan for the next phases. Safety must be a priority for our neighborhood and citizens, along with responsible money management. Taxpayers want their government officials to act responsibly with the money we fund for our community. If you would like to discuss or have any questions, feel free to contact me.

Best regards,

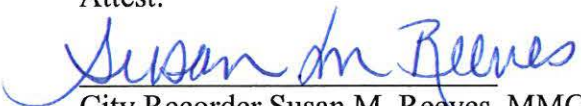
Pat Anderson

Mayor Burge adjourned the work session at 7:02 p.m.



Mayor Scott Burge

Attest:


City Recorder Susan M. Reeves, MMC