



SCAPPOOSE *Oregon*

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SOUTH PARKING INFORMATION

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PARKING INFORMATION

102	ONSITE STANDARD PARKING STALLS
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STREAM RESTORATION UNDER SEPARATE PROJECT

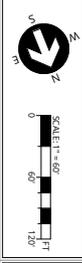
PARKING STALLS ALONG STREET TO BE REMOVED

NW EJ SMITH ROAD

100' FUTURE ROW

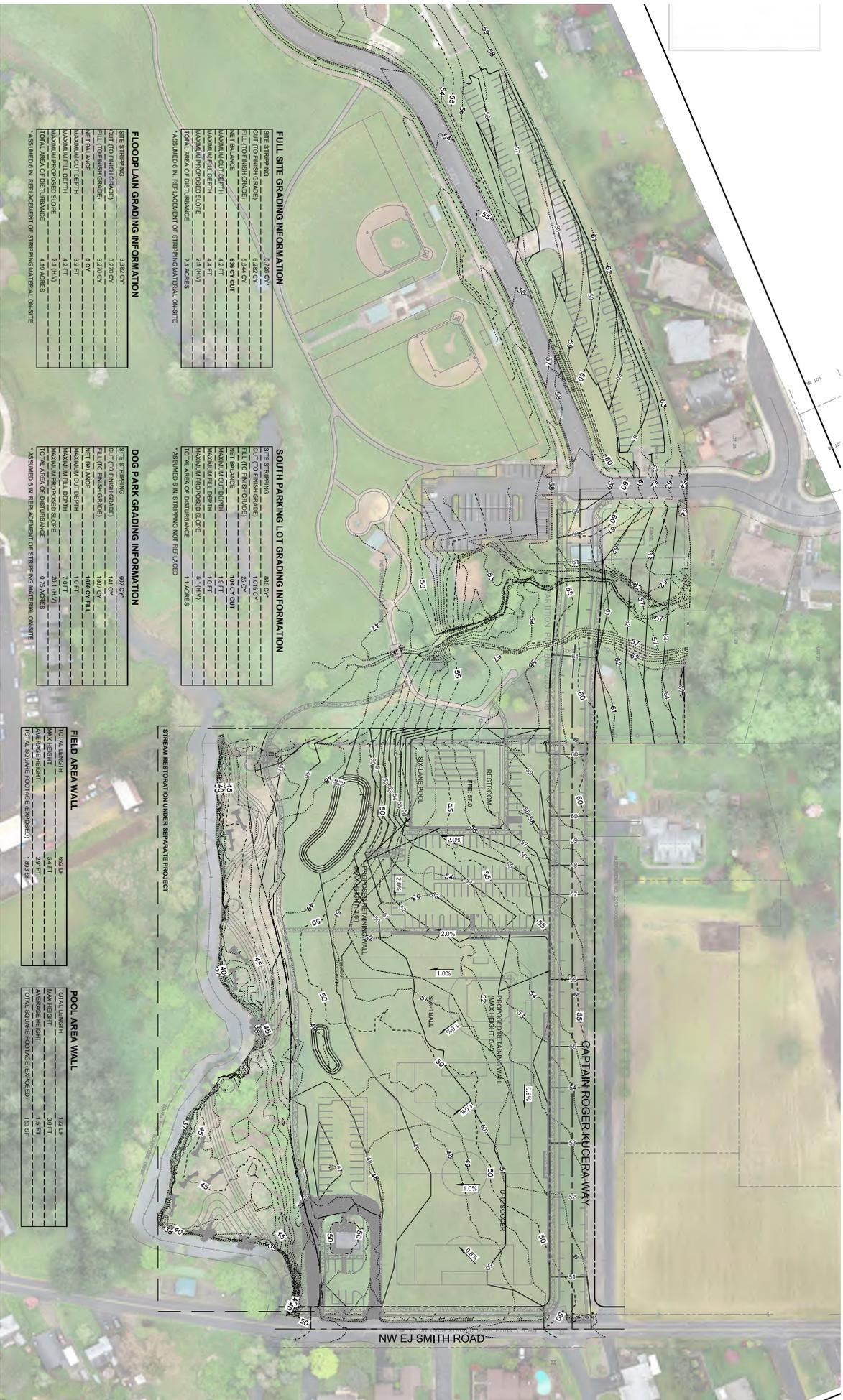


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PREPARED FOR: CITY OF SCAPPOOSE
PLAN ISSUE DATE: NOVEMBER 5TH, 2020
PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN



GRABHORN PARK - PRELIMINARY SITE PLAN
SCAPPOOSE, OREGON

9605 SW HANLUS AVE., SUITE 100, BEAVERTON, OR 97008



FILL SITE GRADING INFORMATION

SITE STRIPPING	5,282 CY
CUT TO FINISH GRADE	5,282 CY
FILL TO FINISH GRADE	5,282 CY
NET BALANCE	488 CY CUT
MAXIMUM CUT DEPTH	4.2 FT
MAXIMUM FILL DEPTH	4.1 FT
MAXIMUM PROPOSED SLOPE	3:1 (H/V)
TOTAL AREA OF DISTURBANCE	1.1 ACRES

ASSUMED 0% IN REPLACEMENT OF STRIPPING MATERIAL ON SITE

SOUTH PARKING LOT GRADING INFORMATION

SITE STRIPPING	888 CY
CUT TO FINISH GRADE	888 CY
FILL TO FINISH GRADE	888 CY
NET BALANCE	144 CY CUT
MAXIMUM CUT DEPTH	1.1 FT
MAXIMUM FILL DEPTH	1.1 FT
MAXIMUM PROPOSED SLOPE	3:1 (H/V)
TOTAL AREA OF DISTURBANCE	1.1 ACRES

ASSUMED 0% STRIPPING NOT REDUCED

FLOODPLAIN GRADING INFORMATION

SITE STRIPPING	3,382 CY
CUT TO FINISH GRADE	3,270 CY
FILL TO FINISH GRADE	3,270 CY
NET BALANCE	0 CY
MAXIMUM CUT DEPTH	3.9 FT
MAXIMUM FILL DEPTH	4.2 FT
MAXIMUM PROPOSED SLOPE	2:1 (H/V)
TOTAL AREA OF DISTURBANCE	4.19 ACRES

ASSUMED 0% IN REPLACEMENT OF STRIPPING MATERIAL ON SITE

DOG PARK GRADING INFORMATION

SITE STRIPPING	497 CY
CUT TO FINISH GRADE	141 CY
FILL TO FINISH GRADE	1,807 CY
NET BALANCE	1,666 CY FILL
MAXIMUM CUT DEPTH	1.0 FT
MAXIMUM FILL DEPTH	7.0 FT
MAXIMUM PROPOSED SLOPE	3:1 (H/V)
TOTAL AREA OF DISTURBANCE	0.73 ACRES

ASSUMED 0% IN REPLACEMENT OF STRIPPING MATERIAL ON SITE

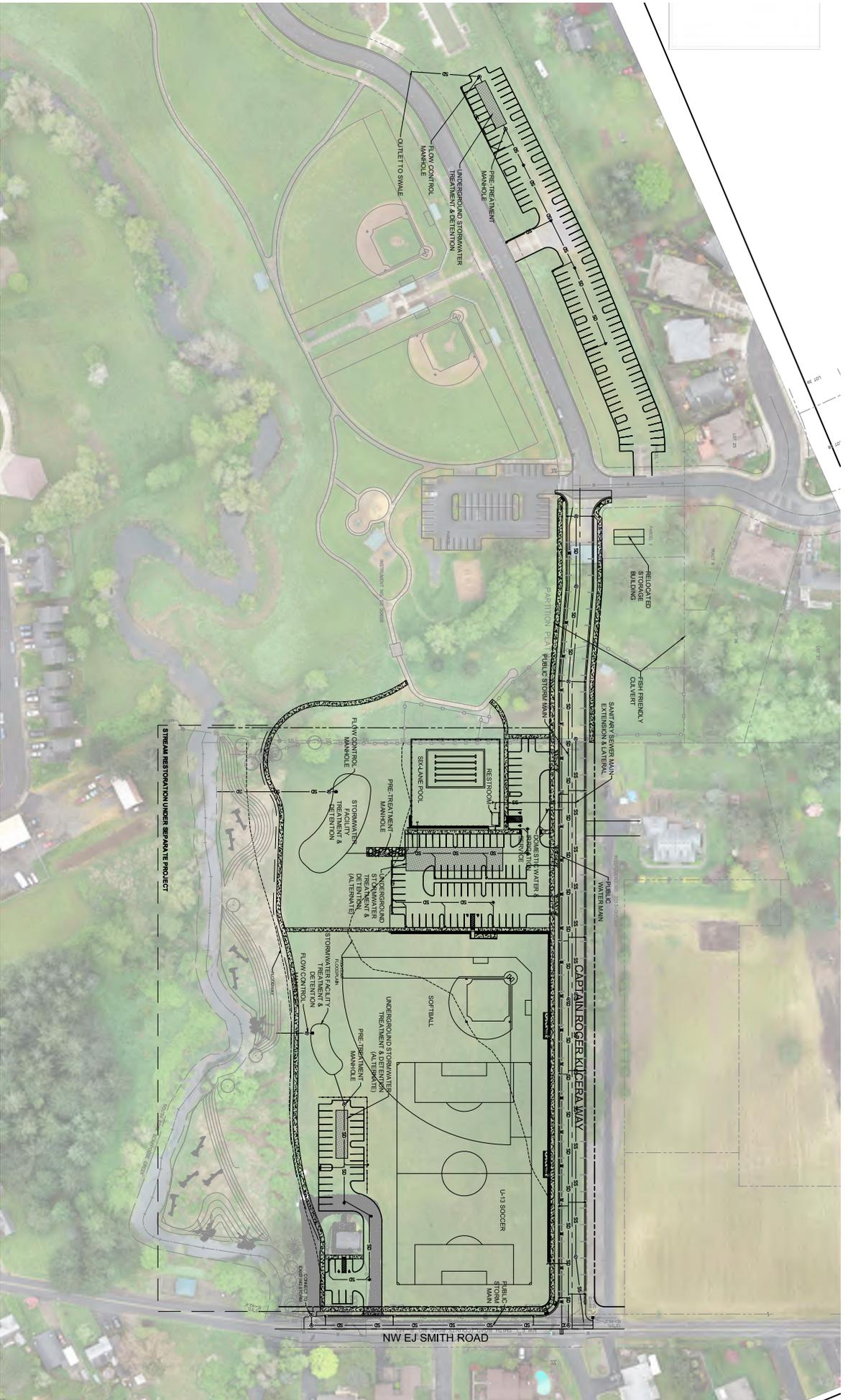
FIELD AREA WALL

TOTAL LENGTH	693 LF
MAX. HEIGHT	5.4 FT
MIN. HEIGHT	2.0 FT
TOTAL SQUARE FOOTAGE (EXPOSED)	1,893 SF

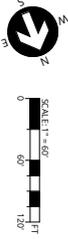
POOL AREA WALL

TOTAL LENGTH	129 LF
MAX. HEIGHT	3.0 FT
MIN. HEIGHT	1.5 FT
TOTAL SQUARE FOOTAGE (EXPOSED)	103 SF

STREAM RESTORATION UNDER SEPARATE PROJECT



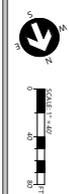
DRAWING BY: MDS / CKW
 PREPARED FOR: CITY OF SCAPPOOSE
 PLAN ISSUE DATE: NOVEMBER 5TH, 2020
 PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN



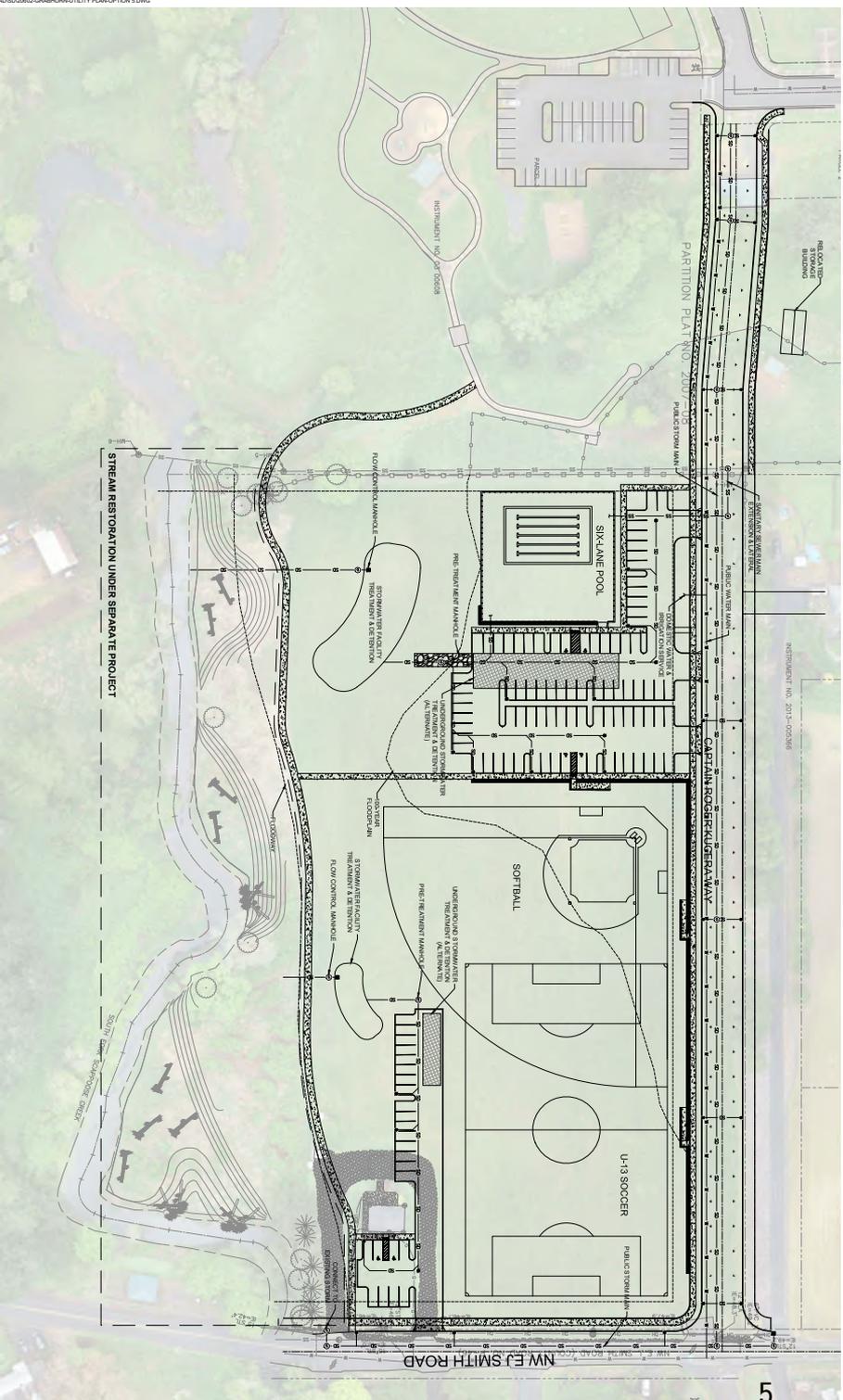
GRABHORN PARK - PRELIMINARY UTILITY PLAN
SCAPPOOSE, OREGON



DRAWING FOR: **UTIL / CIVIL**
PREPARED FOR: **CITY OF SCAPOOSE**
PLAN ISSUE DATE: **JUNE 30, 2020**
PLAN ISSUE PURPOSE: **CONCEPTUAL DESIGN**



GRABHORN PARK - OPTION 5 UTILITY PLAN
SCAPOOSE, OREGON



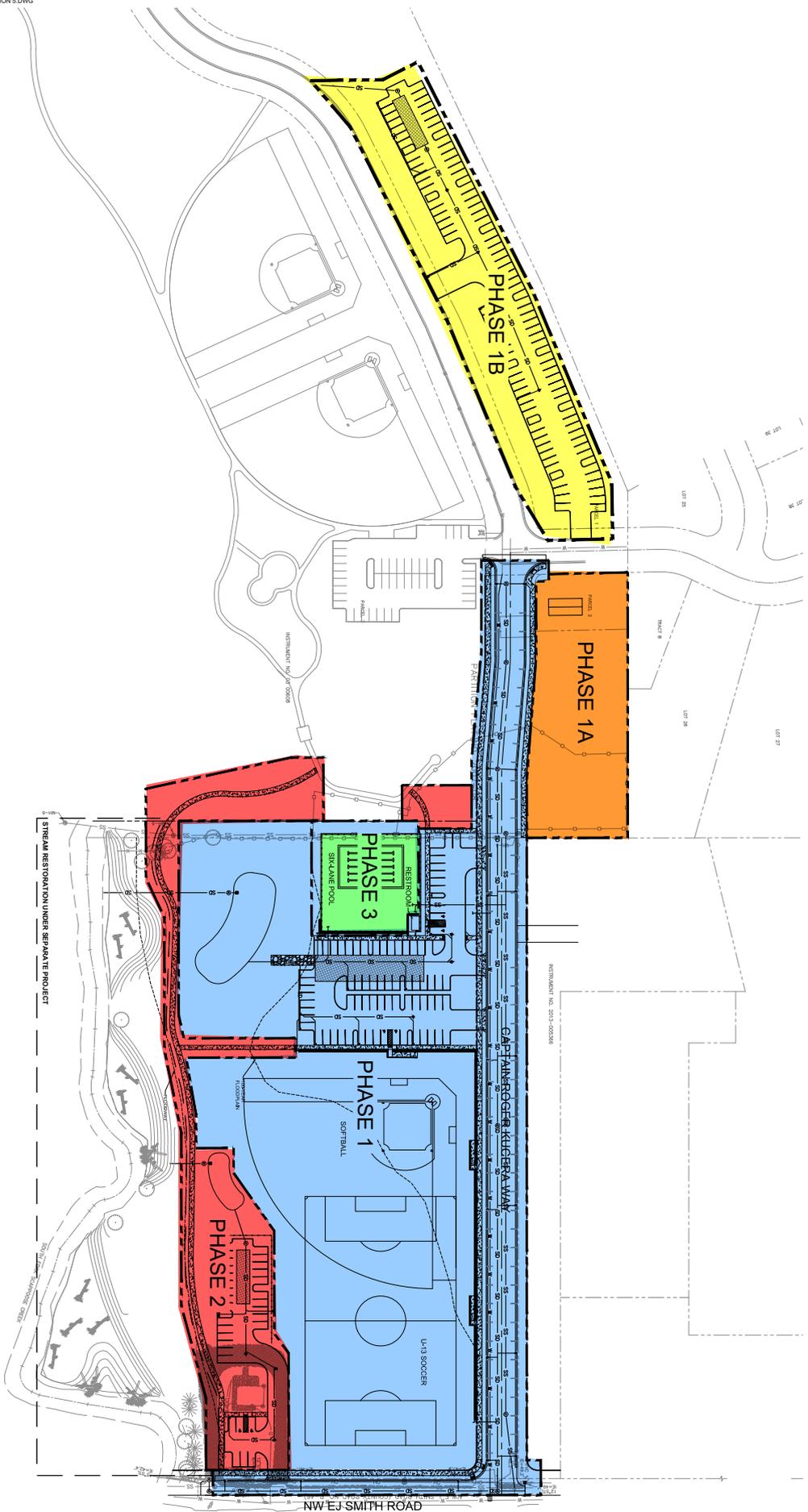


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PREPARED FOR: CITY OF SCAPOOSE
PLAN ISSUE DATE: NOVEMBER 5TH, 2020
PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN



GRABHORN PARK - PRELIMINARY PHASING PLAN
SCAPOOSE, OREGON

- PHASE 1
- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3



City of Scappoose

PROJECT NAME: Grabhorn Park	3J PROJECT NUMBER: 20602
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TO: Chris Negelspach, PE <i>City of Scappoose - City Engineer</i>	FROM: Jim Schmitt, PE <i>Civil Engineer</i>	DATE: November 5, 2020
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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 (AAACE).
- Cost Estimate based on Preliminary Site, Utilities, Grading and Phasing Plans dated 11/05/2020
- 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	Fish Friendly Culvert	60	LF	\$500.00	\$30,000
2.07	Public Street Lighting	11	EA	\$7,500.00	\$82,500
2.08	Street Trees	50	EA	\$250.00	\$12,500
2.09	Traffic Control	15	DAY	\$1,500.00	\$22,500
2.10	12" ASTM D3034 PVC Storm Pipe with Rock Backfill	1,810	LF	\$65.00	\$117,650
2.11	48" Standard Public Storm Manhole	8	EA	\$3,000.00	\$24,000
2.12	CG-2 Catch Basin	18	EA	\$2,250.00	\$40,500
2.13	8" ASTM D3034 PVC Sanitary Pipe with Rock Backfill	792	LF	\$50.00	\$39,600
2.14	48" Standard Public Sanitary Manhole	4	EA	\$3,000.00	\$12,000
2.15	Connect to Existing Sanitary Manhole	1	EA	\$1,000.00	\$1,000
2.16	8" AWWA C151 Ductile Iron Pipe with Rock Backfill	1,136	LF	\$75.00	\$85,200
2.17	Fire Hydrant Assembly	6	EA	\$3,200.00	\$19,200
SUBTOTAL PUBLIC ROAD IMPROVEMENTS					\$812,348

SOUTH 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

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: November 5, 2020
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3.07	HC Parking Stall Signage	2	EA	\$750.00	\$1,500
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 SOUTH 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 \$1,937,316

20% CONTINGENCY \$387,463

PHASE 1 TOTAL \$2,324,779

Phase 1A Improvements

SITE PREP AND EARTHWORK

NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1.01	Mobilization	1	EA	\$5,000.00	\$5,000
1.02	Clearing & Grubbing	0.750	AC	\$9,000.00	\$6,750
1.03	Excavation	141	CY	\$3.00	\$423
1.04	Fill	1,806	CY	\$5.00	\$9,030
1.05	Import Fill	1,868	CY	\$12.00	\$22,416
1.05	Haul Off (1/3 of Strippings)	202	CY	\$20.00	\$4,040

SUBTOTAL SITE PREP AND EARTHWORK \$47,659

MISCELLANEOUS SITE IMPROVEMENTS

City of Scappoose

PROJECT NAME: Grabhorn Park	3J PROJECT NUMBER: 20602
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TO: Chris Negelspach, PE <i>City of Scappoose - City Engineer</i>	FROM: Jim Schmitt, PE <i>Civil Engineer</i>	DATE: November 5, 2020
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NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Relocated Dog park (With Fencing and Landscaping)	1	LS	\$70,000.00	\$70,000
2.02	Fish Friendly Culvert (Extended Through Park)	115	LF	\$500.00	\$57,500
SUBTOTAL MISCELLANEOUS SITE IMPROVEMENTS					\$127,500

PHASE 1A TOTAL	\$175,159
20% CONTINGENCY	\$35,032
PHASE 1A TOTAL	\$210,191

Phase 1B 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	1.100	AC.	\$9,000.00	\$9,900
1.03	Excavation and Haul-off (Stripings)	990	CY	\$25.00	\$24,750
SUBTOTAL SITE PREP AND EARTHWORK					\$44,650

WEST PARKING LOT PAVING AND HARDSCAPE					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Standard Curb (with Aggregate Base)	2,235	LF	\$15.00	\$33,525
2.02	Asphalt Paving (3" Thick level 2, 1/2" dense ACP)	3,614	SY	\$15.00	\$54,210
2.03	Aggregate Base (2" 3/4"-, 6" 1-1/2"-)	3,614	SY	\$12.00	\$43,368
2.04	Parking Lot Striping	1,529	LF	\$2.00	\$3,058
2.05	ADA Ramp with 2.0'x5.0' Truncated Domes	2	EA	\$2,000.00	\$4,000
2.06	HC Parking Stall Signage	2	EA	\$750.00	\$1,500
2.07	Private Parking Lot Lighting	14	EA	\$750.00	\$10,500
2.08	8" ASTM D3034 PVC Storm Pipe with Rock Backfill	680	LF	\$50.00	\$34,000
2.09	Private Trapped Catch Basin	5	EA	\$1,500.00	\$7,500
2.10	60" Water Quality Manhole	1	EA	\$8,000.00	\$8,000
2.10	60" Flow Control Manhole	1	EA	\$8,000.00	\$8,000
2.11	Underground Detention System	1	EA	\$40,000.00	\$40,000
SUBTOTAL WEST PARKING LOT PAVING AND HARDSCAPE					\$247,661

LANDSCAPING & IRRIGATION IMPROVEMENTS					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
3.01	Parking Lot Landscaping	1,579	SF	\$3.75	\$5,921
SUBTOTAL LANDSCAPING & IRRIGATION IMPROVEMENTS					\$5,921

EROSION CONTROL					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
4.01	Construction Entrance	1	EA	\$1,500.00	\$1,500
4.02	Sediment Fencing	700	LF	\$3.20	\$2,240
4.03	Inlet Protection	5	EA	\$100.00	\$500
SUBTOTAL EROSION CONTROL					\$4,240

PHASE 1B TOTAL	\$302,472
20% CONTINGENCY	\$60,494
PHASE 1B TOTAL	\$362,967

City of Scappoose

PROJECT NAME: Grabhorn Park	3J PROJECT NUMBER: 20602	
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TO: Chris Negelspach, PE <i>City of Scappoose - City Engineer</i>	FROM: Jim Schmitt, PE <i>Civil Engineer</i>	DATE: November 5, 2020
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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

NORTH 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 NORTH 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
6.04	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 <i>City of Scappoose - City Engineer</i>	FROM: Jim Schmitt, PE <i>Civil Engineer</i>	DATE: November 5, 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

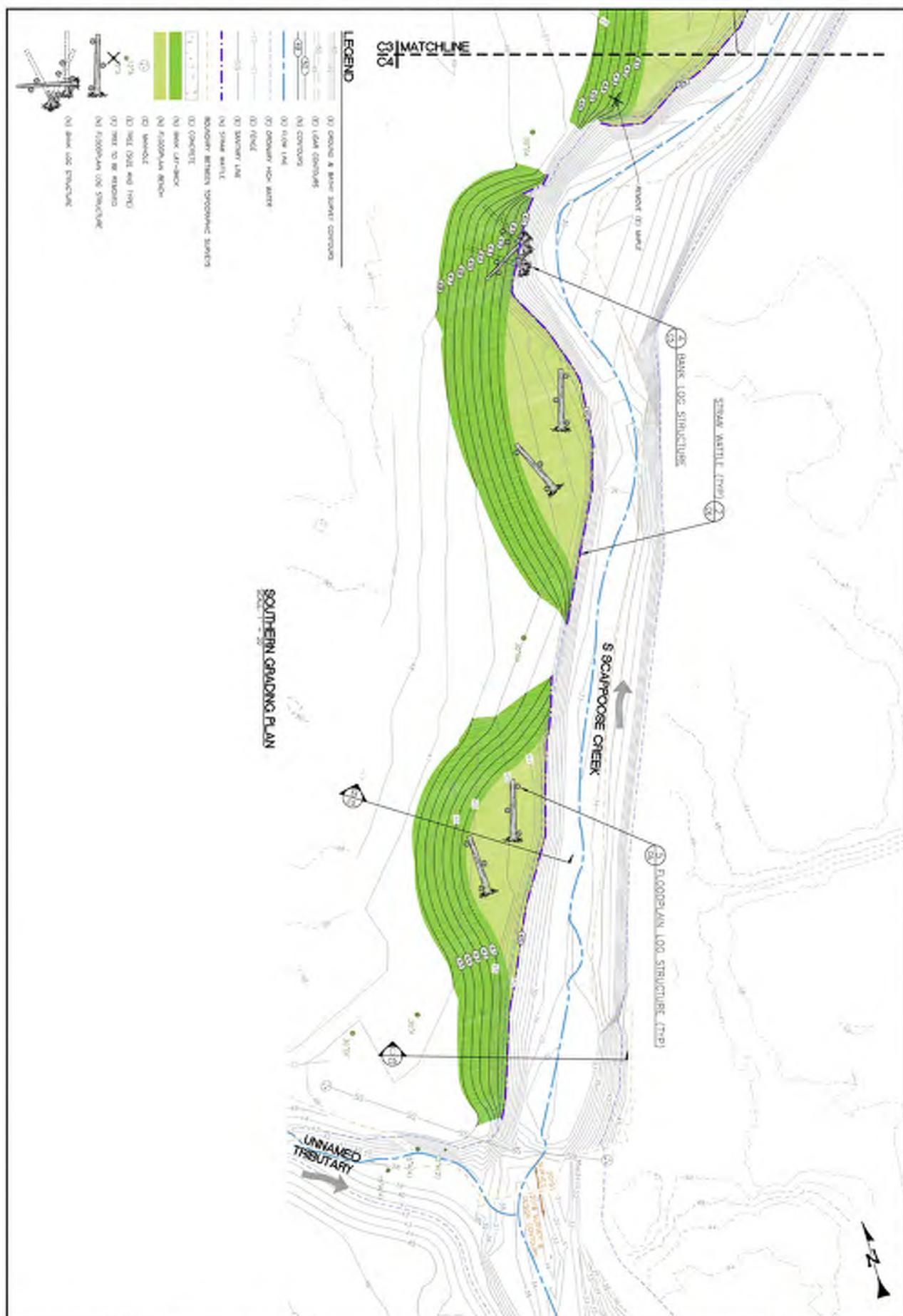
POOL PAVING AND HARDSCAPE					
NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
2.01	Concrete Pool Pad (4" Thick section)	10,055	SF	\$6.00	\$60,330
2.02	6" ASTM D3034 PVC Storm Pipe with Rock Backfill	250	LF	\$40.00	\$10,000
2.03	Private Area Drain	4	EA	\$750.00	\$3,000
SUBTOTAL POOL PAVING AND HARDSCAPE					\$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	\$2,324,779
PHASE 1A TOTAL	\$210,191
PHASE 1B TOTAL	\$362,967
PHASE 2 TOTAL	\$236,874
PHASE 3 TOTAL	\$983,183
PROJECT TOTAL	\$4,117,994



C4	SOUTH SCAPPOOSE CREEK RESTORATION - MANAGEMENT ZONE F 60% DRAFT DESIGN SUBMITTAL	SOUTHERN GRADING PLAN	PREPARED AT THE REQUEST OF SCAPPOOSE BAY WATERSHED COUNCIL	PRELIMINARY NOT FOR CONSTRUCTION	WATERWAYS CONSULTING INC. 1020 SW TAYLOR STREET, STE. 380 PORTLAND, OR 97205 PH: (503) 251-1875 / FAX: (503) 251-1876 WWW.WATERWAYS.COM



TECHNICAL MEMORANDUM

DATE: March 30, 2021

TO: Huell White | City of Scappoose

FROM: Reah Flisakowski, PE and Kayla Fleskes, EI | DKS Associates

SUBJECT: Scappoose Local Connection Evaluation

Project #21028-000

This memorandum documents a local street connection evaluation for the City of Scappoose. The memorandum discusses the benefits of local street connectivity, documents potential options for a planned local street connection to E.J. Smith Road and recommends an alignment for the new local street connection.

LOCAL STREET CONNECTIVITY

In Scappoose, much of the local street network is not well connected to due constraints such as topography, creeks and poor transportation planning practices in the past. Multiple access opportunities for entering or exiting neighborhoods are limited, resulting in out-of-direction travel¹ for all roadway users **and an imbalance of traffic volumes. As noted in the City's** Transportation System Plan (TSP)²:

"A lack of connectivity can result in the need for wider roads, traffic signals and turns lanes (which can negatively impact traffic flow). By providing connectivity between neighborhoods, out-of-direction travel and vehicles miles travelled (VMT)³ can be reduced, accessibility between various travel modes can be enhanced and traffic levels can be balanced among various streets. Additionally, public safety response time is reduced."

Due to the benefits of local street connectivity described above, the Oregon Department of Transportation (ODOT) requires local street connectivity be addressed in all Transportation System Plans (TSPs)⁴. The TSP identifies opportunities and need for future local street connections. Figure

¹ When roadway users are required to travel along a route that is not in the direction of their destination, this is typically a longer and less convenient route.

² 2016 Scappoose Transportation System Plan, Volume I, page 48, adopted September 2016

³ Measures the number of miles traveled by all vehicles in a geographic region over a given period of time

⁴ Transportation System Plan Guidelines, Oregon Department of Transportation, April 2020

1 shows the TSP's functional classification map with proposed street connections. The TSP's proposed local connections are conceptual in nature and identify the beginning and end points for a local street. The proposed connections are intended to be used by City staff during development review to guide local connectivity requirements. The TSP does not set the specific street alignments to allow flexibility during the detailed design phase of the street project.

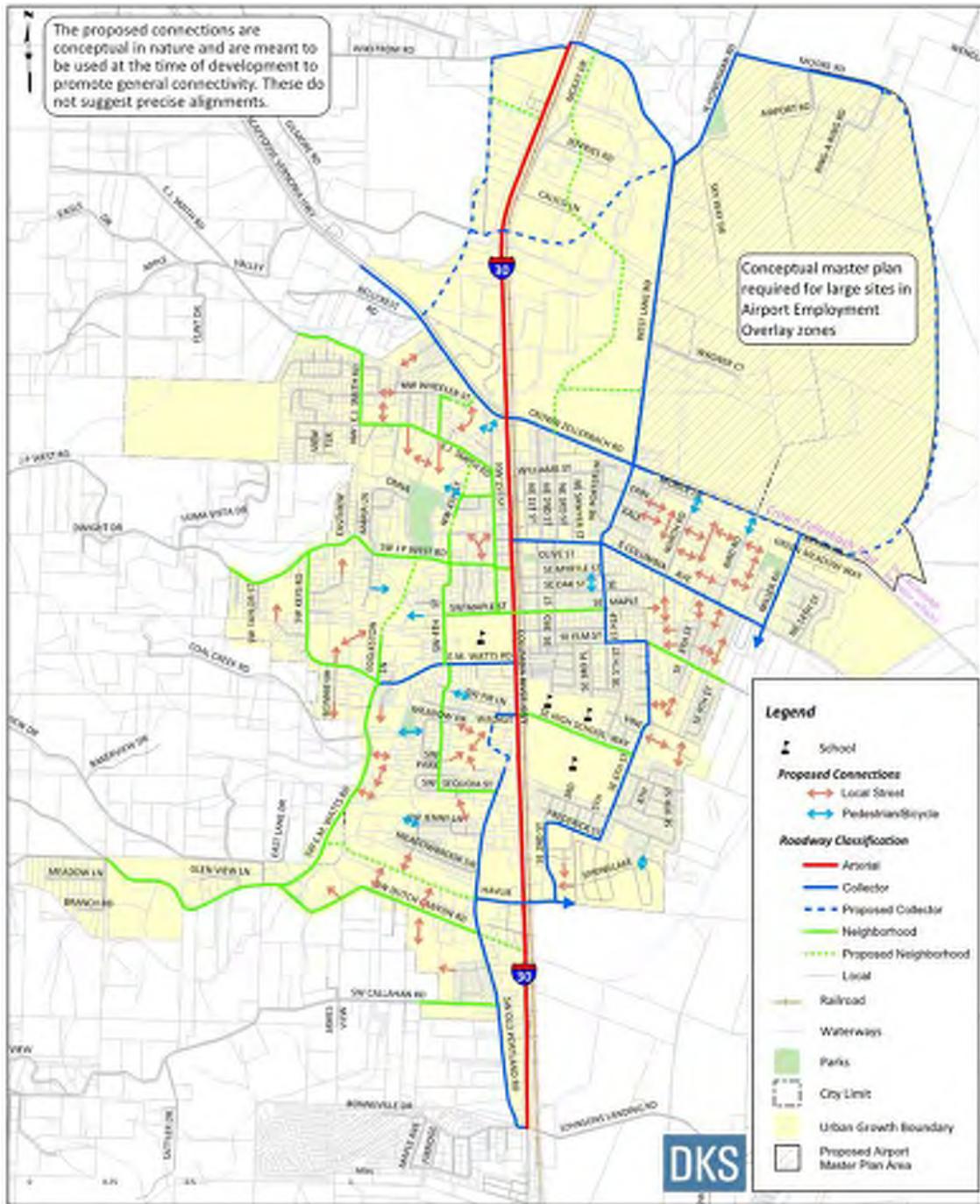


FIGURE 1. FUNCTIONAL CLASSIFICATION MAP
 Source: City of Scappoose 2016 Transportation System Plan, Figure 15

NORTHWEST SCAPPOOSE CONNECTIVITY

There is limited local street connectivity in Scappoose west of US 30 between JP West Rd and E.J. Smith Road. In particular, along E.J. Smith Road, there are limited local street connections to the south, with connectivity only provided at 1st Street. There is nearly 1,750 feet (0.33 miles) between 1st Street and the next street access to the south, private Willow Lane, which does not connect to the neighborhood to the south.

To improve local street connectivity, the TSP identifies a proposed extension of 4th Street (classified as a neighborhood street) which would connect E.J. Smith Road and J P West Road. This proposed connection could only be made for pedestrians due to floodplain constraints that were discovered during preliminary design.⁵ The TSP also identifies additional local street connections between E.J. Smith Road and Onna Way, including a Pedestrian/Bicycle connection over the creek. These local street connections are aimed at reducing potential neighborhood traffic impacts by better balancing traffic flows on neighborhood routes, providing better emergency vehicle access and supporting additional connections for people walking and biking.

LOCAL STREET CONNECTIVITY CONSTRAINTS

Feasible options for improving local street connectivity in northwest Scappoose are limited due to topography, existing development and the street network in the area. Topography is the most significant constraint for local street connectivity. East of 5th Street, E.J. Smith Road has a relatively low grade. West of 5th Street, E.J. Smith Road rises steeply, with an average slope of approximately 9%. Any local street connection west of 5th Street would likely be expensive due to the cross-slope grades that would require extensive cut and fill with construction.

While there are several existing local streets that extend south of E.J. Smith Road (such as Willow Lane, Five Peak Terrace and Terrace View Place), the extension of these streets is typically blocked by private property. In many cases, extending the existing local streets may result in impacts to existing nearby structures and require the purchase of private property or a dedication of land during redevelopment.

All of these constraints would likely add significant cost to the design and construction of a local street connection. Adequately funding transportation needs in the City is a significant challenge and should focus on priority needs and projects. The expected high costs due to the identified constraints would be difficult to justify based on the community benefit of making the local street connection.

⁵ Flood Insurance Rate Map panel 41009C0444D

FUTURE CONNECTIVITY OPTIONS

The northwest Scappoose area was reviewed to determine the feasibility for local street connections. Three local street extension options were identified south of E.J. Smith Road including:

- Option 1: View Terrace Place to Eastview Drive
- Option 2: Willow Lane to Maria Lane
- Option 3: Captain Roger Kucera Way to E.J. Smith Road



FIGURE 2. POTENTIAL FUTURE CONNECTIVITY IN NORTHWEST SCAPPOOSE

OPTION 1: VIEW TERRACE PLACE EXTENSION TO EASTVIEW DR

Figure 2 shows a potential alignment for a new local street connection between View Terrace Place and Eastview Drive. This connection would provide a local connection to E.J. Smith Road. There is undeveloped land on both ends of the connection that could reduce impacts to existing buildings. However, the potential extension would cross through existing forested land with a grade up to 40%, as shown in Figure 3. The connection would not facilitate emergency vehicle access due to the excessive grade, particularly during inclement weather. The steep grade would also be challenging for walking and biking use.

A bridge or retaining wall would be required to span the existing valley, which would add significant construction cost. The local wetlands inventory⁶ identifies a small stream and associated riparian area within the potential alignment. It is likely that additional environmental impacts would need to be mitigated as further environmental review is conducted. The connection would require the purchase of right-of-way to accommodate the new roadway. A planning level cost estimate for the conceptual local street connection is \$14.2 million.

Given these constraints, Option 1 is not feasible as a local street connection. Note that a connection to Shoemaker Road was also considered (to provide better connectivity to E.J. Smith Road to the north) but the existing roadway is fully on private land and an extension would require significant impacts to existing buildings.

OPTION 2: WILLOW LANE TO MARIA LANE

Figure 2 shows a potential alignment for a new local road connection between Willow Lane and Maria Lane. Willow Lane currently operates as a narrow, private drive. Similar to Option 1, this alignment would result in a steep grade up to 35%, as shown in Figure 3, and require a structure to span the existing valley. The connection would not facilitate emergency vehicle access due to the excessive grade, particularly during inclement weather. The steep grade would also be challenging for walking and biking use.

Similar to Option 1, the local wetlands inventory⁷ identifies a small stream and associated riparian area within the potential alignment. It is likely that additional environmental impacts would need to be mitigated as further environmental review is conducted. The alignment of this option would likely be difficult to achieve without impacts to existing buildings. The connection would require the purchase of right-of-way to accommodate the new roadway. A planning level cost estimate for the conceptual local street connection is \$12.4 million. Given these constraints, the connection is not feasible.

⁶ City of Scappoose Local Wetlands Inventory and Riparian Inventory, Figure 5B, Pacific Habitat Services, Inc., December 22, 1998

⁷ Ibid

OPTION 3: CAPTAIN ROGER KUCERA WAY TO E.J. SMITH ROAD

Figure 2 shows a potential alignment for a new local road connection between Captain Roger Kucera Way and E.J. Smith Road. The local street connection would cross through primarily undeveloped land with limited grade (less than 2% as shown in Figure 3). The relatively flat grade would significantly reduce construction costs when compared to Options 1 and 2. The local wetlands inventory⁸ identifies a small stream within the potential alignment but not an associated riparian area. It is likely that further environmental review would be needed to determine if impacts would require mitigation.

The extension aligns well with the intersection of E.J. Smith Road and 5th Street. Option 3 is the only option that would result in a local street connection between JP West Road and Scappoose Vernonia Highway. The recommended extension would allow people walking and biking from the north convenient access to Scappoose Veteran’s Park and would help improve emergency services access. The connection would not require the purchase of right-of-way to accommodate the new roadway, the land would be dedicated as part of the Grabhorn Park development. A planning level cost estimate for the conceptual local street connection is \$1 million. Based on these findings, the connection would be feasible.

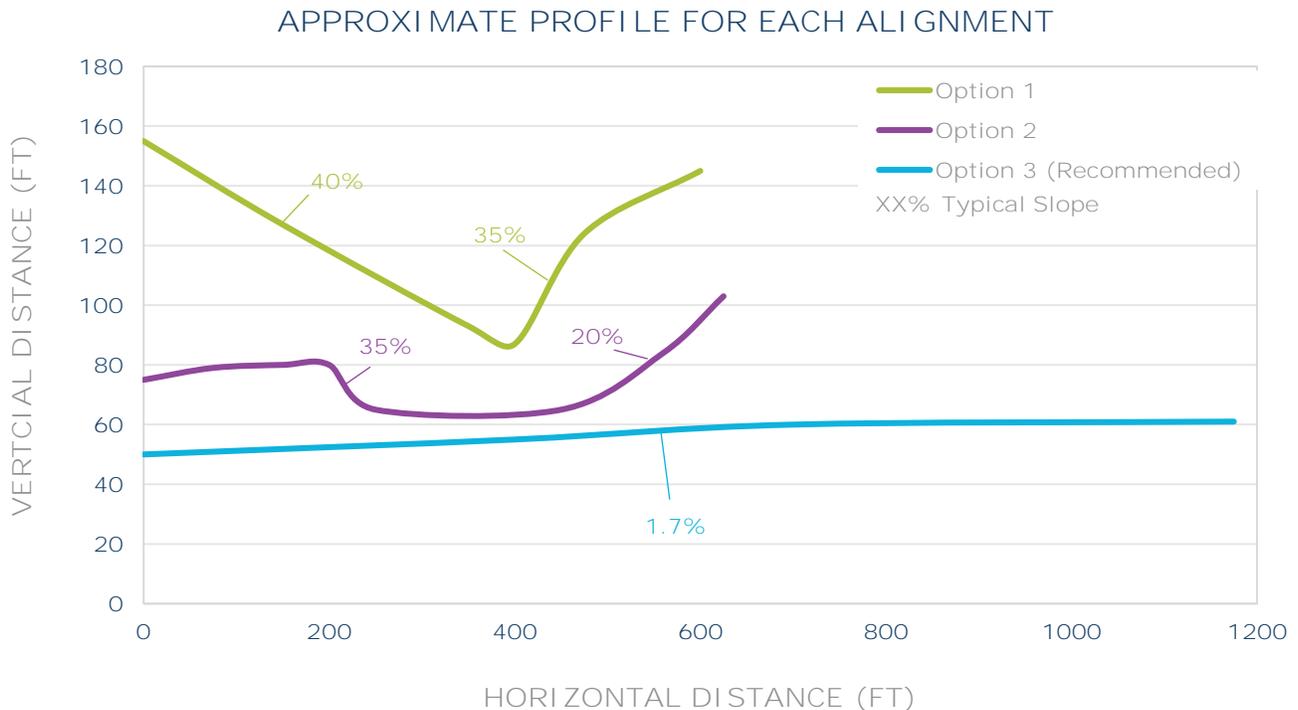


FIGURE 2. APPROXIMATE PROFILE FOR EACH ALIGNMENT
Source: Google Earth

⁸ City of Scappoose Local Wetlands Inventory and Riparian Inventory, Figure 5B, Pacific Habitat Services, Inc., December 22, 1998

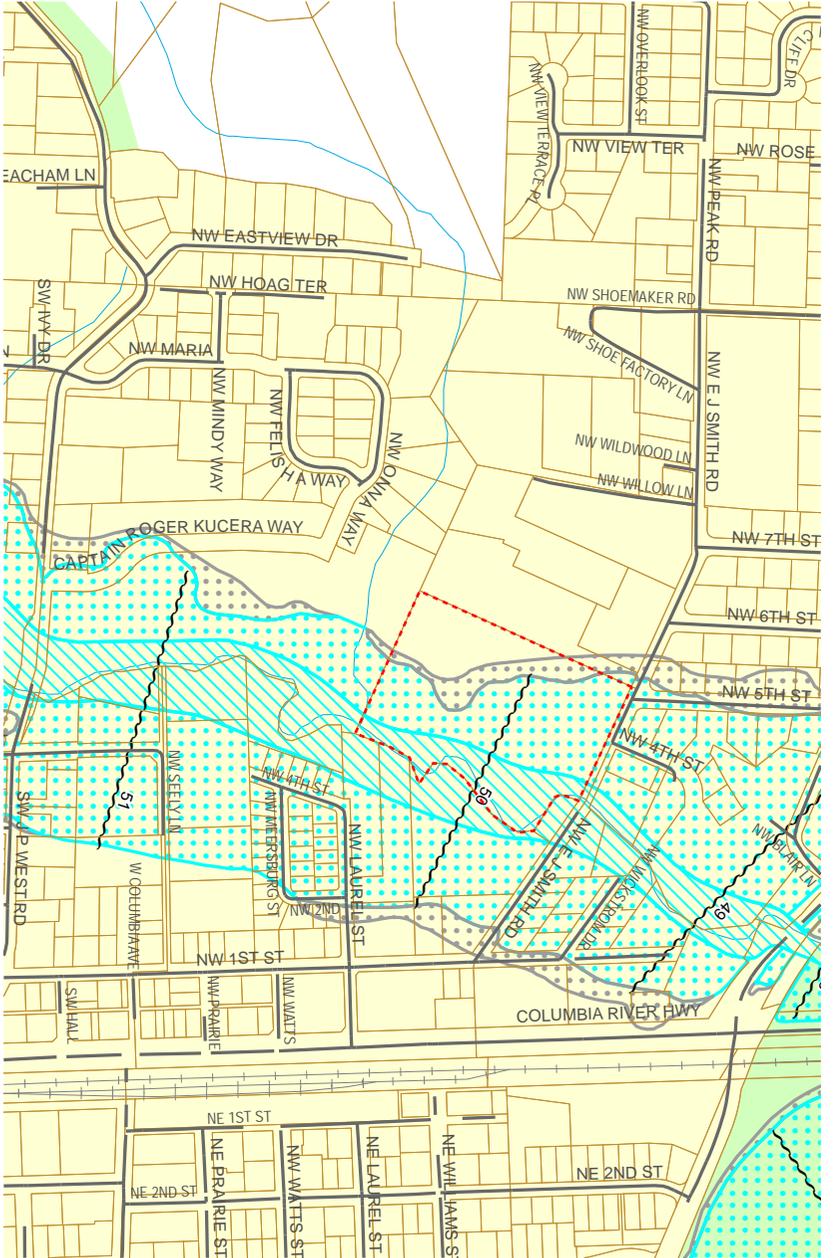
SUMMARY OF OPTIONS

Table 2 provides a summary of the connection options and various characteristics to allow a comparison for feasibility. Based on the findings, Option 3 is the only feasible connection option.

TABLE 2. CONNECTION OPTION SUMMARY

	OPTION 1 VIEW TERRACE PLACE EXTENSION TO EASTVIEW DR	OPTION 2 WILLOW LANE TO MARIA LANE	OPTION 3 CAPTAIN ROGER KUCERA WAY TO E.J. SMITH ROAD
CONSTRUCTION COST PER LINEAR FOOT	HIGH	HIGH	LOW
LEVEL OF CONNECTIVITY	LOW	LOW	MEDIUM
IMPACTS TO EXISTING NEIGHBORHOOD	MEDIUM	MEDIUM	LOW
ENVIRONMENTAL IMPACTS	HIGH	HIGH	LOW
NEED FOR PROPERTY ACQUISITION	HIGH	HIGH	NONE
EMERGENCY SERVICES RESPONSE	LOW	LOW	HIGH
OPEN NEARBY LAND FOR FUTURE DEVELOPMENT	LOW	LOW	HIGH



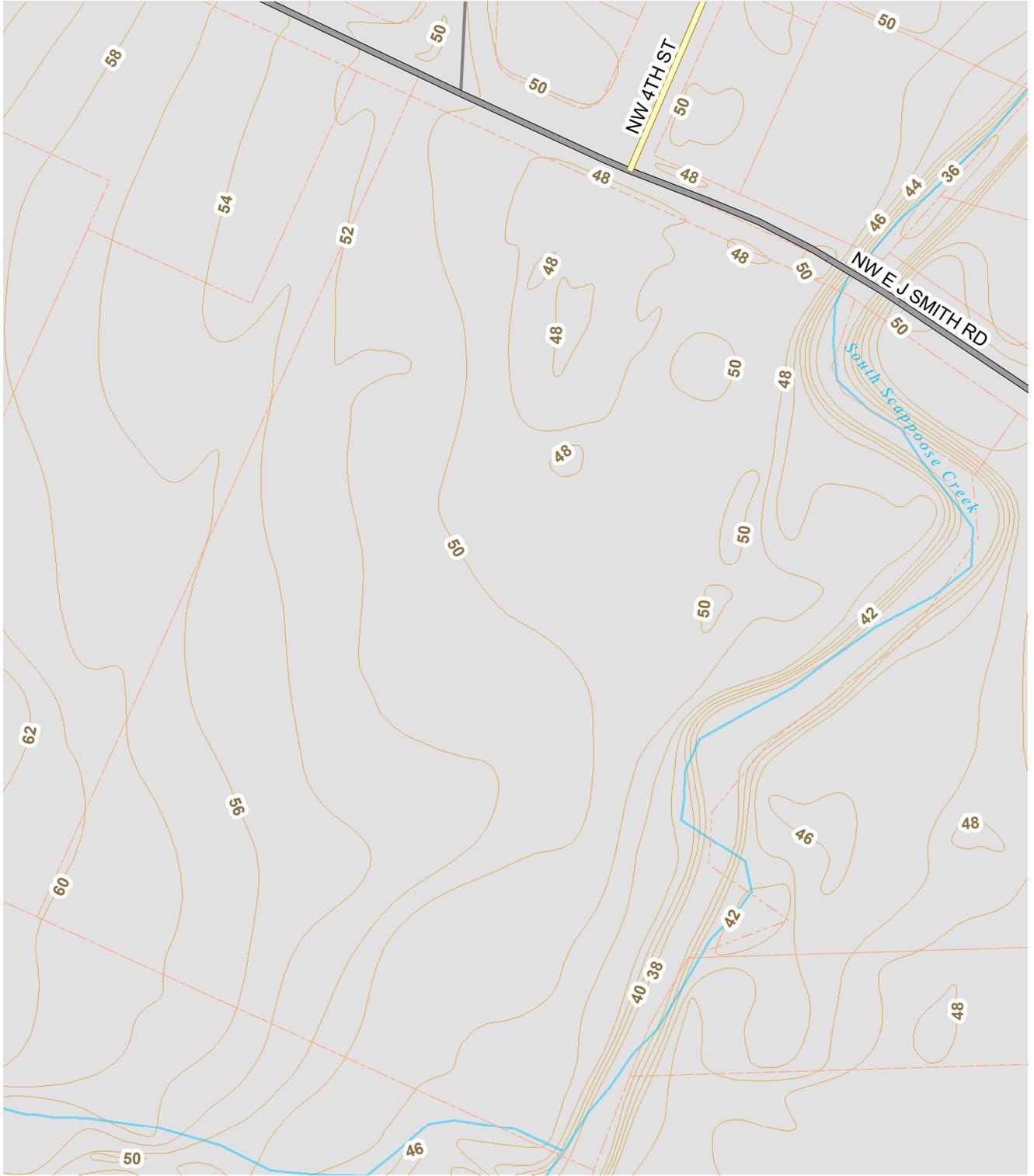


City of Scappoose



LEGEND

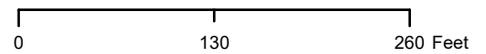
- Streets
 - Railroads
 - Taxlots
 - City Limits
 - UGB
 - Base Flood Elevations
 - Grabhorn Property Taxlot boundaries
 - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood
 - Floodway
- Floodway**
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
- 0 The 1% annual chance flood (also known as a 100-year flood) has a 1% chance of being equaled or exceeded in any given year.
 - 0 The 0.2% annual chance flood (also known as a 500-year flood) has a 0.2% chance of being equaled or exceeded in any given year.
 - 0 The floodway is the area within the 1% annual chance flood that is set aside for flood conveyance.
 - 0 Areas of 0.2% annual chance flood (including the floodway) are subject to Special 17.84 (Sensitive Lands-Flooding) of the Scappoose municipal Code.
- Disclaimer: This map has been derived from data supplied by the Federal Emergency Management Agency (FEMA) from the Flood Insurance Study for Columbia County, Oregon and Incorporated Areas, effective November 26, 2010. This map is not an official digital Flood Insurance Rate Map (FIRM). Official FIRMs may be obtained from FEMA or examined at the Scappoose Community Development Center.



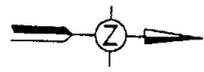
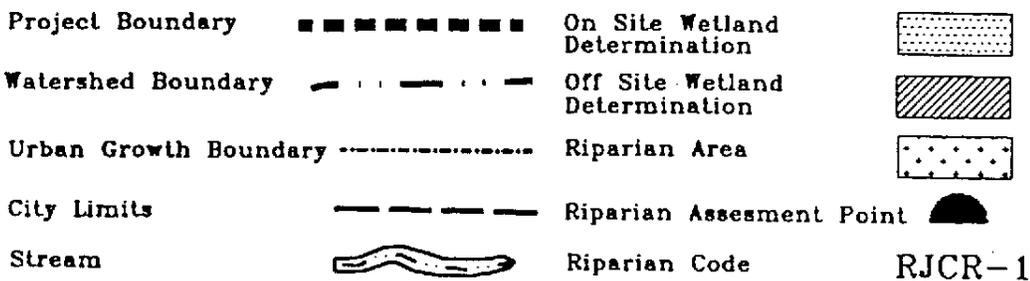
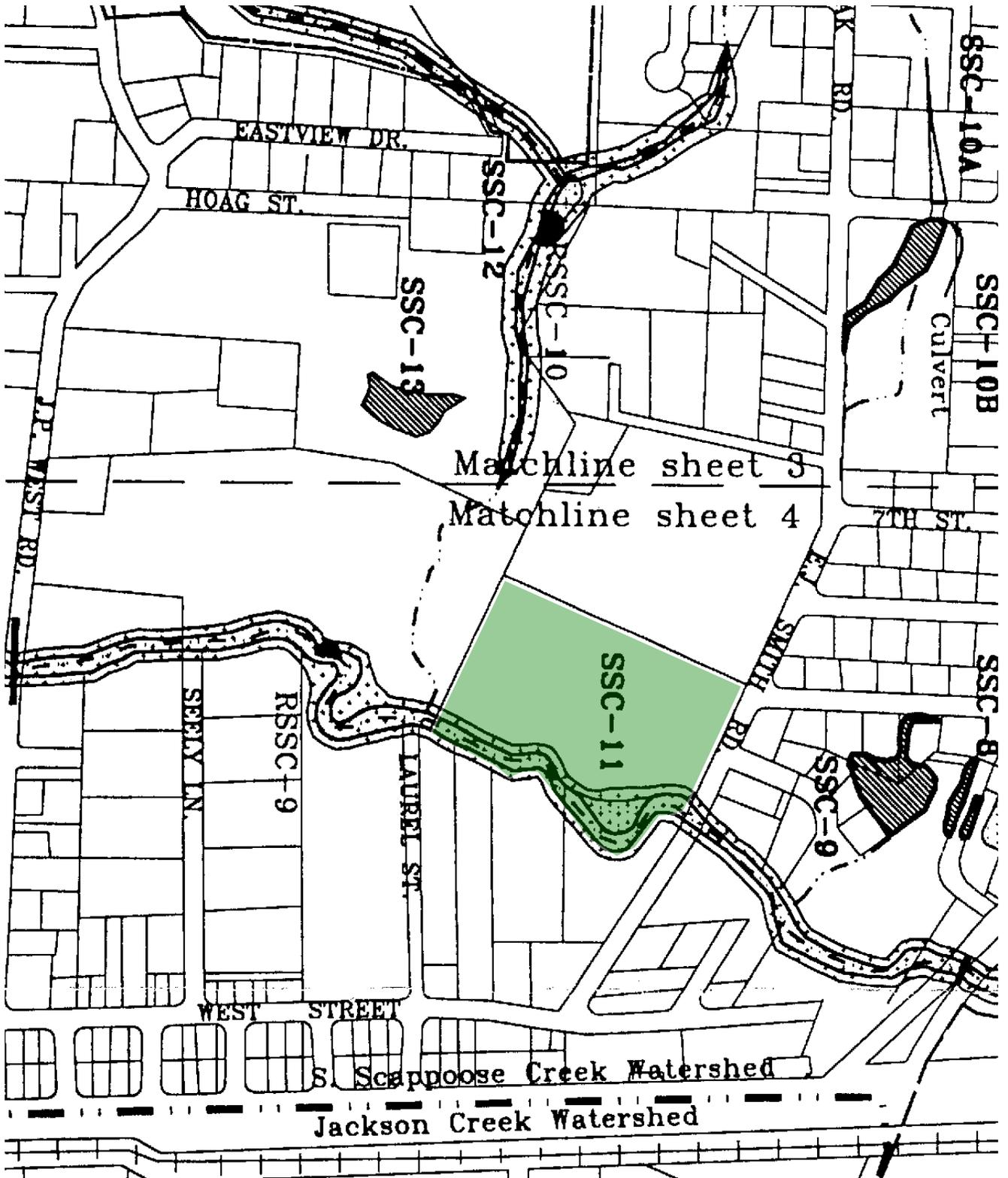
Elevation Contour Map

Legend

-  Rivers
-  Contours (2ft intervals)
-  Taxlot Boundaries



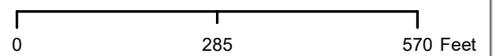
1998 Scappoose Riparian Inventory, Fig. 5B





Grabhorn Property and Vicinity Aerial

..... Taxlot boundaries



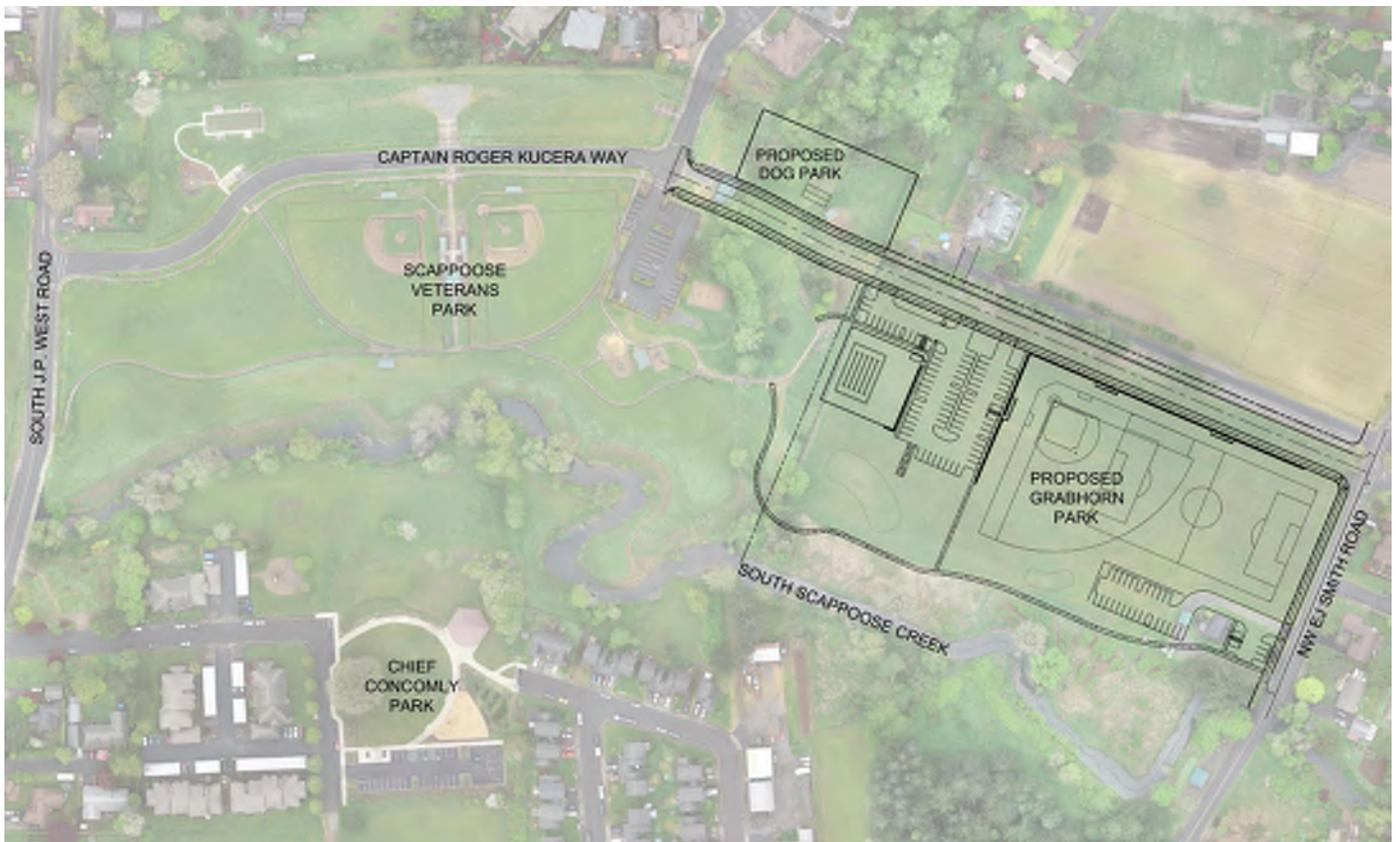
Over the last several months, City Staff have worked with an engineering firm to develop a conceptual park design for the City's newly acquired park property located just north of Veteran's Park, along NW EJ Smith Road.

The conceptual plan takes into account the constraints and limitations of the site as a result of the floodway, 100-year flood plain, and considerable slope by locating the proposed features on the most advantageous/developable portions of the property. Additionally, the concept shows the connection of Captain Roger Kucera Way to NW EJ Smith Road, an important addition to the City's street network identified in the City's Transportation System Plan.

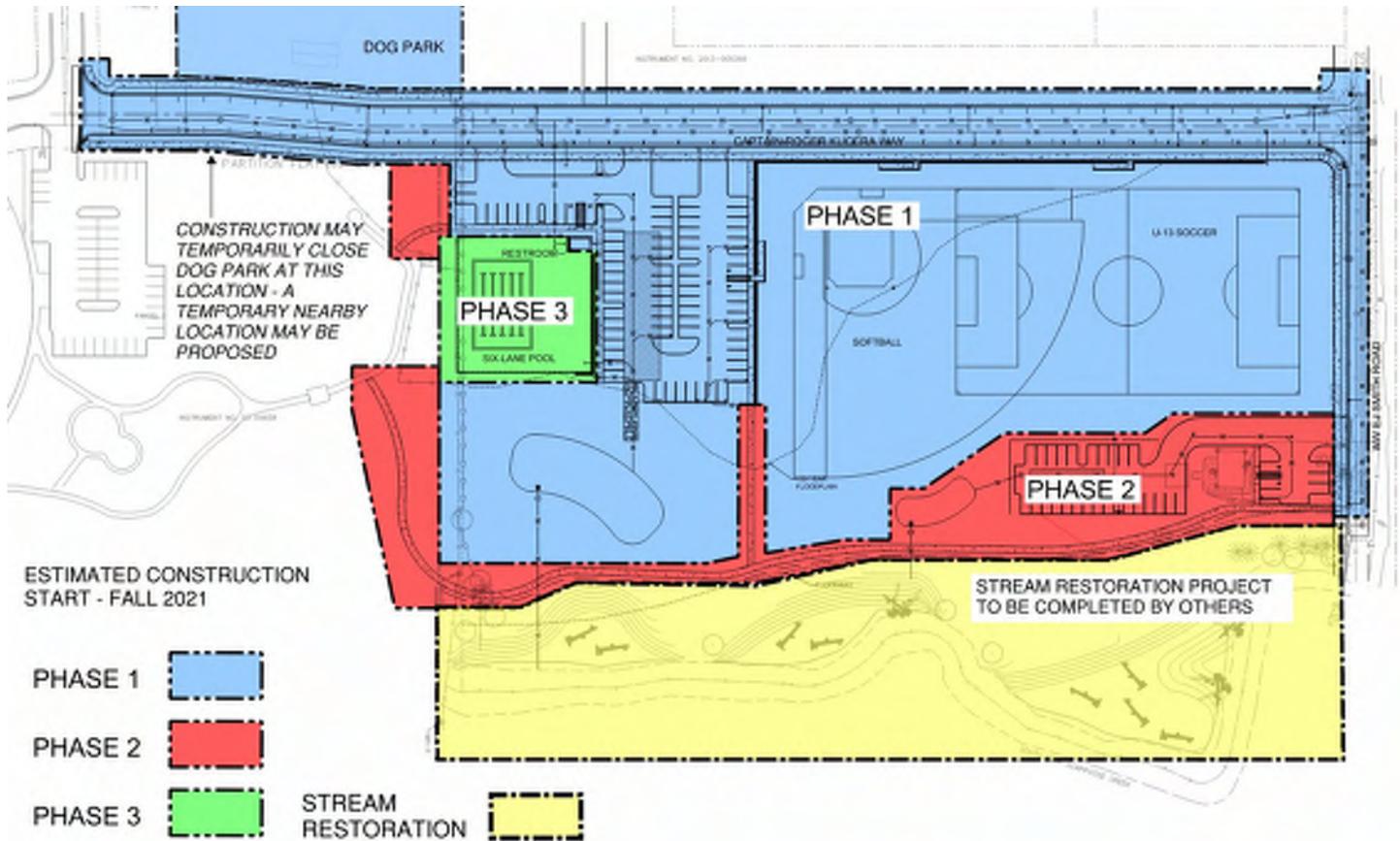
The park amenities in the conceptual plan were selected based on the needs of the community and in consideration of the park's location in a residential neighborhood. Development of the shown amenities would occur in phases due to budget constraints and the availability of grants.

At this juncture, City Council and Staff would like your input on the Conceptual Plan. Please complete the survey questions that follow and submit your feedback. The electronic version of this survey can be found at: <https://forms.gle/1sf84XVvd7Tg86A96>. Completed paper surveys may be returned with your utility bill at the drop box in the City Hall parking lot.

Please return your completed survey by November 9th, 2020.



Conceptual Plan - Project Phasing



Phase 1: Extension of Captain Roger Kucera Way to NW EJ Smith Road, parking lot adjacent to the new road extension, restrooms, sports fields, frontage improvements (sidewalks) on NW EJ Smith Road, and relocation of the Dog Park to the North.

Phase 2: Creek side trail and trailhead parking lot.

Phase 3: Community Pool (when funding is available for construction and operation).

Survey Questions

1. Park name suggestions?

2. Field(s) name suggestions?

3. What other amenities would you like to see at the park?
 - A. Picnic tables and benches
 - B. Tennis courts
 - C. Pickleball courts
 - D. Disc golf
 - E. None of the above
 - F. Other:

4. Do you support development of a softball field? YES / NO

5. Do you support development of a soccer field? YES / NO

6. Do you support development of a creek side trail? YES / NO

7. Would you support construction of an outdoor seasonal community pool? YES / NO

8. Would you support a new funding mechanism for construction and/or operation of the community pool? YES / NO

General feedback or suggestions?

Veterans
Arrowhead (or Indian or Scappoose) Creek Park
Casswell park
Chinook Park / Potlatch Park
Creek side park
Grabhorn
Columbia Park
South Fork Park
Chief Concomly
Veterans
Veterans
Kiesno
Oak Bend Park
Grabhorn Park
Scappoose park
Veterans
Scappoose Community Park
Grabhorn Park
Scappoose Park
Grabhorn Park
Grabhorn Park
Veterans
Grabhorn Park
Patriot Park
Scappoose Sports Park
Chinook park
Scappoose Hills
West Side
EJ Smith Park
Grabhorn
Veterans Park
Coho Park
Veteran's Park.
Larry Engstrom Park
Veteran's Park
Scappoose Creek Park
Veterans Park
Veterans Park
Veteran's Park
Scappoose City Park
Grabhorn Park
EJ Smith Park
Wick City Park
Wick City Park
Creekside Park
The Commons
Veterans Park West

Something for the indigenous people of the area

Rose Park

Rose Park

Smith Park

Grabhorn

Shady Acres

Patriot Park

Grabhorn Park

Something for the indigenous people of the area

Scappoose Park

Scappoose Community Park

Something for the indigenous people of the area

Vetterans park expantion

Scappoose Community Park

Grabhorn Park

Grabhorn Park

Chief Kiesno

Raptor Park

Poets Park

Scappoose Creek Park

Casswell Park

Freedom Park

RBG Memorial Park (Ruth Bader Ginsberg. A woman for a change)

Judith Pella Park, Thomas McKay Park

Tribal Park

Scappoose Sports Park

Grabhorn Park

Big Oak

Lone Oak

Grabhorn Park

Larry Grover Park - he was a longtime teacher @ SHS. Larry was so active with you th in Kiwanis and Rotary. also w

Shoe Horn Park

Scappoose Community Park

DI

Grabhorn

Grabhorn

Shoemaker

EJ Smith

Scappoose City Park

Grabhorn

Kiesno Complex

Greg Strobel Park

Rose Watts Community Center

Grabhorn

Chinook Park

Memorial Park

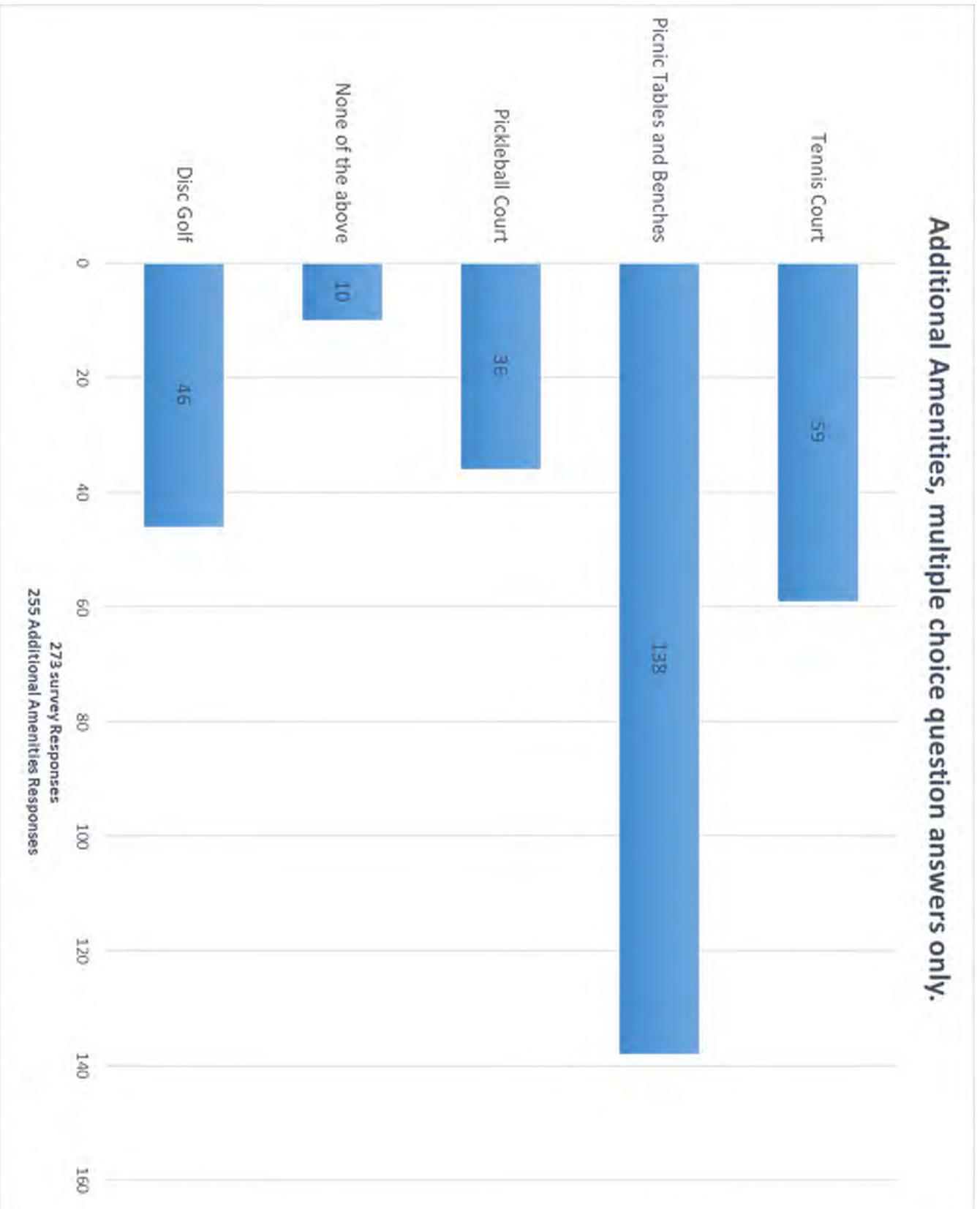
South Scappoose Creek Park

Grabhorn Park
Central Park of Scappoose
Scappoose Creekside Park
Cappo Creek
Team Pacpac Park
Grabhorn Park
local Indian tribe/tribes name
Heritage Park
Scappoose City Park
Veterans Park
Ichabod Park
Oregon Trail Park
name it after any person or business who can raise or contribute enough funding to make the pool feasible.
Flood Park
Smith Road Park
Tee-pee acres
Creekside Park
Veteran's Park
Grabhorn Park
Tom McKay Park
Scappoose Creekside Park

Arrowhead (or Indian) Creek Field
South fork
Gravelly Plains
Richardson's Diamond (for Dot Richardson, 2x gold medalist)
Wambach Pitch (named for Abby Wambach, highest scoring player of the USWNT)
Scappoose field
Chinook
Waya fields. (Waya is Native American for wolf)
West Field
Grabhorn Field
Something historically significant for Scappoose
Grabhorn Fields.
Heron
Osprey
Salmon
Freedom Field
Wapato field
McFloody
Coho field
Steelhead Field
Grabhorn Field
Grabhorn
Fields should be named after Veterans who have been killed in the line of duty
Scappoose Sports Complex
Grabhorn Field
Grabhorn Field
Scappoose Soccer Field, etc.
Are there any specific displaced tribes from the area?
We get ourselves in trouble when we name places and things after people. Since Scappoose is an indian word how
LCpl John M. Holmason Field
LCpl Nathan Windsor Field
Straberry Fields
McKay
Watts
Chinook
Osprey Field
Eagle Field
Little Anfield
Wapato
Freedom Field
Scappoose Athletic Park
Watts Field
Grabhorn Field
Grabhorn Field
Shoemaker Field
Grabhorn
Grabhorn Field

Shoemaker Field
Boldenow Field (103 years old, volunteered at senior thrift store)
EJ Smith Field
Rogers Field
Grabhorn field
Skippus Fields
Watts Community Field
Baseball: after someone from Scappoose that went on to great things in that sport: Soccer: Same idea (the only or
Chinook Fields
Scappoose Community Sports Fields
Acorn
Chinook
Beaver
Field of Dreams
Lou Gerrig field. Name of local kids who played baseball
Columbia Sports Field
Salmon field
Columbia Field
Willamette Field
Lake Scappoose
Smith Field
Grabhorn Field
Tomahawk Field
Peace Candle
Mayor Scott Burge Pickleball Court

Additional Amenities, multiple choice question answers only.



Grabhorn Parcel – Additional Amenities Responses

273 survey respondents, 255 question respondents, 73 new amenity suggestions

ADA playground	4
Adjustable net court	1
Advanced climbing structures	1
Age inclusive playground	1
Amphitheater	4
Art	3
Baseball	1
Basketball court	17
Bathrooms	4
BBQ's	2
Benches near trail	1
Bike racks	1
Bridge to Concomly	8
Chess/Checkerboard tables	1
Climbing wall	1
Community building	2
Community garden	1
Covered basketball	1
Covered gathering area	10
Disc golf	46
Dog park	4
Dog park agility course	1
Fire pits	1
Fish hatchery	1
Fishing	2
Fitness stations	3
Flower gardens	2
Food court	1
Fountain	1
Gazebo	3
Geocaching	1
Horseshoe pit	8
Indoor fitness center	2
Indoor multiuse court	2
Indoor pool	16
Interactive activities	1
Interpretive trail	4
Larger dog park	3
Larger playground	10

LED streetlights	1
Lit dog park	1
Lit fields	3
Meditation labyrinth	1
Merry-go-round	2
Mini golf	1
More sports fields	1
Multi-purpose court	2
Multi-purpose fields	1
Natural area	3
None of the above	10
Open spaces	3
Orienteering course	1
Parks on east side	1
Perimeter trail around park	1
Pickleball court	36
Picnic tables and benches	138
Pool	9
Putting green	1
putting green	1
RC track	1
Recreation center	1
Recreation district	1
Rose garden	1
Sand/Water exploration tables	1
Sidewalk along E.J. Smith	1
Skatepark and pump track	2
Slides	3
Soccer	2
Softball	1
Splash pad	8
Stream restoration	1
Swimming	1
Swings	3
Tennis court	59
Trail	13
Trees/Shade	7
Volleyball court	3
Wildlife observation	1

Park Plan Survey – General Feedback and Comments

1. I think a giant multi spout splash pad would make more sense for our community and our weather.
2. Why would the pool only be seasonal? If the investment is being made, why not make it year round (covered) and usable for the most time in a year possible?
3. Speed bumps on the new connecting road so that people do not speed through the park or use it as a cut through.
4. Make a large splash pad next to a large gazebo for parents and kids to enjoy. I believe pool funds were used to buy this park, hence the name Casswell park
5. It would be nice to have something different in town. We have access to tennis courts, soccer fields, baseball and softball fields. Let's try something new. A volleyball pad would be AWESOME!!! I would love to see the city use this park wisely and have something enjoyable for all ages. There are plenty of parks that have children amenities... what about us adults!? 😊 Will there be sidewalks placed on NW E J Smith Road now?
6. Would love a community pool or a bigger splash pad with multiple areas for kids to enjoy.
7. the creek should be first priority. We need to get the salmon running strong and start building infrastructure for a sustainable fishery. This would have the greatest return of any investments in our community. People will come to spend money here. We should decide our future and I believe there should be much tourism involved. We should have a community garden and flower garden, greenhouses.
8. The dog park next to the road is not ideal, it could be scary for some animals depending on how much the road is used. I would hope that the dog park will be the same size with the same amenities as the current park. The shelter, water and seating areas are a must for me. I've been to other dog parks in the area and this one is the best. My family, and this include my furry family too, use the dog park and park several times a week. The dog park is important to many of the people in the community that use the park. I know there was a group that really put a lot of work into the dog park until they disbanded recently and I would hate to see the work they put in to be taken away and not replaced. This includes the sprinkler system that was put in. My dog's foot prints are in the cement of the big field's structure.
9. Making sure to keep a dog park would be important since so many rely on the dog park for socializing and exercising their dogs.
10. Street extension seems appropriate.
11. The Pool is such a great idea.
12. Many dog owners in the community and outside of the community use the current dog park. It is especially crucial to dogs in their younger years to get appropriate socialization and training, and for people without adequate land to support healthy dog exercise. I would strongly emphasize on behalf of the dog owner community I, that we would like to see that the new dog park is at least as large as the current dog park. That

Park Plan Survey – General Feedback and Comments

it has 2 areas (like today) one for dogs that may not get along or needs one-on-one training. I would love to see additional lighting and shelter, water stations, and benches. Obstacle courses or "play structures" would be awesome but only considered after the initial items above are most important.

13. More info on the dog park. We want a small dog area too.
14. Why create another baseball field when you already have two? Why are you shrinking the existing footprint of the dog park in the new concept drawing? Who really wants the road to go through?
15. Could softball be shared with the current baseball fields in Veteran's Park?
16. Generally speaking, I'm not much into competitive sports, so I'm not thrilled about the soccer pitch and softball diamond, but I know that lots of other residents will be really excited about it, so I'm happy if they're happy. I don't think that there can never be too many benches in a park. I appreciate the super heavy picnic tables that patrons can't move around or throw into the creek. Pickleball is too cool to leave out if you don't have to. Disc golf is not my thing, but its another great reason to visit a park and might create opportunity for unique events. Mostly I'm excited about the trail along the creek. It could be an excellent conduit to encourage middle school children to walk and bike to school, so it will also need good sidewalks connecting it to the school. If it can meet up with the Crown Z Trail, it will become important for cycling. And trees, lots and lots of shade trees, especially along the trail and sidewalks. I've been surprised, walking around this month, how few of our sidewalks are shaded. The seasonal pool worries me. Swimming season is so short this far north, an indoor, year-round pool seems more practical, but funding has been so elusive... I think our parks need more art. Curry's tree fountain is exquisite. I would love to see a foot bridge connecting Veterans' Park with Chief Comcomly Park. I would love to see a meditative labyrinth in one of our parks like the one at St Gabriel Episcopal Church, 17435 NW West Union Rd. It might be just the thing for Creekview Park if the trail connects it with Veterans' Park. I would like to created a permanent orienteering course in Veterans' Park like the ones Columbia River Orienteering Club has at Mt. Tabor Park and Gabriel Park in Portland, but I'm not sure its big enough yet. It might be after this proposed expansion. I would like to propose a geocaching policy similar to the one adopted by Portland Public Parks a way to encourage geocachers to come to the parks. An amphitheater would be awesome, but I don't know were you would put it. I really love the new signs identifying the native plants used in the creek restoration. More signs like that with community history or something would also be really cool.
17. I love the idea of an extension to the park. Let's keep this momentum going and create a trail system throughout the community to improve connectivity and safety!
18. Suggesting the park has more softball fields than just the one. There is areas in town for soccer to be played/practiced.
19. I love everything about this! Nice job Scappoose!

Park Plan Survey – General Feedback and Comments

20. Please do not take away the dog park or make it any smaller than it is. There are so many people and their dogs that use that facility daily.
21. I am so excited to see the city look at providing fields for our youth sports. Working with the schools has not always been easy. Now if we could just figure out a way to get a rec center for the inside activities. Great job City of Scappoose!
22. Make sure the dog park stays.
23. Could get more financially behind an indoor pool than an outdoor pool.
24. No more baseball diamonds. Soccer fields are needed in this community. Youth soccer draws the most participants in the community and designated spaces for soccer only is very limited.
25. The community needs this really bad for all ages.
26. Why do we need another exclusive softball field? The softball players their team almost \$1million field at the Middle School. Keep that one strictly softball and make this new one a multi use baseball/softball field. The boys older than little league have no baseball fields in the area. The high school fields are out of the question. The head coach and athletic director are extremely possessive over their fields.
27. Don't need the road that will connect to Smith Rd. Why? 3 blocks away is 1st st. It connects to Smith Rd. Ridiculous waste of money & time!!!!
28. I support anything that gives kids more space for recreation, for sports, additional fields. We need more areas like this so all youth have the access and opportunity for healthy recreational opportunities and team sports opportunities.
29. Please leave large area for green space, walkways, trees, picnic tables or benches. I don't want to see all the land used for sporting events. Also think about traffic and neighborhood livability.
30. Ensure adequate parking and two-way traffic so people don't cut through neighborhoods
31. Paved trails would be great since there are so few sidewalks on this end of town.
32. Don't move all the dog park sections to another location.
33. Indoor pool instead of outdoor so it can be used year round. Need more gym space as well. Why not do one big sports complex. Should start a parks and rec like St Helens so we can have one group coordinating all field and gym space usage, especially since they are limited!
34. So excited that the pool is on the table for this new park! Way to go!
35. I do not feel we need a pool when our neighboring city has one that barely makes it. A pool in Scappoose could hurt an already established pool that has been there many many years. Instead I would love to see an indoor court for volleyball and basketball as there is always lack of gym space especially since all gyms are owned by the schools. Rec leagues have nowhere to use.
36. Would love to have a community building with a great room available for rentals
37. Prefer more soccer fields but joint one is good compromise.

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38. I understand that extending the road makes sense, but I hate it. I feel like it takes up park space and doesn't add real value. I'd prefer to allow the dog park to retain its original space. I also think there should be more room for sporting spectators over the long term. It seems like once the parking lot is added in phase 2, it could disappear. It's tough to plan spectator seating near a road, since many players have younger siblings. It's a challenge to attend to young children near a road and try and enjoy an older child's game. I am, however, happy to see plans for sports fields present.

I'm undecided about support for a pool. It would be nice, but the cost (deficit?) associated with a pool doesn't feel realistic, particularly since the parks system already is not funded. I am consistently amazed with how well public works cares for our public spaces, and how city staff secure funding for park development- I feel like priority should be given to finding a way to support what we already have.

39. Smith Road is a very busy road now. If you are going to add to the park and punch the road thru please add sidewalks at least to one side of the entire length of Smith Road. This road is dangerous to walk on now, I live up off of this road and walkers have no safe place to get off the road, so they walk in the road. Add more kids walking up and down the road would make me nervous, since most drivers are driving far too fast on this road.

40. I do NOT support the extension of Capt Roger Kucera Way as a street. This would be extremely expensive with no added value. It would require widening current road which I don't see what the plan for that would be. It could impact the current Veterans Park baseball fields, sidewalks, veteran war memorial and existing drainage. Speed and safety would be a huge concern. It would require relocating the Scappoose Dog Park which was funded by private donations not original park development funds. City failed to provide funds so it came out of the pocket of people seeing a need and organizing to make it happen. I find it offensive that the money raised to establish the dog park, which I contributed, will be wasted to "relocate" it. It would require relocating the existing maintenance garage. It would require a bridge and culvert system over the existing stream. A stream where children play, dogs romp, and wildlife abound...crane, deer, geese, ducks, frogs, tadpole, crawdads, opossum and raccoon. What would the impact if the road is extended and the development of that road to this park treasure. There is currently insufficient seating for baseball spectators at current park. I would consider this a huge fail on the original design of Veterans Park. Widening Kucera Way would exacerbate the issue. How is current seating accommodations being planned for with the new phase? Be sure to allow for adequate parking as current Veterans Park parking is grossly inadequate when there is more than one sporting event happening. Just because a park designer designed does not mean it's a great design. Veterans Park is awesome but acknowledge and learn from deficiencies in its design when considering a new phase. Review and understand the usability, the experience value, and the

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sustainability of the design. I'd consider the current faults of Veterans Park as part of your review.

41. I believe it is a mistake to build parking for the pool before funding for said pool can be secured. It is borderline irresponsible on the part of the city as funding for a pool has been near non-existent for years. Set the money aside and wait for proper funding for the pool. If the project were to fail to materialize, at least the money could be reallocated.
42. Didn't we have money for a pool? What happened to that? We need a far better sports complex, so I would add as many sports fields as possible.
43. The pool would be a giant money pit. The park already has two baseball fields, so go with other options. More swings and slides, and covered areas for the adults to sit while the kids and dogs play. Designated bike paths, maybe.
44. I use the dog park more than anything else at the park, that's my biggest concern. I'm worried about the park having the little creek/stream through it. I don't see a way for the park to be fully fenced without the debris clogging along the fence and causing flooding. I would want the dog park to have the same amenities that the dog park has now, including a sheltered space, running water, sprinklers to keep it greenish in the summer. My family and dog use the park several times a week.
45.
 1. A pool is too expensive to build and operate because the City's tax base is too small. Pools suck up a lot of money. If a P&R District the size of the School District was formed, a pool might be affordable.
 2. For many years Larry Engstrom was the Fire Chief for an All-volunteer Scappoose Department. He was a lifelong resident, involved in many, many community endeavors, a man of high character and devoted to our Scappoose Community. Larry passed away a few years ago but the family still operates the gas station and convenience store in Scappoose and, like Larry, they are actively involved in the community are part of his legacy. In 1957, Larry was an All-State basketball player on SHS's first-ever State Championship Team. He is a charter member of the SHS Athletic Hall of Fame.
 3. The on-line form will only allow me to vote for one park amenity. By the way it's worded, I think the intent was to vote for more than one.
46. Please consider a splash pad!
47. I disagree with the plan to extend Capt. Roger Kucera Way to EJ Smith road. I live in the neighborhood nearest the park and wholeheartedly support the development of additional park space, particularly walking paths that would connect Grabhorn property to Veteran's Park. I DO NOT however support the extension of Capt. Roger Kucera Way to EJ Smith road as I see this as further opportunity for speeding. As it is, people drive into the park at speeds well above the posted 10 mph limit. If this road is extended, I predict that it will be used as a HWY 30 bypass, therefore increasing traffic and opportunity for speeding. The park is very well used as it is, further development would increase its use and car traffic in the area--a potentially unsafe combination. I would suggest adding parking off of EJ Smith road (in the Grabhorn property) and connecting

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the two parks with a foot bridge. I would further support connecting Veteran's park to Chief Concomly park via footbridge so that this beautiful park would be accessible to more users by foot. Connecting the parks by footbridge would save taxpayer money by avoiding the need to build expensive roads and move existing structures (the City's garage). Our community (Columbia Riverview Estates) is highly concerned about this extension and implores you to reconsider the options.

48. I think the initial cost and ongoing \$ maintenance for a pool is not optimal for this community. Not to mention that if the pool is outdoors it only would have 3 to 4 month use if that. Also consider the new world of COVID and the shut down of public places like pools.
49. Can you please build an indoor pool for all year use? Scappoose has a swim team that uses St. Helens pool.
50. I would be interested to find out how many people would be disappointed if the pool never came to fruition. It is unfortunate that the pool is mandatory in the plans because "pool money" purchased the land. Please explain the cost to maintain a pool when asking the community questions about projects that may affect them financially. It would be great if you could find ways to nix the pool all together and survey Scappoose how they feel about being a community without a pool. EXPLAIN the maintenance cost and how you would plan to fund it.

The community (beyond organized youth sports) needs places with resources to recreate. Unless, you are trying to raise revenue with these fields (ie sports tournaments and field rentals) give the community some activities we can engage in. Disc Golf would be great! Pickleball is fantastic! Whatever is built, I hope the concept is explained with complete transparency.

51. The dog park is very popular and needed in the community. I would hate to see it lose space. Also, there needs to be two usable dogparks. Currently, the smaller area has so many holes dogs will get injured running.
52. Parking area(s) should be closer to NW EJ Smith Road and further from the two private residences adjacent to the park. As a lifelong resident of Scappoose, fund raising for a pool has been going on for decades and there is no pool. What has happened to the funds raised over the years aside for paying travel expenses for city employees to "check" other community pools for ideas? Also feel proximity of athletic fields and pool should be closer to schools, especially as there are no continuous sidewalks to the current Veterans Park and Grabhorn property.
53. One thing Scappoose is lacking that even St Helen's and many other towns as well as Portland have is an actual park. The conceptual plan in this outline is for a sports park which really makes it exclusive to people who are into those sports, not the general population. The baseball fields already in Veterans park are occasionally used about 3 months out of the year. Creekside trail is nice. You also need more walking and biking trails. A thru road is going to turn into a thoroughfare and is not needed. It is also

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dangerous. Parking lots next to private homes is certainly not thoughtful of the city, and a really intrusion to those who live there. If you have to have one, put it parallel to EJ Smith Road and make it small. There is an immense amount of traffic on EJ Smith we don't need more and the bridge cannot handle it, this park should remain accessible through trails or paths from Veterans park. There is enough parking there. The one in Veteran's park rarely has more than 6 cars in it and that's during nice weather. A swimming pool should be year round and should be closer to the schools. But since we have been saving for one since I was in high school (40 years ago) I doubt it will ever happen. And the money that was donated and put aside is not longer available as it was used for travel by the city to look at other pools. That piece of land is peaceful and soothing I would think that many people would enjoy it left as natural as possible to walk through and enjoy. THIS is environmentally thoughtful and forward thinking.

54. Bad location for a Pool in a flood plain area, Not convenient location for the #1 users of a pool - the schools. Consider a pool deal behind Mid school along Maple between Cafeteria and track. Add lights to soccer field so JV and Varsity use the same good soccer field. This means Schools and Parks need to work together...
55. Please consider making this mostly a green space with less development. It would cost less for taxpayers and provide a nice respite from cityscapes. There are other recreation opportunities elsewhere.
56. Park plan looks great! hope to see more natural areas, trees, and a little less mowed grass, some art or educational signs along the sidewalk, maybe a community garden?
57. Love the idea of a seasonal pool but year round would also be great. Look at how Hood River does their year round pool, it is open to the air in the summer and covered in the winter.
58. I object to all of phase 1 of the park. That extension of Roger Kucera Rd is unnecessary & expensive. I use that park daily. The many people I meet there do not want that road extended. The small creek & wildlife will suffer with a two lane road running right over it. NW First St serves the purpose to get to EJ Smith. Put a short Road from Smith in to a parking lot if needed. Please do not punch a road through. The entire JP West hillside is not in favor of the road. Please reconsider.
59. Strongly support this entire build. Would like to see the dog park in 2 sections to separate big and little dogs. Please switch the surrounding EJ Smith street lights to LED's.
60. All great ideas for sure, but instead of a little of this and that, how about a full facility YMCA with an indoor covered pool? This community really needs a swim pool and we've been talking about that for at least 20 years that I can remember. thank you!
61. I think investing in an indoor pool would be more beneficial in our community. This would allow us to use the pool throughout the whole year.
62. This is Oregon, we need an indoor pool that adults and children can both use year round.

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63. Great idea/location! I love the fact that it will connect JP West with EJ Smith. And having our own community pool is long overdue.
64. It would be nice to have trails connect all three parks
65. Bigger play ground. More shade - more trees. Love the gazebo at the other park - need more like this. Horseshoe pits too
66. Pool is way too expensive to build and maintain - give up on the idea !
67. Very glad to see the creek side trail addition and looking forward to the longer term plan to connect to the CZ Trail. Also excited for a local public pool opportunity. Suggestion to add a pedestrian bridge over Scappoose Creek between Chief Concomly Park and Veterans Park.
68. Really enjoy Scappoose's commitment to quality parks; with such a variety of amenities. Thank you!
69. Pools are too costly to maintain. (Upkeep & Personnel, Lifeguards, etc.) We do not want MORE taxes! It would be a good place for food carts. The City should charge a fee that could be used for park maintenance costs.
70. We already donated to City Pool. Already paid into pool (what happened to that fund?).
71. not a seasonal pool but year around, one to compliment Eisenschmit for baby toddler classes and senior exercise. possibly warm water to be supplementally staffed by community center volunteers,
72. The pool should be an indoor pool, allowing for year round use. The citizens should not lose the current dog park, simply because they are a small group.
73. Please update the playground. It's so small, kids are bored of it after 5 minutes.
74. It would be really nice if Veterans Park and Chief Concomly park could be connected by a trail bridge. having the pool be an outdoor pool is not a good idea since it would only be used 2 to maybe 3 months out of the year. The up keep would cost more in the long run.
75. Indoor/ outdoor pool that can be used year round
76. I am not in favor of adding a thoroughfare between JP West Road and EJ Smith Road.

It is my observation the current posted limit of 10 mph on Captain Roger Kucera Way is rarely adhered to, in spite of it running through a park with an outlet into a residential neighborhood. It is unrealistic to expect that speeds will decline if this road were to be extended. The potential for increased speeds also has potential to adversely effect the safety of park patrons. The potential increase in traffic will also negatively effect community livability in the surrounding neighborhoods.

The solution? Develop Grabhorn Park as envisioned without a connection with Captain Roger Kucera Way. By developing Grabhorn Park with an entrance road that ends in a parking lot with pedestrian access to Veteran's Park, the city can exercise fiscal responsibility by avoiding the relocation of the current dog park (thus avoiding

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relocating it closer to homes with a resulting in increased noise for the residents) and maintenance shed while preserving neighborhood livability and pedestrian safety.

77. I see a lot of development in our community with very little ongoing maintenance. I am concerned that in your hast to 'develop' you do not consider \$'s to maintain. Example: wet land in Concomly Park desperately needs weeded. New bio swales and grass near the airport need attention now if they are to develop into a healthy green space. This takes money now not in 2-3 years.
78. No supportive of expanding the road. Columbia River View Estates (CRVE) Neighborhood will be greatly impacted which the City has not reached out to our community:
1. Doubling the park amenities equals doubling (or more) car traffic. We've observed after baseball games, 50% or more of cars drive through the neighborhood to exit.
 2. A third access point will double traffic through our neighborhood by 100%, resulting in an increased probability of accidents involving small children and/or animals.
 3. The exit point park goers utilize out of our neighborhood is unsafe for high traffic—Maria Lane and JP West. This is a difficult turn due to the curve of the street a few feet above the intersection. Adding more through traffic will statistically increase traffic accidents.

Consider this alternative:

1. Develop a separate entrance/exit from EJ Smith Road only.
2. Keep the current Dog Park in tact
3. Keep current nature space for children to continue to utilize.
4. Use monies saved to build out sidewalks throughout the city

The City's Master Transportation Plan provides conceptual ideas. No where in the document does it explicitly state to connect Capt Roger Kucera through to EJ Smith. Figure 15 that is referenced for this connection is conceptual. I urge you to find another way.

79. Move dog park away from homes. Do not put road through. Open park from the other side. Drivers won't go 10 miles an hour if it cuts all the way through.
80. NO POOL! Too costly for residents, and why an outdoor pool? This is Oregon. Too much money, not enough months to use.
81. Please let us know how much money is being held for a pool? Is the money invested? How much more is needed to build a community pool? What are the plans for a community center? Take better care of ball fields. If you're going to use natural grass take better care! Use turf/field turf.
82. Pools are very expensive to monitor and maintain and for 2-3 months use per year this is not practical.

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83. All new home developers should have to donate a park area for the city to develop. (Swings, teeter/totters, and games for our children. No land for parks -- no development land.
84. Please plant native plants in the new areas where plants will be located. Please make the playground ADA accessible. We would also like a recreation district formed.
85. NO POOL
86. The outdoor season is at best 3 months a pool would not be a great investment. I personally do not think it is a good idea to directly connect the road all the way across the park. Lots of kids will be there and you would increase traffic in the park be a lot. Just have the road connect to the parking lot in the new park. that will make both parks accessible from either side.
87. Where is the money that we set aside for a pool? Thought the pool was going to go @ Havlik Dr. and 2nd. Why are all of the parks clustered in this one area? Is there a plan for a bridge over South Scappoose Creek to connect Concomly to this larger area? How about the rest of Scappoose? We just play in the gutter?
88. Pool name Casswell. Can the money from the pool fund go towards the pool?
89. The dog park and trails are important to us.
90. We raised money for a pool. What happened to the pool funds? We have been curious about this for years.
91. I do not support the development of a 3rd softball field. Veteran's Park already has two. To round out our community we need a variety of activities, not just softball. I would like the name of the park to align with the two parks in the area and unite our town through a love of our country and people like Veteran's and Chief Concomly Park do.
92. Pools are too expensive and not used very much, a pain to maintain and operate. Only support a new funding mechanism if the tax base was broadened and we were constructing a year-round indoor pool that could be used by Scappoose High School's swim teams. Keep the dog park at Veterans! I'm glad the City had the vision to purchase this land for a park. Keep the community involved. I think you're doing a good job!
93. I have lived off NW Ridge Drive, up Smith Road, for the past 29 years. I support the development of future parks and recreation for our community, only if there are first and foremost plans to put sidewalks on both sides of Smith Road! Sidewalks have been needed for a long time for the safety of foot traffic and bicyclists.
94. I wouldn't mind a little more in taxes for a pool BUT!! use the money for what it is intended for. Last time you collected funds and no pool?? This is an amazing chance for our community please don't mess this up!!
95. Don't create more than can be maintained. So many restoration projects go back to blackberries and weeds like bioswales in new parks and Creekside along water.
96. Pool please!! A wading pool for small children would be nice.
97. I see there is a road that is apparently going to be pushed down the neighborhoods throat even though it is not mentioned in the survey. Each park should have their own entrance and if people want to go to the other park they can walk. I don't understand

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why you want to remove an existing building to push through the road. It's just an added expense that the city council apparently doesn't have a problem wasting tax payers money. The speed limit in Veteran's Park is posted at 10 mph, and no one adheres to the speed. If the road is continued through it will only encourage people to drive even faster. I've heard the road is a done deal because the city council voted on it 6 years ago. That doesn't make it a done deal. Everything can be changed if you are truly a servant of the people and regard the tax payers money.

98. I am concerned about the amount of traffic that would use Kucera Way as a cut through. During baseball season, there are many children crossing that street from overflow, unloading from cars, etc. Perhaps staggering the two ends of the road at the middle parking area instead of straight across would slow cars down or do not allow parking on the street.
99. Scappoose residents have been trying to get a pool for 30 years. It's a bit of a slap in the face to only be offered a pool only open 3 months of the year.
100. Money expense submitted to public More community input. No street through to smith. Year round pool.
101. First, I would like to note that the existing park seems to be well appreciated, liked and used by a lot of people (kids, families, young adults and adults). It offers a good balance of different amenities and attributes (youth baseball fields, playground areas, bocce ball court, dog park, picnic area, benches, open space, walking paths and natural space (stream corridors) and other attributes. This park is well used, in part, because the City does an excellent job of keeping this park well groomed and maintained (which takes a considerable amount work). The parking areas (street, parking lot and overflow parking area) seem to be sufficient and work well for the different users. The stream corridors provide exceptional habitat that attracts a remarkable variety of animals and birds.

I am not too sure of the amenities that would be best for the new park area. I am trusting that the City will properly study and consider the needs and desires of the community and take into account the facilities that are available at the schools and other parks. A softball field could be a good addition/amenity. Such a field could be used by youth/young adults, boys and girls, as well as adults, men and women. Although it is unclear how this would be done given the space available, if this same general area could do double duty as a soccer field, this would be good.

The existing dog park is well liked and used. Replacing it is needed. Replacing it in the same general area seems reasonable.

I think with the proposed parking and the parking areas available in the existing park that there should be sufficient parking. My vote would be to eliminate the Phase 2 trailhead parking area, and keep it relatively open and/or use this area instead for other purposes related to the proposed softball and soccer areas.

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Regarding the access road, I would suggest it be constructed in two phases, mainly because of its cost. I'd suggest constructing the section serving the new park be done first, and the section that connects it to the existing park in a later phase TBD depending on available funding. As the southerly section will have to cross the creek, it will require some engineering and environmental studies and permitting and be a relatively more expensive section to construct. By doing so, this will allow the existing dog park to function for some more time, and not require as significant an outlay of monies for the first phase. This could also perhaps allow the stream restoration project to be done sooner rather than later.

I'm not sure that an outdoor, seasonal pool is a good use of this park's area or an appropriate feature/amenity here in the PNW. Pools are expensive to construct and maintain. If the City would like to have a pool, a pool in the PNW should really be indoors for year round use, use by those of all ages and daily use. Such a pool could be used by the area schools (swim teams), families, kids of all ages, young adults and adults. Swimming is good recreation and exercise for all. My suggestion is to use this area instead to expand parking in the future if it ever becomes truly necessary.

The creek/stream restoration project is a very much worthwhile project and amenity for the park. Natural areas, especially ones that attract and support wildlife, are very much needed. Such a project will improve the natural area and habitat for many animals and birds which in turn will be appreciated and valued by the park's users.

Respectfully,

Reed Kelly

102. Smith is a narrow road and in a very residential neighborhood. I'm all for expanding the park, but I don't want Smith to be the main road in and out of the park. The current road in and out of the park is slightly wider, and more of a major thoroughfare than Smith. Also, most of the parking will now be on that side so I thinking it will naturally turn into the main entrance. Also, an enclosed pool would be able to generate revenue year round vs a seasonal one. Although more expensive to build, I wonder if the revenue would offset it, and provide more jobs for the high school kids.
103. Would also support funding for indoor pool for year-round access. A footbridge over the creek (possibly at Chief Concomly Park) for easier park access for people in that neighborhood would be nice. And we really enjoy the dog park and want to make sure it continues to be a part of the new plan.
104. Do not support expanding the current Capt Roger Kucera Way to widen it and extend to Smith Rd. Do not support the impact to the creek and the beautiful trees that would be impacted. The cost to relocate the dog park and maintenance garage.

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105. We need indoor pool.
106. Yes yes Yes to the pool! Absolutely! Our community has needed this for a long time.
107. No bicycles on the creek side trail! indoor pool and outdoor pool. User friendly for senior citizens. This pool idea has been around for over 49+ years! It needs to be indoor and outdoor pool for year round use. This Park needs to be user friendly for all citizens, esp. senior citizens who may not be physically active, but need to be.
108. high school or middle school can be used for softball. no outdoor pool, but a covered pool
109. We have waited too many years for a simple pool and parking, nothing fancy. Make the pool and parking phase 1, and the fields phase 2.
110. Any tennis/pickleball courts would be great since they are very much lacking in the area. The more public parks and green spaces the better!!
111. Fountain
112. I will only support a pool if a concerted effort is made to have donations and money raising events to support it, not tax monies. supporting a new funding mechanism depends on how much and what % it would increase taxes. Lots of trees for comfort on hot days. Shady cemented picnic tables and resting spots (cement benches) near walkways
113. what happened to the funding for the pool years past?
114. I do not support the community paying for items not used or areas restricted to use.
115. NO NEW TAXES OR FEES
116. As a regular dog park user I just ask that you really consider the changes you are planning to make to the dog park. This park is used 365 days a year by members of our community as well as others from outside our community. This dog park has become a wonderful place for socializing, both for dogs and people. I have met and become great friends with people in this community that I never would have without the dog park. Any changes to make our dog park smaller would be a complete disgrace to the community members who use it. We invite you to come down to the park any day of the week between 3:30 and 5:00 to see our great group of dogs play and to see how much the park means to us. With respect, Hailee Holmason
117. I think an outdoor pool would be expensive to maintain for the amount of time that it would be usable. And the dog park should be exceptionally nice. And as I am not sure that my park name suggestion will show, Grabhorn Park would be a nice gesture for Bart selling the land well below what he would have made developing the land for housing :-)
118. - Would prefer an indoor pool.
- Would prefer the road did not go all the way through, just to the dog park with parking on that side with walking paths to connect.
-The proposed dog park area will only work if it is filled - is this possible?
119. Aren't there already several baseball/softball fields at this park?
120. What happened to the previous funding tax for the pool?

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121. Isn't there at least three baseball/softball fields already? An indoor pool would be used more, not only for community use, but also the Scappoose School District could use it for physical education classes.
122. A year round indoor pool would be even better
123. The various community centers throughout Portland that are affordable, family orientated and have fitness centers and a small pool indoors should serve as a model for the facility built here. Those community centers are really great.
124. 1) The plan shows a road going all the way through both parks connecting JP West & EJ Smith Rds. For safety of park users and to keep this from becoming a thoroughfare DO NOT connect this road! Leave the dog park in place (maybe enlarge it). Connect trails between the two sides.
- 2) Make sure there is plenty of parking to deal the activities being developed.
- 3) Be sure to leave enough open space for general use (maybe festival activities).
- 4) Pool would be better used if could be used year round.
- 5) More ball fields are ok, ONLY IF that space can be used for other things when not in use for ball games!
125. I support a soccer field over baseball because that's what my kiddos prefer, but we should support a decision either way with data ideally. Which sports facilities are most constrained in the area.
126. More proactive engagement of the neighborhoods in the immediate vicinity
127. I would prefer more field space for groups like Scappoose Soccer Club and youth softball, rather than dedicating so much land/space and funds to support a pool. Being able to host tournaments/jamborees/league games with the additional field space could increase spending at local businesses by visitors. I also have concerns on how the City would generate funds to operate a pool long-term, even if it were seasonal.
- Could overhead/stadium lighting be installed to extend field use hours? When teams practice in autumn or spring months, they have to end by 6:30pm, which limits the number of players that would benefit from utilizing the park/fields.
128. I object to all of phase 1 of the park. That extension of Roger Kucera Rd is unnecessary & expensive. I use that park daily. The many people I meet there do not want that road extended. The small creek & wildlife will suffer with a two lane road running right over it. NW First St serves the purpose to get to EJ Smith. Put a short Road from Smith in to a parking lot if needed. Please do not punch a road through. The entire JP West hillside is not in favor of the road. Please reconsider.
129. To maximize community use of a pool, it should be an indoor complex - see the Madras, OR model which serves seniors and the entire community year round. This is the more expensive option but gives us bigger bang for the buck and is also probably better from a pool maintenance standpoint. Not sure of the comparative insurance costs. But, this would be great for seniors and for young ones who can begin participating in swim clubs, etc.

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130. Please add more than one soccer field, it's an embarrassment to host traveling teams to the fields we have in this community. We already have softball/baseball field options. Now is the time to improve soccer.

Also, I'd love to see the water fountains have the water bottle fill up option, and equipment for adult fitness.

131. Steam restoration should be included in project scope as well. Would be VERY excited to have a pool.

132. Fishing pond instead of swimming pool

133. Our city needs beauty, combine our natural beauty with access to river with the taxes we already pay, we need to attract individuals interested in expecting good education system, community involvement, housing development, more apartments? Traffic is already a struggle out here, highway goes through center of town, do we want to be Gresham? Look at Tualatin, OR; Colville, WA, Snohomish, WA as goals for high quality community. Indoor pool, swim lessons, lap swimming. Would consider ideas for funding mechanisms for pool. I believe an annual membership could fund this. Would prefer to fund a pool rather than PCC.

134. I would support and indoor pool. What happened to the money from the previous pool fund?

135. Instead of extending a road through the new property you should rebuild NW Smith.

136. We need a pool :)

137. Plant trees and keep as much open space as possible.

138. Trail with plaques to teach kids about wildlife. Interactive activity spots. Where has all the money we collected for a pool gone? I seem to recall that a collection for a pool went on for years. I hope that money is in an account somewhere. I am really impressed with the parks. Chief Concomley is my favorite. thanks for saving the trees. That giant oak is a favorite of all the family and the town. Great job. If you can put in a climbing wall I think a merry-go-round would be okay too. Thanks for all your hard work, Yvonne Biggs.

139. I just read about the huge apartment building that was approved for the location next to the candle. I am angered that our city planners continue to allow such development. Renters bring CRIME. Consider St. Helens crime rate as an example. Also, Highway 30 will be super crowded with 160 cars added to traffic back and forth to Portland daily.

140. field should be multipurpose and artificial - partner with SSD to accommodate teams and costs. Indoor pool yes, partner with SSD for teams and costs.

141. 1) Horseshoe pits, 2) miniature golf range, 3) putting green, 4) covered area for table games, 5) review OHSU service for the Scappoose population, not just low-income welfare population which seems quite a few in Scappoose. 6) No more low cost housing!!! 7) Cab service to Portland and OHSU. 8) bring back wells fargo branch.

142. no ball fields. just room for kids to run. covered area. might support a new funding mechanism. An outdoor pool would only be used about 2 moths. Yet taxpayers would

Park Plan Survey – General Feedback and Comments

- have to care for 12 months. These fundraisers have been going for at least 40 years! we should see some results.
143. Not the right time to put this on the citizens of Scappoose - our water bills have DOUBLED in the last 3-5 years. CROOKS.
144. the park needs more trees that can offer shade
145. An indoor community center/pool and courts would be a true addition - please use the funds already accumulated for their proper use.
146. The City has already received money donated for an INDOOR POOL! How about you build what we were promised and what the people WANT and what we've donated our money for!
147. All-season pool. Are there plans to ever add parks on the east side? Plans for a foot bridge over creek from Concomly to Veterans?
148. It rains, make an area covered for winter time active area. Cover the pool, take the time and oney now to do it right or find another spot. Deal with highway 30 traffic issues if you are going to grow residential areas.
149. Should be an indoor pool
150. Scappoose Middle School has softball fields and tennis courts and soccer fields that are under-utilized. Scappoose could use another skate park. The current one is often overcrowded and unsafe for younger children.
151. No dog areas. Dog free areas for walking and kids to play in a clean space. Scappoose has a huge need for a community swimming pool or rec. center with a swimming pool. Scappoose high school needs a swimming facility and this could be a community and school joint effort.
152. I am 90 years young and don't care what you do in parks. Don't go there anymore. Good luck and god bless. Would like a senior discount.
153. What happened to the funds already paid for pool? land already donated for pool?
154. Too short of a season for outdoor pool & too much noise. Do support development of an indoor pool.
155. NO POOL!! Outdoor seasonal pool makes no sense and will be too costly to homeowners (not renters). Please no pool! It will be a disaster. No more taxes! We are getting taxed out of our houses.
156. No more dog parks or vast areas of plat grass. The structures need to be fun for all ages. Too many dogs can deter people who want to picnic or who have kids. I won't even eat in that park due to all the dog urine in the picnic area grass.
157. If there was a hell no for new fundraising I would select that.
158. Move the dog park away from homes. No new road. No new taxes, we pay enough. Pool is a money pit.
159. No indoor pool?
160. Why does Scappoose need another park? Citizens rarely use the ones already here. fix up the ones we have with new/more/other items. We need low income housing. There are too many homeless. How many years will the urban renewal projects take that

Park Plan Survey – General Feedback and Comments

- should have already been done? I'll be dead. Why is there no utility bill hardship application help for the low low low income or seniors? I'm on disability and live on \$1,084/month and flush every 4 p's, every poop & shower once a week.
161. I can't imagine you all think this little community of Scappoose can afford - plus there is a pandemic in place and no one knows when it will all be safe again. I am sure our taxes will go up and I have a hard time now paying my taxes. Can't you find somewhere else to make improvements. When the time is right I will be all in on all these topics. Thank you.
162. As a responsible dog owner it would be so nice to have walking areas where I am able to have my dog off leash and walk beside/around me. I realize you have a lovely dog park close by, however, I am looking for areas where I can get exercise for myself as well as my dog. Thank you for consideration of this.
163. Pool funding requires more discussion. Would the construction and operating costs of an indoor pool be so much more than an outdoor pool? For the expense, 12 months use would be more valuable than summer-only. Schools might pay part of the operating cost while teams use the pool. Why incur such a major expense for a facility we can use only 3 or 4 months of the year?
164. Our community would greatly benefit from a pool. People have wanted one for a LONG time!!
165. Too much maintenance for an outdoor pool, the city can't properly take care of current baseball fields. Would not support new funding mechanisms as proposed. Would support a year-round indoor pool.
166. Parks should be for all genders. Veterans baseball is only used by boys. Not right! Tax dollars come from both genders!! Would support an indoor pool and new funding for indoor pool.
167. Probably would support pool and new funding. I know traffic will be changed. E.J. Smith Rd. needs speedbumps at the top. I know it is different budget area but one effects the other.
168. When adding walkways or trails try to make them a measured distance; 1/4 mile, 1/2 mile, etc. It is also nice when the walkway is a continuous loop. More fun for walking or kid bike riding.
169. Let's fill the pot holes. If there is extra money lets fix drainage.
170. I don't like the road going all the way thru the park. It should enter new park and have a walkway between Capt Roger Kucera Park and the new park. I believe traffic would be a major issue and with kids playing in the park and the risk of accidents if the road goes thru both parks. The cost to build the road and move the shed and other items that are already in place seems like a waste of taxpayer money. We need to spend money wisely.
171. The parks that have been completed in Scappoose are mainly unused so why are we spending even more money right now? We paid for ball fields at the schools that should be used – the ground won't wear out with use and the maintenance here instead of a new field makes more sense. A "walking path" of just a couple of blocks is too short

Park Plan Survey – General Feedback and Comments

unless you make a connection to the CZ trail. The Veterans park I believe it's called is too "open" get some trees planted to make it "cozier." Who wants to picnic in an open field? If you have our money burning a hole in your pocket do clean up and street repair. I know, I know, can't put from one pocket to another but it came from taxpayers and we just need it used wisely. Your parkland will still be there if its ever needed. I could see a pool, which we don't have, as being first, not last!

172. We really need to look at investing in turf fields for school sports. We want an indoor, all season pool. If we are going to build a pool, let's wait and do it right. A year round fully functional pool, not a seasonal or outdoor. We already have the Chinook Field soccer field that is almost unusable after a few hard rains, and it doesn't have any lights. If we are to build more fields, again, let's spend a little more money and do it right. Lights on the field is an absolute must if it's going to be used for evening soccer games. Maybe helping invest in turf would be better.

Feedback and Comment Analysis – Themes

164 responses relating to Grabhorn Proposal

PLAN

<i>Positive about proposed plan.</i>	8
<i>Negative about proposed plan.</i>	4
<i>Negative about funding mechanisms for this development.</i>	3
<i>Concern about costs in general.</i>	3
<i>Concern about environmental impacts.</i>	4
<i>Concern about community engagement.</i>	1
<i>Concern about adequate parking.</i>	3
<i>Would like to ensure high-quality maintenance of facilities.</i>	4

ROAD

<i>Worry about traffic control, volume, speed, safety.</i>	20
<i>Negative feelings about the road.</i>	20
<i>Positive feelings about the road.</i>	1

POOL

<i>Positive feelings about the pool.</i>	14
<i>Positive about an indoor pool only.</i>	22
<i>Negative feelings about the pool.</i>	8
<i>Negative about an outdoor pool.</i>	9
<i>Concern about how expensive pools are.</i>	25
<i>Questioning what happened to the pool fund?</i>	16

Dog Park

<i>Worry about dog park placement, continuity, amenities.</i>	23
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SPORTS

<i>Concern about seating for games.</i>	2
<i>Positive about sports and recreation opportunities.</i>	14
<i>Negative feelings about sports.</i>	12

Public Comment to Park and Recreation Committee: September 17, 2020 – Submitted Letter

Thank you, Madame Chair and Committee members for your service, and for taking the time to read my public comment regarding the conceptual plans for the Grabhorn property. My name is Marisa Jacobs an alternate commissioner for Scappoose City Planning, and today I write to you as a resident who lives in the community above Veterans 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 while connecting our neighborhoods.

After spending time with the plans, speaking with residents, and observing how the park is utilized, I'd like to share thoughts regarding the preliminary design with you.

The expansion of Cpt. Roger Kucera Way to extend to EJ Smith is confusing and raises many questions. The plan designates the expansion of the road to a 'neighborhood route' as defined in the transportation system master plan volume 1, whereas the existing road is a 'local street'. In order for the expansion of Cpt. Roger Kucera Way to flow through from JP West to EJ Smith, it appears the current road would need to be widened in order to match and flow with the current plan design to accommodate the uptick in traffic. Has this aspect been considered and planned for? Will the committee be so kind to explain the benefit to the community to extend this road? What, if any, traffic calming measures would be put in place to prevent cars racing from one end to another? And/or prevent cars using the newly expanded road as a 'cut' through for traffic? Or, as an escape route from the police? Lastly, imagine a sports tournament, how will cars safely move from the new road to the existing road without confusion?

Another large concern surrounds the tributary. It appears there could be environmental impacts to building the road given the tributary flows into the protected creek. The landscape of the creek provides a natural barrier for the dog park and allows children to play and explore the creek safely. How does the new design still allow for safe exploration of the creek?

At the same time, the plan eliminates the off-leash dog park, an amenity that is heavily utilized by the community and does not exist anywhere else in our community. I was pleased to hear at the working session for city council, they are in agreement a dog park needs to be reincorporated into the expansion. The preference of the patrons of the dog park is for the area to be the same size as it currently exists as it's a safe area to exercise all sizes of dogs.

The addition of a soccer and a softball field will bring long range benefits for our community. However, the plan does not incorporate seating for spectators. Seating is a necessity to expand the park. For example, the baseball fields at Veterans park does not provide suitable seating which makes it extremely awkward for spectators to watch games. The allotted grass space between the field and sidewalk is short and ultimately spectators are seated on the sidewalk which blocks the path for those using the walk path. The expanded park would best serve the community by providing ample seating for spectators that is safe while not impacting the walkways. Has there been consideration to the possibility that the soccer and softball fields could be utilized simultaneously? With sports becoming year-round, and an opportunity for the city to charge nominal fees for tournaments to help with maintenance costs, is there a better way to design these two facilities for simultaneous use? If not, what about 2 soccer fields instead of 1 to allow for tournaments or vice versa?

Public Comment to Park and Recreation Committee: September 17, 2020 – Submitted Letter

The pool as designed is limited use as an outdoor pool. An indoor pool would provide a greater benefit to the community for year-round use. However, pools come with large maintenance bills. Will the committee provide the community with an estimated annual maintenance cost, and how the money will be collected to maintain the investment? This information would be helpful for the community to decide if the cost outweighs the benefits.

Overall, the expansion of the park will be a wonderful asset to the community, and I appreciate your commitment to serve our community. It is my hope the committee will take these and others suggestions under consideration to ensure we receive the most cost-effective benefits for generations to come.

Sincerely,

Marisa Jacobs

Huell White

From: Laurie Oliver
Sent: Thursday, September 17, 2020 4:00 PM
To: Marisa Jacobs
Cc: Huell White; Alexandra Rains
Subject: Your letter to the Parks and Rec Committee
Attachments: 09.17.2020 - ParksRecreation Committee - Public Comment - Grabhorn Park.pdf

Marisa-

I was forwarded your letter to the Parks and Rec Committee today (attached) and wanted to briefly touch base with you on some of the contents.

First, I wanted to mention that I appreciate you stating at the beginning of the letter that you are speaking as a resident, which clarifies that although you let the committee members know that you are an alternate on the Planning Commission, you were not speaking on their behalf. It would not be appropriate to speak on behalf of the Planning Commission unless you were chosen to represent the Planning Commission in some official capacity, so I do appreciate that clarity.

I also wanted to let you know that the questions you have directed to the Committee (such as what benefit the extension of the road would provide to the community and what traffic calming measures would be installed) are not questions that the Committee can answer. The Parks and Rec Committee is an advisory board to the City Council and they do not have any approval authority and did not develop this park plan. They do however review and provide recommendations to staff and the City Council on park amenities, etc., which is very helpful. The Planning Commission is the approval body for new parks, of which you are now an alternate member. I just wanted to bring this to your attention so that the general framework was a little more clear on the Parks and Rec Committees role.

Those types of questions can always be directed to staff and generally the answers to those questions will reside in the applicable Master Plans, in this case, the Transportation System Plan. I do appreciate you calling this week to ask Huell and I questions about many of the topics in your letter. Hopefully the information we provided was helpful. As will be discussed during the Parks and Rec Committee meeting tonight, the park plan is conceptual at this point and won't actually be constructed unless we receive the grant that the City will be applying for next year.

We really appreciate you sharing your concerns, most of which are the same concerns that have been and will continue to be raised by residents during the next few months as we solicit feedback on the plan. An online survey was recently launched and a paper copy of the survey will also be included in the next two upcoming utility bills, along with our newsletter.

Please let me know if you have any questions and I hope you enjoy the committee meeting this evening!

Best-

Laurie Oliver Joseph, AICP, CFM | City Planner & Planning Department Supervisor
City of Scappoose
33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-7184
email: loliver@cityofscappoose.org

Huell White

From: Megan Greisen
Sent: Monday, October 5, 2020 10:08 PM
To: Alexandra Rains
Cc: Huell White
Subject: Fw: Grabhorn Conceptual Park Design

I just wanted to pass this along. I'm sure much of the feedback you've received regarding Grabhorn Park has echoed these concerns. I'm going to take a day or so to formulate my response back to her. Perhaps more will come to light at our Traffic Safety meeting.

Megan Greisen
Scappoose City Council
503.998.7647

From: Marisa Jacobs <marisajacobs@hotmail.com>
Sent: Monday, October 5, 2020 12:58 PM
To: Megan Greisen <mgreisen@cityofscappoose.org>
Cc: Marisa Jacobs <marisajacobs@hotmail.com>
Subject: Grabhorn Conceptual Park Design

October 5, 2020

Dear Councilor Greisen,

Hello, and thank you for taking the time to read my letter regarding the conceptual plans for the Grabhorn property. My name is Marisa Jacobs, and I'm an alternate commissioner for Scappoose City Planning, and today I write to you as a resident who lives in Columbia River View Estates. We've met in the neighborhood and I truly respect your family's privacy and will only connect with you on official business at your place office and will not do so in the neighborhood, unless you solicit me. Thank you for the friendly welcome a few weeks ago. You have an adorable family.

Earlier this year, my husband, Tom, and I decided it was time to move out of Portland and into a quieter community. After months of research, we decided to make Scappoose our home. One of the biggest factors was understanding how City Counsel operates collectively and with the public. We were pleased to see a cohesive council that is forward thinking and reasonable. It was wonderful to be able to read the master plans the city aspires as well.

When we learned about the purchase of the Grabhorn property, we knew it had to be used for expanding park amenities based upon reading the Parks and Recreation master plan. We are pleased to see additional recreational amenities for the community. These amenities encourage physical fitness to keep our community healthy and active while connecting our neighborhoods.

Today, I'm reaching out regarding one specific aspect to the conceptual plans, the expansion of the road.

I utilize Veterans Park 2-3 times a day, and have had an opportunity to observe how the park is utilized throughout the week and weekends, and would like to share our observations for your consideration prior to your vote.

Expanding Captain Roger Kucera through to EJ Smith will lead to the following impacts to Columbia River View Estates:

1. Doubling the park amenities equals doubling (or more) car traffic. We've observed after baseball games, 50% or more of cars drive through the neighborhood to exit. Unfortunately, not adhering to the speed limit.
2. A third access point will double traffic through our neighborhood by 100%, resulting in an increased probability of accidents involving small children and/or animals.
3. The exit point park goes utilize out of our neighborhood is unsafe for high traffic– Maria Lane at JP West. This is a difficult turn due to the curve of the street a few feet above the intersection. Adding more through traffic will statistically increase traffic accidents.

We are supportive of expanding the park, however, given the traffic concerns outlined above I'm most interested to hear your perspective on this project given you do live in the neighborhood. This will change our neighborhood – good, bad or indifferent. Can you please share your perspective on this proposed change and why it is beneficial for our neighborhood?

Councilwoman Greisen, I appreciate your time and commitment to serve our community. I look forward to hearing from you regarding our concerns.

Sincerely,

Marisa Jacobs
52643 Maria Lane
Scappoose, OR 97056

Huell White

From: Alexandra Rains
Sent: Wednesday, September 23, 2020 11:30 AM
To: Huell White
Subject: RE: Grabhorn Park

Follow Up Flag: Follow up
Flag Status: Flagged

Ok, thanks for the information. Will you add to the file of responses to be included with the survey?

Alexandra Rains, MPA | Interim City Manager
City of Scappoose

33568 E Columbia Ave. | Scappoose, OR 97056 | 503-543-7146, ext. 226
arains@cityofscappoose.org

From: Huell White <hwhite@cityofscappoose.org>
Sent: Wednesday, September 23, 2020 11:26 AM
To: Alexandra Rains <arains@cityofscappoose.org>
Subject: FW: Grabhorn Park

Alex,

FYI, Babette Heeftle CC'd me in her email response to Councilor McHugh. I'll reach out to her about the AV issues in Chambers.

Huell White | Program Analyst

City of Scappoose

33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-8404
email: hwhite@cityofscappoose.org

From: Babette Heeftle <babettefae@hotmail.com>
Sent: Wednesday, September 23, 2020 11:15 AM
To: Peter McHugh <mchugh12745@gmail.com>
Cc: Huell White <hwhite@cityofscappoose.org>
Subject: Re: Grabhorn Park

Hi Peter,

Thank you for your email. I see that the survey is attached to the monthly newsletter, and I think this is a good time to get input before the plans are being finalized. I was happy to see the outline for a proposed dog park. I think that it might be a good site. If any of the City Planners or other city staff/council/committee members would like to meet with some of the dog owners/users of the dog park, I would be happy to be a part of that group. We do believe that we have an ideal set up in the current location, and many residents use this on an almost daily basis - rainy season, hot summer days and even some smoke-filled days.

I was able to virtually attend the last Parks Committee and Council work sessions, and will continue to follow the progress this way. Given the need to keep the meetings online, I would encourage all involved to utilize the microphone/audio equipment to ensure that we can hear their remarks. It was difficult at times.

Thanks again for your consideration.

Babette

From: Peter McHugh <mchugh12745@gmail.com>
Sent: Monday, September 14, 2020 8:21 PM
To: babettefae@hotmail.com <babettefae@hotmail.com>
Subject: Grabhorn Park

Hi Babette,

Sorry I'm so slow with my reply but I want you to know that I've read your email regarding Grabhorn Park and I share your concerns. The points you made are well stated and timely because we are just getting started with determining what the park is going to look like, what it's going to cost and how we're going to get there. Due to lack of time in last Tuesday's work session, not all of your concerns and those expressed by other citizens were addressed. There are still a lot of questions. For that reason, I plan to meet with Laurie Oliver, our City Planner, before our next Council meeting.

Regarding the Dog Park, I hope it can remain in the same approximate location.

Please stay involved with the process. As you have already acknowledged, working with the Park and Rec Committee is a good way to do that. Their next meeting is this Thursday, September 17 at 6:00.

Thanks for your input. Feel free to contact me if I can be of help.

All the best and...stay safe!

Pete

Peter McHugh
33956 S.E. Vine Street
Scappoose, Oregon 97056
503-201-7284
mchugh12745@gmail.com

51694 SE 4th St.
Scappoose, OR 97056
October 14, 2010

Scott Burge, Mayor
City of Scappoose Council
Scappoose, OR 97056

Dear Mayor Burge,

I am writing regarding the plans being considered for the new park between the existing Veteran Park and EJ Smith Rd.

I have completed the written survey that accompanied my water bill, but like so many surveys, the questions/statements posed solicited only the answers the planning committee wanted to hear.

There are major problems, as I see it, for the park proposal. I appreciate your consideration of the following statements.

- 1) The budget – the new park's fields, parking, road in from EJ Smith, and service facilities needed for the public will consume the major portion allotted for the entire phase 1.
- 2) Extension of Roger Kucera Way to connect with EJ Smith is unnecessary. There is no reason to spend the money to join the two streets when two other N/S streets accomplish the same outcome. The City's Transportation System Plan is outdated and needs to reevaluate this action in regards to the current budget restraints.
- 3) Widening Roger Kucera Way from its local route status to a neighborhood route including parking & sidewalks would consume money that could be more effectively used on the amenities in the new park. If the construction to join the two parks becomes a reality, the use of the Veteran's Park will be greatly curtailed for months.
- 4) Improve the culvert & stream as a separate action in the plan.
- 5) Replacement of the bridge on EJ Smith should be in phase one. Could the existing bridge be left in place while two separate lanes on each side of the existing bridge are constructed? When completed and joined to the street, the current bridge could be removed. All of this could be accomplished without the Roger Kucera Way being connected to EJ Smith Rd.
- 6) The dog park was funded in part by the citizens of this community who believed its location was a permanent one.
- 7) Creating two separate parks adjacent with two distinct purposes is more cost efficient. Chief Concomly park is a separate entity and so should be Veterans and the new one.
- 8) Creating a creek side trail at the east side of the parks would provide walkers/hikers access to both areas.

As a daily user of Veteran's Park, I hope you and the Council will give my suggestions serious consideration.

Sincerely,



Dixee Partee

Isaac Butman

From: Alexandra Rains
Sent: Thursday, October 1, 2020 8:25 AM
To: Jim Lykins
Cc: Huell White; Isaac Butman
Subject: RE: FYI

Good Morning Jim,

I'll add your message to our file and present a copy to Council when they review the survey results on November 16th.

As I've mentioned in a previous email, this plan is purely conceptual and Council has made no final decisions. Also, in addition to the survey, there will be other opportunities for public input including adoption of the conceptual park plan (once approved by Council) into the City's Parks Master Plan and Site Development Review.

Best,

Alexandra Rains, MPA | Interim City Manager
City of Scappoose

33568 E Columbia Ave. | Scappoose, OR 97056 | 503-543-7146, ext. 226
arains@cityofscappoose.org

From: Jim Lykins <jimlykins@centurytel.net>
Sent: Wednesday, September 30, 2020 5:10 PM
To: Alexandra Rains <arains@cityofscappoose.org>
Subject: FYI

Ms. Rains,

This is an "Editorial Opinion" I just posted to the "Scappoose Off-Leash Dog Park" Facebook page, regarding the Park Plans.

Since the offered survey continued to disregard the dog park, I thought this would best clarify my opinion of the situation. It also represents opinions shared with me by other park users.

Yours,
Jim Lykins

Editorial Opinion:

So, despite requesting feedback and opinions regarding the plans for Scappoose Off-Leash Dog Park by way of the city's survey for park plans... there is no mention of the dog park in the survey.

The included illustrations that came with your water bill (also available online at https://www.ci.scappoose.or.us/sites/default/files/fileattachments/city_hall/page/18681/grabhorn_parcel_survey_paper_version_final.pdf) include a revision in the form of a box labeled "PROPOSED DOG PARK". That box came out of the Council's work meeting, for which they had received some questions and response that same day to plans that had completely ignored any consideration of the dog park that Scappoose D.O.G. and Scappoose residents had spent about 10 years creating and physically constructing.

The dog park is the single most consistently used part of Veterans Park: daily, year-round, and in pretty much any weather, throughout the day. The current plan will simply destroy the dog park. The obvious failure to give any consideration to that is frankly offensive.

The feeble attempt to placate objections is even more objectionable simply by its obvious lack of thought and disregard for function of the park. Dogs need to run, play, chase balls, and engage in solo and group "zoomies" that require a large open space. The simplistic notion to simply turn the park 90 degrees meets none of those needs.

From the existing park fence toward Roger Kucera Way, there is an unsafe 6 to 8 foot drop-off to a flat area (that actually includes a designated wetland). Then there is a tributary creek for run-off from uphill that would divide the "Proposed Dog Park" in half and which no one would want dogs having constant access to, especially when it is flooding, as it does every year. And with a second section on the other side of the creek, we would end up with two small plots, neither of which would contain the improvements we currently have or even function adequately as a dog park.

Secondarily, what about an adequate dog park during construction on the new property? What provisions have been considered while the existing facility is inaccessible and being destroyed?

Then there is the question of running a new road between EJ Smith Road and JP West Road, connected to Roger Kucera Way. Why? It's unnecessarily expensive, people on either side have told me they don't want it, and there is really no need for it, especially though a park. Plans online call for connecting 4th Street through to both sides (which wouldn't affect the park) but SW First is perfectly adequate; and how much traffic is there back-and-forth between EJ Smith and JP West, ever?

Additionally, plugging a road wide enough for two lanes with parking on either side into the existing Roger Kucera Way will only make it more dangerous than it already is!

When games and events take place in Veterans Park now, it is already unsafe for families, children, and cars driving through and passing in a narrow space that was never built to allow street parking. And added traffic volume would assuredly drive faster than it does now, currently limited to park users and a relatively small number of residents above the park.

While there may be a need for car access to the new facilities in the Grabhorn property, that can end right at the existing fence; limiting traffic and speeds, minimizing traffic effects on the park and people using it, creating absolutely no issues for residents on either side of the expanded park property, and preserving the single most-used part of Veterans Park... Scappoose Off-Leash Dog park.

Please share your own opinions here and with City Hall.

FROM: Jim Lykins

DATE: October 6, 2020, 11:07 PM

Subject: Follow-up opinion post by Lykins on "Scappoose Off-Leash Dog Park" Facebook page

Retrieved from:

https://www.facebook.com/permalink.php?story_fbid=3740093819357509&id=105971316103129&__tn__=K-R

EDITORIAL OPINION: REVISED

BIG THANKS to Scappoose Public Works Director, Dave Sukau, for reaching out to clarify information about the plans for the Grabhorn Property/Veterans Park plans. We met up at Veterans Park today.

While specific details are still in the works and being refined, Dave provided a lot of great news that I can share with Off-Leash Dog Park users. Most importantly, he assured us that the dog park HAS been considered by city planners and City Council throughout planning for the newly acquired property. The provided plans failed to indicate any of that, but they were intended solely to address the Grabhorn addition and the new road connecting to Roger Kucera Way.

First, the "turning" of the dog park 90 degrees, as indicated in the revised layout (see picture) will NOT include the drop-off toward the drainage creek or the creek itself. In order to make that useable as a dog park, the entire lower section from the creek back to the existing dog park would have a culvert installed for the creek and be filled in to create a leveled landscape all the way across. There would still be a large enough area for dogs to run and chase balls, with tree shaded areas. The water fountain and fencing would have to be moved, but the weather shelter and hydrant should be safe in-place. It may even be possible to retain the existing small enclosure right where it is, for small and less socialized dogs, just as it's used now.

As for the new road connecting to the existing Roger Kucera Way... It has been on the city's infrastructure plans for several years now, to address some specific needs. The new bridge on JP West is the only bridge over Scappoose Creek that meets modern standards. Because of that, it was the only one of 3 roads over the creek that was allowed to remain open, during the flooding last winter. And, if the outdated bridge on EJ Smith Road should ever give up or need to be closed, the new road would provide access and egress to the functional bridge for residents on that side. There will also be needed mechanical installations involved, to ensure that city services and utilities are adequate for all parts of that side of town.

The street parking spaces on the existing portion of Roger Kucera Way would be removed, and a parking lot would be built on the space across the road from the ball parks. That would allow safer passage of vehicles in both directions, and speed limits would remain restricted.

I hope Dog Park users will find this information reassuring, as I did. One way or another the Off-Leash Dog Park will be safe. And provisions will be made for a safe area during the construction process, which is expected to be at least a year away.

I'm glad to answer any questions you may have from this.

And... The City planners are still looking for public response regarding the plans for the facilities and features on the newly acquired Grabhorn addition. That survey is available at:

https://www.ci.scappoose.or.us/.../grabhorn_parcel_survey_pap...

Good morning,

This came in over the weekend.

Thank you,

Susan

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

From: Mark Peckover <mpeckover01@hotmail.com>

Sent: Sunday, September 20, 2020 1:17 PM

To: Susan Reeves <sreeves@cityofscappoose.org>

Subject: Grabhorn Park Comments

I am a resident of Scappoose and recently reviewed the City's preliminary plans for Grabhorn Park. This is an exciting development for our city and is an opportunity to create a wonderful park for our community for generations to come.

I am, however, opposed to the idea of an outdoor pool being developed as part of this project. This appears to be a short sighted move that will not yield year-round benefit to our residents and misses an opportunity to create a useful resource for all residents of Scappoose and greater Columbia County.

I welcome the opportunity to discuss this with you further if you would desire. Thank you for listening.

Sincerely,

Mark

Huell White

From: Alexandra Rains
Sent: Wednesday, September 23, 2020 11:30 AM
To: Huell White; Isaac Butman
Subject: FW: Grabhorn property and Veteran's Park

Follow Up Flag: Follow up
Flag Status: Flagged

Please add this feedback to the file, we will include it with the survey results.

Alexandra Rains, MPA | Interim City Manager
City of Scappoose

33568 E Columbia Ave. | Scappoose, OR 97056 | 503-543-7146, ext. 226
arains@cityofscappoose.org

From: Mary Hindal <mhindal2627@icloud.com>
Sent: Wednesday, September 23, 2020 11:15 AM
To: Alexandra Rains <arains@cityofscappoose.org>; sburge@cityofscappoose.org
Subject: Grabhorn property and Veteran's Park

Good morning,

I wanted to take a moment to share a few thoughts regarding the proposal that's been submitted for the Grabhorn property and Veteran's Park. I'd first like to express my appreciation to the city and residents of Scappoose for seeing the value of park space in our community and prioritizing resources to the development of this property. I think it is very exciting and look forward to seeing the changes come to fruition!

I have concerns though about connecting Captain Roger Kucera way to NW EJ Smith road. I live in the community near Veteran's Park (Columbia Riverview Estates) and have opportunity to see not only how well used Veteran's park is, but also see first hand the traffic that travels on Captain Roger Kucera Way at speeds well above the posted 10mph. Given the number of people using the ball fields, walking trail, dog park and Bocce ball courts, it is already unsafe at times. Connecting this road to NW EJ Smith just furthers the opportunity for speeding because it will be a "straight shot" and potential HWY 30 bypass. While the bypass idea may seem farfetched, I would guess that the residents living along SW Sequoia and SW 4th would not have predicted that those streets would become a bypass to HWY 30, but they are. I don't want to see that happen in our park neighborhood, especially given that the number of users would increase, thereby increasing foot and car traffic. A solution to the throughway? Adding parking to the south end of the Grabhorn property and connecting the two parks with a foot bridge. What a wonderful way to gain access to both parks, while avoiding the expense of building a road (and relocating existing structures in the park).

I am also concerned about the proposal to move the dog park from its existing location. The proposed location is quite close to our home therefore decreasing privacy and increasing noise from playful canines in the park. Its current location, away from our homes, gives us privacy from patrons, and because it's far enough way, is not loud and disturbing.

Many neighbors with whom I've spoken to about the park are also excited about the soccer and soft ball field, tennis courts and pool and see these as positive additions to our community! They also express concern about the changes to the road entering the park and I am hopeful that they will contact you as well to share their concerns.

Please feel free to reach out to me if you have any questions. I do appreciate your time and the opportunity to participate in the process.

Best regards,
Mary Hindal
33119 Felisha Way
503369.2223

Huell White

From: Laurie Oliver
Sent: Thursday, September 17, 2020 11:41 AM
To: Patrick Russell; Susan Reeves
Cc: Alexandra Rains; Huell White; Isaac Butman
Subject: Re: Oregon_Beaver-Petition.pdf (to restrict ALL trapping/killing on federal lands)

Patrick-

As always, I appreciate your concern about the health of the South Scappoose Creek and its associated fish and riparian corridor. The initial planning for the park has focused on the park amenities to be offered; however, should the City be successful in being awarded a grant to actually construct the park, we would seek approval of a Fish and Riparian Corridor Sensitive Lands Development Permit (in addition to Site Development Review approval) which will require cooperation with the Oregon Department of Fish and Wildlife to determine the impacts to the creek and riparian habitat and will identify what mitigation is required to protect the sensitive habitat in the area. I would also provide notice to and work with the Scappoose Bay Watershed Council, as well the Columbia Soil & Water Conservation District, as they are valuable community partners who can assist the City in reviewing the impacts to the creek.

Your comment will be distributed to the Parks and Rec Committee ahead of this evening's meeting.

Thanks so much-

Laurie Oliver Joseph, AICP, CFM | City Planner & Planning Department Supervisor
City of Scappoose
33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-7184
email: loliver@cityofscappoose.org

From: Patrick Russell <ppeartrussell@gmail.com>
Sent: Thursday, September 17, 2020 10:46 AM
To: Susan Reeves <sreeves@cityofscappoose.org>
Cc: Laurie Oliver <loliver@cityofscappoose.org>
Subject: Fwd: Oregon_Beaver-Petition.pdf (to restrict ALL trapping/killing on federal lands)

To: Scappoose City Recorder, Susan Reeves
From: Pat Russell
Date: 17 Sept 2020
RE: Background Info on relationship of salmon recovery and beavers on South Scappoose Creek
Attachment: Petition to ODFW Commission

I am sending this attachment to city's recording office, and ask that it be distributed appropriately. I have cc'd Laurie Oliver Joseph, who appears to be serving as the planning resource for various commissions concerning use of the Grabhorn parcel recently acquired by the city.

I understand that the city's Parks Commission will be discussing the planning of the Grabhorn parcel for potential park use tonight and at subsequent meetings. Because this land adjoins the South Scappoose Creek, it concerns me that little discussion appears on the record (as part of the land use discussion of this city-owned site) of the city's role in the creek's salmon recovery. This creek is an important minor tributary to the Columbia River Estuary for salmon populations. Millions of dollars are being spent to acquire lands and improve habitat. Over recent years, federal and state agencies along with many watershed councils have begun to recognize the critical importance of encouraging beaver populations in our urban areas, as eco-engineers and allowing accommodation of its expanding habitat.

Given their mobility and range, beaver can be active up to/within a couple hundred feet of a water body where they have chosen to develop wetland habitat. Generally, the flatter the stream (gradient), the likelihood of a widening floodplain at lower elevations, such as the South Scappoose Creek corridor through the city. It is important to consider not only the 100 year floodplain, but the adjoining lowlands within the 500 year floodplain. These are the areas beaver would be most active. The lowlands are also where juvenile salmon reside for a year or two before migrating to the ocean. They thrive BEST in the beaver habitat. Many other animals, birds, water-dependant species flourish.

The long petition outlines the status of beavers in the state and provides insight to its importance in the ecosystem. The city could endorse the petition, but my interest is its base of information and references to studies.

Thank you.

Pat Russell
Scappoose property owner and resident.

----- Forwarded message -----

From: **Patrick Russell** <ppeartrussell@gmail.com>

Date: Sun, Sep 13, 2020, 11:04 AM

Subject: Oregon_Beaver-Petition.pdf (to restrict ALL trapping/killing on federal lands)

To: Patrick Russell <ppeartrussell@gmail.com>

This petition is being presented to ODFW commission to alter the ORS rules affecting trapping/killing of beaver in the state of Oregon.

Pat Russell

Huell White

From: Huell White
Sent: Monday, September 28, 2020 11:52 AM
To: Patty Thayer
Subject: RE: Grabhorn addition to Vetran's Park

Good Morning Patty,

Thank you for your feedback on the conceptual plan. I have added your comment to the file. City staff will present a summary of the public comment/feedback process to City Council in November.

Thank you,

Huell White | Program Analyst
City of Scappoose
33568 E Columbia Ave. | Scappoose, OR 97056 | tel: 503-543-8404
email: hwhite@cityofscappoose.org

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

From: Patty Thayer <padthayer@gmail.com>
Sent: Saturday, September 26, 2020 10:19 AM
To: Huell White <hwhite@cityofscappoose.org>
Subject: Grabhorn addition to Vetran's Park

I was checking the plans for the extension of the Kucera Road thru to EJ Smith Rd. I can't figure why it even needs to be built. NW First St. Runs straight down to Smith. There is no need to disrupt the homes, increase the traffic destroy the dog park, move the maintenance shop, interfere with the creek & beauty there. I don't get it. If we could come to the city council meetings, I would be there along with everyone up JP West hillside & 40 friends that love that part of our park just as it is. I use the park daily rain or shine. I've discussed this with many people. None like the road extension plan. The money saved could be spent on many other park projects!!!

Sent from my iPhone

Grabhorn Park Development –Meetings of Interest

- September 8th, 2020 – Grabhorn Park Concept Plan presentation
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-work-session-28>
 - Packet pages 1-10; Minutes pages 1-16.
- November 16th, 2020 – Grabhorn Conceptual Park Plan Survey Results Presented
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-meeting-78>
 - Packet pages 34-96. Minutes pages 2-11.
- November 19th 2020 (Scappoose Parks and Recreation Committee) – Park Conceptual Plan Update
 - <https://www.ci.scappoose.or.us/bc-prc/page/parks-recreation-committee-meeting-20>
 - Minutes pages 1-5.
- December 7th, 2020 – Public Comment; Park Conceptual Plan, review SPRC Recommendations
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-meeting-79>
 - Packet pages 24-33; 54-74. Minutes pages 1-6; 7-14.
- January 19th, 2021 – Alternative NW Local Connection Study; Draft Grabhorn Park Ad Hoc Committee Information
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-meeting-84>
 - Packet pages 32-48. Minutes pages 1-2; 3-22
- February 1st, 2021 – Res No. 21-01 Grabhorn Park Ad Hoc Committee
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-meeting-85>
 - Packet pages 295-307. Minutes pages 1-3; 11-12.
- February 16th, 2021 – Strategic Policy Considerations for Parks/Park Development Best Practices
 - <https://www.ci.scappoose.or.us/citycouncil/page/city-council-meeting-81>
 - Packet pages 19-40; 61-62; 317-330. Minutes pages 5-9.

**Pool Cost Comparison Study
Fall 2020**

Table 1.0 Rev 1

	Albany Community Pool	Carlton Pool - Best comparison to the pool at the Proposed Park on the Grabhorn Property	Newport Aquatic Center	Portland - Wilson Pool	St. Helens - Eisenschmidt Pool	Veneta Community Pool
General Information						
Size of Pool	50 - meter ~7,000 sqft..	40'x80' (~3,000 sqft..) outdoor pool	4,200 sqft.. outdoor pool; 1,900 sqft.. indoor pool	3150 sqft. lap pool; 4,429 sqft. Leisure pool	4,200 sqft..	Outdoor - 3,200 sqft.
Gallons (assuming 3' standard depth)	157,090	67,325	94,255	70,691/99,394	94,255	71,813
Water loss/day (gallons)	1,090	498	654	498/685	654	498
Loss/day %	0.0069386	0.0069386	0.0069386	0.0069386	0.0069386	0.0069386
Loss (Gal.)/Visitor/Day https://doi.org/10.2166/wrs.2015.095	13.6	13.6	13.6	13.6	13.6	13.6
Open Season	First Saturday after school ends through labor day	June 19th - Sept. 4th	Indoor - year round; Outdoor - summer only	Mid June - End of Aug. (11 weeks)	Year round	June-August (9-weeks)
Activities	Swimming, fitness classes, pool rentals	Swimming, fitness classes, pool rentals	Swimming, fitness classes, pool rentals	Lap swim, teams, lessons, pool rentals	Swimming, fitness classes, pool rentals	Lessons (group and private); swim team, open swim; family swim times; rental
Staffing Challenges?	From High School	Unknown.	Unknown.	Yes	Yes	Yes
Admission Prices 2017 - Resident Rate	Children - \$3.50; Adults - \$3.75; Senior - \$3.50 Annual Pass: Family - \$400; Adult - \$240; Child/Senior - \$225	Children - \$2; Adults - \$3; Senior - \$2; Annual Pass: Family - \$30; Adult - \$20; Child - \$15; Senior - \$10	Unknown.	Child - \$4.50; Adult - \$5.50; Annual Pass: Family - \$249; Adult - \$129	Child - \$4; Adult - \$5; Senior - \$3.50; 3-Month Pass: Family - \$109; Adult - \$73; Child/Senior - \$44	Unknown.
Admissions 2020 - Resident Rate	Child/Senior - \$4.50; Adult - \$4.75; Family - \$15.00; Parent&Child/Fitness - \$5.25 Annual Pass: Child/Senior - \$293; Adult - \$309; Family - \$525; Sports - \$293	Children - \$3; Adults - \$4; Annual Pass: Family - \$60; Adult - \$40; Child - \$30; Senior - \$20	Infant - \$2.15; Children - \$4.10; Adults - \$5/65; Senior - \$5.15; Annual Pass: Adult - \$474; Child - \$218; Senior - \$348	Child - \$5; Adult/Senior - \$6 Annual Pass: Family - \$249; Adult - \$129; Senior - \$90; Child - \$99	Child - \$4; Adult - \$5; Senior - \$3.50	2018: Child/Senior - \$3.50; Adult - \$4.50; Family - \$11 Annual Pass: child/senior - \$55; Adult - \$75; Family - \$140
Construction						
Initial Cost of Facility	2004 - \$2,260,417	2017 re-build - ~ \$1.5 million; Bond Measure: \$975,000	2015-\$7.9 million	\$2.2 million	Unknown. Built 1939.	2010 - \$2.85 million
2020 Construction Cost	\$3,110,233	\$2,063,933	\$10,870,049	3027102		\$3,397,138
Bond Measure Tax Rate	N/A	\$.44/\$1,000 property value -- approx. \$66/yr./household (Construction bond)	\$.45/\$1,000 property value -- approx. \$90/yr./household (Construction bond)	N/A	\$.23/\$1,000 property value (operating levy from taxing district) - \$48/yr./household	\$.27/\$1,000 property value -- \$83/yr./household (Construction Bond)
Funding mechanisms - not enough detail in any budgetary documents to attribute % or \$ directly to pool funds.	Borrowing, private donations, grants	Bond measure, Urban Renewal Funds, grants, private donations	Bond measure	Parks levy	bond measure, grants, private donations	Bond, Fundraising, grants, Urban Renewal Area, Capital Construction Fund

**Pool Cost Comparison Study
Fall 2020**

	Albany Community Pool	Carlton Pool - Best comparison to the pool at the Proposed Park on the Grabhorn Property	Newport Aquatic Center	Portland - Wilson Pool	St. Helens - Eizenschmidt Pool	Veneta Community Pool
Budget and Finance						
Revenues	2018 actual: Receipts - \$152,046; Rentals - \$28,279; Merchandise - \$2,444; Concessions - \$12,628; Room Rental - \$858; Sponsorship - \$167; Donations - \$70,000 = \$266,422	2018 Actual: \$49,698	2018 Actuals: \$58,327	2018 Actuals: Admissions - \$212,049; Lessons - \$44,339; Rentals - \$18,774; Concessions - \$40,320. = \$309,450	2018 Actuals: Admissions+Memberships - \$114,189; Other site revenues - \$129,976; {Site receipts only = \$244,165} Taxes - \$415,117; Interest - \$4,038; = \$663,320	2018 Actuals: Entries \$26,841; Lessons - \$17,830; concessions - \$3,320; classes - \$1,639; rentals - \$3,101 = \$52,731
Budget - Operation and Maintenance	ALL aquatics - \$847,504; Estimated share (%55), \$466,412	Pool Fund: \$123,150	Swimming Pool Expenditures: \$517,848	2018 Actuals (Not including heating or maintenance): Personnel - \$210,389; Internal Materials and Services - \$53,612 = \$264,002	2018 Actuals: Personnel - \$412,990; O&M - \$208,658; Capital outlay - \$54,966 = \$676,614	\$170,046.00
Deficit Operation	(\$199,750)	(\$73,452)	(\$459,521)	**This figure does not include heating or maintenance costs. The inclusion of these costs reduces operation cost to or below \$0. ** \$45,448	(\$13,294) (If we remove the Operating Levy from the math the pool ran a deficit of (\$428,411))	(\$117,315)

** Wilson Pools heating costs are paid for with a different cost center as the pool uses the boilers of the high school that the pool is attached to to heat the pool. Further, maintenance and chemical costs come from a general Portland Parks and Recreation administrative cost center that is designed to provide maintenance for all 12 of the Portland Parks and Recreation Pools. The costs for Wilson Pool vary every year, but would consistently reduce the surplus to \$0 or a deficit.

Grabhorn Proposed Pool: 52.25' W x 78.5' L x 6' D

Initial Fill Volume **Impacts on water system:** This information was developed with input from Darryl Sykes, the Scappoose Water Treatment Plant Supervisor . This data is up to date through the end of 2020.

4' deep = 123,340 gallons **The impact to the water system would be minimal.** Water usage is usually pretty low around this time of year so there shouldn't be any negative impacts on the City's water storage.

3' deep = 92,135 gallons **The impact to the water system would be minimal.** Water usage is usually pretty low around this time of year so there shouldn't be any negative impacts on the City's water storage.

Current Proposed Pool = 184,096 gallons **The impact to the water system would be minimal.** Water usage is usually pretty low around this time of year so there shouldn't be any negative impacts on the City's water storage.

Replaced water/day

640 gallons/day (1/4" loss estimation **The impact to the water system would be minimal.** This usage would be equivalent to the approximate daily usage of 4-5 households and would not have a major impact on <https://www.americanleakdetection.com/diy-leak-tests/swimming-pool-water-loss-calculator/>) the City's water supply.

523 gallons/day (Usage + RH + Area estimation) [Evaporation Rate = **The impact to the water system would be minimal.** This usage would be equivalent to the approximate daily usage of 3-4 households and would not have a major impact on .0118*A*1(RH ambient [32.8 avg] - RH dewpoint [22 avg]) the City's water supply.
<https://dengarden.com/swimming-pools/Determine-Evaporation-Rate-for-Swimming-Pool>

December 7, 2020

Scappoose City Councilors:

Thank you for the opportunity to provide written public comment for the official record. I will be speaking this evening during the public comment period. I urge you to read this letter in full prior to the meeting at 7pm.

My name is Marisa Jacobs and while I am an alternate on the City Planning Commission, I am speaking to you as a concerned citizen regarding the City's conceptual plan for the Grabhorn property. Today, Staff is requesting a vote on the conceptual design of the Grabhorn property. I'm asking you to delay acceptance of the park conceptual plan.

Myself and Pat Anderson are the citizens who launched the online and paper petition. Within 1 week, we have educated and collected 285 signatures: 180 online and 105 on paper from residents in Scappoose. The majority are property owners who question the necessity for extending the road. I've attached the petition to this letter for your review.

The park design is fiscally irresponsible, environmentally unsound, and above all, lacks the cornerstone of safety for park patrons. All petitioners are in agreement to have the land developed as a park; however, the current design is holistically flawed. Send this back to Staff for a redesign and insist on creating a focus group of frequent park patrons and home owners living around the property between JP West and EJ Smith to contribute to the redesign. There appears to be rush, and the agreement is the Grant process. Staff can apply for the grant next year once a sound design is in place.

Further, I appreciate the City publishing a response to the online petition dated December 1. Below is my rebuttal to City's response including the revised park plan presented at Council Meeting November 16:

1. The City's #1 and #2 argument for the road are to improve emergency services fire, police and medical, and secondary access to bridge failure or Smith road failure.

Council, ask Staff to provide and publish the current data of response times from fire, police and medical that service NW Scappoose to date over the last 5 -10 years. Then ask Staff to analyze the data compared to a road, an egress, and the 3 conceptual road connections listed in Figure 15 of the Master Transportation Plan the city is citing for the current road to understand what the improved times would be.

A park can be designed with an egress for emergencies. This is a common design in many large parks across the US. Ask Staff to provide you with the evidence.

Lastly, ask Staff to provide the times Smith road has failed and number of times the Bridge has failed over the last 10 years. Then ask Staff to compare this data to the three road connections listed on the Master Transportation Plan for NW Scappoose. How would those lower cost connections benefit the community compared to a road?

My point, where is the data? Data should be utilized in sound-decision making.

2. This will be the 3rd park within a small cluster of parks. Both Concomly and Veterans has a separate entrance and exit. To keep in line with current Best-in-Class park models, the new park should mirror the same design. A park is to encourage outdoor activity not through traffic. Develop more walking, biking paths that allow for an emergency egress for fire, police and medical. This is common feature of other parks.

Ask Staff to provide you with the last 15 years of data supporting the CLOSURE of streets running through parks as it is NOT SAFE for park patrons and decreases utilization. One reference:

https://www.tpl.org/sites/default/files/files_upload/ccpe-Park_Road_Closures_Article.pdf

3. The softball field and soccer field overlapping does not enable 2 games happening at once. A major design flaw and misuse park space. Council, ask Staff to redesign the space for a 100% utilization, not 50%.
4. Until the City publishes the cost for the annual maintainence of a community pool, take it out the proposal. Council, ask Staff to design the park utilizing the space to its fullest potential. The citizens are tired of the City waving this carrot in the wind.
5. The current design is not protecting scare resources. In fact, it's destroying the natural landscape of the creek that feeds into South Scappoose Creek to be covered significantly by pavement for a through street with parking. Council, ask Staff why this plan was deemed acceptable to be presented to you given Oregon is known for protecting its natural spaces? (See attached photos of the stream during snow).
6. The transportation master plan does not specifically call out this road connection. Instead, Staff is referring to the "conceptual connections". There are 70 street/sidewalk/trail projects that are identified where the City (property owners) are listed as the funding source (13 of which the City and the Developer pay). By contrast, 55 projects are listed as Developer only funded (SDC) and 13 are combined City-Developer funded. The funding source is still in question for the park expansion, and does not appear to be fully covered by SDC funds. Council, ask Staff how is the bid for the road only \$833K yet the road for Cpt Kucera Way cost \$1.5 million over 10 years ago?
7. A road is not dependent upon meeting ADA requirements for accessibility. Sidewalks, curb ramps and parking spaces are ADA infrastructure, a road is not. Reference: <https://www.oregon.gov/odot/Engineering/Pages/Accessibility.aspx>
8. Locating the new park will be no different than Chief Concomly or Veterans. Google will note the location of the new park and provide the location points. Staff can also notify Google directly. There will be no confusion. Provide directional signs to guide users how to walk to the field where their game is being played. Similar to Delta Park in Portland.
9. The overflow green multiuse parking now shows it being permanently cemented. That is sneaky. Council, ask Staff for a report of their outreach efforts to the neighbors who live surrounding that greenspace. I'll give you my report, I spoke with each of them this past

weekend. Neighbors were surprised to this new development and outraged. This is unacceptable. This is a multiuse green space utilized year-round. Again, this is a park, stop trying to cover it up with cement.

So, I ask you, what is the real motivation behind the street? All of the issues presented by the City are easily addressed in a redesign. From a citizen who has spoken to over 150 neighbors on this subject, the majority believe there must be other reasons the City is pushing this street extension and this park design especially during a pandemic when it's more difficult if not accessible to the citizens. And, perception is reality. The lack of transparency and loose arguments for the road are suspicious. I urge you not to rush this process. Revise this plan to make it more community friendly and reflect the good work you did at Concomly and Veterans. Do not be hasty with this important addition to the community we love!

Otherwise, you'll force my hand to writing a letter of opposition to the Oregon Commission of Parks and Recreation Department that there is not community support for the park design. I'll provide the petition and several dozen letters stating the same. I will call our legislative representatives tomorrow providing them an update of your vote, and my hope is that I will not need to request their intervention as it's already been offered.

Do the right thing. Delay acceptance. Send this back to Staff and request Staff includes a focus group in the redesign that utilizes Best-in-Class standards for community parks.

Thank you for your attention to this critical development opportunity.
Marisa Jacobs
52643 Maria Lane,
Scappoose, OR 97056

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:29 PM
To: Isaac Butman
Subject: FW: City Council work session and meeting agenda~ Tuesday, September 8, 2020, starting at 6pm, GRABHORN PARK CONCEPT
Attachments: image001.jpg

From: Patrick Russell <ppeartrussell@gmail.com>
Sent: Monday, September 7, 2020 9:43 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Re: City Council work session and meeting agenda~ Tuesday, September 8, 2020, starting at 6pm, GRABHORN PARK CONCEPT

Ms. Reeves,
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
33271 Linden Street
Scappoose, OR. 97056
Email: ppeartrussell@gmail.com

On Fri, Sep 4, 2020, 4:36 PM Susan Reeves <sreeves@cityofscappoose.org> wrote:

Good afternoon,

City Council packets can be viewed online at <https://www.ci.scappoose.or.us/meetings>.

Have a wonderful weekend.

Thank you,

Susan M. Reeves, MMC
City Recorder
City of Scappoose
33568 E. Columbia Avenue
Scappoose, Oregon 97056

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:29 PM
To: Isaac Butman
Subject: FW: Worksession questions

From: Babette Heeftle <babettefae@hotmail.com>
Sent: Tuesday, September 8, 2020 12:09 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Re: Worksession questions

Thank you, Susan. If it is not too late, I have attached a letter of comment for the Council.

RE: Comment on Park Conceptual Plan for Grabhorn Property

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 Heeftle

52091 SW Bonnie Lane, Scappoose

From: Susan Reeves <sreeves@cityofscappoose.org>

Sent: Tuesday, September 8, 2020 9:06 AM

To: Babette Heeftle <babettefae@hotmail.com>

Subject: RE: Worksession questions

Good morning,

The information for tonight's Council Work Session can be found at

https://www.ci.scappoose.or.us/sites/default/files/fileattachments/city_council/meeting/18651/september_8_2020_council_work_session_and_meeting_packet.pdf

The Works session will be online at <http://scappoosecityor.igm2.com/Citizens/default.aspx>.

Thank you,

Susan

Susan M. Reeves, MMC
City Recorder
City of Scappoose
33568 E. Columbia Avenue
Scappoose, Oregon 97056
503-543-7146, ext. 224
fax# 503-543-7182



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From: Babette Heeftle <babettefae@hotmail.com>

Sent: Saturday, September 5, 2020 12:34 PM

To: Susan Reeves <sreeves@cityofscappoose.org>

Subject: Worksession questions

Hello, is it possible to get a copy of the material that will be provided related to the Parks conceptual plan for the upcoming work session? What time is the meeting, and will it be online for viewing or in person?

Thank you,
Babette Heeftle
503-577-8004

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:30 PM
To: Isaac Butman
Subject: FW: Grabhorn Park Concept

From: Marisa Jacobs <marisajacobs@hotmail.com>
Sent: Tuesday, September 8, 2020 1:44 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Grabhorn Park Concept

Thank you Susan for submitting my email to Council for tonight's work session. Also, would you be so kind to email me the link so I can watch the meeting? Thank you again for your assistance! Marisa

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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 affects 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 recreational 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
52643 Maria Lane, Scappoose, OR 97056

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:30 PM
To: Isaac Butman
Subject: FW: Regarding the park planning meeting tonight

From: Jim Lykins <jimlykins@centurytel.net>
Sent: Tuesday, September 8, 2020 2:29 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Regarding the park planning meeting tonight

Hi, Susan

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!

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:32 PM
To: Isaac Butman
Subject: FW: Expansion of Veterans Park

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

From: Susan Reeves
Sent: Tuesday, September 8, 2020 4:52 PM
To: Alexandra Rains <arains@cityofscappoose.org>; Laurie Oliver (loliver@cityofscappoose.org) <loliver@cityofscappoose.org>; Chris Negelspach (cnegelspach@cityofscappoose.org) <cnegelspach@cityofscappoose.org>
Subject: FW: Expansion of Veterans Park

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

From: Pat Anderson <pluto040162@yahoo.com>
Sent: Tuesday, September 8, 2020 4:51 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Expansion of Veterans Park

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
33108 Felisha Way, Scappoose
503.997.5370

Sent from my iPhone

Isaac Butman

From: Susan Reeves
Sent: Wednesday, April 7, 2021 12:32 PM
To: Isaac Butman
Subject: FW: Grabhorn Park Comments

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

From: Mark Peckover <mpeckover01@hotmail.com>
Sent: Sunday, September 20, 2020 1:17 PM
To: Susan Reeves <sreeves@cityofscappoose.org>
Subject: Grabhorn Park Comments

I am a resident of Scappoose and recently reviewed the City's preliminary plans for Grabhorn Park. This is an exciting development for our city and is an opportunity to create a wonderful park for our community for generations to come.

I am, however, opposed to the idea of an outdoor pool being developed as part of this project. This appears to be a short sighted move that will not yield year-round benefit to our residents and misses an opportunity to create a useful resource for all residents of Scappoose and greater Columbia County.

I welcome the opportunity to discuss this with you further if you would desire. Thank you for listening.

Sincerely,
Mark

Scappoose City Council Meeting 4/5/2021

Public Comment re: Alternative NW Local Connection Study

Good evening Mayor Burge and Council Members,

My name is Marisa Jacobs. While I'm an alternate City Planning Commissioner, I'm speaking as a resident citizen. My comments are regarding the published report from DKS Associates pertaining to the Alternative NW Local Connection Study. I've read the entire report and there is another option missing. Do Nothing. Do not extend Cpt Roger Kucera through to EJ Smith. Extending this road goes against best-in-class verifiable research that running a street through the entirety of a park is dangerous.

As cited in my previous public comment dated December 7, 2020, research has shown cities across the US are closing through roads in parks to create safer park engagement for its users. And, if the #1 reason for a road is for emergency services, create an egress, not a through road. Once the Grabhorn property design is approved, it will bring more recreation to the area. More people of all ages and animals. A through road with increased users equals increased accidents. This is not the place to spend a \$1M. Use the \$1M to improve the sidewalks to encourage more walking and biking to connect into the neighborhoods, not more cars. Use the money to fix the bridge on EJ Smith, not a road through a park.

Last week, I watched a car hit their brakes on Cpt Roger Kucera just stopping short of hitting a child who ran out into the street to fetch their soccer ball. The time was around 5:30p. Using the same eye witness example I provided you, now add a through road into this picture during rush hour traffic. The probability of that child getting hit by a car goes up exponentially, and the park utilization will decrease just as fast. Therefore, wasting millions of dollars to develop Veterans and Grabhorn park for it to become a desolate green space for a high-speed cut through street.

There is another option. Do Nothing. Do Not Extend the Road.

Thank you,

Marisa Jacobs