

## SITE RECOMMENDATIONS

### Introduction

This document provides a site-by-site overview of existing Scappoose parks and identifies recommendations for existing and proposed sites. The purpose of the recommendations is to define the vision for each site in the future park and recreation system. The recommendations noted here may exceed the resources available to implement these over the next 20 years. A shorter-term action plan will be created in the next phase of the project to prioritize projects for implementation.

Recommendations for each site were developed based on findings from the site tour, community engagement as well as a technical evaluation and analysis of site conditions. More specifically, the following data were incorporated:

- Results from the Park Tour and Condition Assessment (2022), which were reviewed and discussed with City staff;
- Community engagement findings, including an online survey (2020-21), pop-up events, and stakeholder interviews;
- The technical analysis of citywide community needs (2021), which identified ways that individual parks sites and trail corridors contribute to overarching park and recreation needs based on their locations and unique characteristics;
- Scappoose Parks and Recreation Committee member comments and direction; and
- Scappoose Parks, Trails & Open Space Plan (2017).

### Park Recommendations

Park recommendations are presented by park classification for existing and proposed parks and trails. For reference, Table 1 summarizes the order in which parks are noted. Following some general information about each park, the descriptions are divided into the following sections.

- Existing site character
- Future vision
- Recommendations

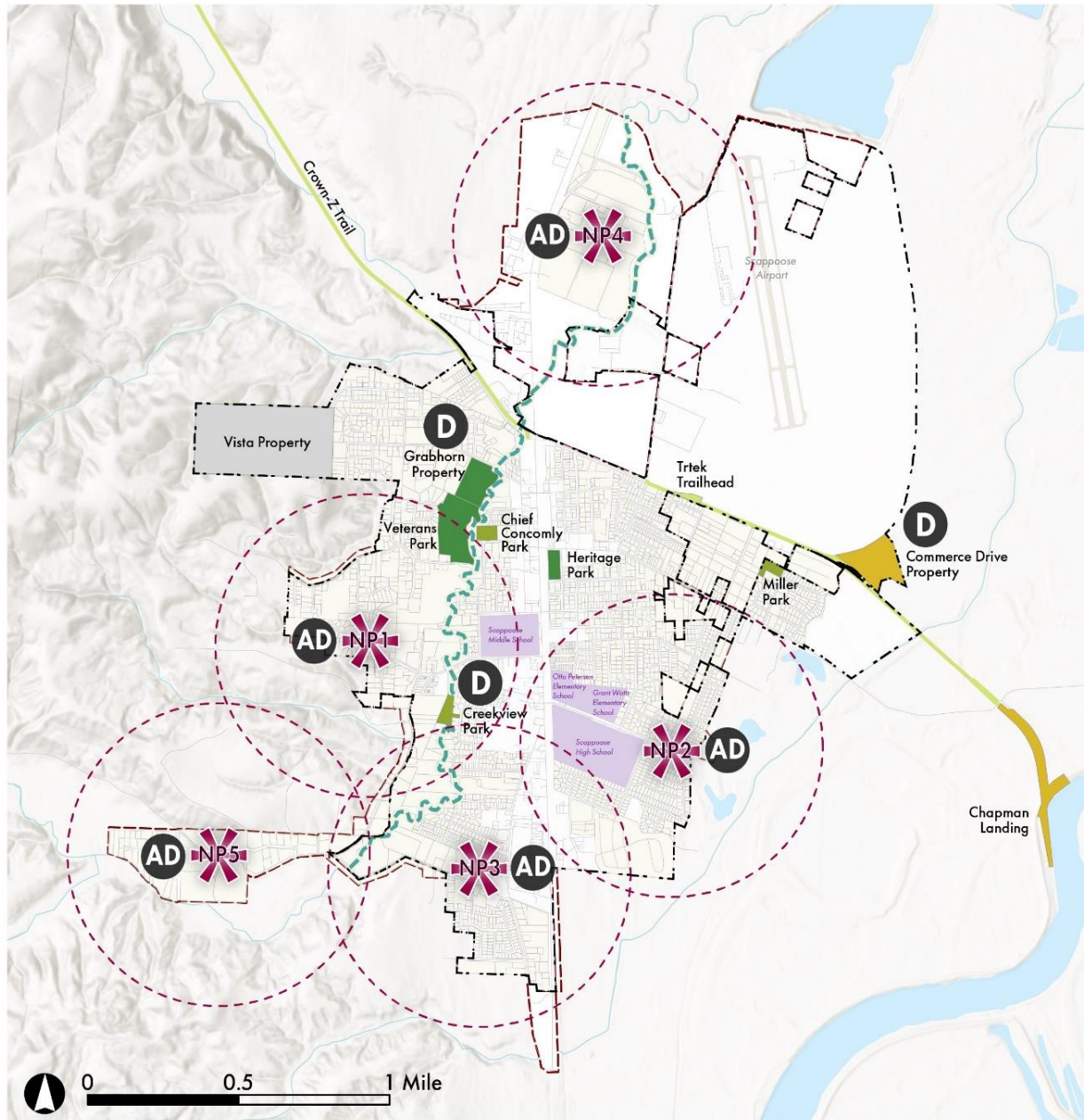
Figure 1 illustrates the proposed park system, including existing and proposed parks and trails by classification. Proposed parks are numbered for reference only. The numbers do not indicate priorities for acquisition or development.

**Table 1: Key to Recommendations by Classification**

Site	Existing Park	Proposed Park	Page # for recommendations
<b>Community Park</b>			
Heritage Park	✓		4
Veterans Park	✓		6
Grabhorn Property		✓	9
<b>Neighborhood Park</b>			
Chief Concomly Park	✓		14
Miller Park	✓		16
Creekview Park	✓		18
Proposed Neighborhood Park #1		✓	20
Proposed Neighborhood Park #2		✓	21
Proposed Neighborhood Park #3		✓	22
Proposed Neighborhood Park #4		✓	23
Proposed Neighborhood Park #5		✓	25
<b>Linear Park/Trail</b>			
Trtek Trailhead/Crown Z Trail	✓		26
Proposed Scappoose Creek Trail		✓	28
<b>Special Use Site</b>			
Chapman Landing	✓		30
Commerce Drive Property		✓	32
<b>Consideration for Future Park Development *</b>			
Vista Property		✓	34
PUD site		✓	34
Fire District Site		✓	36

*\*These sites are not recommended for development within the timeframe for this plan due to access issues, zoning restrictions, and the lack of resources to develop and maintain these sites. They are noted for further consideration in the future.*

Figure 1: Proposed System Map



**Potential Park and Trail 20-year Development**

- Proposed Neighborhood Park
- Acquisition and Development of New Parkland
- Development of Existing Undeveloped Parkland
- Proposed Shared Use Paths
- Residential Gap Area

**Existing Parks and Trails**

- Community Park
- Neighborhood Park
- Linear Park / Trail
- Special Use Site
- Undeveloped Park

**Base Map Features**

- Streets
- Residential Zones
- School District Property
- Water Bodies
- City Boundary
- Urban Growth Boundary



**Parks, Recreation & Open Space Plan**



Community Park

HERITAGE PARK		
Park Classification	Size (acres)	Development Status
Community Park	2.6	Developed



Existing Site Character

The Heritage Park in Scappoose is located at SE 2nd Street and is one of the unifying features of the Scappoose civic center, which includes the Scappoose City Hall, the Scappoose Public Library, as well as the Watts House Museum. The park is accessible via the sidewalk along SE 2nd Street as well as a pedestrian path that runs past the skate park and connects to the sidewalk on East Columbia Avenue. It is located within the Downtown Overlay planning area, close to both historic residential neighborhoods and local businesses that are both located in the immediate vicinity of the park. Off-site parking along SE 2nd Street, where EV charging stations are planned, is available to visitors arriving by car. There is also a parking lot at Scappoose City Hall that provides parking for 25 vehicles, including two ADA-compliant spaces. Parking facilities for bicycles are not available at this location.

Among the many unique features of this park are the Scappoose Veterans Memorial, a gazebo, and a fountain that was designed by world-renowned local artist Michael Curry. In addition to the skate park located in the northwest corner of the park, there is also a playground and picnic tables near the public library which are both popular attractions in the park. ADA accessible paving and tables are included in the park, as is a gender-neutral ADA accessible restroom.

## Future Vision

Heritage Park will continue to serve as a “city square,” a central gathering place for active play, enjoyment of open space, and outdoor programming. Capitalizing on the activation of the existing skate park, this site will become an active hub for tweens, teens, and young adults with additional amenities for these age groups. Public art and enhanced landscape elements will welcome people to this space and encourage them to stay and stroll the grounds. Heritage Park will act as the City’s front-facing yard where it formally presents itself to the public. It will also continue to provide close-to-home recreation opportunities for neighbors within a 10-minute walking distance.

## Recommendations

- Continue to program creative park uses, including bringing in pop-up events and Food and Beverage Services vendors during lunch times and on weekends.
- Seek opportunities to enhance programming in cooperation with the Scappoose Library, City Hall, and the Watts House.
- Provide more active and passive elements for tweens, teens, and young adults. Consider game tables, ping pong, small group stadium seating, foosball, and chess tables.
- Introduce public art and lush, formal plantings to create interest, encourage strolling, provide shade and comfort, and enhance habitat diversity.
- Provide more picnic and seating areas in proximity to the Electric Vehicle (EV) charging stations.
- Add a low berm to separate the park from the railroad track and provide a better listening atmosphere for outdoor events.





VETERANS PARK		
Park Classification	Size (acres)	Development Status
Community Park	14	Developed



**Existing Site Character**

Veterans Park is a popular multi-use park located along South Scappoose Creek with access from Southwest JP West Road. The park has a parking lot at the rear that accommodates 41 vehicles, including two ADA-accessible spaces. There is a large, unmarked field on the west side of the park that is occasionally used for overflow parking for 70 to 90 vehicles. A total of 144–164 vehicles can be parked, of which 74 parking spaces are paved. There are no bicycle racks available.

The park offers a range of amenities that appeal to a wide variety of park users of all ages. A number of recreational facilities are available at this park, including two baseball fields, two bocce courts, two covered picnic tables, and a playground. At the north end of the park is a fenced off-leash dog park. There is a central building with amenities for the convenience of users, including drinking fountains, two gender-segregated restrooms, and a vending area for drinks and food. At the south entrance of the park, there is a large, unmarked field that is frequently used for soccer games.

Veterans Park shares its eastern boundary with Chief Concomly Park and its northern boundary with the undeveloped Grabhorn property. There is a creek running along the eastern boundary of the site, known as the South Scappoose Creek. This section of the creek has been improved by the City in partnership with the Scappoose Bay Watershed Council in order to reduce flooding and erosion and restore critical salmon habitats.

### Future Vision

With its large, open spaces and variety of facilities, Veterans Park will be part of the “Crown Jewel” of Scappoose’s Park system. Coordinating this park’s features with those at the Grabhorn Property and Chief Concomly Park will create a trifecta of outdoor spaces that act as the central park in Scappoose. With expanded opportunities for sports, games, walking, picnicking, play, and large community gatherings, Veterans Park will continue to be one of the most popular community parks in the City.

### Recommendations

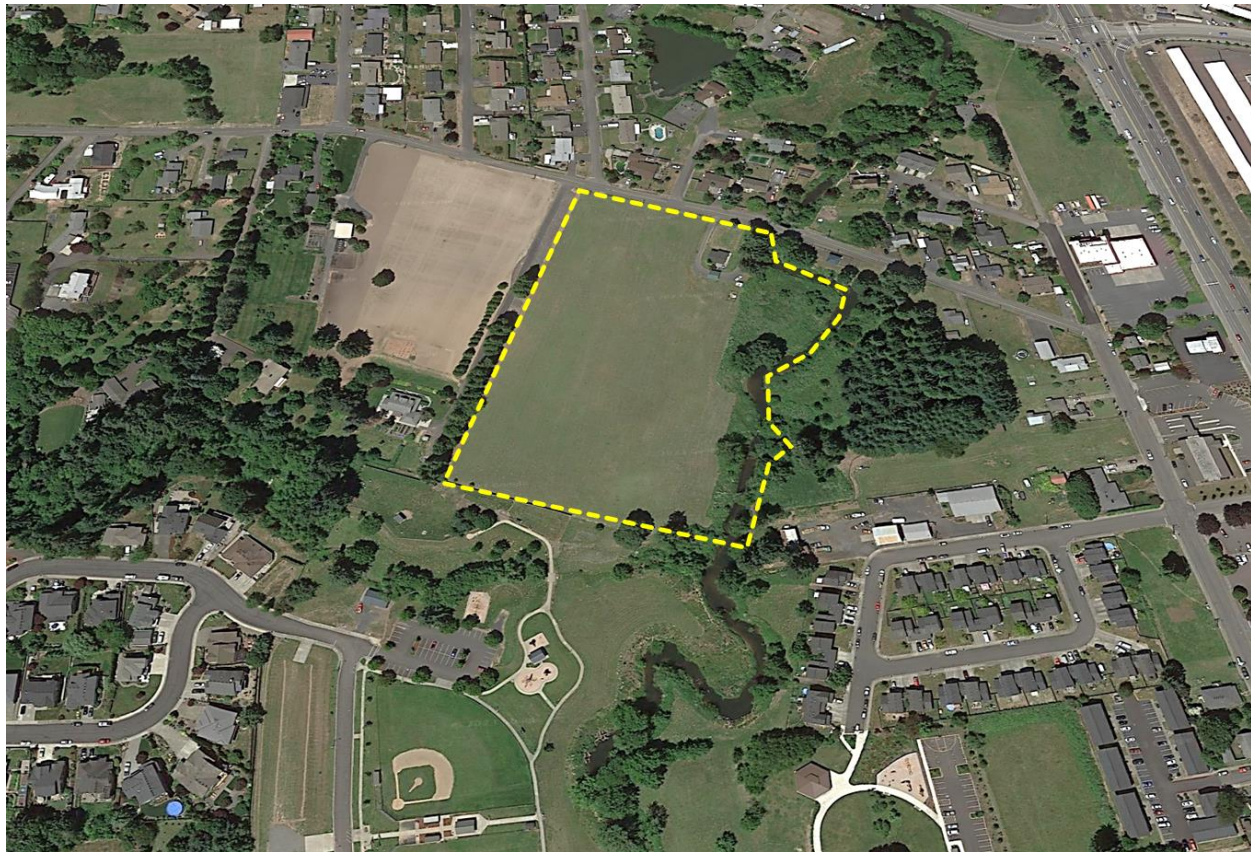
- Develop a site plan design that leverages the unique aspects of Veterans Park, the Grabhorn property, and Chief Concomly Park while providing a seamless, connected experience between the three sites.
- Provide additional sports game experiences for various group sizes by adding facilities such as pickleball and, if planned with the Grabhorn property, a practice or 9-hole disc golf course.
- Enhance the play experience by increasing the size and complexity of the existing play area. Consider nature play as a driving play type to provide open-ended play experiences that connect people to the park and the creek.
- Provide new paths along the creek as an amenity and connection to Chief Concomly Park. Landscape with a variety of trees and plants to enhance park users’ experiences.
- Enhance the park’s comfort features with additional amenities such as seating options, picnic tables, shade trees, shade structures, rain cover, drinking fountains, etc.
- Collaborate with local artists, vendors, and event planners to offer regular community gatherings and cultural experiences to residents.
- Construct a sidewalk on SW JP West Road to connect Veterans Park to the pedestrian network and provide access to the neighborhoods east of Scappoose Creek.

- Pave and stripe the existing informal parking area and provide signage and pedestrian crossing markings to improve vehicular flow and secure pedestrian safety during peak seasons and events.
- As one of the City’s most visible parks, ensure that there are funds on hand to maintain or replace picnic tables, benches, and amenities as they age and wear.





GRABHORN PROPERTY		
Park Classification	Size (acres)	Development Status
Community Park	9.5	Planned for Development



### Existing Site Character

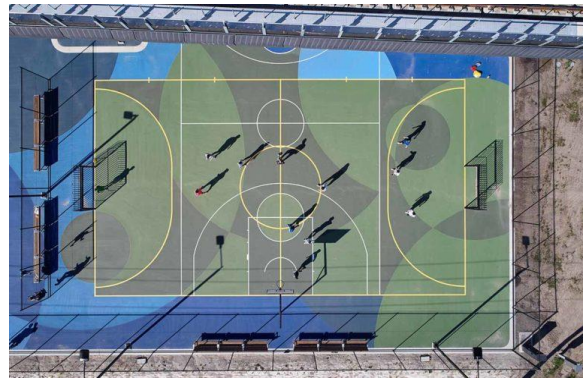
The Grabhorn property abuts Veterans Park and South Scappoose Creek. The site was purchased and added to the City’s park inventory in 2020. With its spacious size of 9.5 acres and adjacency to nearby parks and the creek, the City is examining the potential for various recreational opportunities and facilities on the Grabhorn property.

### Future Vision

The Grabhorn property is undergoing a separate Master Planning effort. While preferred alternatives are still being identified, this site is intended to become a vibrant and active community park for sports, games, play, and creek-related activities. Together with Veterans and Chief Concomly parks, the Grabhorn property will become a third of Scappoose’s “central park” – a large, contiguous green space that encourages community gathering, active living, and a connection to nature.

## Recommendations

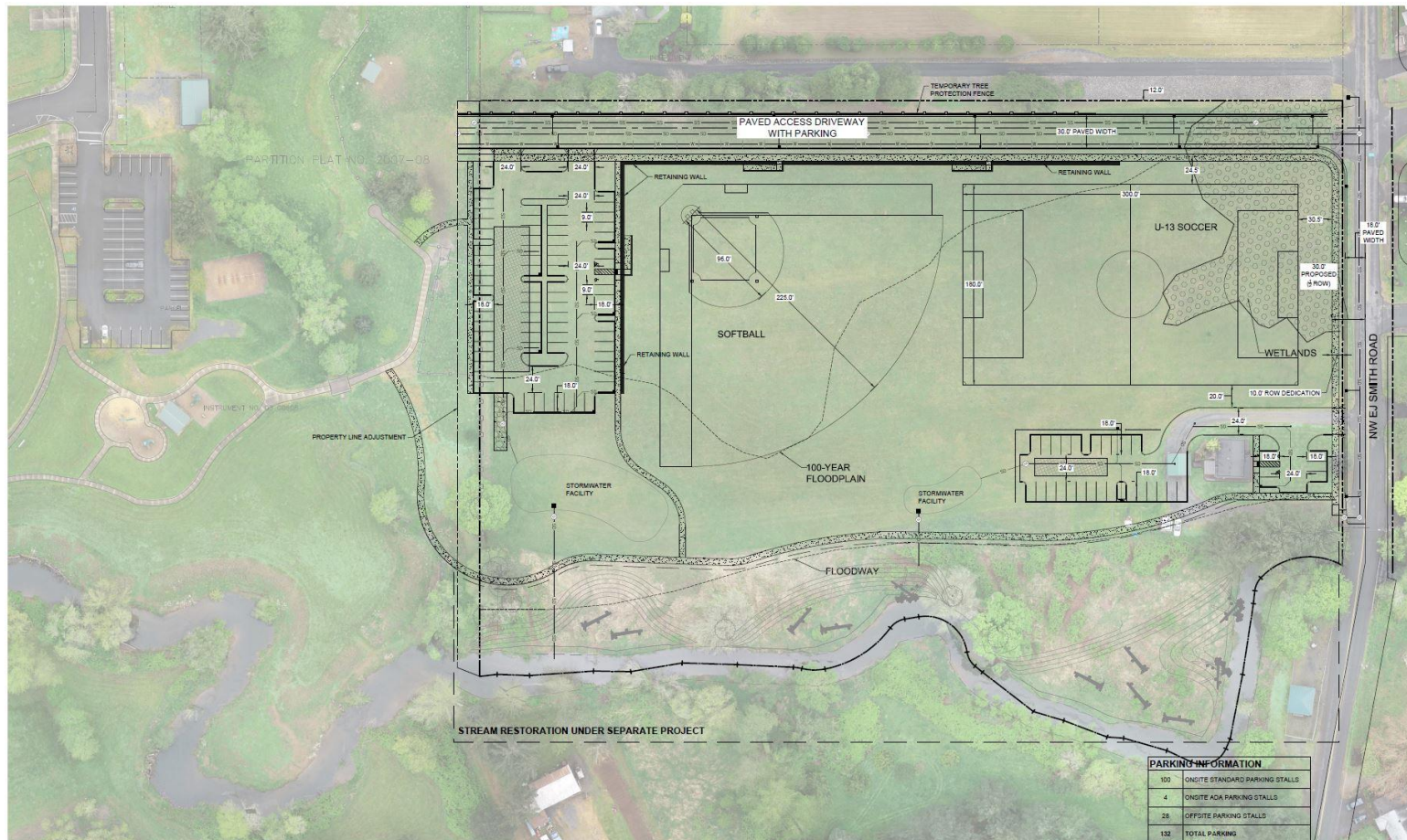
- Incorporate sports fields/courts to expand the available activities at Veterans Park and fill gaps in the overall system.
- Consider ballfields, sports courts, soccer, pickleball, basketball, futsal, and outdoor fitness equipment.
- Create a walking loop around the perimeter of the site and a creek-side trail that connects Grabhorn to Veterans and Chief Concomly parks.
- Open views and access to the creek.
- Add shade, trees, and landscaping across the site for comfort, aesthetics, increased habitat.
- Develop a disk golf course that spans both the Grabhorn property and Veterans Park.



GRABHORN PARK CONCEPTUAL SITE OPTIONS, SEPTEMBER 2022 DRAFT

Note that descriptions of the three options accompanied the layouts developed in 2022 and are distinct from site recommendations listed under Grabhorn Property in this document.

Option 1: This concept shows the recreational fields separated, a removed through-street connection, and removed pool facility.

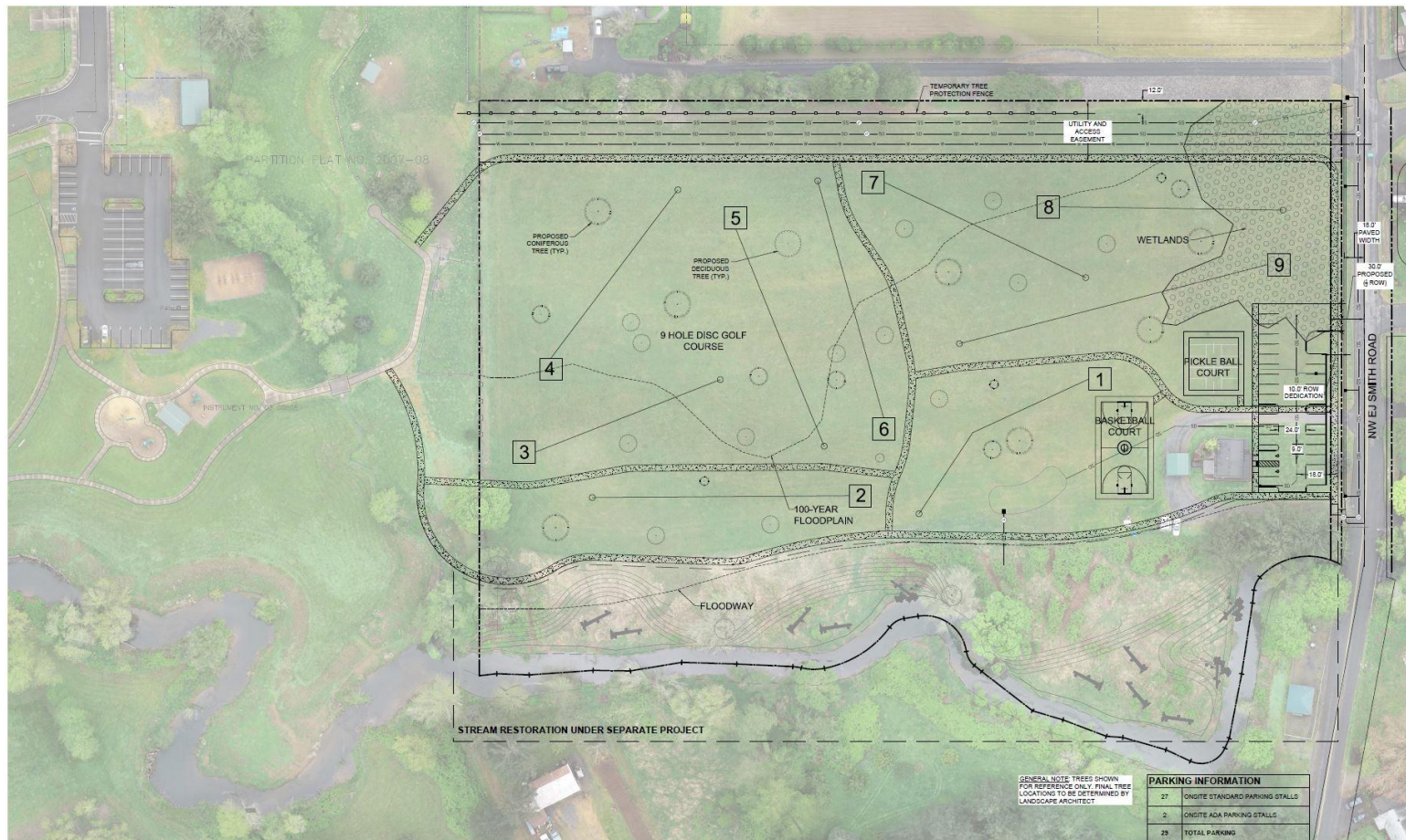


DRAWING BY: JJS  
 PREPARED FOR: CITY OF SCAPPOOSE  
 PLAN ISSUE DATE: SEPTEMBER 28TH, 2022  
 PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN

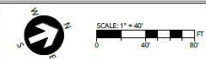


**GRABHORN PARK - PRELIMINARY SITE PLAN - OPTION 1**  
**SCAPPOOSE, OREGON**

*Option 2: This concept features a low-impact development design and is intended to show how the space could be utilized for smaller amenities as opposed to larger sports fields. Key differences: no southern parking lot, unpaved utility and access easement, additional footpaths, new trees, pickle ball court, basketball court, and disc golf baskets.*

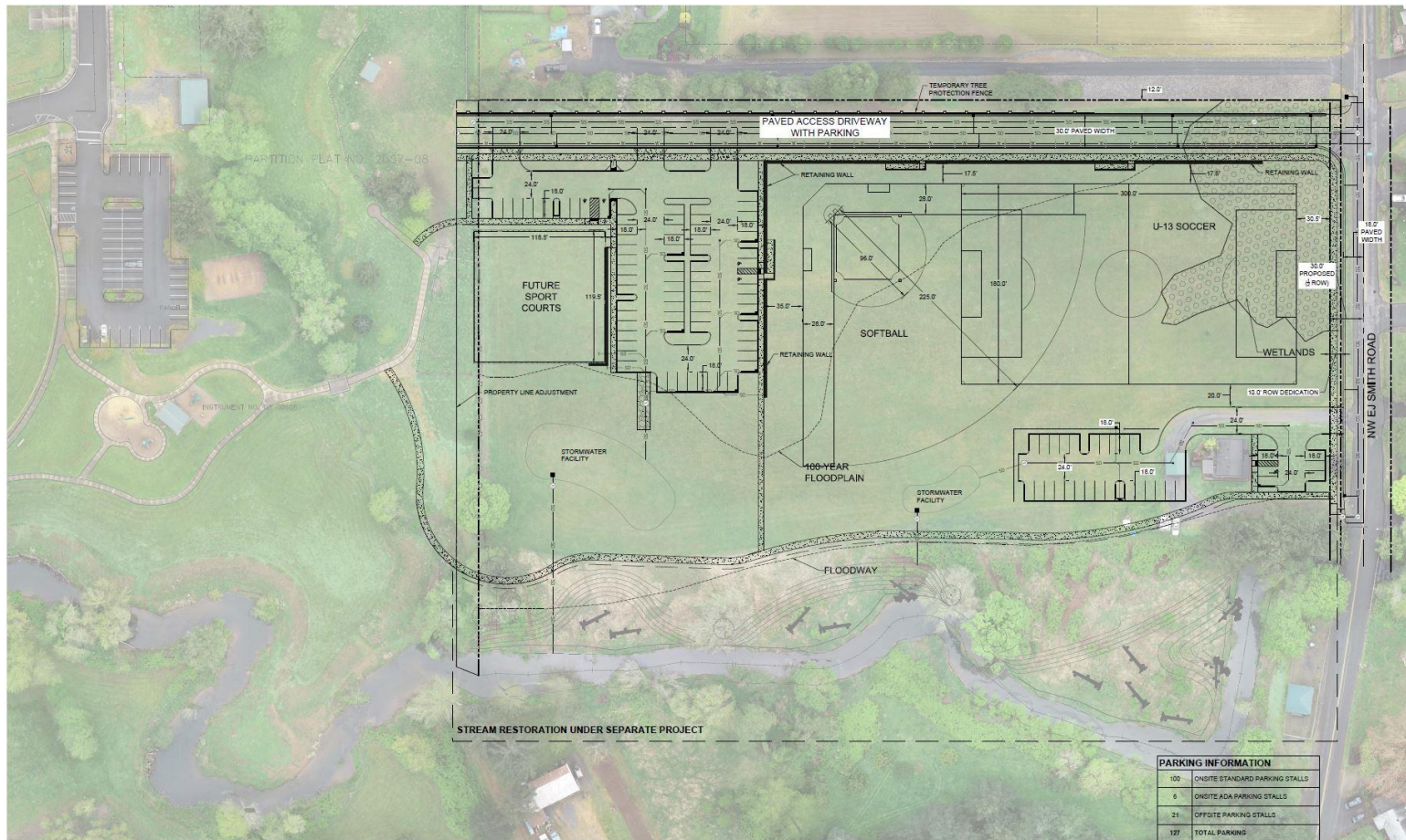


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 PLAN ISSUE DATE: SEPTEMBER 28TH, 2022  
 PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN



**GRABHORN PARK - PRELIMINARY SITE PLAN - OPTION 2**  
**SCAPPOOSE, OREGON**

Option 3: Similar to Option 1, however, this concept features overlapping softball and soccer fields to accommodate a future sports court.



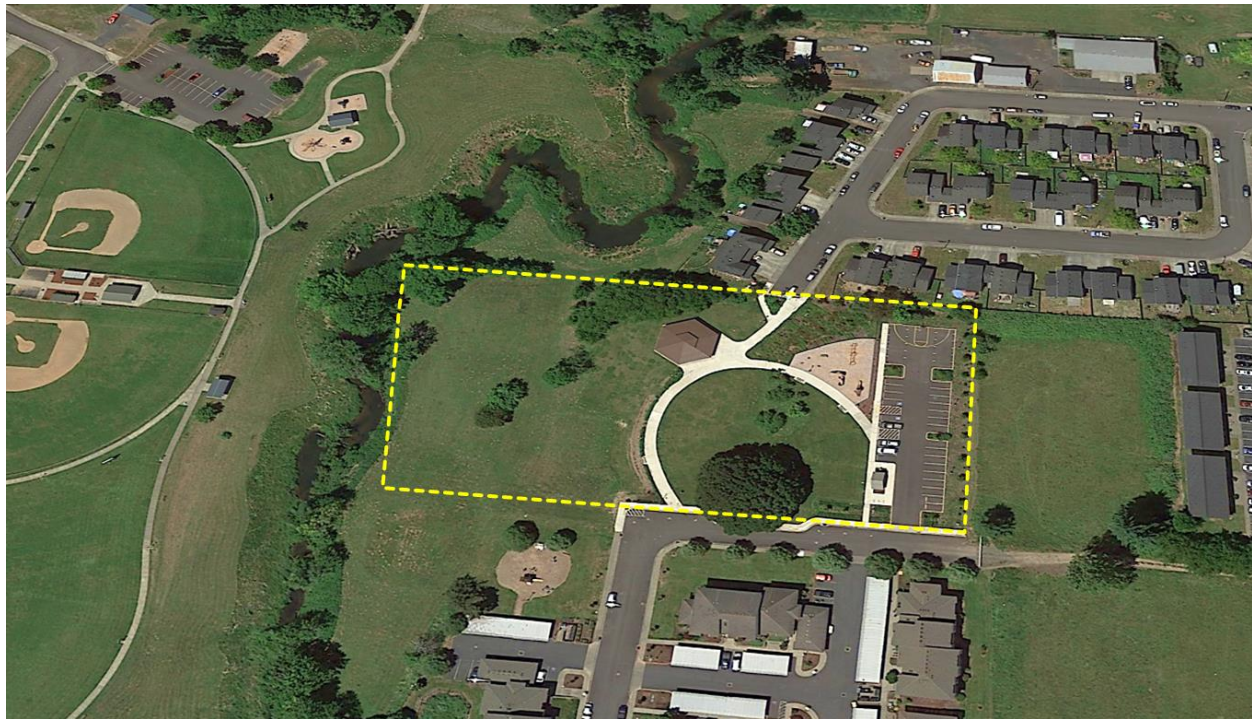
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 PLAN ISSUE PURPOSE: CONCEPTUAL DESIGN



**GRABHORN PARK - PRELIMINARY SITE PLAN - OPTION 3**  
**SCAPOOSE, OREGON**

Neighborhood Park

CHIEF CONCOMLY PARK		
Park Classification	Size (acres)	Development Status
Neighborhood Park	3.0	Developed



Existing Site Character

Near 4th Street, Chief Concomly Park is accessible from SW Seely Lane, off SW JP West Road. Located directly east of Veterans Park, the park is separated from it by South Scappoose Creek. Parking for vehicles is provided in a 24-space lot, which includes ADA-accessible spots. Bicycle parking is also provided near the parking lot with a bike staple. In honor of the rich Native American history of the Scappoose area, the park is named for the Chief of the Chinook Tribe during the time of the pioneer settlement, who is estimated to have lived from 1765 to 1830.

A central feature of Chief Concomly Park is the covered pavilion. A prime location and its amenities - including electricity, nearby bathrooms, and a drinking fountain - make this an ideal location for reunions and other large group gatherings. Additionally, the park features a half basketball court, a playground with swings, a slide, and a climbing wall.

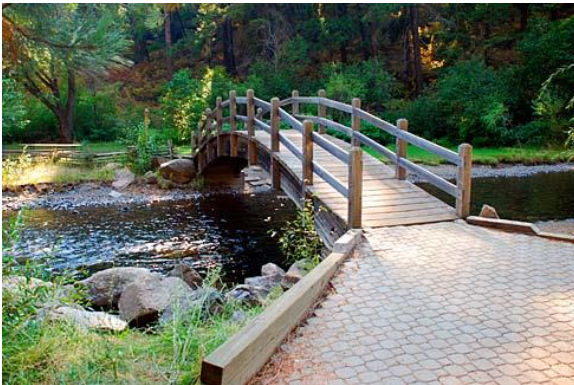
Future Vision

Chief Concomly Park continues to provide recreational opportunities in its beautiful setting characterized by heritage trees and South Scappoose Creek. The site’s interpretive signage tells the story of the area’s Native American inhabitants and describes the site’s trees and creek, which give people a

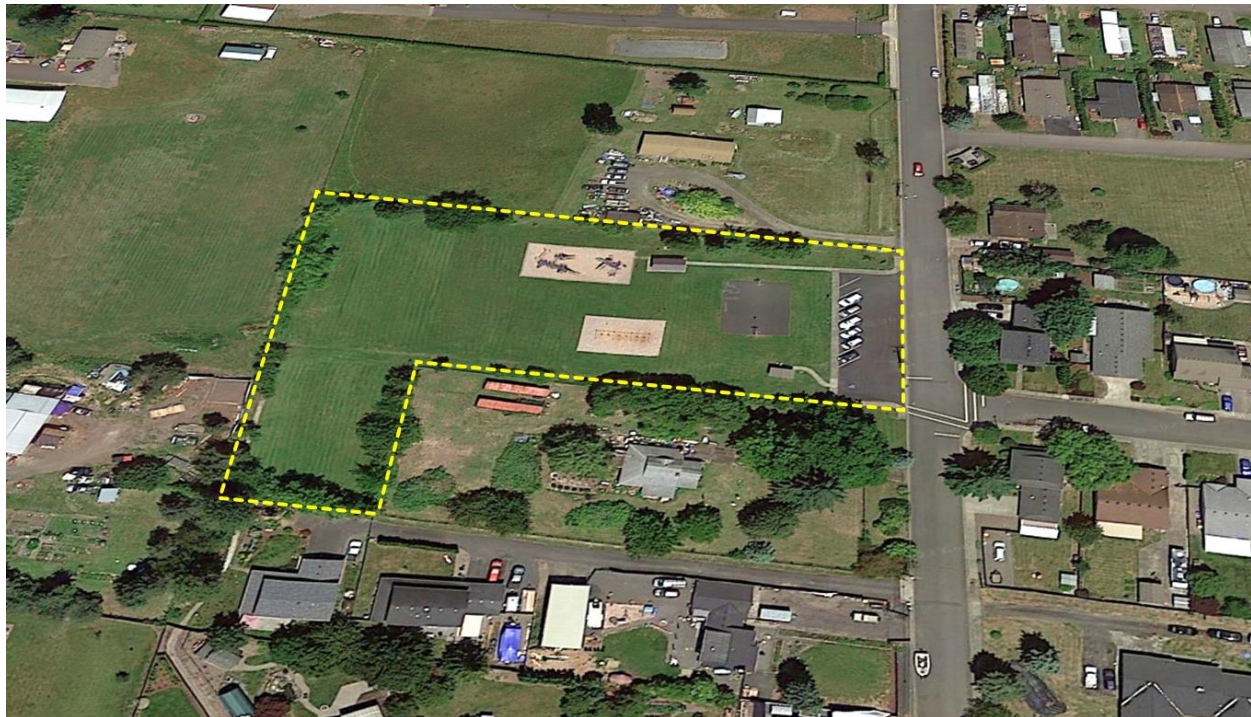
better understanding of the site and more appreciation for its unique qualities. New pedestrian connections to Veterans Park and the Grabhorn property enhance access to the creek and link this site to additional park amenities.

### Recommendations

- Provide seamless pedestrian connections to Veterans Park and the Grabhorn property, including a footbridge over South Scappoose Creek.
- Enhance play opportunities and increase variety of play experiences, including more nature and open-ended play opportunities.
- Explore the suitability of existing open areas near the creek for a horseshoe pit and a volleyball court.
- Tell the story of the oak and apple trees using interpretive signs and other artful approaches.
- Consider a community garden or neighborhood orchard for harvesting, learning, and seasonal happenings.



MILLER PARK		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.0	Developed



### Existing Site Character

In addition to vehicular access, Miller Park is also accessible by foot or by bicycle via the Crown Z Trail, which is nearby and connects to Miller Road. A limited number of off-site parking spaces are available along Miller Road. A total of eight parking spaces are provided on-site, including one ADA-accessible space. Bicycle parking facilities are not available.

Among the amenities offered by Miller Park are a full basketball court, playground equipment, a picnic area with a shelter, a drinking fountain, and a gender-neutral restroom. In the rear half of the park there is an unmarked grass field that is ideal for informal sports games and is suitable for sports practices.

### Future Vision

A true neighborhood space, Miller Park will act as the collective, outdoor living room for nearby neighbors. With a variety of amenities for active and passive use, this park welcomes neighbors of all ages to gather and regularly participate in public, neighborhood life together.

### Recommendations

- Resurface the existing basketball court and make it covered.
- Enhance the existing play area by increasing the variety of play experiences, adding more accessible features, and providing opportunities for less structured, more open-ended play.



- Install a larger restroom.
- Add trees and plantings in the park to provide shade and seasonal interest.
- Create a hammock garden in between the trees for everyday hammock lounging (bring your own hammock).
- Create walking loops and resting areas for strolling, scooting, and balance biking/trekking.
- Provide more covered spaces for potluck meals, outdoor projects, after-school homework sessions, and an outdoor workspace for those who work from home. Consider providing one or more long, oversized community table(s).
- Provide more seating, more shade, and more comfort opportunities across all seasons.
- Use the open field as informal space for picnicking, pick-up games, and neighborhood gatherings.
- Create a connection to the airplanes flying by overhead (e.g., a playground theme or ground plane surface design).
- Explore need for informational signage to Trtek Trailhead parking.
- Consider adding parking spaces to meet the needs of visitors to enhanced/added facilities.



CREEKVIEW PARK		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.7	Minimally developed

\* Although Creekview Park is counted as a developed park, it still needs a significant investment in facility development.



### Existing Site Character

Creekview Park is located along South Scappoose Creek and is accessible through SW Creekview Place. The park entrance is located on an undeveloped lot between two residential properties, and it leads down a hill to a grassy field in the South Scappoose Creek floodplain. A limited amount of off-site parking is available along SW Creekview Place and there are no parking facilities for bicycles.

The site is largely unimproved and contains only a landfill receptacle and a pet waste disposal station. Currently, this park is used informally for picnics and open space by the neighboring property owners. When it snows, the park is a popular sledding location. The location along the creek provides valuable greenway space but is limited by seasonal flooding. The bank slopes steeply away from the roadway and may make it difficult to access the water; erosion along the slopes is also a concern. Improvements to creekside areas may be restricted or subject to balanced cut and fill requirements.

### Future Vision

Creekview Park is a calm space where residents come to walk, picnic, play, and explore. Developed as a low-key site, this park acts as a natural counterpart to some of the other more developed sites in Scappoose’s system. Here, people are invited to stroll the looping pathways, sit under the trees, picnic on the open lawn spaces.

## Recommendations

- Create a neighborhood park with a natural character that encourages outdoor activities and access to the creek.
- Provide a nature play area for tactile, free play across all ages.
- Enhance trees and plantings within the park.
- Develop looping trails that circulate beneath trees, around native plantings, and through open spaces.
- Integrate a tricycle track/big wheel loop off into the pathway system. This can be integrated with the looped path system.
- Enhance the creek's edge to encourage wildlife viewing and interaction with the water.
- Provide more seating, more picnic tables, more shade, and more comfort opportunities.



NP-1: Proposed Neighborhood Park #1		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.5 acres (2-3 acres)	Proposed

### Existing Site Character

The area identified for Proposed Neighborhood Park #1 is inside City limits and is zoned mostly for medium density housing, with some areas zoned for high density housing. It includes a mix of vacant, developed, and potentially redevelopable properties. The current housing in the area west of the proposed shared use path, the Scappoose Creek Trail, is mostly low density single-family housing. East of the Scappoose Creek Trail, the housing is predominantly low-density single-family housing, but also includes some moderate density housing such as a garden apartment complex on SW Maple Street.

Most of the vacant and redevelopable properties are located adjacent to the South Scappoose Creek on the west side. Land in this area is impacted by flood hazard or floodway constraints. In addition, portions of these areas between Veterans Park and Creekview Park are identified as being susceptible to landslides according to DOGAMI data. Despite the environmental constraints in the area, there is still a moderate amount of land available to support new residential uses. The degree of development potential for additional housing in this area depends in part on the ability to provide access and extend utilities while maintaining or mitigating for the presence of environmental constraints. Any future residential development in the area would also need to conform to current zoning regulations, which would likely result in low density housing such as single-family homes or duplexes.

### Future Vision

This neighborhood park is intended to serve nearby neighbors with play areas for younger children, a sports court or open playfield for teens and adults, and a variety of amenities for visitors such as benches and picnic tables.

### Recommendations

- Acquire parkland, targeting a site that is a minimum of 2.5 acres in size to meet the needs of nearby neighbors. Ensure the park has a contiguous, regular shape and relatively level topography suitable for active and passive park development.
- Where feasible, centralize the park within the neighborhood to maximize pedestrian and bicycle access from surrounding neighborhoods and serve residents within a 10-minute walking distance (1/2 mile).
- Consider a larger site (e.g., 3-4 acres) that integrates natural features to contribute to the character of the site.
- Involve nearby residents and/or stakeholders in the design or site master planning of this park. Integrate maintenance and operations efficiencies in the park design.

- Develop the park according to guidelines for neighborhood parks. Provide at a minimum a play area (for ages 2-5 and 5-12), gathering area (e.g., grouped seating, varied tables, small shelter or gazebo), active use facility (e.g., sports court,), open turf playfield, and suitable support amenities (e.g., signage, benches, bike racks, dog waste stations, trash receptacles).
- Incorporate unique features and design elements that reflect the site’s character.
- Consider adding additional amenities and facilities to diversify recreation options.
- Depending on park size, consider needs for adjacent on-street or angle-in parking. (For smaller sites, no parking is needed.)

NP-2: Proposed Neighborhood Park #2 (or Pocket Park)		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.5 acres (1-2 acres)	Proposed

### Existing Site Character

The areas east of Highway 30 and in the vicinity of Scappoose High School feature a mix of low- and medium-density residential neighborhoods. Current development consists mostly of low-density single-family housing. A variety of medium density housing types are also present in the area, including fourplexes located on Bernet Drive and duplex housing on Rolling Hills Drive. Some housing developments on larger lots are present at the intersection of SE 2<sup>nd</sup> Street and Frederick Street, as well as adjacent to SE 6<sup>th</sup> Street.

Environmental constraints present in the area are limited to wetlands associated with the unnamed stream that extends northward from Johnson Creek outside of the UGB.

Most of the area is currently developed with housing. Any future housing in the area will likely be through redevelopment of the larger lots located at the intersection of 2<sup>nd</sup> Street and Frederick Street, or adjacent to SE 6<sup>th</sup> Street.

### Future Vision

This neighborhood park would provide play areas for younger children and a variety of amenities for visitors such as benches and picnic tables. As with other City neighborhood parks, this park would meet the needs of surrounding residents and neighborhoods, fulfilling recreational needs distinct from the activities engaged in on the Scappoose School District properties in this area.

### Recommendations

- Acquire parkland, striving for a site that is a minimum of 2.5 acres in size to meet the needs of nearby neighbors. Since this area is largely built out, consider a smaller pocket park of 1-2 acres in size if a larger site cannot be acquired.

- Ensure the park has a contiguous, regular shape and relatively level topography suitable for active and passive park development.
- Involve nearby residents and/or stakeholders, such as representatives from all three nearby schools, in the design or site master planning of this park. Integrate maintenance and operations efficiencies in the park design.
- Develop the park according to guidelines for neighborhood parks, scaling features according to the size of the park. Provide at a minimum a play area (for ages 2-5 and 5-12), gathering area (e.g., grouped seating, varied tables), and suitable support amenities (e.g., signage, benches, bike racks, dog waste stations, trash receptacles).
- Incorporate unique features and design elements that reflect the site’s character.

NP-3: Proposed Neighborhood Park #3 (or Pocket Park)		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.5 acres (1-2 acres)	Proposed

### Existing Site Character

Neighborhood Park #3 ideally will be located in the southernmost part of the City to serve existing residents who live inside the current city limits. The residential areas in this location are mostly developed with single-family housing subdivisions. The area is characterized by newer housing construction, with lot sizes consistent with medium-density residential zoning (R-4). There is single-family housing located on larger lots between SW Dutch Canyon Road and Havlik Drive. Given the underlying zoning, these properties have the potential to redevelop with additional housing.

The South Scappoose Creek traverses the northwester part of this area that is underserved by City parks. The creek has associated flood hazard and floodway areas according to FEMA data. Other environmental constraints are generally not present in the area.

### Future Vision

This neighborhood park is intended to serve nearby neighbors with play areas for younger children, a sports court or open playfield for teens and adults, and a variety of amenities for visitors such as benches and picnic tables.

### Recommendations

- Acquire parkland, striving for a site that is a minimum of 2.5 acres in size to meet the needs of nearby neighbors. Since this area is largely built out, consider a smaller pocket park of 1-2 acres in size if a larger site cannot be acquired. Ensure the park has a contiguous, regular shape and relatively level topography suitable for active and passive park development.

- Where feasible, centralize the park within the neighborhood to maximize pedestrian and bicycle access from surrounding neighborhoods and serve residents within a 10-minute walking distance (1/2 mile).
- Involve nearby residents and/or stakeholders in the design or site master planning of this park. Integrate maintenance and operations efficiencies in the park design.
- Develop the park according to guidelines for neighborhood parks, scaling features according to the size of the park. Provide at a minimum a play area (for ages 2-5 and 5-12), gathering area (e.g., grouped seating, varied tables), active use facility (e.g., sports court), open turf playfield, and suitable support amenities (e.g., signage, benches, bike racks, dog waste stations, trash receptacles).
- Incorporate unique features and design elements that reflect the site’s character.

NP-4: Proposed Neighborhood Park #4		
Park Classification	Size (acres)	Development Status
Neighborhood Park	Minimum 2.5 acres (more with natural area)	Proposed

**Existing Site Character**

This residential area where Neighborhood Park #4 would be located is currently outside city limits, but within the City’s urban growth boundary (UGB) and is expected to develop within the 20-year planning horizon. Pursuant to City Comprehensive Plan designations, it will have a mix of land use types, including commercial, industrial, and residential uses. Most of the area east of Highway 30 has a Suburban Residential Comprehensive Plan designation and will likely be developed with single-family residences after annexation.

Current residential development in this area is predominantly single-family homes on large lots. Some small businesses exist in this area, but land is generally characterized by large yards, natural landscaping, and agricultural uses. There are mapped environmental constraints present in the area, with most of the residential area located east of Highway 30 lying within a flood hazard zone that has a 1% annual chance of flooding according to FEMA data. A smaller portion located close to the proposed Scappoose Creek Trail is designated a Floodway. Given the presence of flood hazards and floodway constraints, this area is anticipated to have limited new residential development.

**Future Vision**

This vibrant, nature-themed neighborhood park, potentially located along the Scappoose Creek Trail, is intended to serve nearby neighbors as well as other pedestrians and bicyclists using the trail. The site will have a desirable mix of developed park uses and natural areas.

## Recommendations

- Coordinate with future developer(s) to identify and acquire parkland when residential area is platted. Target a site that is a minimum of 2.5 acres in size to meet the needs of nearby neighbors.
- Ensure the park has a contiguous, regular shape and relatively level topography suitable for active and passive park development.
- Where feasible, centralize the park within the neighborhood to maximize pedestrian and bicycle access from surrounding neighborhoods and serve residents within a 10-minute walking distance (1/2 mile). For this site, consider a location along the proposed Scappoose Creek Trail to maximize access and connectivity to other parks.
- Encourage a larger site (e.g., 3-5+ acres) that protects natural areas, slopes, swales, wetlands, creeks, habitat and similar landscapes that support ecological functions and contribute to the character of the site.
- Involve nearby residents and/or stakeholders in the design or site master planning of this park. Integrate maintenance and operations efficiencies in the park design.
- Develop the park according to guidelines for neighborhood parks. Provide at a minimum a play area (for ages 2-5 and 5-12), gathering area (e.g., grouped seating, varied tables, small shelter or gazebo), active use facility (e.g., sports court, tricycle track/walking loop), open turf playfield, and suitable support amenities (e.g., signage, benches, bike racks, dog waste stations, trash receptacles).
- Incorporate unique features and design elements that reflect the site's character. For example, consider a nature-themed play area, interpretive signage along the creek, and a trail wayside or fitness stations along the trail if co-located with the proposed Scappoose Creek Trail.
- Consider adding additional amenities and facilities to diversify recreation options.
- Depending on park size, consider needs for adjacent on-street or angle-in parking. (For smaller sites, no parking is needed.)



NP-5: Proposed Neighborhood Park #5		
Park Classification	Size (acres)	Development Status
Neighborhood Park	2.5 acres (2-3 acres)	Proposed

### Existing Site Character

The identified area for Proposed Neighborhood Park #5 is within the City's UGB but outside the current Scappoose city limits. The City's Comprehensive Plan provides land use designations to guide future urban-level development in the area once it becomes annexed into the City. The entire area has a Suburban Residential designation. Existing development in the area is generally oriented around Dutch Canyon Road. There is a mix of large vacant or redevelopable properties as well as several smaller properties currently developed with low-density housing. Most of the larger vacant or redevelopable properties are centrally located within the area while the smaller properties generally exist at the eastern and western extents of the area.

The areas between Dutch Canyon Road and Adams Road/Mountain View Road have a mix of environmental constraints. Most of this area is susceptible to landslides according to DOGAMI data. There are also moderate amounts of steep slopes and wetlands. South Scappoose Creek generally runs adjacent to the southern UGB boundary and is considered a FEMA flood hazard area and floodway.

There is moderate development potential despite environmental constraints in the area. Portions of many of the parcels in the area are located outside flood hazard/floodway areas or landslide susceptible areas. The degree of development potential in the area depends in part on the ability to provide access and extend utilities while protecting or mitigating for impacts in environmentally sensitive areas.

### Future Vision

In an area that is distant from other City recreational opportunities, this park is an important neighborhood asset and is strongly identified with the residential area it serves. It provides a key, accessible gathering place for its immediate community, with play areas for younger children, a sports court or open playfield for teens and adults, and a variety of amenities for visitors such as benches and picnic tables.

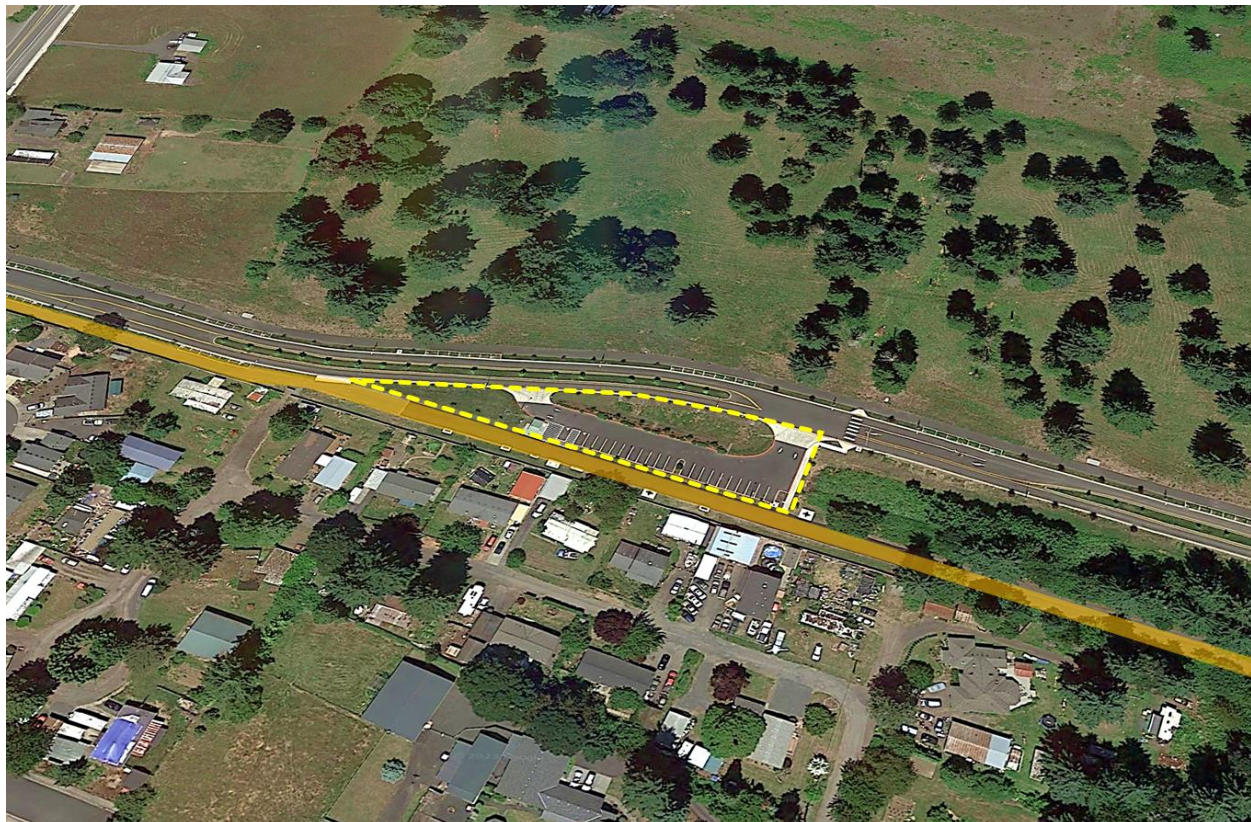
### Recommendations

- Coordinate with future developer(s) to identify and acquire parkland when residential area is platted. Target a site that is a minimum of 2.5 acres in size to meet the needs of nearby neighbors. Ensure park has a contiguous, regular shape and relatively level topography suitable for active and passive park development.
- Where feasible, centralize the park within the neighborhood to maximize pedestrian and bicycle access from surrounding neighborhoods and serve residents within a 10-minute walking distance (1/2 mile).
- Consider a larger site (e.g., 3-4 acres) that integrates natural features to contribute to the character of the site.

- Involve nearby residents and/or stakeholders in the design or site master planning of this park. Integrate maintenance and operations efficiencies in the park design.
- Develop the park according to guidelines for neighborhood parks. Provide at a minimum a play area (for ages 2-5 and 5-12), gathering area (e.g., grouped seating, varied tables, small shelter or gazebo), active use facility (e.g., sports court, tricycle track/walking loop), open turf playfield, and suitable support amenities (e.g., signage, benches, bike racks, dog waste stations, trash receptacles).
- Incorporate unique features and design elements that reflect the site’s character.
- Consider adding additional amenities and facilities to diversify recreation options.
- Depending on park size, consider needs for adjacent on-street or angle-in parking. (For smaller sites, no parking is needed.)

**Linear Park / Trail**

TRTEK TRAILHEAD/CROWN Z TRAIL		
Park Classification	Size (acres)	Development Status
Linear Park / Trail	3.4	Developed



### Existing Site Character

The Crown Z Trail follows the route of a historic railroad once used by the logging industry. The City owns approximately 1.25 miles of trail within the city limits on the north side of Scappoose, from Highway 30 to East Columbia Avenue and Dike Road. In order to make way for a two-way arterial street, the section between Highway 30 and West Lane Road has been removed.

The Trail provides access to scenic open spaces in Columbia County. In the western portion of the trail, which begins at the intersection of Highway 30 and the Scappoose Vernonia Highway, the North Scappoose Creek winds through heavily forested hillsides to Vernonia. The majority of this trail is surfaced with gravel, and it is suitable for mountain bikes. In the eastern section of the trail, there are wetlands and open agricultural fields, with easy views of Mount Saint Helens, Mount Adams, and Mount Hood. The trail through Scappoose has an asphalt surface that is suitable for a variety of recreational travel modes, including rollerblading and cycling. Trtek Trailhead offers parking, public restrooms, picnic tables, and a bicycle repair station for visitors.

### Future Vision

The Crown Z Trail and Trtek Trailhead will remain an integral part of Scappoose's park system, providing a wide range of opportunities for walking, hiking, and biking. Development of the Proposed Scappoose Creek Trail and Commerce Drive Property will enhance the connectivity of the Crown Z trail and provide more integrated park recreation opportunities for residents and visitors.

### Recommendations

- Provide interpretive signage along trail describing history of the area and natural features.
- Add activity stations, parcourse or outdoor fitness equipment along trail.
- Add viewpoints and waysides (activity or seating areas) along the trail and look for opportunities to provide covered shelter(s).
- Ensure that future development includes a sidewalk frontage along West Lane Road (at the intersection of the new road) to establish a better pedestrian connection to the west.
- Develop e-bike stations in partnership with the County.



Proposed Scappoose Creek Trail		
Park Classification	Size (acres)	Development Status
Linear Park/Trail	~9.75 acres	Proposed

### Existing Site Character

Scappoose Creek is a valuable asset to the City, as it is the only significant wildlife habitat within its borders. Both sides of the creek are surrounded by native and riparian vegetation, which provides wildlife habitat. Lands along the creek and several areas extending from it are designated riparian zones or wetlands. During the year, the creek area experiences seasonal water flow and erosion of its banks. The creek borders Creekview Park, Veterans Park, Chief Concomly Park, and the Grabhorn property, presenting opportunities for an integrated feature through the majority of the City’s developed or soon to be developed park land.

### Future Vision

The Scappoose Creek trail provides pedestrians and cyclists with a safe off-street active transportation and trail-related recreation opportunities between north and south city limits, as well as internal connections between key sites including parks, school sites and Downtown Scappoose.

### Recommendations

- Acquire or obtain an easement for a trail of approximately 4 miles in length, along Scappoose Creek from south city limits to north city limits, connecting Creekview, Veterans, Grabhorn, and Chief Concomly parks, potentially along with Proposed Neighborhood Park #1. Strive to provide a corridor width of 20 feet, which includes 12 feet of paved paths for walking and biking travel as well as 8 feet of buffer from both roadways and landscape.
- Provide trailheads at adjacent community parks and trail waysides at adjacent neighborhood parks to support trail access. Trailheads should include parking, restrooms, drinking fountains,

shaded seating, bike racks, and a bike repair station. Trail waysides should include seating, bike racks, and drinking fountains.

- Provide bike turn-arounds at each end of the trail.
- Include trail identification and safety signage, mile markers, and wayfinding signage at each adjacent parks, also giving special attention to the intersection with the Crown Z Trail.
- Develop an educational program and interpretive signage that introduce the restored Scappoose Creek and how the creek creates a critical fish habitat and sustainable environment to wildlife.



Special Use Site

CHAPMAN LANDING		
Park Classification	Size (acres)	Development Status
Special Use Site	16.0	Minimally developed



Existing Site Character

Chapman Landing is located on E Columbia Road and Dike Road, east of Scappoose city limits in Columbia County. A significant resource for the community, the site provides one of the few access points to the Multnomah Channel, as well as marking the end of the popular Crown Z Trail. There is a limited amount of parking available in a parking lot that is connected to the park by a walking trail. Bicycle and pedestrian access is via the Crown Z Trail. Site amenities include benches, picnic tables, and portable toilets. Having acquired this site from the County in 2019, the City is exploring the possibility of developing it further in consultation with Columbia County.

Future Vision

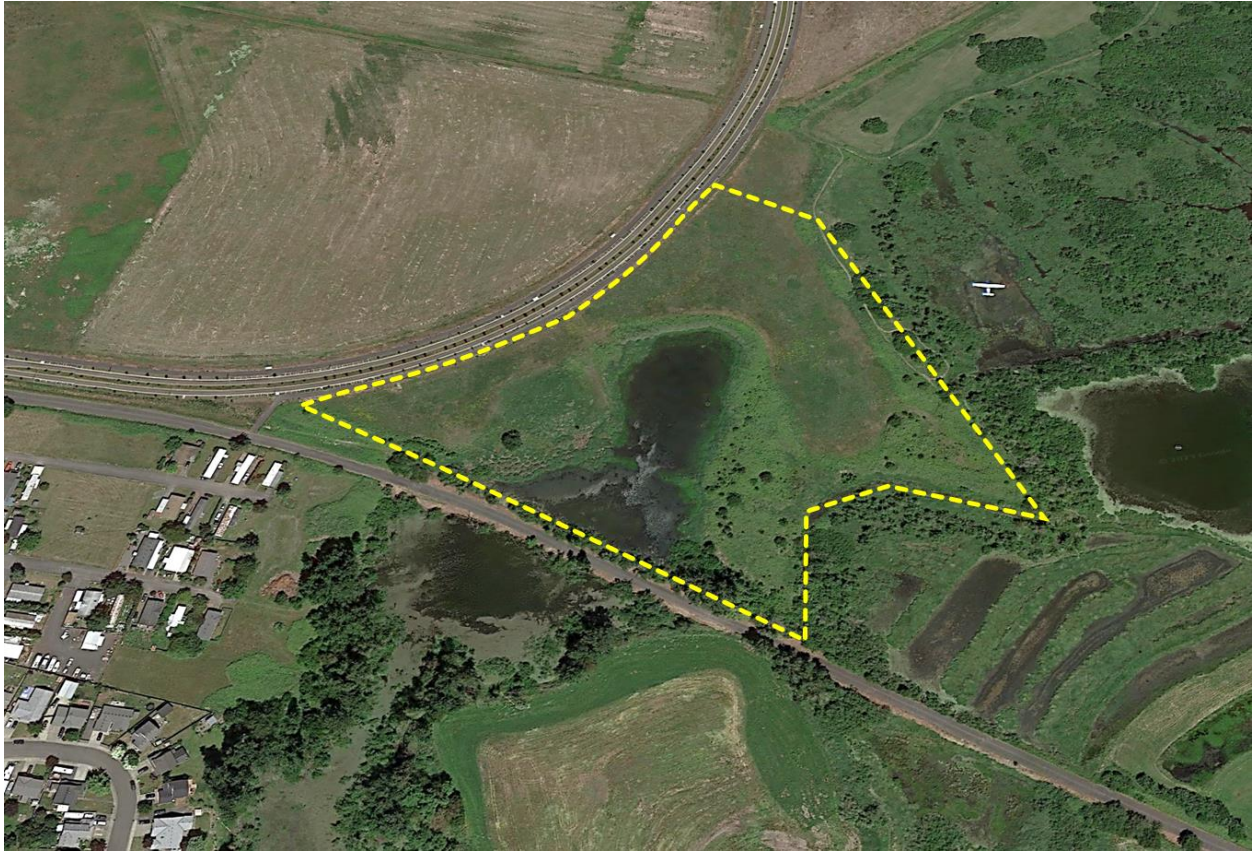
The unique location of Chapman Landing and its natural features will make it a destination for all types of park users. With the Multnomah Channel as its backbone, the site offers a multitude of recreational activities from relaxation to water activities and educational nature experiences throughout the year.

Recommendations

- Improve the site as a trailhead at the endpoint of the Crown Z Trail.
- Enhance safe access to the water.
- Add a non-motorized boat ramp/kayak launch.
- Consider adding boat lockers for kayak storage.
- Provide amenities such as a restroom and a bicycle repair station adjacent to parking lot.
- Increase seating, viewing, and picnicking opportunities across the site.
- Provide an accessible fishing platform.
- Improve the parking area to maximize the number of spaces.
- Provide interpretive signage that showcases the site’s historical context and viewpoints.



COMMERCE DRIVE PROPERTY		
Park Classification	Size (acres)	Development Status
Special Use Site	14.1	Undeveloped; Proposed for Development



### Existing Site Character

This property was annexed into the City in 2017 and is located along the Crown Z Trail, close to the Trtek Trailhead. Due to the presence of a large wetland area on the site, less than half of the 14.5 acres can be utilized or developed with recreational amenities.

### Future Vision

The Commerce Drive Property will become a vibrant, unique site in Scappoose’s park system – one that combines wetlands and wildlife viewing with active outdoor recreation. Visitors will be invited to walk along trails and boardwalks; observe seasonal wildlife; learn through interpretive signage; play disc golf; and walk dogs in designated off-leash areas. This park will benefit from a shared parking area with its industrial-use neighbors and extend opportunities to walkers and hikers enjoying the Crown Z Trail.

### Recommendations

- Protect the site’s open space and natural areas.
- Add nature trails and boardwalks that meander through the wetlands and enable self-directed nature walks.
- Incorporate local, natural art into the park experience.
- Enhance wildlife viewing, such as incorporating covered areas like duck blinds.



- Provide interpretive signage.
- Create seating and picnic opportunities.
- Consider providing a rustic shelter for outdoor learning, gathering, and picnicking.
- Incorporate native habitat restoration in planning and implementing park improvements.



### Consideration for Future Development

The City has discussed the development of additional park properties if resources exist, other recommended improvements are completed, and other obstacles can be removed. These are noted briefly below for future consideration. However, their development is likely beyond the 20-year planning horizon for this Master Plan.

### Vista Property

The Vista Property is located at the western edge of the City on a hill overlooking Scappoose and the Columbia River Valley. This large, wooded parcel is characterized by steep terrain and second-growth forest. Access is gained via NW Bella Vista Drive, but the drive onto the property is gated and vehicular access is currently restricted. The site currently has some unofficial trails used by people and wildlife. Possible uses explored over the years for this site include more formal trails for pedestrians, mountain bikes, and horses. Steep terrain makes the site difficult to support traditional develop park uses. It may be possible to connect the site with the Crown Z Trail. Potential site development could include a trailhead with restrooms, bike rack, bike repair station, soft surfaced hiking and mountain biking trails, a bike skills park and pump track. It is possible that this site could also be considered for a challenging disk golf course.



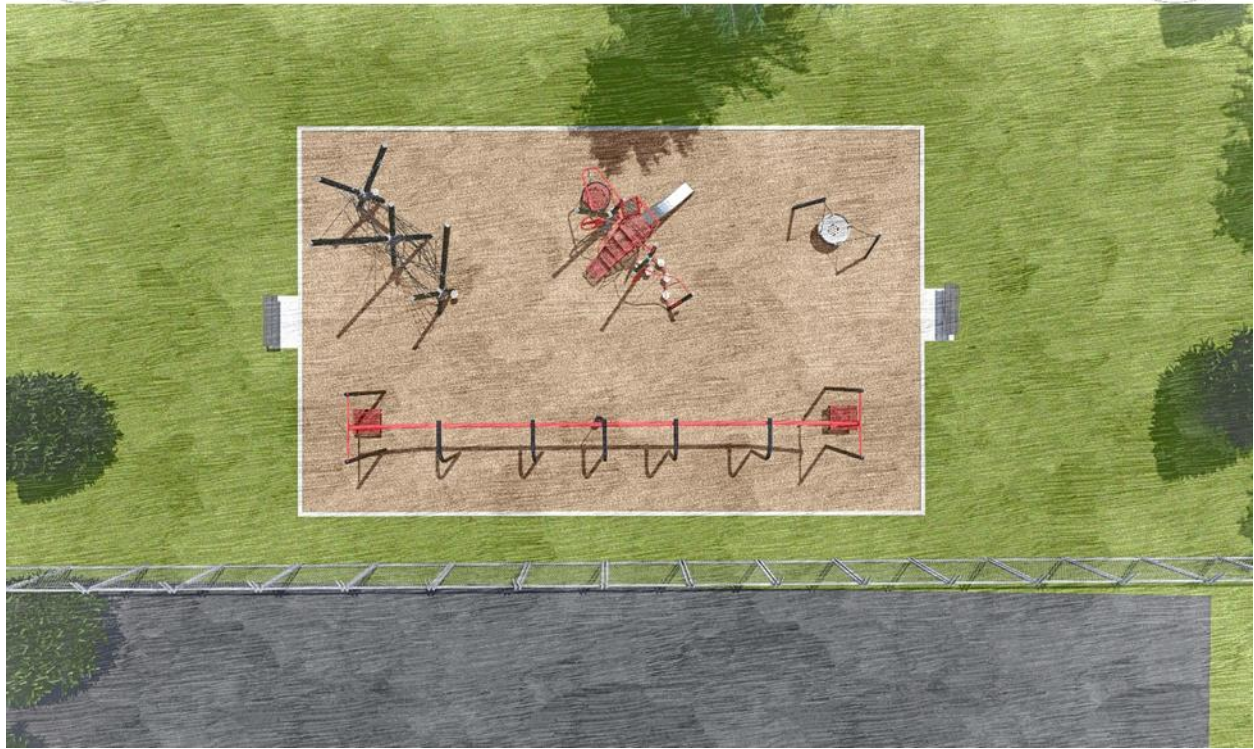
### PUD Substation

On a parcel adjacent to E. Columbia Ave and between NE 3rd Street and NE Sawyer Street there is approximately .42 acres of vacant land adjacent to a Columbia River PUD electrical substation. In part because of its proximity to densely populated residential neighborhoods, this green, treed space has been discussed for use as a small park. Potential opportunities for the site include a play area and park design inspired by the adjacent electrical substation. Identified challenges include that the proposed park use is not allowed on the site; to site a park at this location would entail a successful rezoning through a public, legislative adoption process.

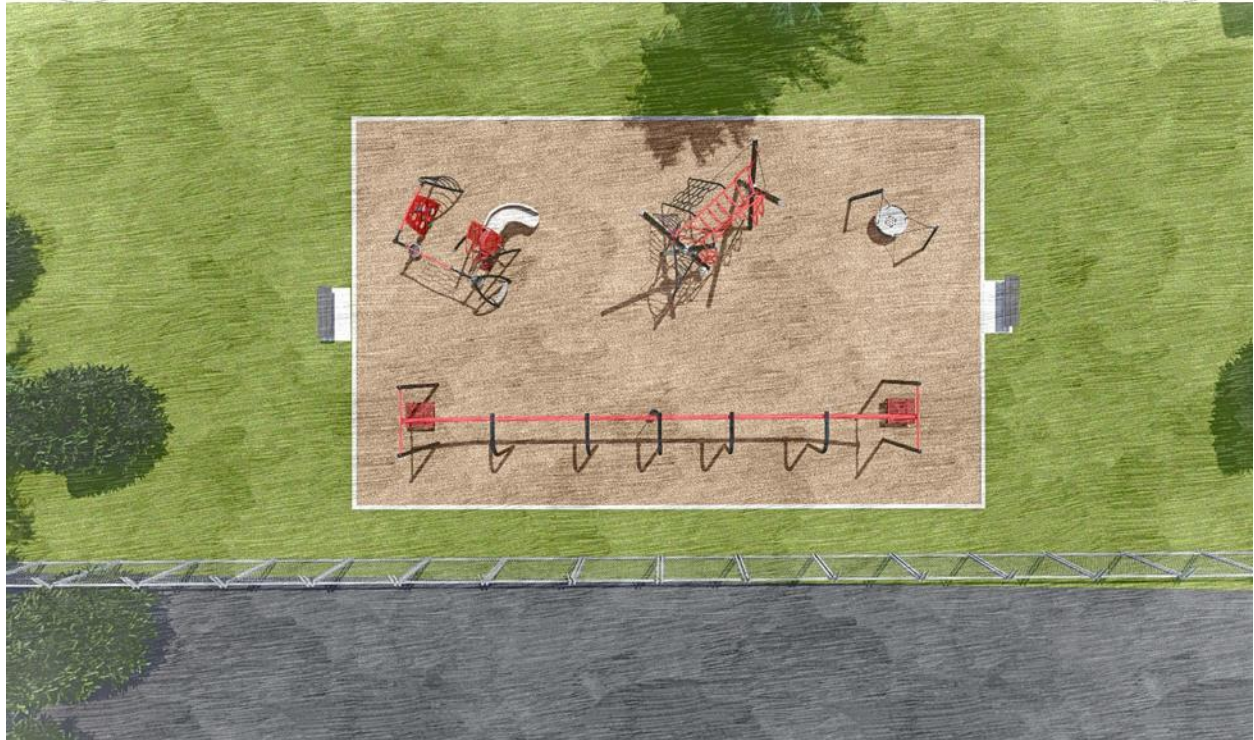




### Substation Park Option 1 Scappoose, OR



### Substation Park Option 2 Scappoose, OR



### Fire District Site

The site is located north of the Scappoose Fire District, adjacent to the intersection of the Scappoose-Vernonia Highway and Highway 30. This site has the potential to serve as a future park due to its size (1.77 acres), high accessibility via major roads, and proximity to residential areas. It is important to note, however, that easements and natural constraints such as floodplains and floodways pose a number of limitations.

The Fire District has expressed interest in partnering with the City to develop this site as a 'Fireman's Park.' The property could be used as Crown Z trailhead parking area, providing with easy access to the north, across Scappoose-Vernonia Road.

