



Milwaukie Bay Park – Phase 3

Primary File #NR-2022-001

Planning Commission
August 23, 2022

Vera Kolas, Senior Planner

Project Location & Vicinity



Zoning

❖ Zones

- WG
- WQR
- HCA
- OS



Proposal



- ❖ Improvements include:
 - Play area
 - Water feature
 - Pathways
 - Restroom
 - Public art
 - Plantings
 - Stormwater mgmt

Proposal



Application Details

- Willamette Greenway Review + Conditional Use Review
- Natural Resources Review
- Downtown Design Review
- Variance

Key Questions

1. Have the project's impacts on mapped natural resources been evaluated? Does the proposed development adequately address impacts to mapped natural resources to avoid, minimize, and mitigate?
2. Does the project design adequately address the approval criteria for review of a development in the Willamette Greenway?
3. Is the variance request to allow impervious pavement for the pathways appropriate and reasonable? Does the request meet the approval criteria for a Type III variance?

1. Natural Resources Review

Resource	Total area within project limits	Existing disturbance	Proposed temporary disturbance	Proposed permanent disturbance	Proposed mitigation	Total Plantings
WQR	33,758 sq ft	7,066 sq ft	25,136 sq ft	6,808 sq ft	10,200 sq ft	165 trees & 511 shrubs
HCA	44,163 sq ft	2,462 sq ft	34,492 sq ft	9,671 sq ft	14,500 sq ft	

1. Natural Resources Review cont.

- The proposed design limits WQR/HCA impacts to the extent practicable while still meeting the key community objectives for the park.
- The proposed design balances site constraints and public concerns, while retaining the key park elements
- The project design avoids and minimizes impacts to ecological functions by not introducing new development to the functional vegetated corridor below the existing paths.
- All project elements will be at or above the level of the existing paths along the river and to the Klein Point Overlook.

2. Willamette Greenway Review

- Compatibility with the river; minimal impact on surrounding uses
- Mitigation of impacts
- Protection of views
- Conform to comp plan policies
- Landscaping, aesthetic enhancement, open space & vegetation

2. Willamette Greenway Review cont.

- The proposed improvements will enhance features at Milwaukie Bay Park and will be compatible with the scenic, natural, historic, economic, and recreational character of the river.
- Existing views between the Willamette River and downtown will be maintained with this project.
- Proposed development has been sited away from the river to the extent practicable, accommodating the programmed park amenities while balancing natural resource protections along the river with public concerns about active uses

3. Variance

- Allow impervious pavement on interior pathways (not Trolley Trail)
 - Pervious asphalt is proposed for the Trolley Trail portion of the project, since it is located in an area where infiltration rates were found to be high and suitable for pervious pavement.
 - Impervious pavement draining to a vegetated surface facility (grassy swale) for filtration is proposed for the other walkways on the site.

Approval Criteria

- Alternatives analysis
- Avoidance and mitigation of impacts
- Respond to existing built or natural environment

Comments Received

- ODOT

Staff Recommendation

- Recommend approval of the the Natural Resource, Willamette Greenway, and Downtown Design reviews, and the requested variance for the proposed Phase 3 improvements at Milwaukie Bay Park.
- Adopt the Findings, Conditions of Approval, and Other Requirements

Decision-Making Options

1. Approve the application with the recommended Findings and Conditions of Approval. (**staff recommendation**)
2. Approve the application with modified Findings and Conditions of Approval—such modifications need to be read into the record.
3. Continue the hearing.
4. Deny the application.

The 120-day deadline for this application is **November 3, 2022**.