

CITY OF MILWAUKIE

Application for the Adoption of the Robert Kronberg Nature Park Master Plan as an Ancillary Document to the City of Milwaukie Comprehensive Plan

Date: May 12, 2015

Applicant: North Clackamas Parks and Recreation District
150 Beaver Creek Road
Oregon City, Oregon 97045

Contact: Katie Dunham
503-742-4358
kdunham@clackamas.us

Property Owner: City of Milwaukie

Property Address: Robert Kronberg Nature Park
11910 SE McLoughlin Blvd.
Milwaukie, Oregon 97222

MAP& Tax lot #s: Township 1 South, Range 1 East, Section 36,
Tax Lots 2800, 2801, 3000, 3100, 3300, 4500;
Latitude 45° 26' 20.6015" N, Longitude 122° 38' 25.3711" W

**Comprehensive
Plan Designation:** Public (P)

Zoning Designation: Downtown Open Space (DOS)
Additional overlays include: Habitat Conservation Areas (HCA),
Willamette Greenway, and Vegetated Corridors

Property Size: 6.48 acres; 4.5 acres above Kellogg Lake.

Request: Adoption of the Robert Kronberg Nature Park Master Plan as an
ancillary document to the City of Milwaukie Comprehensive Plan

INTRODUCTION

Action Requested

Adoption of the Robert Kronberg Nature Park Master Plan as an ancillary document to the City of Milwaukie Comprehensive Plan.

Background and Site Description

Robert Kronberg Nature Park is a 4.5 acre undeveloped natural area located in the Ardenwald/Johnson Creek neighborhood at 11910 SE McLoughlin Boulevard in Milwaukie. The site is made up of 6 tax lots that encompass a total 6.48 acres, approximately 2 acres is currently covered by Kronberg Lake, leaving 4.5 acres that is designed as part of the Robert Kronberg Park Master Plan. Three parcels were deeded to the City in 1991 by Robert and Dena Swanson. In 2005, Mrs. Swanson requested that the park be formally named after Robert Kronberg. In 1996, a parcel to the north of the trestle was purchased by the City of Milwaukie with funds from Metro's voter-approved 1995 natural areas bond measure. In addition, at some point before the Swanson's donation, a parcel to the south of their property was conveyed to the City. The property is owned by the City of Milwaukie and managed by the North Clackamas Parks and Recreation District (NCPRD) in accordance with an intergovernmental agreement. The site's central location, high visibility, intrinsic natural resources, potential for improvements, and citizen interest and investment in the site all provide an excellent opportunity for the creation of a truly unique and important nature park within downtown Milwaukie.

Public Involvement and Planning Process

The site is an opportunity to create a mostly passive recreation lineal nature park. Through an intensive public process, NCPRD built consensus among interested parties around a common vision for the future park.

NCPRD and the City hosted three meetings during the fall of 2014 to discuss the park site and develop a refined master plan. The public meetings were devoted exclusively to this subject and were held on October 1, November 5, and December 9, 2014. At the first public meeting, the site analysis and existing conditions materials were presented. Meeting attendees were asked to actively participate in the group discussion and a breakout session with consultants and staff, ensuring that all pertinent site information was received from neighbors. After the first public meeting, comments were compiled and discussed and incorporated into the design process. Three concept plan options were presented at the second meeting and attendees chose park elements that, in their opinion, best fit the site and the community's needs. A final draft master plan was presented at the third public meeting. The public response at the final community meeting was favorable, and consensus was reached in favor of the plan presented. The master plan was discussed numerous times throughout the project with the Milwaukie Park and Recreation Board and the North Clackamas Park and Recreation District Advisory Board. The District Advisory Board reviewed the Robert Kronberg Nature Park Master Plan on January 15, 2015 and endorsed moving forward with this application. The public process is further described in the response to Chapter 4, Recreational Needs Element, Objective 3, within this document.

Proposal

The key goal of the master planning process for the Robert Kronberg Nature Park was to develop a plan that protects the existing character of the site through preserving and restoring the vital habitats of this natural area while accommodating the community needs for a linear park to act as a link between downtown Milwaukie to the northeast, and the Island Station Neighborhood to the southwest. NCPRD

and City staff, along with consultants Lango Hansen Landscape Architects, strived to create a plan for an interesting and engaging place for active and passive recreation that provides for ease of maintenance and longevity, while providing a safe and enjoyable experience for the community. Based on field observations, site analysis, background data collection, and input from NCPRD, the City of Milwaukie, community groups and public at-large, the master plan was developed and refined to achieve this goal. There was clear support for keeping the existing character of the park intact, capitalizing on the view of Kellogg Lake (or a future restored Kellogg Creek), improving natural resources on-site, and improving access to and through the park. Elements of the plan are listed below. Additional details about proposed improvements are included in the attached master plan document submitted as part of this application.

Robert Kronberg Nature Park Master Plan Elements:

- Multi-Use Pathway
- Soft surface pathways
- Experiential nodes
- Habitat preservation and restoration
- Maintenance Access

Plan Adoption Process

Since the City does not have a “Parks” or “Open Space” zone, the City employs the following two-step process to designate and develop publicly-owned parks.

Step 1—Master Plan Adoption. Master plan adoption, a legislative action requiring approval from City Council, is the process by which the City formally identifies a long range plan for a park. A master plan provides the conceptual framework for future development and investment and is the first step toward implementing the community’s vision for specific park improvements. Park development, which occurs in the second step, generally does not occur until the City has adopted a master plan.

Step 2—Master Plan Implementation. Master plan implementation generally occurs after master plan adoption and requires minor quasi-judicial review by the Planning Commission. Development plans submitted during this step must conform to the adopted master plan.

The requested action only relates to Step 1 of this two-step process, namely the adoption of the *Robert Kronberg Nature Park Master Plan*. This master plan adoption process is to affirm the public’s use of the site as a park and to guide future development and investment.

In order to adopt the proposed master plan, the plan must conform to the City’s existing adopted policies and meet all relevant approval criteria contained in the Milwaukie Comprehensive Plan (MCP) and the Milwaukie Municipal Code (MMC).

The applicable MCP and MMC criteria are contained in the following sections and addressed below:

- MMC 19.902.3.B
- MCP Chapter 2 , Chapter 3, and Chapter 4

Additionally, NCPRD must address the relevant aspects of the Metro Urban Growth Management Functional Plan and the relevant Statewide Planning Goals.

CITY OF MILWAUKIE COMPREHENSIVE PLAN GOALS AND POLICIES

NCPRD is seeking adoption of the Robert Kronberg Nature Park Master Plan as an ancillary document to the City of Milwaukie Comprehensive Plan (MCP). Per city staff, the applicable code criteria NCPRD must address for the text amendment and map amendment are MMC Chapter 19.902.3.B, and MCP Chapters 2,3,and 4, objectives and policies. These are addressed below.

MMC 19.902.3 COMPREHENSIVE PLAN TEXT AMENDMENTS

Section 19.902.3 Comprehensive Plan Text Amendments

Changes to the text of the Milwaukie Comprehensive Plan shall be called Comprehensive Plan text amendments.

A. Review Process

Changes to the text of the Milwaukie Comprehensive Plan described in Subsection 19.902.2.A shall be evaluated through a Type V review per Section 19.1008

B. Changes to the Milwaukie Comprehensive Plan may be approved if the following criteria are met:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan, as proposed to be amended.

The applicable components relevant to address are:

Chapter 2, PLAN REVIEW AND AMENDMENT PROCESS

Milwaukie Comprehensive plan (MCP) Chapter 2 – Plan Review and Amendment Process.

GOAL STATEMENT: Establish a Plan review and amendment process as a basis for land use decisions, provide for participation by citizens and affected governmental units, and ensure a factual base for decisions and actions. Objective 1, Policies 3-7 are applicable:

- ***Objective 1 Policy 3 – Individuals, the Planning Commission, or the City Council may request plan amendments at any time separate from the normal Comprehensive Plan Amendment application process...***

Response: The City of Milwaukie and NCPRD are requesting this plan amendment under an intergovernmental agreement. The City and District have requested that the Planning Commission and City Council review this application and hold public meetings to discuss the application as part of the review process.

- ***Objective 1 Policy 4 – Submit copies of proposed Plan changed to affected government units at the draft amendment stage and following final adoption of changes.***

Response: This step will be completed by the City as part of the review process.

- ***Objective 1 Policy 5 – All proposed Comprehensive Plan text and map amendments will be considered at advertised public hearings before the Planning Commission and City Council***

Response: This step will be completed by the City as part of the review process.

- ***Objective 1 Policy 6 – All proposed Comprehensive Plan text and map amendments will be processed per the procedures in the Zoning Ordinance.***

Response: This step will be completed by the City as part of the review process

- **Objective 1.7 – All Comprehensive Plan text and map amendments will be evaluated based on the approval criteria in the Zoning Ordinance for approval of Comprehensive Plan amendments:**

Response: The current designation on Comprehensive Plan Map 7 (Land Use) for Robert Kronberg Nature Park is Public (P) and the property is zoned Downtown Open Space (DOS). The Park property is suitable for a Natural Preserve and Linear Park as defined by the City of Milwaukie Comprehensive Plan and is already designated as a public space. The property is identified natural area park within the Downtown and Riverfront Land Use Framework Plan and the Town Center Master Plan. The property is identified as a park within the Draft NCPRD Parks and Recreation Master Plan (2014) and is developable as a natural preserve and linear park.

Chapter 3, ENVIRONMENTAL AND NATURAL RESOURCES

Natural Hazards Element

GOAL STATEMENT: To prohibit development that would be subject to damage or loss of life from occurring in known areas of natural disasters and hazards without appropriate safeguards.

- **Objective 1 FLOODPLAIN**

Response:

Policy #1 - The Master Plan, as proposed, will not increase water flow. No work is proposed within the waterway, and the capacity of the floodplain will not be reduced by the proposed development activities. The proposed park elements, with the exception of the support structure for the elevated multi-use path, will be placed above the 100-year flood plain.

Policy #2 – NCPRD will work with qualified engineers to ensure that the future design documents identify construction materials that may be inundated will be of such strength and quality that they will not deteriorate, and they must be able to withstand the pressure and velocity of flowing water and prolonged inundation. Construction contractors will be specifically qualified to use these construction materials and build long-lasting structures that may be inundated with water.

Policy #3 – The finished elevation of the elevated multi-use path, paved multi-use path, and experiential nodes are proposed to be located a minimum of 1.0 foot above the 100 year flood elevation.

Policy #4 – The on-site floodplain of Robert Kronberg Nature Park will be retained as open space and used for recreation, wildlife areas, and trails, as identified in the master plan and defined by the Natural Preserve and Linear Park definitions in Chapter 4 of the Milwaukie Comprehensive Plan. Existing habitat areas within the floodplain will be preserved and habitat restoration will be enhanced.

Chapter 3, ENVIRONMENTAL AND NATURAL RESOURCES,

Open Spaces, Scenic Areas, and Natural Resources Element

GOAL STATEMENT: To conserve open space and protect and enhance natural and scenic resources in order to create an aesthetically pleasing urban environment, while preserving and enhancing significant natural resources.

- **Objective 1 OPEN SPACE**

Response:

Policy #1 – Robert Kronberg Nature Park is designated Public and Downtown Open Space in the Milwaukie Comprehensive Plan and Milwaukie Zoning Ordinance. The site is currently an open space and proposed to be improved according to parks and recreation policies, natural area policies, and the Willamette Greenway Program, as adopted by the City of Milwaukie and NCPRD. This master planning project was implemented with these policies in mind and implementation of the park master plan will not move forward without consultation with the appropriate agencies that developed these policies.

Policy #2 – Does not apply, as the park is a city-owned open space property.

Policy #3 – The natural resources along Kellogg Lake are proposed to be improved as part of the master plan, according to their special importance to all City residents. Passive recreational public use of this property for walking trails, experiential nodes with interpretive opportunities, and environmental education is proposed as part of this nature park. The proposed Robert Kronberg Nature Park and improvements are adjacent to and include Kellogg Lake. This is an open space of special importance to all City residents and the proposed master plan addresses this very special place and proposes to improve the site for habitat and human use.

Policy #4, #5 – Do not apply to this property.

Policy #6 – The Robert Kronberg Nature Park Master Plan proposes to connect with the Trolley Trail, part of the 40-Mile Loop system, via a multi-use path through the park that will cross Highway 99E at a crosswalk and light at the intersection of SE River Road. The Portland-Milwaukie Light Rail pedestrian bridge will also connect Robert Kronberg Nature Park to downtown Milwaukie and on-surface bike lanes, which connects to the Springwater Corridor, north of downtown.

Policy #7 – The City of Milwaukie and TriMet are currently constructing a pedestrian bridge that will link the Willamette River, Trolley Trail, and Robert Kronberg Nature Park over Kellogg Lake to Dogwood Park and Lake Road, and could be a piece of a future connection to North Clackamas Park via the conceptual Willamette Greenway Trail and conceptual North Clackamas Greenway Trail identified in the NCPRD Master Plan (2014) and the Metro Regional Trails Plan.

Policy #8 - Does not apply, as the park is a city-owned open space property.

Policy #9 – The Robert Kronberg Nature Park was obtained by the City through a donation in 1991 and an acquisition by Metro in 1996 following public methods for acquiring new public open space.

Policy #10 – The Robert Kronberg Nature Park Master Plan identifies floodplains, regulatory constraints, and natural resources as identified on the Natural Resources Map (Map 5) and implementation of the proposed master plan will improve natural resources within the site.

Policy #11 – Robert Kronberg Nature Park is designated as Public Land and owned by the City of Milwaukie. NCPRD currently manages the site under an Intergovernmental Agreement (IGA) with the City of Milwaukie according to open space policies, natural resource policies, and parks and recreation policies, and will continue to do so when the property is further improved and developed according to the Robert Kronberg Nature Park Master Plan as a natural area park. The properties included in the

Robert Kronberg Nature Park are designated Downtown Open Space (DOS) in the City of Milwaukie Zoning Ordinance and maps and identified on the Land Use Map (Map 7).

Policy #12 - This policy does not apply to the Robert Kronberg Nature Park site, but is specifically written to require the City to participate with the appropriate agencies in implementing the Elk Rock Island Natural Area Management Plan.

- **Objective 2 NATURAL RESOURCES**

Response:

Policy #1 – The goal of the Robert Kronberg Nature Park Master Plan is to protect natural resources within and adjacent to the site through preservation, intergovernmental coordination, conservation and mitigation. The property is owned by the City of Milwaukie and was acquired through a donation and purchased using Metro Local share funds. NCPRD has an intergovernmental agreement that outlines planning, development, and maintenance of parks within the City. A recommendation of the plan is to provide fencing and signage where appropriate to discourage the public from entering critical habitat areas; for instance, split-rail wood fencing is proposed for the north and south borders of the south forest area to discourage access. The only public access to that section of the site is proposed to be on the elevated multi-use path. Additionally, NCPRD plans to improve the Kellogg Lake frontage and continue natural area plantings with the goal of creating an open woodland along the west portion of the lake. Human access to this section of the park will be limited to the experiential nodes and a soft-surface path. This will encourage use of the area by wildlife. NCPRD will work with the City to notify and coordinate review of future developmental proposals and plans within natural resource areas on-site with affected State, local, and federal regulatory agencies. NCPRD and the City will also pursue funding for the enhancement of natural resources on-site with non-profit environmental groups and federal and State agencies through grant applications and partnerships. Human activities within the natural resources on-site will be limited so that they are not detrimental to the provision of food, water, and cover for wildlife. All active recreational activity on-site will be limited to the trails and experiential nodes.

Policy #2 - NCPRD proposes to provide protection to important wetland and water bodies, specifically Kellogg Lake and the wetlands on the southeast portion of the site. These areas are protected by natural resources policies within the City and management activities performed by NCPRD.

Policy #3 – Stormwater drainage facilities for the park and trail, as required for future design and construction work, will be planned and designed in partnership with local partners, including the City, regulatory agencies, and consultants.

Policy #4 – NCPRD plans to increase vegetation on-site for wildlife habitats, specifically the central bluffs adjacent to Kellogg Lake, the south forest, and the area north of the train trestles. Following recommendations of NCPRD Natural Areas staff, the central meadow could support plantings to emulate oak savanna (i.e. concentrations of native trees/shrubs with wide spaces between). This would give wildlife places to hide and nest. Steep slopes may be improved and protected from erosion through native plantings. Appropriate trees could include additional Red alder, Oregon ash, and Pacific ninebark, which are currently present at the base of the slope. Willows, red-osier dogwood, four line honeysuckle, Nootka rose, tall Oregon grape, black hawthorn, and snowberry could be suitable to various positions along the slope to decrease erosion. The Robert Kronberg Nature Park is well protected from other urban development because of its unique location between Highway 99E, Kellogg Lake, and one private

residential property to the south. Park improvements as identified in the Robert Kronberg Nature Park Master Plan will further protect the site from the vehicular activity of Highway 99E.

Policy #5 – This policy does not apply, as the park property is not along Johnson Creek.

Policy #6 – There is currently existing stormwater treatment within the site that services Highway 99E (ODOT). NCPRD will maintain and improve these newly constructed systems to ensure that the impact of park development doesn't degrade water quality and wildlife habitat. NCPRD will work with ODOT, TriMet, the City, and other partners in the future to improve drainage along Highway 99E and throughout the site.

Policy #7 – This policy does not apply, as the property is within the City, in the Island Station Neighborhood.

- **Objective 3 SCENIC AREAS**

Response:

Policy #1 – The Robert Kronberg Nature Park Master Plan includes maintenance of public access and opportunities for viewing Kellogg Lake. The plan includes additional plantings throughout the park, but view sheds will be retained and experiential nodes will provide opportunities to see the lake. Final landscape improvements will be designed for public safety and sightlines.

Policy #2 - This policy does not apply to this site.

Chapter 4, LAND USE

Recreational Needs Element, Objective 1, 3, and 5:

Milwaukie Comprehensive plan (MCP) Chapter 4 – Recreational Needs Element.

GOAL STATEMENT: To provide for the recreational needs of present and future City residents by maximizing use of existing public facilities, encouraging the development of private recreational facilities, and preserving the opportunity for future public recreational use of vacant private lands.

- **Objective 1 PARK CLASSIFICATIONS**

Response:

Robert Kronberg Nature Park was confirmed through the master plan community involvement process and is identified in the proposed Master Plan as a "Natural Preserve" with a "Linear Park" running through the property – A *"Natural Preserve is a publicly owned area of scenic or natural character serving the entire community, for environmental education and contemplative opportunities. Preservation and enhancement of the resource is the primary objective. Access is primarily by foot or bike, with limited provisions for auto parking. Amenities may include permeable pathways, seating as viewing locations, interpretive displays or markers"*. A Linear Park is *"a linear strip of land or walking or bicycling connecting activity centers and/or other parks or points of interest. Minimum 8 foot pathways. Amenities may include signage and rest opportunities at ¼ mile minimum intervals"*. The plan is specifically consistent with these objectives because Robert Kronberg Nature Park is an existing public facility, owned by the City of Milwaukie, contains 6.48 acres, of which approximately 2 acres are under water, providing for a 4.5 acre park, and the Master Plan provides for park elements that will serve the entire community while preserving the natural habitats within the site and making connections between downtown Milwaukie and the Island Station neighborhood. Other parks located within a half-mile of Robert Kronberg Nature Park, within downtown Milwaukie, include Dogwood Park, Milwaukie

Riverfront Park, Spring Park, and the Trolley Trail. The neighbors that took part in the master plan process, District, and City staff purposefully proposed park elements that are different from the four other parks within a ½-mile planning area for Robert Kronberg Nature Park. The proposed elements of the park include a multi-use pathway, soft surface pathways, experiential nodes, habitat preservation and restoration, and maintenance access. These are all activities that will provide contemplative activities and assist with preservation and enhancement of the onsite natural resources, while focusing human interaction in the site and movement through the park on paved and soft surface trails.

- **Objective 3 INTERGOVERNMENTAL COOPERATION**

Response:

The Robert Kronberg Nature Park Master Plan meets the goal of Objective 3 through the partnership between NCPRD and the City of Milwaukie strengthened by the Intergovernmental Agreement. The property was originally acquired by the City and NCPRD is currently maintaining and managing the natural area / future park site. This master plan was completed through funding provided by NCPRD and in partnership with the City. Citizen involvement was instrumental in developing the Robert Kronberg Nature Park Master Plan (the Plan). NCPRD and City staff worked with advisory committees and area residents, and park users played a major role in developing the Plan. NCPRD organized three public meetings (on September 22, October 2, and November 19, 2014) to obtain input and ideas for park improvements. Following each public meeting plans were posted to an online project website and advertised by both the City and NCPRD. The project was also discussed and shared with the Milwaukie Park and Recreation Board and the NCPRD District Advisory Board. The District Advisory Board reviewed the Balfour Park Master Plan on January 15, 2015 and endorsed moving forward with this application. In addition to public meetings, neighbors and park users were encouraged to voice their comments and concerns throughout the design process. Many comments were received via phone conversation, e-mail, (mail and onsite) surveys, comment cards and incorporated into the plan whenever possible. NCPRD staff also met with neighbors and community members on-site to discuss site specifics and proposed improvements. The key goal of the planning process was to develop a plan that minimizes environmental and property impacts, provides for ease of maintenance and longevity, and allows for an important bicycle and pedestrian connection, while providing a safe and enjoyable experience for the community. NCPRD and the City are committed to working together toward future implementation of the plan and partnership in managing the park.

Policy #2 – NCPRD and the City participate in regional recreation planning and implementation programs through Metro, and coordinate activities with Clackamas County and other state and federal agencies. This plan has been presented at the Metro Quarterly Trails meeting and the multi-use trail will be part of the regional trail system when complete.

- **Objective 5 NEIGHBORHOOD AND COMMUNITY PARKS**

Response:

The City and NCPRD share the goal of developing a City-wide park and recreation system which meets the needs of neighborhoods, the City, and the District as a whole. Although Robert Kronberg Nature Park is not a neighborhood park, as stated in Policy #1, the park is in a location that is convenient for residents of the Island Station neighborhood, and has pedestrian access to McLoughlin Boulevard, a state highway, and will soon have access to downtown, light rail, and SE Lake Road via a new pedestrian bridge, providing access to Lake Road Neighborhood residents and others throughout the City and District.

As stated in Policy #2 and Policy #4, the proposed Robert Kronberg Nature Park Master Plan park elements will not contain large, highly structured facilities. Additionally, it is the intention of neighbors and community members that attended the public meetings and submitted comments during the public process that the park not include a playground or park picnic shelter, which are located (or planned) at other nearby parks (Milwaukie Riverfront Park and Spring Park), and which neighbors believed would interfere with the natural area preservation and restoration efforts at the park.

The proposed plan is also consistent with Policy #3, and the Robert Kronberg Nature Park Master Plan will be a community park as defined under the policy and serve a special function within the City and District's park system. It is located on an arterial and will be easily accessible via bicycle or pedestrian access. It also contains unique habitat and views of Kellogg Lake.

Chapter 4, LAND USE,

Willamette Greenway Element, Objective 3, 4, 5, 7:

GOAL STATEMENT: To protect, conserve, enhance, and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

- ***Objective 3 LAND USE***

Response:

Policy #2 - The Robert Kronberg Nature Park Master Plan is consistent with the City's adopted Willamette Greenway Element, the Greenway Design Plan, the Downtown and Riverfront Land Use Framework Plan, and the Town Center Master Plan. These plans will be addressed further when NCPRD and the City move forward with design, permitting, and construction of the park.

Policy #3 – NCPRD will apply for a Willamette Greenway Conditional Use Permit after developing park design and construction documents, and when preparing for construction of the future park, and as funding is secured.

Policy #4 – The Robert Kronberg Nature Park Master Plan directs human access and use of the park away from Kellogg Lake and the river except where experiential nodes are provided. Signage will be provided to encourage park users to stay on the paved and soft-surface trails. Trail and site improvements are proposed outside of the Water Quality Resources (WQR) vegetated corridor, Habitat Conservation Area (HCA), 100 year flood line, except for the elevated path and experiential nodes, which will go through the Willamette Greenway Conditional Use process.

- ***Objective 4 RECREATION***

Response:

Policy #1 – NCPRD and the City will apply the Greenway Design Plan as necessary when further designing improvements to Robert Kronberg Nature Park.

Policy #2 - Please see the responses to the Chapter 4, LAND USE, Recreational Needs Element, Objective 1, 3, and 5, above. NCPRD and the City propose that Robert Kronberg Nature Park be considered a "Natural Preserve" with elements of a "Linear Park". NCPRD and the City of Milwaukie will continue to work together under an intergovernmental agreement in providing park and recreational facilities and services, and will continue to partner with other governmental agencies to identify funding to construct and maintain the future park. The park is best identified as a community park within the objective #5 – neighborhood and community parks, as it will serve a special function in connecting downtown

Milwaukie and the Island Station neighborhood within the City and has unique locational characteristics including Kellogg Lake view access and distinctive vital habitats.

- **Objective 5 PUBLIC ACCESS AND VIEW PROTECTION**

Response:

Policy #1 – Approval of the Robert Kronberg Nature Park Master Plan is the first step toward providing additional public access to the site and along Kellogg Lake. After approval of the Master Plan, based upon circumstances including funding and other considerations, and with mutual agreement by NCPRD and the City of Milwaukie, future steps could include applying for park construction grants and forming development partnerships. When funding has been secured, NCPRD will work with the City to develop final construction plans and specifications. Construction could follow after construction drawings and permits have been completed. Completion of the park as planned will provide for more extensive use of the Park public lands.

Policy #2 - The City and NCPRD will undertake efforts to make new points of public access to the site more accessible and usable through maintenance and signing. Public access to the site will not be encouraged until a pedestrian connection to the crosswalk crossing of SE 99E at SE River Road is established. Wayfinding signage will connect pedestrians through the park to the light rail pedestrian bridge, and to the Trolley Trail west of the park. Direct access to the lake is not anticipated as part of the Robert Kronberg Nature Park Master Plan. Direct water access (to the Willamette River) is provided at the boat launch at nearby Milwaukie Riverfront Park.

Policy #3 – NCPRD will maintain and improve access to the visual corridor to Kellogg Lake. This will be done through strategic plantings throughout the site, and the addition of experiential nodes that could include overlooks, bird blinds, interpretive signage, and benches.

- **Objective 7 CENTRAL RIVERFRONT**

Response:

Policy #1 – The Robert Kronberg Nature Park Master Plan addresses the Downtown and Riverfront Land Use Framework Plan through the following actions:

- Public access will be provided to this nature park that isn't currently available. The multi-use trail will connect the site to downtown Milwaukie via the Light Rail Pedestrian Bridge and safe pedestrian access will be provided to the Trolley Trail, Island Station neighborhood, and the Willamette River via a crosswalk across McLoughlin Boulevard at River Road.
- The Plan provides for public recreational use at completion of park construction. Safe public recreational use is not currently available at the site.
- The Plan provides for natural resource protection through the following actions: habitat preservation and restoration throughout the site, and a new split-rail fencing that separates the lower south forested area from the more active central meadow area. Interpretive and regulatory signage will inform visitors of appropriate actions to take and how to be sensitive to the needs of wildlife and plants throughout the park.
- The Robert Kronberg Nature Park is believed to be the historic site of a flour mill and Kellogg Lake was used for recreational purposes in the early 1900s. Although the historic resources are no longer present, the park site could provide for historical interpretation through signage within the experiential nodes.

- Visual access to Kellogg Lake will be provided through a view shed through the park from McLoughlin Boulevard and through the trails and two experiential nodes that are proposed for the park site.
- Transportation to and through the site will be provided to pedestrians and cyclists through the multi-use trail. No motor vehicle access will be provided except for maintenance vehicles.
- Public-private partnerships will be evaluated while seeking construction funding and development opportunities.

Policy #2 - The City acquired the Robert Kronberg Nature Park site through donations and Metro Local Share acquisitions with the intention of providing trails and opportunities for future active and passive recreation.

Policy #3 – Public-private partnerships will be evaluated by NCPRD and the City while seeking funding and development opportunities for the park.

Policy #4 – Public trails are included in the Robert Kronberg Nature Park Master Plan; a multi-use trail travels from the north of the site at the Kellogg Lake Light Rail Pedestrian Bridge, becomes elevated in the south forest, and meets up with the Trolley Trail via a sidewalk and lighted intersection at River Road and McLoughlin Boulevard. Soft surface pathways are intended to form a secondary circulation system within the park and will also provide access to the experiential nodes.

The change is in conformance with applicable Statewide planning goals:

Response:

The plan is consistent with the following applicable statewide planning goals:

Goal 1: Citizen Involvement. Citizen involvement was instrumental in developing the Robert Kronberg Nature Park Master Plan (the Plan). Advisory committees, park neighbors, and park users played a major role in developing the Robert Kronberg Nature Park Master Plan. NCPRD and the City of Milwaukie staff hosted three public meetings to obtain input and ideas for park improvements. Please see the response to Chapter 4, Land Use, Recreational Needs Element, Objective 3, Intergovernmental Cooperation, above.

Goal 2: Land Use Planning. See response to MCP Chapter 4 – Land Use, above.

Goal 5: Open Space, Scenic, and Historic Spaces, and Natural Resources: The proposed Robert Kronberg Nature Park Master Plan will serve to conserve the site as open space and preserve and enhance it as a park. See responses to Chapter 3, Environmental and Natural Resources, Open Spaces, Scenic Areas, and Natural Resources Elements, above.

Goal 8: Recreational Needs. See response to Chapter 4, Recreational Needs Element, Objective 1, 3, and 5 above.

The proposed enhancements outlined in the Plan will comply with all applicable regional, state and federal regulations prior to and during any construction activity. Any work performed will comply with all applicable City regulations in effect at the time of land use application.

The proposed amendment is consistent with the Metro Urban Growth Management Functional Plan and relevant regional policies:

Response:

The Plan conforms to the Metro Growth Management Functional Plan, specifically, Title 12, Protection of Residential Neighborhoods, Access to Parks and Schools. The proposed Robert Kronberg Nature Park will meet a level of service standard of ½-mile access for neighborhood residents and serves the entire Milwaukie and NCPRD community as a unique Nature Park. The park is accessible by walking, biking and transit. TriMet bus 33 stops .25 miles away from the proposed park, at 12200 Block SE McLoughlin Northbound, and the new downtown Milwaukie Max Light Rail Orange Line is located .12 miles north of the site, and the Park Avenue stop is located .66 miles south of the park, a quick walk or bike ride along the Trolley Trail.

The Robert Kronberg Nature Park Master Plan also conforms to Title 3 (Water Quality and Flood Management) and Title 13 (Habitat Conservation Areas). See responses to Chapter 3, Environmental and Natural Resources (Natural Hazards Element), and Chapter 4, Willamette Greenway Element, above.



CITY OF MILWAUKIE & NORTH CLACKAMAS PARKS AND RECREATION DISTRICT

ROBERT KRONBERG NATURE PARK MASTER PLAN

FINAL REPORT 04.20.2015

lango . hansen



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ACKNOWLEDGEMENTS

NCPRD BOARD OF DIRECTORS (CLACKAMAS COUNTY BOARD OF COMMISSIONERS)

Chair John Ludlow
Vice Chair Jim Bernard
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SPECIAL THANKS TO:

Residents of NCPRD and the City of Milwaukie who
contributed to this master planning process.

For more information, contact:
NCPRD
150 Beaver Creek Road, 4th Floor
Oregon City, OR 97045
503-742-4348
www.ncprd.com

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ROBERT KRONBERG NATURE PARK MASTER PLAN

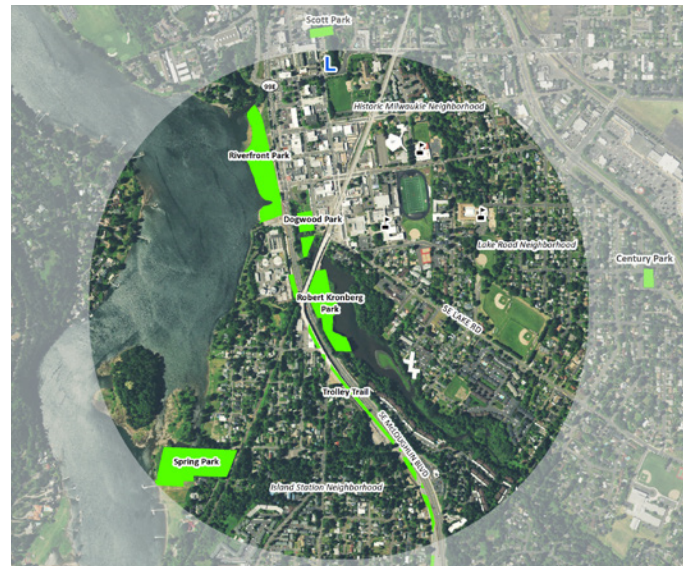
INTRODUCTION

Robert Kronberg Park is an undeveloped natural area park located just south of downtown Milwaukie, Oregon. The property is owned by the City of Milwaukie and maintained by North Clackamas Parks and Recreation District (NCPRD). The central location of the park site, intrinsic natural resources, potential for improvements, and citizen interest and investment in the site all provide an excellent opportunity for the creation of a truly unique and important natural area park close to downtown Milwaukie. This Master Plan will provide direction for future improvements and restoration efforts, will help establish a framework for visitor use and appropriate activities within the park, and will provide a basis for securing funding for park development.

MISSION STATEMENT

The purpose of this Master Plan process is two-fold: first, to create a linear park and link between downtown Milwaukie and the Island Station Neighborhood; and second, to preserve and restore the vital habitats in this natural area park.

This Master Plan community involvement process confirmed that Robert Kronberg Park is a Natural Area, as defined within the NCPRD Master Plan: “Natural areas are minimally developed and primarily intended to conserve land for environmental benefit. Many of the sites conserve habitat for wildlife...passive recreation uses are secondary to protecting natural resources, but natural areas may include picnic facilities, trails, interpretive signage, and view points.”



Vicinity Map

SITE DESCRIPTION

SITE HISTORY AND NATURAL ELEMENTS



Photo of Kellogg Lake, early 20th century

Prior to American settlement, the park site contained a variety of upland, wetland and estuary habitats where Kellogg Creek met the Willamette River. Habitat areas in the project site included upland mixed Oregon white oak and Douglas fir woodland, Oregon ash and cottonwood riparian floodplain forest, and creek and wetland habitats. The creek provided habitat for anadromous and freshwater fish species, waterfowl, beaver, and other animals. Kellogg Lake was created in 1858 when the creek was dammed to power a flour mill. The original dam was replaced with a concrete dam in the 1930's when McLoughlin Boulevard was widened to a four-lane highway.

The lake had some recreational and scenic appeal in the early 1900's, but it deteriorated beginning in the 1950's as some of the properties on the lake were filled with concrete, gravel, rock, and other fill. The extent and makeup of the fill at the site is unknown and may impact future development. There has also been significant sedimentation of the lakebed; a 2002 Army Corps of Engineers study estimated that the original creek bed is now covered by 17,500 cubic yards of contaminated sediment.

At present, all of the existing habitats in the site have all been classified as habitats in decline or of concern within state and regional conservation strategies. Each type of habitat is currently in degraded condition within the site area, due in part to the neglect noted above but also including widespread colonization of the site by invasive plant species. There have also been issues with transients camping on site, illegal dumping, and vandalism.

In the 1970's, citizen groups successfully lobbied for preservation of the area around the lake as a natural area. These efforts took another step forward in 1991 when Robert and Dena Kronberg deeded three properties to the City with the understanding that the properties would be used to create a park named after Robert Kronberg. More cohesive restoration efforts became possible when the City purchased three additional properties adjacent to the lake. Restoration of the park site above the waterline began in earnest in 2008 with work by NCPRD staff, adjacent landowners, and other volunteers. These restoration activities included invasive species control, trash removal, and planting events. These activities, along with increased patrols by the Milwaukie Police Department, have helped to ameliorate some of the problems affecting the site. The City and Wildlands have also begun planning for the future removal of the Kellogg dam and restoration of the creek.



*Site history from An Oral History of Kellogg Lake, City of Milwaukie, 2010: <http://www.milwaukieoregon.gov/sites/default/files/fileattachments/oralhistory.pdf>

SITE DESCRIPTION

SITE DESCRIPTION AND EXISTING CONDITIONS



Site Aerial and Property Map

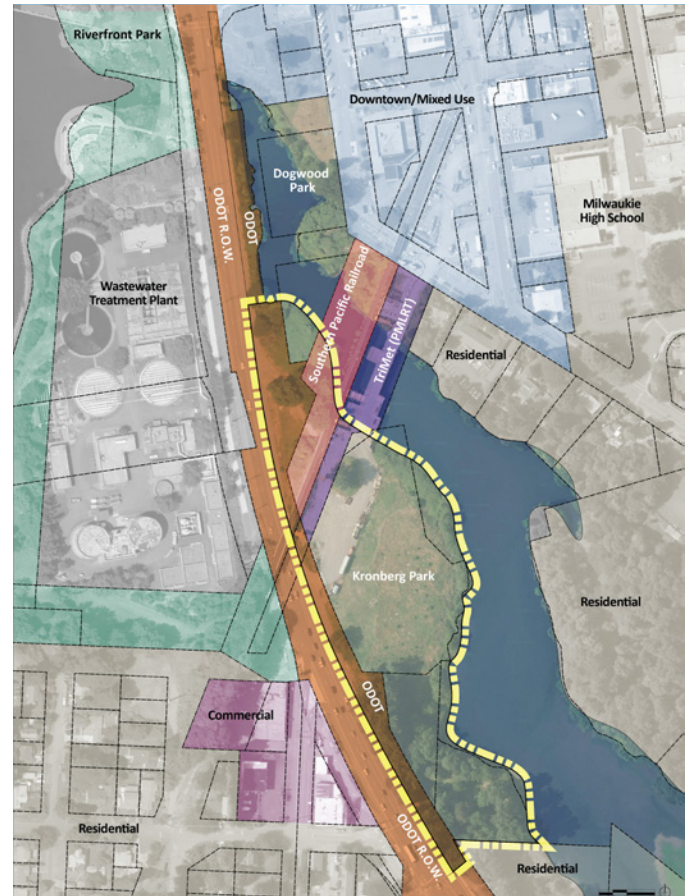
The park site is bounded on the west side by McLoughlin Boulevard, on the east and north sides by Kellogg Lake, and on the south side by private residential property. The site is also bisected by the Union Pacific/Portland-Western Railroad (UPRR) trestle and the TriMet Portland-Milwaukie light rail line (PMLRT). The site is composed of six parcels which are owned by the City of Milwaukie and are zoned as Downtown Open Space (DOS): Tax Assessor Map 11E36CB Lots 2800, 2801, 3000, 3100, 3300, and 4500. The six City-owned parcels total 6.48 acres; approximately 2 acres is currently covered by Kellogg Lake, leaving about 4.5 acres of land to be planned as part of this process. The site also includes properties and right-of-ways which are owned by Oregon Department of Transportation (ODOT), TriMet, and Union Pacific/Portland-Western Railroad, respectively. The northernmost parcel (lot 2801) is separated from the rest of the park properties by the railroad and TriMet properties.

The three parcels (4.75 acres) that make up the central part of the site were deeded to the City by Robert and Dena Kronberg in 1991. Of the three Kronberg-deeded properties, the largest (lot 3100) makes up the central part of the site and is primarily open meadow with

some existing trees, including a large Oregon white oak and many small trees which have been planted as part of habitat restoration efforts over the last ten years. Lot 2800 is mostly covered by the lake, and the remaining portions are generally steep hillside with varying plant types and conditions. Lot 3000 is a very small triangular parcel adjacent to the TriMet property which is primarily steep hillside, most of which will be replanted as part of TriMet habitat mitigation requirements.

The two lots on the south end of the park site (lots 3300 and 4500, 1.25 acres) are wooded areas that are as much as 20 feet lower than both the central part of the site and McLoughlin Boulevard. This is the only part of the site that currently allows direct access to the lake. There is also an unimproved dirt trail which was blocked by NCPRD to limit illegal dumping on the site. NCPRD has also done restoration and cleanup work in this area over the last ten years, including removal of trash and invasive species and planting of native species.

The last parcel (lot 2801, 0.5 acres) is located on the north side of the railroad trestle and was purchased with Metro local share funds in 1998; according to the IGA with Metro, this parcel must be used for open space. The parcel is bisected by the lake, with steep



Properties and Zoning

SITE ASSESSMENT AND ANALYSIS

hillsides on both sides of the lake; the south side is mostly invasive plants, while the north side is a highly-disturbed wooded hillside that is part of Dogwood Park. Given the physical separation of the northern part of lot 2801 from the rest of the site and the proximity to Dogwood Park, NCPRD staff will not consider this portion of the property as part of Kronberg Park for the purposes of this Master Plan.

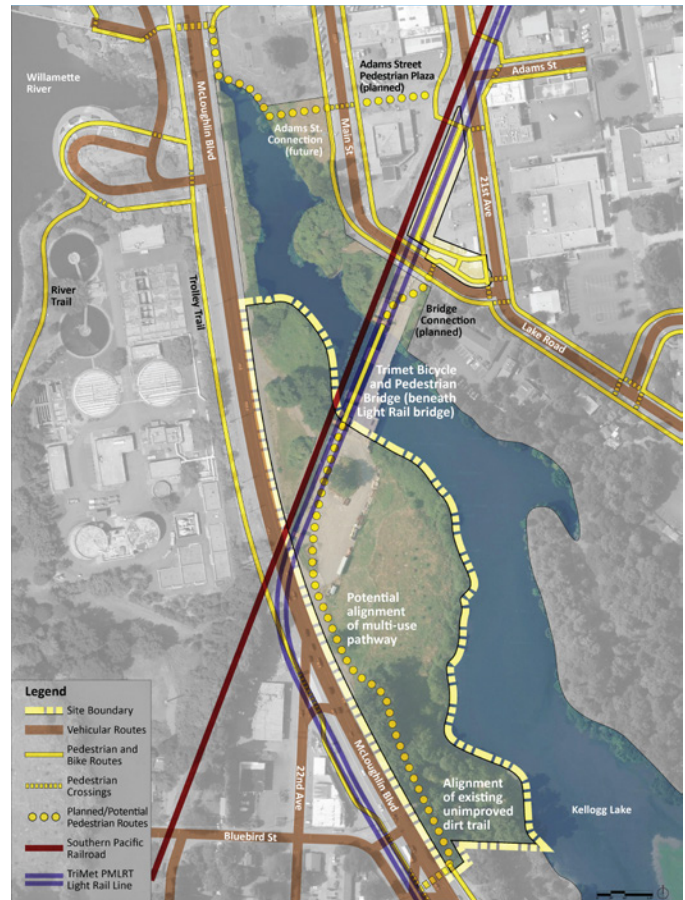
The portion of the park property currently beneath Kellogg Lake is planned to be restored as part of a separate creek and wetlands restoration project that will be developed by Wildlands for the City. The possibility for dam removal and improvement of Kellogg Creek was considered as part of this plan project process. The Robert Kronberg Natural Area Master Plan is designed to coexist with these future improvements regardless of when these future improvements occur. The land below the current lake would be restored as a riparian zone and not developed further.



Existing Sequoia at the south end of the site

SITE ACCESS

Access to the site is very limited. There is no formal vehicular access, although there is currently a construction entrance used by TriMet for the PMLRT construction on the south side of the railroad trestle. There is also an ODOT access and a TriMet/UPRR permanent access easement on the north side of the railroad trestle, but use of this access point is currently limited to emergency and maintenance vehicles. There is currently on-street parking north of the park on the other side of Kellogg Lake and to the southwest of the park on the other side of McLoughlin Blvd. On-street ADA public parking spaces could be provided in those areas in the future to provide ADA access for park users. Parking is anticipated to be limited in and around the park into the future and there are no plans to add parking as a part of this future park project.



Transportation and Site Access

There is currently no direct pedestrian access to the site, in part because there is not an existing sidewalk on the east side of McLoughlin adjacent to the park. The shoulder/bike lane on McLoughlin is occasionally used by pedestrians as a route to downtown, but it is not a safe route for walking. There are two potential pedestrian access points to the site. At the south end of the site, a curb-tight sidewalk on the east side of McLoughlin Boulevard meets a crosswalk that connects to River Road, Bluebird Street, and the Trolley Trail on the west side of McLoughlin. At present, the sidewalk does not continue north of that intersection, and direct connection to the site is inhibited to the north and east of the crosswalk by a guardrail, a steep embankment, and many existing trees, including a very large mature sequoia directly north of the sidewalk.

On the north side of the main part of the park site, a bicycle-pedestrian bridge was installed beneath the light rail viaduct and over Kellogg Lake as part of the Portland-Milwaukie light rail line work which will eventually connect to downtown Milwaukie. However, there is currently no path connection at either end of the bridge; once the connections are made at both ends of the bridge, it will function as the north entrance

SITE ASSESSMENT AND ANALYSIS

to the future park. There is currently no funding or timetable for the completion of this work. There is also an existing underpass beneath the railroad trestle which could potentially allow access to the north parcel of the site, but due to ODOT, TriMet, and Railroad restrictions, it cannot currently be used as an access point and is unlikely to be available for use in the foreseeable future.

CONSTRAINTS TO PARK DEVELOPMENT

Regulatory Constraints

There are a number of local, state, and federal regulations that currently apply to the site. The restrictions noted here are current as of 2015, but may change in the future. Future park development should refer to current standards. A summary of these regulations are as follows.

The entire site is within the Willamette Greenway Overlay Zone (City of Milwaukie Code Chapter 19.401). Significant portions of the site are also covered by Natural Resource Overlay Zones (City of Milwaukie Code Chapter 19.402) that designates Water Quality Resource Areas (WQR) and Habitat Conservation Areas (HCA). Portions of the site also are within the FEMA-designated 100-year flood zone, so any improvements within these areas must comply with the requirements of City of Milwaukie Code Chapter 18.04 – Flood Hazard Areas.



Water Quality Resource and Habitat Conservation Areas

Any development which impacts the lake itself will require permits from Oregon Department of State Lands, the U.S. Army Corps of Engineers, and potentially the Oregon Department of Environmental Quality. Any habitat restoration work should be coordinated with the Oregon Department of Fish and Wildlife, planned Kellogg Creek restoration work by Wildlands, and related work done by other groups (e.g., the Portland Harbor Draft Restoration Plan produced by the Portland Harbor National Trustee Council).

Another consideration is that any park improvements should be planned to avoid significant grading, particularly excavation in the central part of the site where the majority of the concrete and rubble fill was placed. Disturbance of these materials may trigger additional mitigation or remediation.



TriMet pedestrian bridge at north end of the site

Restrictions to Site Access

In addition to regulatory restrictions, there are limitations to park development that are governed by the agencies which control the right-of-ways and properties adjacent to park property. Access to the site will need to be coordinated with ODOT, TriMet and/or Union Pacific/Portland and Western Railroad. Any park improvements on adjacent properties, including planting and maintenance, will also require an Intergovernmental Agreement (IGA) with the agency or organization that owns the property. A summary of these restrictions is as follows:

- ODOT controls the right-of-way along McLoughlin. Any park improvements, including vehicular and pedestrian access to the site, will be strictly limited per ODOT guidelines. Any improvements within the park and the ODOT Right-of-Way need to consider possible future highway widening.

SITE ASSESSMENT AND ANALYSIS

- TriMet owns the bicycle-pedestrian bridge and the property below the PMLRT viaduct. Any improvements in this area will need to be coordinated with TriMet. As of March 2015, TriMet and the City were coordinating design, construction and funding of the landings of the bicycle and pedestrian bridge to the north of the park and Kellogg Lake near Lake Road, and at the south end of the bridge within Robert Kronberg Natural Area.
- The railroad right-of-way is owned by Union Pacific Railroad and leased by Portland and Western Railroad. They currently do not allow any public access or park improvements on their property.

SAFETY AND EMERGENCY ACCESS

Safety and emergency access are a major considerations for the park. The park design and future management of the park should consider CPTED (Crime Prevention Through Environmental Design) techniques to help maintain the park as a safe environment, day or night. Some of these considerations include:

- Visibility is very important. This includes visibility both into the site from roadways and within the site from pathways and other site amenities. To the greatest extent practicable, vegetation will need to be both planned and managed to limit hiding spots near publicly accessible areas.
- The park should have amenities which attract the general public. If the park is used on a daily basis by the general public, it is less likely that it will be used or abused by transients or vandals.
- Areas which are not publicly accessible need to be clearly demarcated to discourage access. These areas will need to be checked periodically for undesirable activity.
- Lighting is another consideration. Providing lighting will provide additional security at night and will also help encourage use of the park by the general



McLoughlin Boulevard right-of-way



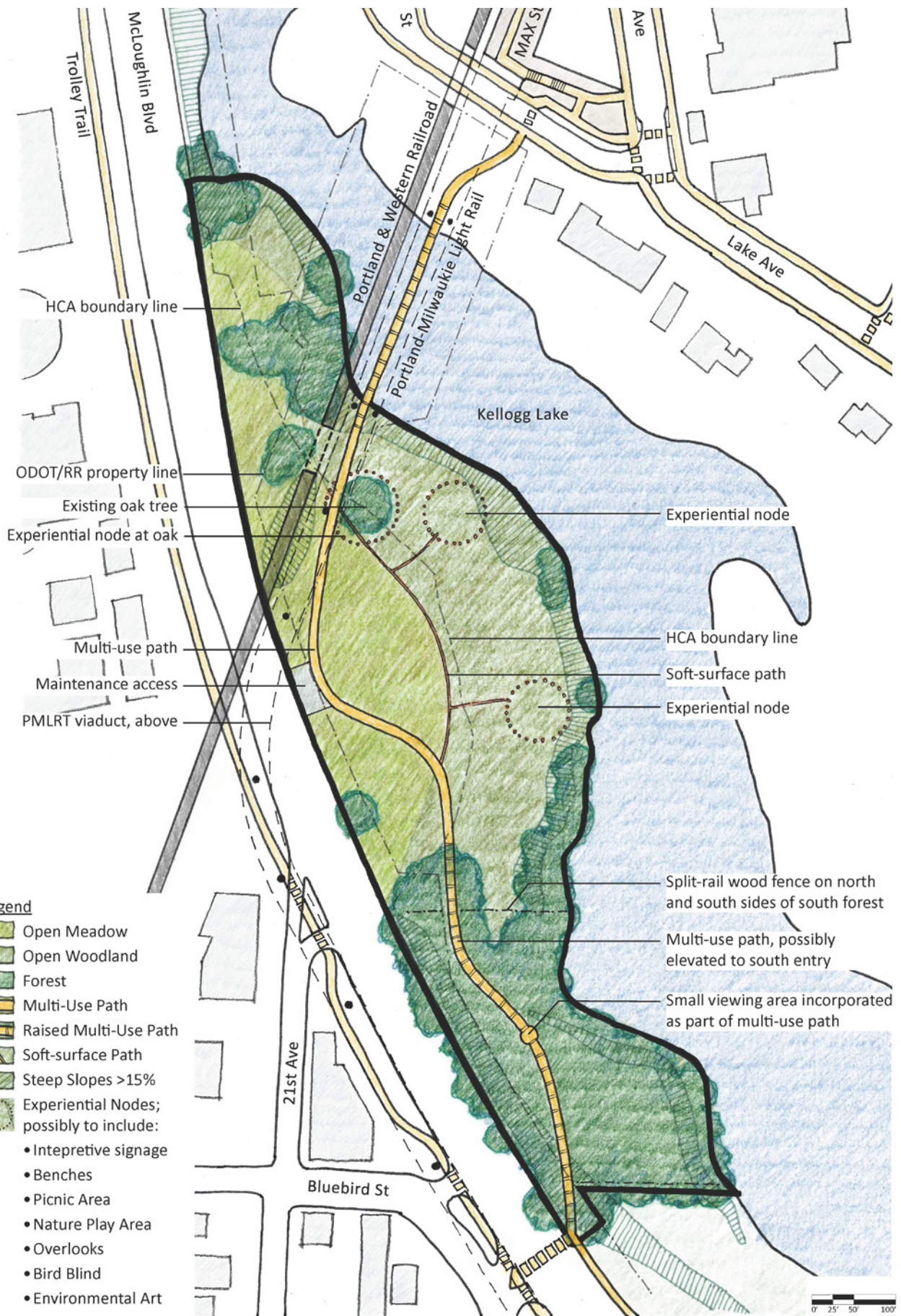
Railroad bridge and access road at north end of site

public after sunset. However, lighting will need to be balanced with habitat restoration requirements.

- The entire site must be accessible by emergency vehicles including police, fire, and ambulance.

Each part of the park site has different safety and access characteristics. The general security and accessibility of each area of the site is as follows:

- The central portion of the site generally offers good visibility from McLoughlin, with the exception of the steep bank at the edge of the lake. Visibility into the site is constrained in areas closer to the railroad trestle and the TriMet bridge. The TriMet pedestrian bridge and approaches are visible from Lake Road. In terms of access, the central portion of the site can be accessed directly from McLoughlin. It will also be accessible from the north once the connection to the TriMet pedestrian bridge is completed.
- The south forested area is largely hidden by both the existing vegetation and the steep embankment along McLoughlin. This portion of the site has historically had the most problems with transients, illegal dumping, and vandalism. As previously noted, these problems have been mitigated somewhat with increased police patrols. Some additional improvement may also be possible through the removal of invasive trees and shrubs, but in general the south forest will remain relatively hidden. This part of the site currently can only be accessed via the central part of the site.
- Although it is visible from McLoughlin and accessible via an existing ODOT service road, the north parcel is overgrown with invasive plants which will need to be removed to open up the site. The bank along the lake is mostly hidden from view. There is also an informal path down to the lake adjacent to McLoughlin in the ODOT right-of-way which is hidden by the embankment and vegetation.



- Legend**
- Open Meadow
 - Open Woodland
 - Forest
 - Multi-Use Path
 - Raised Multi-Use Path
 - Soft-surface Path
 - Steep Slopes >15%
 - Experiential Nodes; possibly to include:
 - Interpretive signage
 - Benches
 - Picnic Area
 - Nature Play Area
 - Overlooks
 - Bird Blind
 - Environmental Art

MASTER PLAN PROCESS AND SCOPE

Lango Hansen Landscape Architects, NCPRD staff, and City staff met to discuss project scope and goals in August, 2014. At that time it was decided that the primary scope of the project would be on the parcels to the south of the trestle, with the option of including the north parcel if desired and if found to be feasible for future development. It was also agreed that there would be three public meetings, both to present information on the park planning process and to provide an opportunity for the public to provide input.

The first meeting was conducted on October 1st, 2014, and focused on site assessment and analysis. The second meeting on November 5th, 2014, focused on presentation of three options for park development which ranged from a fairly minimal level of improvements to a highly developed program. Some suggestions from the public, such as sound-mitigating berms, were found to be infeasible or unnecessary and were not included in the preferred park master plan. The preferred park master plan, based on public feedback and input from NCPRD and City staff, was presented in the final public meeting on December 9th, 2014.

As part of this master plan process, the future park was confirmed and identified as a “Natural Preserve” with a “Linear Park” running through the property, as identified in the Milwaukie Comprehensive Plan, Chapter 4, Land Use. The future park will also be defined as a “Natural Area” in the NCPRD system.

PREFERRED MASTER PLAN PARK ELEMENTS

The physical and programmatic elements in the Preferred Park Master Plan are as follows:

Multi-use pathway. This is the highest priority for park development. This paved pathway will connect the TriMet bicycle-pedestrian bridge and downtown Milwaukie with the sidewalk, crosswalk and Trolley Trail at the south end of the park. The width of the pathway should be designed so that the path can accommodate both bicycle and pedestrian traffic; a 12' width is preferred, but the width may be adjusted through future design processes. Where the multi-use path traverses the south part of the site, some or all of the pathway will be elevated to limit disturbance within the south forest area, provide a consistent and gentle grade to the south entrance of the park, achieve accessibility standards, and set the path above the 100-year flood line. The exact alignment of the path through the south forest will need to avoid existing trees to the greatest extent possible, especially the sequoia near the south



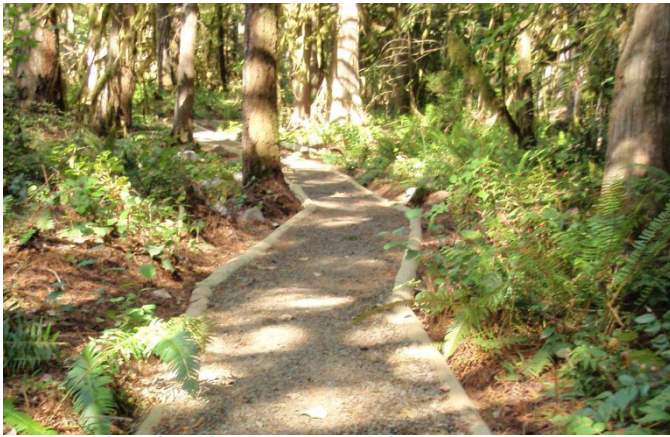
Example of a multi-use pathway at grade



Example of a multi-use pathway, elevated through south forest area

park entry. The elevated portion of the path could also include a wider viewing area, generally located where the elevated path is closest to the lake. Lighting is preferred for safety along the entire length of the path, and would need to be designed to balance the need for user safety with habitat requirements. Lighting will be considered as part of future planning and design. Finally, the design and construction of the pathway will need to be coordinated with the connection to the TriMet bridge.

Maintenance access. A right-in-right-out maintenance-only access will need to be provided to connect McLoughlin to the multi-use pathway. The maintenance access will need to be sized to accommodate a typical NCPRD maintenance truck and trailer. It will also allow TriMet to access the bicycle-pedestrian bridge. The access will include a typical concrete driveway apron (width to be determined), and may include a vehicle-rated permeable unit paving, grasscrete, or similar permeable treatments to limit the visual impact of the maintenance access point on the site. The access will be signed to show that no public parking is allowed.



Example of a soft-surface path through forest area

Soft surface pathways. The soft surface pathways are intended to form a secondary circulation system within the park and will also provide access to the experiential nodes. They are proposed to be gravel paths, although the width and material may be adjusted through future design processes. While the paths are primarily shown outside of the Habitat Conservation Area (HCA), the exact alignment of the paths may be adjusted to include more or less of the HCA. There was also public interest in creating a soft-surface pathway connection to the north parcel; if the opportunity becomes available, NCPRD could work with others to create the preferred soft-surface pathway connection to the north portion of the site.

Experiential nodes. These may include any of the following elements: interpretive signage, benches, picnic tables, a single small nature play area, overlooks, bird blinds, and/or environmental art. The exact makeup, size, and location of each of these elements within the experiential nodes will be determined at the time of park design. If the elements in the experiential nodes are situated within HCA's, care should be taken to minimize the impact of the element within the HCA.



Example of a nature play element

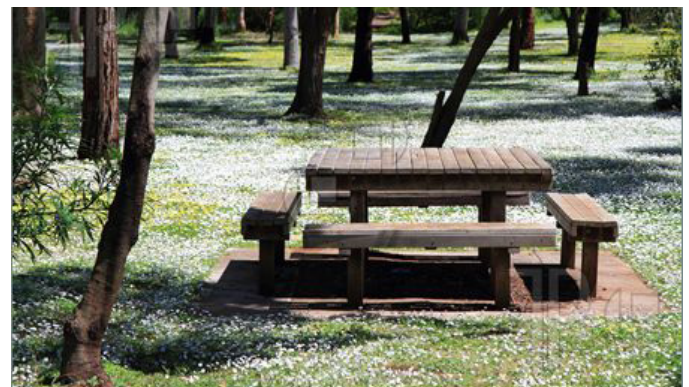
Habitat preservation and restoration. Existing habitat areas on site will be preserved and habitat restoration will be enhanced. Fencing and signage will be added where appropriate to discourage the public from entering critical habitat areas; for instance, split-rail wood fencing is proposed for the north and south borders of the south forest area to discourage access.



Example of interpretive signage

Phasing of Park Development. Park improvements will likely need to be implemented in phases, depending on the availability of funding, coordination with partners and stakeholders, and regulatory requirements. The multi-use pathway and the secondary loop path could be Phase 1 improvements. The Experiential Node improvements could be built in future phases. Habitat restoration may occur in all phases; for instance, habitat improvements for the north parcel could be done with cooperation from neighbors and stakeholders, independent of development elsewhere in the park.

This plan is conceptual in nature. Initial cost estimates were developed and given to NCPRD to provide an assessment of construction cost for project budgeting and planning purposes. The cost estimates and project elements are subject to change due to further refinements that may occur as the final park design is completed. Final decisions, materials and precise locations of improvements will be determined per all applicable regulatory requirements and as funding is available.



Example of a picnic area

NEXT STEPS

The final step of this master plan process is to submit the Master Plan for review and approval by the City Planning Commission and City Council and adoption into the City's comprehensive plan. After approval of the Master Plan, based upon circumstances including funding and other considerations, and with mutual agreement by NCPRD and the City of Milwaukie, future steps could include:

1. NCPRD and the City can use the approved Master Plan to apply for grants and solicit partnerships to help complete improvements. Possible funding sources include NCPRD, the City of Milwaukie, Oregon Parks and Recreation grants, and/or Metro Nature in Neighborhood grants.
2. When funding has been secured, NCPRD will work with the City to develop final construction plans and specifications. This phase will include Intergovernmental Agreements (IGAs/MOUs), soil testing, and permitting and fees. NCPRD will follow necessary land use processes to ensure elements are consistent with all City policies and codes. NCPRD is also committed to acquiring all other regulatory permits as necessary prior to project commencement (e.g. Army Corps of Engineers, Division of State Lands, etc.).
3. Construction will follow after construction drawings and permits have been completed. This will include a Request for Proposals (RFP), selection of a contractor, and the construction of park improvements.

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