



City of Molalla
City Council - Regular Meeting
Minutes – February 28, 2024
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla City Council Meeting of February 28, 2024 was called to order by Mayor Scott Keyser at 7:10pm.

COUNCIL ATTENDANCE

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Eric Vermillion, and Councilor RaeLynn Botsford.

Absent: Councilor Crystal Robles.

STAFF IN ATTENDANCE

Dan Huff, City Manager; Christie Teets, City Recorder; Mac Corthell, Assistant City Manager; Cindy Chauran; Finance Director.

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. City Council Meeting Minutes – February 14, 2024

ACTION:

Councilor Childress moved to approve the Consent Agenda; Councilor Shankle seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

- A. Planning Commission Appointment – Darci Lightner

ACTION:

Council President Newland moved to appoint Ms. Lightner to Planning Commission; Councilor Vermillion seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

- B. Park Master Plan Update/Chief Yelkus Park – Cameron McCarthy, Matt Koehler

Mr. Koehler presented Council with an update of the Chief Yelkus Park Concept Plan. Councilors were excited to see the progress and were pleased to see the incorporation of the wetland area. (Presentation attached to these Meeting Minutes.)

- C. Police Facility Project Update

City Manager Huff introduced Joshua Dodson, Project Manager for the Police Facility. Mr. Dodson reported that budget, scope, and time of the project are all on track. He shared the extensive report that was provided in the Council packet. Mr. Huff explained to Council that multiple staff members are involved in the project, outside of police department staff.

Mayor Keyser called for a 15-minute Recess at 7:38pm. The meeting was recovered at 7:45pm.

PUBLIC COMMENT

Kattie Riggs, Molalla resident, is involved with the MRSD Bond and invited Councilors to attend a Bond Meeting on March 6, 2024 at Molalla Middle School at 6:00pm. The MRSD Bond is scheduled for the May ballot.

Kirk Sawyer, Molalla resident, spoke to Council about a project he is working on Toliver Road.

Denali Scott, Molalla resident, experienced fumes in her home that was likely caused by sewer work being done. She feels the City should have better communicated the work being done in her neighborhood. Mayor Keyser directed her to contact City Manager Huff.

PUBLIC HEARINGS

None.

ORDINANCES AND RESOLUTIONS

(Information regarding each Resolution can be found in the City Council Packet for this meeting. See Staff Reports.)

A. Resolution No. 2024-01: Authorizing the Transfer of Appropriations between Funds

ACTION:

Councilor Botsford moved to approve Resolution No. 2024-01, Authorizing the Transfer of Appropriations between Funds; Councilor Vermillion seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

B. Resolution No. 2024-03: Closing the Capital Projects Fund and Transferring Balance to Appropriate Fund

ACTION:

Councilor Vermillion moved to approve Resolution No. 2024-03: Closing the Capital Projects Fund and Transferring Balance to Appropriate Fund; Council President Newland seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

C. Resolution No. 2024-04: Establishing a Police Station Capital Project Fund

ACTION:

Councilor Childress moved to approve Resolution No. 2024-04: Establishing a Police Station Capital Project Fund; Councilor Vermillion seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

D. Resolution No. 2024-05: Establishing a Wastewater Treatment Plant Project Upgrade Fund

ACTION:

Councilor Vermillion moved to approve Resolution No. 2024-05: Establishing a Wastewater Treatment Plant Project Upgrade Fund; Councilor Shankle seconded. *Motion passed 6-0.*

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

A. Police Facility Bond Update

City Manager Huff shared a document with Council regarding the sale of the bonds for the new police facility. (Attached to these Meeting Minutes.) Bonds were sold in their entirety, earning the City \$16,627,268.97 to use toward the police station. The City of Molalla was the first public agency to sell bonds for the year, which our financial advisors felt was in our favor.

STAFF COMMUNICATION

- City Manager Huff shared that the Molalla Library Bookmobile will attend the Oregon Library Association Conference coming up in May. The Bookmobile has been an example for other cities to use as a guide.

- Finance Director Chauran shared that budget session is in full-swing.
- City Recorder Teets reminded citizens that Budget Committee applications will be accepted until March 27th. She also shared website information for parties that may be interested in running for office in November.
- Assistant City Manager Corthell shared that a kick-off meeting was held for the Employment Opportunities Analysis that will determine target areas for our industrial areas in Molalla. Other projects in development are the Wastewater Treatment Plant, S. Molalla Waterline Extension, Water Intake Construction, to name a few. Mr. Corthell also shared renewed interest by Dansons for the industrial property in town.

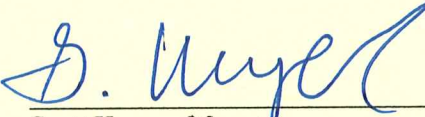
COUNCIL COMMUNICATION

- Councilor Botsford thanked staff for taking the time to search for grants and other methods of funding, in an effort to keep costs down for citizens.
- Councilor Vermillion announced that Molalla Fire Department is looking for volunteers, and encouraged interested parties to contact Molalla Fire directly.
- Councilor Shankle attended the Aquatic Center board meeting earlier in the week. The pool will offer free swimming lessons during Spring Break for students in grades K-5. Councilor Shankle shared other upcoming events for the Aquatic Center.
- Councilor Childress was pleased to hear the announcements that took place throughout the evening. Many projects have been in progress for several years and she’s excited to see them come to fruition.
- Council President Newland announced two meetings that are coming soon. A Parks CPC meeting will be held on March 4th at 5:30pm. City Council is hosting a Town Hall on Thursday, March 21st from 6:30-8:30pm. The topic is “Where Do Your Tax Dollars Go?”.
- Mayor Keyser commented on a recent Facebook post regarding Parking Citations being issued. He informed viewers that this is not a new law, it is something that has always been in effect. The difference is that now the City has an actively involved Code Compliance Officer. He stated that citizens have commented that they don’t “want our town to look like Portland”, and enforcing parking rules are how we keep from looking like that. Concerns can be directed to City Hall.

[For the complete video account of the City Council Meeting, please go to YouTube](#)
[“Molalla City Council Meetings – February 28, 2024](#)

ADJOURN

Mayor Keyser adjourned the meeting at 8:29pm.


 Scott Keyser, Mayor

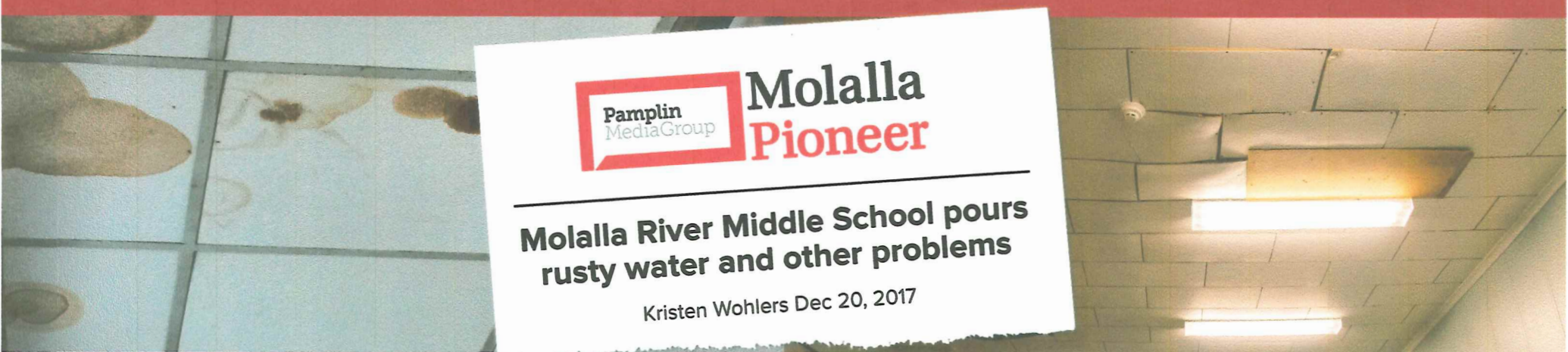
ATTEST:


 Christie Teets, CMC - City Recorder

Meeting Minute Attachments:

- A. Cameron McCarthy PowerPoint Presentation
- B. Molalla River School District Bond Information/Invitation
- C. Sources and Uses of Funds – GO Bonds (Police Station)

THE MOLALLA RIVER MIDDLE SCHOOL BUILDING IS FAILING AND OUR KIDS ARE PAYING THE PRICE



At 70 years old, the current Middle School is at a crisis point:

- Asbestos throughout the building
- Extreme classroom temperatures
- Burst pipes raining water into classrooms
- Serious security concerns
- Lack of learning space
- **This failing building is having a direct impact on student learning.** Three years ago, children had to attend school with no heat or water in the building and just last month there was no school for two days because of a critical failure with the steam heating system that caused water to rain from the ceilings.



YESFORMOLALLAKIDS.COM

3-606


VOTE YES ON MEASURE ~~XX-XXX~~ MOLALLA CAN DO BETTER!

The Molalla River School Bond is a common-sense proposal to build a safe, healthy and functioning Middle School for our kids, making Molalla a better place to live, work and raise a family.

A SAFE, SECURE & HEALTHY SCHOOL

 This bond will make our schools safer by updating security technology including additional cameras and automatic locking mechanisms and invest in efficient ventilation systems that keep our kids safe and schools open.


MORE OPPORTUNITIES FOR OUR KIDS

 Gives our kids a leg up with access to an updated school with modern technology, flexible learning spaces, and enhanced career and technical education opportunities.

NO MORE LOST SCHOOL DAYS

 A new, functioning, efficient school building with systems build to last generations will allow our school district to save thousands of dollars it has been pouring into a failing building.

A BETTER MOLALLA

 It improves our economy, updating our schools to enhance our property values and make Molalla a better place to live, work and raise a family.



FUNDS RAISED STAY IN MOLALLA

Bond funds can only be used to build school facilities. 100% of the money raised by this bond stays right here in Molalla and NOT Salem.

YESFORMOLALLAKIDS.COM

VOTE
YES ON
MEASURE
3-606



YesforMolallaKids.com

LET'S INVEST IN OUR KIDS,
OUR COMMUNITY, OUR FUTURE



Learn More Here



Donate Here

info@YesforMolallaKids.com

Open House / Campaign Kick-off
Wednesday, March 6th 6pm
Molalla River Middle School
318 Leroy Ave
Molalla, OR 97038

SOURCES AND USES OF FUNDS**City of Molalla, Oregon - Current
GO Bonds (Police Station) Series 2024**

Sources:	GO Bonds (Police Station) - Series 2024A	GO Bonds (Police Station) - Series 2024B	Total
Bond Proceeds:			
Par Amount	13,880,000.00	2,117,248.10	15,997,248.10
Net Premium	832,981.95		832,981.95
	14,712,981.95	2,117,248.10	16,830,230.05
Uses:	GO Bonds (Police Station) - Series 2024A	GO Bonds (Police Station) - Series 2024B	Total
Project Fund Deposits:			
Project Fund	14,537,471.16	2,089,797.81	16,627,268.97
Cost of Issuance:			
Paying Agent	800.00	800.00	1,600.00
Bond Counsel	39,044.22	5,955.78	45,000.00
S&P Rating Fee	21,691.23	3,308.77	25,000.00
MDAC Fee	1,388.00	211.72	1,599.72
	62,923.45	10,276.27	73,199.72
Delivery Date Expenses:			
Underwriter's Discount	87,582.80	13,359.84	100,942.64
Bond Insurance	25,004.54	3,814.18	28,818.72
	112,587.34	17,174.02	129,761.36
	14,712,981.95	2,117,248.10	16,830,230.05

Financing Results Summary	
Dated Date	3/7/2024
Par Amount	\$15,998,703
Project Funds Generated	\$16,476,943
Bond Yield:	3.974%
All-In True Interest Cost:	4.118%
Projected Levy	\$.91/1000
\$Cost per \$100K of AV	91
Average Life:	17.25
Optional Redemption Date:	6/1/2033

PAR

Fiscal Year	Taxable AV Assumption	Assumed AV Growth Rate	2024 GO Bonds	Projected Required Levy Rate (Net of Collections Rate)	Property Tax Levy Dollars				
			Debt Service	2024 GO Bonds	FY	Assumed Collection Rates	AV/\$1000 Net Collections	Assumed Levy Rate	Revenue for Bond Debt Service
2023	807,679,510	5.59%	0	0.000	2023	94.000%	759,219	0.000	0
2024	836,773,391	3.60%	0	0.000	2024	94.000%	786,567	0.000	0
2025	863,968,526	3.25%	740,000	0.911	2025	94.000%	812,130	0.960	779,645
2026	892,047,503	3.25%	770,000	0.909	2026	95.000%	847,445	0.960	813,547
2027	921,039,047	3.25%	815,000	0.912	2027	97.000%	893,408	0.960	857,672
2028	950,972,816	3.25%	846,400	0.913	2028	97.500%	927,198	0.960	890,111
2029	981,879,433	3.25%	871,200	0.910	2029	97.500%	957,332	0.960	919,039
2030	1,013,790,514	3.25%	899,600	0.910	2030	97.500%	988,446	0.960	948,908
2031	1,046,738,706	3.25%	931,400	0.913	2031	97.500%	1,020,570	0.960	979,747
2032	1,080,757,714	3.25%	961,400	0.912	2032	97.500%	1,053,739	0.960	1,011,589
2033	1,115,882,340	3.25%	989,600	0.910	2033	97.500%	1,087,985	0.960	1,044,466
2034	1,152,148,516	3.25%	1,021,000	0.909	2034	97.500%	1,123,345	0.960	1,078,411
2035	1,189,593,342	3.25%	1,055,250	0.910	2035	97.500%	1,159,854	0.960	1,113,459
2036	1,228,255,126	3.25%	1,091,500	0.911	2036	97.500%	1,197,549	0.960	1,149,647
2037	1,268,173,418	3.25%	1,124,500	0.909	2037	97.500%	1,236,469	0.960	1,187,010
2038	1,309,389,054	3.25%	1,164,250	0.912	2038	97.500%	1,276,654	0.960	1,225,588
2039	1,351,944,198	3.25%	1,200,250	0.911	2039	97.500%	1,318,146	0.960	1,265,420
2040	1,395,882,384	3.25%	1,237,500	0.909	2040	97.500%	1,360,985	0.960	1,306,546
2041	1,441,248,562	3.25%	1,281,000	0.912	2041	97.500%	1,405,217	0.960	1,349,009
2042	1,488,089,140	3.25%	1,321,000	0.910	2042	97.500%	1,450,887	0.960	1,392,851
2043	1,536,452,037	3.25%	1,366,000	0.912	2043	97.500%	1,498,041	0.960	1,438,119
2044	1,586,386,728	3.25%	1,411,000	0.912	2044	97.500%	1,546,727	0.960	1,484,858
2045	1,637,944,297	3.25%	1,456,000	0.912	2045	97.500%	1,596,996	0.960	1,533,116
2046	1,691,177,487	3.25%	1,503,800	0.912	2046	97.500%	1,648,898	0.960	1,582,942
2047	1,746,140,755	3.25%	1,552,800	0.912	2047	97.500%	1,702,487	0.960	1,634,388
2048	1,802,890,330	3.25%	1,602,800	0.912	2048	97.500%	1,757,818	0.960	1,687,505
2049	1,861,484,265	3.25%	1,653,600	0.911	2049	97.500%	1,814,947	0.960	1,742,349
			\$28,866,850		Total		34,632,325		30,415,943

Chief Yelkus Park Concept Plan

February 2024



Acknowledgments

CITY OF MOLALLA

Dan Huff, *City Manager*

Mac Corthell, *Assistant City Manager*

Joshua Dodson, *City Representative, Project Manager*

Suzanne Baughman, *Assistant to City Manger*

Sam Miller, *Engineering Section Manager*

CONSULTANT TEAM

Matt Koehler, *Cameron McCarthy, Principal Landscape Architect*

Azad Sadjadi, *Cameron McCarthy, Landscape Architect & Project Manager*

Delaney Hopen, *Cameron McCarthy, Designer*

Hailey Gilliland, *PBS Engineering & Environmental, Project Biologist*



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Introduction



PURPOSE STATEMENT

The Concept Plan for Chief Yelkus Park is a vision to lay the groundwork for future design refinement and construction phases of the park. The plan provides an understanding of the existing conditions, site opportunities and constraints, and conceptual design for what park improvements and amenities are possible at Chief Yelkus Park.

BACKGROUND

Chief Yelkus Park is located in west Molalla. The park is surrounded by single family home developments to the north and southeast, housing to the south, open space to the southwest, industrial manufacturing to the northwest, a storage center to the north, Billy Sheets Field and BMX Track to the northeast, and a city public works facility to the east. The road bisecting the parkland, S Molalla Forest Road, currently is not driven on by the general public, and is used as part of a greater trail system. The undeveloped site is 6.86 total acres (5.07 acres west of S Molalla Forest Road and 1.79 acres east of the road).

RELATED PLANS

Chief Yelkus Park planning and design efforts will be incorporated into the broader Molalla's Parks Recreation and Trails System Plan. The system plan, which will be completed in 2024, identifies needs, opportunities, and priorities citywide for park and recreation properties, amenities, programs, maintenance, funding sources, partnerships, and more.







Existing Conditions

SITE ANALYSIS

Topography

The topography across the site is gradual and fairly constant. It generally slopes from a high point in the southern portion of the site toward a low point in the northern portion of the site.

Vegetation

The site vegetation is comprised of two sections: the open pasture of the west site and the dense vegetation of the east site.

The northern half of the east site has a heavy tree canopy, while its southern half is overgrown with a thicket of shrubs and smaller trees. The west site, which previously housed horses, is an open field of overgrown grasses. Dispersed throughout the field are mature trees of varying health. About 2/3 of these trees are evergreen and 1/3 are deciduous. The highlight of these trees is a large mature oak in the northern portion which appears to be in excellent health.

Wetlands

The City completed a wetland delineation report which made evident that a vast majority of the site is comprised of designated wetlands. The findings from this report determined that a majority of the site would remain untouched due to the inherent restrictions associated with construction within wetlands.

OPPORTUNITIES & CONSTRAINTS

After documenting existing conditions, the site analysis phase of the planning process evaluated the aspects and qualities of the site environment in order to identify site opportunities and constraints.

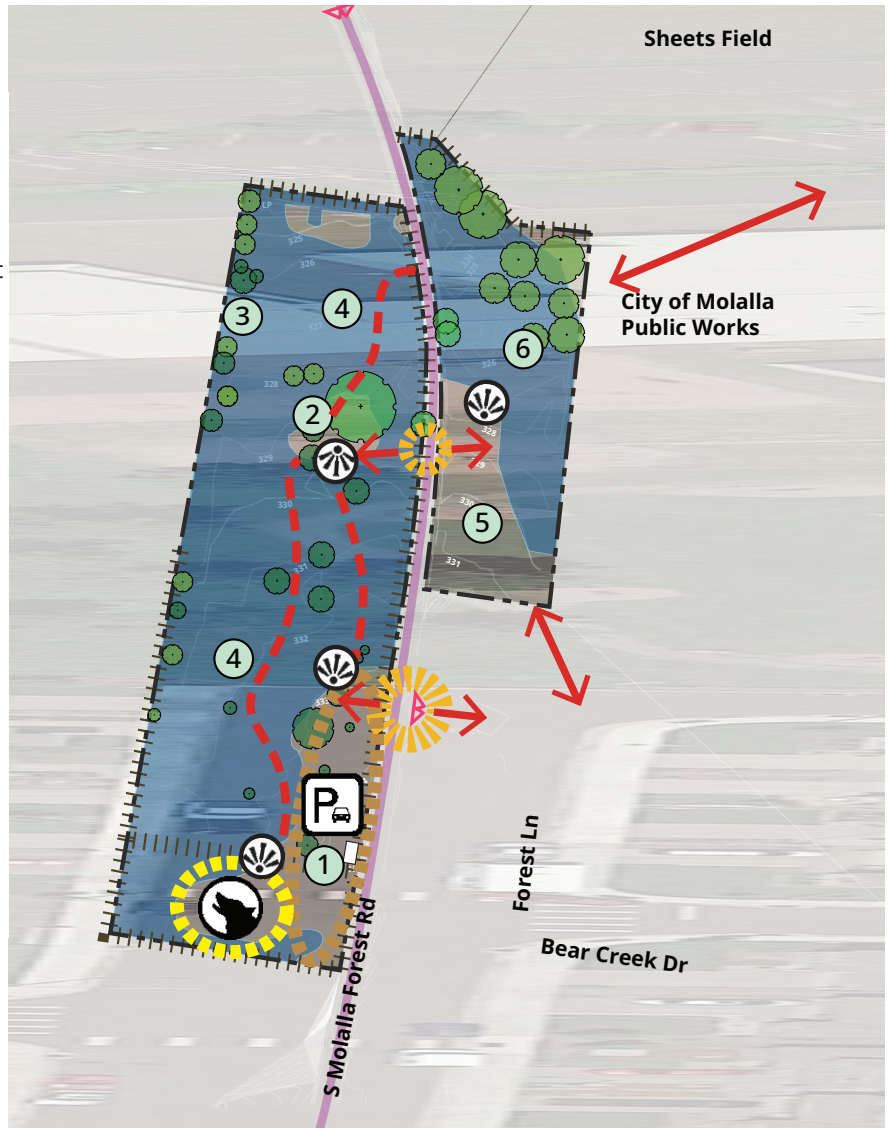
The area of the highest physical impact that is required on the site will be the parking. The largest portion of the site that can be developed without impacting the wetlands is in the southern portion, along S Molalla Forest Rd, so this area is a natural fit for the parking lot. Also, that area is large enough to place the other component with a larger footprint, the playground.

The tree with the highest interest, a large oak that has some space around it that is not in the wetlands, so this area is fit for some additional seating.

In order to minimize impact in the wetlands, the only elements being considered to be placed there are walkways. This is identified in the Opportunities & Constraints diagram by dashed lines. These lines identify possible paths to connect site elements and access viewpoints.

LEGEND

- Project Site
- Existing Fence
- Existing Shared Bike / Ped Path
- # Area of Opportunity or Constraint
- Surveyed Wetland Zone
- Interior Circulation Opportunity
- Exterior Circulation Opportunity
- Major Node Opportunity
- Minor Node Opportunity
- Existing Trees
- Viewpoint Opportunity
- P Parking Opportunity
- 👤 Play Structure Opportunity



Pictured above is a graphic featuring the existing conditions at Chief Yelkus Park.

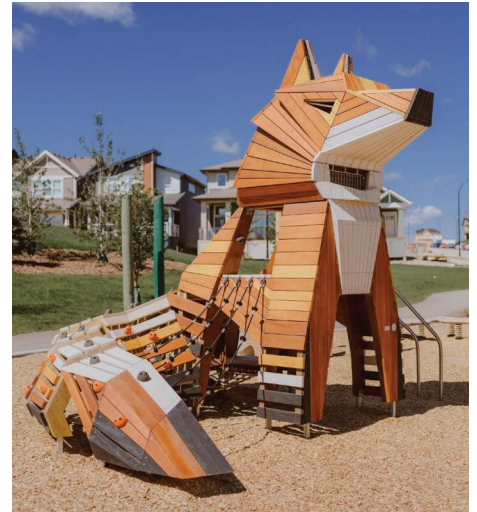
OPPORTUNITIES & CONSTRAINTS

- | | | |
|--|---|---|
| <p>1 Main Site's Southern Portion along Road</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Largest site area outside of wetlands • Near Forest Ln (possible entry) • Parking • Informational signage • Entry signage • Phase 1 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Near residential properties | <p>3 Northern West Site Boundary</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Buffer plantings • Phase 1 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Large building abutting property • At the main noise source of site | <p>5 Eastern Site - Southern Portion</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Large site area outside of wetlands • Connection to main site & neighborhood • Educational signage • Phase 2 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Noise from Public Works • Disconnected from Main Site by road • Shrubs need to be cleared for usage |
| <p>2 Main Central Tree</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Gathering space • Unobstructed views • Outside of wetland zone • Phase 1 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Near noise source | <p>4 Main Site - Wetlands</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Revegetate with wetland/native plantings for education • Pathways - boardwalk or raised path • Educational signage • Phase 1 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Wetlands | <p>6 Eastern Site - Northern Portion</p> <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Possible secondary entry • Pathways - boardwalk or raised path • Phase 2 development <p>CONSTRAINTS</p> <ul style="list-style-type: none"> • Mostly wetlands, except NE corner • Noise from Public Works • Disconnected from main site by road |



PROTECTED
WETLAND
DO NOT
ENTER

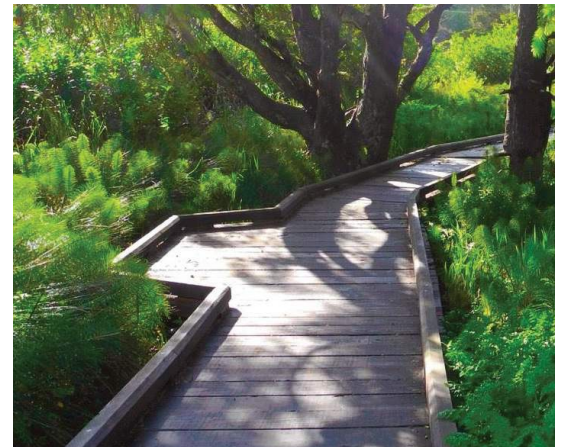
Design Process



Pictured above are playground precedents and options. Top left is an example of nature themed playground elements. Top right is a animal themed play structure from Earthscape. Bottom is a coyote themed play structure from Earthscape.

PLAYGROUND

The coyote is understood to be a significant animal to the Molalla people. Implementing a coyote themed play structure has been determined by the community to be a foundational element for the park. As the design process continues, the design team will work collaboratively with Earthscape to craft a similar, yet unique coyote play structure based on the images shown above. The coyote will be the main focus of the play area however, additional nature play themed elements will be included to provide a variety of play features for all.



Pictured above are restroom enclosure options for Chief Yelkus Park.

Pictured above are examples of a boardwalk at Yachats Community Park

RESTROOM ENCLOSURE

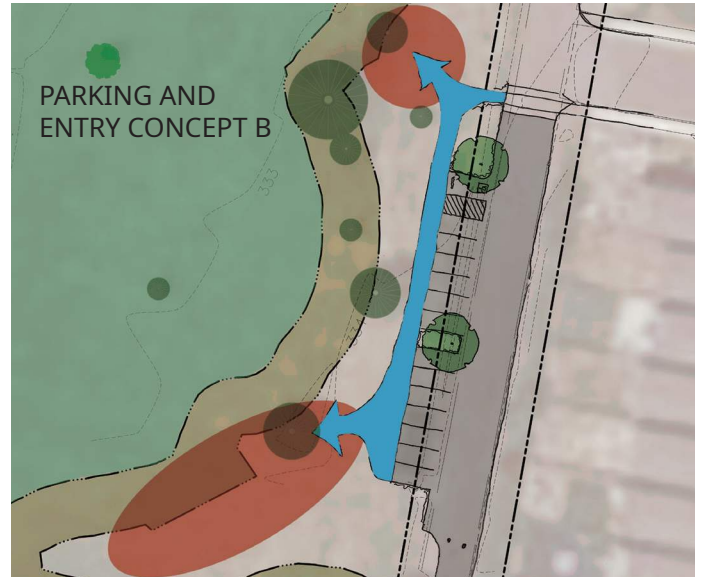
Public restrooms are a community need and are critical to the success of park facilities. The design team and City discussed and reviewed various types of restrooms and determined that a single, portable ADA accessible restroom was the preferred choice for the park (based on existing utility infrastructure, maintenance, and cost). It was also determined that the portable restroom should be housed in a structure that is visually appealing and blends with the design and materiality of the park. The enclosure will allow for site signage while also protecting the portable restroom from being moved or pushed over (minimizing vandalism). Various example steel and wood enclosures were reviewed with the lower right-hand image above being selected as the preferred style to move forward to the next design phase.

BOARDWALK

With a large percentage of the available land at Chief Yelkus Park designated as wetlands, development within these areas will focus on walkways and educational overlooks. The walkways are intended to be raised boardwalks or light impact paved paths. The paths will be fully accessible to allow all users access to these areas. Example images of boardwalk style paths at Yachats Community Park were well received by the City and were determined to be the preferred approach to move forward to the next design phase.

PARKING AND ENTRY CONCEPT LEGEND

- Parking Area
- Pedestrian Circulation
- Opportunity Zone
- Delineated Wetland
- Wetland 25' Buffer



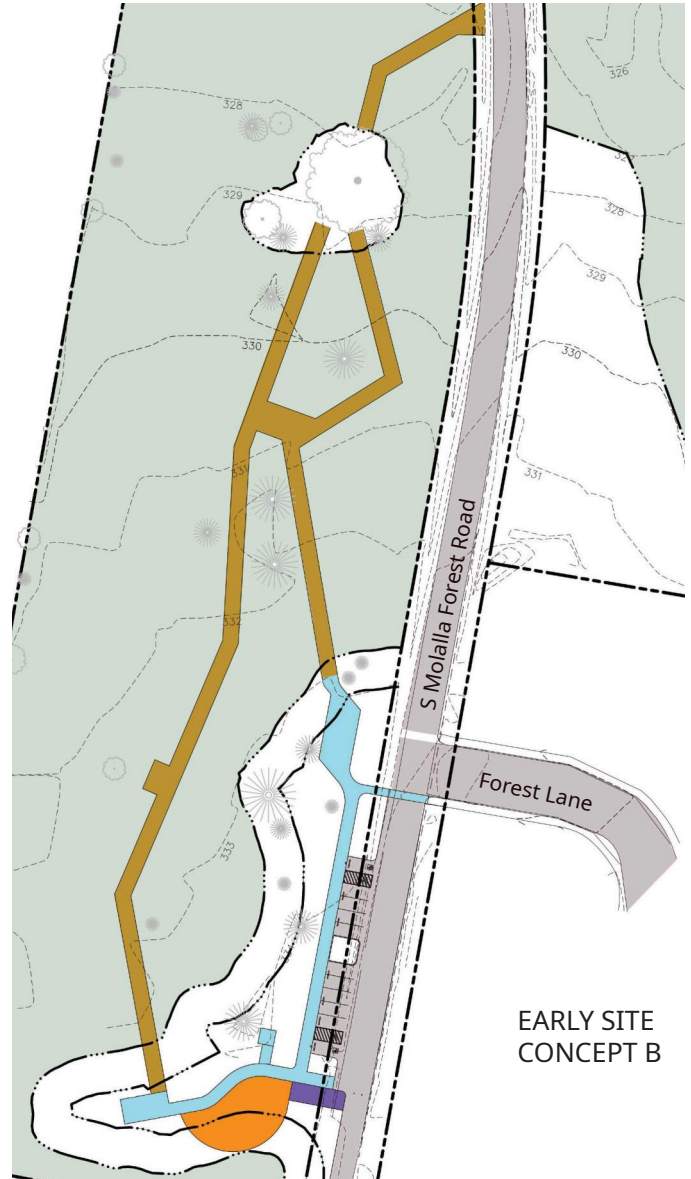
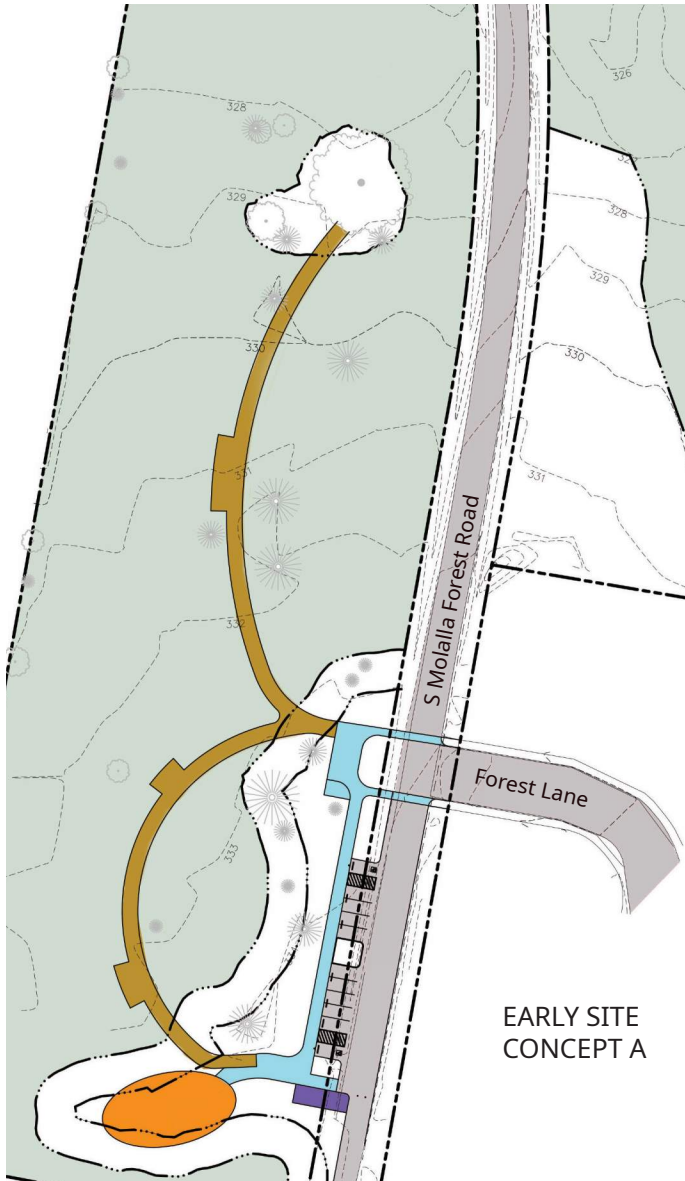
Pictured above are various parking and entry concepts for Chief Yelkus Park.

PARKING AND ENTRY CONCEPTS

Determining the size of the parking area and its relationship to the park entry were critically important to the design of the remaining park features. Several iterations for the size and location of the parking were presented for review, discussion, and feedback. Concept A was selected as the preferred option based on the amount of parking, the separation of parking to allow for spaces near the park entry as well as the play area, and the potential for storm water collection within the planter islands.

CONCEPTUAL PLAN LEGEND

 Roadway / Parking	 Bike Parking
 Pedestrian Pathway	 Delineated Wetland
 Play Zone	 Path in Wetland Zone



Pictured above are the graphics for Early Concept A and Early Concept B for Chief Yelkus Park.

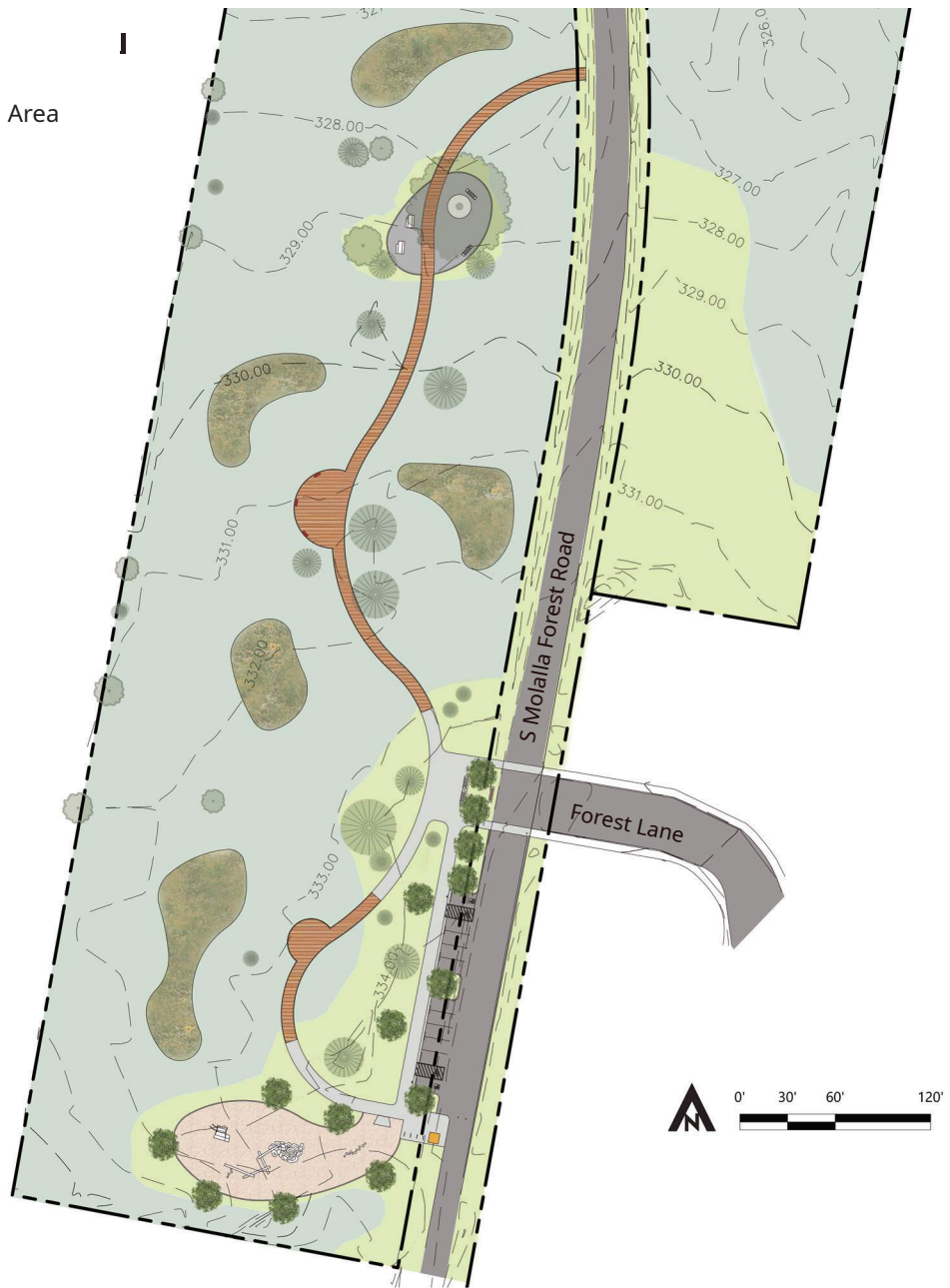
EARLY SITE CONCEPTS

Following the selection of the parking and entry concept, the design team created early site concepts that explored pedestrian circulation locations and forms as well as playground placement and shape. The concepts also began to look at plaza and wayside locations and placement of the restroom. Of these early site concepts many elements from Concept A were preferred by the City. These included the overall curved forms creating a softer design language, the playground holding its own space, the two segments of the boardwalk path converging at the Forest Lane entry, and the waysides being dispersed throughout the path. Although Concept A was preferred overall there was one design element from Concept B that was preferred: the boardwalk path connecting to S. Molalla Road north of the large oak tree.

With this information and direction, the design team developed two draft concept plans that are shown on the following two pages.

DRAFT CONCEPT PLAN LEGEND

- Enhanced Wetland Plantings
- Existing Designated Wetland Area
- Vegetation
- Existing Trees
- New Trees
- Crushed Roch Surface
- Play Area
- Boardwalk
- Concrete Walk
- Roadway / Parking
- Accessible Restroom
- Tables and Benches
- Signage



Pictured above is the Draft Concept A for Chief Yelkus Park.

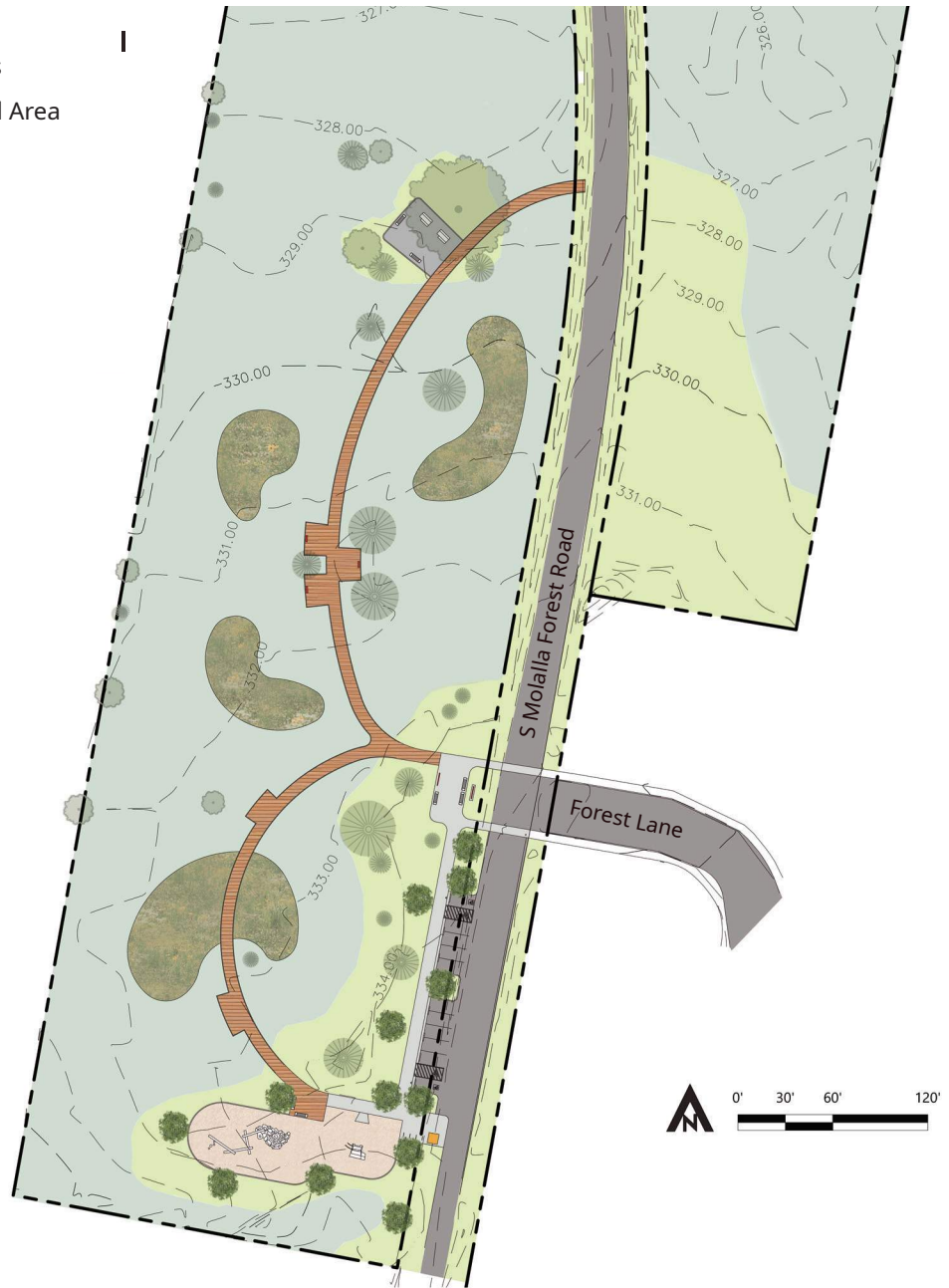
DRAFT CONCEPT A

Draft Concept A is the preferred design option by the City. In particular the City preferred the following items:

- Use of standard concrete paving for paths outside of wetland areas to reduce cost while providing variety in materials and enhancing the paths that are in the wetland.
- Design of less boardwalk path between the park entry and play area to minimize construction impact to the wetland.
- The organic design of the play area.
- The curving nature of the paths.

DRAFT CONCEPT PLAN LEGEND

- Enhanced Wetland Plantings
- Existing Designated Wetland Area
- Vegetation
- Existing Trees
- New Trees
- Crushed Roch Surface
- Play Area
- Boardwalk
- Concrete Walk
- Roadway / Parking
- Accessible Restroom
- Tables and Benches
- Signage



Pictured above is the Draft Concept B for Chief Yelkus Park.

DRAFT CONCEPT B

Draft Concept B was not selected as the preferred design option by the City. However, the City preferred the following items from this option be incorporated into the final design:

- The smaller gathering area under/near the large oak tree.
- The boardwalk path connection at the north end of the park to allow for a future connection to the east park area. This includes the boardwalk curving to the south of the oak tree rather than extending further north.
- The enhanced wetland plantings extending under the new boardwalk in at least one location.





Final Concept Plan

The Final Concept Plan includes improvements that will benefit the community and increase usable park land within Molalla while also enhancing and protecting the habitat and vegetation within the site. Key elements of the plan are described below:

Paths and Entrances

Accessible entrances and a network of paths are proposed throughout the park to improve neighbourhood access and provide continuity throughout the site and its amenities. There are three entrance locations along S Molalla Forest Rd. The primary entrance is at the intersection of Forest Lane. The secondary entrance is at the southern edge of the site, where the S Molalla Forest Rd trail transitions from bike and pedestrian only, to shared use. The tertiary entrance (informal) is to the north of the primary entrance and leads to the large oak on site. Path materials include concrete and wood (boardwalk). All paths are intended to be eight feet wide and fully accessible to all.

Parking

There are 11 total vehicular parking spaces proposed, with 2 being ADA compliant. One accessible spot is located at the main entrance and the other is located near the playground. Additionally, there are 4 proposed bike racks located at the southern portion of the site, adjacent to the restroom (where the parking area and drive transitions to the pedestrian path/trail). A network of paths can be accessed easily from the parking zone.

Enhanced Wetland Plantings

Areas along the boardwalk are designated for enhanced wetland plantings. These pockets of enhanced planting with adjacent signage will help educate visitors about wetland plants and their uses.

Play Area

The playground area is located at the southern portion of the site and features natural materials including boulders and logs to provide opportunities for play. In addition to the natural inspired play elements a coyote themed play structure will be the primary play feature and provide a unique beacon to represent the park, Chief Yelkus, and the Molalla people.

Accessible Restroom

An accessible restroom is located at the southern edge of the site along S Molalla Forest Road (where the road transitions from a trail with no cars to a shared use road). A shelter will be built to enclose the portable restroom. The adjacent parking area will provide access for maintenance and care of the restroom facility.

Tables and Benches

Individual park style benches can be found at the primary entrance, at a boardwalk gathering area (between the entrance and large oak), and near the large oak. Accessible tables with benches can be found beside the playground and large oak.

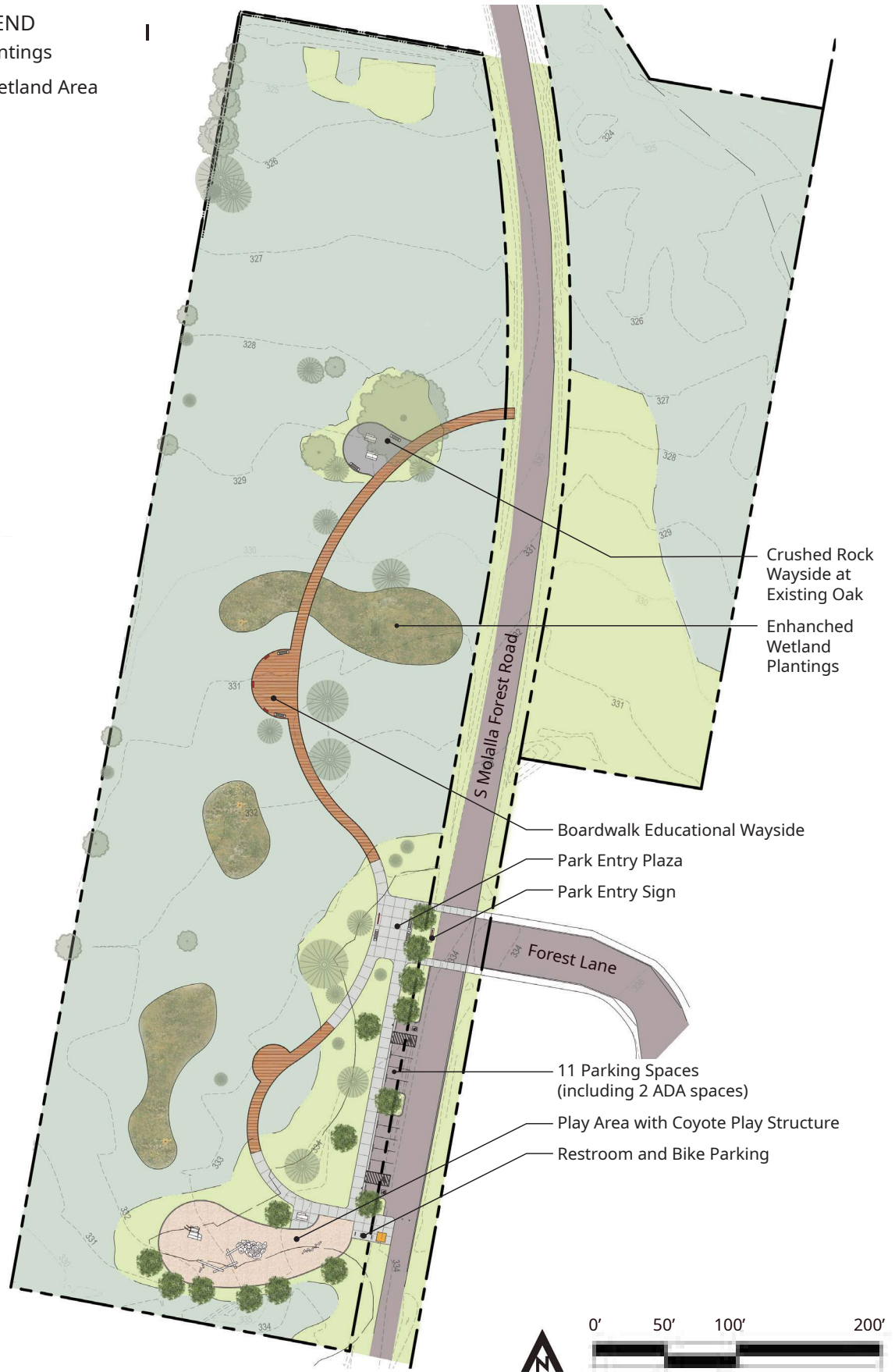
Signage

A main park sign is to be located at the primary entrance at Forest Lane. Informational signage is proposed at the main park plaza, and at the boardwalk gathering area (between the primary entrance and the large oak). Additional informational signage will be placed near the playground as well as other key areas within the park.

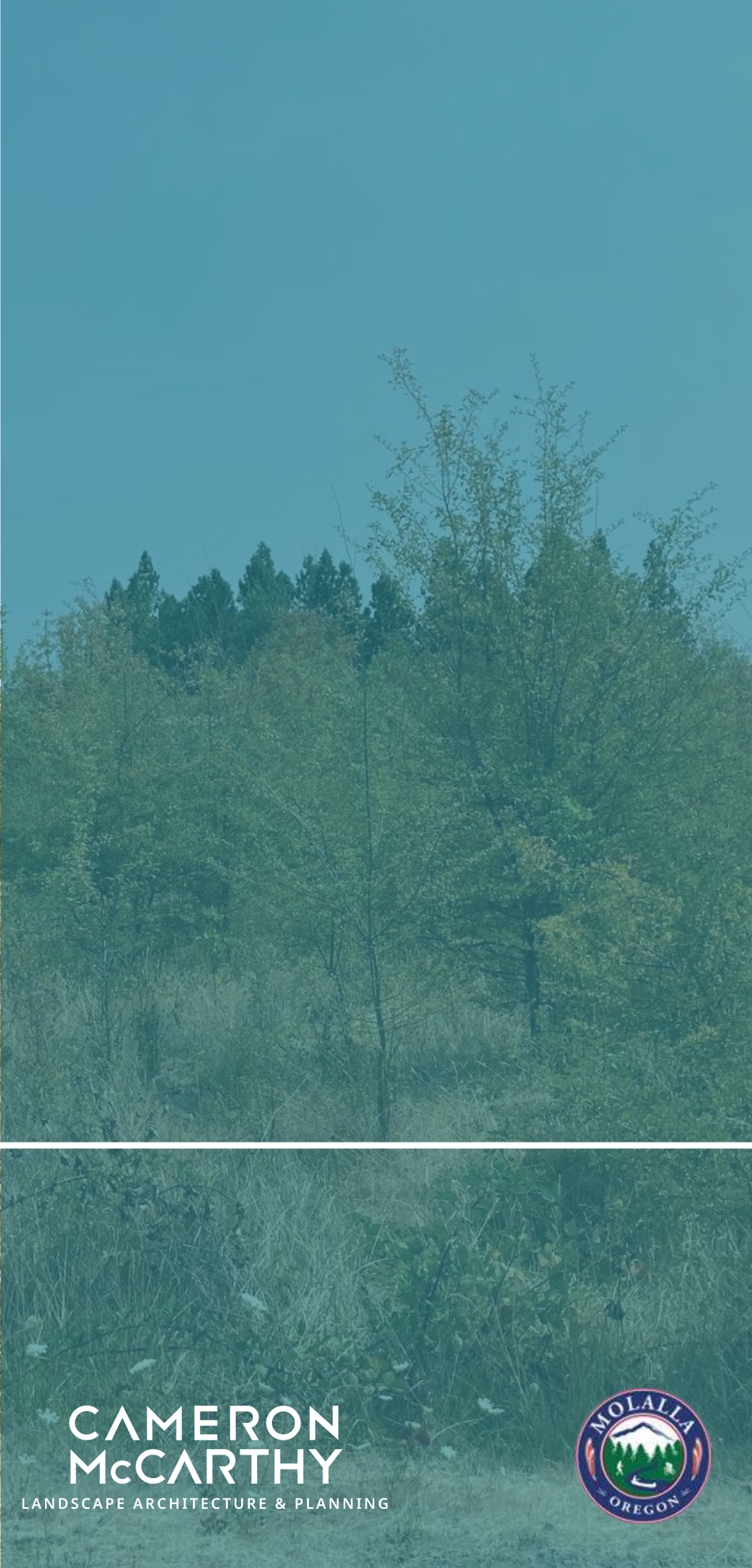
FINAL CONCEPT PLAN

FINAL CONCEPT PLAN LEGEND

- Enhanced Wetland Plantings
- Existing Designated Wetland Area
- Vegetation
- Existing Trees
- New Trees
- Crushed Rock Surface
- Play Area
- Boardwalk
- Concrete Walk
- Roadway / Parking
- Accessible Restroom
- Tables and Benches
- Signage



FINAL CONCEPT PLAN
















CAMERON
McCARTHY

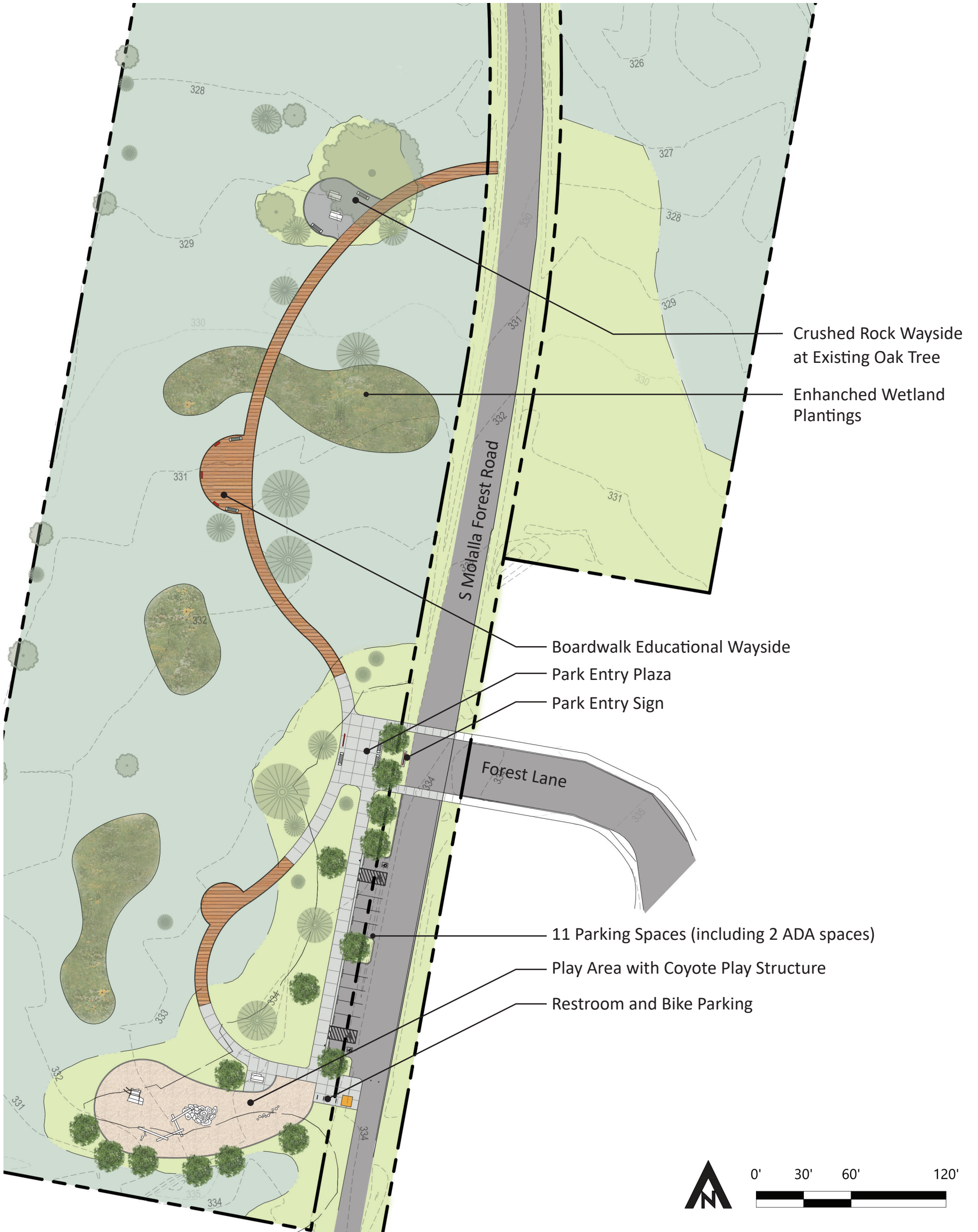
LANDSCAPE ARCHITECTURE & PLANNING










CONCEPTUAL PLAN LEGEND

- | | | | |
|--|----------------------------------|---|---------------------|
|  | Enhanced Wetland Plantings |  | Boardwalk |
|  | Existing Designated Wetland Area |  | Concrete Walk |
|  | Vegetation |  | Roadway / Parking |
|  | Existing Trees |  | Accessible Restroom |
|  | New Trees |  | Tables and Benches |
|  | Crushed Rock Surface |  | Signage |
|  | Play Area | | |







- 11 total parking spaces (9 + 2 accessible)



LEYENDA DEL PLAN CONCEPTUAL

-  Mejoramiento de las plantaciones en los humedales
-  Área de los humedales designada existente
-  Vegetación
-  Árboles existentes
-  Árboles nuevos
-  Superficie de roca triturada
-  Área de juegos

-11 espacios de estacionamiento en total (9 + 2 accesibles)

-  Muelle de madera
-  Vereda de concreto
-  Calle / Aparcamiento
-  Baño accesible
-  Mesas y bancos
-  Cartelería

